

PLANNING & ZONING COMMISSION MEETING

Thursday, July 21, 2022 at 5:30 PM

Glen Rose City Hall, Council Chambers,
201 NE Vernon, Glen Rose, TX 76043



AGENDA

City Hall will be open to the public.

Citizens can view or listen live by tuning in to the following Zoom.com webinar:

Meeting ID: 847 4275 6887 • Passcode 873432 • or dial 1-346-248-7799

CALL TO ORDER

CONSENT AGENDA

- [1.](#) Consider approval of minutes from June 13, 2022 P&Z Board Special Meeting
- [2.](#) Consider approval of minutes from June 16, 2022 P&Z Board Meeting
- [3.](#) Consider approval of minutes from June 29, 2022 P&Z Board Special Meeting

PUBLIC HEARING

- [4.](#) Public hearing regarding proposed amendment to Appendix A "Schedule of Uses" for I (Industrial District)
- [5.](#) Public hearing regarding recommendations to recodify Article 3.16 Historic Landmark Preservation of Chapter 3: Building Regulations of the City's Code of Ordinances as Article 14.03 of Chapter 14: Zoning of the City's Code of Ordinances, to ratify the Ordinance as adopted on March 13, 2017, and to amend the Ordinance to (1) allow either a staff member or a volunteer to serve as the Historic Preservation Officer, (2) authorize the Historic Preservation Commission (HPC) to vote on making a recommendation to the City Council for filling vacancies when terms expire, (3) remove the 3 consecutive term limitation for commission members, and (4) to charge the HPC with oversight of the Farmer's Market.
- [6.](#) Public hearing regarding a request to rezone 2322 CR 312, Glen Rose, TX 76043; also known as Tract: 1-6 THREE RIVERS ADDITION, Abst: A136, A136 MILAM CO SCH LD, TRACT 1-6 THREE RIVERS ADDITION, ACRES 45.99, from R-1 (Single-Family Residential District) to P&R (Parks & Recreation District.).
- [7.](#) Public hearing regarding a request for a Specific Use Permit for Short Term Rental for the property located at 103 SW Vernon, Lot: 1 & 2 (57X100), Blk: 00002, Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK 2, LOT 1 & 2 (57X100) 1 & 2 (57X100) to operate in the B-3 (Central Business District).
- [8.](#) Public hearing regarding a request for a Specific Use Permit in order to operate a "Athletic or fitness club" at the property located at 102 NE Barnard Street, Lot: 7 (25X100), Blk: 00005, Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK 5, LOT 7 (25X100); within the in the B-3 (Central Business District) Zone.

9. Public hearing regarding a Preliminary Plat for Squaw Valley Estates Phase I, as submitted by owners Oaktree Assets LLC, for the property identified as Squaw Valley Estates, Lots 1-27, an addition to the City of Glen Rose being a 18.54 Acre Tract of the land in the MILAM COUNTY SCHOOL LAND SURVEY, Abst# 136, in the City of Glen Rose. Somervell County, Texas, being part of the called 135.24 acre tract described in a deed from Tom Brookes to Somervell County, dated May 28th, 1997, recorded in Volume 50, Page 798 of the Somervell County real property records.

INDIVIDUAL ITEMS FOR CONSIDERATION

10. Discussion, consideration and possible action regarding proposed amendment to Appendix A "Schedule of Uses" for I (Industrial District)
11. Discussion, consideration and possible action regarding recommendations to recodify Article 3.16 Historic Landmark Preservation of Chapter 3: Building Regulations of the City's Code of Ordinances as Article 14.03 of Chapter 14: Zoning of the City's Code of Ordinances, to ratify the Ordinance as adopted on March 13, 2017, and to amend the Ordinance to (1) allow either a staff member or a volunteer to serve as the Historic Preservation Officer, (2) authorize the Historic Preservation Commission (HPC) to vote on making a recommendation to the City Council for filling vacancies when terms expire, (3) remove the 3 consecutive term limitation for commission members, and (4) to charge the HPC with oversight of the Farmer's Market.
12. Discussion, consideration and possible action regarding a request to rezone 2322 CR 312, Glen Rose, TX 76043; also known as Tract: 1-6 THREE RIVERS ADDITION, Abst: A136, A136 MILAM CO SCH LD, TRACT 1-6 THREE RIVERS ADDITION, ACRES 45.99, from R-1 (Single-Family Residential District) to P&R (Parks & Recreation District.).
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14. Discussion, consideration and possible action regarding a request for a Specific Use Permit in order to operate a "Athletic or fitness club" at the property located at 102 NE Barnard Street, Lot: 7 (25X100), Blk: 00005, Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK 5, LOT 7 (25X100); within the in the B-3 (Central Business District) Zone.
15. Discussion, consideration and possible action regarding a Preliminary Plat for Squaw Valley Estates Phase I, as submitted by owners Oaktree Assets LLC, for the property identified as Squaw Valley Estates, Lots 1-27, an addition to the City of Glen Rose being a 18.54 Acre Tract of the land in the MILAM COUNTY SCHOOL LAND SURVEY, Abst# 136, in the City of Glen Rose. Somervell County, Texas, being part of the called 135.24 acre tract described in a deed from Tom Brookes to Somervell County, dated May 28th, 1997, recorded in Volume 50, Page 798 of the Somervell County real property records.
16. Discussion, consideration and possible action regarding the City of Glen Rose Tree Ordinance/Landscape and Tree Manual

WORKSHOP

17. Discussion regarding the Mobile Food Courts Ordinances
18. Discussion regarding the Mobile Food Vendor Ordinances

ADJOURNMENT

CERTIFICATION

I, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and said notice was posted on the following date and time: **Monday, July 18, 2022, by 3:00 PM** and remained posted for at least two hours after said meeting was convened.

This building is wheelchair accessible. Any request for sign interpretation or other services should be made 48 hours in advance of the meeting. To make arrangements, call the City Secretary's office at (254) 897-2272 x 102.



Jodi Holthe
Building, Planning Code Enforcement Department

Certification of NOTICE OF MEETING was removed on: _____ at _____ am/pm
by _____ . _____



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Consider approval of minutes from June 13, 2022 P&Z Board Special Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/12/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:	Move to approve or deny as presented.		

Minutes
Planning and Zoning Commission – City of Glen Rose, Texas
June 13, 2022 5:30pm

Agenda:

- 1) Call to Order

Chairperson, Pamela Streeter, called the P&Z meeting to order at 5:33pm

 - A. Pledge of Allegiance

Commission Members and citizens recited the US pledge of Allegiance
 - B. Roll Call and verification of quorum

Chairperson, Pamela Streeter called roll. Board members present: William Green, Larry Cremean, Greg Clanton, Joe Boles. A quorum was present

Staff member, Kyle Reeves, Jodi Holthe, Michael Leamons were present
- 2) Public Hearing
 - a. Public hearing regarding proposed recommendation on Alcohol Sales including “Mixed Beverages” within the City limits of Glen Rose
 - i. No Public Comments were made
 - b. Public hearing regarding proposed amendment to Appendix A Zoning Ordinance “Schedule of Uses” for B1 (Restricted Commercial District), B2 (General Commercial District) and B3 (Central Business District)
 - i. No Public Comments were made
 - c. Public hearing regarding proposed amendments to the City of Glen Rose Code of Ordinances, Section 10.02.034 Subdivision Ordinances; General Requirements.
 - i. No Public Comments were made
- 3) Individual Items for Discussion
 - a. Discussion, consideration, and possible acceptance of Alcohol Sales regulations including “Mixed Beverages” within the City limits of Glen Rose.
 - i. A discussion was held about a change in Texas TABC law stating that governing bodies MAY enact restrictions on distance of a alcohol related business to schools, churches, and hospitals. In the past, this was assumed to be a Texas requirement, however in reviewing the lasted documentation provided by TABC – the requirement is left to a governing body of an incorporated town, city or county commissioners of a county. After discussion, it was recommended by the P&Z commission that the City Council enact the requirement to keep in tradition the 300feet rule as was previously understood to be a requirement.
 - ii. All License types were reviewed along with the appropriate zoning for each license type. Standards of 300’ from package store to another package store was discussed to ensure that we didn’t allow retail stores of alcohol being directly next door to each other.
 - iii. A motion was made by board member Joe Boles to approve the proposed amendment on Alcohol Sales includes “Mixed Beverages”

within the city limits as provided in Reference Item A to this note. Greg Clanton seconded the motion.

iv. All voted in favor. Motion passed 5/0

- b. Discussion, consideration and possible action regarding proposed amendment to Appendix A "Schedule of Uses" for B1 (Restricted Commercial District), B2 (General Commercial District) and B3 (Central Business District)

i. A discussion was held to review the updated chart provided based on the previous workshops held in March, April and May. A discussion about "rumored" enterprises coming into Glen Rose and how the new Schedule of Uses would allow or disallow the enterprises were discussed. A discussion was held on ensuring we complied with the RLUIPA (Religious Land Use & Institutionalized Persons Act of 2000) and the update to ensure that any churches in B3 were zoned equal to other entities that had set start and end times and would drive an increase in traffic and pedestrian traffic were matching.

ii. A motion was made by board member Larry Cremean to approve the proposed amendment to Schedule of Uses for B1, B2 and B3 includes as provided in Reference B to this note. Greg Clanton seconded the motion.

iii. All voted in favor. Motion passed 5/0

- c. Discussion, consideration, and possible action regarding proposed amendments to the City of Glen Rose Code of Ordinances, Section 10.02.034 Subdivision Ordinances; General Requirements.

i. A discussion was held regarding the need for the changes, explaining that all subdivisions already in place or under construction will not conform to these new requirements, but all new developments would be required. Key items of concern by many individuals including staff, city council, residents included Repealing and Replacing Sec 10.02.034b storm sewers with sec 10.02.034b draining and storm water. This discussion including the fact that the city engineer has reviewed the changes, and believes the new information will prevent some of the drainage problems the city as endured from previous developments and also complies with information provided by NCTCOB (North Central Texas Council of Government) Criteria Manual for Site Development and Construction specifically as it related to Stormwater Management.

ii. A Discussion was held about Section 10.02.034c related to Sanitary Sewer and Section 10.02.034d Water related to the new language providing for new standards that if development is within 500' of a municipal line and said line is capable of the additional capacity, the developer must connect to the municipal line at their own expense.

iii. A discussion was held about the addition of Sec 10.02.034h Sidewalks. In reviewing the criteria for new developments to add sidewalks, the discussion of the need to be 4' or 5' wide in the residential area was held. We reviewed the information provided by Ms. Karen

Richardson, a resident of Glen Rose and landscape architect who recommended 4' in width in residential areas and 5' in commercial areas. Mr Leamons provided information about the grants for safe sidewalks, which stated a need for 5' in width, and we reviewed Accessory Guidelines for Pedestrian Facilities in Public Right-of-Way which stated you cannot go under the minimum 4-foot width. We then discussed the value of sidewalk vs front yard space and our goals for making the subdivisions family friendly for people walking strollers, the elderly, kids on bicycles, etc. Through polling and discussion, it was decided to recommend the sidewalk on residential streets be 4' wide and on one side of the streets within the Subdivision and 5' wide adjacent to screening and retaining walls and 6' wide along major arterial/thoroughfare streets. In addition, all sidewalks in nonresidential areas shall be 5'.

- iv. A discussion was held on the addition of Section 10.02.034i Retaining walls about the need for them, decorative vs support and the need for permits and engineering.
- v. A discussion was held on the addition of Section 10.02.034j Survey Monuments and Lot Markers.
- vi. A motion was made by board member Greg Clanton and seconded by Larry Creman to accept the recommendations for Glen Rose Code of Ordinances Section 10.02.034 with the amendment of the sidewalk wide from 5' to 4' in Sec 10.02.034h Sidewalks Item 3a.
- vii. All voted in favor, Motion passed 5/0

4) Adjournment

- a. Having not further business, the meeting was adjourned at 6:37pm

Chairperson

Kyle Reeves, Building Official

Reference A**TABC Definitions & Zones Permitted****Manufacturing**

Brewers License (BW): Authorizes the holder to manufacture malt beverages, import malt beverages from out of state, transport malt beverages from the place where the BW holder purchased them to the BW holder's business, transfer malt beverages from the place of sale or distribution to the TABC-licensed or permitted purchaser, store malt beverages, and under certain conditions sell its malt beverages to consumers for on- or off-premise consumption.

Permitted in Industrial (I), General Business (B2) with SUP. See Note 1, 3

Winery Permit (G): Authorizes the manufacturing of wine. It includes the ability to transport alcoholic beverages from the place of purchase to the permit holder's business and from the place of sale or distribution to the purchaser, store wine, sell to consumers for on- or off-premise consumption, conduct off-premise deliveries to consumers, and to conduct wine festivals (there will be an approval process G Permit holders must follow).

Permitted in Industrial (I), General Business (B2) with SUP. See Note 1, 3

Distiller's and Rectifier's Permit (D): Authorizes the holder to manufacture distilled spirits and to rectify, purify, refine, or mix distilled spirits and wines. It includes the authority to transport alcoholic beverages from the place of purchase to the permit holder's business and from the place of sale or distribution to the TABC-licensed or permitted purchaser, and to store the products produced by the permit holder. Under certain conditions, the holder can sell their alcoholic beverages to consumers for on- or off-premises consumption.

Permitted in Industrial (I), General Business (B2) with SUP. See Note 1, 3

Distribution

General Distributor's License (BB): Authorizes the distribution of malt beverages. It includes the authority to import malt beverage products and transport products from the place of purchase to the permit holder's business and from the place of sale or distribution to the purchaser.

Permitted in Industrial (I)

Wholesaler's Permit (W): Authorizes the distribution of distilled spirits and wine. It includes the authority to import distilled spirits and wine, transport products from the place of purchase

to the permit holder's business and from the place of sale or distribution to the purchaser, and to store products.

Permitted in Industrial (I)

General Class B Wholesaler's Permit (X): Authorizes the distribution of wine. It includes the authority to import wine, transport wine products from the place of purchase to the permit holder's business and from the place of sale or distribution to the purchaser, and to store the products.

Permitted in Industrial (I).

Retail

Mixed Beverage Permit (MB): Authorizes the sale of distilled spirits, wine and malt beverages for on-premise consumption. It includes authority to transport alcoholic beverages from the place of purchase to the MB's licensed premises, provide guestroom minibars (hotels), and hold events at a temporary location away from the primary MB premises (there will be an approval process MB Permit holders must follow).

Permitted in Restricted Business (B1), General Business (B2), Central Business (B3) and Industrial (I). See Note 1

Mixed Beverage Permit with Food and Beverage Certificate Required: See the Mixed Beverage Permit (MB) and Food and Beverage Certificate (FB) for descriptions of the authorities. In certain circumstances, Mixed Beverage Permit holder must have a Food and Beverage Certificate. The MB Permit With FB Required is a designation that notes this requirement.

Permitted in Restricted Business (B1), General Business (B2), Central Business (B3) and Industrial (I). See Note 1

Wine and Malt Beverage Retailer's Permit (BG): Authorizes the sale of wine and malt beverages for on- and off- premise consumption. It also includes authority to hold events at a temporary location away from the primary BG premises (there will be an approval process BG Permit holders must follow).

Permitted in Restricted Business (B1), General Business (B2), Central Business (B3) and Industrial (I). See Note 1

Wine and Malt Beverage Retailer's Off Premise Permit (BQ): Authorizes the sale of malt beverages and wine for off-premise consumption.

Permitted in General Business (B2) and Industrial (I). See Note 1

Retail Dealer's On-Premise License (BE): Authorizes the sale of malt beverages for on-premise consumption. *Grandfathered BEs in beer-only local option areas can sell malt beverages of up to 5% alcohol by volume. It includes authority to hold events at a temporary location away from the primary BE premises (there will be an approval process BE License holders must follow). Allows the holder to sell beer for consumption on or off the premises where sold in a lawful container to the ultimate consumer. Holder can't sell the beer for resale. The license requires an adequate seating area for customers.

Permitted in Restricted Business (B1), General Business (B2), Central Business (B3) and Industrial (I). See Note 1

Retail Dealer's Off-Premise License (BF): Authorizes the sale of malt beverages for off-premise consumption. *Grandfathered BFs in beer-only local option areas can sell malt beverages of up to 5% alcohol by volume.

Permitted in General Business (B2) and Industrial (I). See Note 1

Private Club Registration Permit (N): Authorizes the storage and service of distilled spirits, wine and malt beverages for club members' on-premise consumption, even in dry areas. It includes authority to transport alcoholic beverages from the place of purchase to the private club's licensed premises and to hold events at a temporary location away from the primary N premises (there will be an approval process N Permit holders must follow).

Permitted in Restricted Business (B1), General Business (B2), Central Business (B3) and Industrial (I). See Note 1

Private Club Malt Beverage and Wine Permit (NB): Authorizes the storage and service of malt beverages and wine for club members' on-premise consumption, even in dry areas. It includes authority to transport alcoholic beverages from the place of purchase to the private club's licensed premises and to hold events at a temporary location away from the primary NB premises (there will be an approval process NB Permit holders must follow).

Permitted in Restricted Business (B1), General Business (B2), Central Business (B3) and Industrial (I). See Note 1

Private Club Exemption Certificate (NE): Authorizes the storage and service of malt beverages and wine for club members' on-premise consumption, even in dry areas. It includes authority to transport alcoholic beverages from the place of purchase to the private club's licensed premises

and to hold events at a temporary location away from the primary NB premises (there will be an approval process NB Permit holders must follow).

Permitted in Restricted Business (B1), General Business (B2), Central Business (B3) and Industrial (I). See Note 1

Package Store Permit (P): Authorizes the sale of distilled spirits, wine and malt beverages to its inventory between its other licensed locations within the same county, to transport alcoholic beverage orders to its end-consumer customers (certain limitations apply), and to conduct product tastings on the package store premises.

Permitted in General Business (B2) and Industrial (I). *Note 1, 2, 3

Wine-Only Package Store Permit (Q): Authorizes the sale of malt beverages and wine to consumers for off-premise consumption. It includes authority for the Q Permit holder to transport its inventory between its other licensed locations within the same county, to transport alcoholic beverage orders to its end-consumer customers (certain limitations apply), and to conduct product tastings on the permitted premises.

Permitted in General Business (B2) and Industrial (I). *Note 1, 2, 3

Others

Bonded Warehouse Permit (J/JD): Authorizes the holder to store distilled spirits and wine for producers and wholesalers.

Permitted in Industrial (I).

Manufacturer's Agent's Warehouseing Permit (AW): Authorizes the holder to store malt beverages imported from Mexico for export out of Texas.

Permitted in Industrial (I).

Brewpub License (BP): For holders of a Mixed Beverage Permit (MB), Wine and Malt Beverage Retailer's Permit (BG), or Retail Dealer's On-Premise License (BE). It authorizes a holder to brew, bottle, can, package, and label malt beverages. It authorizes the holder to sell the malt beverages it produces to ultimate consumers at the brewpub for on- or off-premise consumption.

Permitted in Restricted Business (B1), General Business (B2), Central Business (B3) and Industrial (I). See Note 1

NOTES:

- 1) Shall Not be located within 300 feet of School, Church or Hospital
- 2) Shall not be located within 300 feet of another Package Store (P) or Wine Only Package Store (Q) or Wine and Malt Beverage Retailers (BG)
- 3) Shall not be located within 300 feet of a Residentially zoned property.

ORDINANCE:

1) All TABC license Types are Prohibited to Sale Alcoholic Beverages within

(a) 300 feet of a church, public or private school, or public hospital

(B) The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:

(1) in a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or

(2) if the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.

(C) Every applicant for an original alcoholic beverage license or permit for a location with a door by which the public may enter the place of business of the applicant that is within 1,000 feet of the nearest property line of a public or private school, measured along street lines and directly across intersections, must give written notice of the application to officials of the public or private school before filing the application with the commission. A copy of the notice must be submitted to the commission with the application. This subsection does not apply to a permit or license covering a premise where minors are prohibited from entering the premises under Section 109.53.

(D) As to any dealer who held a license or permit on September 1, 1983, in a location where a regulation under this section was in effect on that date, the measurement of the distance between the place of business of the dealer and a public or private school shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.

(E) the governing board of a city or town that has enacted a regulation may also allow variances to the regulation if governing body determines that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the court or governing board, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

	A	B	C	D	E	F	G	H	I	J	K	L	M
	Residential Use	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
2	Accessory building or use	X	X	X	X	X			X	S			None
3	Apartment or multifamily building					X		X		S(5)			2.5/dwelling unit
4	Bed and Breakfast accommodation (residential home)												
5	Boarding (rooming) house				X								1/dwelling room
6	Cabins or two- four unit cabins				X	X		X					2/dwelling unit
7	Child day care (home)	X	X	X	X	X	X	X					2/dwelling
8	Condominium			X		X		X	X				2/dwelling unit
9	Dormitories								X				
10	Group day care home	S	S	S	S	S	S						Specified by SUP
11	Group home/Community Home	S	X	X	S	S	S						2/dwelling
12	Guest house or quarters	X	X	X	X	X	X						1/dwelling
13	Halfway house	S	X	X	S	S	S	S(4)	S				1/2 occupants
14	Home occupation (home-based business)	(2)	(2)	(2)	(2)	(2)	(2)						None
15	Independent Living Facility (Retirement Community)							S	X				
16	Industrialized housing	X	X	X	X	X							2/dwelling unit
17	Manufactured home				X		X						2/dwelling unit
18	Manufactured home park						X						2/dwelling unit
19	Multi-family building							X					
20	Recreational vehicle						X	S-X	X				1/dwelling
21	Shipping containers for residential use						S						
22	Single-family dwelling	X	X	X	X	X		(1)	(1)			(1)	2/dwelling unit
23	Two-family dwelling		X	X	X	X							2/dwelling unit
24	Three-family dwelling			X	X	X							2/dwelling unit
25	Four-family dwelling			X	X	X		X	X				2/dwelling unit
26	Retirement center				X	X			X				
27	Specific use							S					
28	Swimming pool (private)	X	X	X	X	X		X					None
29	Tennis court (private)	X	X	X	X	X	X						None
30	Townhouse			X		X		X					2/dwelling unit
31	Trailer camp or park						X	S	X				1/dwelling unit
32													
33													

Item 1.

	A	B	C	D	E	F	G	H	I	J	K	L	M
34	Agriculture/ranch uses.												
35	Community Garden	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
36	Fairgrounds or rodeo							S	S				
37	Farm	X											2/dwelling unit
38	Farm, Orchard, or Truck Garden							S	P				
39	Farmer's market							X	X	X			
40	Granary or gin												2/stall
41	Orchard	X	X	X							X		1/2000 site area
42	Produce stand							X	X	X			1/employee
43	Ranch	X											1/200 g.f.a.
44	Rodeo ground, arena												2/dwelling unit
45	Stable, private	X	X	X								S	Specified by SUP
46	Stable, public											X	Stable
47	Wildlife area								X				1/2 Stalls
48								X	X				

	A	B	C	D	E	F	G	H	I	J	K	L	M
49	Utility/solid waste uses.	R-1 R-2 R-2M R-3 R-4 MH B-1 B-2 B-3 I P&R Parking											
50	Cable TV lines	X	X	X	X	X	X	X	X	X	X		None
51	Electric substations	S	S	S	S	S	S	S	S		X		None
52	Gas line (6 in. or larger)	\$	\$	\$	\$	\$	\$	S	S	S	X		None
53	Gas regulating/gate station	\$	\$	\$	\$	\$	\$	S	S	S	X		None
54	Microwave tower	\$	\$	\$	\$	\$	\$	S	S	\$	X		None
55	Radio and television tower	\$	\$	\$	\$	\$	\$	S	S	\$	X		None
56	Railroad freight terminal										X		1 per employee
57	Railroad yard										X		2 per employee
58	Recycling center								\$		X		3 per employee
59	Refuse transfer station										S		4 per employee
60	Sewer lift station	X	X	X	X	X	X	S	S	X	X		None
61	Telephone exchange	S	X	X	S	S	X	X	X	X	X		None
62	Telephone poles and lines	X	X	X	X	X	X	X	X	X	X		None
63	Utility mains and lines	X	X	X	X	X	X	X S	X S	X	X		None
64	Wastewater treatment plant	\$	\$	\$	\$	\$	\$	\$	\$		X		2 minimum
65	Water pump station	X	X	X	X	X	X	X S	X	X	X		None
66	Water storage tank	X	X	X	X	X	X	X	X	X	X		None
67	Water treatment plant	\$	\$	\$	\$	X	\$	S	S	\$	X		2 minimum
68	Water well	\$	\$	\$	\$	X	\$	S	S	S	\$		None
69													

	A	B	C	D	E	F	G	H	I	J	K	L	M
	Government and institutional uses.	R-1 R-2 R-2M R-3 R-4 MH						B-1	B-2	B-3	I P&R Parking		
70	Government and institutional uses.												
71	Ambulance Dispatch Station							X	X				
72	Art gallery	S	S	S	S	S	S	X	X	X	X		1/200 g.f.a.
73	Assisted Living Facility, Nursing Home, or Rest Home							S	X				
74	Athletic field or stadium	S	S	S	\$	\$	\$	S	X		X		1/4 seats
75	Auditorium or amphitheater							*S	X	X	X		1/4 seats
76	Automated teller machine (ATM)							X	X	S			
77	Bank or financial institution							X	X	X			1/300 g.f.a.
78	Cemetery or mausoleum	\$	\$	\$	\$	\$	\$	\$	\$		\$		None
79	Child care center or facility							X	X	X	X		1/6 children
	Church, rectory, or other places of worship; includes church-operated child care and pre-school	X	X	X	X	X	X	X	X	S	X		1/4 seats
80													
81	College, university, or professional school	\$	\$	\$	\$	\$	\$	X	X	\$	X		1/3 students
82	Community center	\$	X	X	\$	\$	X	X	X	X S	X		1/200 g.f.a.
83	Convalescent center							S X(4)	\$ X	\$	X		1/3 beds
84	Day-Care (Commercial)							X	X				
85	Drug and alcohol rehabilitation center							S(4) S	S(4) S	S(4)	X(4)		1/3 beds
86	Fire station	X	X	X	X	X	X	X	X	X	X		2/bay
87	Food bank							\$	\$ X	\$	\$		1/300 g.f.a.
88	Fraternal organizations, lodge, civic club							X	X	X			1/200 g.f.a.
89	Government office facilities							X	X	X	X		1/300 g.f.a.
90	Halfway house	\$	X	X	\$	\$	\$	S(4)	S				1/2 occupants
91	Hospital	\$	\$	\$	\$	\$	\$	\$	\$ X	\$	X		1/1 bed
92	Laboratory, medical, dental, science							\$	X	X	X		1/400 g.f.a.
	Museum, library, historic sites, art gallery (public) & other similar							X	X	X			
93													
94	Library	X	X	X	X	X	X	X	X	X	X		1/300 g.f.a.
95	Museum	S	S	S	S	S	S	S		S			
96	Non-Commercial Institutions							X	X				
97	Park or playground	X	X	X	X	X	X	X	X	X	X		1/1200 site area
98	Police station	\$	\$	\$	\$	\$	\$	X	X	X	X		2 visitor spaces

	A	B	C	D	E	F	G	H	I	J	K	L	M
99	Government and institutional uses.	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
100	Post office							X	X	X	X		1/400 sq ft
101	Prison or penitentiary, jail or other correctional institution								S		S		1/6 cells
102	Public Building (shop or yard)								X				
103	Religious camp	S	S	S	S	S	S	S	X				1/3 beds
104	Sanatorium							S(4)	S(4)P	S(4)	S(4)		1/3 beds
105	School (elementary or middle)	X	X	X	X	X	X	X	X		X		1/15 students
106	School (high school)	X	X	X	X	X	X	X	X		X		1/3 students
107	School (nursery or kindergarten)	S	S	S	S	S	S	X	X		X		1/10 children
108	School (trade or business)								X	X	X		1/3 students
109	Swim or Tennis Club							X	X				
110	Swimming pool/hot tub (private)							X	X				
111	Swimming pool/hot tub (public)	S	S	S	S	S	S	SX	X	S	X		10 children
112	Tennis court (private)							X	X				
113	Tennis court (public)	S	S	S	S	S	S	SX	X	S	X		2/court
114	Theater (indoor)							X	X	S			
115	Theater (outdoor)								X				
116	Youth Camps								S				
117													

	A	B	C	D	E	F	G	H	I	J	K	L	M
		R-1 R-2 R-2M R-3 R-4 N/H						B-1	B-2	B-3	I	P&R	Parking
118	Commercial uses												
119	Alcohol sales (retail)								X(6)*				1/200 g.f.a. with a minimum of 4
120	Amusement, commercial (indoor)							X - Size Limit	X				1/500 site area
121	Amusement park commercial (outside)								X	X			1/500 g.f.a.
122	Animal shelter								X				1/200 g.f.a.
123	Arcade							X - X - Size Limit	X	X			1/200 g.f.a.
124	Athletic or fitness club							X - X - Size Limit	X	X - S - Size Limit	X		1/200 g.f.a.
125	Auction							X	X	X	X		1/200 g.f.a.
126	Auto inspection station							\$	X		X		2/service bay
127	Auto paint and body shop								X		X		1/200 g.f.a.
128	Auto parts sales (indoor)								X				
129	Auto rental							\$	X		X		1.25/rental car
130	Auto repair garage								X		X		3/service bay
131	Auto and motorcycle sales lot								S				
132	Auto sales lot								X		X		1/1000 site area
133	Motorcycle sales								X		X		1/200 g.f.a.
134	Automobile, trailer, light truck, tool rental								X				
135	Auto rental							\$	X	X	X		1.25/rental car
136	Tool and equipment rental								X		X		1/400 g.f.a.
137	Trailer sales and rental								X		X		1/1000 site area
138	Bakery (retail)							X	X		X		1/200 g.f.a.
139	Bakery (wholesale)								X				
140	Boat sales								X		X		1/400 g.f.a.
141	Boat storage								X		X		1/1000 site area
142	Bowling alley							X	X		X - S - Size Limit	X	4/land
143	Building materials/lumber yard								X		X		1/500 g.f.a.
144	Bus Stop								X				
145	Bus terminal							X	X		X		1/300 g.f.a.
146	Business office							X	X		X		1/300 g.f.a.
147	Cabinet shop (Carpentry Shop)							\$	X		X		1/400 g.f.a.
148	Carwash							S P	X		X		1/4000 bay

	A	B	C	D	E	F	G	H	I	J	K	L	M
149	Commercial uses	R-1 R-2 R-2M R-3 R-4 MH B-1 B-2 B-3 I P&R Parking											
150	Carnival or circus (temporary)							S	S		S		Specified by Supp
151	Cemetery monument sales								X		X		1/400 g.f.a.
152	Christmas tree sales							X	X	X	X		1/1000 site area
153	Contractor yard (outside storage)							X	X		X		1/2000 site area
154	Country Club							X	X				
155	Dental clinic or office							X	X	X			1/200 g.f.a.
156	Electrical sales & service							X	X	X	X		1/400 g.f.a.
157	Employment agency							X	X	X			1/200 g.f.a.
158	Event Center / Rental Hall								X				
159	Exterminator								X				
160	Farm implement sales								X		X		1/400 g.f.a.
161	Feed store								X		X		1/400 g.f.a.
162	Feed store with animal sales								S		S		1/400 g.f.a.
163	Firewood sales							X	X		X		1/1000 site area
164	Flea market (inside)								S	S	S		1/200 g.f.a.
165	Flea market (outside)								S		S		1/1000 site area
166	Florist shop							X	X	X			1/300 g.f.a.
167	Furniture store (retail)							X	X	X			1/400 g.f.a.
168	Farrier							S	X		X		1/400
169	Game hall							S	S				1/100 g.f.a.
170	Garage or lot, parking (commercial)							X	X				
171	Garage or lot, parking (private)							X	X				
172	Garage or lot, parking (public)							X	X				
173	Go-Cart track								X		X		1/600 card
174	Golf course, private	S	S	S	S	S		S	X S		X		2/6000
175	Golf course, miniature							S	X		X		1.5/6000
176	Golf driving range	S								X	X		1/4000 tree
177	Gun shooting range (indoor)									S	X		1/500 g.f.a.
178	Gunsmith shop							X	X	X	X		1/300 g.f.a.
179	Heating/AC sales & service							X	X	X	X		1/400 g.f.a.

	A	B	C	D	E	F	G	H	I	J	K	L	M
		R-1 R-2 R-2M R-3 R-4 MH						B-1	B-2	B-3	I	P&R	Parking
180	Commercial uses												
181	Heavy equipment sales								X		X		1/1000 site area
182	Heavy machinery sales and storage								X				
183	Hotel, motel, or inn							S	X	X	X		1/guest room
184	Landscaping services							X	S				
	Lawnmower, Lawn Equipment, Small Motors Sales & Service												1/400 g.f.a.
185								S	X	X S-Size Limit			
186	Licensed massage therapy							X	X	S	X		
187	Lithographic shop							X	X	X	X		1/500 g.f.a.
188	Locksmith shop							X	X	X	X		1/800 g.f.a.
189	Meat market								X	X	X		1/300 g.f.a.
190	Mini-warehouse					S		S	X		X		1/500 g.f.a.
191	Manufactured home sales lot, mobile home sales & display								X		X		1/1000 site area
192	Massage establishment							S	S		S		1/200 g.f.a.
193	Mimeograph or letter shop							X	X				
194	Mobile food vendor							X	X	S	X		
195	Mortuary or funeral home							S	X	X	X		1/3 sanctuary seats
196	Movie theater (drive-in)								X S		X		1/employment seats
197	Movie theater (indoor)							X	X	X S	X		1/3 seats
198	Musical Instruction Store							X	X				
199	Musical instrument store							X	X	X			1/200 g.f.a.
200	Nature preserve							X	X				
201	Newspaper office							X	X	X			1/200 g.f.a.
202	Nightclub or dance hall							S	X	S	X		1/100 g.f.a.
203	Optical dispensary store							X	X	X			1/200 g.f.a.
204	Paint sales store (retail)							X	X	X	X		1/200 g.f.a.
205	Pawnshop							S	X	X	X		1/200 g.f.a.
206	Personal Services - Barber or beauty shop							X	X	X	X		1/4 hair
	Personal Services - Spa, Tanning, Massage Therapy, Permanent Makeup Beauty-salon/spa (full-service)							X(7)	X(7)	X(7)	X		1/station
207													
208	Permanent makeup	S(7)	S(7)	S(7)	S(7)	S(7)		X(7)	X(7)	X(7)	X(7)		1/station
209	Tanning salon							X	X	X	S		1/200 g.f.a.

	A	B	C	D	E	F	G	H	I	J	K	L	M
		R-1 R-2 R-2M R-3 R-4 MH						B-1	B-2	B-3	I P&R Parking		
210	Commercial uses												
211	Pet grooming shop							X	X	*			1/200 g.f.a.
212	Plant nursery								X		X		1/400 g.f.a.
213	Plumbing sales and service							*	X	*	X		1/400 g.f.a.
214	Pool or billiard hall							S	X	*	X		1/100 g.f.a.
215	Portable building or shed sales lot								X		X		1/3000 site area
216	Print shop							X	X	X	X		1/400 g.f.a.
217	Private club (serving alcohol)							X	X	X	X		1/100 g.f.a.
218	Professional offices							X	X	X	X		1/300 g.f.a.
	Professional Office - Field Office or Real estate sales or leasing-	(2)	(2)	(4)	(4)	(3)	(3)	X	X	*S	X		1/200 g.f.a.
219	office												
	Professional Office - Insurance, Lawyer, Title Company, Business							X	X	S			
220	Office												
221	Insurance sales office	S	S	S	S	S	S	X	X	X			1/400 g.f.a.
222	Title and abstract office							X	X	*S			1/200 g.f.a.
223	Professional Office -Medical, Dental, Science, Clinic							X	X				
224	Medical clinic or office							X	X	X			1/300 g.f.a.
225	Professional Offices - Optical Clinic or Office							X	X				
226	Optical clinic or office							X	X	X			1/200 g.f.a.
227	Psychic/Paranormal Readings							S	S				
228	Racquetball court							X	X		X		2/court
229	Radio or TV broadcast studio							X	X				
230	Recreational area (private)							X	X				
231	Recreational area (public)							X	X				
232	Recreational vehicle sales								X				
233	Recreational vehicle storage								X		X		1/400 g.f.a.
234	Rental store							X	X	S	X		1/400 g.f.a.
235	Resort											X	
236	Restaurant (drive-in)							X	X		X		1/100 g.f.a.
237	Restaurant (kiosk)							X	X		X		1/100 g.f.a.
238	Restaurant or cafe (inside)							X	X		X		1/3 seats
239	Restaurant or cafeteria (carry-out only)							X	X	X			
240	Restaurant or cafeteria (drive-in service)							X	X				
241	Service station or motor vehicle fuel sales							S X	X	S	X		2 refueling stations

	A	B	C	D	E	F	G	H	I	J	K	L	M
		R-1 R-2 R-2M R-3 R-4 MH						B-1	B-2	B-3	P&R Parking		
242	Commercial uses												
243	Sexually oriented business												Specified by SUP
244	Shop, large Retail - Furniture							X - Size Limit	X				
245	Shop, large Retail - Groceries							X - Size Limit	X				
246	Grocery store							X	X	X			1/200 g.f.a.
247	Shop, large Retail - Pet store, kennel, animal boarding (Outside Runs)								X				
248	Kennel								S		X		1/400 g.f.a.
249	Pet shop							X	X		X		1/200 g.f.a.
250	Shop, Small - Bait Shop							X	X				
251	Shop, Small - Butcher							X	X	S			
252	Shop, Small - Hardware (paint, plumbing and related sales)							X - Size Limit	X	X - Size Limit			
253	Hardware store							X	X	X			1/400 g.f.a.
254	Shop, Small - Jewelry							X	X	X			
255	Jewelry store							X	X	X	X		1/200 g.f.a.
256	Shop, Small - Laundry or dry-cleaning							X	X				
257	Laundry or dry cleaners							X	X		X		1/400 g.f.a.
258	Shop, Small Retail - Antique, Art							X	X	X			
259	Antique shop							X	X	X			1/200 g.f.a.
260	Shop, Small Retail - Appliance Repair								X				
261	Appliance repair shop							*	X		*	X	1/400 g.f.a.
262	Shop, Small Retail - Bicycle Sales & Repair							X	X	X			
263	Bicycle sales & repair							X	X	X			1/300 g.f.a.
264	Shop, Small Retail - Dry Cleaning and pressing							X	X				
265	Laundry or dry cleaners							X	X		X		1/400 g.f.a.
266	Shop, Small Retail - Florist or Plant Center							X	X	X			
267	Florist shop							X	X	X			1/300 g.f.a.
268	Shop, Small Retail - Framing, Art							X	X		S		
269	Picture framing shop							X	X		X		1/200 g.f.a.
270	Shop, Small Retail - Groceries							X - Size Limit	X	X - Size Limit			
271	Grocery store							X	X		X		1/200 g.f.a.
272	Shop, Small Retail - Handcrafted Furniture							X	X		X		
273	Shop, Small Retail - Homegoods Rental Store							X	X				

	A	B	C	D	E	F	G	H	I	J	K	L	M
	P&R Parking												
	Commercial uses												
	R-1 R-2 R-2M R-3 R-4 MH												
274	Commercial uses							B-1	B-2	B-3			
275	Shop, Small Retail - Leather Goods, Tack							X	X	X			
276	Leather goods shop (retail)							X	X	X	X		1/400 g.f.a.
277	Tack store							X	X	X	X		1/400 g.f.a.
278	Shop, Small Retail - Pet store, kennel, animal boarding (no outside runs)							X	X				
279	Kennel								S		X		1/400 g.f.a.
280	Pet shop							X	X		X		1/200 g.f.a.
281	Shop, Small Retail - Seamstress, Tailor							X	X				
282	Tailor or seamstress shop							X	X	X			1/300 g.f.a.
283	Shop, Small Retail - Sign Shop							X	X	S			
284	Sign shop							S	X		S		
285	Shop, Small Retail - Smoke, Tobacco, Vape								X				
286	Smoke shop (vape shop)								S(6)				1/400 g.f.a.
287	Shop, Small Retail - Sporting Goods							X	X	X - Size Limit	X(6)		
288	Sporting goods store							X	X		X		1/200 g.f.a.
289	Shop, Small Retail - Thrift, Second Hand, Consignment							X	X	X			
290	Secondhand store							X	X		X		1/200 g.f.a.
291	Shop, Small Retail - Tool & Equipment Rental								X				
292	Tool and equipment rental								X		X		1/400 g.f.a.
293	Shop, Small Retail - Video							X	X				
294	Video store							X	X		X		1/200 g.f.a.
295	Shopping center or mall							X	X		S		1/200 g.f.a.
296	Short term rental accommodation (Airbnb, VRBO, etc)	\$	\$	\$	\$	X		X	X		S		1/guest room
297	Skating rink							X	X		X		1/400 g.f.a.
298	Snow cone stand							X	X		X		2 motorpump
299	Store, Small Retail - General Store or Convenience Store							X	X		S		
300	Store, Small Retail - Gift or Novelty Shop							X	X	X			
301	Gift or novelty shop							X	X		X		1/200 g.f.a.
302	Store, Large Retail - All Types								X				
303	Store, Small Retail - Appliance								X				
304	Appliance store (retail)							X	X		X		1/400 g.f.a.

	A	B	C	D	E	F	G	H	I	J	K	L	M
	Commercial uses	R-1 R-2 R-2M R-3 R-4 MH						B-1	B-2	B-3	I P&R Parking		
305	Store, Small Retail - Art Supply, Office Supplies, Newsstand, Books, Camera							X	X	X			
306	Art supply store							X	X	X			1/300 g.f.a.
307	Office supply store							X	X	X			1/200 g.f.a.
308	Newsstand							X	X	X			1/200 g.f.a.
309	Book store							X	X	X			1/200 g.f.a.
310	Camera store (retail)							X	X	X			1/200 g.f.a.
311	Store, Small Retail - Audio, TV, Electronics, Computers							X	X				
312	Audio store (retail)							X	X	X			1/200 g.f.a.
313	Electronics store (retail)							X	X	X			1/200 g.f.a.
314	Computer store (retail/service)							X	X	X			1/200 g.f.a.
315	Store, Small Retail - Carpet, Flooring							X	X				
316	Carpet store (retail)							X	X	X			1/400 g.f.a.
317	Store, Small Retail - Clothing, Apparel, Shoes, Accessories							X	X	X			
318	Apparel or clothing store							X	X	X			1/200 g.f.a.
319	Shoe or boot store							X	X	X			1/200 g.f.a.
320	Store, Small Retail - Department or Discount							X	X	P - Size Limit			
321	Department store							X	X	X			1/200 g.f.a.
322	Store, Small Retail - Drug Store or Pharmacy							X	X	P - Size Limit			
323	Pharmacy or drug store							X	X	X			1/200 g.f.a.
324	Store, Small Retail - Hobby							X	X	P - Size Limit			
325	Hobby shop							X	X	X			1/200 g.f.a.
326	Store, Small Retail - Other							X	X	S			
327	Studio, Small Retail - Photography Studio, Recording Studio, Music, Art, Health, etc							X	X	S			
328	Photography studio							X	X	X			1/200 g.f.a.
329	Recording studio							X	X	X			1/300 g.f.a.
330	Tattoo shop (body piercing)								Site				1/200 g.f.a.
331	Taxi or Shuttle service business office, with parking							X	X				
332	Taxidermist							X	X				1/400 g.f.a.
333	Tire sales and repair							X	X				1/400 g.f.a.
334	Trailer sales and rental							X	X				1/1000 site area
335													

Item 1.

	A	B	C	D	E	F	G	H	I	J	K	L	M
336	Commercial uses	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
337	Travel agency							X	X	X			1/300 g.f.a.
338	Truck Fueling Station								X	X			
339	Truck rental								X		X		1/400 g.f.a.
340	Truck sales, storage, or repair												
341	Truck repair								X		X		1/400 g.f.a.
342	Truck sales								X		X		1/1000 site area
343	Truck wash								X		X		2/2000 bay
344	Upholstery Shop							S	X		X		1/400 g.f.a.
345	Veterinary clinic - no outside runs							X	X		X		1/300 g.f.a.
346	Veterinary clinic - outside runs								X		X		1/300 g.f.a.
347	Veterinary clinic							X	X		X		1/300 g.f.a.
348	Veterinary hospital							X	S X		S		1/300 g.f.a.
349	Washateria (self-service)					X	X	X	X	S	X		1/2000 machine
350													

	A	B	C	D	E	F	G	H	I	J	K	L	M
		R-1	R-2	R-2M	R-3	R-4	M/H	B-1	B-2	B-3	I	P&R	Parking
351	Industrial uses.												
352	Airport or landing field, heliport, aircraft hangar								S		S		See third by SUP
353	Ammonia manufacturing										S		See sections 14.02.050, 14.02.104
354	Apparel, garment, and textile manufacturing												
355	Apparel manufacturing										X		See sections 14.02.050, 14.02.104
356	Garment manufacturing										X		See sections 14.02.050, 14.02.104
357	Textile manufacturing										X		See sections 14.02.050, 14.02.104
358	Appliance manufacturing										X		See sections 14.02.050, 14.02.104
359	Artificial limb manufacturing										X		See sections 14.02.050, 14.02.104
360	Asphalt batching plant										S		See sections 14.02.050, 14.02.104
361	Bakery, commercial								X		X		See sections 14.02.050, 14.02.104
362	Bleach manufacturing										S		See sections 14.02.050, 14.02.104
363	Bookbinding and publishing								S	S	X		See sections 14.02.050, 14.02.104
364	Bottling plant								S		X		See sections 14.02.050, 14.02.104
365	Box manufacturing										X		See sections 14.02.050, 14.02.104
366	Brewery										X		See sections 14.02.050, 14.02.104
367	Brick or tile manufacturing										X		See sections 14.02.050, 14.02.104
368	Cabinet shop							S	X		X		1/400 g.f.a.
369	Canning operation										X		See sections 14.02.050, 14.02.104
370	Carpet manufacturing										X		See sections 14.02.050, 14.02.104
371	Chemical storage or manufacturing										S		See sections 14.02.050, 14.02.104
372	Chlorine manufacturing										S		See sections 14.02.050, 14.02.104
373	Cleaning plant Laundry plant										X		See sections 14.02.050, 14.02.104
374	Cold storage plant										X		See sections 14.02.050, 14.02.104
375	Concrete batching plant								S		X		See sections 14.02.050, 14.02.104
376	Concrete product casting plant										X		See sections 14.02.050, 14.02.104
377	Contractor yard (outside storage)								X		X		See sections 14.02.050, 14.02.104
378	Creamery										X		See sections 14.02.050, 14.02.104
379	Creosote manufacturing										S		See sections 14.02.050, 14.02.104
380	Distillation plant										S		See sections 14.02.050, 14.02.104
381	Distribution center (large)								S		X		See sections 14.02.050, 14.02.104
382	Distribution center (small)							S	X		X		See sections 14.02.050, 14.02.104
383	Dyeing plant										X		See sections 14.02.050, 14.02.104

	A	B	C	D	E	F	G	H	I	J	K	L	M
384	Industrial uses.	B-1 B-2 B-3 I P&R Parking											
385	Electrical components manufacturing										X		See sections 14.02.050, 14.02.104
386	Electroplating										X		See sections 14.02.050, 14.02.104
387	Envelope manufacturing										X		See sections 14.02.050, 14.02.104
388	Explosives manufacturing										S		See sections 14.02.050, 14.02.104
389	Fertilizer manufacturing										S		See sections 14.01.050, 14.02.104
390	Fiberglass manufacturing										X		See sections 14.02.050, 14.02.104
391	Fireworks manufacturing										S		See sections 14.02.050, 14.02.104
392	Food processing										X		See sections 14.02.050, 14.02.104
393	Foundry										S		See sections 14.02.050, 14.02.104
394	Freight terminal, motor										X		See sections 14.02.050, 14.02.104
395	Freight terminal, railroad										X		See sections 14.02.050, 14.02.104
396	Furniture manufacturing										X		See sections 14.02.050, 14.02.104
397	Glass manufacturing										X		See sections 14.02.050, 14.02.104
398	Glue manufacturing										S		See sections 14.02.050, 14.02.104
399	Granary or gin										X		See sections 14.02.050, 14.02.104
400	Gypsum manufacturing										S		See sections 14.02.050, 14.02.104
401	Heliport or helistop										S		See sections 14.02.050, 14.02.104
402	Ice cream plant										X		See sections 14.02.050, 14.02.104
403	Ice plant										X		See sections 14.02.050, 14.02.104
404	Incinerator										S		See sections 14.02.050, 14.02.104
405	Insecticide, pesticide processing										S		See sections 14.02.050, 14.02.104
406	Junkyard / salvage yard										S		See sections 14.02.050, 14.02.104
407	Light fabrication plant										X		See sections 14.02.050, 14.02.104
408	Machine shop										X		See sections 14.02.050, 14.02.104
409	Marble manufacturing										X		See sections 14.01.050, 14.02.104
410	Mattress manufacturing										X		See sections 14.02.050, 14.02.104
411	Meat processing plant										S		See sections 14.02.050, 14.02.104
412	Metal Casting												
413	Metal foundry or fabrication plant												
414	Metal stamping, dyeing, shearing, or punching												
415	Metal fabrication										X		See sections 14.02.050, 14.02.104
416	Metal stamping and extrusion										X		See sections 14.02.050, 14.02.104

	A	B	C	D	E	F	G	H	I	J	K	L	M
417	Industrial uses.	R-1 R-2 R-2M R-3 R-4 MH B-1 B-2 B-3 I P&R Parking											
418	Mini-warehouse							S	P				
419	Mining, Quarrying, Dredging, or excavation extraction operation										S		See sections 14.02.050, 14.02.104
420	Mobile collection and redemption center												
421	Monument works										X		See sections 14.02.050, 14.02.104
422	Packaging operation								S		X		See sections 14.02.050, 14.02.104
423	Paint manufacturing										X		See sections 14.02.050, 14.02.104
424	Pallet manufacturing										X		See sections 14.02.050, 14.02.104
425	Paper mill										X		See sections 14.02.050, 14.02.104
426	Paper products manufacturing										X		See sections 14.02.050, 14.02.104
427	Pesticide processing										S		See sections 14.02.050, 14.02.104
428	Petroleum products (wholesale)										S		See sections 14.02.050, 14.02.104
429	Petroleum refinery or storage										S		See sections 14.02.050, 14.02.104
430	Pharmaceutical manufacturing										X		See sections 14.02.050, 14.02.104
431	Planing mill										X		See sections 14.02.050, 14.02.104
432	Plastic product manufacturing										S		See sections 14.02.050, 14.02.104
433	Pottery manufacturing										X		See sections 14.02.050, 14.02.104
434	Poultry processing plant										S		See sections 14.02.050, 14.02.104
435	Radio transmitting station							S	S		X		See sections 14.02.050, 14.02.104
436	Rendering plant										S		See sections 14.02.050, 14.02.104
437	Rock crushing plant										S		See sections 14.02.050, 14.02.104
438	Salvage yard										S		See sections 14.02.050, 14.02.104
439	Smelter plant										S		See sections 14.02.050, 14.02.104
440	Industrial uses.	R-1 R-2 R-2M R-3 R-4 MH B-1 B-2 B-3 I P&R Parking											
441	Tanning plant										S		See sections 14.02.050, 14.02.104
442	Television transmitting station							S	S		X		See sections 14.02.050, 14.02.104
443	Temporary construction office	S	S	S	S	S	S	S*	S*		S		None
444	Tire manufacturing										S		See sections 14.02.050, 14.02.104
445	Tire recapping plant										S		See sections 14.02.050, 14.02.104
446	Vehicle conversion facility								X		X		See sections 14.02.050, 14.02.104
447	Warehouse								S		X		See sections 14.02.050, 14.02.104
448	Welding shop								X		X		See sections 14.02.050, 14.02.104
449													

	A	B	C	D	E	F	G	H	I	J	K	L	M
		R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
450	Alcohol Sales												
451	Alcohol Sales (Retail with Tasting Room)							P(6)	P(6)	P			
452	Alcohol Sales (Retail)								P(6)				
453	Alcohol Sales – Manufacturing – Brewer								S		X		
454	Alcohol Sales – Manufacturing – Winery								S		X		
455	Alcohol Sales – Manufacturing – Distiller and Rectifier								S		X		
456	Alcohol Sales – Distribution – General Distributor										X		
457	Alcohol Sales – Distribution – Wholesaler										X		
458	Alcohol Sales – Distribution – General Class B Wholesaler										X		
459	Alcohol Sales – Retail – Mixed Beverage – On Premise							X	X	X	X		
	Alcohol Sales – Retail – Wine and Malt Beverage Retailer – On and Off Premise								X		X		
460	Off Premise												
	Alcohol Sales – Retail – Wine and Malt Beverage Retailer – Off Premise Only							X	X	X	X		
461	Premise Only												
462	Alcohol Sales – Retail – Retail Dealer's On Premise							X	X	X	X		
463	Alcohol Sales – Retail – Retail Dealer's Off Premise								X		X		
464	Alcohol Sales – Retail – Package Store								X*		X*		
465	Alcohol Sales – Retail – Wine Only Package Store								X*		X*		
466	Alcohol Sales – Other – Bonded Warehouse										X		
467	Alcohol Sales – Other – Manufacturer's Agent's Warehousing										X		
468	Alcohol Sales – Other – Brewpub							X	X	X	X		

*Shall not be within 300 feet of another Package Store or Wine Only Package Store



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Consider approval of minutes from June 16, 2022 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/12/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:	Move to approve or deny as presented.		



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Consider approval of minutes from June 29, 2022 P&Z Board Special Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/12/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:	Move to approve or deny as presented.		



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Public hearing regarding proposed amendment to Appendix A "Schedule of Uses" for I (Industrial District)		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/12/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Public hearing regarding recommendations to recodify Article 3.16 Historic Landmark Preservation of Chapter 3: Building Regulations of the City's Code of Ordinances as Article 14.03 of Chapter 14: Zoning of the City's Code of Ordinances, to ratify the Ordinance as adopted on March 13, 2017, and to amend the Ordinance to (1) allow either a staff member or a volunteer to serve as the Historic Preservation Officer, (2) authorize the Historic Preservation Commission (HPC) to vote on making a recommendation to the City Council for filling vacancies when terms expire, (3) remove the 3 consecutive term limitation for commission members, and (4) to charge the HPC with oversight of the Farmer's Market.		
PREPARED BY:	Building/Planning/Code Enforcement Reeves	DATE SUBMITTED:	7/12/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Public hearing regarding a request to rezone 2322 CR 312, Glen Rose, TX 76043; also known as Tract: 1-6 THREE RIVERS ADDITION, Abst: A136, A136 MILAM CO SCH LD, TRACT 1-6 THREE RIVERS ADDITION, ACRES 45.99, from R-1 (Single-Family Residential District) to P&R (Parks & Recreation District.).		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/12/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Public hearing regarding a request for a Specific Use Permit for Short Term Rental for the property located at 103 SW Vernon, Lot: 1 & 2 (57X100), Blk: 00002, Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK 2, LOT 1 & 2 (57X100) 1 & 2 (57X100) to operate in the B-3 (Central Business District).		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/12/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Public hearing regarding a request for a Specific Use Permit in order to operate a "Athletic or fitness club" at the property located at 102 NE Barnard Street, Lot: 7 (25X100), Blk: 00005, Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK 5, LOT 7 (25X100); within the in the B-3 (Central Business District) Zone.		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/12/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Public hearing regarding a Preliminary Plat for Squaw Valley Estates Phase I, as submitted by owners Oaktree Assets LLC, for the property identified as Squaw Valley Estates, Lots 1-27, an addition to the City of Glen Rose being a 18.54 Acre Tract of the land in the MILAM COUNTY SCHOOL LAND SURVEY, Abst# 136, in the City of Glen Rose. Somervell County, Texas, being part of the called 135.24 acre tract described in a deed from Tom Brookes to Somervell County, dated May 28 th , 1997, recorded in Volume 50, Page 798 of the Somervell County real property records.		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/12/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding proposed amendment to Appendix A "Schedule of Uses" for I (Industrial District)		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/12/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:	Move to approve or deny as presented.		

Category	Type of Use	B1 - RESTRICTED	B2 - GENERA L	B3 - Historic Central Business District I	Notes
Accessory, Utility, Government, Institutional and Incidental Uses	Ambulance Dispatch Station	P	P		P
Accessory, Utility, Government, Institutional and Incidental Uses	Cable TV Lines	P	P	P	P
Accessory, Utility, Government, Institutional and Incidental Uses	Electrical generating plant				P
Accessory, Utility, Government, Institutional and Incidental Uses	Funeral Homes and Mortuaries		P		P
Accessory, Utility, Government, Institutional and Incidental Uses	Gas Line (6in or larger)	S	S	S	S
Accessory, Utility, Government, Institutional and Incidental Uses	Gas regulating/gate station	S	S	S	S
Accessory, Utility, Government, Institutional and Incidental Uses	Local Utility line or utility distribution lines, telephone exchange (no garage or shop)	P	P	S	P
Accessory, Utility, Government, Institutional and Incidental Uses	Microwave Tower	S	S		P
Accessory, Utility, Government, Institutional and Incidental Uses	NON-COMMERCIAL INSTITUTIONS (NON-PROFITS)	P	P		P
Accessory, Utility, Government, Institutional and Incidental Uses	Public building (shop or yard)		P		P
Accessory, Utility, Government, Institutional and Incidental Uses	Racing, Animal, Automotive, other				P
Accessory, Utility, Government, Institutional and Incidental Uses	Radio & Television Tower	S	S		P
Accessory, Utility, Government, Institutional and Incidental Uses	Radio Transmitting Station	S	S		P
Accessory, Utility, Government, Institutional and Incidental Uses	Railroad Freight Terminal				S
Accessory, Utility, Government, Institutional and Incidental Uses	Railroad team truck				S
Accessory, Utility, Government, Institutional and Incidental Uses	Railroad track or right-of-way				S
Accessory, Utility, Government, Institutional and Incidental Uses	Railroad Yard				S
Accessory, Utility, Government, Institutional and Incidental Uses	Recycling Collection Facility				S
Accessory, Utility, Government, Institutional and Incidental Uses	Refuse Transfer Station				S
Accessory, Utility, Government, Institutional and Incidental Uses	Sewage treatment plant				S

Accessory, Utility, Government, Institutional and Incidental Uses	Sewer Lift Station	S	S		S
Accessory, Utility, Government, Institutional and Incidental Uses	Telecommunication Antenna/Telecommunication Tower and Stealth Telecommunication Tower	S	S		P
Accessory, Utility, Government, Institutional and Incidental Uses	Telephone Poles & Lines	P	P		P
Accessory, Utility, Government, Institutional and Incidental Uses	Temporary Construction Office	P	P	S	P
Accessory, Utility, Government, Institutional and Incidental Uses	Utility business office	P	P		P
Accessory, Utility, Government, Institutional and Incidental Uses	Utility mains and lines	S	S		P
Accessory, Utility, Government, Institutional and Incidental Uses	Utility shop or yard		P		P
Accessory, Utility, Government, Institutional and Incidental Uses	Utility substation or regulation station		S		P
Accessory, Utility, Government, Institutional and Incidental Uses	Water pump station	S	P		S
Accessory, Utility, Government, Institutional and Incidental Uses	Water storage tank	P	P		P
Accessory, Utility, Government, Institutional and Incidental Uses	Water treatment plant	S	S		S
Accessory, Utility, Government, Institutional and Incidental Uses	Water well	S	S	S	S
Agricultural & Related Uses	Community Garden	P	P		P
Agricultural & Related Uses	Creamery				P
Agricultural & Related Uses	Fairgrounds or Rodeo	S	S		P
Agricultural & Related Uses	Farm Implement Sales		P		P
Agricultural & Related Uses	Farm, Orchard or Truck Garden	S	P		P
Agricultural & Related Uses	Hatchery (poultry), egg farm, feed lot				P
Agricultural & Related Uses	Livestock Auction				P
Agricultural & Related Uses	stable, commercial				P
Agricultural & Related Uses	Stable, private				P
Agricultural & Related Uses	stockyards or slaughterhouse				S
Agricultural & Related Uses	VINEYARD				P
Agricultural & Related Uses	WILDLIFE AREA	P	P		P
Commercial Type, Retail and Service Uses	Animal Shelter		P		P
Commercial Type, Retail and Service Uses	Auction House		P		P
Commercial Type, Retail and Service Uses	Bakeries (Wholesale/Commercial)		P		P
Commercial Type, Retail and Service Uses	Bakery or Confectionery (Retail)	P	P	P	P
Commercial Type, Retail and Service Uses	Boat Sales		P		P
Commercial Type, Retail and Service Uses	Building Materials Sales, Lumber Yard or Monument Sales		P		P
Commercial Type, Retail and Service Uses	Carpentry Shop				S
Commercial Type, Retail and Service Uses	Christmas Tree Sales	P	P	P	P
Commercial Type, Retail and Service Uses	Electrical Sales & Service				P

Commercial Type, Retail and Service Uses	Employment Agency		P		P	
Commercial Type, Retail and Service Uses	Event Center/Rental Hall		P		P	
Commercial Type, Retail and Service Uses	Exterminator		P		P	
Commercial Type, Retail and Service Uses	Farmers Market / Produce Stand	P	P	P	P	
Commercial Type, Retail and Service Uses	Feed Store (No animal sales)		P		P	
Commercial Type, Retail and Service Uses	Feed store with animal sales		P		P	
Commercial Type, Retail and Service Uses	Firewood Sales	P	P		P	
Commercial Type, Retail and Service Uses	Flea Market (inside)		S	S	P	
Commercial Type, Retail and Service Uses	Flea Market (outside)		S		S	
Commercial Type, Retail and Service Uses	Furrier		P		P	
Commercial Type, Retail and Service Uses	Game Hall		S		P	
Commercial Type, Retail and Service Uses	GREASE TRAP & DRAIN VACUUM SERVICE				P	
Commercial Type, Retail and Service Uses	Gun Shooting Range (indoor)				P	
Commercial Type, Retail and Service Uses	Gunsmith Shop		P		P	
Commercial Type, Retail and Service Uses	Heating/AC sales & service		P		P	
Commercial Type, Retail and Service Uses	Heavy Equipment Sales		P		P	
Commercial Type, Retail and Service Uses	Heavy Machinery sales and storage		P		P	
Commercial Type, Retail and Service Uses	Hotel, Motel, or Inn		P			Removed by City Council Committee from B2
Commercial Type, Retail and Service Uses	LANDSCAPING SERVICES	P	S		P	
Commercial Type, Retail and Service Uses	Lawnmower, Lawn Equipment, Small Motors Sales & Service	S	P		P	Removed from B3 based on city council
Commercial Type, Retail and Service Uses	Lithographic Shop		P		P	
Commercial Type, Retail and Service Uses	Locksmith Shop		P		P	
Commercial Type, Retail and Service Uses	Manufactured Homes Sales Lot, Mobil Home Sales & Display		P			
Commercial Type, Retail and Service Uses	Massage Establishment	S	S		S	
Commercial Type, Retail and Service Uses	Mimeograph or letter shop	P	P		P	
Commercial Type, Retail and Service Uses	Musical Instruction Store	P	P		P	
Commercial Type, Retail and Service Uses	Newspaper Office	P	P	P*	P	*Add must be open to public and be like a community hub
Commercial Type, Retail and Service Uses	Nightclub or Dance Hall	S	P	S	P	
Commercial Type, Retail and Service Uses	Pawnshops		P		P	
Commercial Type, Retail and Service Uses	Personal Services - Beauty & Barber Shop	P	P	P	P	
Commercial Type, Retail and Service Uses	Personal Services - Spa, Tanning, Massage Therapy, Permanent Makeup	P (7)	P (7)	P (7)	P(7)	
Commercial Type, Retail and Service Uses	Pet grooming shop	P	P		P	
Commercial Type, Retail and Service Uses	Plant Nurseries		P		P	

Commercial Type, Retail and Service Uses	plumbing sales & service		P		P	
Commercial Type, Retail and Service Uses	pool or billiard hall	S	P		P	
Commercial Type, Retail and Service Uses	portable building or shed sales lot		P		P	
Commercial Type, Retail and Service Uses	Professional - title and abstract office	P	P		P	Removed from B3 based on city council
Commercial Type, Retail and Service Uses	Professional Office - Field Office or Real Estate Sales Office	P	P		P	Removed from B3 based on city council
Commercial Type, Retail and Service Uses	Professional Offices - Insurance, Lawyer, Title Company, Business Office	P	P		P	Removed from B3 based on city council
Commercial Type, Retail and Service Uses	Professional Offices - Medical, Dental, Science, Clinic	P	P		P	
Commercial Type, Retail and Service Uses	Professional Offices - Optical Clinic or Office	P	P		P	
Commercial Type, Retail and Service Uses	Psychic/Paranormal Readings	S	S		S	
Commercial Type, Retail and Service Uses	Radio or TV broadcast studio	P	P		P	
Commercial Type, Retail and Service Uses	recreational vehicle storage		P		P	
Commercial Type, Retail and Service Uses	restaurant kiosk	P	P	P*	P	*Temporary with Time Limit - 2 weeks
Commercial Type, Retail and Service Uses	restaurant or café (inside)	P	P	P	P	
Commercial Type, Retail and Service Uses	Restaurant or cafeteria (carry-out only)	P	P	P	P	
Commercial Type, Retail and Service Uses	Restaurant or cafeteria (drive-in service)	P	P		P	
Commercial Type, Retail and Service Uses	Shop, Large Retail - Furniture	P - Size Limit	P		P	
Commercial Type, Retail and Service Uses	Shop, Large Retail - Groceries	P - Size Limit	P		P	
Commercial Type, Retail and Service Uses	Shop Large - Other (3000sqft more or chains)		P		P	
Commercial Type, Retail and Service Uses	Shop, Large Retail - Pet store, kennel, animal boarding (Outside Runs)		P		P	
Commercial Type, Retail and Service Uses	Shop, Small - Bait Shop	P	P		P	
Commercial Type, Retail and Service Uses	Shop, Small - Butcher	P	P	S	P	
Commercial Type, Retail and Service Uses	Shop, Small - Hardware (paint, plumbing and related sales)	P - Size Limit	P	P - Size Limit	P	
Commercial Type, Retail and Service Uses	Shop, Small - Jewelry	P	P	P	P	
Commercial Type, Retail and Service Uses	Shop, Small - Laundry or dry-cleaning	P	P		P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Antique, Art	P	P	P	P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Appliance Repair		P		P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Bicycle Sales & Repair	P	P	P	P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Dry Cleaning and pressing	P	P		P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Florist or Plant Center	P	P	P	P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Framing, Art	P	P		P	Removed from B3 based on city council
Commercial Type, Retail and Service Uses	Shop, Small Retail - Groceries	P-Size Limite	P	P - Size Limit	P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Handcrafted Furniture	P	P	P	P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Homegoods Rental Store	P	P		P	

Commercial Type, Retail and Service Uses	Shop, Small Retail - Leather Goods, Tack	P	P	P	P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Pet store, kennel, animal boarding (no outside runs)	P	P		P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Seamstress, Tailor	P	P		P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Sign Shop	P	P		P	Remove from b3 per city council meeting
Commercial Type, Retail and Service Uses	Shop, Small Retail - Smoke, Tobacco, Vape		P		P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Sporting Goods	P	P	P - Size Limit	P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Thrift, Second Hand, Consignment	P	P	P	P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Tool & Equipment Rental		P		P	
Commercial Type, Retail and Service Uses	Shop, Small Retail - Video	P	P		P	
Commercial Type, Retail and Service Uses	shopping center or mall		P			
Commercial Type, Retail and Service Uses	snow cone stand	P	P	P	P	
Commercial Type, Retail and Service Uses	Store, Small Retail - General Store or Convenience Store	P	P	S	P	
Commercial Type, Retail and Service Uses	Store, Small Retail - Gift or Novelty Shop	P	P	P	P	
Commercial Type, Retail and Service Uses	Store, Large Retail - All Types		P		P	
Commercial Type, Retail and Service Uses	Store, Small Retail - Appliance		P		P	
Commercial Type, Retail and Service Uses	Store, Small Retail - Art Supply, Office Supplies, Newsstand, Books, Camera	P	P	P	P	
Commercial Type, Retail and Service Uses	Store, Small Retail - Audio, TV, Electronics, Computers		P		P	
Commercial Type, Retail and Service Uses	Store, Small Retail - Carpet, Flooring		P		P	
Commercial Type, Retail and Service Uses	Store, Small Retail - Clothing, Apparel, Shoes, Accessories	P	P	P	P	
Commercial Type, Retail and Service Uses	Store, Small Retail - Department or Discount	P	P	P - Size Limit	P	
Commercial Type, Retail and Service Uses	Store, Small Retail - Drug Store or Pharmacy	P	P	P - Size Limit	P	
Commercial Type, Retail and Service Uses	Store, Small Retail - Hobby	P	P	P - Size Limit	P	
Commercial Type, Retail and Service Uses	Store, Small Retail - Other	P	P	S	P	
Commercial Type, Retail and Service Uses	Studio, Small Retail - Photography Studio, Recording Studio, Music, Art, Health, etc	P	P	S	P	
Commercial Type, Retail and Service Uses	Tattoo Parlor or Body Piercing		S		S	
Commercial Type, Retail and Service Uses	taxidermist		P		P	
Commercial Type, Retail and Service Uses	Travel Agent	P	P		P	Removed from B3
Commercial Type, Retail and Service Uses	Upholstery Shop				P	
Commercial Type, Retail and Service Uses	Veterinarian (no outside runs)	P	P		P	
Commercial Type, Retail and Service Uses	Veterinarian (outside runs)		P		P	
Commercial Type, Retail and Service Uses	veterinary hospital	P	P		P	
Commercial Type, Retail and Service Uses	washeteria (self service)	P	P		P	
Commercial Type, Retail and Service Uses	Wholesale establishments				P	

Educational & Institutional Uses	Assisted Living Facility, Nursing Home, or rest home	S	P			
Educational & Institutional Uses	Athletic Field or Stadium	S	P			
Educational & Institutional Uses	Auditorium or Amphitheater	S	P			
Educational & Institutional Uses	AUTOMATED TELLER MACHINES	P	P	S	P	
Educational & Institutional Uses	Bank or Financial Institution	P	P		P	
Educational & Institutional Uses	Cemetery or Mausoleum					
Educational & Institutional Uses	Child Care Center or facility	P	P		P	
Educational & Institutional Uses	Church, rectory, or other places of worship including church operated day-care facilities, and pres-schools	P	P	S	P	
Educational & Institutional Uses	College, University or Professional Schools		P		P	
Educational & Institutional Uses	Community Center	P	P	S	P	
Educational & Institutional Uses	Convalescence Center	P (4)	P		P	
Educational & Institutional Uses	CREMATORIUM				S	
Educational & Institutional Uses	Day-Care (Commercial)	P	P		P	
Educational & Institutional Uses	Drug and Alcohol Rehabilitation Center	S	S		S	
Educational & Institutional Uses	Fire Station	P	P		P	
Educational & Institutional Uses	Food Bank		P		P	
Educational & Institutional Uses	Fraternal Organizations, lodge, civic club	P	P	P	P	
Educational & Institutional Uses	GOVERNMENT FACILITIES	P	P	P	P	
Educational & Institutional Uses	Halfway house	S (4)	S		S	
Educational & Institutional Uses	Hospital		P		P	
Educational & Institutional Uses	Laboratories (Medical, dental, science)				P	
Educational & Institutional Uses	MATERIAL RECYCLING CENTER				P	
Educational & Institutional Uses	Museum, library, historic sites, art gallery (public) & other similar	P	P	P	P	
Educational & Institutional Uses	Police Station	P	P	P	P	
Educational & Institutional Uses	Post Office	P	P		P	
Educational & Institutional Uses	PRISON, JAIL OR OTHER CORRECTIONAL INSTITUTION		S		S	
Educational & Institutional Uses	Religious Camp		P			
Educational & Institutional Uses	Sanatorium	S (4)	P		P	
Industrial & Manufacturing Uses	Ammonia Manufacturing				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Apparel, Garmet & Textile Manufacturing				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Appliance Manufacturing				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Artificial Limb Manufacturing				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Asphalt Batching Plant				S	SEE Section 14.02.050, 14.02.104

Industrial & Manufacturing Uses	Bleach Manufacturing			S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Bookbinding and publishing	S		P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	bottling plant	S		P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	box manufacturing			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Brewery			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Brick & Tile Manufacturing			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Cabinet Shop			S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	canning operation			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	carpet manufacturing			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Chemical Storage or Manufacturing			S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Chlorine Manufacturing			S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Cleaning plant (Laundry)				SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Cold Storage Plant			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Concrete Batching Plant			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Concrete Product Casting Plant			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Contractor Yard outside storage	P		P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Creosote Manufacturing			S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Distillation Plant			S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Distribution Center - Large			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Distribution Center - Small	P		P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Dyeing Plant			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Electrical Components Manufacturing			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Electroplating			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Envelope Manufacturing			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Explosives Manufacturing			S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Fertilizer Manufacturing			S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Fiberglass Manufacturing			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Fireworks Manufacturing			S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Food Processing			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Foundry			S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Freight Terminal, Motor			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Freight Terminal, Train			P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Furniture Manufacturing			P	SEE Section 14.02.050, 14.02.104

Industrial & Manufacturing Uses	Glass Manufacturing				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Glue Manufacturing				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Granary or Gin				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Gypsum Manufacturing				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Ice Cream Plant/Ice Plant				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Incinerators				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Insecticide, Pesticide Processing				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	JUNK YARD/SALVAGE YARD				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Light Fabrication Plant				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Machine Shop				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Marble Manufacturing				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Mattress Manufacturing				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Meat Processing Plant				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	metal casting, foundry or fabrication plant				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	metal stamping, dyeing, shearing or punching				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Mini-Warehouse	S	P		P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Mining, Quarrying, Dredging or Excavation				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	MOBILE COLLECTION & REDEMPTION CENTER				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	newspaper distribution center				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	OUTSIDE ABOVE GROUND STORAGE (COMBUSTIBLES)				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Packaging Operation				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Paint Manufacturing				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Pallet Manufacturing				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Paper Mill				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Paper Products Manufacturing				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Petroleum Products (Wholesale)				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Petroleum Refinery or Storage				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Pharmaceutical Manufacturing				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Planing Mill				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Plastic Product Manufacturing				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Pottery Manufacturing				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Poultry Processing Plant				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Print Center - Commercial				P	SEE Section 14.02.050, 14.02.104

Industrial & Manufacturing Uses	Probation or Parole Office				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Rendering Plant				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Rock Crushing Plant				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Salvage Yard				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Sheet Metal Shop				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Smelter Plant				S	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	storage, non accessory outside				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	Textile & Apparel Manufacturing				P	SEE Section 14.02.050, 14.02.104
Industrial & Manufacturing Uses	UNDERGROUND BULK STORAGE				S	SEE Section 14.02.050, 14.02.104
Recreational & Entertainment	Amusement, commercial (indoor)	P - Size Limit	P			
Recreational & Entertainment	Amusement, commercial (outdoor)		P			
Recreational & Entertainment	Arcade	P - Size Limit	P	P		
Recreational & Entertainment	Athletic Fitness Club	P - Size Limit	P	S - Size Limit		
Recreational & Entertainment	Bowling Alley		P	S - Size Limit		
Recreational & Entertainment	Carnival or circus (temporary)	S	S			
Recreational & Entertainment	Country Club	P	P			
Recreational & Entertainment	Go-Cart Track		P			
Recreational & Entertainment	Golf , miniature	S	P			
Recreational & Entertainment	Golf Course (Private)	S	S			
Recreational & Entertainment	Golf Course (Public)	S	S			
Recreational & Entertainment	Golf Driving Range		S			
Recreational & Entertainment	Movie Theater (drive-in)		S			
Recreational & Entertainment	Movie Theater (indoor)	P	P	S		
Recreational & Entertainment	NATURE PRESERVES	P	P			
Recreational & Entertainment	Park or Playground (Public)	P	P	P		
Recreational & Entertainment	Playfield or stadium (Public)	S	P			
Recreational & Entertainment	racquetball court	P	P			
Recreational & Entertainment	Recreational Area (Private)	P	P			
Recreational & Entertainment	Recreational Area (Public)	P	P			
Recreational & Entertainment	Sexually oriented business					
Recreational & Entertainment	skating rink		P			
Recreational & Entertainment	Swim or Tennis Club	P	P			
Recreational & Entertainment	Swimming pool /hot tub (Private)	P	P			
Recreational & Entertainment	Swimming pool /hot tub (public)	P	P			
Recreational & Entertainment	Tennis Court (Private)	P	P			
Recreational & Entertainment	Tennis Court (public)	P	P			
Recreational & Entertainment	Theater (Indoor)	P	P	S		
Recreational & Entertainment	Theater (Outdoor)		P			
Recreational & Entertainment	YOUTH CAMPS		S			
Residential	Accessory Building or Use	P	P	S		
Residential	Apartment or Multifamily building	P	P	S (5)		
Residential	Bed & Breakfast Accommodation (Residential Home)					
Residential	Boarding (rooming) house					
Residential	Cabins or two-four unit cabins					
Residential	Child Day Care (Home)					
Residential	Condominium	P	P			
Residential	Dormitories		P			
Residential	Four family dwelling		P			
Residential	Group day care home					
Residential	Group home/Community Home					
Residential	Guest house or quarters					
Residential	Home Occupation (Home Based Business)					
Residential	Independent Living Facility (Retirement Community)	S	P			
Residential	Industrialized housing					
Residential	Manufactured home					
Residential	Manufactured Home Park					
Residential	Multi Family Building	P				

Residential	Private Street Development				
Residential	Recreational vehicle	P	P		
Residential	Retirement center		P		
Residential	Shipping containers for residential use				
Residential	Short Term Rental (Airbnb & VRBO)				
Residential	Short Term Rental Accommodation				
Residential	Single family dwelling	*1*	*1*		*1*
Residential	Three family dwelling				
Residential	Townhouse				
Residential	Trailer camp or park		P		
Residential	Two family dwelling				
Transportation, Automobile & Related Uses	Airport or landing field, Heliport, and aircraft hanger		S		S
Transportation, Automobile & Related Uses	Auto & Motorcycle Sales Lot		S		P
Transportation, Automobile & Related Uses	Auto Inspection Station		P		P
Transportation, Automobile & Related Uses	Auto Paint and Body Shop		P		P
Transportation, Automobile & Related Uses	Auto parts sales (indoor)		P		P
Transportation, Automobile & Related Uses	Auto Rental		P		P
Transportation, Automobile & Related Uses	Auto Repair Garage		P		P
Transportation, Automobile & Related Uses	Automobile, trailer, light truck, tool rental		P		P
Transportation, Automobile & Related Uses	Bus Stop	P	P	P	P
Transportation, Automobile & Related Uses	Bus Terminal				P
Transportation, Automobile & Related Uses	BUS/TRUCK PARKING OR STORAGE				P
Transportation, Automobile & Related Uses	Car Wash	P	P		P
Transportation, Automobile & Related Uses	Garage or lot, parking (Commercial)	P	P	S	P
Transportation, Automobile & Related Uses	Garage or lot, parking (Private)	P	P	S	P
Transportation, Automobile & Related Uses	Garage or lot, parking (Public)	P	P	S	P
Transportation, Automobile & Related Uses	incinerators				S
Transportation, Automobile & Related Uses	Motor freight terminal				S
Transportation, Automobile & Related Uses	Recreational vehicle sales		P		P
Transportation, Automobile & Related Uses	Service station or motor vehicle fuel sales	P	P		P
Transportation, Automobile & Related Uses	Taxi or Shuttle Service Business Office with Parking		P		P
Transportation, Automobile & Related Uses	Tire recapping				P
Transportation, Automobile & Related Uses	tire sales & repair		P		P
Transportation, Automobile & Related Uses	TRUCK DRIVING SCHOOLS				P
Transportation, Automobile & Related Uses	Truck Fueling Station		P		P
Transportation, Automobile & Related Uses	Truck sales, storage, or repair				P
Transportation, Automobile & Related Uses	Truck Stop		P		P
Transportation, Automobile & Related Uses	truck wash		P		P

Add per city council committee
Add per city council committee
Add per city council committee



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding recommendations to recodify Article 3.16 Historic Landmark Preservation of Chapter 3: Building Regulations of the City's Code of Ordinances as Article 14.03 of Chapter 14: Zoning of the City's Code of Ordinances, to ratify the Ordinance as adopted on March 13, 2017, and to amend the Ordinance to (1) allow either a staff member or a volunteer to serve as the Historic Preservation Officer, (2) authorize the Historic Preservation Commission (HPC) to vote on making a recommendation to the City Council for filling vacancies when terms expire, (3) remove the 3 consecutive term limitation for commission members, and (4) to charge the HPC with oversight of the Farmer's Market.		
PREPARED BY:	Building/Planning/Code Enforcement Reeves	DATE SUBMITTED:	7/12/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			

ORDINANCE #22.08.09____

AN ORDINANCE OF THE CITY OF GLEN ROSE, TEXAS, RATIFYING THE ADOPTION OF ORDINANCE 17.03.13A “HISTORIC LANDMARK PRESERVATION ORDINANCE” (HLPO); RECODIFYING THE HLPO AS ARTICLE 14.03 OF THE CITY’S CODE OF ORDINANCES; AMENDING PORTIONS OF THE HLPO; PROVIDING FOR REPEALING, SEVERABILITY AND PROPER NOTICE, MEETING, AND QUORUM CLAUSES; AND, ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Glen Rose, Texas (City) is a Type A general-law municipality located in Somervell County, created in accordance with the provisions of Chapter 6 of the Texas Local Government Code (TLGC) and operating pursuant to the enabling legislation of the State of Texas;

WHEREAS, pursuant to §51.001 of the TLGC, “The governing body of a municipality may adopt, publish, amend, or repeal an ordinance, rule, or police regulation that: (1) is for the good government, peace, or order of the municipality or for the trade and commerce of the municipality; and (2) is necessary or proper for carrying out a power granted by law to the municipality or to an office or department of the municipality”;

WHEREAS, on April 12, 1994 pursuant to the provisions of Chapter 211 of the TLGC, the City Council adopted Ordinance 256-H creating “a district of historical significance” called the “Glen Rose Historic District”;

WHEREAS, on June 13, 2000, Ordinance 256-H was amended, but the boundaries of the Historic District remained the same;

WHEREAS, on July 12, 2004, Ordinance 256-H was again amended, but the boundaries of the Historic District remained the same;

WHEREAS, the minutes of the May 11, 2009 City Council Meeting indicated the City Council voted to expand the “Historic Preservation District,” but the new boundaries were not described in the minutes or any document directly associated with that meeting;

WHEREAS, on July 11, 2011 the City Council voted to adopt the Historic District Ordinance (with changes); however, no copy of a signed Ordinance bearing that date has been found;

WHEREAS, an unsigned and undated copy of “The City of Glen Rose Preservation District Ordinance” paralleling a model ordinance provided by the State of Texas was found, but the Ordinance provided no description of the Historic District boundaries;

WHEREAS, on August 16, 2016, the Historic Preservation Commission conducted a public

hearing on and subsequently voted to approve a Historic Preservation Ordinance and District Map;

WHEREAS, among the document associated with the August 16, 2016 meeting, was a map depicting an area larger than what was described in the 1004, 2000, and 2004 ordinances (presumably the District as expanded at the May 11, 2009 City Council Meeting), a notice documenting public hearings about a “new Historic Preservation Landmark Ordinance” before both the Historic Preservation Commission and the Planning and Zoning Commission and advertising a January 9, 2017 public hearing before the City Council, and a list of properties to which it appears the notice was sent;

WHEREAS, on January 9, 2017, the City Council discussed the proposed, new “Historic Landmark Preservation Ordinance,” but no officially designated “public hearing” was conducted and the Council took no action;

WHEREAS, on March 13, 2017 pursuant to the provisions of Chapter 211 of the TLGC the City Council repealed and revoked prior preservation ordinances and adopted a new “Historic Landmark Preservation Ordinance” (Ordinance 17.03.13A);

WHEREAS, also on March 13, 2017, the City Council adopted Ordinance #17.03.13B rolling back the boundaries of the City’s Historic District (AKA Preservation District) to the original boundaries identified in Ordinance 256-H adopted on April 12, 1994 and renaming the District as the “Historic Preservation Overlay District”;

WHEREAS, since the City Council failed to conduct a public hearing prior to adopting the Historic Land Preservation Ordinance (Ordinance 17.03.13A), it has been determined that said action should be considered at a public hearing and, then, ratified:

WHEREAS, the Historic Landmark Preservation Ordinance was codified as Article 3.16 Historic Landmark Preservation of Chapter 3: Building Regulations of the City's Code of Ordinances;

WHEREAS, since authorization for designating “places and areas of historical, cultural, or architectural importance and significance” is found in Chapter 211 “Municipal Zoning Authority” of the TLGC, it has been recommended that Article 3.16 Historic Landmark Preservation of the City’s Code of Ordinances be recodified as Article 14.03 of Chapter 14: Zoning of the City's Code of Ordinances;

WHEREAS, amendments to the City’s Historic Preservation have been proposed to: (1) allow either a staff member or a volunteer to serve as the Historic Preservation Officer, (2) authorize the Historic Preservation Commission (HPC) to vote on making a recommendation to the City Council for filling vacancies when terms expire, (3) remove the 3 consecutive term limitation for HPC members, and (4) to charge the HPC with oversight of the Farmer's Market.

WHEREAS, both the Historic Preservation Commission and the Planning and Zoning Commission have conducted public hearings and have made recommendations to the City

Council regarding said ratification, recodification, and amendments;

WHEREAS, the City has provided notification and conducted the public hearing required under Chapter 212 of the TLGC concerning ratification and recodification and amendments to the Historic Landmark Preservation Ordinance 17.03.13A; and,

WHEREAS, for the good government, peace, and order of the municipality and to carry out the powers granted to the City under Chapter 212 of the TLGC, the City Council has decided to amend Chapter 14 “Zoning” of the City’s Code of Ordinances.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLEN ROSE, TEXAS:

SECTION 1 (OF 10)
INCORPORATION OF RECITALS

All of the above recitals are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2 (OF 10)
RATIFY ADOPTION OF HISTORIC LANDMARK PRESERVATION
ORDINANCE

The adoption of Ordinance 17.03.13A (Historic Landmark Preservation Ordinance) is hereby ratified.

SECTION 3 (OF 10)
RECODIFY ARTICLE 3.16
HISTORIC LANDMARK PRESERVATION

Article 3.16 Historic Landmark Preservation of Chapter 3 “Building Regulations” of the City’s Code of Ordinances is, hereby, recodified as Article 14.03 Historic Landmark Preservation, of Chapter 14 “Zoning” of the City’s Code of Ordinances.

SECTION 4 (OF 10)
AMEND SECTION 14.03.003(c) ORGANIZATION AND MEETINGS

Amend Section 14.03.003(c)(4) to read as follows:

HPC members shall be identified by place numbers 1 through 5 and the terms of office served shall be staggered. The city council may reappoint commission members as their terms expire ~~not to exceed three consecutive terms~~. The mayor shall fill any vacancies that may occur before a term has expired, only for the remainder of the term.

SECTION 5 (OF 10)
AMEND SECTION 14.03.003(d) DUTIES AND POWERS

Amend Section 14.03.003(d) “Duties and powers” to add the following:

- (21) Make a recommendation to the City Council for filling vacancies when Commission members’ terms expire.
- (22) Provide oversight to the Farmer’s Market.

SECTION 6 (OF 10)
AMEND SECTION 14.03.004
APPOINTMENT OF HISTORIC PRESERVATION OFFICER

Amend Section 3.16.004 Appointment of Historic Preservation Officer to read as follows:

The city administrator or its designee shall appoint a qualified **volunteer or** staff person to serve as historic preservation officer (HPO). The HPO shall be empowered to:

- (a) Administer this article and advise the commission on matters submitted to it.
- (b) To maintain and hold open for public inspection all documents and records pertaining to the provisions of this article. All records will be maintained at city hall or other designated location as determined by the city records officer.
- (c) Receive and review all applications pursuant to this article to ensure their completeness.
- (d) Review and take action on all certificates of appropriateness applications subject to administrative review pursuant to this article.
- (e) Review and forward with any recommendations all applications for certificates of appropriateness subject to review by the commission pursuant to this article.
- (f) Ensure proper posting and noticing of all commission meetings, schedule applications for HPC review, provide packets to its members prior to the meetings, record meeting minutes and facilitate all commission meetings. The HPC secretary will assist in these administrative duties.
- (g) Review and help coordinate the city’s preservation and urban design activities with those of local, state and federal agencies and with local, state, and national preservation organizations in the private sector.

SECTION 7 (OF 10)
SAVINGS/REPEALING CLAUSE

Chapter 14 of the City’s Code of Ordinances shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict

with this Ordinance are hereby repealed to the extent they are in conflict. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8 (OF 10) SEVERABILITY CLAUSE

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Glen Rose hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9 (OF 10) PROPER NOTICE, MEETING, AND QUORUM CLAUSE

It is hereby officially found and determined that the meeting at which this Ordinance was adopted by majority vote of the City Council of the City of Glen Rose, Texas was open to the public; that public notice of the time, place, and purpose of the meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code; and, that a quorum was present pursuant to Section 22.039 of the Texas Local Government Code.

SECTION 10 (OF 10) EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED this the 9th day of August, 2022.

APPROVED:

Julia Douglas, Mayor

ATTEST:

Staci L. King, City Secretary



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a request to rezone 2322 CR 312, Glen Rose, TX 76043; also known as Tract: 1-6 THREE RIVERS ADDITION, Abst: A136, A136 MILAM CO SCH LD, TRACT 1-6 THREE RIVERS ADDITION, ACRES 45.99, from R-1 (Single-Family Residential District) to P&R (Parks & Recreation District.).		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/12/22
EXHIBITS:	1. Request for New Zoning Use Application 2. Property Notification Letter 3. Property Return Letter 4. 200' Surrounding Property map 5. Current Zoning Map 6. Future Land Use Map 7. R-1 Single-Family Residential District 8. PR Area Regulations		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: 05/20/2022 – New Zoning Use Application was received 07/01/2022 - Notice of Public Hearing was posted in the local newspaper 06/21/2022 - 1 Property owner letter was sent representing 1 property. 01 Letters have been confirmed as received 00 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 00 Opposition response has been returned			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

Item 12.

NOTIFICATION

June 21, 2022

NOTICE OF PUBLIC HEARING ON PROPERTY LOCATED AT 2322 CR 312, Glen Rose, TX 76043

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on July 21, 2022 before the Planning and Zoning Commission and on August 9, 2022 before the City Council on a request by owner / Owner's Representative, Mark Adams, to rezone the property located at 2322 CR 312, Glen Rose, TX 76043; also known as Tract: 1-6 THREE RIVERS ADDITION, Abst: A136, A136 MILAM CO SCH LD, TRACT 1-6 THREE RIVERS ADDITION, ACRES 45.99, from R-1 (Single-Family Residential District) to P&R (Parks & Recreation District.).

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property located referenced above. That is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for rezoning which is under consideration, and a map showing all the properties within 200' of the property referenced above. If you would like to register your opinion in favor or in opposition to granting the rezoning request, please complete the form and either mail or email it to us, or deposit it in one of the drop boxes at City Hall.

If the owners of 20% or more of the land within 200' of property referenced above provide written notice of their objection to the issuance of the rezoning request, instead of a simple majority it will require a vote of $\frac{3}{4}$ of the City Council members present to approve the request.

You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the bottom of the City's website at www.glenrosetexas.org.

Should you have any questions, please contact us at buildingofficial@glenrosetexas.org or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department

NOTICE OF PUBLIC HEARING

Item 12.



City of Glen Rose, Texas

Building, Planning, Code Enforcement Department

P.O. Box 1949, Glen Rose, TX 76043

Ph: (254) 897-2272

Fax: (254) 897-7989

Email: buildingofficial@glenrosetexas.org

Re: Mark Adams request to rezone the property located at 2322 CR 312, Glen Rose, TX 76043; also known as Tract: 1-6 THREE RIVERS ADDITION, Abst: A136, A136 MILAM CO SCH LD, TRACT 1-6 THREE RIVERS ADDITION, ACRES 45.99, from R-1 (Single-Family Residential District) to P&R (Parks & Recreation District.).

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 7643.

NAME: _____ DATE: _____

ADDRESS: _____

I AM () IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Kyle Reeves,
Building Official, Planning and Zoning (P&Z)



Dinosaur Capital
of Texas

Building, Planning & Code Enforcement

City of Glen Rose, Texas 76043

Tel: (254) 897-9373 Fax: (254) 897-7989

Staff use only

Date Received: 5/20/22

Item 12.

New Zoning Use Application

Address of property: 2322 County Road 312, Glen Rose, Texas 76043

Applicant's Name: Mark R. Adams, Vice President Date: May 18, 2022

Property Owner Information

Full Name: OCR Tres Rios, LLC, a Texas limited liability company

Address: 1001 Walnut Street, Texarkana, Texas 75501

Telephone No: _____ Email: _____

Applicant/Owner's Representative (if not the owner)

Full Name: Mark R. Adams, VP & General Counsel for OCR Tres Rios, LLC

Address: 1001 Walnut Street, Texarkana, Texas 75501

Telephone No: _____ Email: _____

Present zoning at site: R-1 Requested new zoning use: P&R - Resort

Form of Ownership of the property: ☐ Individual ☐ Partnership ☐ Corporation

Intended use of property (must be specific): ☒ Limited liability company

To provide recreation and entertainment activities (e.g. swimming, family crafts and hobbies, music, videos, karaoke, food, fitness, etc.) primarily, but not exclusively, to guests (i.e. primarily tourists and vacationers) staying overnight on the property in the accommodations offered by the owner including cabins, cottages, bunkhouses, RV campers or RV campsites, and the like.

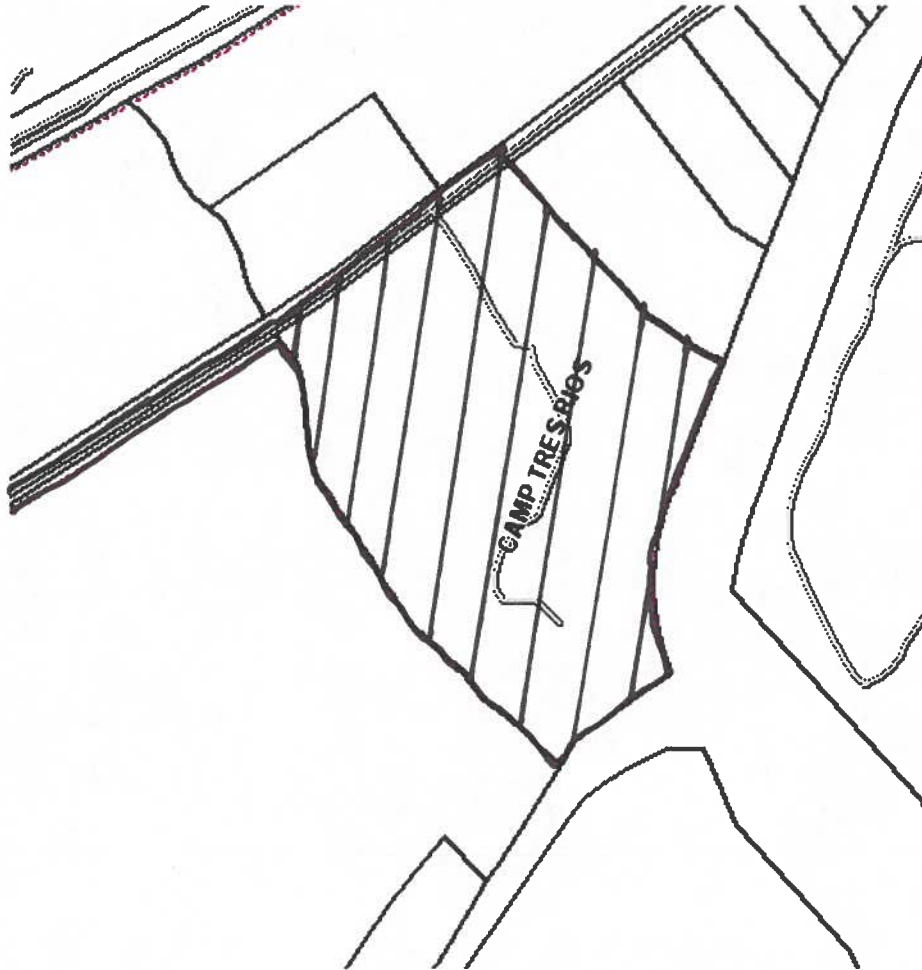
I/We, am/are the owner(s) of the property. I/We hereby certify that all the information provided is true and correct.

Owner(s) Signature: _____

Date: May 18, 2022

Mark R. Adams, VP & General Counsel

2322 County Road 312
Zoning Request
200 Ft Radius



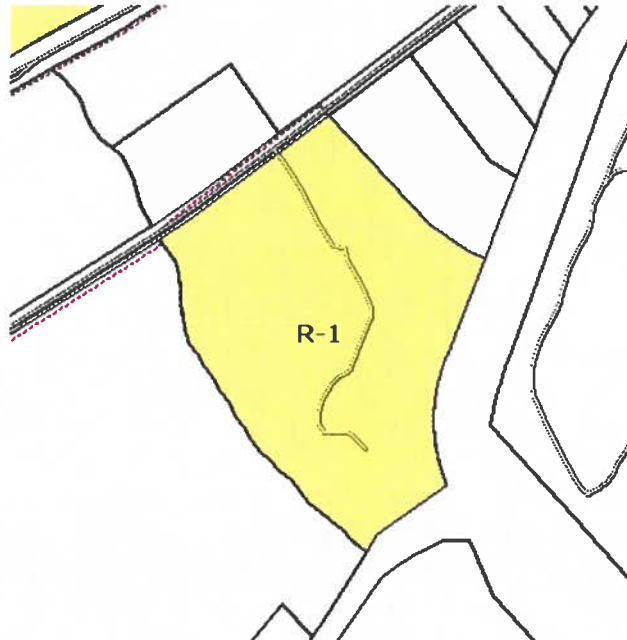
2322 County Road 312
Zoning Request
200 Ft Radius Mailings

1. OCR Tres Rios, LLC
1001 Walnut Street
Texarkana, Texas 75501

2322 County Road 312

Tres Rios – Zoning Request

Current Zoning

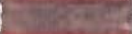


Future Zoning



Future Zoning Legend

LEGEND

Zone	Map Section/Area	Color	Color Name
R-1	Single Family		Golden Yellow
R-2M	Single Family/Duplex/Cabin		Pink
R-3	Single/Two-Four/MH		Tan
R-4	Multi-Family		Gray
B-1	Restricted Commercial		Orange
B-2	General Commercial		Aqua Green
I	Industrial		Brown
OSP	Open Space Parks		Yellow Green
PD	Planned Development		Mahogany Overlay
PF	Public Facilities		Violet Purple Overlay
H	Historic District		Black Overlay

14.02.042 R-1 Single-Family Residential District

- (a) Purpose. The R-1 Single-Family Residential District is established to allow for single-family dwellings.
- (b) Permitted uses. The uses permitted in the R-1 district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
- (c) Specific use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward its recommendations of action to the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for those uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percentage of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. Parking for at least 2 motor vehicles shall be provided by an enclosed garage or carport for any single-family dwelling constructed after the date of adoption of this article.
- (f) Sales displays prohibited.
- (1) Garage sales shall be permitted in accordance with this Code of Ordinances.
 - (2) It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks & Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless such vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2, or combination thereof, of the following: motor vehicles; boats or other similar vessels subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shells per lot at any time.
- (g) Minimum setback requirements for carports and accessory buildings. Detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200 square feet or less may be placed anywhere in the rear half of the lot.

(Ordinance 240 adopted 3/15/94; Ordinance adopted 9/9/97; 2007 Code, sec. 155.16; Ordinance 17.02.13A adopted 2/13/17)

14.02.056 PR Parks And Recreation District

- (a) Purpose. The P&R Parks and Recreation District is established to accommodate recreational uses, both governmental and commercial. Land included in a floodplain is a good candidate for this type of zoning.
- (b) Permitted uses. The uses permitted in the P&R district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted here is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
- (c) Specific use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward its recommendations of action to the city council, at a public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for the uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conservation of the conditional use of the land and buildings granted.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percentage of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. Parking requirements shall be determined by the uses involved.

HISTORY

Adopted by Ord. 2021.08.10D on 8/10/2021



City of Glen Rose
Schedule of Uses

Commercial Uses:	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
Resort											X	

Definition:

Resort. Any tract of land used to provide recreation and entertainment especially, but not exclusively, to tourists or vacationers, and generally but not necessarily provides overnight accommodations for their guests in the form of hotels, motels, cabins, cottages, bunk houses, tents, RV parks, RV rentals and the like.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a request for a Specific Use Permit for Short Term Rental for the property located at 103 SW Vernon, Lot: 1 & 2 (57X100), Blk: 00002, Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK 2, LOT 1 & 2 (57X100) 1 & 2 (57X100) to operate in the B-3 (Central Business District).		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/12/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

Item 13.

NOTIFICATION

June 28, 2022

NOTICE OF PUBLIC HEARING

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on July 21, 2022 before the Planning and Zoning Commission and on August 9, 2021 before the City Council on a request by applicant / owner's representative, Donia Gill, to request a Specific Use Permit for Short Term Rental for the property located at 103 SW Vernon, Lot: 1 & 2 (57X100), Blk: 00002, Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK 2, LOT 1 & 2 (57X100) 1 & 2 (57X100) to operate in the B-3 (Central Business District).

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property referenced above that is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for a Specific Use Permit for Short Term Rental which is under consideration, and a map showing all the properties within 200' of the referenced property. If you would like to register your opinion in favor or in opposition to granting the Specific Use Permit, please complete the form and either mail or email it to us, or deposit it in one of the drop boxes at City Hall.

If the owners of 20% or more of the land within 200' of the referenced property provide written notice of their objection to the issuance of the Specific Use Permit Request, instead of a simple majority it will require a vote of $\frac{3}{4}$ of the City Council members present to approve the request.

You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the bottom of the City's website at www.glenrosetexas.org.

Should you have any questions, please contact us at code.enforcement@glenrosetexas.org or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department

NOTICE OF PUBLIC HEARING

Item 13.



City of Glen Rose, Texas

Building, Planning, Code Enforcement Department

P.O. Box 1949, Glen Rose, TX 76043

Ph: (254) 897-2272

Fax: (254) 897-7989

Email: buildingofficial@glenrosetexas.org

PROPERTY OWNER RESPONSE FORM

Re: Request for a Specific Use Permit for Short Term Rental for the property located at 103 SW Vernon, Lot: 1 & 2 (57X100), Blk: 00002, Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK 2, LOT 1 & 2 (57X100) 1 & 2 (57X100); to operate in the B-3 (Central Business District)

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 7643.

NAME: _____ DATE: _____

ADDRESS: _____

I AM () IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Kyle Reeves,
Building Official, Planning and Zoning (P&Z)



Building /Planning/Code Enforcement Department
201 NE Vernon Street
PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

Item 13.

Specific Use Permit Application Short-Term Rental

Short Term Rentals located in the following Zones require the Property Owner to complete this form and submit it to City Staff for review: ☐ R-1 ☐ R-2 ☐ R-2m ☐ R-3

Property Address: 103 Vernon SW

Applicant's Name: Dana Gull Date: 6/17/22

Present zoning at site: ☐ R-1 ☐ R-2 ☒ R-2m ☐ R-3 Parking Spaces Provided: 3

Property Owner Information

Full Name: William Wagner Email: _____

Address: 1234 CR 301 Telephone No: _____
Glen Rose

Form of ownership:

☒ Individual

☐ Partnership

☐ Corporation

Applicant/Owner's Representative (if not the owner)

Full Name: Dana Gull Email: _____

Address: 1234 CR 301 Glen Rose TX 76043 Telephone No: _____

Intended use of property

☐ B&B short term rental - Any residential dwelling in which rooms are rented to paying guests on an overnight basis with not more than one (1) meal served daily, with the entire service to be included in one (1) stated price.

☒ B&B short term rental - A guest house or small hotel offering sleeping accommodations.

☐ Non-B&B short term rental.

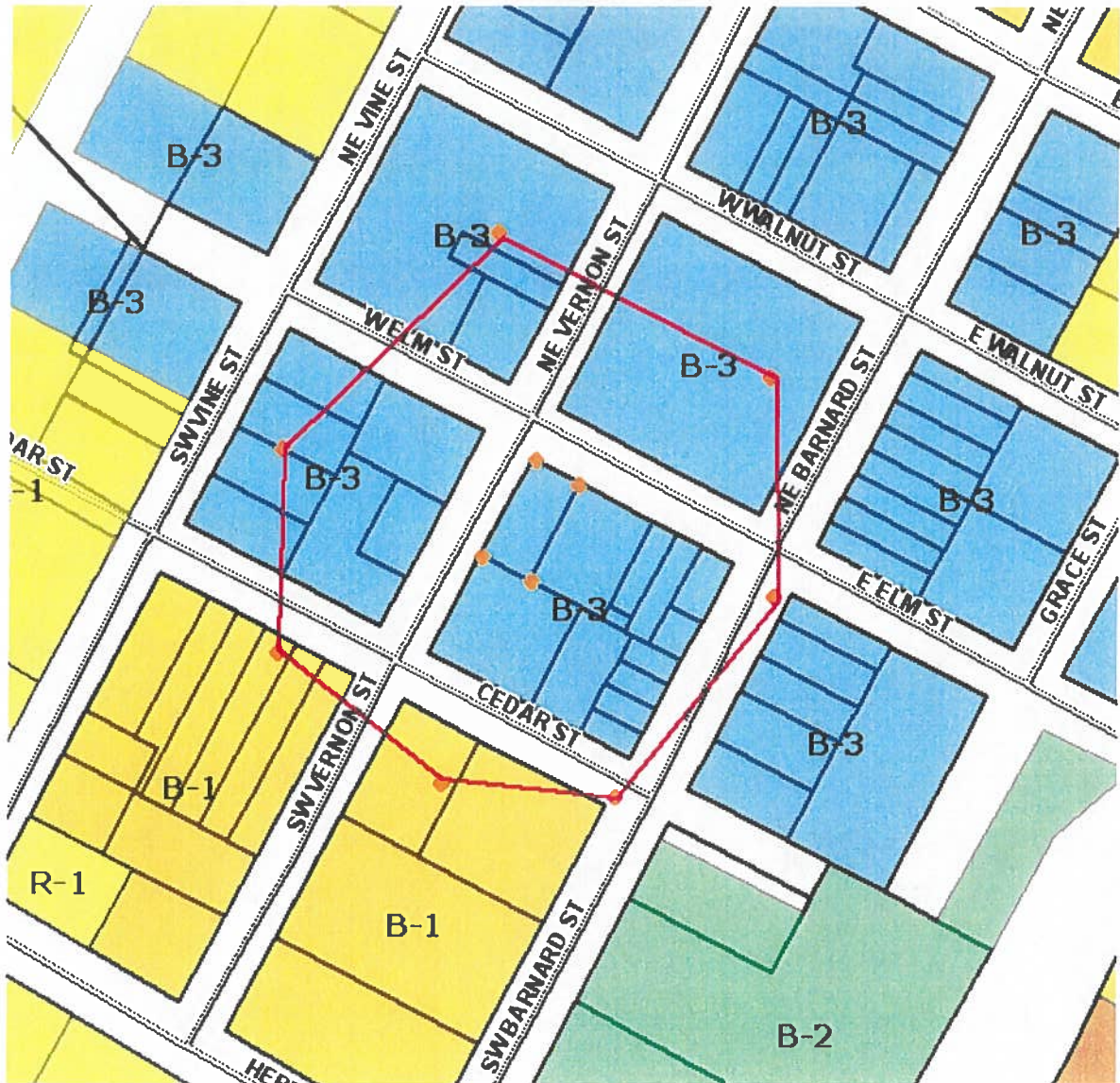
Additional details:

Owner's Signature: Catherine Kay Date: ____/____/____

Representative Signature: Dana Gull Date: 6/17/22

Glen Rose: A welcoming and unique family-oriented community committed to preserving our natural beauty and historic small-town charm.

103 SW Vernon St 200 Ft Radius Map



103 SW Vernon St 200 Ft Radius Mailing List

1. Donia Gill
1284 CR 301
Glen Rose, TX 75043
2. Catherine Vaughn
1634 CR 301
Glen Rose, TX 76043
3. SOMERVELL COUNTY
PO BOX 851
GLEN ROSE, TX 76043
4. BRIDGES JACK JR
BOX 99
GLEN ROSE, TX 76043
5. SOMERVELL CO MUSEUM
PO BOX 669
GLEN ROSE, TX 76043
6. SOMERVELL COUNTY
PO BOX 804
GLEN ROSE, TX 76043
7. D/B/A DALLAS EQUITY PARTNERS,
409DGEWOOD ROAD
FORT WORTH, TX 76107
8. STEWART TITLE CO
1360T OAK BLVD. STE 100
HOUSTON, TX 77056

9. LIFE ESTATE OF MICHELE CLARK
PEARCE HUNTER COLE AND PEARCE SKYLER ELIZABETH
P.O. BOX 3127
GLEN ROSE, TX 76043
10. JANMILL HOLDINGS, LLC
1063205
GLEN ROSE, TX 76043
11. CITY OF GLEN ROSE
PO BOX 1949
GLEN ROSE, TX 76043
12. LARAMORE FRANK J. ETUX
10922001
GLEN ROSE, TX 76043
13. RANSOM BRENDA
22712007
GLEN ROSE, TX 76043
14. RANSOM BRENDA BUZAN
22712007
GLEN ROSE, TX 76043
15. RGH PROPERTIES LLC
PO BOX 2391
GLEN ROSE, TX 76043
16. YOUNG TRACY
1212429
GLEN ROSE, TX 76043

17. JRC REPAIR SERVICES,LLC
2800HNOLOGY DRIVE,SUITE 200
PLANO, TX 75074
18. GARTRELL RENTAL PROPERTIES LP
100VE MEADOW
GLEN ROSE, TX 76043
19. MAY SCOTT ET UX JUDY
PO BOX 114
GLEN ROSE, TX 76043
20. MAY SCOTT ET UX JUDY
PO BOX 114
GLEN ROSE, TX 76043
21. MAY SCOTT ET UX JUDY
PO BOX 114
GLEN ROSE, TX 76043
22. LARAMORE FRANK J. ETUX
10922001
GLEN ROSE, TX 76043
23. SOMERVELL COUNTY
PO BOX 804
GLEN ROSE, TX 76043
24. PERRY BARBARA L.
110 VERNON ST
GLEN ROSE, TX 76043

25. MEDWEDEFF LISA ELAINE
5425PRING CRREK PKWY STE 210
PLANO, TX 75024

26. TSQUARE LAND LLC
PO BOX 5
GLEN ROSE, TX 76043

27. PUTTY CHRISTOPHER
5300308 B
GRANDVIEW, TX 76050

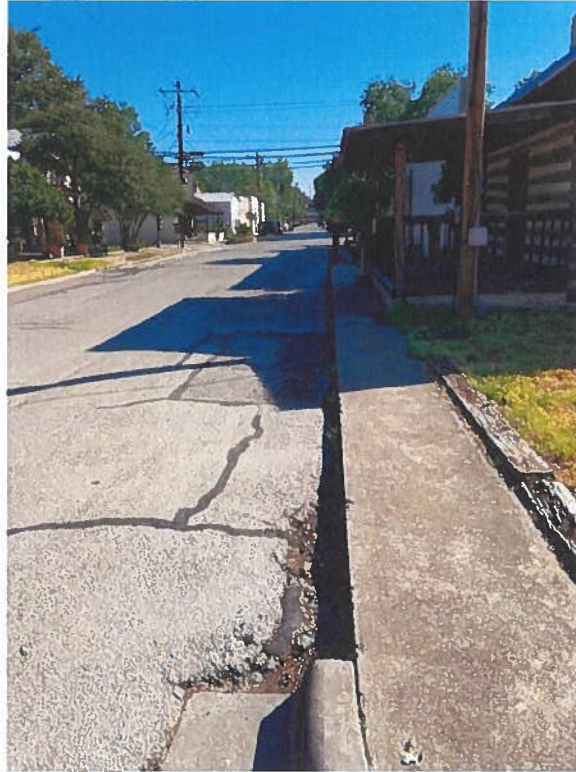
28. CSL TEXAS SYSTEM, LLC
10802 EXECUTIVE CENTER DR.
BENTON BLDG., SUITE 300
LITTLE ROCK, AR 72211

29. SOMERVELL COUNTY
PO BOX 851
GLEN ROSE, TX 76043

30. SOMERVELL COUNTY
PO BOX 851
GLEN ROSE, TX 76043

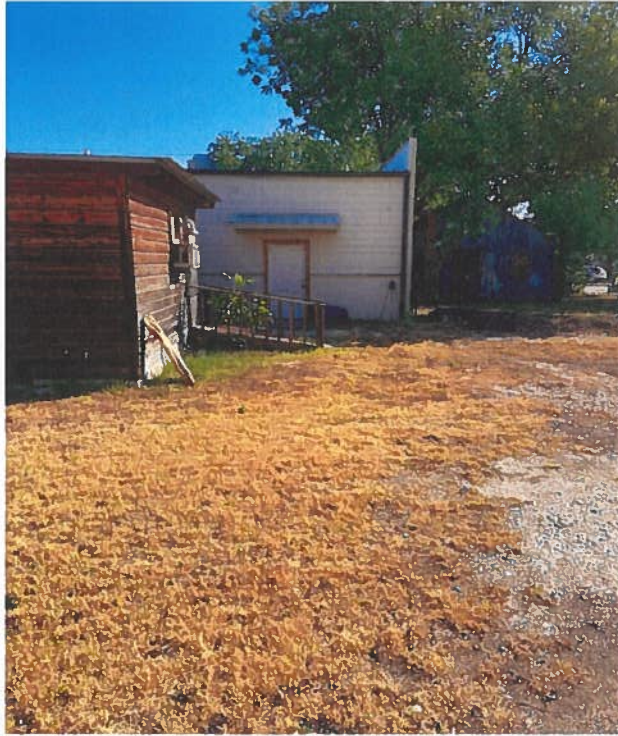
**103 SW Vernon "Short Term Rental"
John St. Helen Log Cabin**

Item 13.



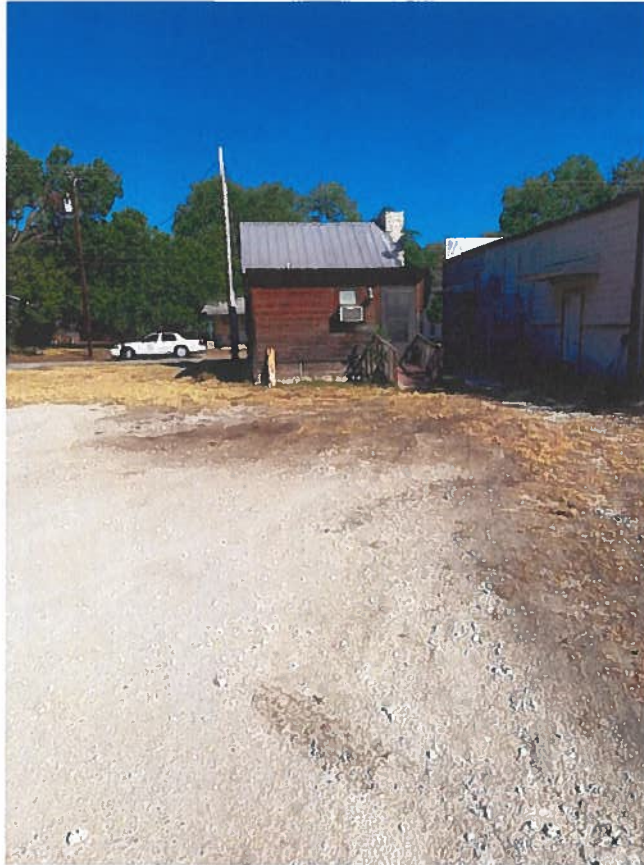
103 SW Vernon "Short Term Rental"
John St. Helen Log Cabin

Item 13.



103 SW Vernon "Short Term Rental"
John St. Helen Log Cabin

Item 13.





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a request for a Specific Use Permit in order to operate a "Athletic or fitness club" at the property located at 102 NE Barnard Street, Lot: 7 (25X100), Blk: 00005, Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK 5, LOT 7 (25X100); within the in the B-3 (Central Business District) Zone.		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/12/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

Item 14.

NOTIFICATION

June 28, 2022

NOTICE OF PUBLIC HEARING

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on July 21, 2022 before the Planning and Zoning Commission and on August 9, 2021 before the City Council on a request by applicant / owner's representative, Brent Rozenkranz, to request a Specific Use Permit in order to operate a "Athletic or fitness club" at the property located at 102 NE Barnard Street, Lot: 7 (25X100), Blk: 00005, Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK 5, LOT 7 (25X100); within the in the B-3 (Central Business District) Zone.

Dear Property Owner:

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Sincerely,

Building, Planning, and Code Compliance Department

NOTICE OF PUBLIC HEARING

Item 14.



City of Glen Rose, Texas

Building, Planning, Code Enforcement Department

P.O. Box 1949, Glen Rose, TX 76043

Ph: (254) 897-2272

Fax: (254) 897-7989

Email: buildingofficial@glenrosetexas.org

PROPERTY OWNER RESPONSE FORM

Re: Request by applicant / owner's representative, Brent Rozenkranz, to request a Specific Use Permit in order to operate a "Athletic or fitness club" at the property located at 102 NE Barnard Street, Lot: 7 (25X100), Blk: 00005, Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK 5, LOT 7 (25X100); within the in the B-3 (Central Business District) Zone.

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 7643.

NAME: _____ **DATE:** _____

ADDRESS: _____

I AM () IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

**Kyle Reeves,
Building Official, Planning and Zoning (P&Z)**

102 NE Barnard Street 200 Ft Radius





Code Enforcement Office

City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989

Specific Use Permit Application

Address of property: 102 NE Barnard StApplicant's Name: Brent RozenKrantz Date: 6-24-22

Property Owner Information

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Applicant/Owner's Representative (if not the owner)

Full Name: Brent RozenKrantzAddress: 102 NE Barnard StTelephone No: 254-897-9373 Email: _____Present zoning at site: B-3Form of Ownership of the property: ☐ Individual ☐ Partnership ☒ Corporation

Intended use of property:

Intended Use of property would be for Martial Arts Training for children.

Owner(s) Signature: _____

Date: _____

Owner's Representative's Signature (if applicable): _____

Date: _____

CITY USE ONLY

Date received: 6-24-22Fees paid on: 6-24-22

Parking: Required: _____ On site: _____

N/A in B-3

Loading: Required: _____ On site: _____

N/A in B-3

City of Glen Rose – Building / Planning / Code Compliance Office
201 NE Vernon Street Tel: (254) 897-2272 Fax: (254) 897-7989
Email: code.enforcement@glenrosetexas.org

Staff use only

Case #

Item 14.

Date Received: 6/24/22
Fee: \$150.00 + certified mail costs
Paid on: 6/24/22

Specific Use Permit Application for Short Term Rental

NOTE: As part of the approval process, this application will be shared with property owners within 200' of your property and members of the Planning & Zoning Commission and City Council. If 20% of the owners of property within 200' of your property object to the issuance of this permit, $\frac{3}{4}$ of the City Council must vote to approve it.

Address of property: 102 Barnard St (next to welcome center)

Applicant's Name: Brent Rorenkranz Date: 6/24/22

Property Owner Information

Full Name: Brent Rorenkranz CATA Martial arts

Address: 102 Barnard St

Telephone No: 254-897-2272 Email: borenkranz@cityofglenrose.com

Applicant/Owner's Representative (if not the owner)

Full Name:

Address:

Telephone No: Email:

Present zoning at site: B-3

Form of Ownership of the property: ☐ Individual ☐ Partnership ☒ Corporation

Will breakfast or any other meal be served? ☐ Yes ☒ No

What will be rented? lease ☐ Whole residence ☐ Some rooms ☐ Accessory building

How is the property being marketed? ☐ Airbnb ☐ VRBO ☐ Other FaceBook + word of mouth

What is the vetting process for guests? must be members of karate school

List any house rules addressing noise, parties, quiet time hours, etc...:

classes are kept under control of instructor

How many on-site parking spaces are available?

Parking on square + parking Behind Building

How do you plan to operate your short term rental? (In the past, neighbors of other properties have expressed concern about potential dangers posed by strangers, noise nuisances, and an increase in traffic. You may want to address these and other concerns.)

We are a family owned + operated Karate school with a long organization. We already have about 15-25 Local families attending we are a very family orientated.

Our instructor staff are all Background checked every year and must pass stringent training systems.

We are competitive 15 State champs 5 Regional champs and 2 moving on to World champ competition

The Head instructor is a Local

We will ~~also~~ engage in town events

Our school will bring a steady flow of families into the square and many of our 400+ families from Granbury, Cleburne, and Weatherford will visit for training.

Please feel free to attach any supplemental or supporting documentation to this application.

I/We am/are the owner(s) of the property. I/We do hereby certify that all the information provided is true and correct.

Owner(s) Signature(s):



Date:

6/24/22

102 NE Barnard Street 200 Ft Mailing List

1. Brent Rarenkranz
2102 Cash Point Ct
Granbury, TX 76049
2. SOMERVELL COUNTY
PO BOX 804
GLEN ROSE, TX 76043
3. ONE ROCK HILL, LLC
1011B CR 302
GLEN ROSE, TX 76043
4. TGR HOLDING GLEN ROSE, LLC
6220 PALUXY HWY
TOLAR, TX 76476
5. TGR HOLDING GLEN ROSE, LLC
6220 PALUXY HWY
TOLAR, TX 76476
6. WEEDON JAMES LOVELL
P.O. BOX 116
GLEN ROSE, TX 76043
7. WEEDON JAMES LOVELL
P.O. BOX 116
GLEN ROSE, TX 76043
8. BRIDGES JACK W JR
PO BOX 99
GLEN ROSE, TX 76043

9. TGR HOLDING GLEN ROSE, LLC
6220UXY HWY
TOLAR, TX 76476
10. CITY OF GLEN ROSE
P.O. BOX 1949
GLEN ROSE, TX 76043
11. CITY OF GLEN ROSE
PO BOX 1949
GLEN ROSE, TX 76043
12. BRYANT TAMMY AND HARDGROVE CAROLN A.
P.O. BOX 550
GLEN ROSE, TX 76043
13. SEXTON RONALD ETUX
1230412 D
GLEN ROSE, TX 76043
14. FOSSIL RIVER LTD
3604 BAR LN
COLLEYVILLE, TX 76034
15. SANDERSON PROPERTIES
PO BOX 1979
GLEN ROSE, TX 76043
16. KIMBROUGH RANCH HOLDINGS, LLC- SERIES 7
13142011
WALNUT SPRINGS, TX 76690

17. SPIRIT WIND CHURCH
PO BOX 1846
GLEN ROSE, TX 76043

18. SOMERVELL COUNTY
PO BOX 851
GLEN ROSE, TX 76043

19. D/B/A DALLAS EQUITY PARTNERS,
409DGEWOOD ROAD
FORT WORTH, TX 76107

20. STEWART TITLE CO
1360T OAK BLVD. STE 100
HOUSTON, TX 77056

21. LIFE ESTATE OF MICHELE CLARK
PEARCE HUNTER COLE AND PEARCE SKYLER ELIZABETH
P.O. BOX 3127
GLEN ROSE, TX 76043

22. JANMILL HOLDINGS, LLC
1063205
GLEN ROSE, TX 76043

23. CITY OF GLEN ROSE
PO BOX 1949
GLEN ROSE, TX 76043

24. RANSOM BRENDA
22712007
GLEN ROSE, TX 76043





Ji Han Jae appeared in the film Game of Death with Bruce Lee.



www.eliteata.com

2022 TEXAS STATE CHAMPIONS



GRACE RENFROE		CAITLIN SCHMIDT		RILEY JOYNER	
	1st FORMS SPARRING		1st FORMS WEAPONS 1st COMBAT WEAPONS		1st SPARRING

www.eliteata.com

2022 SOUTH DISTRICT CHAMPIONS




CAITLIN SCHMIDT		GRACE RENFROE		MICHAEL ROSENKRANZ		RILEY JOYNER	
	1st CHAMPION WEAPONS		1st CHAMPION FORMS SPARRING		1st CHAMPION XTREME WEAPONS		1st CHAMPION SPARRING



SONGAHM SPIRIT

BEGINNING OF CLASS

SIR / MA'AM

**I WILL PRACTICE IN THE SPIRIT OF TAEKWONDO,
WITH COURTESY FOR FELLOW STUDENTS,
LOYALTY FOR MY INSTRUCTOR,
AND RESPECT FOR MY JUNIORS AND SENIORS,
SIR / MA'AM**

END OF CLASS

SIR / MA'AM

**I SHALL LIVE WITH PERSEVERANCE IN THE
SPIRIT OF TAEKWONDO,
HAVING HONOR WITH OTHERS,
INTEGRITY WITHIN MYSELF,
AND SELF-CONTROL IN MY ACTIONS,
SIR / MA'AM**

SONGAHM TO REMIND THE



Belt testing day! 🙌





Cancer Warrior Martial Arts Program
June 21 at 10:18 PM · 🌐

He received his Cancer Warrior Black Belt from me 6 years ago and today he earned his Black Belt in Tae-kwon-do! Riley Joyner...proud of you!

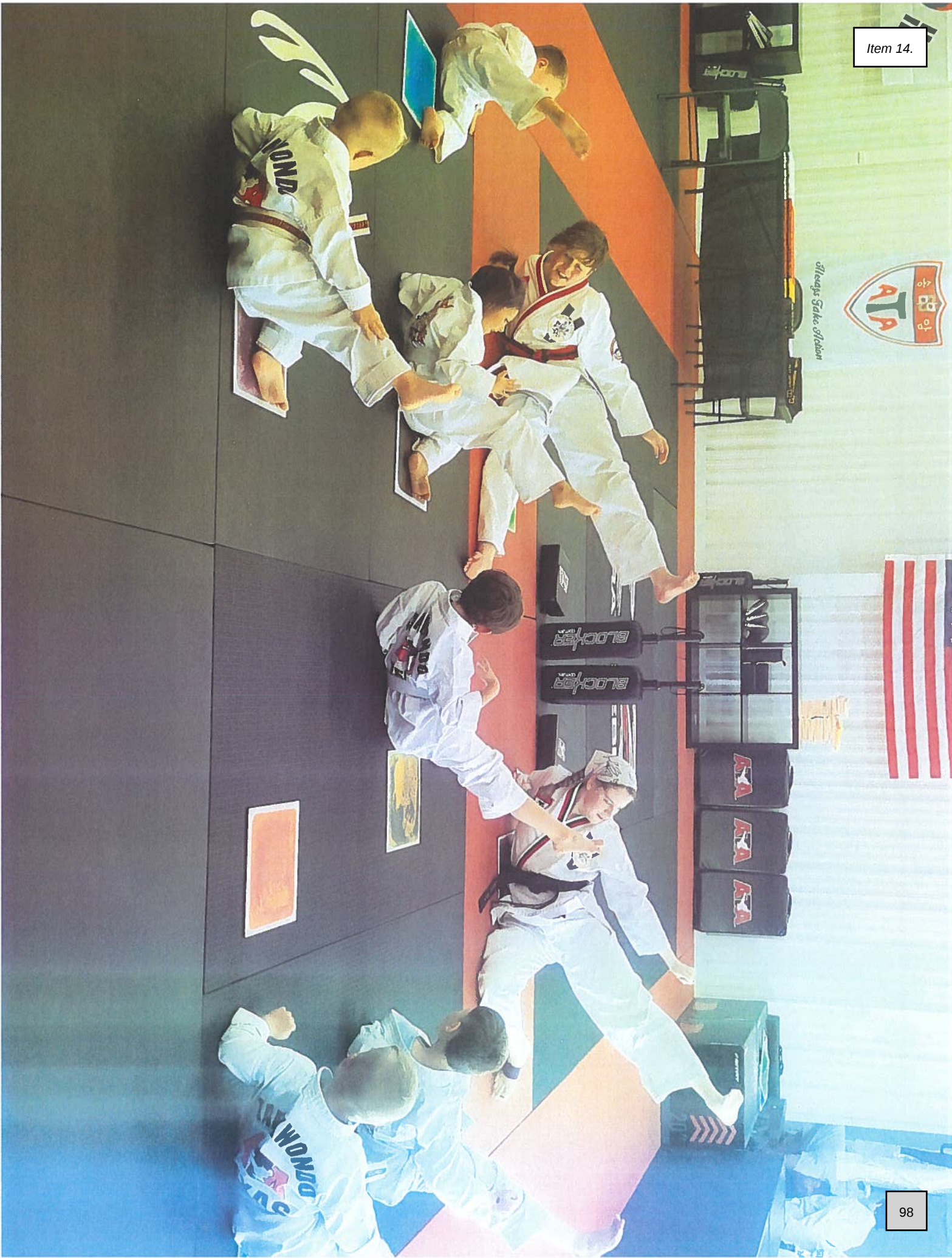


9

2 Comments 1 Share









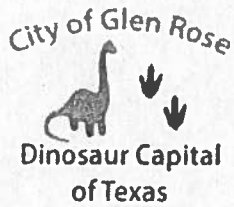






CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Preliminary Plat for Squaw Valley Estates Phase I, as submitted by owners Oaktree Assets LLC, for the property identified as Squaw Valley Estates, Lots 1-27, an addition to the City of Glen Rose being a 18.54 Acre Tract of the land in the MILAM COUNTY SCHOOL LAND SURVEY, Abst# 136, in the City of Glen Rose. Somervell County, Texas, being part of the called 135.24 acre tract described in a deed from Tom Brookes to Somervell County, dated May 28 th , 1997, recorded in Volume 50, Page 798 of the Somervell County real property records.		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/12/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			



Building/Planning Department
City of Glen Rose, Texas 76043
PH: (254) 897-9373
Fax: (254) 897-7989

Staff Use Only
Date Received: _____
Fee: _____ Paid On: _____

PRELIMINARY PLAT APPLICATION

Address of property: TBD Eagle Court Glen Rose TX 76043

Applicant's Name: OAKTREE ASSETS LLC Date: 7/7/2022

Property Owner Information

Full Name: OAKTREE ASSETS LLC

Address: P.O. Box 1671 Mesquite TX 75123

Telephone No: _____ - nail: _____

Applicant/Owner's Representative (if not the owner)

Full Name: JAMES CASTLE OR JUDI HAMPTON

Address: _____

Telephone No. _____

Information

Present zoning at site: Residential

Form of Ownership of the property: ☐ Individual ☐ Partnership ☒ Corporation

Legal Description of Current Property:

Acres: 18.9 Lot# 1-27 Block: 1

Subdivision: SQUAW VALLEY ESTATES

Additional Comments/Information

I/We, am/are the owner(s) of the property. I/We hereby certify that all the information provided is true and correct.

James Castle / Oak Tree Assets
Owner's Signature

7/8/2022
Date



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

July 7, 2022

Public hearing, discussion and possible action for a Preliminary Plat application for the Squaw Valley Estates Subdivision, as submitted by Oaktree Assets LLC and owners representative James Cagle / Judi Hampton for property located on FM 200, approx. 1800 feet NW of the intersection of FM 220 and CR 303, an 18.54 acre tract of land in the Milam County School Land Survey, abstract No. 136, in the City of Glen Rose, Somervell County, Texas. Being part of the called 135.24 acre tract described in a deed from Tom Jay Brookes to Somervell County dated May 28th 1997, recorded in Volume 50, page 798 of the Somervell County Real Property Records.

Dear Property Owner:

This letter is to inform you that an application for a Preliminary Plat has been submitted to the City of Glen Rose for property located in the area of your property ownership. The purpose of the Preliminary Plat request is to allow for the construction of a twenty-seven (27) lot subdivision. State law requires the City to notify all property owners (most recent tax rolls) within 200' of the proposed request. The Planning and Zoning Commission will hold a public hearing on July 21, 2022, at 5:30 p.m. in the City Council Chambers of City Hall, 201 NE Vernon Street, Glen Rose, Texas, 76043 and then to the City Council August 9, 2022 at 5:30 p.m. at same location in order to hear public comment on this request.

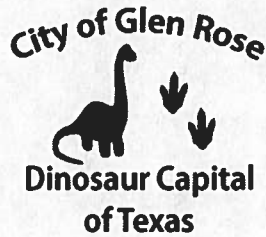
It is important that you submit your opinion in writing to the Building and Planning Office for consideration by both the Planning and Zoning Commission and City Council. A form is included with this letter which you may mail or return to one of the drop boxes located at City Hall.

Questions regarding the variance request or this letter may be directed to Kyle Reeves, (254)-897-2272, ext:104. Thank you.

Sincerely,

Building and Planning / Code Enforcement

NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas
 Building, Planning, Code Enforcement Department
 P.O. Box 1949, Glen Rose, TX 76043
 Ph: (254) 897-2272 Fax: (254) 897-7989

Public hearing, discussion and possible action for a Preliminary Plat request for a proposed 27 lot subdivision from Applicant / Owners Representative James Cagle / Judi Hampton for property owned by Oaktree Assets LLC., and located on FM 200, approx. 1800 feet NW of the intersection of FM 220 and CR 303, an 18.54 acre tract of land in the Milam County School Land Survey, abstract No. 136, in the City of Glen Rose, Somervell County, Texas. Being part of the called 135. 24 acre tract described in a deed from Tom Jay Brookes to Somervell County dated May 28th 1997, recorded in Volume 50, page 798 of the Somervell County Real Property Records.

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 7643.

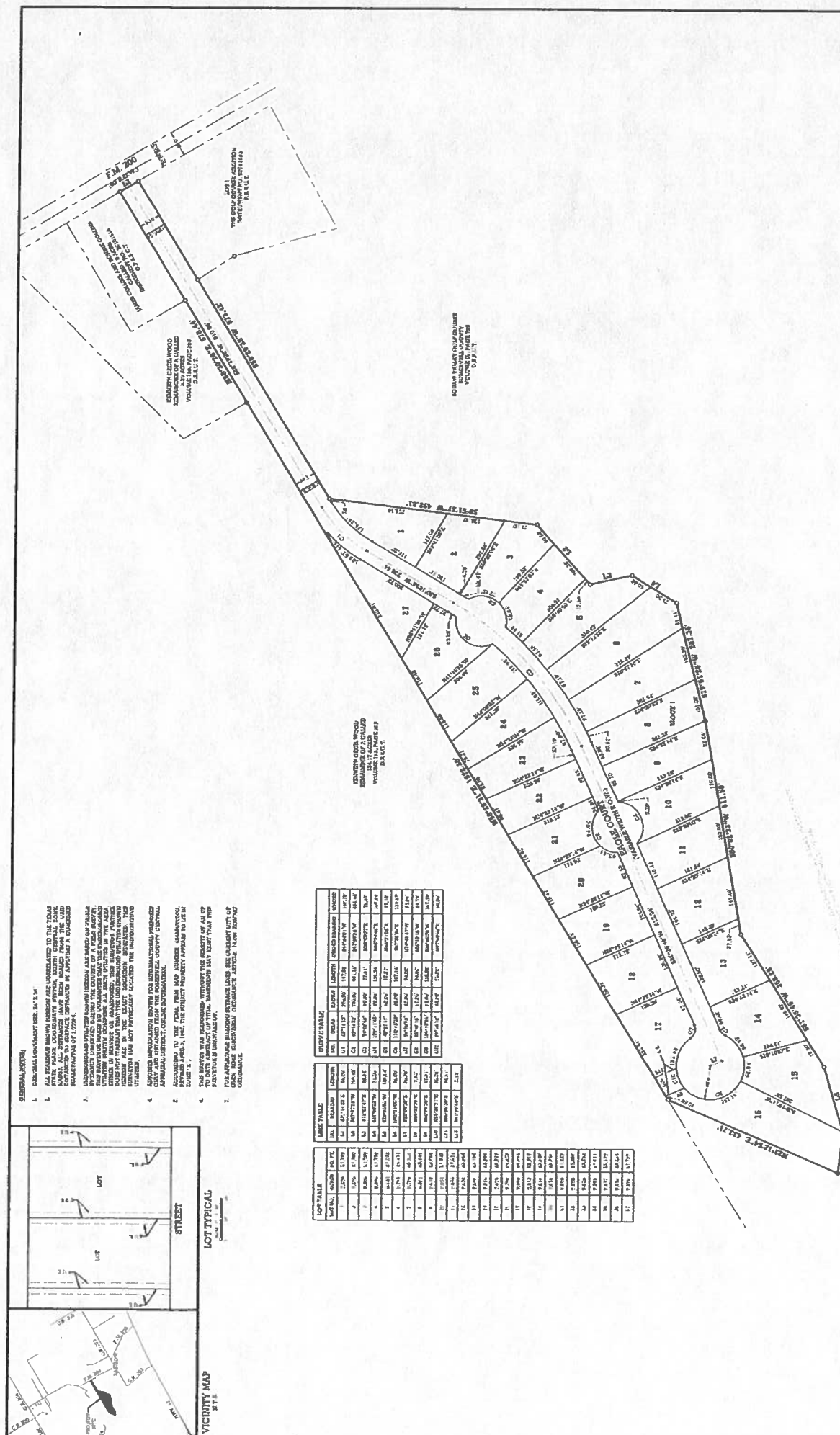
NAME: _____

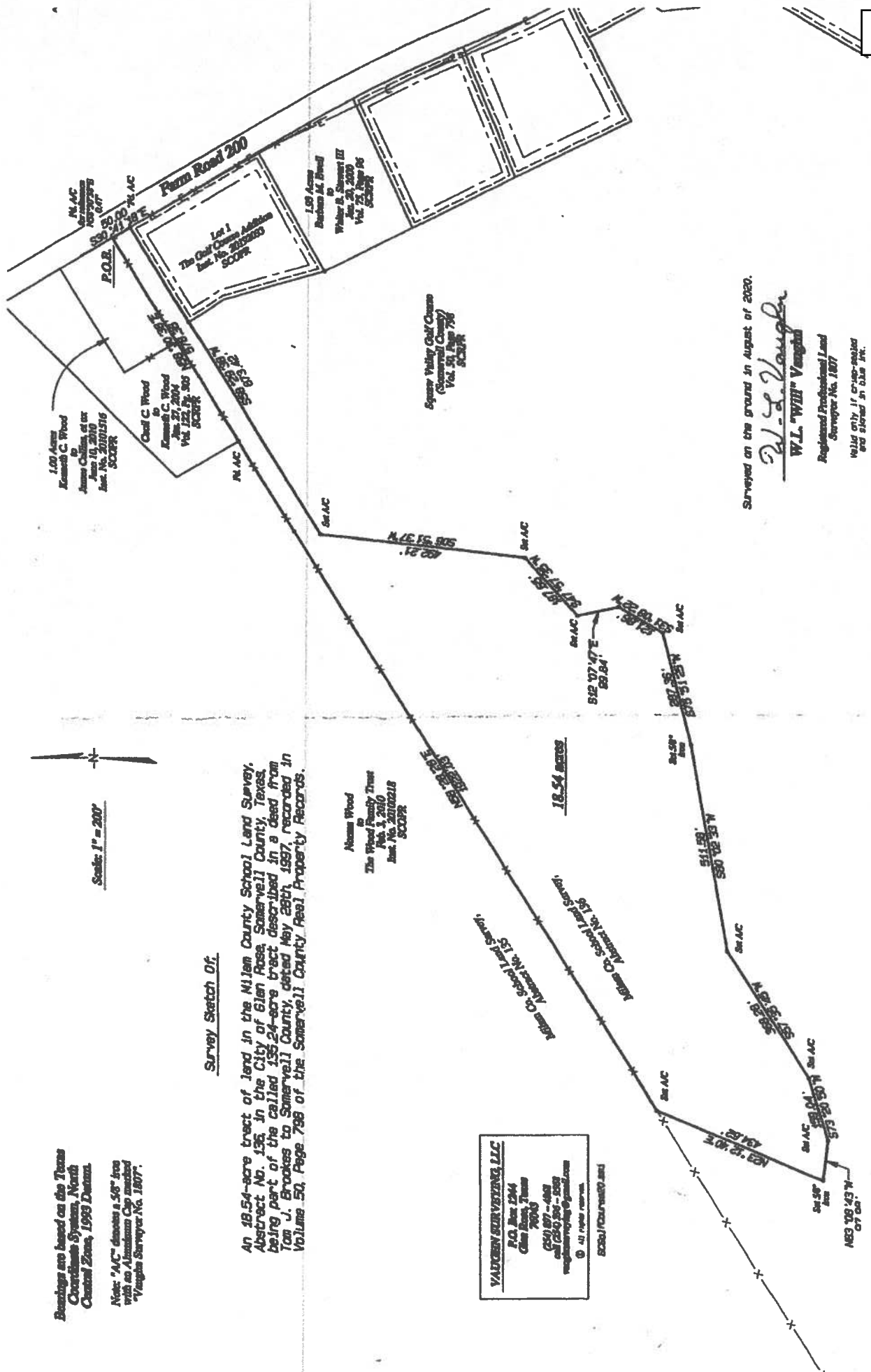
ADDRESS: _____

I AM () IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

**Kyle Reeves,
 Building and Planning / Code Enforcement**

[illegible]



Thence, South 73° 20' 50" West, for a distance of 159.04 feet to an A/C set for corner;

Thence, North 83° 08' 43" West, for a distance of 97.98 feet to a 5/8" iron set for corner;

Thence, North 23° 12' 40" East, for a distance of 434.62 feet to an A/C set in the common line of said Somervell County tract and a tract described in a deed to the Wood Family Trust, recorded in Instrument No. 20100218 of the Somervell County Official Public Records.

Thence, North 58° 28' 28" East, along the common line of said Somervell County and Wood Family Trust tracts, in the general line of fence, for a distance of 1922.03 feet to an A/C found at the southerly most corner of a 3.20-acre tract described in a deed to Kenneth C. Wood, recorded in Volume 122, Page 305 of the Somervell County Real Property Records;

Thence, North 58° 30' 38" East, along the common line of said county and Wood tracts, to and along the common line of said county and Collins tracts, in the general line of fence, for a distance of 578.36 feet to the Place of Beginning and, containing 18.54 acres of land.

W.L. Vaughn
W.L. "Will" Vaughn
Registered Professional
Land Surveyor No. 1807

Field Notes For:

An 18.54-acre tract of land in the Milam County School Land Survey, Abstract No. 136, in the City of Glen Rose, Somervell County, Texas, as surveyed on the ground in August of 2020 by W.L. Vaughn, Registered Professional Land Surveyor No. 1807, being part of the called 135.24-acre tract described in a deed from Tom J. Brookes to Somervell County, dated May 28th, 1997, recorded in Volume 50, Page 798 of the Somervell County Real Property Records and, being more particularly described, referenced to Texas Coordinate System, North Central Zone, 1993 Datum, as follows:

Beginning at the northerly most corner of said 135.24-acre tract, the easterly most corner of a 1.00-acre tract described in a deed to James Collins, et ux, recorded in Instrument No. 20101516 of the Somervell County Official Public Records, a point in the southwesterly line of Farm Road 200, from which, an "A/C," 5/8" iron with an Aluminum Cap marked "Vaughn Surveyor No. 1807," found for reference, bears North 58° 30' 38" East, 0.47 feet;

Thence, South 30° 41' 18" East, along the southwesterly line of Farm Road 200, for a distance of 50.00 feet to an A/C found at the northerly most corner of Lot 1 of The Golf Course Addition, plat recorded in Instrument No. 20192033 of the Somervell County Official Public Records.

Thence, South 58° 29' 38" West, along and beyond the northwesterly line of said Lot 1, for a distance of 873.42 feet to an A/C set for corner;

Thence, South 06° 51' 37" West, for a distance of 492.21 feet to an A/C set for corner;

Thence, South 47° 57' 35" West, for a distance of 187.85 feet to an A/C set for corner;

Thence, South 12° 07' 47" East, for a distance of 99.84 feet to an A/C set for corner;

Thence, South 31° 08' 22" West, for a distance of 121.86 feet to an A/C set for corner;

Thence, South 75° 51' 25" West, for a distance of 287.36 feet to a 5/8" iron set for corner;

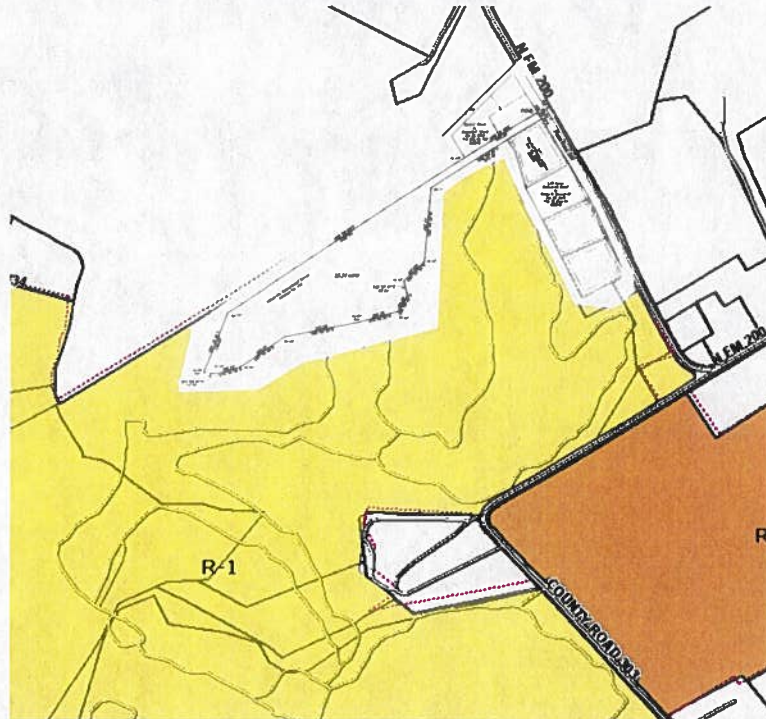
Thence, South 80° 02' 33" West, for a distance of 511.58 feet to an A/C set for corner;

Thence, South 57° 35' 45" West, for a distance of 368.28 feet to an A/C set for corner;

1 of 2

Squaw Valley Estates

Current Zoning

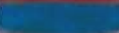


Future Zoning



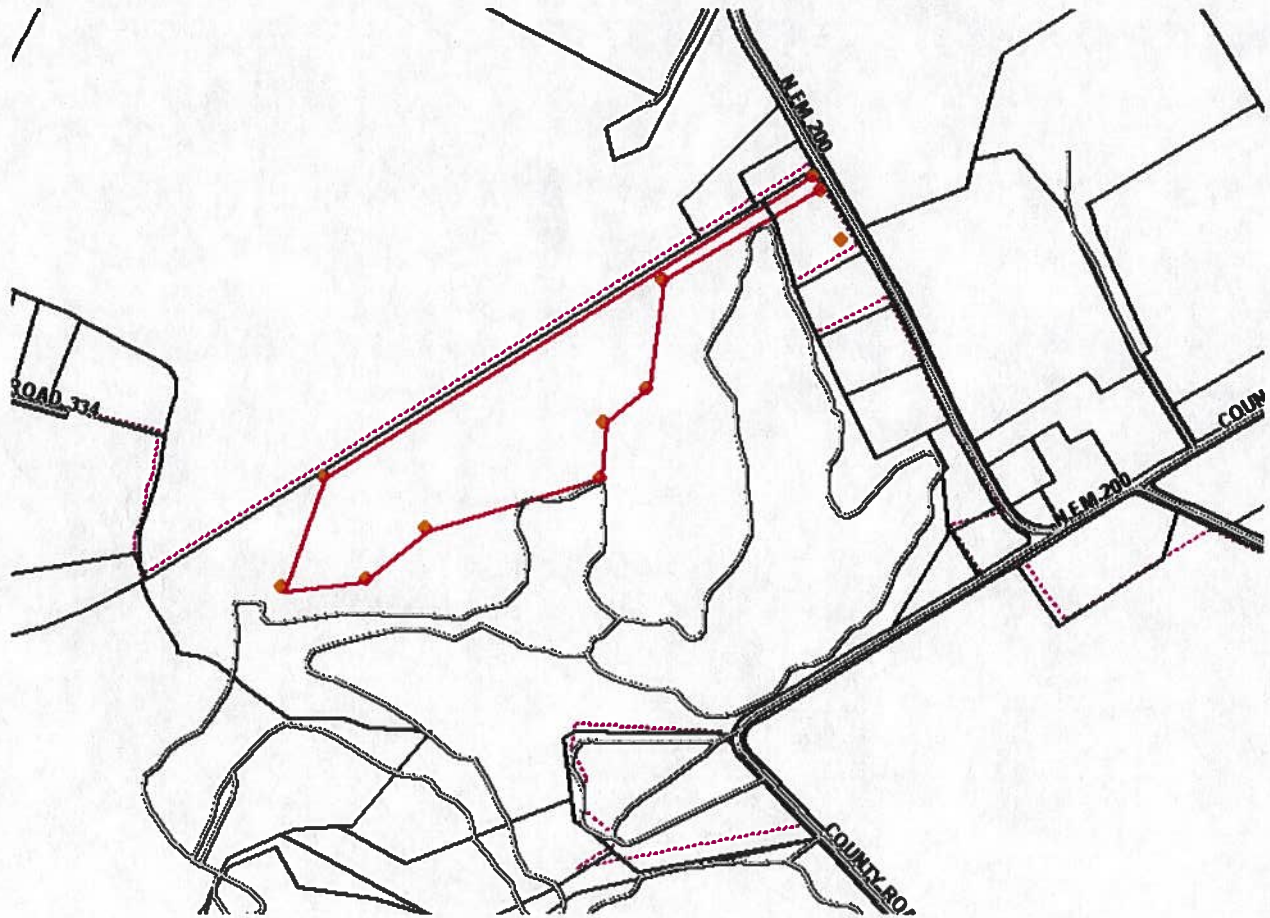
LEGEND

Item 15.

Zone	Map Section/Area	Color	Color Name
R-1	Single Family		Golden Yellow
R-2M	Single Family/Duplex/Cabin		Pink
R-3	Single/Two-Four/MH		Tan
R-4	Multi-Family		Gray
B-1	Restricted Commercial		Orange
B-2	General Commercial		Aqua Green
I	Industrial		Brown
OSP	Open Space Parks		Yellow Green
PD	Planned Development		Mahogany Overlay
PF	Public Facilities		Violet Purple Overlay
H	Historic District		Black Overlay

Ron Hampton Preliminary Plat / 200 Ft Buffer

Fm 200, Approx 1800 feet NW of intersection of FM 220 and CR 303



Public Hearing for Preliminary Plat for Ron Hampton

Property located at FM 200, approx. 1800 feet NW of intersection of FM 220 and CR 303

1. JOSEPH RIGANO AND WIFE DANA
1021SET TRAIL
GLEN ROSE, TX 76043

2. OAK TREE ASSETS, LLC
P.O. BOX 1671
DESOTO, TX 75123

3. SOMERVELL COUNTY
PO BOX 804
GLEN ROSE, TX 76043

**CODE ENFORCEMENT OFFICE – CITY OF GLEN ROSE
PLAT WORKSHEET
R-1 SINGLE FAMILY RESIDENTIAL ZONE**

Lot Description: _____

Squaw Valley Addition, Bk11, Lots 1-27

Regulatory Requirements	R-1	Meets Requirement	Remarks
Min. Lot Area (Sq Ft)	6,600	☒ Yes [] No [] N/A	
Min. Lot Width (Sq Ft)	60	☒ Yes [] No [] N/A	
Min. Lot Depth (Sq Ft)	110	☒ Yes [] No [] N/A	
Min. Front Yard Setback (Ft)	25	☒ Yes [] No [] N/A	
Min. Front Yard Setback (Ft) Major Road	35	[] Yes [] No ☒ N/A	
Min. Side Yard Setback (Ft)	7	☒ Yes [] No [] N/A	
Min. Side Yard Setback (Ft) Corner Lot	25	[] Yes [] No [] N/A	
Min. Rear Yard Setback (Ft)	25	[] Yes ☒ No [] N/A	Squaw Valley Estates Homeowners Association States 10'
Max. Height (Stories)	2.5	☒ Yes [] No [] N/A	
Max. Height of Structure (Ft)	35	[] Yes ☒ No [] N/A	Squaw Valley Estates Homeowners Association States 40'
Max. Lot Coverage	40%	☒ Yes [] No [] N/A	
Min. Living Area (Sq. Ft) Excluding Garage	1,000	☒ Yes [] No [] N/A	
Is the property in the flood plan?	-----	[] Yes ☒ No	

Comments: _____

Prepared by:  Date: 7-7-22

TO WHOM IT MAY CONCERN**MEMO OF UNDERSTANDING**

June 15, 2022

Ref: Squaw Valley Estates
Somervell County, Texas

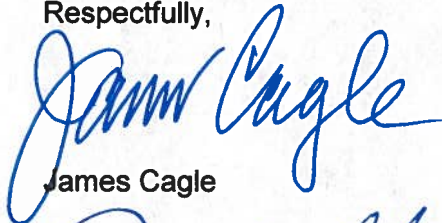
Squaw Valley Estates is located along the north boundary of The Squaw Valley Golf Course. The course is owned and operated by Somervell County.

Historically, the storm water runoff flows across the golf course property. With the development project, the drainage will continue to occur in the same manner, the main difference being that the runoff will be concentrated to the west end of the project where significant trees currently exist.

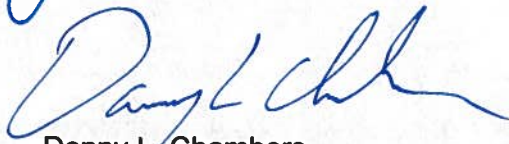
We propose grading a drainage swale along the north boundary of the golf course and terminating at the creek. Grading, erosion control, and velocity dissipation will be constructed by the developer of Squaw Valley Estates. Also, the developer will create a drainage easement and file it as required. The city of Glen Rose requires a developer to obtain permission from adjacent land owners prior to allowing runoff to traverse adjacent properties.

By signing this Memo of Understanding, Squaw Valley Golf Course is granting permission to the developers of Squaw Valley Estates to convey runoff through their property and to grade as necessary to convey the runoff to Squaw Creek.

Respectfully,



James Cagle



Danny L. Chambers
Somervell County Judge



1304 N. Ave. G
Clifton, TX 76634

P.O. Box 433
Clifton, TX 76634
(254) 675-8632
Fax (254) 675-1230

May 4, 2022

ATTENTION: JUDITH HAMPTON

RE: Letter of Intent to Serve, SQUAW VALLEY SUBDIVISION , Lots 1-27
ON FM 200, Somervell County, Glen Rose, Texas 76043

To Whom it May Concern:

Texas-New Mexico Power Company (TNMP) hereby confirms that the above-mentioned project
Lies within our service territory. The customer (s) may apply for service in accordance with our
Tariffs and extensions policies as filed with the Public Utility Commission of Texas.
Please contact me should you have any questions or require additional information.

Sincerely,

J. Scott Hulett, P.E.

Engineering Supervisor

Texas New Mexico Power

P O Box 433

Clifton, Texas 76634

(254)675-3908 x36107



SOMERVELL COUNTY WATER DISTRICT
2099 CR 301 • P. O. Box 1386 • Glen Rose, Texas 76043
Office (254) 897-4141 • Fax (254) 897-7461

April 25, 2022

James Cagle
P.O. Box 1671
DeSoto, Tx 75123

Re: Squaw Valley Subdivision, FM 200
Letter of Assurance of Water Service (27 Lots)

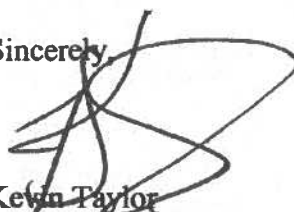
Dear Mr. Cagle:

Please allow this letter to confirm the Somervell County Water District's (SCWD) commitment to serve water to the above mentioned subdivision.

Please be aware that SCWD like most water suppliers has a limited supply and capacity. Because of current interest and demand for development in Somervell County this commitment will remain in effect for two years from the date of this letter. If this proposed subdivision is not connected by April 25, 2024, a revised commitment request will be necessary and service cannot be guaranteed.

You will need to file an application for non-standard service with the District's office and pay all applicable fees. This "will serve notice" is subject to all SCWD service policy requirements.

Sincerely,


Kevin Taylor
General Manager
Somervell County Water District



6/15/2021

Gary Styles
5336 E. Hwy 377
Granbury, Texas 76049

Property address (FM 303 and FM 200 Rainbow Tx76077):

Re: May Serve Letter by Spectrum Communications or an affiliate authorized to provide service ("Spectrum")

Thank you for your interest in receiving Spectrum service. The purpose of this letter is to confirm that the Property is within an area that Spectrum may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Spectrum will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements
-

Please forward the information for Single Family Unit Projects to Marla Collier (marla.collier@charter.com), for Multi-Family Unit Projects send to Jason Scheile (jason.scheile1@charter.com) for Dallas area, for the Fort Worth area send to Jeff Weis (jeff.weis@charter.com), for Commercial requests send to Tim Brown (tim.brown@charter.com) for the Dallas area projects, and for the Fort Worth send to Sabrina Hollinger(sabrina.hollinger@charter.com). Upon receipt, a Charter representative will be assigned to you to work through the process. In some cases, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Sincerely,

Marla Collier

Marla Collier
Business Development Specialist
Spectrum Communications

Below is what we are needing to give to the Planning and Zoning:

Somervell County sold 18 plus acres off of the gold course to Oaktree Assets LLC, in December of 12/2021. This land will be developed into 27 half acre plus lots to build homes. It is going to be called Squaw Valley Estates.

On the Squaw Valley Estates Addition that is next to the Squaw Valley Golf Course, I see no reason that the rain water drainage can continue to drain off toward the golf course as it has been done in the previous years. There are already two retaining ponds and also the creek at the end of the acreage. The golf course in the past has used this rain water to water the golf course.

Water letter
Judge is doing
Judge Chambers

Golf Course 18.54 acres

List Price: \$299,500

Offer Submission Deadline: As submitted

Offer opening Next available Commissioner's Court meeting

Contract Form to be Used: TREC Unimproved Property Contract Form

Title Company: Brazos Valley Title or Central Texas Title

Other Information: Property is within the city limits of Glen Rose and is zoned R-1 (Single Family Residential). Buyer should verify with the City of Glen Rose building permit department as to requirements for development.

Seller will place a deed restriction on property requiring the home or homes to have a minimum of 1600 SF of living area.

Buyer should verify with TXDOT concerning ingress/egress.

Water is available from Somervell County Water District but Buyer will have to convert to City of Glen Rose water at such time as it becomes available.

Buyer will be required to install approved septic system and may have to convert to City of Glen Rose waste treatment lines at such time as they become available.

Property currently is listed with a Glen Rose mailing address but may change to Rainbow as City, County, and USPS may dictate.

Current FEMA flood map appears to indicate that a small portion of the property may be within the 100 year flood zone. Proposed FEMA flood map update, if approved, may change flood zone impact. Buyer should contact the City of Glen Rose, Buyer's lender, and insurance carrier about any requirements for building on this property.

Somervell County reserves the right to reject any or all offers.

Seller

Buyer

Buyer



Office of the Secretary of State

CERTIFICATE OF FILING OF

Squaw Valley Estates Homeowners Association, Inc.
File Number: 804553811

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 05/05/2022

Effective: 05/05/2022



A handwritten signature in black ink, appearing to be "John B. Scott".

John B. Scott
Secretary of State



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the City of Glen Rose Tree Ordinance / Landscape and Tree Manual		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/5/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			

The purpose of this chapter is to promote site planning which furthers the preservation of mature trees and natural areas, to protect trees during construction, to facilitate site design and construction which contribute to the long term viability of existing trees and to control the removal of trees when necessary. It is the further purpose of this chapter to achieve the following broader objectives:

- 1) Prohibit the indiscriminate clearing of property
- 2) Protect and increase the value of residential and commercial properties within the city
- 3) Maintain and enhance a positive image for the attraction of new business enterprises to the city
- 4) Protect healthy quality trees and promote the natural ecological environmental and aesthetic qualities of the city per our Vision Statement.

Definitions

- Protected Tree – Hardwood Trees with a DBH of 10” if deemed a fast growing tree of 5” if deemed a slow growing tree.

Permits

No person, directly or indirectly, shall cut down, destroy, remove or move or effectively destroy through damaging any healthy “Protected” tree situated on property regulated by this chapter without first obtaining a tree removal permit unless otherwise specified in this chapter.

Authority for Review

The building official shall be responsible for the review and approval of all requests for tree removal permits submitted in accordance with the requirements specified herein.

- (A) Deferrals. The building official may defer the approval of a tree removal permit to the Planning & Zoning Commission for any reason.
- (B) Appeals. Any decision made by the Building Official may be appealed to the Planning & Zoning Commission. All decisions made by the Planning & Zoning Commission shall be final.

Submittal Requirement

The Building Official shall establish administrative procedures necessary to facilitate the implementation and enforcement of this chapter.

- A) Tree removal permit. A request for a tree removal permit must be submitted and approved prior to the removal of any Protected tree in the city unless the tree is exempt under a provision of this chapter.
- B) All tree removal permits shall be accompanied by a payment made to the city in the amount specified by City Council.

- C) Required documents. Either a transparency or tree survey shall be required as determined by the Building Official and must include items referenced in this chapter and its appendices.
- D) Permit Expiration. Permits for tree removal issued in connection with a building permit or site plan shall be valid for the period of that building's permit or site plan's validity. Permit(s) for tree removal not issued in connection with a building permit or a site plan shall become void 180 days after the issue date on the permit.

Action on Permit Application

The Building Official or Planning & Zoning Commission shall grant a tree removal permit based on the following criteria:

- a) Whether or not a reasonable accommodation or alternative solution can be made to accomplish the desired activity without the removal of the tree.
- b) The cost of preserving the tree
- c) Whether the tree is worthy of preservation depending on the individual characteristic of the tree
- d) The effect of the removal of erosion, soil moisture, retention, flow of surface waters and drainage systems.
- e) The need for buffering of residential area from the noise, flare and visual effects of nonresidential uses.
- f) Whether the tree interferes with a utility service
- g) Whether the proposed tree replacement pursuant to the tree requirements hereof adequately mitigates the removal of the tree
- h) Whether the removal affects the public health, safety or welfare.

Regulations:

Clear Cutting

The clear cutting of land as defined in this chapter is permitted as long as no Protected Trees are damaged during the clear cutting.

Selective Thinning

Removal of selected trees from within a densely forested area when done in a professionally accepted manner shall be allowed as a single permit upon approval by the Building Official. It is recommended to have an arborist or Texas Forest Service recommendation when seeking permitting for Selective Thinning to ensure that the manner this is conducted will enhance the environment and the likelihood of survival of the remaining trees.

Ground Level Cuts

Where protected tree removal is allowed through exemption or by tree removal permit and the root system is intertwined with protected trees which are intended to be saved, the tree shall be removed by flush cutting with the natural level of the surrounding group. Where stump removal is desired, stump grinding shall be allowed. When recommended by an arborist of the Texas Forest Service, a trench may be cut between trees sufficient to cut the roots near the tree

to be removed, thereby allowing removal of the remaining stump with out destruction of the root system of the saved trees.

New Developments

All developments which have not submitted final construction plans as of the effective date of this chapter shall be subject to the requirements for tree protection and replacement specified as follows:

- 1) Residential Developments. All areas within street right-of-ways, utility or drainage easements as shown on an approved final plat and areas designated as cut/fill on the master construction plan shall follow the protected tree plans as reasonably possible. Meaning plans should be designed to allow for Protected trees to remain on site. A developer may request a permit to allow for the removal of Protected Trees prior to final approval of the plat. Additionally Protected trees within potential building pads may be removed from permit requirements if identified during the plat review process and placement of the building pads cannot prevent the Protected tree from being saved.
- 2) Non-residential development. All areas within street right-of-ways, utility or drainage easements as shown on an approved final plat and areas designated as cut/fill on the master construction plan shall follow the protected tree plans as reasonably possible. Meaning plans should be designed to allow for Protected trees to remain on site. A developer may request a permit to allow for the removal of Protected Trees prior to final approval of the plat. Additionally Protected trees within potential building pads, fire lanes, and parking areas may be removed from permit requirements if identified during the plat review process and placement of the building pads cannot prevent the Protected tree from being saved.
- 3) Gas well drilling and production facilities/natural gas pipelines shall not be exempt from the tree protection and replacement requirements

Private Property

- a) Homestead – the owner of property which is used for an individual residence or homestead shall be permitted to remove one Protected tree per calendar year without obtaining a permit.
- b) Agricultural Property – the owner of property being used for agricultural purposes shall be permitted to remove up to seven Protected trees per calendar year without obtaining a permit. Protected trees removed in excess of seven will require permits. It is not the intent of this chapter to prohibit the clearing of land for legitimate, agricultural use.

Exemptions

A tree removal permit and tree protection and replacement requirements shall not be required under any of the following circumstances. Burden of proof as a qualified exemption is upon the remover of the tree.

- A) Preexisting Conditions: All construction activities for which final construction plans and building permit applications have been submitted prior to the effective date of this ordinance shall be exempt.
- B) Diseased Trees: The tree is diseased, damaged beyond the point of recovery or in danger of falling as determined by the Building Official prior to the removal of the tree. The removal of a diseased tree by the city or an individual is required to reduce the changed of spreading the disease to adjacent healthy trees.
- C) Public Safety: The tree endangers the public health, welfare, or safety and immediate removal is required
- D) Utility Service Interruption: The tree has disrupted a public utility service due to weather or act of God. Removal shall be limited to the portion of the tree reasonable necessary to reestablish and maintain reliable utility service.
- E) Landscape nursey. All licensed plant or tree nurseries shall be exempt from the requirements of this chapter as they pertain to those trees planted and growing on the premises of the licensee that are for sale or intended to sale to the general public in the ordinary course of the licensee's business.

Tree Replacement Requirements

- a) In the event that it is necessary to remove a protected tree, the party removing the tree (Other than franchise utility companies) shall be required to replace the protected trees being removed with quality trees of the same nature, that has the ability to grow to the same canopy as the removed trees within a reasonable time frame. This mitigative measure is not meant to supplant good site planning. Tree replacement will be considered only after all design alternative which could save more existing trees have been evaluated and reasonable rejected. Said replacement trees shall be a minimum of three-and-a-half inch diameter (measured at one foot above ground and seven feet in height when planted. Cedar, Juniper, and Fruitless Mulberry, Mimosa, and Hackberry trees are not acceptable replacement trees.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Discussion regarding the Mobile Food Courts Ordinances		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/13/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			

Food Truck

- 1) Food Court – an area where trucks can park
- 2) Mobil Truck – moves daily and parking is off premise where sales of food occur
- 3) Semi Mobil Truck – moves 7 days out of every 30. May be parked where sales of food occur overnight
- 4) Stationary Truck – never moves, must be behind fencing.

ARTICLE 4.08 MOBILE FOOD COURTS

4.08.001 Definition

4.08.002 Mobile Food Court

4.08.003 Location Standards

4.08.004 Development Standards

4.08.005 Site Plan

4.08.006 Design And Maintenance Guidelines

4.08.001 Definition

Mobile food service establishment. An enclosed trailer or motor vehicle designed and operated for the sale of food and/or beverages, and which stays at one location for more than four (4) consecutive days. For the purpose of this article, two or more such establishments located on a single lot or parcel shall be known as a mobile food court. (Ordinance 17.12.11 adopted 12/11/17)

4.08.002 Mobile Food Court

- (a) No mobile food vendor/vehicle shall operate within a mobile food court that does not possess a valid permit.
- (b) All mobile food vendor requirements apply (see mobile food vendor article).

(Ordinance 17.12.11 adopted 12/11/17; Ordinance 18.06.11C adopted 6/11/18)

4.08.003 Location Standards

- (a) A mobile food court must meet all applicable zoning requirements applicable to the zoning district in which it is located and as required by this article.
- (b) Mobile food establishments shall operate only in zoning districts where eating establishments are allowed in the current city zoning ordinance.
- (c) Permitted mobile food vendors/vehicles located within the court shall be exempt from having to remove the vehicle from the site during nonoperating hours so long as such operation is in compliance with its use permit.
- (d) Mobile food courts shall not be located within fifty (50) feet of a building with a restaurant possessing a certificate of occupancy.
- (e) Mobile food courts must comply with the setback minimum of the zoning district which the site is located, unless a more restrictive setback is required by the city to mitigate any negative impacts to adjacent businesses, residents, or safety, health or welfare of the general public.
- (f) Mobile food establishment spaces shall be set back at least twenty-five feet from the front and fifteen feet from the rear lot lines, and set back from the side lot lines as specified for the zoning district where located.

(Ordinance 17.12.11 adopted 12/11/17; Ordinance 18.06.11C adopted 6/11/18)

4.08.004 Development Standards

- (a) Mobile food courts shall be allowed to engage in business only between the hours of 6:00 a.m. and 9:00 p.m. unless otherwise approved in writing by the city administrator or his/her designee.
- (b) The Texas Food Establishment Rules (TFER), section 229.167(d)(10) states a private

used as living or sleeping quarters may not be used for conducting food establishment operations.

Item 17.

- (c) Mobile food courts must provide a paved parking area (in accordance to current building code), at a ratio of two and one-half (2-1/2) parking spaces per individual vendor/vehicle.
- (d) Mobile food courts must provide outside seating consisting of a table and a seating capacity of four (4), per mobile food vendor/vehicle unit.
- (e) Restrooms must be provided within the mobile food court area. A minimum of at least one (1) restroom shall be provided within one hundred (100) feet from each vendor/vehicle. This requirement can be met through one (1) of the following methods:
 - (1) Permanent ADA bathroom as required by the International Building Code.
 - (2) Bathroom facilities within a building(s) directly abutting the premises authorized by written consent of the building owner/tenant.
 - (3) Bathroom facility trailer, or mobile trailer with bathrooms and self-contained water and wastewater facilities within it, maintained by a licensed company. Facility shall not be located fronting the property, but to the rear of mobile food vendors and if necessary screened from the public right-of-way.
- (f) All vendors/vehicles selling food or beverages must provide at least one (1) appropriately sized trash receptacle adjacent to or as a part of their stand/operation.
- (g) Mobile food courts shall have access to a common dumpster and to a common grease disposal container, approved by the city. Common trash and grease disposal containers shall be enclosed within an area screened from view in accordance with city ordinances.
- (h) Each mobile food establishment shall obtain electricity from, and be within 50 feet of an individual main-disconnect breaker or central bank of multiple-disconnect breakers, as approved by the city.
- (i) Each mobile food establishment shall obtain water from, and be within 50 feet of a hose bib connected directly to the city water supply.
- (j) Mobile food establishments shall not be connected directly to the city wastewater system unless a grease trap is installed.
- (k) All mobile food vendors/vehicles situated on the property shall be located on a paved surface as required by city parking requirements.
- (l) Mobile food vendors/vehicles shall demonstrate that the vehicle or unit is readily moveable if required by the city. Any alteration, removal, attachment, placement or change in, under or upon the mobile food vehicle or unit that would prevent or otherwise reduce ready mobility is prohibited.
- (m) Vehicular drive-through service of food and/or beverage shall not be permitted.
- (n) No more than three individual mobile food vendor/vehicle units are permitted per mobile food court site. Additional mobile food vendor/vehicle units may be authorized by the city council with a specific use permit.
- (o) No mobile food vendor/vehicle unit, structures associated with the mobile food court use, not any seating areas shall be located in a required setback, buffer yard, access easement, drainage easement, floodplain, driveway, utility easement and/or fire lane unless written authorizations is provided by the city administrator or his/her designee.
- (p) Building official/fire marshal shall make the appropriate inspections of the location, equipment, vehicles/units and other reasonable inspections concerned with the mobile food court operation.

to assure compliance with the applicable adopted codes, ordinances, requirements of and federal statutes.

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- (q) A minimum ten (10) foot wide apparatus access route shall be provided around the periphery of any mobile food vendor/vehicle.
- (r) One (1) permanent detached sign permitted in compliance with the current sign ordinance shall be allowed for the mobile food court. Individual vendors/vehicles shall be limited to one (1) sign attached to trailer or truck. Signs on mobile food establishments shall be mounted flat on the exterior, and not exceed 20 percent of the wall area to which they are affixed. No detached or temporary signs are authorized.
- (s) Residing and/or dwelling within a vendor/vehicle unit(s) overnight is prohibited.
- (t) The sale, distribution or consumption of alcoholic beverages is prohibited within mobile food courts.
- (u) Mobile food courts must provide current and complete contact information including but not limited to: address, phone number, and any other information reasonably required by the city administrator or his/her designee for a designated on-call person to be a principal point of contact for city staff and the individual vendors/vehicles.
- (v) Failure to comply with these standards may result in termination or suspension of the certificate of occupancy.

(Ordinance 17.12.11 adopted 12/11/17; Ordinance 18.06.11C adopted 6/11/18)

4.08.005 Site Plan

A site plan drawn to a conventional scale must be submitted to the planning department showing the location and surface type of the proposed mobile food establishment locations, location of customer table-seating and any associated shelter structures, location of water hose bibs and electrical service connections, location and surface type of parking spaces and driveways, location and surface type of pedestrian access, location and description of outdoor lighting, location of restrooms(s), location of individual trash receptacles and common trash/grease disposal facilities, and type and height of common trash/grease disposal screening. (Ordinance 17.12.11 adopted 12/11/17)

4.08.006 Design And Maintenance Guidelines

Mobile food vendor vehicle/structures design and maintenance guidelines:

- (a) All structures (vehicles) shall be free from defects including but not limited to peeling paint, rust, exposed metal or wood.
- (b) Tires must be fully inflated at all times.

(Ordinance 17.12.11 adopted 12/11/17)



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, July 21, 2022		
AGENDA SUBJECT:	Discussion regarding the Mobile Food Vendor Ordinances		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/13/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			

ARTICLE 4.09 MOBILE FOOD VENDOR

4.09.001 Title And Purpose

4.09.002 Definitions

4.09.003 Inspections, Permits And Fee

4.09.004 Permitted Locations

4.09.005 Distance Regulations

4.09.006 Hours Of Operation

4.09.007 Mobile Food Vendor Requirements

4.09.008 Commissary Location

4.09.009 City-Sponsored Events

4.09.010 Variances

4.09.001 Title And Purpose

This article shall be known as the city's mobile food vendor ordinance. This article has been adopted to regulate mobile food vendors within the corporate limits of the city. (Ordinance 18.06.11B adopted 6/11/18)

4.09.002 Definitions

The following words, terms and phrases, when used in this article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Commissary location. An established location where food service providers can prepare and store their food, as well as a location to store a mobile unit while not in use.

Edible goods. All food products designed for human consumption.

Exempt mobile food vendor. Any person that sells edible goods from a mobile unit operating at a stationary location in conjunction with a city event or a community recognized special event sanctioned by any local taxing entity and operating on the premises of any tax supported entity. Exempted mobile food vendors shall be subject to all state requirements for food handling establishments including any requirements or special conditions set by the host entity.

Food service establishment. Any business that sells edible goods from a fixed location and has been inspected and approved by the Texas Department of Health, including commercial kitchens and commissaries, and shall specifically exclude accessory or self serve retail food sales.

Mobile. The state of being in active, but not necessarily continuous, movement; capable of being moved and not permanently fixed or placed.

Mobile food vendor. Any person that sells edible goods from a mobile unit at a stationary location on private property approved for such activity within the city.

Mobile unit. Includes:

- (a) Concession cart. A mobile vending unit that must be moved by non-motorized means from which a mobile food vendor offers for sale or sells edible goods to the public;
- (b) Concession trailer. A vending unit that is pulled by a motorized unit and has no power to move on its own from which a mobile food vendor offers for sale or sells edible goods to the public; or
- (c) Mobile food truck. A self-contained motorized unit from which a mobile food vendor offers for sale or sells edible goods to the public.

Stationary location. The location where the mobile food vendor has obtained written permission property owners to sell and dispense edible goods to the public.

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(Ordinance 18.06.11B adopted 6/11/18)

4.09.003 Inspections, Permits And Fee

- (a) A mobile food vendor shall submit a completed application for a mobile food vending permit to the building and planning office and shall complete all required inspections through the fire marshal's office and the Texas State Health Department. A mobile food vending permit shall be required for each individual mobile unit utilized. The application fee for submitting an application for a mobile food vending permit shall be \$300.00, said fee to be paid for each unit to be in service.
- (b) A mobile food vendor shall obtain:
- (1) A mobile food vending permit issued by the building and planning office;
 - (2) A food service permit from the Texas Department of Health prior to conducting business in the city;
 - (3) Inspection from the fire marshal's office must be successfully completed prior to consideration and approval of a mobile food vending permit by the building and planning office;
 - (4) The mobile food vending permit issued by the building and planning office is not transferable and shall be valid for one (1) year from the date of permit issuance;
 - (5) A background check for the owner and each employee is also required as part of the permit process. Up to 5 background checks are included in the application fee. Additional background checks will be conducted for an additional \$5.00 per applicant; and
 - (6) Subsequent renewal shall be subject to all the requirements listed above.

(Ordinance 18.06.11B adopted 6/11/18)

4.09.004 Permitted Locations

Subject to the provisions of this article, mobile food vendors shall be permitted to establish a stationary location and conduct business in the following zoning districts: B-1 (restricted commercial), B-2 (general commercial), B-3 (central business district) with an approved specific use permit and I (industrial). (Ordinance 18.06.11B adopted 6/11/18; Ordinance 2020.11.25A adopted 11/30/20)

4.09.005 Distance Regulations

- (a) A mobile food vendor shall not conduct business within any residential zoning district. A mobile food vendor shall not conduct business within two hundred (200) feet of the boundary line of any residential zoning district.
- (b) A mobile food vendor shall not conduct business within two hundred (200) feet of the primary entrance of an open and operating food service establishment. This distance may be reduced upon receiving written, notarized permission from the owner of said establishment. Mobile food vendor is a mobile food court will follow requirements listed in the mobile food court article.
- (c) If a new food service establishment opens within two hundred (200) feet of a mobile food vendor as set forth in subsection (b) above, the mobile food vendor must receive written, notarized permission from the new establishment's owner to continue operating at that location.

- (d) A mobile food vendor shall not locate closer than nine (9) feet to any front property line (to any street) or any rear property line (adjacent to any alley). The mobile food vendor shall not locate a mobile unit in such a manner or location that obstructs or causes to be obstructed the passage of any sidewalk, street or alley or any other public place, by causing people to congregate at or near the mobile unit. Item 18.
- (e) A mobile food vendor shall not locate on any private property without written permission to do so and if told to leave, must comply and leave the property immediately. A copy of the owner's written, signed, and notarized permission to operate in a stationary location shall be kept within the mobile unit for documented verification.

(Ordinance 18.06.11B adopted 6/11/18)

4.09.006 Hours Of Operation

Mobile food vendors shall not operate between 11:00 p.m. and 6:00 a.m. During these prohibited hours of operation, the mobile unit shall be removed from the stationary location and properly stored at its commissary location as required by section 4.09.008 of this article. (Ordinance 18.06.11B adopted 6/11/18)

4.09.007 Mobile Food Vendor Requirements

The following regulations shall apply to mobile food vendors:

- (a) A mobile food vendor shall comply with all regulation established by the Texas Food Establishment Rules, city code and the fire marshal's office and maintain compliance with all requirements noted in section 4.09.003.
- (b) Each mobile unit shall be equipped with a portable trash receptacle and the mobile food vendor shall be responsible for proper disposal of solid waste and waste water in compliance with this code.
- (c) Each mobile unit may have permanently attached signage on the mobile unit and one (1) each sandwich board no larger than 36" tall x 24" wide. Signage shall not be placed in the right-of-way. Signage must be removed when mobile unit is not on location.
- (d) No loud or disruptive music or narrative shall project from the mobile unit.
- (e) A mobile unit shall be parked on an all-weather surface when at a stationary location.
- (f) A mobile unit shall not block any fire lane or drive aisle.
- (g) No mobile unit may park on a lot without a notarized document from the property owner granting permission to the mobile food vendor to utilize the property for that purpose.
- (h) A mobile food vendor shall register a commissary location with the building and planning office stating where the unit is to be stored when not in operation.
- (i) No mobile food vendor shall conduct business in the public right-of-way and shall not block access to any parcel or alley.
- (j) No mobile unit shall locate in such a manner as to cause any visibility obstruction at a street intersection.
- (k) It shall be unlawful for any person to operate as a mobile food vendor without complying with the Texas Food Establishment Rules.
- (l) It shall be unlawful for any mobile food vendor to sell or distribute alcoholic beverages, or allow anyone to consume alcoholic beverages on the premises.

(m) A mobile unit shall be inspected by the city's fire marshal's office prior to the issuance of food vending permit. The inspection shall take place at the fire marshal's office and shall include the following:

Item 18.

- (1) A valid driver's license and current Texas Department of Public Safety License plates and state inspection sticker, except for a concession cart which is not required to have license plates or an inspection sticker. The mobile unit must be in good working order.
 - (2) A mobile unit must have a 2A:10B:C sized extinguisher with an annual inspection tag from a state-licensed inspection company or a receipt indicating purchase within the past year. If frying media (grease) is used, a class K extinguisher shall be required in the mobile unit. Any mobile unit equipped with an automatic extinguishing system shall have a current (biannual) inspection tag from a state-licensed inspection company. All mobile units shall maintain ten (10) feet of clearance for access. Mobile units equipped with an automatic extinguishing system shall maintain ten (10) feet of clearance from combustible structures. Mobile units not equipped with an automatic extinguishing system that produce grease laden vapors shall maintain a fifty (50) foot distance from combustible structures or parked, unattended vehicles.
 - (3) All cooking appliances in the mobile unit shall be of an approved type, commercial grade, listed and labeled, for the use intended. Appliances shall be installed in accordance with the manufacture's instruction. Portable cap stoves or the equivalent shall be prohibited. All cooking appliances shall have an approved, labeled and listed on-off valve.
 - (4) All propane and natural gas appliances shall be pressure tested annually and have only approved listed parts and no rubber hoses shall be allowed. All piping shall be in accordance with applicable city ordinances and adopted codes and protected from physical damage. Mounting and placement of containers shall comply with all applicable city ordinances, adopted codes and Texas Department of Transportation Regulations. The capacity limit of propane and natural gas containers or cylinders shall be determined by the fire marshal's office after consideration of features that secure and protect the container.
 - (5) Cooking surfaces in the mobile unit shall be kept clean of grease build-up. Trash containers and debris shall be emptied regularly. Extension cords shall not be utilized for appliances. Appliances shall be plugged directly into electrical outlets.
 - (6) Each enclosed vehicle must have two outward opening fire exits. Each exit must be properly label "emergency exit." Exits may not be blocked.
 - (7) The fire marshal's office is herein authorized to conduct all inspections as necessary to determine the extent of compliance at any time.
- (n) Residing and/or dwelling within a mobile food unit overnight is strictly prohibited.
- (o) Failure to comply with these standards may result in revocation of vendor permit. If vendor permit is revoked, the vendor must wait 6 months before they can reapply.

(Ordinance 18.06.11B adopted 6/11/18)

4.09.008 Commissary Location

- (a) Any mobile unit stored on a commercial lot within the city limits shall be entirely enclosed within a building, or hidden from view behind the primary structure, or approved opaque screening.
- (b) Any mobile unit stored in a residential area within the city limits shall be stored entirely enclosed within a building or hidden from public view. All city residential parking requirements apply.

(Ordinance 18.06.11B adopted 6/11/18)

Item 18.

4.09.009 City-Sponsored Events

- (a) Any mobile unit/food vendor participating in a city-sponsored event shall be considered an exempt mobile food vendor as described herein and comply with all regulation established by the Texas Food Establishment Rules and city code. Texas Food Establishment licenses (if required) and food handlers license from the state must be submitted to the events director along with the vendor application for each event.
- (b) The mobile food unit fee will be waived, however all applicable event fees will remain in effect.
- (c) Inspections by the fire marshal's office may be waived, however on-site inspections may be required.

(Ordinance 18.06.11B adopted 6/11/18)

4.09.010 Variances

If special circumstances prevent a mobile food vendor from complying with or make it too burdensome to comply with all the requirements of this article, an application for a variance may be submitted to the city council as follows:

- (a) The applicant must identify which specific requirements cannot be or are too burdensome to be met, and why they cannot be or are too burdensome to be met.
- (b) The applicant must provide payment of the fee established by the city at the time the application is submitted.
- (c) The city council shall conduct a public hearing concerning the application within 45 days of receipt of the application. City staff must notify property owners within 200' of the location where the mobile food vendor seeking the variance is proposing to operate at least 10 days prior to the date of the public hearing at which the application will be considered.
- (d) The city council shall consider the application and may approve or deny the variance as presented or may stipulate conditions and restrictions before approving it.
- (e) Unless the city council provides otherwise, the variance shall be effective for as long as the mobile food vendor continues to do business, at least once a month, at the location identified in the variance application.
- (f) The variance is not transferable.
- (g) The city council reserves the right, upon receipt of a written complaint against the mobile food vendor operating under the variance and after providing the applicant with thirty (30) days prior notice, to reconsider the matter and stipulate additional conditions and restrictions or revoke the variance.
- (h) No application for a variance which has been denied wholly or in part by the city council shall be resubmitted for a period of 90 days from the date of the denial.

(Ordinance 2020.11.25A adopted 11/30/20)