

PLANNING & ZONING COMMISSION MEETING

Wednesday, July 23, 2025 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.

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from June 25, 2025 P&Z Commission Meeting

PUBLIC HEARING

2. Public hearing regarding recommendations for amending Ordinance 4.09.003(b) Inspections, Permits and Fee and 4.09.005 Distance Regulations for Mobile Food Vendors
3. Public hearing regarding recommendations for amending Ordinance 3.17 Fences to include definitions for Commercial Fencing and Privacy Fencing
4. Public hearing regarding recommendations for amending 14.02.042 R-1 Single-Family Residential District related to setback requirements
5. Public hearing regarding recommendations for amending 14.02.005 Definitions
6. Public hearing regarding recommendations for amending Chapter 14 Appendix A, Schedule of Uses
7. Public hearing regarding creation of Ordinance 14.02.057 Downtown Overlay District – Definition, Regulations and Schedule of Uses

INDIVIDUAL ITEMS FOR CONSIDERATION

8. Discussion, consideration and possible action regarding the recommendations for amending Ordinance 4.09.003(b) Inspections, Permits and Fee and 4.09.005 Distance Regulations for Mobile Food Vendors
9. Discussion, consideration and possible action regarding the recommendation for amending Ordinance 3.17 Fences to include definitions for Commercial Fencing and Privacy Fencing
10. Discussion, consideration and possible action regarding the recommendations for amending 14.02.042 R-1 Single-Family Residential District related to setback requirements

- [11.](#) Discussion, consideration and possible action regarding the recommendations for amending 14.02.005 Definitions
- [12.](#) Discussion, consideration and possible action regarding the recommendations for amending Chapter 14 Appendix A, Schedule of Uses
- [13.](#) Discussion, consideration and possible action regarding the creation of Ordinance 14.02.057 Downtown Overlay District – Definition, Regulations and Schedule of Uses

ADJOURNMENT

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in the is meeting should contact the City Secretary's office at (254) 897-2272 x 201 at least 48 hours prior to the meeting to request such assistance.

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: **Friday, July 18, 2025, on or before 5:00 PM** and remained posted for at least two hours after said meeting was convened.

Veronica Welch, City Secretary

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



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	7/23/2025		
AGENDA SUBJECT:	Consider approval of minutes from June 25, 2025 P&Z Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/1/25
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.			

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
June 25, 2025

- 1) Call to Order
 - a) The meeting was called to order to 5:30 pm by Chairperson, Pam Streeter
 - b) Pledge of Allegiance
 - c) Roll Call: Present: Greg Clanton, Rex Miller, James (Tony) Gosdin, and Pam Streeter were in attendance. Additionally, Staff members Stephen Boyd was present. A quorum was present.
- 2) Consent Agenda
 - a) Approval of minutes from the April 23, 2025 Planning and Zoning Board Meetings
 - i) No Discussion was required
 - ii) Motion was made to approve the April 23, 2025 by Greg Clanton, 2nd by Tony Gosdin
 - iii) Motion passed 4/0
 - b) Approval of minutes from the May 28, 2025 Planning and Zoning Board Meetings
 - i) Motion was made to approve the May 28 by Rex Miller, 2nd by Greg Clanton
 - ii) Motion passed 4/0
- 3) Public Hearing was Opened at 5:36pm

PUBLIC HEARING

1. Public Hearing on a request for a Specific Use Permit for Short Term rental located at 706 A & B SW Barnard St
 - a. No public comments
2. Public Hearing was closed at 5:38pm

INDIVIDUAL ITEMS FOR CONSIDERATION

1. Discussion, Consideration and Possible action on a request for a Specific Use Permit for Short Term rental located at 706 A & B SW Barnard St
 - a. Discussion was minimal as the location is appropriate for a Short Term rental.
 - b. A motion was made to recommend the SUP by Tony Gosdin and 2nd By Rex Miller.
 - c. Motion pass 4/0

WORKSHOP

1. Discussion was held on Residential and Commercial Building Guides and Inspection Checklists
 - a. It was decided we needed to separate new build vs renovation/rehab
 - b. It was also decided it should be in simple to read formats
 - c. Rex Miller will draft version for Commercial and Tony Gosdin will review Residential for discussion at next meeting.

Having no further business before the commission, this meeting is adjourned at 5:53pm

Chairperson

Stephen Boyd,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	7/23/2025		
AGENDA SUBJECT:	Public hearing regarding recommendations for amending Ordinance 4.09.003(b) Inspections, Permits and Fee and 4.09.005 Distance Regulations for Mobile Food Vendors		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	6/19/25
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:	7/23/2025		
AGENDA SUBJECT:	Public hearing regarding recommendations for amending Ordinance 3.17 Fences to include definitions for Commercial Fencing and Privacy Fencing		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	6/19/25
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:	7/23/2025		
AGENDA SUBJECT:	Public hearing regarding recommendations for amending 14.02.042 R-1 Single-Family Residential District related to setback requirements		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	6/19/25
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:	7/23/2025		
AGENDA SUBJECT:	Public hearing regarding recommendations for amending 14.02.005 Definitions		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	6/19/25
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:	7/23/2025		
AGENDA SUBJECT:	Public hearing regarding recommendations for amending Chapter 14 Appendix A, Schedule of Uses		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	6/19/25
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:	7/23/2025		
AGENDA SUBJECT:	Public hearing regarding creation of Ordinance 14.02.057 Downtown Overlay District – Definition, Regulations and Schedule of Uses		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	6/19/25
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:	07/23/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the recommendations for amending Ordinance 4.09.003(b) Inspections, Permits and Fee and 4.09.005 Distance Regulations for Mobile Food Vendors		
PREPARED BY:	Planning & Zoning Chairperson Pam Streeter	DATE SUBMITTED:	07/16/2025
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.			

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:

1. 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;
2. 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
3. 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 from the property owners to sell and dispense edible goods to the public.

(Ordinance 18.06.11B adopted 6/11/18)

4.09.003 Inspections, Permits And Fee

1. 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 mobile unit utilized. The application fee for applying for a mobile food vending permit shall be found in Appendix A Fee Schedule and said fee is to be paid for each unit to be in service.
2. 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; a one-day permit for a city-sponsored event is permitted and shall be approved by the City Administrator and or/Development Services Director.
 - ~~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~~
 - ~~6.5.~~ Subsequent renewal shall be subject to all the requirements listed above.

(c) Mobile food vendors must comply with Chapter 228 of the Texas Administrative Code and Rule 228.221 Mobile Food Units.

(Ordinance 18.06.11B adopted 6/11/18)

HISTORY

Amended by Ord. 2024-O-24 Mobile Food Vendors on 12/10/2024
 Amended by Ord. 2024-O-25 Mobile Food Vendors on 12/10/2024.

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

- ~~1. 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.~~
- ~~2.1.~~ 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.
- ~~3.2.~~ 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.
- ~~4.3.~~ A mobile food vendor shall not locate closer than nine (9) feet to any front property line (adjacent 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.
- ~~5.4.~~ 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:

1. 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.
2. 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.
3. 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.
4. No loud or disruptive music or narrative shall project from the mobile unit.
5. A mobile unit shall be parked on an all-weather surface when at a stationary location.
6. A mobile unit shall not block any fire lane or drive aisle.
7. 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.
8. 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.
9. No mobile food vendor shall conduct business in the public right-of-way and shall not block access to any parcel or alley.
10. No mobile unit shall locate in such a manner as to cause any visibility obstruction at a street intersection.
11. It shall be unlawful for any person to operate as a mobile food vendor without complying with the Texas Food Establishment Rules.
12. 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.
13. A mobile unit shall be inspected by the city's fire marshal's office prior to the issuance of a mobile food vending permit. The inspection shall take place at the fire marshal's office and shall include the following:
 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.
14. Residing and/or dwelling within a mobile food unit overnight is strictly prohibited.
15. 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

1. 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.
2. 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)

4.09.009 City-Sponsored Events

1. 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.

2. The mobile food unit fee will be waived, however all applicable event fees will remain in effect.
3. 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:

1. 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.
2. The applicant must provide payment of the fee established by the city at the time the application is submitted.
3. 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.
4. 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.
5. 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.
6. The variance is not transferable.
7. 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.
8. 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)



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	07/23/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the recommendation for amending Ordinance 3.17 Fences to include definitions for Commercial Fencing and Privacy Fencing		
PREPARED BY:	Planning & Zoning Chairperson Pam Streeter	DATE SUBMITTED:	07/16/2025
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.			

ARTICLE 3.17 FENCES

3.17.001 Purpose

3.17.002 Permit Required

3.17.003 Requirements

3.17.004 Penalties

3.17.005 Definitions

3.17.001 Purpose

The city council declares that a fence ordinance is hereby necessary to provide regulations over the construction of fences, so as to insure adequate vehicular visibility and compatibility with use and appearance of businesses and neighborhoods. (Ordinance 17.04.10A, sec. 1, adopted 4/10/17)

3.17.002 Permit Required

Any person constructing a fence within the city shall make application for a fence permit with the building official. A fee as set forth in the fee schedule in appendix A of this code shall be charged for the permit. (Ordinance 17.04.10A, sec. 2, adopted 4/10/17)

3.17.003 Requirements

1. Any fence constructed pursuant to this article shall be constructed of material commonly intended for use in a residential or commercial fence, such as wood, vinyl, chain link or brick, or other materials deemed to be commonly accepted fencing materials by the building official.
2.
 1. In residential zoning districts, where erected in the front yard in front of the building setback line, solid material fences may not be higher than 30", chainlink fences and fences of solid spaced material covering no more than 50% of the fenced area may not be higher than 48", and wrought iron fences may not be higher than 60" and the pillars or posts in wrought iron fences must be spaced at intervals of 8' or more on center. Chainlink and wrought iron fences may include solid material on the lower 30" of the fence. Corner lot fences may be 72" high on the side street side of the property from the front building setback line to the rear property line, as long as the fence does not materially impede vision above 30" above ground level within 30' either side of the intersection of the front and side streets or 30' either side of where the neighbor's driveway intersects the side street. No fence may encroach into a right-of-way.
 2. A drawing clarifying the line of sight to be maintained at the intersection of the front and side street and side street and neighbor's driveway is included as exhibit A attached to Ordinance 2019.10.14B and incorporated herein for all purposes.
3. Commercial and industrial fences required for privacy, screening or protection must submit site plan and detailed fence plans and have them approved by the building official.

(Ordinance 17.04.10A, sec. 3, adopted 4/10/17; Ordinance 2019.10.14B, sec. 4, adopted 10/14/19)

3.17.004 Penalties

Any person, firm, or corporation violating any provision of this article shall be guilty of a class C misdemeanor punishable by a fine up to \$2,000.00. Each day the violation continues shall be considered a separate offense. Such remedy under this section is in addition to the abatement restitution. (Ordinance 17.04.10A, sec. 4, adopted 4/10/17)

3.17.005 Definitions

Commercial Privacy Fence – Definition:

A **commercial privacy fence** is a type of barrier specifically designed and constructed to provide security, restrict visibility, and delineate property boundaries for commercial or industrial properties. Allowable materials for commercial privacy fence include: Wood (treated pine, cedar, or redwood), concrete or masonry, composite materials in keeping with the materials in the surrounding areas. The minimum height of the fence shall be 6 feet. Additional height may be required based on site plans.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	07/23/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the recommendations for amending 14.02.042 R-1 Single-Family Residential District related to setback requirements		
PREPARED BY:	Planning & Zoning Chairperson Pam Streeter	DATE SUBMITTED:	07/16/2025
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.			

14.02.042 R-1 Single-Family Residential District

1. Purpose. The R-1 Single-Family Residential District is established to allow for single-family dwellings.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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 4-7 feet to a side lot line, nor closer than 5-7 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200-50 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)



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	07/23/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the recommendations for amending 14.02.005 Definitions		
PREPARED BY:	Planning & Zoning Chairperson Pam Streeter	DATE SUBMITTED:	07/16/2025
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.			

14.02.005 Definitions

For the purpose of this article, certain words and term are hereby defined, not all Schedule of Uses are defined, but the Use Type should be self-explanatory. If a Use Type is not defined, then no deviation from the exact wording of the Type is allowed without permission by Planning & Zoning or City Council.

Words used in the present tense include the future tense, words in the singular number include the plural number, and words in the plural number include the singular number. The word “building” includes the word “structure,” except as otherwise specified. The term “use” means “used or intended to be used for, or arranged or designed for use.” The word “shall” is mandatory, not directory; the word “may” is permissive. The word “person” includes a firm, association, organization, partnership, trust, foundation, company or corporation as well as an individual. The word “including” means “including, but not limited to.”

The following definitions shall apply, unless the context clearly indicates or requires a different meaning:

Abut or abutting. Having lot lines or boundary lines in common.

A **accessory building or use** is defined as:

A structure or use that is subordinate to and customarily incidental to the main building or principal use of the property. An accessory building or use is located on the same lot as the principal use and serves a supportive function.

Examples:

- A **garage, shed, or greenhouse** on a residential lot.
- A **detached guesthouse** (without a full kitchen).
- A **home office, workshop, or storage area** related to the primary use of the property.
- In commercial or agricultural contexts, an **outbuilding** for storage or equipment related to the main business.

Key Characteristics:

- **Subordinate:** It must not dominate the principal use.
- **Incidental:** It must be a natural or customary addition to the primary use.
- **Same Lot:** It must be located on the same property as the main use or building.
- **Non Revenue Generating:** It must not be used as a source of income.

Accessory residential storage building. A building originally constructed for use as a storage building for the storage of materials and equipment. If in residential zones is accessory to a primary residential structure. Cargo containers, railroad cars, truck vans, converted mobile homes, trailers, recreational vehicles and similar prefabricated items and structures originally built for purposes other than storage of goods and materials are not accessory storage buildings. This building is not be to used as a dwelling.

Accessory use. A subordinate use which is incidental to the main or primary use.

Adult arcade. Any place to which the public is permitted or invited wherein coin-operated, token-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to 5 or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on matter depicting or describing sexual activities or specified anatomical areas.

Adult bookstore. A commercial establishment which as one of its principal business purposes offers for sale or rental for any form of consideration books, magazines, periodicals or other printed matter which are distinguished or characterized by an emphasis on matters depicting or describing specified sexual activities or specified anatomical areas.

Adult cabaret. A nightclub, bar, restaurant or similar commercial establishment which regularly features persons who appear in a state of nudity or give live performances which are distinguished or characterized by an emphasis on the exposure of specified anatomical areas or by an emphasis on specified sexual activities.

Adult motel. A hotel, motel or similar commercial establishment which:

1. Offers accommodations to the public for any form of consideration and provides patrons with closed-circuit television transmissions, films, motion pictures, videocassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis on matters depicting or describing specified sexual activities or specified anatomical areas, and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions;
2. Offers a sleeping room for rent for a period of time that is less than 10 hours; or
3. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 10 hours.

Adult movie theater. A commercial establishment where, for any form of consideration, films, motion pictures, videocassettes, video reproductions, slides or other visual representations are regularly shown which are distinguished or characterized by an emphasis on matters depicting or describing specified sexual activities or specified anatomical areas.

Adult video store. A commercial establishment which as one of its principal business purposes offers for sale or rental for any form of consideration photographs, films, motion pictures, videocassettes, video reproductions, slides or other visual representations which are distinguished or characterized by an emphasis on matters depicting or describing specified sexual activities or specified anatomical areas.

Alcohol Sales – Manufacturing – Brewer. Manufacture, import, transport, or transfer of malt beverages as allowed by the Texas Alcoholic Beverage Commission. Alcohol Sales – Manufacturing – Winery. Manufacture of wine as allowed by the Texas Alcoholic Beverage Commission. Alcohol

Sales – Manufacturing – Distiller and Rectifier. Manufacture of distilled spirits and rectify, purify, refine, or mix distilled spirits and wine as allowed by the Texas Alcoholic Beverage Commission. *Alcohol Sales – Distribution – General Distributor.* Distribution of malt beverages as allowed by the Texas Alcoholic Beverage Commission. *Alcohol Sales – Distribution – Wholesaler.* Distribution of distilled spirits and wine as allowed by the Texas Alcoholic Beverage Commission. *Alcohol Sales – Distribution – General Class B Wholesaler.* The distribution of wine as allowed by the Texas Alcoholic Beverage Commission.

Alcohol Sales – Retail – Mixed Beverage – On Premise. The sale of distilled spirits, wine, and malt beverages for on-premise consumption as allowed by the Texas Alcoholic Beverage Commission. *Alcohol Sales – Retail – Wine and Malt Beverage Retailer – On and Off Premise.* The sale of wine and malt beverages for on- and off-premise consumption as allowed by the Texas Alcoholic Beverage Commission. *Alcohol Sales – Retail – Wine and Malt Beverage Retailer – Off Premise Only.* The sale of wine and malt beverages for off-premise consumption as allowed by the Texas Alcoholic Beverage Commission. *Alcohol Sales – Retail – Retail Dealer’s On Premise.* The sale of malt beverages for on-premise consumption as allowed by the Texas Alcoholic Beverage Commission. *Alcohol Sales – Retail – Retail Dealer’s Off Premise.* The sale of malt beverages for off-premise consumption as allowed by the Texas Alcoholic Beverage Commission. *Alcohol Sales – Retail – Package Store.* The sale of distilled spirits, wine, and malt beverages to consumers for off-premise consumption as allowed by the Texas Alcoholic Beverage Commission. *Alcohol Sales – Retail – Wine Only Package Store.* The sale of malt beverages and wine to consumers for off-premise consumption as allowed by the Texas Alcoholic Beverage Commission. *Alcohol Sales – Other – Bonded Warehouse.* The storage of distilled spirits and wine for producers and wholesalers as allowed by the Texas Alcoholic Beverage Commission. *Alcohol Sales – Other – Manufacturer’s Agent’s Warehousing.* The storage of malt beverages imported from Mexico for export out of Texas as allowed by the Texas Alcoholic Beverage Commission. *Alcohol Sales – Other – Brewpub.* The brewing, bottling, canning, packaging, and labeling of malt beverages, as well as the sale of produced malt beverages to consumers at the brewpub for on or off premise consumption as allowed by the Texas Alcoholic Beverage Commission.

Alcohol Sales – Private Club. The storage and service of distilled spirits, wine and malt beverages for club members’ on-premise consumption, even in dry areas; 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 premises with approval. *Alcohol Sales – Private Club – Malt Beverage and Wine.* The storage and service of malt beverages and wine for club members’ on-premise consumption, even in dry areas; 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 premises with approval. *Alcohol Sales – Private Club – Exemption Certificate.* The storage and service of malt beverages and wine for club members’ on-premise consumption, even in dry areas; 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 premises with approval.

Alcohol Sales (Retail). Retail outlets where alcohol is the primary product for sale. Alcoholic beverages include beer, wine and liquor for the purpose of this definition. Alcoholic beverages may only be sold in accordance with the Texas Alcoholic Beverage Commission requirements and local laws.

Alley. A way which affords only a secondary means of access to abutting property.

Amusement, commercial (indoor). An amusement enterprise wholly enclosed in a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line, including but not limited to a bowling alley or billiard parlor.

Amusement park. Any building, lot, tract or parcel of land used in whole or part for the operation and maintenance of a circus, carnival, miniature golf course, golf driving range, batting cages, skating rinks, go-cart racing tracks and/or minstrel shows.

Amusement redemption machine. Any electronic, electromechanical, or mechanical contrivance designed, made, and adopted for bona fide amusement purposes that rewards the player exclusively with noncash merchandise, prizes, toys, or novelties, or a representation of value redeemable for those items, with a wholesale value available from a single play of the game or device in an amount not more than 10 times the amount charged to play the game or device once or \$5, whichever amount is less.

Animal hospital or clinic. A facility operated by a veterinarian for the purpose of examining and treating animals, including outdoor facilities for caring for the animals, and allowing the keeping of animals overnight.

Animal shelter. A facility that keeps impounded stray, homeless, abandoned or unwanted animals.

Apartment. A room or suite of rooms in an apartment building intended, designed or occupied as a home or residence by a single family, individual or group of individuals living together as a single housekeeping unit.

Apartment/Apartment Building. A building that contains rooms or a suite of rooms intended, designed, or occupied as a home or residence by a single family, individual, or group of individuals living together as a single housekeeping unit.

Arcade. A public place of business where 50% or more of the gross sales are derived from amusement machines. The term “amusement machine” shall mean every machine of any kind of character whatsoever, when the machine is capable of use or operation for amusement, other than for the purpose of vending merchandise, music, or a service such as telephone service, laundry service and the like. Included in the description of amusement machines are video games, pinball machines, miniature sports machines, and all other machines which designed for challenge, entertainment or pleasure.

Asphalt, concrete batching plant. A facility, permanent or temporary, which mixes asphalt or cement with various aggregates and water in large quantities for transport elsewhere.

Assisted living facility, nursing home, or rest home. A private facility that provides care for chronically ill, aged, or disabled persons who need health supervision and related care, not including hospital care. Does not contain facilities for surgical care or the treatment of alcoholism, drug addiction, communicable disease, or injury.

Athletic field or stadium. Land or building that allows community members and organized sporting events and teams to practice and play various sports. Also allows other civic, community, athletic, educational, cultural, and commercial activities to take place on the property.

Attached. Having one or more walls common with a main use building, or joined to a main use building by a covered porch or passageway, the roof of which is a part or extension of a main use building.

Auction house. A firm that conducts public sales in which real or personal property, animals, or other items are sold to the highest bidder.

Auditorium or amphitheater. An open, partially enclosed, or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment events, expositions, and other public gatherings.

Auto and/or motorcycle sales lot. An open area or lot used for the display or sale of automobiles or motorcycles where no repair work is done except minor reconditioning of the automobiles or motorcycles to be displayed and sold on the premises, nor is there any dismantling of automobiles or motorcycles for sale or keeping of used parts or junk on the premises.

Auto paint and body shop. An establishment for the repair and/or painting of motor vehicle bodes. Does not include facilities for the sale of fuels, lubricants, or automotive accessories, nor for mechanical or electrical repairs.

Auto parts sales (indoor). A retail establishment that sells new automobile parts, tires, and accessories. May install minor parts.

Automated teller machine (ATM). A machine that dispenses currency prompted by a customer's credit or debit card and are not affixed to any gaming device or considered a gaming device.

Automotive repair shop. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, or 7539.

1. Facilities with SIC code 5013 that have no outside storage of any recycled oil or other hazardous substances are not included.
2. Facilities with SIC code 5014 that do not engage in any repair work are not included.
3. Facilities with SIC code 5541 that do not engage in any on-site repair work are not included.

Automobile/motor vehicle. A self-propelled mechanical vehicle designed for use on streets and highways for the conveyance of goods and people, including but not limited to the following: passenger cars, trucks (one ton GVW or less), buses, motor scooters, motorcycles and recreational vehicles.

Automobile salvage or wrecking yard. An area outside of a building where motor vehicles are disassembled, dismantled, junked or "wrecked," or where motor vehicles not in operable condition or used parts of motor vehicles are stored.

Automobile service station. Any area of land, including structures thereon, that is used for the sale of gasoline, oil or other fuels, and automobile accessories, and which may include facilities for lubricating, washing, cleaning, mechanical repair and other normal servicing of automobiles. Painting is not considered within the scope of "other normal servicing."

Automobile, trailer, light truck, or tool rental. A facility where automobiles, trailers, lightweight trucks and/or specialty tools can be rented for short-term use upon agreement of payment terms.

Bakery (wholesale or commercial). A facility that is primarily engaged in the manufacture of products such as fresh or frozen bread, bread-type rolls, or dry bakery products such as biscuits, crackers, or cookies for wholesale or retail sale.

Bakery or confectionary (retail). An establishment or any part of an establishment that manufactures or prepares bread or bread products, pies, cakes, cookies, crackers, doughnuts, candy, or other similar products, including chocolate or sugar confectionary.

Basement. A story below the first story of a building.

Beauty salon/spa (full service). A state-licensed, commercial establishment which offers any combination of the following services:

1. *Cosmetic.* Including but not limited to: Permanent makeup and professional makeup applications.
2. *Hair.* Including but not limited to: Cut, style, color, perms, permanent straightening, weaves, extensions and braiding.
3. *Hair removal.* Including but not limited to: Waxing and laser hair removal.
4. *Massages.* Including but not limited to: Facials and other various types of body massages.
5. *Nails.* Including but not limited to: Manicures and pedicures.
6. *Skin.* Including but not limited to: Microdermabrasion, microneedling, dermaplaning and chemical peels.
7. *Tanning.* Including but not limited to: Tanning beds/booths and sunless tanning (spray on tanning).

Bed and Breakfast accommodation (residential home). A property with a structure existing prior to December 1, 1993, that is designed for and occupied as a single-family residence providing overnight accommodations to transient guests. The structure serves as the primary residence or homestead of its owner-operator with the bed and breakfast home considered to be an accessory use of the property. The establishment must be operated by the property owner.

Block. That property abutting on one side of a street and lying between the nearest intersecting or intercepting streets or nearest intersecting or intercepting street and railroad right-of-way, waterway, or other barrier to or gap in the continuity of development along the street.

Boarding (rooming) house. A dwelling with at least one common exterior entrance where separate sleeping rooms are available for rent for a period of seven or more consecutive days for compensation, pursuant to previous arrangements. The owner, agent, or rental manager may or may not reside within the dwelling. Excludes hotels or motels.

Body piercing. The creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

Body piercing shop. A facility in which body piercing is performed.

Brewery/Microbrewery. Premises where beer is manufactured, including everywhere beer is stored or issued from.

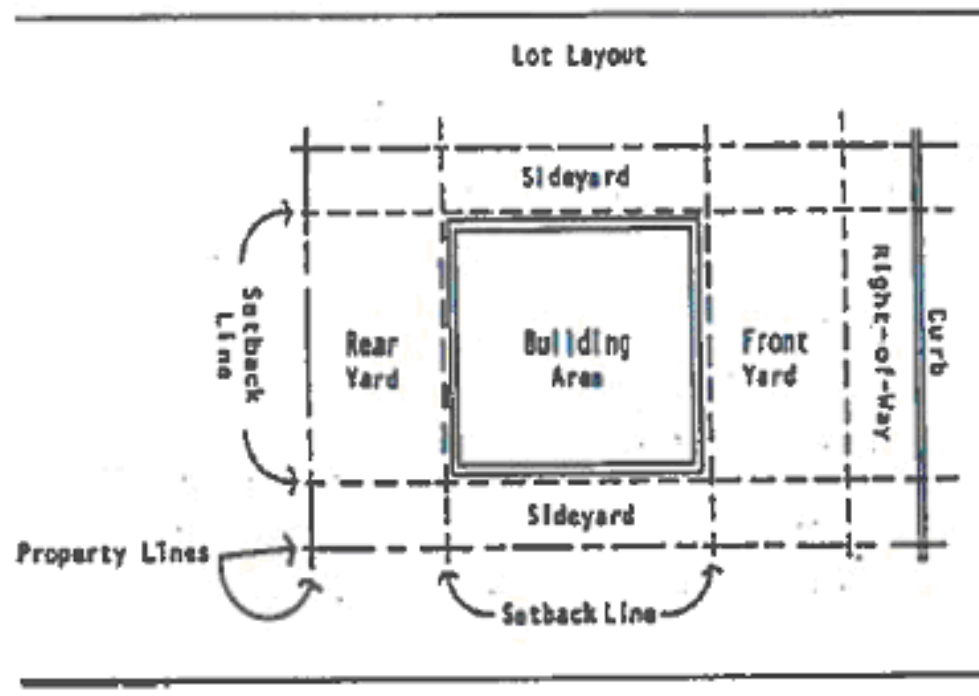
1. A brewery is a manufacturer producing packaged and key products for mass distribution regionally or nationally; will typically produce several hundred truckloads daily.
2. A microbrewery is a small enterprise where the product is served onsite and/or distributed locally.

Buffer area. An area of land together with specified planting and/or structures thereon, which may be required between land uses of different intensities to eliminate or minimize conflicts between the uses.

Building. Any structure built for the support, shelter or enclosure of persons, animals, chattels or movable property of any kind. When separated by dividing walls without openings, each portion of a structure so separated will be deemed a separate structure.

1. **Accessory building.** A building customarily incidental and subordinate to the primary building located on the same lot.
2. **Building site.** A single parcel of land occupied or intended to be occupied by a building or structure.
3. **Main use building.** A building in which the primary activity associated with the lot is conducted. In any residential district, any dwelling will be a primary building.

Building area. The portion of the lot remaining after the required yards have been



provided.

Building coverage. The percentage of the lot area covered by the building exclusive of all overhanging roofs.

Building line. A line established, in general, parallel to the front street line. No building or structure may be permitted in the area between the building line and the street right-of-way line.

Building material sales, lumber yard, monument sales. A business which stocks building materials such as fencing, wire, brick, concrete, and lumber for use in building construction and landscaping.

Bus stop. An open location where buses may stop for a short duration to allow passengers to embark or disembark from a bus.

Bus terminal. Premises for the storage or parking of buses or the loading or unloading of passengers, not including public transportation service offered by a public entity.

Business. Includes retail, commercial, personal services, excavation, manufacturing and industrial operations and uses.

Business office. A room or group of rooms where the general administration and affairs of a business and the like are carried on, but where no actual transactions are conducted.

Cabinet or carpentry shop. A building or premises used for the design and construction of cabinets, shelves, and similar structures for subsequent sales, installation, and use in homes, businesses, and offices.

Carnival or circus (temporary).

1. A circus is an event that can be held outdoors or in a large area where people perform for a crowd; animals may be included in the act.
2. A carnival typically has amusement rides, vendor stalls selling a variety of products, and entertaining shows.

Carport. A permanent roofed structure open on at least 2 sides, designed for the parking and shelter of private passenger vehicles.

Carwash. A building, or portion thereof, where automobiles or other motor vehicles are automatically or manually washed regularly as a business.

Cellar. A building story with more than 1/2 of its height below the average level of the adjoining ground. A cellar shall not be counted as a story in computing building height.

Cemetery. Land used or intended to be used for the burial of the dead humans, including crematories, mausoleums and mortuaries.

Certificate of occupancy. An official certificate issued by the city which indicates conformance with or an approved conditional waiver from the zoning regulations and which authorizes the legal use of the premises for which it is issued.

Child care center or facility. A facility that provides care or supervision of more than 12 children under the age of 14 for less than 24 hours per day and the children who are not related by blood, marriage, or adoption to the owner or operator of the facility, regardless of whether or not the facility is operated for profit or charges for the services it offers.

Child care institution providing basic child care. A child care facility which provides care for more than 12 children for more than a 24-hour period. Basic child care does not include a 24-hour-a-day specialized program such as that offered by an emergency shelter, therapeutic camp, residential treatment center, halfway house, or institution serving mentally retarded children.

Child day care home. A facility, sometimes referred to as a registered family home, that regularly provides care in the caretaker's residence for not more than 6 children under the age of 14 years, excluding the caretaker's own children. When more than 6 children are kept in the home, it shall be considered as either a group day care home or child care center.

Church or rectory. A place of worship and religious training of recognized religions including the on-site housing of ministers, rabbis, priests and nuns.

Cigar bar or smoking room. An establishment used primarily for the sale of cigars or cigar-related products and alcoholic beverages if desired; does not allow admittance to persons under the age of twenty-one (21) without a guardian; does not employ any persons under the age of eighteen (18); generates at least 15% of its quarterly gross revenue from the sale of cigars or cigar-related products; and has a humidor on the premises. The tobacco products sold may be for on-premise and off-premise consumption. The ventilation system shall ensure that smoke from the smoking lounge is incapable of migrating into any other portion of the building hosting the smoking lounge or into any other building in the vicinity of the smoking lounge. A cigar bar shall comply with all State laws pertaining to the sale or furnishing of tobacco products to minors.

Civic and social organizations. A society or association organized for the pursuit of some common objective by working together in a brotherly union.

Clinic. A group of offices for one or more physicians, surgeons, opticians or dentists to treat patients who do not remain overnight.

Community center. A building used primarily for the social or recreational activities serving the city, neighborhood or apartment complex.

Community garden. A shared garden space, managed by a public or nonprofit organization, a neighborhood association, community group, or individuals, used to grow and harvest crops for use by those cultivating the land and their households.

Conditional use. A use allowed in a zoning district only if a special use permit is granted by the city council.

Condominium. See definition of townhouse.

Contractor yard. A building and/or premises for the storage of materials, tools, products and vehicles used in the conduct of a construction business related to heating and air conditioning service, building construction, electrical service, landscaping service, plumbing service, utility service and the like.

Convalescent center. Any building or structure used for or customarily occupied by persons recovering from illness or suffering from infirmities of age. Must meet all state qualifications for this type of facility. This definition does not include any facility that is used for the rehabilitation of persons from drug, alcohol or similar type substance addictions.

Country club (private). An area of land containing either a golf course or tennis courts, or both, and a clubhouse and which is available to members only. Country clubs may contain adjunct facilities such as private club, dining room, swimming pool, and other similar recreational or service facilities.

Courtyard. An open, unoccupied space on the same lot with a building and bounded on 3 or more sides by the building; or the open space provided for access to a dwelling group.

Detached. Fully separated from any other building, or joined to another building by structural members not constituting an enclosed or covered space.

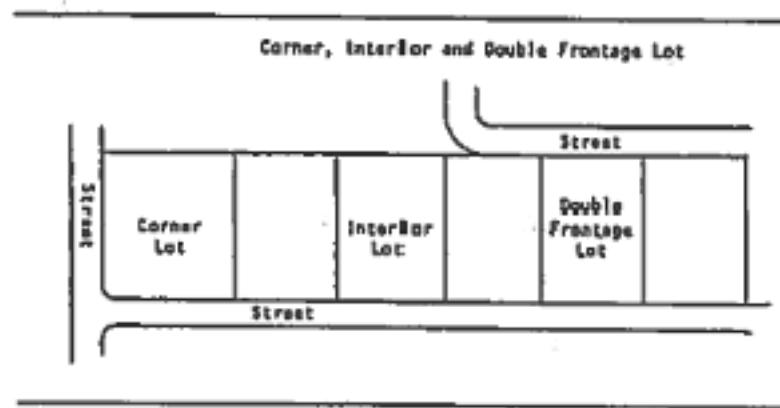
Display. The exhibition of vehicles, trailers, boats, goods, wares or merchandise for sale, rental or lease.

Distribution center, large. A building or group of buildings with cumulative storage space of over 5,000 square feet in area which is used for the storage of merchandise, goods and wares which are intended to be distributed to other retail or wholesale establishments.

Distribution center, small. A building or group of buildings with cumulative storage space not to exceed 5,000 square feet in area which is used for the storage of merchandise, goods and wares which are intended to be distributed to other retail or wholesale establishments.

District. A section or sections of the city, for which regulations governing the use of buildings and premises, the height of buildings, the size of yards and the intensity of use are uniform.

Double frontage. A lot with double frontage is a lot having lot lines formed by the intersection of 2 streets, whether public or private, and where the interior angle of the intersection is less than 135 degrees. A lot fronting on a curved street shall also be considered a corner lot if the central angle of



the curve is less than 135 degrees.

Drive-in restaurant. Any establishment where food and/or nonalcoholic beverage is sold to the consumer and where motor vehicle parking space is provided, and where patrons may be served in their respective vehicles or inside the establishment.

Drug and alcohol rehabilitation center. A facility used for the treatment or care of patients suffering from drug or alcohol addiction who may or may not remain overnight.

Dry cleaning or laundry. Any attended or unattended place, building or portion thereof, available to the general public for the purpose of washing, drying, extracting moisture from or dry cleaning wearing apparel, cloth, fabrics and textiles of any kind by means of a mechanical appliance(s).

Dwelling or dwelling unit. A building or portion of a building which is arranged, occupied or intended to be occupied as living quarters and includes facilities for food preparation and sleeping.

Dwelling, multifamily. A building containing 3 or more dwelling units which is designed for or occupied as a home or residence for 3 or more families living independently of each other and maintaining separate cooking facilities.

Dwelling, single-family. A detached building which is designed for or occupied as a home or residence by not more than one family.

Dwelling, townhouse or row house. Three or more dwelling units attached at the side or sides, each unit of which has a separate outdoor entrance and is designed to be occupied and may be owned by one family.

Dwelling, two-family. A detached building containing 2 dwelling units, commonly referred to as a duplex, and which is designed for or occupied as a home or residence by not more than 2 families.

Dwelling, two- to four-family. A building having accommodations for and occupied exclusively by not more than 4 families.

Easement. A right given by the owner of a parcel of land to another person, public agency or private corporation for a specific and limited use of that parcel.

Electrical sales and service. An establishment selling electrical supplies and parts and/or providing the servicing and installation of electrical equipment and fixtures.

Family. One or more persons living together as a single housekeeping unit, in which not more than 5 individuals are unrelated by blood, marriage or adoption, but not including a group occupying a hotel, motel, boarding house, club, dormitory, or fraternity or sorority house.

Farm. An area of 2 acres or more which is used for the growing of farm products such as vegetables and grain, as well as the raising thereon of the usual farm poultry and farm animals such as horses, dairy cattle, sheep and swine.

Feed store. A commercial establishment which sells animal feed; feeding troughs; animal cages, pens and gates; fencing materials; pesticides; seeds; and other gardening, farming and ranching supplies. The sale of baby chicks, rabbits, guinea pigs and other similar small or domesticated animals may be permitted only with a specific use permit and in accordance with all ordinances.

Fence. See definition of screening (device).

Filling station or service station. Refer to definition of automobile service station.

Fine arts. Music, painting, sculpture and including drawing, etchings, ceramics, inlays, needlework, knitting, weaving and craftwork involving leather, wood, metal and glass.

Flea market. A collection of 2 or more stalls, booths, tables or other similar arrangements, used by individual vendors, for the display and sale of various items of new or used personal property.

Floodplain. The area outside of the floodway which may be inundated with floodwater with an average frequency of occurrence in the order of once in 100 years, normally referred to as the intermediate regional flood by the U.S. Corps of Engineers.

Floodway. The channel of a stream and those portions of the floodplain adjoining the channel that are required to carry and discharge floodwaters.

Floor area. The area of a building, including the walls thereof, but excluding all porches, open breezeways and garages.

Foster group home. A child care facility which provides care for 7 to 12 children for 24 hours a day.

Freight terminal, motor. A property or building in which freight is brought by common carriers during and is stored for interstate or intrastate shipment by motor truck, including the necessary warehouse space for storage of transitory freight.

Frontage. All the property on one side of a street between 2 intersecting streets (crossing or terminating), measured along the line of the street, or if the street is dead-ended, then all the property abutting on one side between an intersecting street and the dead-end of the street.

Game hall. A for profit business located in a building or place that contains six or more: amusement redemption machines; or electronic, electromechanical, or mechanical contrivances that, for consideration, afford a player the opportunity to obtain a prize or thing of value, the award of which is determined solely or partially by chance, regardless of whether the contrivance is designed, made, or adopted solely for bona fide amusement purposes.

Garage apartment. A dwelling unit for one family attached to a private garage.

Garage, auto repair. A building or portion of a building used for the general repair and/or painting of motor vehicles.

Garage, parking. A building or portion of a building used for the parking and storage of motor vehicles, other than a private garage or an auto repair garage, in which any sale of gasoline, oil, and accessories is only incidental to the storage of the vehicles.

Garage, private. An accessory building or portion of a main building on the same lot and intended to be used for the parking and storage of private passenger motor vehicles, boats or other vehicles.

Garage sale. Occasional sales at retail by residential owners or occupants conducted in the garage, patio, driveway or yard of the residential premises occupied by the person holding the sale, for the purpose of disposing surplus personal property accumulated incidentally in the regular course of residential occupancy.

Government office. Any building or facility either owned or leased for use by local, state or federal governments and in which the affairs of the governmental body are carried on.

Grade. When used as a reference point in measuring height of building, the grade shall be the average elevation of the finished ground at the exterior walls of the main building.

Gross floor area. The total area of all floors as measured to the outside walls, excluding open porches, breezeways, balconies and terraces. In computing the gross floor area of residential uses, garages and carports shall be excluded.

Group day care home. A facility that regularly provides care in the caretaker's own residence for 7 to 12 children under the age of 14 years, excluding the caretaker's own children.

Group home. A residential facility licensed by the Texas Department of Human Resources to house up to 6 handicapped and/or mentally retarded persons and 2 supervisors.

Halfway house. A residential facility providing shelter, supervision and residential rehabilitative services for persons who have been inmates of any county, state or federal correctional institution and released and require a group setting to facilitate the transition to a functional member of society.

Heating/air conditioning (AC) sales and service. An establishment selling heating and air conditioning units, supplies and parts and/or providing the servicing and installation of heating and air conditioning equipment.

Heavy equipment sales. A business offering for sale, and including the servicing and repair of equipment as construction graders, earth movers, backhoes, cement mixer trucks, dirt moving trucks and the like.

Height (of building). The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or the highest ridge board, for gable, hip and gambrel roofs.

Historic district. A geographically defined area which possesses significant concentration, linkage or continuity of buildings, structures, sites, areas or land, which in turn are united by architectural, historical, archaeological or cultural importance or significance and which the city council determines shall be protected, enhanced and preserved.

Historic landmark. Any building, structure, site, district, area or land of architectural, historical, archaeological or cultural importance or significance, which the city council determines shall be protected, enhanced and preserved.

Hobby. The engagement of a person in an activity such as music, painting, sculpturing, drawing, etching, ceramics, needlework, knitting, weaving, craftwork involving leather, wood, metal and glass and the like in his or her spare-time activity within his or her premises. No person shall be engaged in a hobby as a business. This activity shall be carried on within an enclosed or screened area and shall not involve any activity that requires open storage. No activity which is obnoxious or offensive by reason of vibration, electrical interference, glare, noise, odor, dust, smoke or fumes shall be permitted.

Home occupation. Any occupation or activity listed in section 14.02.103 which is clearly incidental and secondary to the residential use of the premises and which is carried on wholly within a main building or accessory building by a member of a family residing on the premises and which does not change the character thereof. However, this use will not be obnoxious or offensive due to vibration, smoke, dust, odor, heat, glare, noise or which increases traffic.

Hospital. An institution in which sick or injured persons are given medical or surgical treatment. Persons may or may not remain overnight. Must meet all state qualifications and be licensed by the state. This definition does not include any facility that is used for the rehabilitation of persons from drug, alcohol or similar type substance addictions.

Hotel or motel. A building or arrangement of buildings designed for and occupied as a temporary abiding place by transient guests who are lodged with or without meals for compensation.

House trailer. A vehicle without automotive power designed for human habitation and for carrying persons and property upon its own structure and for being drawn by a motor vehicle.

Industrial park. A parcel of land which has been planned and/or coordinated for a variety of industrial and related activities and business uses. This development may be on one parcel or may be subdivided. The project is either owned, controlled or managed by a single entity and has its own master plan and/or covenants, conditions and restrictions.

Industrialized building. A commercial or industrial structure that is constructed on one or more modules or constructed using one or more modular components built at a location other than the permanent site, and that is designed to be used as a commercial building when the modules or modular components are transported to the permanent commercial or industrial site and are erected or installed on a permanent foundation system. The term includes the plumbing, heating, air conditioning and electrical systems. The term does not include any commercial structure that is in excess of 2 stories or 35 feet in height as measured from the finished grade elevation at the building entrance.

Industrial housing. A residential structure that is designed for the use and occupancy of one or more families, that is constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent residential site, and that is designed to be used as a permanent residential structure when the modules or modular components are transported to the permanent residential site and are erected or installed on a permanent foundation system. The modules must be originally designed specifically for residential use. The term includes the plumbing, heating, air conditioning and electrical systems. The term does not include any residential structure that is in excess of 2 stories or 35 feet in height as measured from the finished grade elevation at the building entrance to the peak of the roof. The term shall not mean not apply to housing constructed of sectional or panelized systems not utilizing modular components; or any ready-built home which is constructed so that the entire living area is contained in a single unit or section at a temporary location for the purpose of selling it and moving it to another location.

Junk. Copper, brass, iron, steel, rope, rags, batteries, paper, rubber, tires, pipe, plastic, debris, trash, rubbish, waste, metal and ferrous or nonferrous materials which are old, scrapped, discarded, secondhand or otherwise used.

Junkyard. Any lot or tract of land upon which junk is kept, stored, bought, sold, recycled or otherwise placed.

Kennel. Any place or premises where 4 or more dogs, cats or other domestic animals at least 4 months of age are raised, trained, boarded or kept with or without charge, except for veterinary clinics, animal hospitals and animal shelters.

Kindergarten or nursery school. Any facility, whether known or incorporated under such descriptive title or name as “child play school,” “child development center,” “early childhood center” and the like, where 6 or more children are left for care, training or education during the day or portion of the day, and a fee is charged for this service.

Landscaping. Living plant material, including but not limited to grass, turf, trees, shrubs, natural land forms, water forms, planters, and other landscape features, including walks and plaza areas consisting of enhanced paving, which are a function of the building and not the streetscape.

Laundry. A building or place where clothes and linens are washed and thoroughly dried and pressed by the use of washing, drying and ironing machines for fee basis and shall include the terms “cleaners” and “dry cleaners.”

Leather goods, retail. A commercial establishment which sells leather materials and supplies or leather goods.

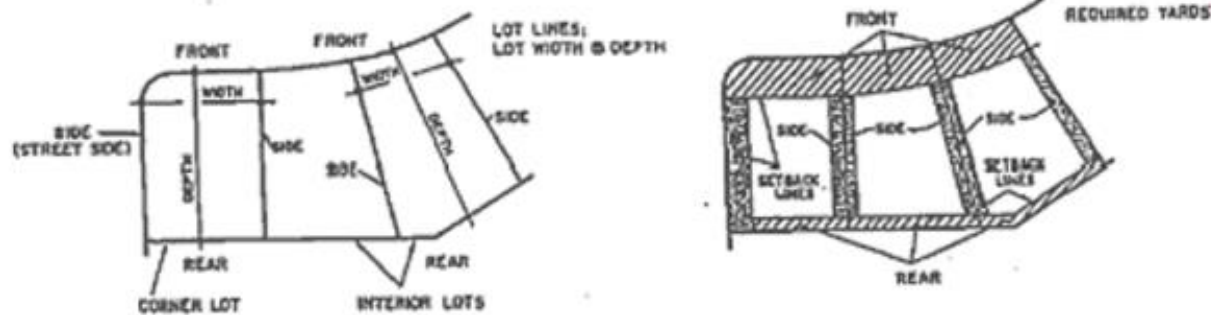
Licensed massage therapy. A health care service performed by someone currently licensed by the Texas Department of Licensing and Regulation to perform massage therapy. Massage therapy means the manipulation of soft tissue by hand or through a mechanical or electrical apparatus for the purpose of body massage. The term includes effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics. Massage therapy may include the use of oil, lubricant, salt glows, heat lamps, hot and cold packs, or tub, shower, jacuzzi, sauna, steam or cabinet baths. Massage therapy is a health service when the massage is for therapeutic purposes, and a licensed massage therapist may receive referrals from a physician to administer massage therapy.

Living area. Includes that portion of the dwelling unit which is used or designed for occupancy but does not include carports, garages and open porches, breezeways, balconies and terraces.

Loading space. A space within the main building or on the same lot therewith, providing for the standing, loading or unloading of trucks, and having a minimum dimension of 12 feet by 35 feet and a vertical clearance of 14 feet.

Lodging house/rooming house. A building or place where lodging is provided (or which is equipped to provide lodging regularly) by pre-arrangement for definite periods, for compensation, for 3 or more persons, in contradistinction to hotels open to transients.

Lot. A parcel of land occupied or intended to be occupied by a main building and its accessory buildings, or by a group of buildings and their accessory buildings, and having frontage on a dedicated



street.

1. Lot, corner. A lot abutting on 2 intersecting streets.

2. Lot depth. The average depth from the front line of the lot to the rear line of the lot.
3. Lot, interior. A lot other than a corner lot.
4. Lot width. The width measured at a distance back from the front line equal to the minimum depth required for a front yard.

Lot coverage. The percentage of the total area of a lot occupied by the first story or ground floor of all buildings located on the lot.

Lot of record. A lot which is part of a subdivision, the plat of which has been recorded in the office of the county clerk, or a parcel of land, the deed for which was recorded in the office of the county clerk prior to passage of this article.

Main building. A building in which is conducted the principal use of the lot on which it is situated.

Manufactured home. A structure that was constructed or after June 15, 1976 and is transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems.

Manufactured home lot. That part of a parcel of land in a manufactured home park which has been reserved for the placement of one manufactured home unit.

Manufactured home park. A parcel of land which is owned by an individual, a firm, trust, partnership, public or private association or corporation, and has been developed for rental of lots to tenants with mobile homes.

Masonry or masonry units. That form of solid construction composed of stone, brick, concrete, gypsum, hollow clay tile or other similar building units or materials or combination of these materials, which must be laid up unit by unit and set in mortar.

Massage establishment. Any building, room, place or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician, osteopath, chiropractor or a registered nurse or a doctor, whether with or without the use of mechanical, therapeutic or bathing devices, and shall include Turkish bathhouses. This term shall not include duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operate only under the physician's direction.

Mini-warehouse. A building or group of buildings in a controlled access compound that contains individual, compartmentalized and controlled access stalls or lockers of varying sizes not to exceed 5,000 square feet for the storage of merchandise, goods and wares.

Motel. See definition of hotel.

Motor vehicle. Every kind of motor-driven or propelled vehicle, whether required or not required to be registered or licensed under the laws of the state, including trailers, house trailers and semi-trailers, and shall also include motorcycles, dirt bikes or other off-road/all-terrain vehicles.

Museum. A depository for collecting and displaying objects having scientific, historical or artistic value.

Neighborhood convenience center. Centers which carry convenience goods, such as groceries, drugs, hardware and some variety items, and also may include some service stores. The neighborhood convenience center may contain one or two small apparel or shoe stores, but it is clearly dominated by convenience goods, which are items of daily consumption and very frequent purchase, sometimes called “spot necessity” items. This neighborhood serving store group is within convenient walking distance of families served (within convenient driving range in low-density areas), with due consideration for pedestrian access and amenity of surrounding areas.

Nightclub or dance hall. An establishment operated as a place of entertainment, characterized by any of the following as a principal use of the establishment:

1. Live, recorded or televised entertainment, including but not limited to performances by magicians, musicians or comedians;
2. Dancing; or
3. Any combination of (1) and (2) above.

Nonconformance. A lawful condition of a structure or land which does not conform to the regulations of the zoning district in which it is situated. This may include but is not limited to failure to conform to use, height, area, coverage or off-street parking requirements.

Nonconforming use. The use of a building or land that does not conform to these zoning regulations and which lawfully existed at the time these zoning regulations became effective.

Nudity or a state of nudity. Less than completely and opaquely covered:

1. Human genitals, pubic region or pubic hair;
2. Female breast or breasts below a point immediately above the top of the areola;
3. Human buttock; or
4. Any combination of the above.

Nursing home. See definition of convalescent center.

Orchard. An area of one acre or more which is used for the growing of fruit trees.

Park or playground (public). An open recreation facility or park owned and operated by a public agency such as the city or the school district and available to the general public for neighborhood use.

Parking lot. An unenclosed, all-weather surface area used exclusively for the temporary parking and/or storage of motor vehicles.

Parking space. An area measuring at least 9 feet wide by 18 feet in length, surfaced with an all-weather surface, enclosed or unenclosed, together with an all-weather surfaced driveway connecting the parking space with a street or alley permitting satisfactory ingress and egress. For computing off-street parking space requirements, parking spaces on public streets, alleys or rights-of-way shall not be

EACH ACRE OF PARKING AREA
PROVIDES THE FOLLOWING:

WIDTH OF DRIVE	ANGLE OF PARKING							
	30°		45°		60°		90°	
6' 0"	342.4	127	273.2	158	263.2	161	240	161
8' 6"	363.2	120	290.4	150	284.1	153	255	171
9' 0"	365.1	113	302.6	144	296.3	148	270	161

1- SQUARE FEET PER SPACE
2- PARKING SPACES

SIZE OF AUTO...



DETERMINED WIDE OF SPACE
NEEDED FOR PARKING,
NARROWING, ETC.

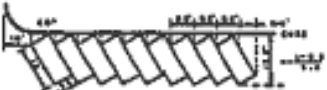
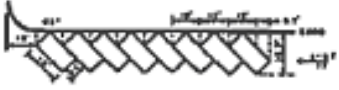
TURNING RADIUS
DETERMINED THE
SIDE OF ACCESS
DRIVE, WIDTH OF
PARKING DRIVE, ETC.



LAND PARKING REQUIREMENTS

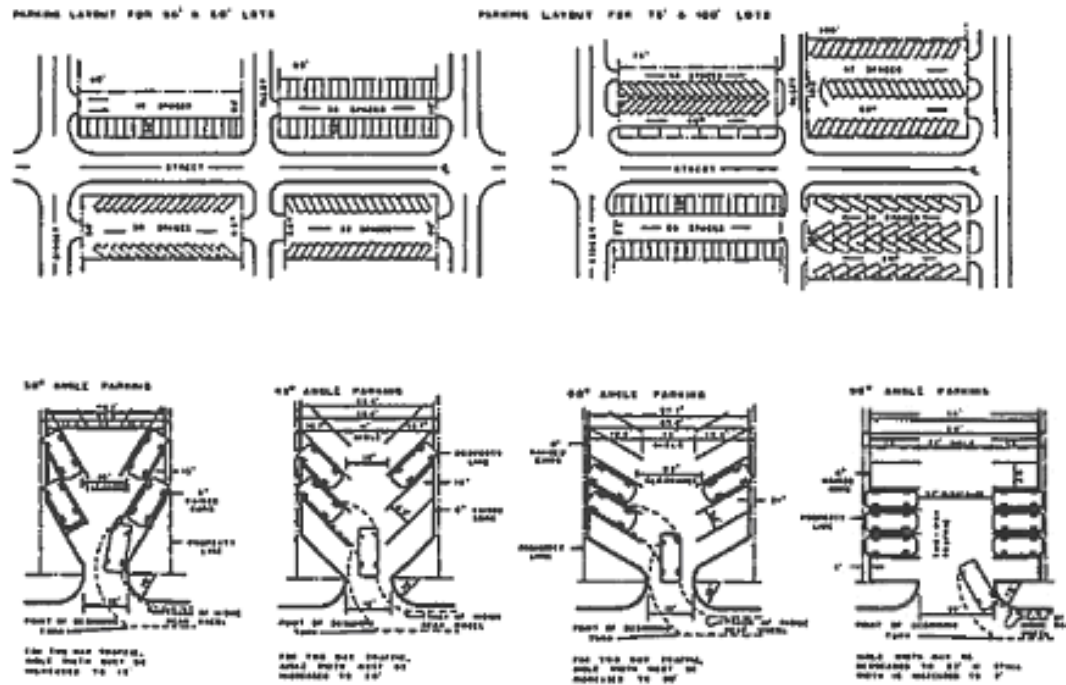


BY NUMBER OF SPACES
1- LENGTH OF DRIVE



SOME PARKING SPACES MAY BE SET AT ANGLE UP TO 90° TO DRIVEWAY. THIS 90° IS MEANT FOR
PARKING SPACES AND TURNING RADIUS. IN SPACES WHERE TURNING RADIUS ARE
SOLUTIONS 90-95° ARE, A 45° SLANT DRIVE IS POSSIBLE.

used.



Permanent makeup. A cosmetic technique which employs tattoos as a means of producing designs that resemble makeup, such as eyelining and other permanent enhancing colors to the skin of the face, lips, and eyelids only.

Personal services. Businesses which provide services customized for an individual generally involving the care of the person or his or her apparel, including but not limited to barber and beauty shops, shoe and boot repair, dry-cleaning shops, laundries, reducing salons and health clubs.

Planned unit development (PUD). An area with a specified minimum contiguous acreage to be developed as a single entity according to a unified site design plan, containing one or more residential uses, office uses, commercial uses, industrial uses, public and quasi-public uses, or any combination of the same.

Plant nursery. An establishment which grows and sells plants, flowers, shrubs, grass and other items typically used as and associated with outdoor landscaping or houseplants.

Plumbing sales and service. An establishment selling plumbing supplies and parts and/or providing the repair and installation of plumbing and fixtures.

Print shop. An establishment utilizing letter press, duplicating equipment, rotary presses or linotype equipment to produce in printed form orders for its clients or customers.

Private club. Facilities where food, beverages (including alcoholic beverages), entertainment or meeting space are provided to members only.

Professional office. A room or group of rooms occupied by a physician, optometrist, psychologist, chiropractor, dentist, attorney, engineer, surveyor, architect, accountant, planner, management consultant or any other similar vocation. Veterinary clinics are specifically excluded from this definition.

Ranch. An area of 2 acres or more which is used for the keeping or raising of farm animals and livestock including but not limited to horses, mules, cows, cattle and swine.

Recreational vehicle. A vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for temporary dwelling recreational or sporting purposes. The term “recreational vehicle” shall include but not be limited to travel trailers, pickup campers, camping trailers, motor coach homes, converted trucks and buses, and boats and boat trailers.

Recreational vehicle park. Any development, site, parcel or tract of land designed, maintained or intended to be used for the purpose of providing short-term occupancy of camper vehicles, recreational vehicles, tents or trailers.

1. Recreational. More than 50% of tenants on-site for 2 weeks or less.
2. Residential. More than 50% of tenants on-site for 2 weeks or more.

Recycling collection facility. A facility designed to collect, sort and package, by either manual or mechanical processes, recyclable items for transport to a processing plant.

Rental store. An establishment which offers an array of items such as appliances, furniture, stereo equipment, televisions and the like at a stated price for a fixed interval of time under a lease or rental agreement.

Residential density. The number of lots, dwelling units or persons located or residing within a residential area.

1. Gross density. The number of lots, dwelling units or persons, located within the total acreage of a residential area.
2. Net density. The number of lots, dwelling units or persons located within the total acreage of residential area, exclusive of street rights-of-way, easements, nonresidential land use sites and acreage unsuitable for development.

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.

Restaurant. Any eating or drinking establishment where the preparation and serving of food is the primary business of the establishment including cafes, bistros, cafeterias and other fast food and drive-in food establishments.

Retirement center. Any multi-unit facility which limits its tenants to retired or semi-retired persons, age 55 years or older, in good health and able to care for themselves.

Salvage. Shall mean and necessarily include:

1. Any discarded, abandoned, junked, wrecked, dismantled, worn-out or ruined motor vehicles (including automobiles, trucks, tractor-trailers and buses), motor vehicle parts, boats, travel trailers, trailers, cranes, machinery or equipment, machinery or equipment parts and/or recreational vehicles; and/or
2. Any junk.

Salvage yard. Shall mean and necessarily include a salvage yard, automotive wrecking yard and automotive graveyard; shall mean any lot or tract of land upon which 3 or more discarded, abandoned, junked, wrecked, dismantled, worn-out or ruined motor vehicles (including autos, trucks, tractor-trailers and buses), motor vehicle parts, boats, travel trailers, trailers and/or recreational vehicles are either:

1. Kept, stored, bought, sold, recycled or otherwise placed; or
2. Disassembled, dismantled, stripped, scrapped, recycled or cut up.

Sanatorium. An establishment that provides therapy combined with a regimen (as of diet, exercise, stress management and behavioral guidance) for treatment or rehabilitation. This definition does not include any facility that is used for the rehabilitation of persons from drug, alcohol or similar type substance addictions.

School. A place having a curriculum for the purpose of giving instruction, training or education in a service, art, trade or for general knowledge.

Screening (device). Any of the following:

1. Any solid fence or wall constructed of metal, brick, masonry or concrete, the vertical surface of which shall be without gaps, except openings for access;
2. Any dense, screening shrubs providing a visual barrier, for which the material shall be maintained in a healthy growing condition; or
3. Landscaped earth berms may, when appropriate in scale, be considered and used as a screening element in lieu of a fence, wall, hedge or other dense planting material.

Screening shrubs, large. Shrubs with an installed minimum height of 3 feet as identified below, or any other shrubs which, when mature, shall reach a minimum height of 6 feet, provide a dense visual barrier, be drought-resistant and possess compact root systems posing minimum danger to integrity of public utilities. The large screening shrubs included on the following list are recommended to be planted to screen incompatible land uses, parking facilities and dumpsters by forming a visual barrier.

Common Name	Botanical Name
Photinia	Photinia serrulata
Fraser's Photinia	Photinia fraseri
Burford Holly	Ilex cornuta 'Burfordii'
Chinese Holly	Ilex cornuta 'Rotunda'
Waxmyrtle	Myrica cerifera
Yaupon Holly	Ilex vomitoria
Nellie R. Stevens Holly	Ilex cornuta

Screening shrubs, small. Shrubs with an installed minimum height of 2 feet as hereinafter identified, or any other shrubs which, when mature, shall reach a minimum height of 2 feet and provide a dense visual barrier. The small screening shrubs included on the following list are recommended to be planted to screen parking lots, playgrounds, ballfields, swimming pools and tennis courts by forming a visual barrier.

Common Name	Botanical Name
Compact Nandina	Nandina compacta
Dwarf Abelia	Abelia 'Edward Goucher' Abelia prostrata
Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'
Dwarf Yaupon Holly	Ilex vomitoria 'Nana'

Seat. As used in determining parking requirements for this article, sitting space as needed or which is designed to be used for one person to sit down and occupy.

Secondhand store. An establishment specializing in the sale of previously used materials, goods and merchandise of less than 20 years of age and of that material, goods and merchandise over 20 years of age which do not derive a value as a result of their age.

Servant's or caretaker's quarters. A secondary dwelling unit located on a lot with a main residential structure and used as living quarters for persons employed on the premises and not for rent or use as a separate domicile by persons other than those employed on the premises or their immediate family.

Service station. A business establishment where gasoline, oil, grease, batteries, tires and motor vehicle accessories may be supplied and dispensed at retail, and the servicing of vehicles occurs, but not including the major overhaul of automobiles, body work or repair of heavy trucks and equipment. A service station is sometimes referred to as a gas station, filling station or fuel service station.

Setback. The required minimum distance between any structure and any property line of the lot on which it is located. Setbacks shall be measured perpendicular to lot lines. The terms "setback" and "required yard" shall mean the same and can be interchanged.

Sexually oriented business. A love parlor, nude modeling studio, adult bookstore, adult movie theater, adult video arcade, adult video store, adult motel or other commercial enterprise, the primary business of which is the offering of a service or the selling, renting or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer.

Shipping containers for residential use. Shipping containers or other modules repurposed for residential use which are anchored upon a permanent foundation and comply with all the pertinent requirements of the City's building codes.

Shopping center or mall. A planned and coordinated grouping of retail business and service uses on a single site or a combination of sites, where special attention is given to on-site vehicular circulation, parking and building design and orientation.

Short-term rental accommodations. The rental of all or part of a residential property to a person who is not a permanent resident. A permanent resident is someone who has the right to use or possess all or part of a residential property for at least 30 consecutive days, so long as there is no interruption of payment for the period. (from Texas Tax Code Sections 156.001(b) and 156.101)

Sign. An outdoor device or structure which directs attention to a business, commodity, service, announcement, direction or entertainment conducted, sold or offered to the public.

Site development plan. A drawing showing the provisions for a proposed project, including information that enables the drawing to serve as a plat, together with information pertaining to all covenants relating to land use, location and bulk of structures, intensity of use or density of development, private streets, ways and parking facilities, common open space and public facilities, and all other reasonable information required by the planning and zoning commission as a part of the review process.

Small animal clinic. An office or group of offices for one or more veterinarians engaged in treating diseases or injuries to small domestic animals. Structures are to be soundproof and no outside facilities are permitted.

Smoke shop (vape shop) and tobacco store. Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a “smoke shop and tobacco store” and shall not be subject to the restrictions in this chapter.

Special use permit. A use that may be allowed if it meets certain specified requirements or conditions and meets the approval of the city council.

Specified anatomical areas. Human genitals, pubic regions, buttocks and female breast below a point immediately above the top of the areola.

Specified sexual activities. Includes the fondling or other erotic touching of human genitals; sexual acts including intercourse, copulation, sodomy or masturbation; or excretory functions as part of or in connection with any sexual act or fondling or other erotic touching of human genitals.

Stable, private. An accessory building used by the residents of the premises for sheltering and quartering of horses owned by the occupants and for which no fee is charged for stabling the horses.

Stable, public. A lot or tract of land used for the sheltering and quartering of horses for which a fee or charge is made for the stabling of the horses.

Stone screenings. Washed stone 1/2 inch or 1-1/2 inches in size.

Story. That portion of a building, other than a basement, included between the surface of a floor and the surface of a floor next above it, or if there is no floor above it, then the portion of the building between the surface of a floor and the ceiling or roof above it.

Story, half. The topmost story under a gable, hip or gambrel roof, the wall plates of which on at least 2 opposite exterior walls are not more than 4 feet above the floor of the story, except that any partial story used for residence purposes shall be deemed a full story.

Street. A public or private thoroughfare or road which affords the principal means of access to abutting property.

Structural alteration. Any change, addition or modification in construction in the supporting members of a building, such as exterior walls, bearing walls, beams, columns, foundations, girders, floor joists, roof joists, rafters or trusses.

Structure. Anything constructed or erected, having location on or under the ground or attached to something having location on or under the ground.

Swimming pool, private. A recreational facility used for swimming which is used by the owners, employees or residents of the property and their guests.

Swimming pool, public. A recreational facility used for swimming which is open to the public, for which a membership is required or a fee or charge is made for the use of the facility.

Tack store. A commercial establishment which sells horse equipment such as saddles, bridles, blankets, riding accoutrements and the like.

Tattoo. The practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. The term includes the application of permanent cosmetics.

Tattoo shop. An establishment or facility in which tattooing is performed.

Television satellite dish. An earth-based station shaped like a dish which is used for the reception of satellite signals for television programs.

Tennis court, private. A concrete or clay court which is used for the playing of tennis by the owners, employees or residents of the property and their guests.

Tennis court, public. A concrete or clay court which is used for the playing of tennis by the general public and for which membership is required or a fee or charge is made for the use of the facility.

Tobacco. Any preparation of the nicotine-rich leaves of the tobacco plant, which are cured by a process of drying and fermentation for use in smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body.

Tobacco paraphernalia. Any paraphernalia, equipment, device, or instrument that is primarily designed or manufactured for the smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body of tobacco, tobacco products, or other controlled substances. Items or devices classified as tobacco paraphernalia include but are not limited to the following: pipes, punctured metal bowls, bongs, water bongs, electric pipes, e-cigarettes, e-cigarette juice, buzz bombs, vaporizers, hookahs, and devices for holding burning material. Lighters and matches shall be excluded from the definition of tobacco paraphernalia.

Tobacco product. Any product in leaf, flake, plug, liquid, or any other form, containing nicotine derived from the tobacco plant, or otherwise derived, which is intended to enable human consumption of the tobacco or nicotine in the product, whether smoked, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means. For the purposes of this chapter, the term “tobacco product” excludes any product that has been specifically approved by the United States Food and Drug Administration (FDA) for sale as a tobacco/smoking cessation product or for other medical purposes, where such product is marketed and sold solely for such an approved purpose.

Tool and equipment rental. An establishment which offers an array of tools, equipment and machinery such as cranes, backhoes, trucks, tractors and the like, at a stated price for a fixed interval of time under a lease or rental agreement.

Townhouse. A single-family dwelling constructed as part of a series of dwellings, all of which are either attached to the adjacent dwelling or dwellings by party or common walls or are located immediately adjacent thereto with no visible separation between walls or roofs. This definition shall also include the term “condominium.”

Trailer camp or park. An area designed, arranged or used for the parking or storing of one or more recreational vehicles, travel trailers, motor homes, motor coaches, pickup campers, and camping trailers which are occupied or intended for occupancy as temporary living quarters by individuals or families.

Truck. A self-propelled mechanical vehicle designed for use on streets and highways for the conveyance of goods and people and having a GVWR in excess of one ton.

Turf. The following list of turfs and any other turfs which can be demonstrated to the building official to be drought-resistant.

Common Name	Botanical Name
Bermuda Grass	Cynodon dactylon
Bermuda Grass hybrids	
St. Augustine	Stenotaphrum secundatum
Buffalo Grass	Buchloe dactyloides
Fescue and combinations	Festuca arundinacea

Underground shelter. A concrete structure designed for the protection of humans from tornadoes or from nuclear blast, heat or fallout, the main portion of which is underground.

Use. The purpose for which land or a building or structure thereon is designed, arranged, intended or maintained, or for which it is or may be used or occupied.

Use, accessory. A subordinate use on the same lot with the principal use and incidental and accessory thereto.

Used auto sales lot. A lot or portion thereof to be used only for the purchase, trade, display and sale of automobiles that are in condition to be driven on or off the lot, under their own power. Used car lots shall not be used for the storage of wrecked automobiles, the dismantling of automobiles or the storage of automobile parts.

Variance. An adjustment in the application of the specific regulations of this article to a particular parcel of property which, because of special conditions or circumstances peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district.

Veterinary clinic. An establishment for the care and medical veterinary practice on or for domestic household animals, conducted completely within an enclosed structure. This term shall also include “animal clinic.”

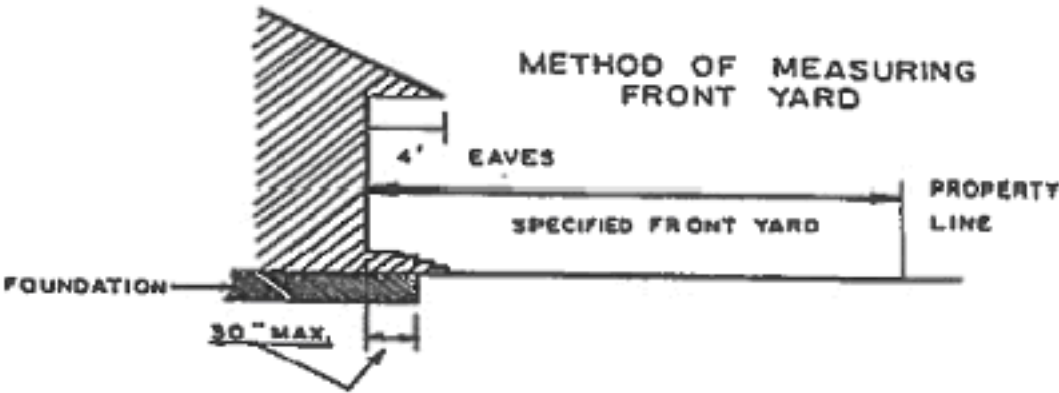
Veterinary hospital. An establishment for the care and medical veterinary practice on or for large animals and household domestic animals and which animals may be boarded during treatment in outside pens, runs or stables. This term shall also include “animal hospital.”

Warehouse. A building or group of buildings used for the storage of merchandise, goods and wares.

Washateria. A building or place where clothes and linens are washed and thoroughly dried on a self-service basis by the use of washing, drying and ironing machines, and shall include the term “self-cleaning laundry.”

Yard. An open space, other than a court, on the same lot with a building and which is not obstructed from ground level to the sky except for roof overhangs, fences, trees and shrubs.

Yard, front. A yard extending across the full width of a lot and having a depth equal to the shortest distance between the front line of the lot and the nearest portion of the main building, including an enclosed or covered porch; provided that the front yard depth shall be measured from the future street line for a street on which a lot fronts, when the line is shown on the official map or is otherwise



established.

Yard, rear. A yard extending across the full width of a lot and having a depth equal to the shortest distance between the rear line of the lot and the main building.

Yard, side. A yard between the side line of the lot and the main building extending from the front yard to the rear yard and having a width equal to the shortest distance between the side line and the main building.

(Ordinance 240 adopted 3/15/94; Ordinance 301 adopted 9/8/98; 2007 Code, sec. 155.05; Ordinance 567, sec. 1, adopted 10/12/15; Ordinance 568, sec. 1, adopted 10/12/15; Ordinance 17.04.10B adopted 4/10/17; Ordinance 18.10.08A, sec. 1, adopted 10/8/18; Ordinance 2020.02.10A, sec. 2, adopted 2/10/20)

HISTORY

Amended	by	Ord.	2021.05.11A	on	5/11/2021
Amended	by	Ord.	2021.05.25C	on	5/25/2021
Amended	by	Ord.	2021.06.08D	on	6/8/2021
Amended	by	Ord.	2021.08.10D	on	8/10/2021

Amended by Ord. [2022.08.09.C](#) Amends Definitions and Schedule of Uses on 8/9/2022
Amended by Ord. [2022.04.11.A](#) Addition of "Cigar bar or smoking room" on 4/11/2023



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	07/23/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the recommendations for amending Chapter 14 Appendix A, Schedule of Uses		
PREPARED BY:	Planning & Zoning Chairperson Pam Streeter	DATE SUBMITTED:	07/16/2025
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.			

APPENDIX A SCHEDULE OF USES

Key:

X Designates use permitted in district

N Designates use is not permitted in district

Designates use prohibited in district

S Use permitted with specific use permit

g.f.a. Gross floor area

() Numbers in parentheses represent a footnote, and all footnotes are found at the end of this schedule of uses.

1) Accessory, Utility, Government, Institutional and Incidental Uses

	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	Downtown District Overlay	I	P&R
Ambulance dispatch station							X	X	X			
Cable TV lines	X	X	X	X	X	X	X	X	X		X	
Electrical generating plant / substations	S	S	S	S	S	S	S	S			S	
Funeral homes and mortuaries								X			X	
Gas line (6 in. or larger)	S	S	S	S	S	S	S	S	S		X	
Gas regulating / gate station	S	S	S	S	S	S	S	S	S		X	
Local utility line or utility distribution line, telephone exchange (no garage or shop)	X	X	X	X	X	X	X	X	X		X	
Microwave tower / telecommunication antenna / telecommunication tower and stealth telecommunication tower	S	S	S	S	S	S	S	S			X	
Non-commercial institutions (non-profit)							X	X				
Public building (shop or yard)								X			X	
Racing: Animal, automotive, other											X	
Radio and/or television tower	S	S	S	S	S	S	S	S	S		S	
Radio transmitting station							S	S			X	
Railroad freight terminal											X	
Railroad team truck											X	
Railroad track or right-of-way											X	
Railroad yard											X	
Recycling collection facility											X	
Refuse transfer station											S	
School (elementary or middle)	S	S	S	S	S	S	X	X			X	
School (high school)	S	S	S	S	S	S	X	X			X	
School (nursery or kindergarten)	S	S	S	S	S	S	X	X			X	
School (trade or business)								X	X		X	
Sewage treatment plant											S	
Telephone exchange, local utility line, or utility distribution lines (no garage or shop)	S	S	S	S	S	S	S	S	S		S	
Telephone poles and/or lines	X	X	X	X	X	X	X	X	X		X	

Temporary construction office	X(3)	X(3)	X(3)	X(3)	X(3)	X(3)	X	X	S		X	
Utility business office							X	X			X	
Utility mains and/or lines	X	X	X	X	X	X	X	X	X		X	
Utility shop or yard								X			X	
Utility substation or regulation station								S			X	
Water pump station	S	S	S	S	S	S	S	S			S	
Water storage tank	X	X	X	X	X	X	X	X			X	
Water treatment plant	S	S	S	S	X	S	S	S			S	
Water well	S	S	S	S	X	S	S	S	S		S	

2) Agricultural and Related Uses

	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B3	Downtown District Overlay	I	P&R
Community garden		X	X	X	X	X	X	X		S	X	X
Fairgrounds, rodeo, or arena							S	S	S	N	S	
Farm implement sales								X		N	X	
Hatchery (poultry), egg farm, feed lot										N	X	
Livestock auction										N	X	
Ranch, farm, orchard, or truck garden	X	X	X				S	X		N	X	
Stable, commercial										N	X	
Stable, private	X	X	X							N	X	
Stockyards or slaughterhouse										N	X	
Vineyard										N	X	
Wildlife area							X	X			X	

3) Alcohol Sales (See Article 4.02 for additional information)

	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	Downtown District Overlay	I	P&R

Distribution - General Class B Distributor											X	
Distribution - General Distributor											X	
Distribution - Wholesaler											X	
Manufacturing - Brewer								S		N	X	
Manufacturing - Distiller and Rectifier								S		N	X	
Manufacturing - Winery								S		N	X	
Other - Bonded Warehouse											X	
Other - Brewpub								S			X	
Other - Manufacturer's Agent's Warehousing											X	
Private Club							X	X	X (5)(9)	S	X	
Private Club - Exemption Certificate							X	X	X (5)(9)	S	X	
Private Club - Malt and Wine							X	X	X (5)(9)	S	X	
Retail - Mixed Beverage - On Premise							X	X	X (5)(9)	S	X	
Retail - Package Store								S		N	X	
Retail - Retail Dealer's Off Premise								S		N	X	
Retail - Retail Dealer's On Premise							S	S	X (5)(9)	S	X	
Retail - Wine and Malt Beverage Retailer - Off Premise Only								S		N	X	
Retail - Wine and Malt Beverage Retailer - On and Off Premise								S		N	X	
Retail - Wine Only Package Store								S		N	S	

4) Commercial Type, Retail, and Service Uses

	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	Downtown District Overlay	I	P&R
Animal shelter								X		N	X	

Art Gallery	S	S	S	S	S	S	X	X	X(5)	X	X	
Auction house								X		N	X	
Bakery (wholesale or commercial)										N		
Bakery or confectionary (retail)							X	X	X(5)	X(5)	X	
Boat sales								X		N	X	
Boat storage								X		N	X	
Building material sales, lumber yard, or monument sales										N		
Business office							X	X	X(5)	X(5)	X	
Christmas tree sales							X	X	X(5)	X	X	
Cigar bar / smoking room							X	X	X	S	X	
Employment agency								X		N	X	
Event center / rental hall							S	X		S	X	
Exterminator								X		N	X	
Farmers market, produce stand							X	X	X(5)	X(5)	X	
Feed store (no animal sales)								X		N	X	
Feed store (with animal sales)								X		N	X	
Firewood sales							X	X		N	X	
Flea market - inside								S	S(5)	S(5)	X	
Flea market - outside								S		N	S	
Florist shop							X	X	X(5)	X(5)		
Furrier								X		N	X	
Game hall								S		S	X	
Grease trap and drain vacuum service										N	S	
Gun shooting range - indoor										N	X	
Gunsmith shop								X		N	X	
Heating A/C sales and service								X		N	X	
Heavy equipment sales								X		N	X	
Heavy machinery sales and storage											X	
Hotel, motel, or inn								X		S	X	
Landscaping services							X	S		N	X	
Lawnmower, lawn equipment, small motors sale and service							S	X		N	X	
Licensed massage therapy							X	X	S(5)	S	X	
Lithographic shop								X		N	X	
Locksmith shop								X		N	X	
Manufactured home sales lot, mobile home sales and display								X		N	X	
Massage establishment							S	S		S	S	
Meat market								X	X(5)	S	X	
Mimeograph or letter shop							X	X		S	X	
Mobile food vendor							X	X	S	S	X	

Musical instruction store							X	X		N		
Musical instrument store							X	X	X(5)	N		
Newspaper office							X	X	X*	X*		
Nightclub or dance hall							S	X	S	S	X	
Optical dispensary store							X	X		N		
Pawnshops								X		N	X	
Personal services - spa, tanning, massage therapy, permanent makeup, beauty, or barber shop							X (7)	X (7)	X (7)(5)	X(7)(5)	X (7)	
Pet grooming shop							X	X		N	X	
Pet shop							X	X		N		
Plant nurseries								X		N	X	
Plumbing sales and service								X		N	X	
Pool or billiard hall							S	X		N	X	
Portable building or shed sales lot								X		N	X	
Print shop							X	X	X	X	X	
Professional - title and abstract office							X	X		N	X	
Professional office - field office or real estate sales office							X	X		N		
Professional office - general							X	X		S		
Professional office - insurance, lawyer, title company, abstract office, business office							X	X		S		
Professional office - medical, dental, science, clinic							X	X		N		
Professional office - optical clinic or office										N		
Psychic / paranormal readings							S	S		N	S	
Radio or television broadcast studio							X	X		N	X	
Recreational vehicle storage										N	X	
Resort										N		X
Restaurant - kiosk*							X	X	X(8)	X(8))	X	
Restaurant or cafe - inside dining							X	X	X(5)	X(5)	X	
Restaurant or cafeteria - carryout only							X	X	X(5)	X(5)	X	
Restaurant or cafeteria - drive-in or drive-thru service							X	X		N	X	
Shop, large retail - Furniture								S		N	S	
Shop, large retail - Groceries								S		N	S	
Shop, large retail - Pet store, kennel, animal boarding (outside runs)								S		N	S	
Shop, large retail - Other - 11,999 gfa or less								X (12)		N	S	
Shop, large retail - other - 12,000 gfa or greater								S		N	S	
Shop, small - bait shop							X	X		N	X	
Shop, small - butcher							X	X	S(5)	S(5)	X	
Shop, small - hardware - paint, plumbing, and related sales							X (Size Limit)	X	X (Size Limit)(5)	X (Size Limit)(5)	X	
Shop, small - jewelry							X	X	X(5)	S(5)	X	

Shop, small - laundry or dry cleaning							X	X		N	X	
Shop, small retail - antiques, art							X	X	X(5)	X(5)	X	
Shop, small retail - appliance repair								X		N	X	
Shop, small retail - bicycle sales and repair							X	X	X(5)	X(5)		
Shop, small retail - dry cleaning, laundry, pressing							X	X		N	X	
Shop, small retail - florist or plant center							X	X	X (5)	X(5)	X	
Shop, small retail - framing, art							X	X		N	X	
Shop, small retail - groceries							X (Size Limit)	X	X (Size Limit)	X(size Limit)	X	
Shop, small retail - handcrafted furniture							X		X (5)	S		
Shop, small retail - homegoods rental store							X	X		N	X	
Shop, small retail - leather goods, tack							X	X	X (5)	X (5)	X	
Shop, small retail - pet store, kennel, animal boarding (no outside runs)							X	X		N	X	
Shop, small retail - seamstress, tailor							X	X		N	X	
Shop, small retail - sign shop							X	X		N	X	
Shop, small retail - smoke, tobacco, vape							X	X		N	X	
Shop, small retail - sporting goods							X	X	X (5) (Size Limit)	X (5) (Size Limit)	X	
Shop, small retail - thrift store, second-hand, consignment							X	X	X (5)	X (5)	X	
Shop, small retail - tool or equipment rental								X		N	X	
Shop, small retail - video							X	X		N	X	
Shopping center or mall									S	S		
Snow cone stand							X	X	X(5)	X(5)		
Store, large retail - all types								S		N	S	
Store, small retail - appliance								X		N	X	
Store, small retail - art supply, office supply, newsstand, books, camera							X	X	X(5)	X(5)	X	
Store, small retail - audio, TV, electronics, computers								X		N	X	
Store, small retail - carpet, flooring								X		N	X	
Store, small retail - clothing, apparel, shoes, accessories							X	X	X(5)	S	X	
Store, small retail - department or discount							X	X	X(5) (Size Limit)	S	X	
Store, small retail - drug store or pharmacy							X	X	X(5) (Size Limit)	S	X	
Store, small retail - general store or convenience store							X	X	S	S	X	
Store, small retail - gift or novelty shop							X	X	X	X	X	
Store. small retail - hobby							X	X	X (Size Limit)	X (Size Limit)	X	
Store, small retail - other							X	X	S (5)	S (5)	X	
Studio, small retail - photography, recording, music, art, health, etc.							X	X	S (5)	S (5)	X	

Tattoo or body piercing parlor								S (6)		N	S (6)	
Taxidermist								X		N	X	
Travel agent							X	X		N	X	
Upholstery shop										N	X	
Veterinarian (no outside runs)							X	X		N	X	
Veterinarian (outside runs)								X		N	X	
Veterinary hospital							X	X		N	X	
Washeteria	S	S	S	S	X	X	X	X		N	X	

**Newspaper office - for B-3 must be open to public / community hub*

**Restaurant - kiosk - temporary (2 week limit)*

5) Educational and Institutional Uses

	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	Downtown District Overlay	I	P&R
Assisted living facility, nursing home, rest home							S	X		N		
Automated teller machines (ATMs)							X	X	S(5)	S (5)		
Bank or financial institution							X	X		N	X	
Cemetery or mausoleum										N	S	
Child care center or facility							X	X		N	X (5)	
Church, rectory, or other places of worship, including church operated day-care facilities and preschools	X	X	X	X	X	X	X	X	S (5)	S (5)	X	
College, university, or professional schools								X		N	X	
Community center	S	X	X	X	X	X	X	X	S (5)	S (5)	X	X
Daycare, commercial							X	X		N	X	
Drug and alcohol rehabilitation center							S (4)	S (4)		N	S (4)	
Fire station	X	X	X	X	X	X	X	X		N	X	X
Food bank							S	X	S (5)	S(5)	X	
Government facilities or offices							X	X	X (5)	X(5)	X	

Halfway house			S	S	S	S		S (4)		N	X (4)	
Hospital	S	S	S	S	S	S		X		N	X	
Laboratories (medical, dental, science)										N	X	
Material recycling center										N	X	
Museum, library, historic sites, art gallery (public), and other similar	S	S	S	S	S	S	X	X	X (5)	X(5)		
Police Station	S	S	S	S	s	S	X	X	X (5)	X (5)	X	S
Post office							X	X		N	X	
Prison, jail, or other correctional institution										N	S	
Probation or parole office										N	X	
Religious camp								X		N		X

6). Industrial and Manufacturing Uses

	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	Downtown District Overlay	I	P&R
Ammonia manufacturing											S	
Apparel, games, and textile manufacturing											X	
Appliance manufacturing											X	
Artificial limb manufacturing											X	
Asphalt batching plant											S	
Bakery, wholesale or commercial								X		N	X	
Bleach manufacturing											S	
Bookbinding and publishing								S		N	X	
Bottling plant								S		N	X	
Box manufacturing											X	

Brewery											X	
Brick and tile manufacturing											X	
Cabinet shop											S	
Canning operation											X	
Carpentry shop											X	
Carpet manufacturing											X	
Chemical storage or manufacturing											S	
Chlorine manufacturing											S	
Cleaning plant (laundry)											X	
Cold storage plant											X	
Concrete batching plant								S		N	X	
Concrete product casting plant											X	
Creosote manufacturing											S	
Distillation plant											S	
Distribution center - large											X	
Distribution center - small								X		N	X	
Dyeing plant											X	
Electrical components manufacturing											X	
Electroplating											X	
Envelope manufacturing											X	
Fertilizer manufacturing											S	
Fiberglass manufacturing											X	
Fireworks manufacturing											S	
Food processing											X	

Foundry											S	
Freight terminal, motor											X	
Freight terminal, train											X	
Furniture manufacturing											X	
Garment manufacturing											X	
Glass manufacturing											X	
Glue manufacturing											S	
Granary or gin											X	
Gypsum manufacturing											S	
Ice or ice cream plant, creamery											X	
Incinerators								S		N	X	
Insecticide, pesticide processing											S	
Junkyard, salvage yard											S	
Light fabricator plant											X	
Machine shop											X	
Marble manufacturing											X	
Mattress manufacturing											X	
Meat processing plant											S	
Metal casting, foundry, or fabrication plat											X	
Metal stamping, dyeing, shearing, or punching											X	
Mobile collection and redemption center											X	
Newspaper distribution center											X	
Packaging operation											X	
Paint manufacturing											S	

Pallet manufacturing											X	
Paper mill											S	
Paper products manufacturing											S	
Pesticide processing											S	
Petroleum products, wholesale											S	
Petroleum refinery or storage											S	
Pharmaceutical manufacturing											S	
Planing mill											S	
Plastic product manufacturing											S	
Pottery manufacturing											X	
Poultry processing plant											S	
Print center, commercial											X	
Rendering plant											S	
Rental store							X	X		N	X	
Rock crushing plat											S	
Salvage yard											S	
Sheet metal shop											X	
Smelter plant											S	
Storage, non-accessory, outside											X	
Tanning plant											S	
Television transmitting station							S	S	S (5)	N	X	
Textile and apparel manufacturing											X	
Tire manufacturing											S	
Underground bulk storage											S	

Vehicle conversion facility											S	
Warehouse								S			X	
Welding shop											X	
Wholesale establishments											X	

7) Recreational and Entertainment

	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	Downtown District Overlay	I	P&R
Amusement, commercial (indoor)							X Size Limit	X		S		
Amusement, commercial (outdoor)								X		N	X	
Arcade							X Size Limit	X	X (5) Size Limit	X (5) Size Limit X (5) Size Limit	X	
Athletic field or stadium	S	S	S	S	S	S	S	X		N	X	
Athletic fitness club							X Size Limit	X	S Size Limit	S Size Limit	X	
Bowling alley								X		N		
Carnival or circus							S	S		N		
Go-cart track								X		N		S
Golf, driving range								S		N	X	
Golf, miniature							S	X		N		S
Golf course, private							S	S		N		S
Golf course, public							S	S		N		S
Movie theater, indoor							X	X	S (5)	S (5)	X	
Movie theater, outdoor								S		N		
Nature preserves							X	X		S		X
Park or playground, public	X	X	X	X	X	X	X	X	X (5)	X(5)		X

Pickleball, racquetball, tennis court (private)							X	X		N		
Pickleball, racquetball, tennis court (public)	S	S	S	S	S	S	X	X		N		
Playfield or stadium, public							S	X		N		
Recreational area, private												X
Recreational area, public							X	X		S		X
Sexually oriented business											S	
Skating rink								X		N		
Swimming pool or hot tub, public							X	X		N		
Swimming pool or hot tub, private	X	X	X	X	X	X	X	X		S		X
Youth camps								S		N		

8) Residential

	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	Downtown District Overlay	I	P&R
Accessory building or use	X	X	X	X	X	X	X	X	S (5)	S (5)		
Apartment or multi-family building					X		X	X		N		
Bed and breakfast accommodations (residential home)(Commercial)	S						X	X		S		
Boarding house, rooming house					X							
Cabins			X	X	X							X
Child day care (home)	S	S	S	S	S	S	X(5)	X(5)		N		
Condominium			X		X		X	X		S		
Dormitories								X		N		
Four-family dwelling			X	X	X			X		N		
Group day care home			S	S	S	S						
Group home, community home	S		S	S	S	S				N		

Guest house or quarters	X	X	X	X	X	X						
Home occupation, home-based business	2	2	2	2	2	2						
Independent living facility, retirement community							S	X		S		
Industrialized housing				X	X	X				N		
Manufactured home				X		X				N		
Manufactured home park						X				N		
Private street development	X (11)	X (11)	X (11)	X (11)	X (11)	X (11)				N		X
Retirement center					X			X		S		
Shipping containers for residential use						S				N		
Short-term rental (AirBnb, VRBO, etc.)	S	S	S	S	S	S	N	N		S		
Single-family dwelling	X(10)	X	X	X	X	X	1	1		1	1	
Two-family dwelling		X	X	X	X	X						
Three-family dwelling			X	X	X							
Townhouse			X	X	X							
Trailer camp or park						X		X		N		X

9). Transportation, Automobile, and Related Uses

	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	Downtown District Overlay	I	P&R
Airport of landing field, heliport, aircraft hangar								S		N	S	
Auto or motorcycle sales lot								S		N	X	
Auto inspection station								X		N	X	
Auto paint and body shop								X		N	X	
Auto parts sales (indoor)								X		N		
Auto rental								X		N	X	

Auto repair garage								X		N	X	
Automobile, trailer, light truck, tool rental								X		N	X	
Bus stop							X	X	X	x	X	
Bus terminal											X	
Bus or truck parking or storage											X	
Car wash							S	S		N	S	
Garage or lot, parking (commercial)							X	X	S	S	X	
Garage or lot, parking (private)							X	X	S	S	X	
Garage or lot, parking (public)							X	X	S	S	X	
Motor freight terminal											S	
Recreational vehicle sales								X		N	X	
Service station or motor vehicle fuel sales							X	X		N	X	
Taxi or shuttle service business office with parking								X		N	X	
Tire recapping											X	
Tire sales and repair								X		N	X	
Truck driving school											X	
Truck fueling station								X		N	X	
Truck sales, storage or repair											X	
Truck stop								X		N	X	
Truck wash								S		N	S	

1. Notes to schedule of uses:
 1. Allowed with mini-warehouse use only.
 2. Home occupations are permitted when in accordance with section 14.02.103. Home occupations not specifically permitted in section 14.02.103 may be permitted only with a specific use permit. Home occupations do not allow for customer visitations or 2 or more employees working from the home.
 3. Allowed for a period of one year or until the development is sold out, whichever is longer.
 4. Not allowed in the confines of the Glen Rose Historic District or within 500 feet of any historical property, school, park, or day care facility.

- 5. Residential living quarters are allowed as a mixed use within the same building as the commercial use provided it represents no more than 50% of the total floor area of the development and must not be storefront or first floor (if a second floor is available). This is for business owners or business managers residence only. No parking of recreational vehicles of any kind will be authorized. Up to two (2) personal transportation vehicles will be allowed in the existing downtown parking.
- 6. Residential living quarters are allowed as mixed use in a different building if the property has more than 3 building on premise and is over 3 acres in total plat. This is for business owner’s or business manager’s residence only. This residence may not be rented to any persons not affiliated as management in the business.
- 7. Allowed only within a beauty salon / spa (full service) providing a minimum of two (2) of the service categories listed under its definition, for a minimum total of three (3) services.
- 8. Kiosk is permitted for a limited time period, not to exceed 30 days, with property owner permission. This is for walk-up traffic only and drive thru is not permitted. All state, city, county health, fire, safety regulations must be met along with all permits required.
- 9. The sale of alcoholic beverages is prohibited within 300 feet of any church, public or private school, or public hospital (Chapter 4.02.02 Alcoholic Beverages)
- 10. Recreational Vehicle Storage is permitted on private single family home lots for an unlimited amount of time. This is for storage purposes only and may not be connected to sewer or water lines or in use for housing for any length of time while in storage. It is recommended that the RV be stored on a non-porous surface. Street parking of recreational vehicles is only permitted for loading and unloading for a period not to exceed 48 hours provided that the flow of traffic is not impeded by the vehicle.
- 11. Private Street Development may occur in community developments that request it with their preliminary and final plats and must be approved by City Council. The development must maintain reserves to provide all utility and street maintenance required, no city funds will be available for street or utility repairs. The city retains the right to provide law enforcement within the community.
- 12. Any commercial retail business over 12,000 gfa will require a Special Use Permit; commercial retail businesses of any type 11,999 gfa or less are permitted in B-2 without a special use permit.
- 13. Ranch, Farm, Orchard or Truck Garden will allow for a temporary RV on site in B2.

(Ordinance 240 adopted 3/15/94; Ordinance adopted 9/9/97; Ordinance 301 adopted 9/8/98; Ordinance 333 adopted 6/13/00; Ordinance 240-Museum adopted 10/14/03; Ordinance 240- B-1 Specific Use adopted 10/14/03; Ordinance 530 adopted 3/10/14; 2007 Code, ch 155, app. A; Ordinance 544 adopted 2/5/15; Ordinance 547 adopted 3/9/15; Ordinance 567, sec 2, adopted 10/12/15; Ordinance 568, sec 2, 3, adopted 10/12/15; Ordinance 17.05.08 adopted 5/8/17; Ordinance 18.10.08A, sec 2, adopted 10/8/18; Ordinance 2020.01.13A, secs. 10–11, adopted 1/13/20; Ordinance 2020.02.10A, secs. 3–4, adopted 2/10/20; Ordinance 2021.02.08A adopted 2/8/21)

HISTORY

Amended		by		Ord.		2021.05.11A		on		5/11/2021
Amended		by		Ord.		2021.05.25C		on		5/25/2021
Amended		by		Ord.		2021.06.08D		on		6/8/2021
Amended		by		Ord.		2021.08.10D		on		8/10/2021
Amended	by		Ord.	2022.08.09.C	Exhibit A	Amend	Schedule of	of Uses	Uses	on 8/9/2022
Amended		by	Ord.	2022.10.11.A		Schedule	of	Uses		on 10/11/2022
Amended	by		Ord.	2022.04.11.A	Addition	"Cigar	bar	or	smoking	room" on 4/11/2023
Amended		by	Ord.	2023.05.09.A	Amends	B&B	and	Large	Retail	on 5/9/2023
Amended		by	Ord.	2024-O-20		Schedule	of	Uses		on 12/10/2024
Amended by Ord. 2025-O-08 Schedule of Uses Amendments on 2/11/2025										



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	7/23/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the creation of Ordinance 14.02.057 Downtown Overlay District – Definition, Regulations and Schedule of Uses		
PREPARED BY:	Planning & Zoning Chairperson Pam Streeter	DATE SUBMITTED:	7/18/25
EXHIBITS:	1. Property Notification Letter 2. Property Return Letter 3. 200' Surrounding Property map		
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: 06/28/2025 - Notice of Public Hearing was posted in the local newspaper 07/10/2025 - 178 Property owner letters were sent representing 178 properties. 20 Letters have been confirmed as received 158 Letters unconfirmed as received 00 Letters were returned 01 Favorable response has been returned 07 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

NOTIFICATION

July 8, 2025

NOTICE OF PUBLIC HEARING

Downtown Overlay District

THE CITY OF GLEN ROSE IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on July 23, 2025 before the Planning and Zoning Commission and on August 12, 2025 before the City Council on a proposed change to the Downtown Overlay District. This change involves changes to the boundaries and included properties, as well as changes to the definitions, regulations, and Schedule of Uses.

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the properties referenced above that are the subject of these hearings. Included with this letter is a Property Owner Response Form, and a map showing all the properties within 200' of the properties referenced above. If you would like to register your opinion in favor or in opposition to changes to the Downtown Overlay District, 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, or 20% or more of the owners of the land within the proposed district boundary provide written notice of their objection to the changes to the Downtown District, instead of a simple majority it will require a vote of $\frac{3}{4}$ of all of the governing body members 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 the proceedings are broadcast via Facebook and YouTube, search for City of Glen Rose.

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

Sincerely,

Building, Planning, and Code Compliance Department

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

Email: developmentservices@glenrosetexas.org

PROPERTY OWNER RESPONSE FORM

Re: Changes to the Downtown Overlay District including boundaries and included properties as well as changes to the definitions, regulations, and Schedule of Uses.

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 76043.

NAME: _____ **DATE:** _____

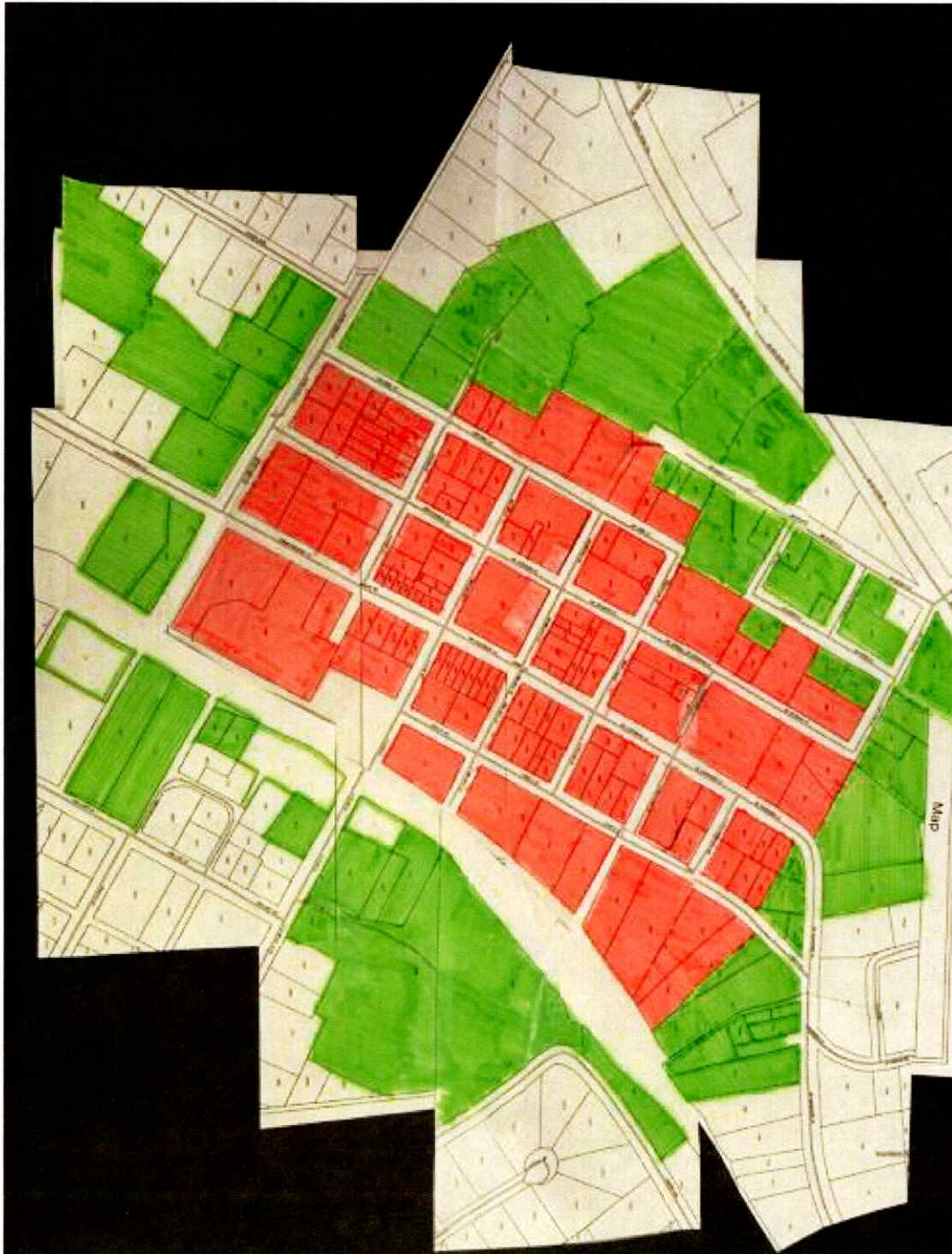
ADDRESS: _____

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

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)

Proposed Downtown Overlay District



Pink – Proposed Downtown Overlay

Green – 200' Radius of Proposed Downtown Overlay

Downtown Overlay District (DTO)

- a. **Downtown Overlay District:**
The Downtown District is intended to preserve and enhance a business district rich in heritage, historic architecture, business activity, tourist activity, and significance as both a destination and a connector. It further aims to guide the Downtown District's development into an area that serves existing and future business and property owners; both Glen Rose residents and visitors; and other vehicular and pedestrian travelers.
- b. **District Confines.** The confines of the Downtown Overlay District shall be defined as follows:
<insert exact>
- c. **Application:** The DTO District standards apply to the following:
 1. Development of any land for which there is not improvement at the time of construction.
 2. An increase in any existing commercial structure that is equal to or greater than twenty-five (25) percent of the existing square footage; or
 3. Any new construction on a lot that provides for an increase that is equal to or greater than twenty-five (25) of the lot or tract that is covered by a permanent structure(s).
- d. Unless otherwise specified by this section, the base district shall apply. Where there is a conflict between the standards of this subsection shall apply.
- e. **Special Requirements:**
 1. **Orientation and scale of primary structures:**
 - i. **Primary Orientation:** Commercial Buildings shall have their primary orientation toward a public street. Said primary orientation shall include a main or primary entrance that shall be designed to be attractive and functional, unless otherwise approved by the city council after recommendations by the planning and zoning commission.
 - ii. **Primary Entrances:** Primary entrances shall have a clearly defined, highly visible customer entrance with distinguishing features such as a canopy, portico, or other prominent element of architectural design.
 2. **Building Design Specifications**
 - i. Awnings may encroach over the sidewalk to within four feet of the curb depending on the proximity to features such as traffic signals, lampposts, and street trees and must clear the sidewalk vertically by a minimum of eight (8) feet, subject to approval from building official.
 - ii. Commercial Building height.

- a) The minimum height for a one-story building shall be 15 feet.
 - b) No structure should be built taller than the base of the cupola on the court house square.
 - c) No structure shall obstruct the line of sight view of the historic Glen Rose Water Tower.
 - d) The interior height of the first floor of a commercial use structure shall be a minimum of 10 feet from finished floor to finished ceiling for any new buildings and/or buildings undergoing substantial renovation.
 - iii. Building set back.
 - a) Placement of a building should fit within the range of front and side yard dimensions existing among adjacent buildings or in the blockface, so that the new building is placed in alignment with neighboring buildings. OR
 - b) The build-to-line shall be zero for 80 percent of the width of the building's façade on a front street and for 30 percent of a building's façade on a side street. Exceptions to this requirement may be permitted where angle parking adjoining the street is constructed on private property, subject to the approval of the directors of planning and engineering services.
 - c) Structures on an infill lot shall match the build-to-line of the existing adjacent building that is built closest to the property line.
 - iv. Building width. The maximum building width for an infill lot shall be no wider than the widest existing building on the block-face, except in circumstances where the enforcement of this provision may result in the creation of unusable land parcels.
 - v. Loading and service entries. Loading and service entries may not face the street for any new buildings and/or buildings undergoing substantial renovation.
 - vi. Exterior Building Materials: Exterior building materials should reflect the traditional materials of similar buildings in Glen Rose: wood siding (horizontal lap or novelty siding); limestone, petrified wood, or field stone in traditional dimensions and tooling, or brick in traditional dimensions.
 - vii. Metal buildings. Metal buildings are permitted as long as the metal façade on all sides of the building are clad in the approved exterior building materials, that are traditional materials in the downtown district such as wood siding, limestone, petrified wood or field stone.
- f. Façade Design: New buildings should be designed so that the facade's organization closely relates to surrounding or similar buildings. Spacing and size

of window and door openings should be similar to their historic counterparts, as should the proportion of window to wall space. New designs should draw upon the traditions of historic styles and designs in the community but should be seen as products of their own time while being compatible with the historic environment of the block, neighborhood or community.

- g. Private frontage. Private frontage may be in the form of a terrace or dooryard, forecourt, stoop, shopfront and awning, gallery or arcade.
- h. Sidewalks shall be a minimum of five feet in width or the width of the adjacent existing sidewalk if the width is greater than five feet.
- i. Fencing
 - 1. The use of chain link fences is prohibited.
 - 2. The use of barbed wire and/or razor wire fencing is prohibited.
- j. Uses. Permitted uses and or uses allowed by special permit in the Downtown District shall be those uses specified for the base district in which a property is located for all residential properties. Commercial properties will follow the Schedule of Uses found in Appendix A of Chapter 14.
- k. Economic Development Variance to SUP Process
 - 1. Purpose.
This section establishes a procedure by which the City Council of Glen Rose may authorize a variance from the full Specific Use Permit (SUP) process for business uses that substantially promote economic development and align with the City's long-term planning goals.
 - 2. Applicability.
This section may apply only to non-residential uses in commercial, industrial, or mixed-use zoning districts that:
 - i. Would otherwise require a Specific Use Permit;
 - 3. Are proposed by a business or developer demonstrating substantial economic benefit, including but not limited to job creation, sales tax generation, capital investment, or tourism impact;
 - 4. Are consistent with the City's Comprehensive Plan and not detrimental to the surrounding area.
 - 5. Variance Authority.
The City Council may, upon recommendation of the City Administrator and the Economic Development Director (or their designees), approve a variance to one or more of the standard SUP procedures, including:
 - i. Reduction in mailed notice distance requirements to adjacent properties (subject to minimums under Chapter 211);
 - ii. Consolidation or waiver of Planning & Zoning Commission hearing (if allowed by law);
 - iii. Expedited scheduling of public hearing before the City Council.
 - 6. Application Requirements. Applicants shall submit the following:
 - i. A completed Economic Development SUP Variance Application;
 - ii. A site plan or conceptual development plan;

- iii. A written summary of the anticipated economic impact, including jobs created, estimated tax revenue, and investment amounts;
 - iv. Any additional documentation requested by City staff.
- 7. Review Procedure.
The application shall be reviewed by the City Administrator and Economic Development Director (or their designees), who shall provide a written recommendation to the City Council.
- 8. Council Discretion.
The City Council, by majority vote, may approve or deny the variance. The granting of an economic development variance is discretionary and shall include written findings that:
 - i. The proposed use advances the City's economic development goals;
 - ii. The modification of SUP procedures will not negatively impact neighboring properties;
 - iii. The use is consistent with public health, safety, and welfare.
- 9. Legal Compliance.
All actions under this section shall comply with the notice and hearing requirements of Chapter 211 of the Texas Local Government Code, including published notice and at least one public hearing.

City of Glen Rose

Economic Development SUP Variance Application for Downtown District Overlay

Applicant Information

- **Business Name:** _____
- **Applicant Name:** _____
- **Phone:** _____ **Email:** _____
- **Mailing Address:** _____
- **Business Owner (if different):** _____

Property Information

- **Property Address / Legal Description:**

- **Current Zoning District:** ☐ B-1 ☐ B-2 ☐ B-3
- **Parcel ID (if known):** _____

Proposed Use Information

- **Describe the proposed business or use:**

- **Please describe how your business will contribute to Glen Rose's economic development goals (check all that apply):**
 - ☐ Job Creation
 - ☐ Sales Tax Generation
 - ☐ Tourism Enhancement
 - ☐ Capital Investment
 - ☐ Revitalization of Existing Property
 - ☐ Other (specify): _____

Economic Impact Estimate (attach supporting documentation if available):

- **Number of full-time jobs to be created:** _____
 - **Number of part-time jobs to be created:** _____
 - **Estimated capital investment:** \$ _____
 - **Estimated annual sales tax revenue:** \$ _____
 - **Anticipated project timeline:** _____
-

Supporting Attachments (required):

- ☐ Conceptual site plan or layout
 - ☐ Written narrative of project scope and impact
 - ☐ Business plan summary or pro forma (optional but encouraged)
 - ☐ Any relevant images, renderings, or architectural concepts
-

Signature:

I hereby certify that the information provided is true and accurate to the best of my knowledge and that I am authorized to submit this application.

Signature: _____

Date: _____

Submit to:

City Administrator's Office

City of Glen Rose, Texas

201 NE Vernon Street, Glen Rose, TX 76043

Phone: (254) 897-2272 | Email: admin@glenrosetexas.org

i. Internal Use – Economic Development SUP Variance

Applicant Name: _____
Project Address: _____
Date Received: _____

Review Criteria	Notes	Staff Initials
All required documents submitted ☐ Yes ☐ No		_____
Zoning district allows proposed use with SUP ☐ Yes ☐ No		_____
Site plan or concept layout provided ☐ Yes ☐ No		_____
Meets minimum notice requirements under Ch. 211 ☐ Yes ☐ No		_____
Economic impact narrative includes job creation, sales tax, or capital investment ☐ Yes ☐ No		_____
Staff recommends expedited Council review ☐ Yes ☐ No		_____
Staff comments / concerns: _____		_____

Recommendation:

- ☐ Proceed to Council with staff support
☐ Recommend standard SUP process
☐ Application incomplete – return for revision

Reviewed by: _____
Title: _____
Date: _____

NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas

Building, Planning, Code Enforcement Depart

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

Ph: (254) 897-2272

Fax: (254) 897-7989

Email: developmentservices@glenrosetexas.org

Nathan E and Eva Jo Hawkins
407 Grace St
Glen Rose, TX 76043

R2854

PROPERTY OWNER RESPONSE FORM

Re: Changes to the Downtown Overlay District including boundaries and included properties as well as changes to the definitions, regulations, and Schedule of Uses.

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 76043.

NAME: NATHAN & EVA JO HAWKINS DATE: 7-16-25

ADDRESS: 407 GRACE STREET, GLEN ROSE, TX 76043

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

Reasons/Comments:

- 1) Where is 200' from what property
- 2) Need detail of PROPOSED CHANGES TO DEFINITIONS, REGULATIONS, & SCHEDULE OF USES.

Building Official, Planning and Zoning (P&Z)

NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas

Building, Planning, Code Enforcement Depart

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

Ph: (254) 897-2272

Fax: (254) 897-7989

Email: developmentservices@glenrosetexas.org

Russell Forrest, Linda Sancton, and Lesa Mathewson

303 Live Oak St

Glen Rose, TX 76043

R4439

PROPERTY OWNER RESPONSE FORM

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NAME: RUSSELL B FORREST DATE: 7/14/25

ADDRESS: 303 LIVE OAK ST Glen Rose TX 76043

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

Reasons/Comments:

Reasons/Comments: This is my home and cant afford to move

Building Official, Planning and Zoning (P&Z)

NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas

Building, Planning, Code Enforcement Depart

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

Ph: (254) 897-2272

Fax: (254) 897-7989

Email: developmentsservices@glenrosetexas.org

Samuel H and Jerry Jones

824 SW 2001

Andrews, TX 79714

R3134

PROPERTY OWNER RESPONSE FORM

Re: Changes to the Downtown Overlay District including boundaries and included properties as well as changes to the definitions, regulations, and Schedule of Uses.

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 76043.

NAME: Samuel H and Jerry Jones DATE: 07/15/2025
 ADDRESS: 1008 NE BARNARD ^{Glen Rose} TEXAS ⁷⁶⁰⁴³ 824 SW 2001 ANDREWS TEXAS 79714

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

Reasons/Comments:

I AM NOT IN FAVOR OF ANYTHING I AM NOT FAMILIAR
WITH THAT CAN CHANGE THE WAY I CAN USE MY HOME AND
PROPERTY. I WOULD HAVE BEEN NICE FOR PROPERTY OWNERS
TO HAVE BEEN MORE GIVEN MORE INFORMATION ABOUT
THIS. I UNDERSTAND THAT SOMETIMES THIS IS NOT
AN OPTION. I AM PLANNING TO BE AT THE PUBLIC HEARING
THANK YOU

Sam H Jones
 Building Official, Planning and Zoning (P&Z)

NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas

Building, Planning, Code Enforcement Depart

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

Ph: (254) 897-2272

Fax: (254) 897-7989

Email: developmentsservices@glenrosetexas.org

James W & Nancy N Moore

PO Box 1156

Glen Rose, TX 76043-1156

R10851

PROPERTY OWNER RESPONSE FORM

Re: Changes to the Downtown Overlay District including boundaries and included properties as well as changes to the definitions, regulations, and Schedule of Uses.

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 76043.

NAME: Nancy N. Moore DATE: 07 / 17 / 2025

ADDRESS: PO Box 1156 Glen Rose, Texas 76043

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

Reasons/Comments:

There is not enough explanation
or information or time to consider
this.

Building Official, Planning and Zoning (P&Z)

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

Email: developmentservices@glenrosetexas.org

110 NE Barnett

B01

PROPERTY OWNER RESPONSE FORM

Re: Changes to the Downtown Overlay District including boundaries and included properties as well as changes to the definitions, regulations, and Schedule of Uses.

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 76043.

NAME: J. L. Weardon DATE: 7-18-2025ADDRESS: P.O. Box 116, Glen Rose, TX 76043I AM ☐ IN FAVOR ☒ IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)

NOTICE OF PUBLIC HEARING

108 NE Barnett
2807

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: developmentservices@glenrosetexas.orgPROPERTY OWNER RESPONSE FORM

Re: Changes to the Downtown Overlay District including boundaries and included properties as well as changes to the definitions, regulations, and Schedule of Uses.

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 76043.

NAME: J.L. Weedon DATE: 7-18-2025ADDRESS: P.O. Box 116, Glen Rose, TX 76043I AM () IN FAVOR (X) IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)

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

Email: developmentservices@glenrosetexas.org

Bobby Glenn & W/Vivian Wilson

PO Box 43

Walnut Springs, TX 76690

R3016

PROPERTY OWNER RESPONSE FORM

Re: Changes to the Downtown Overlay District including boundaries and included properties as well as changes to the definitions, regulations, and Schedule of Uses.

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 76043.

NAME: Glen W Wilson DATE: 2/14/25

ADDRESS: PO BOX 43, Walnut Springs, TX 76690

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

Reasons/Comments:

A STRONG & VIBRANT DOWNTOWN IS VITAL TO
A TOWN. WHEN COMMERCE IS STRONG THERE, A RISING
TIDE LIFTS ALL BOATS. THE MORE TOURISTS AND VISITORS
WE HAVE DOWNTOWN, THE BETTER IT WILL BE FOR OUR
MERCHANTS ON THE HIGHWAY.
WITH THAT SAID, ITS VITALLY IMPORTANT FOR THE DOWNTOWN
& THE HIGHWAY MERCHANTS TO WORK TOGETHER. IT IS NOT
ONE AGAINST THE OTHER!

Building Official, Planning and Zoning (P&Z)

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

Email: developmentservices@glenrosetexas.org

R2040

PROPERTY OWNER RESPONSE FORM

Re: Changes to the Downtown Overlay District including boundaries and included properties as well as changes to the definitions, regulations, and Schedule of Uses.

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 76043.

NAME: JANET MILLS DATE: 18 JUL 2025

ADDRESS: 101 ELM ST.

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

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)

NOTICE OF PUBLIC HEARING

Jack W Bridges Jr.
PO Box 99
Glen Rose, TX 76043-0099

R2548



City of Glen Rose, Texas
Building, Planning, Code Enforcement Departm
P.O. Box 1949, Glen Rose, TX 76043
Ph: (254) 897-2272 Fax: (254) 897-7989
Email: developmentservices@glenrosetexas.org

PROPERTY OWNER RESPONSE FORM

Re: Changes to the Downtown Overlay District including boundaries and included properties as well as changes to the definitions, regulations, and Schedule of Uses.

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 76043.

NAME: Jack W. Bridges Jr. DATE: 7-18-25

ADDRESS: 111/109 SW Barnard St.

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

Reasons/Comments:

No knowledge of purposed changes

Building Official, Planning and Zoning (P&Z)

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

Email: developmentservices@glenrosetexas.org

Jack Bridges Jr

Box 99

Glen Rose, TX 76043

R1837

PROPERTY OWNER RESPONSE FORM

Re: Changes to the Downtown Overlay District including boundaries and included properties as well as changes to the definitions, regulations, and Schedule of Uses.

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 76043.

NAME: Jack Bridges, Jr. DATE: 7-18-25
 ADDRESS: 100 Walnut St.

I AM ☐ IN FAVOR ☒ IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

No information to really know if I'm
in favor or against

Building Official, Planning and Zoning (P&Z)

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

Email: developmentsservices@glenrosetexas.org

Jack W Bridges Jr.

PO Box 99

Glen Rose, TX 76043-0099

R1290

PROPERTY OWNER RESPONSE FORM

Re: Changes to the Downtown Overlay District including boundaries and included properties as well as changes to the definitions, regulations, and Schedule of Uses.

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NAME: Jack W. Bridges, Jr. DATE: 7-18-25

ADDRESS: 106 NE Barnard St.

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

Reasons/Comments:

Do not know what changes are planned;
and this letter sounds like a threat

Building Official, Planning and Zoning (P&Z)