

PLANNING & ZONING COMMISSION MEETING

Wednesday, August 27, 2025 at 5:30 PM

Glen Rose City Hall, Council

Chambers, 201 NE Vernon, Glen

Rose, TX 76043



AGENDA

A live stream of this meeting is available on the City's YouTube page.

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from July 23, 2025 P&Z Commission Meeting

PUBLIC HEARING

2. Public hearing regarding a request to rezone the property located at 1113 Wren St., Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11 from B-2 (General Commercial District) to R-2 (Single and Two Family District)
3. Public hearing regarding a request a Re-plat on the property located at 1113 Wren St, as submitted by Teresa McGee, Texas Surveying & Engineering, Inc, Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11
4. Public hearing regarding recommendations for amending Ordinance 3.17 Fences to include definitions for Commercial Privacy Fencing
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 to include but not limited to Short Term Rentals allowed in the B-3 District

INDIVIDUAL ITEMS FOR CONSIDERATION

7. Discussion, consideration and possible action regarding a request to rezone *the property located at 1113 Wren St., Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11 from B-2 (General Commercial District) to R-2 (Single and Two Family District)*
8. Discussion, consideration and possible action regarding a request a Re-plat on the property located at 1113 Wren St, as submitted by Teresa McGee, Texas Surveying & Engineering, Inc, Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11
9. Discussion, consideration and possible action regarding recommendations for amending Ordinance 3.17 Fences to include definitions for Commercial Privacy Fencing

10. Discussion, consideration and possible action regarding the recommendations for amending 14.02.005 Definitions

11. Discussion, consideration and possible action regarding the recommendations for amending Chapter 14 Appendix A, Schedule of Uses to include but not limited to Short Term Rentals allowed in the B-3 District

WORKSHOP

12. Downtown Overlay District

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: **Thursday, August 21, 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:	8/27/2025		
AGENDA SUBJECT:	Consider approval of minutes from July 23, 2025 P&Z Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	8/7/25
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
July 23, 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: Rex Miller, James (Tony) Gosdin, Mehgan Schuelke, and Pam Streeter were in attendance. Additionally, Staff member Alison Couch was present. A quorum was present.
- 2) Consent Agenda
 - a. Approval of minutes from the June 25, 2025 Planning and Zoning Board Meetings
 - a. No Discussion was required
 - b. Motion was made to approve by Rex Miller Greg Clanton, 2nd by Tony Gosdin
 - c. Motion passed 4/0

Items for Discussion and Public Hearings

Public Hearing opened at 5:35 pm

- 1) 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.
 - a. No public comments
- 2) Public Hearing was closed at 5:38pm
- 3) Discussion, Consideration and Possible action recommendations for amending Ordinance 4.09.003(b) Inspections, Permits and Fee and 4.09.005 Distance Regulations for Mobile Food Vendors.
 - a. Discussion was minimal as this is simply bringing some ordinances items in line with brick-and-mortar restaurants, removing background checks and distance regulations from residential zoning.
 - b. A motion was made to recommend the SUP by Tony Gosdin and 2nd By Rex Miller.
 - c. Motion pass 4/0

Public Hearing opened at 5:45 pm

- 1) Public Hearing regarding recommendations for amending Ordinance 3.17 Fences to include definitions for Commercial Fencing and Privacy Fencing
- 2) A number of public comments were received and making the definitions more specific
- 3) Public Hearing was closed at 5:50pm
- 4) Discussion, Consideration and Possible action recommendations for amending Ordinance 3.17 Fences to include definitions for Commercial Fencing and Privacy Fencing
 - a. This item was tabled for further review of detailed definitions.

Public Hearing opened at 5:53 pm

- 1) Public Hearing regarding recommendations for amending 14.02.042 R-1 Single Family Residential District related to setback requirements
 - a. A number of questions were received with the public in general simply wanting to ensure any present buildings would be grandfathered.
- 2) Public Hearing was closed at 6:00pm
- 3) Discussion, Consideration and Possible action recommendations for amending 14.02.042 R-1 Single Family Residential District related to setback requirements
- 4) Motion was made by Meghan Schulte and Seconded by Tony Gosdin
- 5) Motion passed 4/0

Public Hearing opened at 6:10 pm

- 1) Public Hearing regarding recommendations for amending Chapter 14. Appendix A Schedule of Uses.
 - a. Key item for discussion was the allowance of a private home in an R-1 zone to be able to be used for assisted living.
 - b. Public discussion was numerous with concerns regulations and other safety concerns and wellbeing.
 - c. A number of questions were received with the public in general simply wanting to ensure any present buildings would be grandfathered.
- 2) Public Hearing was closed at 6:15pm
- 3) Discussion, Consideration and Possible action amending Chapter 14. Appendix A Schedule of Uses.
 - a. This item was tabled for further review of detailed definitions.

Public Hearing opened at 6:30 pm

1. Public Hearing regarding the creation of Ordinance 14.02.057 Downtown Overlay District – Definitions, Regulations and Schedule of Uses.
 - a. Public discussion was numerous with concerns about overreach, changes to residential areas, historic overlay concerns and many more.
 - b. After explaining the intent and noting comments, concerns and feedback.
2. Public Hearing was closed at 8:00pm
3. Discussion, Consideration and Possible action regarding the creation of Ordinance 14.02.057 Downtown Overlay District – Definitions, Regulations and Schedule of Uses.
 - a. This item was tabled for further review of detailed definitions.

With no further business before the commission, the meeting was adjourned at 8:30pm

Chairperson

Alison Couch,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	8/27/2025		
AGENDA SUBJECT:	Public hearing regarding a request to rezone the property located at 1113 Wren St., Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11 from B-2 (General Commercial District) to R-2 (Single and Two Family District)		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	8/9/25
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:	8/27/2025		
AGENDA SUBJECT:	Public hearing regarding a request a Re-plat on the property located at 1113 Wren St, as submitted by Teresa McGee, Texas Surveying & Engineering, Inc, Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	8/9/25
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:	8/27/2025		
AGENDA SUBJECT:	Public hearing regarding recommendations for amending Ordinance 3.17 Fences to include definitions for Commercial Privacy Fencing		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	8/9/25
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:	8/27/2025		
AGENDA SUBJECT:	Public hearing regarding recommendations for amending 14.02.005 Definitions		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	8/9/25
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:	8/27/2025		
AGENDA SUBJECT:	Public hearing regarding recommendations for amending Chapter 14 Appendix A, Schedule of Uses to include but not limited to Short Term Rentals allowed in the B-3 District		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	8/9/25
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:	8/27/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a request to rezone <i>the property located at 1113 Wren St., Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11 from B-2 (General Commercial District) to R-2 (Single and Two Family District)</i>		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/15/25
EXHIBITS:	1. New Zoning Use Application 2. Property Notification Letter 3. 200' Surrounding Property map 4 Current Zoning Map. 5. Future Land Use Map 6. B-2 (General Commercial District) 7. R-2 (Single- and Two-Family District)		
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: 7/15/2025 – Zoning Change Request Application was received 8/9/2025 - Notice of Public Hearing was posted in the local newspaper 3/14/2025 – 15 Property owner letters were sent representing 15 properties 02 Letters have been confirmed as received 13 Letters unconfirmed as received 00 Letters were returned 01 Favorable response has been returned 00 Opposition response has been returned			
RECOMMENDED ACTION: Move to approve or deny as presented.			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	8/27/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a request to rezone <i>the property located at 1113 Wren St., Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11 from B-2 (General Commercial District) to R-2 (Single and Two Family District)</i>		
PREPARED BY:	Alison Couch, Building Official	DATE SUBMITTED:	7/15/25
EXHIBITS:	1. New Zoning Use Application 2. Property Notification Letter 3. 200' Surrounding Property map 4 Current Zoning Map. 5. Future Land Use Map 6. B-2 (General Commercial District) 7. R-2 (Single- and Two-Family District)		
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: The rezone application was reviewed by the Building Official for conformance with the current Code of Ordinances, the Future Land Use Map, the and Comprehensive Plan. - The proposed R-2 zoning is inconsistent with adjacent zoning. - The proposed R-2 zoning is inconsistent with the General Commercial designation on the Future Land Use Map. - The proposed R-2 zoning is inconsistent with the 2023 Comprehensive Plan designations of Floodplain and Waterfront. - The proposed R-2 zoning would be placed directly on a Major Collector Route as identified in the Mobility Framework Map of the Comprehensive Plan.			
RECOMMENDED ACTION: Consider the request and move to approve or deny as presented.			



Staff use only

Date Received: 5/29/25

Item 7.

on hold 5/29/25
OK to process 7/15/25

Building, Planning & Code Enforcement
City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989

New Zoning Use Application

Address of property: 1113 Wren St., Glen Rose, TX 76043

Applicant's Name: David Dickens Date: 5/28/2025

Property Owner Information

Full Name: White Rock Homes & Design, LLC. David Dickens

Address: 503 Cottonwood St., Ste C. Glen Rose, TX 76043

Telephone No.: _____ Email: _____

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

Full Name: David Dickens

Address: _____

Telephone No.: _____ Email: _____

Present zoning at site: B-2 Requested new zoning use: R-2

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

Intended use of property {must be specific):

The intended use of the property is for single family residential purposes.

The goal is to establish three residences with a shared driveway system in the rear of the property coming off of Wren Street and green space easements in between the lots to expand the outdoor space.

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

Owner(s) Signature:

[Signature] _____

Date: 5/28/25



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

August 15, 2025

NOTICE OF PUBLIC HEARING

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on August 27, 2025 before the Planning and Zoning Commission and on September 9, 2025 before the City Council on a request by applicant, David Dickens, to rezone the property located at 1113 Wren St., Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11 from B-2 (General Commercial District) to R-2 (Single and Two Family District).

Dear Property Owner:

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

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

Re: Request to Rezone Property located at 1113 Wren St., Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11 from B-2 (General Commercial District) to R-2 (Single and Two Family District).

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

NAME: _____ **DATE:** _____

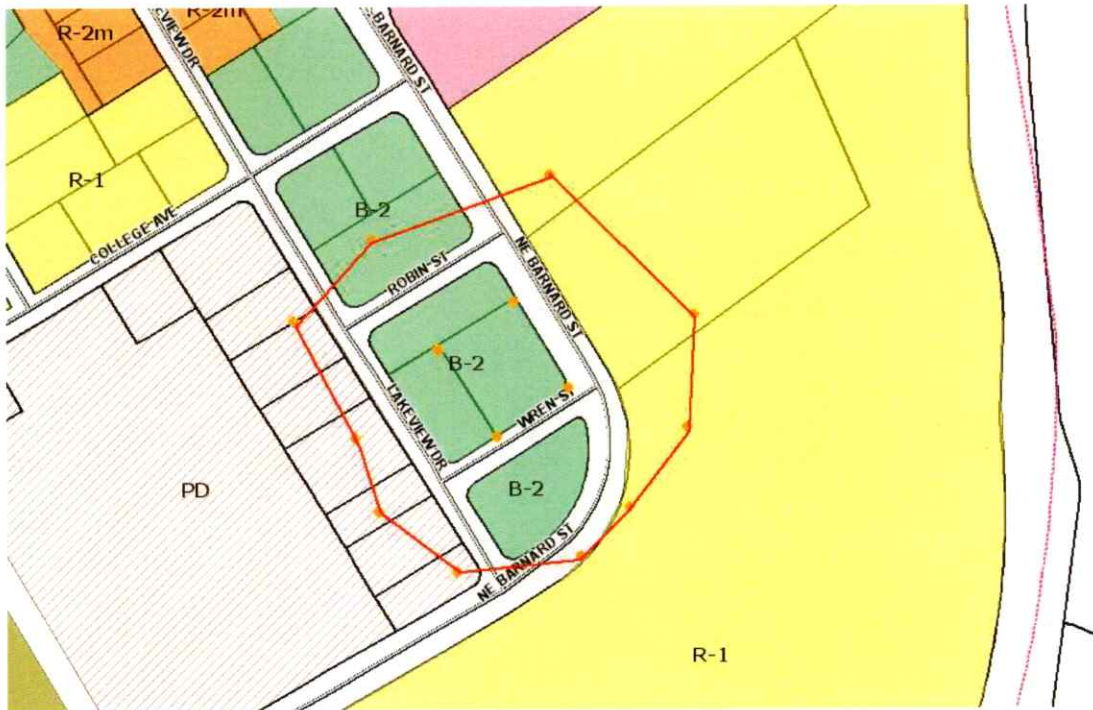
ADDRESS: _____

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

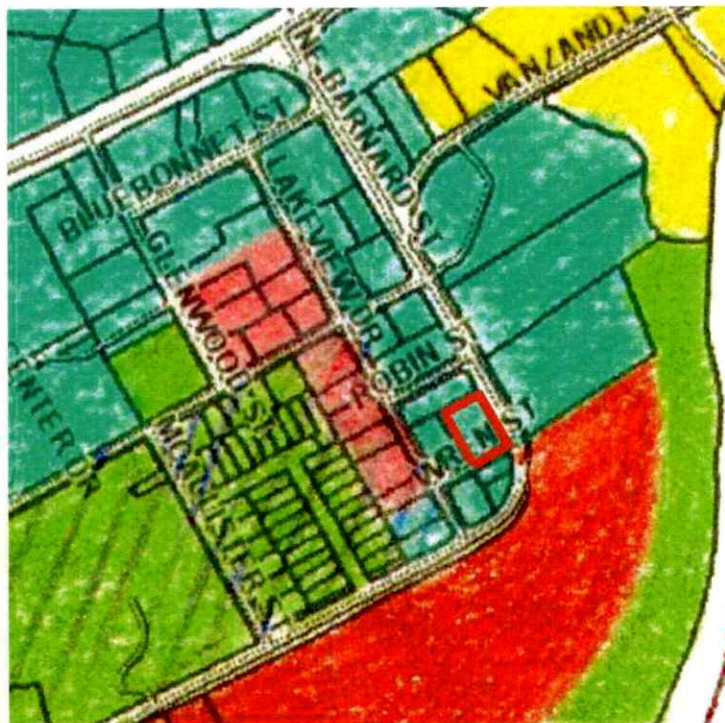
Reasons/Comments:

Building Official, Planning and Zoning (P&Z)

1113 Wren St – 200 ft Radius



Future Land Use Map



LEGEND

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

14.02.048 B-2 General Commercial District

- (a) Purpose. The B-2 General Commercial District is established to accommodate most commercial activities that cannot generally be accommodated in the B-1 district. This district permits the storage of goods, materials, equipment, machinery and vehicles outside of enclosed buildings.
- (b) Permitted uses. The uses permitted in the B-2 district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
- (c) Specific use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward its recommendations of action to the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for the uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percentage of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. No enclosed or covered parking is specifically required.

(Ordinance 240 adopted 3/15/94; 2007 Code, sec. 155.22)

14.02.043 R-2 Single- And Two-Family Residential District

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

(Ordinance 240 adopted 3/15/94; Ordinance adopted 9/9/97; 2007 Code, sec. 155.17; Ordinance 17.02.13A adopted 2/13/17; Ordinance 2020.01.13A, sec. 3, adopted 1/13/20)

NOTICE OF PUBLIC HEARING

Item 7.



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

Re: Request to Rezone Property located at 1113 Wren St., Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11 from B-2 (General Commercial District) to R-2 (Single and Two Family District).

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

NAME: Shirley Williams DATE: August 19, 2025

ADDRESS: 1112 Robin St.

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

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	8/27/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a request a Re-plat on the property located at 1113 Wren St, as submitted by Teresa McGee, Texas Surveying & Engineering, Inc, Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/15/25
EXHIBITS:	1. Preliminary Plat Application 2. Property Notification Letter 3. 200' Surrounding Property map 4 Plat		
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: • 7/15/2025 – Preliminary Plat Application was received • 8/9/2025 - Notice of Public Hearing was posted in the local newspaper • 3/14/2025 – 15 Property owner letters were sent representing 15 properties 03 Letters have been confirmed as received 12 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 00 Opposition response has been returned			
RECOMMENDED ACTION: Move to approve or deny as presented.			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	8/27/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a request a Re-plat on the property located at 1113 Wren St, as submitted by Teresa McGee, Texas Surveying & Engineering, Inc, Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11		
PREPARED BY:	Alison Couch, Building Official	DATE SUBMITTED:	7/15/25
EXHIBITS:	1. Preliminary Plat Application 2. Property Notification Letter 3. 200' Surrounding Property map 4 Plats		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: Revisions were made to the originally submitted plats per staff comments. The applicant has submitted two separate plats, one for the proposed new zoning and one for the current zoning in case the rezone is not approved. The below comments remain outstanding from the review process and will need to be corrected prior to recording a plat. - Please revise block number to 100. It was revised in the owners statement and title block but not on the lot numbering. - Revise City of Glen Rose note C to correct zoning. You have submitted two separate plats dependent on the approved zoning, the R-2 plat should have note C revised to R-2 zoning. - If the R-2 rezone is approved, screening will be required between the R-2 and B-2 properties and shall be included in the City of Glen Rose notes section on the R-2 plat - R-2 zoning will require 6,600 sf lots for single family development or 7,500 sf for two family unit development. The proposed lot sizes do not conform to R-2 zoning as proposed in the concurrent rezone application. - R-2 zoning will require 60' lot width. The proposed lot width does not conform to R-2 zoning as proposed in the concurrent rezone application. - R-2 zoning will require a 25' side yard setback on the corner lot 3.			
RECOMMENDED ACTION: Consider the request and move to approve or deny as presented.			



Building, Planning and Code Compliance

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

Staff use only

Date Received: 5/29/25

Fee: 159.00 Paid on: 5/29/25

Item 8.

on hold 5/29/25
OK to process 7/15/25

Preliminary Plat Application

Address of property: 1113 Wren St., Glen Rose, TX 76043

Applicant's Name: Texas Surveying & Engineering, Inc. Date: 5-28-25

Property Owner Information

Full Name: White Rock Homes and Design, LLC.; C/O David Dickens

Address: 503 Cottonwood St., Ste C, Glen Rose, TX 76043

Telephone No: _____ Email: _____

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

Full Name: Teresa McGee, Texas Surveying & Engineering, Inc

Address: _____

Telephone No: _____ Email: _____

Property Information

Present zoning at site: B-2

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

Legal Description of current property:

Acres: 0.403, A#136 Lot # _____ Block: _____

Subdivision: _____

Addition comments/information

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

Owner(s) Signature:

  Date: 5/28/2025



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

August 15, 2025

NOTICE OF PUBLIC HEARING

A public hearing will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on August 27, 2025 before the Planning and Zoning Commission on a request by applicant, Teresa McGee, Texas Surveying & Engineering, Inc, to request a Re-Plat on the property located at 1113 Wren St., Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11.

Dear Property Owner:

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

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

You are welcome to attend and participate in the Public Hearing. If you are unable to attend but would like to listen to the hearings, generally the proceedings are broadcast via 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

**Re: Request to Re-Plat Property located at 1113 Wren St., Acres: 0.387, Tract: C7-11,
Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11.**

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)

WEATHERFORD • MINERAL WELLS • ALED **INC.**
SILVERING ELEM NO. 10100000 • CINCINNATI ELEM NO. C-17564

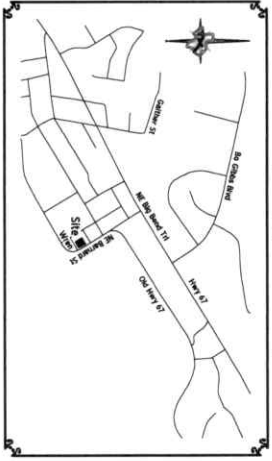
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

Proposed lots if rezone is NOT approved

Certificate of Record
State of Texas
County of Somervell
I, Michelle Reynolds, County Clerk of Somervell County, Texas, do hereby certify that the foregoing plat, with its certificate of authentication, was filed for record in my office on the day of _____, 2025, at _____ o'clock.
Official Public Records (OPR) of said County in: _____
Plat Cabinet _____, Slide _____
In testimony whereof, witness my hand and official seal of office, this _____ day of _____, 2025.
Michelle Reynolds
County Clerk
Somervell County, Texas



Vicinity Map (1" = 1,500')



Preliminary Plat
Lots 1, 2, 3 and 4, Block 100
White Rock Ridge
an addition to the City of Glen Rose,
Somervell County, Texas
Being a 0.403 acre tract of land out of the Milam
County School Lands Survey, Abstract No. 136,
Somervell County, Texas
August 2025

THE CITY OF GLEN ROSE TEXAS
This plat has been submitted to and approved by the Planning & Zoning Commission.
City of Glen Rose, Texas, and is hereby approved by the Planning & Zoning Commission.
Dated this _____ day of _____, 2025.
By: _____
Mayor
Attest:
Secretary

City of Glen Rose, Texas
At a meeting of the City of Glen Rose, Texas, held on the _____ day of _____, 2025, the following resolution was adopted:
Resolved, That the City of Glen Rose, Texas, do hereby approve the foregoing plat, with its certificate of authentication, and the same be recorded in the Public Records of said County of Somervell, Texas.
Witness my hand and seal of office, this _____ day of _____, 2025.
By: _____
Mayor
Attest:
Secretary



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	07/23/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding recommendations for amending Ordinance 3.17 Fences to include definitions for Commercial Privacy Fencing		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	08/9/2025
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 — Fencing Requirements Ordinance

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)

Section 3.17.003 Construction Requirements

a) Materials:

Fences shall be built from materials commonly intended for residential or commercial use, including wood, vinyl, chain link, brick, or other materials deemed acceptable by the building official. If located within the Historic Preservation Overlay, the fencing material must be approved by Preservation Commission.

b) Residential Fences in Front Yard (in front of setback line):

- Solid material: Maximum height 30 inches.
- Chain link or solid spaced material covering $\leq 50\%$ of the fenced area: Maximum height 48 inches.
- Wrought iron: Maximum height 60 inches; pillars/posts spaced at a minimum of 8 feet on center.
- Chain link and wrought iron fences may include solid material for the lower 30 inches.
- No fence may encroach into any right-of-way.

c) Corner Lot Visibility:

- Corner lot fences may be up to 72 inches high on the side street side, from the front building setback line to the rear property line, so long as the fence does not impede vision above 30 inches within 30 feet of the intersection (front/side street or neighbor's driveway/side street).
- A drawing clarifying the required line of sight is included as Exhibit A to Ordinance 2019.10.14B and is incorporated herein.

d) Commercial and Industrial Fencing:

- Fences required for privacy, screening, or protection must submit a site plan and detailed fence plans for approval by the building official.

Section 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. Each day a violation continues shall constitute a separate offense. Penalties are in addition to abatement and restitution.

Section 3.17.005 Definitions and Standards

Commercial Privacy Fence:

A barrier constructed for security, restricted visibility, and boundary delineation for commercial or industrial properties. Approved materials: treated pine, cedar, redwood, concrete/masonry, or composite materials consistent with surrounding areas. Minimum height: 6 feet (additional height per site plan as approved).

Structural Standards — Wooden Fences (30 inches to 8 feet):

- | | | |
|---|-------------------------------|--|
| • | Posts for 5 to 6.5 ft fence: | |
| | | <ul style="list-style-type: none"> • 4x4 inch wood post or 1 7/8-inch diameter steel pipe (.120-inch wall); or 1 7/8-inch square steel pipe (.120-inch wall) |
| • | Posts for >6.5 to 8 ft fence: | |
| | | <ul style="list-style-type: none"> • 4x4 or 4x6 inch wood post, or 2 3/8-inch diameter steel pipe (.130-inch wall); or 2 3/8-inch square steel pipe (.130-inch wall) |
| • | Spacing: | |
| | | <ul style="list-style-type: none"> • For 5–6.5 ft fences: Posts at 8 ft max on center • For >6.5–8 ft fences: If 4x6 wood post, 8 ft on center; if 4x4 wood post, 6 ft on center; 2 3/8-inch steel pipe: 8 ft on center |
| • | Footings: | |
| | | <ul style="list-style-type: none"> • 4x4 wood: 10-inch diameter pier, 2 ft deep • Metal: 8-inch diameter pier, 2 ft deep • 4x6 wood: 12-inch diameter pier, 2 ft deep |
| • | Rails: | |
| | | <ul style="list-style-type: none"> • 5–6.5 ft nontransparent: Minimum three 2x4 inch rails • 6.5–8 ft nontransparent: <i>Minimum four 2x4 inch rails</i> |
| • | Pickets: | |
| | | <ul style="list-style-type: none"> • Minimum one-inch thickness • Spacing so a 4-inch sphere cannot pass through |

General Materials:

All wood is construction grade 2 or better, treated or naturally resistant. Metal is hot-dip galvanized steel. Plastic must meet manufacturer standards/specifications and city building code approval.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	08/27/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the recommendations for amending 14.02.005 Definitions		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	08/9/2025
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.

An Accessory Building

An accessory building in a single-family residential district is a subordinate structure located on the same lot as the principal single-family dwelling, intended for use by family members of the occupants of the main dwelling. Such a building may provide living accommodations for family members but must not be used for short-term rentals (such as vacation rentals, Airbnbs, or transient lodging) or for long-term rental by non-family members, thereby ensuring occupancy is limited to relatives and preventing commercial or unrelated residential uses.

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.

Artisan Retail Shops: An artisan retail shop is a retail establishment where skilled craftspeople, known as artisans, create, display, and sell goods that are typically handmade or made using traditional techniques rather than mass production. These shops often feature unique, high-quality products that may be functional or decorative, such as jewelry, clothing, pottery, home decor, furniture, and art. The hallmark of artisan shops is the originality and craftsmanship of the items, often reflecting personal creativity and attention to detail.

Artisan retail shops emphasize supporting local talent, preserving traditional skills, and offering customers the opportunity to connect with the makers and learn about the inspiration and techniques behind their products. They are distinct from regular retail outlets that stock mass-produced goods, fostering a sense of community and investment in small business growth.

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.

Assisted living facility (which can include a residential home) is defined as an establishment that provides food and shelter to four or more persons who are unrelated to the proprietor of the establishment. Such a facility offers personal care services and may include the administration or supervision of medication. It may also provide limited skilled nursing services, including coordination of care, assessment of resident needs, and temporary skilled nursing treatment for minor illnesses or emergencies.

Key elements of assisted living in this residential context include:

- Furnishing food and shelter to at least four unrelated residents.
- Providing personal care services like assistance with feeding, dressing, moving, bathing, and other personal needs.
- Administration or supervision of medication by licensed or authorized persons.
- Potential provision of limited skilled nursing services as defined by Texas regulations.
- Emphasizing personal dignity, autonomy, independence, and privacy while supporting residents to age in place with varying levels of care based on their needs.

This is governed by Texas law, specifically Health and Safety Code Chapter 247, which sets out these definitions and the regulatory framework for assisted living facilities in

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 bodies. 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.

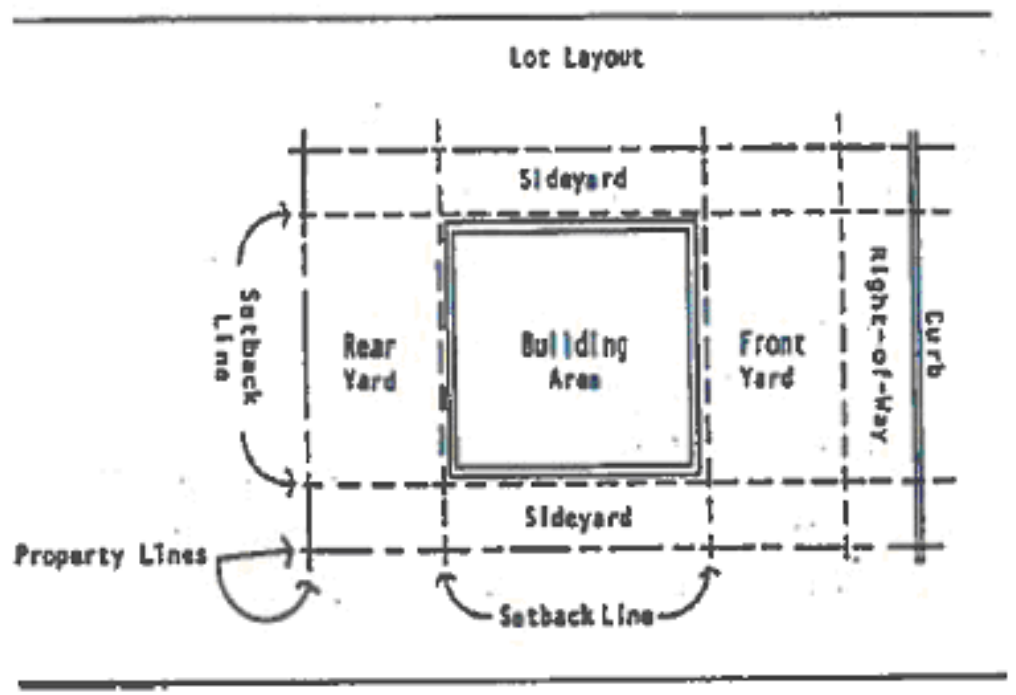
1. A brewery is a manufacturer producing packaged and key products for mass distribution regionally or nationally; will typically produce several hundred truckloads daily.
2. A microbrewery is a small enterprise where the product is served onsite and/or distributed locally.

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.

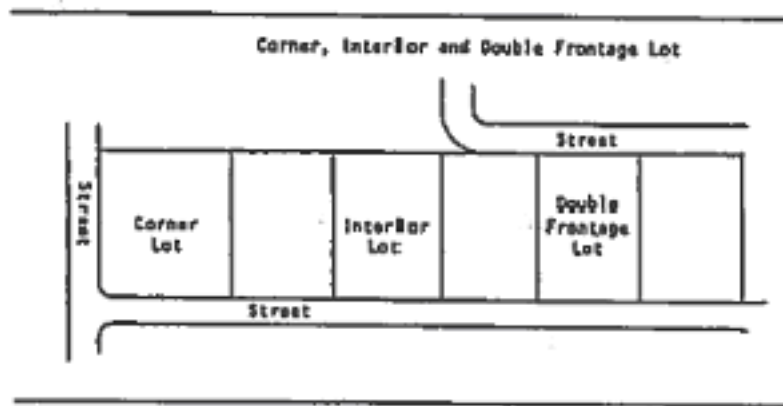
Distribution center, large. A building or group of buildings with cumulative storage space of over 5,000 square feet in area which is used for the storage of merchandise, goods and wares which are intended to be distributed to other retail or wholesale establishments.

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.

Gun manufacturing is defined as the business or activity of making firearms or ammunition suitable for use, typically involving assembling individual firearm components so they become functional weapons. It includes processes such as machining, molding, casting, forging, or additive manufacturing to create firearm frames or receivers or to make them suitable for use in a firearm designed to expel a projectile by explosive action. The activity usually requires a license if performed as a regular business for the purpose of sale or distribution. It also covers manufacturing actions like building firearms from parts, modifying firearms in ways that alter their performance or durability, and preparing firearms for resale. Manufacturing is distinguished from gunsmithing in that the latter typically involves repairing or modifying firearms for customers without the intent of commercial sale, whereas manufacturing is done primarily for livelihood and profit through sales or distribution.

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.

An ice cream truck is a motorized vehicle from which ice cream and other frozen desserts are sold, often while moving through neighborhoods or parked in areas where people gather such as parks. The vehicle usually contains a commercial freezer and a serving window for selling pre-packaged or sometimes soft-serve ice cream products. Must apply for a permit through the Mobile Food Truck Ordinance

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 no 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.

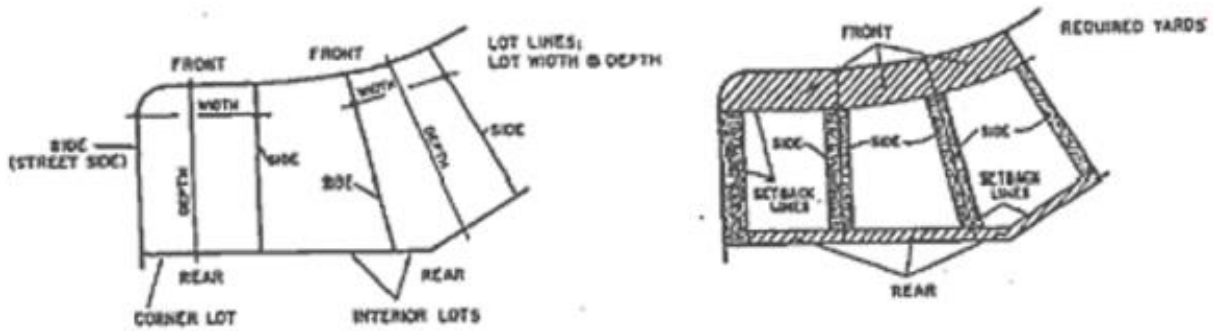
Living area. Includes that portion of the dwelling unit which is used or designed for occupancy but does not include carports, garages and open porches, breezeways, balconies and terraces.

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 used.

EACH ACRE OF PARKING AREA
PROVIDES THE FOLLOWING:

ANGLE OF PARKING	ANGLE OF PARKING							
	30°		45°		60°		90°	
1- SQUARE FEET PER SPACE	1	2	1	2	1	2	1	2
2- PARKING SPACES	342.4	127	273.2	155	255.5	161	240	151
	5.5	153.4	130	290.4	150	254.1	153	255
	9.0	369.1	113	305.6	141	266.3	168	270

SIZE OF AUTO.,...



DETERMINED SIZE OF SPACE
REQUIRED FOR PARKING,
SIDEWALKING, ETC.

TWO-WAY DRIVE
DETERMINED THE
SIZE OF ACCESS
DRIVE, WIDTH OF
PARKING DRIVE, ETC.



FACE OF WHEEL NEAR WHEEL
FACE OF OUTER END OF FRONT WHEEL

CURB PARKING REQUIREMENTS:

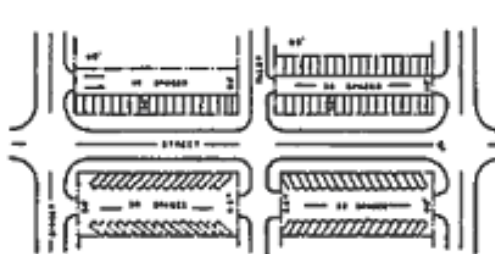


1- SQUARE FEET PER SPACE
2- LENGTH OF CURB

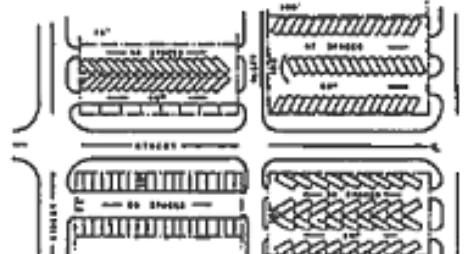


CURB PARKING SHOULD NOT EXCEED (SLIGHTLY) 10' TO 12' WIDE. THIS IS IN ORDER FOR
HOV-3 VEHICLES AND TO PROVIDE CURB WIDTH. IN SPACES WHERE CURB WIDTH IS
SMALLER THAN 10'-12' WIDE, A 10' SLIGHT SPACE IS REQUIRED.

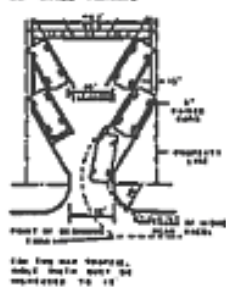
PARKING LAYOUT FOR 50' & 60' LOTS



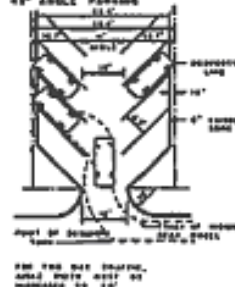
PARKING LAYOUT FOR 75' & 100' LOTS



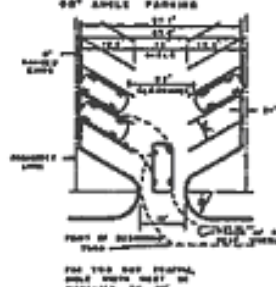
50° ANGLE PARKING



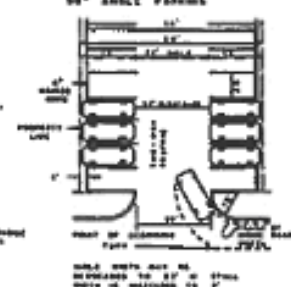
45° ANGLE PARKING



60° ANGLE PARKING



90° ANGLE PARKING



Permanent makeup. A cosmetic technique which employs tattoos as a means of producing designs that resemble makeup, such as eye lining 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. Indoor seating at a restaurant refers to dining areas located inside a fully enclosed building, where customers sit at tables or booths within the indoor environment of the establishment.

Outdoor seating, conversely, is located outside the enclosed building—such as on a patio, sidewalk, rooftop, front porch, or backyard area adjacent to the restaurant.

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.”

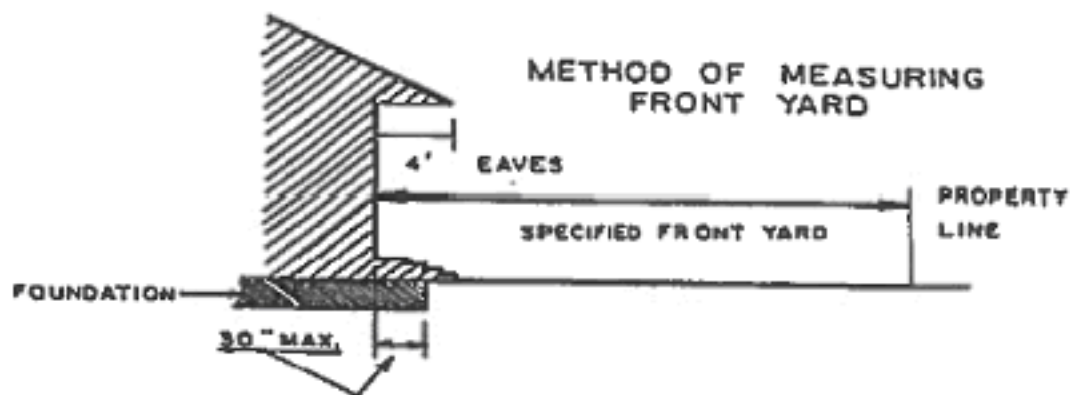
Veterinary hospital. An establishment for the care and medical veterinary practice on or for large animals and household domestic animals and which animals may be boarded during treatment in outside pens, runs or stables. This term shall also include “animal hospital.”

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.	<u>2021.05.11A</u>	on	5/11/2021
Amended	by	Ord.	<u>2021.05.25C</u>	on	5/25/2021
Amended	by	Ord.	<u>2021.06.08D</u>	on	6/8/2021
Amended	by	Ord.	<u>2021.08.10D</u>	on	8/10/2021
Amended	by	Ord.	<u>2022.08.09.C</u>	Amends Definitions and Schedule of Uses on	8/9/2022
Amended by Ord. <u>2022.04.11.A</u> Addition of "Cigar bar or smoking room" on 4/11/2023					



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	08/27/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the recommendations for amending Chapter 14 Appendix A, Schedule of Uses to include but not limited to Short Term Rentals allowed in the B-3 District		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	08/9/2025
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)	S	X	
Auction house								X		N	X	
Bakery (wholesale or commercial)										N		
Bakery or confectionary (retail)							X	X	X(5)	S	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)	S	X	
Christmas tree sales							X	X	X(5)	S	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)	S	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	X	
Flea market - outside								S		N	S	
Florist shop							X	X	X(5)	S		
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		S	X	
Manufacturing Guns											S	
Manufacturing Artisan Guns								S	S	S	S	
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	
Ice Cream Truck	X	X	X	X	X	X	X	X	X	X	X	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*	S		
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)	S	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	S	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)	S	X	
Restaurant or cafe - inside & outside dining							X	X	X(5)	S	X	
Restaurant or cafeteria - carryout only							X	X	X(5)	S	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	X	

Shop, small - hardware - paint, plumbing, and related sales							X (Size Limit)	X	X (Size Limit)(5)	S	X	
Shop, small - jewelry							X	X	X(5)	S	X	
Shop, small - laundry or dry cleaning							X	X		N	X	
Shop, small retail - antiques, art							X	X	X(5)	S	X	
Shop, small retail - appliance repair								X		N	X	
Shop, small retail - bicycle sales and repair							X	X	X(5)	N		
Shop, small retail - dry cleaning, laundry, pressing							X	X		N	X	
Shop, small retail - florist or plant center							X	X	X (5)	S	X	
Shop, small retail - framing, art							X	X		N	X	
Shop, small retail - groceries							X (Size Limit)	X	X (Size Limit)	S	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)	S	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)	S	X	
Shop, small retail - thrift store, second-hand, consignment							X	X	X (5)	S	X	
Shop, small retail - tool or equipment rental								X		N	X	
Shop, small retail - video							X	X		N	X	
Shopping center or mall									S	N		
Snow cone stand							X	X	X(5)	S		
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)	S	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	S	X	

Store. small retail - hobby							X	X	X (Size Limit)	N	X	
Store, small retail - other							X	X	S (5)	S	X	
Studio, small retail - photography, recording, music, art, health, etc.							X	X	S (5)	S	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		
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	X	
College, university, or professional schools								X		N	X	
Community center	S	X	X	X	X	X	X	X	S (5)	S	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)	N	X	
Government facilities or offices							X	X	X (5)	S	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)	S		
Police Station	S	S	S	S	s	S	X	X	X (5)	S	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	
Gun Manufacturing											S	
Granary or gin											S	
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	S	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	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	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)	S		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		
Apartment or multi-family building					X		X	X		N		
Bed and breakfast accommodations (residential home)	S						X	X		S		
Boarding house, rooming house					X							
Assisted Living in Private Residence	S											
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	S		
Single-family dwelling	X(10)	X	X	X	X	X	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	
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	
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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	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"	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											