

PLANNING & ZONING COMMISSION MEETING

Wednesday, June 26, 2024 at 5:30 PM
Glen Rose City Hall, Council Chambers,
201 NE Vernon, Glen Rose, TX 76043



AGENDA

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from May 22, 2024 P&Z Board Meeting

WORKSHOP

2. Review and discussion of the Schedule of Uses (Appendix A) Commercial Type, Retail and Service Uses in the Central Business District (B-3)
3. Review and discussion of Sign Ordinance Amendment

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 102 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and said notice was posted on the following date and time: **Friday, June 21, 2024, on or before 5:00 PM** and remained posted for at least two hours after said meeting was convened.

Jodi Holthe

Building, Planning Code Enforcement Department

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

by _____ . _____



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	5/22/2024		
AGENDA SUBJECT:	Consider approval of minutes from May 22, 2024 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	6/19/24
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
May 22, 2024

Item 1.

1. Call to Order
 - a. The meeting was called to order to 5:31 pm by Chairperson, Pam Streeter
 - b. Pledge of Allegiance
 - c. Roll Call: Absent: Present: Larry Cremean, Rex Miller, William Green, Greg Clanton and Pam Streeter were in attendance. Additionally, Staff members Troy Hill, Larry Allen, Jodi Holthe were present. A quorum was present.

2. Consent Agenda
 - a. Approval of Meeting Minutes from March 27, 2024, was required.
 - b. No Discussion or Changes to Minutes were needed.
 - c. The motion to approve the consent agenda was made by Larry Cremean and seconded by Rex Miller
 - d. Motion passed 5/0

3. Public Hearings were opened at 5:32pm
 - a. Specific Use Permit for Short Term Rental for the property located at 600 SW Barnard, Acres .330, Tract G9-13, Abst A47, A47 James H Haley, Tract G9-13 to operate in an R-1
 - i. No Comments
 - b. Specific Use Permit for Short Term Rental for the property located at 307 Walker, Acres .157, Tract F6-2, Abstract A136 Milam Co Sch LD, Tract f6-2 to operate in an R-1
 - i. Sherry Luther 400 Jefferson expressed concerns about traffic, noise and risk of crime.
 - ii. Dennis Moore expressed concerns on Parking
 - c. Public Hearing was closed at 5:40

4. Individual Items for Consideration
 - a. Discussion, Consideration, and possible action regarding Specific Use Permit for Short Term Rental for the property located at 600 SW Barnard, Acres .330, Tract G9-13, Abst A47, A47 James H Haley, Tract G9-13 to operate in an R-1
 - i. This is going to be a part-time Short Term Rental. The owner intends to continue living in the property and only when convenient for rental, will she use it for Short Term Rentals such as if she is traveling for extended periods of time.
 - ii. William Green Motioned to Recommend
 - iii. Larry Cremean Seconded Motion
 - iv. Vote was 5/0 to recommend to approve to city council
 - b. Discussion, Consideration, and possible action regarding Specific Use Permit for Short Term Rental for the property located at 307 Walker, Acres .157, Tract F6-2, Abstract A136 Milam Co Sch LD, Tract f6-2 to operate in an R-1
 - i. Larry Allen expressed concerns on the property foundation
 - ii. Applicants were not present, so no discussion was held and the request was recommended as a denial/no action.
 - c. Discussion, Consideration and Possible Action regarding recommendations of Board Volunteers to the Planning and Zoning Commission

- i. Presentations made by Jeremy McCune, Green Pickle, Julia Douglas, Previous Mayor Councilperson and P&Z commission member, Greg Clanton, Current Commission Member and Rex Miller, Current Commission Member.
- ii. Based on current work in progress – it was decided to recommend keeping Greg & Rex on the commission and as new seats open in December encourage the above applicants to reapply.

5. Having no further business before the commission, this meeting is adjourned at 6:16pm.

Chairperson

Jodi Holthe,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	6/21/24		
AGENDA SUBJECT:	Review and discussion of the Schedule of Uses (Appendix A) Commercial Type, Retail and Service Uses in the Central Business District (B-3)		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	6/21/24
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:		\$00.00
	Amount Budgeted:		\$00.00
	Appropriation Required:		\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			

APPENDIX A SCHEDULE OF USES

Key:

X Designates use 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.

4) Commercial Type, Retail, and Service Uses

	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
Animal shelter								X		X		1/employee + 1 additional
Auction house								X		X		1/300 gfa
Bakery (wholesale or commercial)												
Bakery or confectionary (retail)							X	X	X(5)	X		0-4999 sq. ft: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa

Boat sales							X		X		0-4999 ft: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa	Item 2.
Boat storage							X		X		1/employee + 1 additional	
Building material sales, lumber yard, or monument sales											0-4999 sq. ft: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa	
Business office						X	X	X(5)	X		1/300 gfa	
Christmas tree sales						X	X	X(5)	X		1/employee + 5 additional	
Cigar bar / smoking room						X	X	X	X			
Employment agency							X		X		1/employee + 5 additional	
Event center / rental hall						S	X		X		Fixed seating: 1/2 seats No fixed seating: 1/150 gfa	
Exterminator							X		X		1/employee	
Farmers market, produce stand						X	X	X(5)	X		1/3 stalls	

										0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Feed store (no animal sales)							X		X	
Feed store (with animal sales)							X		X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Firewood sales						X	X		X	1/employee + 1 additional
Flea market - inside							S	S(5)	X	1/2 stalls
Flea market - outside							S		S	1/2 stalls
Florist shop						X	X	X(5)		0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa

Item 2.

Furrier								X		X	<div data-bbox="1453 79 1554 128" style="border: 1px solid black; padding: 2px;">Item 2.</div> 0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Game hall								S		X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Grease trap and drain vacuum service										S	1/employee
Gun shooting range - indoor										X	1/bay
Gunsmith shop								X		X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Heating A/C sales and service								X		X	1/employee + 1 additional
Heavy equipment sales								X		X	1/employee + 1 additional
Heavy machinery sales and storage										X	1/employee + 1 additional

Hotel, motel, or inn								X		X	1/guest room	Item 2.	
Landscaping services								X	S	X	1/employee + 1 additional		
Lawnmower, lawn equipment, small motors sale and service								S	X	X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa		
Licensed massage therapy								X	X	S(5)	X	1/employee + 1/table or station	
Lithographic shop									X		X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa	
Locksmith shop									X		X	1/employee + 1 additional	
Manufactured home sales lot, mobile home sales and display									X		X	1/employee + 1 additional	
Massage establishment								S	S		S	1/employee + 1/table or station	

Meat market							X	X(5)	X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft.: 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Mimeograph or letter shop						X	X		X	1/400 gfa
Mobile food vendor						X	X	S	X	
Musical instruction store						X	X			1/200 gfa
Musical instrument store						X	X	X(5)		0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft.: 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Newspaper office						X	X	X*		1/200 gfa
Nightclub or dance hall						S	X	S	X	1/100 gfa
Optical dispensary store						X	X			1/200 gfa
Pawnshops							X		X	1/200 gfa
Personal services - spa, tanning, massage therapy, permanent makeup, beauty, or barber shop						X(7)	X(7)	X(7)(5)	X(7)	1/employee + 1/table or station
Pet grooming shop						X	X		X	1/200 gfa

Item 2.

Pet shop							X	X		0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft.: 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Plant nurseries								X	X	1/400 gfa
Plumbing sales and service								X	X	1/400 gfa
Pool or billiard hall						S	X		X	1/100 gfa
Portable building or shed sales lot							X		X	1/1000 site area
Print shop						X	X	X	X	1/300 gfa
Professional office - field office or real estate sales office						X	X		X	1/300 gfa
Professional office - insurance, lawyer, title company, abstract office, business office						X	X			1/300 gfa
Professional office - medical, dental, science, clinic						X	X			1/300 gfa
Professional office - general						X	X			1/300 gfa
Psychic / paranormal readings						S	S		S	1/500 gfa
Radio or television broadcast studio						X	X		X	1/400 gfa
Recreational vehicle storage							X		X	1/400 gfa
Resort									X	Per SUP
Restaurant - kiosk*						X	X	X(8)	X	1/100 gfa
Restaurant or cafe - inside dining						X	X	X(5)	X	1/3 seats
Restaurant or cafeteria - carryout only						X	X	X(5)	X	1/100 gfa
Restaurant or cafeteria - drive-in or drive-thru service						X	X		X	1/100 gfa

Shop, large retail - Furniture								S		S	<div data-bbox="1453 73 1550 126" style="border: 1px solid black; padding: 2px;">Item 2.</div> 0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, large retail - Groceries								S		S	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, large retail - Pet store, kennel, animal boarding (outside runs)								S		S	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, large retail - Other - 11,999 gfa or less								X (1 2)		S	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa
Shop, large retail - other - 12,000 gfa or greater								S		S	12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa

Shop, small - bait shop							X	X		X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small - butcher							X	X	S(5)	X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small - hardware - paint, plumbing, and related sales							X (Size Limit)	X	X (Size Limit) (5)	X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small - jewelry							X	X	X(5)	X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa

Shop, small - laundry or dry cleaning							X	X		X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small retail - antiques, art							X	X	X(5)	X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small retail - appliance repair								X		X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small retail - bicycle sales and repair							X	X	X(5)		0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa

Shop, small retail - dry cleaning, laundry, pressing							X	X		X	<div data-bbox="1453 71 1555 128" style="border: 1px solid black; padding: 2px;">Item 2.</div> 0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small retail - florist or plant center							X	X	X (5)	X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small retail - framing, art							X	X		X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small retail - groceries							X (Size Limit)	X	X (Size Limit)	X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa

Shop, small retail - handcrafted furniture						X		X (5)			<div data-bbox="1453 65 1555 128" style="border: 1px solid black; padding: 2px;">Item 2.</div> 0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small retail - homegoods rental store						X	X		X		0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small retail - leather goods, tack						X	X	X (5)	X		0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small retail - pet store, kennel, animal boarding (no outside runs)						X	X		X		0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa

Shop, small retail - seamstress, tailor							X	X		X	<div data-bbox="1344 69 1555 121" style="border: 1px solid black; padding: 2px;">Item 2.</div> 0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small retail - sign shop							X	X		X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small retail - smoke, tobacco, vape							X	X		X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small retail - sporting goods							X	X	X (5) (Size Limit)	X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa

Shop, small retail - thrift store, second-hand, consignment							X	X	X (5)	X	<div style="float: right; border: 1px solid black; padding: 2px; font-size: small;">Item 2.</div> 0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small retail - tool or equipment rental								X		X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shop, small retail - video							X	X		X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Shopping center or mall									S		Specified by SUP
Snow cone stand						X	X	X(5)			1/employee + 1/table
Store, large retail - all types							S			S	1/200 gfa

Store, small retail - appliance								X		X	<div data-bbox="1453 71 1552 121" style="border: 1px solid black; padding: 2px;">Item 2.</div> 0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Store, small retail - art supply, office supply, newsstand, books, camera						X	X	X(5)		X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Store, small retail - audio, TV, electronics, computers							X			X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Store, small retail - carpet, flooring							X			X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa

Store, small retail - clothing, apparel, shoes, accessories							X	X	X(5)	X	<div data-bbox="1451 69 1557 128" style="border: 1px solid black; padding: 2px;">Item 2.</div> 0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Store, small retail - department or discount							X	X	X(5) (Size Limit)	X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Store, small retail - drug store or pharmacy							X	X	X(5) (Size Limit)	X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa
Store, small retail - general store or convenience store							X	X	S	X	0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa

<p>Store, small retail - gift or novelty shop</p>							X	X	X	X	<p>0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa</p>
<p>Store. small retail - hobby</p>							X	X	X (Size Limit)	X	<p>0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa</p>
<p>Store, small retail - other</p>							X	X	S (5)	X	<p>0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa</p>
<p>Studio, small retail - photography, recording, music, art, health, etc.</p>							X	X	S (5)	X	<p>0-4999 sq. ft.: 1/400 gfa 5000-11,999 sq. ft. : 1/375 gfa 12,000-29,999 sq. ft.: 1/325 gfa 30,000+ sq. ft.: 1/200 gfa</p>

Tattoo or body piercing parlor								S (6)		S (6)		1/station + 1/employee
Taxidermist								X		X		1/employee + 1 additional
Travel agent							X	X		X		1/employee + 5 additional
Upholstery shop										X		1/employee + 1 additional
Veterinarian (no outside runs)							X	X		X		1/employee + 5 additional
Veterinarian (outside runs)								X		X		1/employee + 5 additional
Veterinary hospital							X	X		X		1/employee +5 additional
Washeteria	S	S	S	S	X	X	X	X		X		1/2 washing machines

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

*Restaurant - kiosk - temporary (2 week limit)

(a) Notes to schedule of uses:

- (1) Allowed with mini-warehouse use only.

- Item 2.
- (2) Home occupations are permitted when in accordance with section 14.02.103. 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.

(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. [2022.04.11.A](#) Addition of "Cigar bar or smoking room" on 4/11/2023

Amended by Ord. [2023.05.09.A](#) Amends B&B and Large Retail on 5/9/2023



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	6/21/24		
AGENDA SUBJECT:	Review and discussion of Sign Ordinance Amendment		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	6/21/24
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:		\$00.00
	Amount Budgeted:		\$00.00
	Appropriation Required:		\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			