



Planning and Zoning Commission
City of Glen Rose, Texas
P.O. Box 1949, Glen Rose, Texas 76043

**COMMISSION'S DETERMINATION
AND
RECOMMENDATION TO THE GLEN ROSE CITY COUNCIL**

Date and time of public hearing: April 25, 2023, 5:30 pm

Purpose of hearing:

- Amending the City of Glen Rose Zoning Ordinance Chapter 14, Appendix A Schedule of Uses and Notes.

Request submitted by: Planning and Zoning Commission Board.

After considering all information submitted, the Planning and Zoning Commission has made the determination to:

- ☒ Approve the request and further recommends approval to the City Council.
- ☐ Deny the request.

Reason for decision: _____
See attached

Signature: _____ Date: 4/28/2023
Position: Chair

The City Council of the City of Glen Rose, Texas, has voted to:

☐ Approve ☐ Disapprove this recommendation.

Staff Representative Signature _____ Approval Date: _____

Comments: _____

Commission Recommendations 4/25/2023

- Amending the City of Glen Rose Zoning Ordinance Chapter 14, Appendix A Schedule of Uses and Notes.

As with all documents, they are living things and must be adapted as warranted due to mistakes, changes in thinking, or simply the growth of new ideas. That is the reason, we had to review a few specific line items in the Schedule of Uses and notes at this time.

Item 1: We found that the residential bed & breakfast line item had not been approved for any zoning (an oversight). In order to bring the document into accuracy for the actual goals for the lodging called Bed & Breakfast, we recommend that in B1 & B2 it is permitted without any special needs (this allows for current and future buildings that are residential in nature to be used as a lodging with a host and breakfast service). We also believe it should be considered for permission in R1 with a SUP. These decisions are based on the current B&Bs in town such as PriceHouse Inn (R1) and Live Oak (R1) and the upcoming Herefordshire (B1).

Item 2: Commercial Type – Shop Large – Other: was accidentally designated with a 3000 sqft and above notation. This meant that anything over 3000 sqft had to have a SUP in B2. This unnecessarily burdens developing businesses along the US Hwy 67 corridor. Most businesses will not want to purchase, build, or develop under a SUP when it could be pulled based on conditions. We originally recommended we move the definition of Shop Large to anything over 29,999gfa, but in discussion during our meeting, we felt that was too broad and didn't provide us with the knowledge we wanted about businesses coming into the city. We, therefore, recommend that the notation of 3000 sqft be changed to 11,999 sqft, and add note #12 with the following statement: "Any commercial retail business over 11,999 gfa will require a Special Use Permit for permission to develop in any zone, especially B2. Commercial retail businesses of any type 11,999 gfa or are permitted in B2 (General Business) without a Special Use Permit."