

ORDINANCE NO. 2025-O-07

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF GLEN ROSE, TEXAS, BY AMENDING CHAPTER 14, *ZONING ORDINANCE*; PROVIDING FOR REPEALING, SEVERABILITY, AND PROPER NOTICE, MEETING, AND QUORUM CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the City previously adopted Zoning Regulations, which regulate and restrict the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provide for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Texas Local Government Code and all other laws dealing with notice, publication, and procedural requirements for the adoption of these zoning regulations.

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

**SECTION 1
INCORPORATION OF RECITALS**

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

**SECTION 2
AMENDING CHAPTER 14 *PARKING***

The City of Glen Rose Code of Ordinances, Chapter 14 Zoning Ordinance is hereby amended as follows:

14.02-007 Wolf City Housing District Overlay

a. The Wolf City Housing District is intended to encourage the continued vitality of the city's older residential areas and promote the development of Workforce Housing. Workforce housing is necessary because the cost of living — especially housing — has skyrocketed recently. As a result, essential employees aren't able to live near their workplace. This Overlay district will maintain a desirable residential environment and scale and promote infill development of compatible residential scale.

(b). District Confines. The confines of the Wolf City Housing District shall be defined as follows:

Starting at the Intersection of Elm St and Austin Road, continue along Elm St to the City Boundary 1 block past Elm St and Summit View intersection (or Elm and Fourth Street). Turn Right to follow the City Limit Boundary to Bailey St and follow the City Limit Boundary just past 807 Webster. Follow the City Limit Boundary past Crockett St to 32.226814, -97.50636, where you will follow the property line to Third St and join S. State Highway 144 (Austin Rd.) Turn North and follow Austin Rd back to start. See Map

Application:

- (a) The Wolf City Housing District standards apply to the following:
 - a. Development of any land for which there is no improvement at the time of construction.

- b. An increase in any existing structure that is equal to or greater than fifty (50) percent of the existing square footage; or
 - c. Any new construction on a lot that provides for an increase equal to or greater than fifty (50) of the lot or tract covered by a permanent structure(s).
- (b) Unless otherwise specified by this section, the base district shall apply. Where there is a conflict between the standards of this subsection, it shall apply.

Special Requirements:

(A) Orientation and scale of primary structures:

- a. Primary Orientation: Buildings shall have their primary orientation toward a public street. Said primary orientation shall include a main or primary entrance designed to be attractive and functional, unless otherwise approved by the city council after recommendations by the planning and zoning commission.

(B) Manufactured Homes (Mobile Homes)

- a. The following requirements shall be complied with in addition to those within the districts where such uses are permitted.
- b. *Age limit.* No manufactured home more than five years of age may be located in the city except that an older manufactured home may be permitted with a specific use permit in the Wolf City Housing Overlay District under the following conditions:
 - i. The manufactured home has a minimum building floor space of 1,000 square feet;
 - ii. The manufactured home meets or exceeds the minimum requirements of the city's Electrical Code and Plumbing Code and
 - iii. The age of a manufactured home shall be determined from the completion/inspection date indicated on the identification plate on the manufactured home.
 - iv. *Skirting.* All manufactured homes shall have foundation skirting around the entire unit and shall cover the whole area between the bottom of the unit and the ground. The skirting shall be of material and color consistent with the exterior of the manufactured home. The skirting shall be maintained appropriately.
 - v. *Additional requirements.* All manufactured homes, including existing structures, shall be required to meet all federal, state, and local government requirements relating to manufactured homes.

(C) Building Design Specifications

- a. *Exterior Building Materials:* Exterior building materials should reflect the traditional materials of similar buildings in Glen Rose: wood siding (horizontal lap or novelty siding); limestone, petrified wood, or field stone in traditional dimensions and tooling, or brick in traditional dimensions.
- b. New designs should draw upon the traditions of historic styles and designs in the community. Still, they should be seen as products of their own time while being compatible with the historic environment of the block, neighborhood, or community.
- c. Sidewalks shall be a minimum of five feet in width or the width of the adjacent existing sidewalk if the width is greater than five feet.
- d. Fencing
 - i. The use of barbed wire and/or razor wire fencing is prohibited.

(D) Prohibited Uses

- a. Short Term Rentals
- b. Bed and Breakfast Accommodations

- c. Cabins
- d. Industrialized Housing
- e. Private Street Development

SECTION 3

SAVINGS/REPEALING CLAUSE

Chapter 14 of the City's Code of Ordinances shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4

SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the City Council would have enacted the same without the incorporation in this Ordinance or any such unconstitutional section, paragraph, sentence.

SECTION 5

PROPER NOTICE, MEETING, AND QUORUM CLAUSE

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

SECTION 6

EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after the date of its passage.

PASSED AND APPROVED this 11th day of February 2025.

Joe Boles, Mayor

ATTEST:

Veronica Welch, City Secretary