

ORDINANCE NO. 2026-O-01

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF GLEN ROSE, TEXAS, BY AMENDING CHAPTER 14.02.041, ZONING DISTRICTS GENERALLY 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 14.02.041 ZONING DISTRICTS GENERALLY ORDINANCE**

The City of Glen Rose Code of Ordinances, Chapter 14.02.041 Zoning Districts Generally Ordinance is hereby amended as follows:

14.02.041 Zoning Districts Generally

- H. When the total square foot of living area is equal to or less than 800sqft, the minimum lot area (sqft) shall be at least 2500sqft. A specific use permit will be required with all plats and must conform to the following:
1. Front setback must be a minimum of 25 feet from all public rights-of-way,
 2. Side setbacks must be a minimum of 7 feet
 3. The maximum lot coverage remains at 40%
 4. This applies to single dwellings only, not applicable to duplexes or other attached multi-family dwellings. All other requirements per the table above are in effect.

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 All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict.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 13th day of January 13 2026.

Joe Boles, Mayor

ATTEST:

Veronica Welch, City Secretary