

PLANNING AND ZONING COMMISSION – 2024 UPDATE

- 1. Create an easy-to-read handout that details desired housing and mixed-use types to meet Comprehensive Plan preferences.**
- 2. Revise the Code of Ordinances to include Complete Streets design requirements for a minimum eight-foot sidewalk or trail along Major Collectors and larger classifications, unless prevented or restricted by environmental or safety factors**
- 3. Revise the Code of Ordinances and/or adopt a policy to promote trail-oriented development and ecological and recreational tourism by providing three new incentives, such as modified site development standards, reduced impact fees, and reduced parking requirements.**
- 4. Revise the Code of Ordinances to require upsizing of utilities proposed with new development in areas without existing infrastructure.**
- 5. Car Washes**
 - a. Parameters to minimize over-growth – particularly on 67
 - b. This is happening in many neighboring towns
- 6. Revise the Code of Ordinances to require new developments to integrate Green Infrastructure and Low Impact Development (LID), such as bioswales, rain gardens, bioretention ponds, and planter boxes to help decrease stormwater runoff.**
- 7. Revise the Code of Ordinances to include Low Impact Design (LID) elements within street design for improved stormwater management and preservation and enhancement of Glen Rose’s natural assets.**

THE FOLLOWING ARE OPPORTUNITIES TO BE ADDRESSED AS WELL, BUT THE ABOVE ARE THE PRIORITY:

- 1. Short Term Rentals Strategy**
 - a. This is being considered as part of a study underway
 - b. Parameters to prevent negative impacts to long-term rental
- 2. Revise the Code of Ordinances to remove minimum lot sizes and require maximum densities instead.**
 - a. This is being considered as part of a study underway
- 3. Revise the Code of Ordinances to limit block lengths to a maximum of 750 feet for all new developments, unless prevented or restricted by environmental or safety factors.**
- 4. Adopt storefront window requirements that encourage more ground floor uses for Downtown Character Area**