

# MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF GLEN ROSE

**Tuesday, May 25, 2021**

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The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, May 25, 2021, in the Glen Rose City Hall, Council Chambers, 201 NE Vernon, Glen Rose, TX 76043 at 5:30 PM to consider the following items of business:

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**DUE TO COVID-19 PANDEMIC AND THE GLEN ROSE STATE OF DISASTER DECLARATION**

**City Hall will be open to the public.**

Citizens can view or listen live by tuning in to the following Zoom.com webinar:

Meeting ID: 949 7153 3008 • Passcode: 950945 • or dial 1-346-248-7799

## **CALL TO ORDER**

**Invocation** – Michael Leamons

**Pledge of Allegiance** – Mayor Douglas

**Roll Call**

**Council in attendance:**

Councilmember Chip Joslin

Councilmember Demetra Conrad

Councilmember Kelly Harris

**Staff in attendance:**

City Administrator Leamons

City Secretary Ritchie

Public Works Director Jim Holder

Chief of Police Buck Martin

eHT Engineer Chris Hay

## **CITIZEN/VISITOR COMMENTS** *(Limited to three minutes per person.)*

There were no citizen comments.

Regular Meeting recessed at 5:35 pm.

Public Hearing was called to order at 5:32 pm.

## **PUBLIC HEARING**

1. **Public Hearing regarding a Specific Use Permit request as submitted by owner, Gina Wallace, to operate a Bed and Breakfast accommodations in an R-1 (Single Family Residential Zoning District) for the property identified as Acres .189, Tract 1, Abst A 136 Milam Co Sch LD, Camelot Addition, Block C, located at 101 King Arthur Court.**

No public comments.

2. **Public Hearing regarding a Specific Use Permit request as submitted by owner, Amelia Baugus, to operate a “Bed and Breakfast accommodations” in an R-3 (Single, 2-4 and**

**MH Residential Zoning District) for the property identified as Acres .150, Tract 3, Blk 10, Subd E0100, Abst A136, East End, Block 10, located at 304 Paluxy Street.**

No public comments.

- 3. Public Hearing regarding a Specific Use Permit request as submitted by owner, Michael and Beth Nance, to operate a Bed and Breakfast accommodations in an R-1 (Single Family Residential Zoning District) for the property identified as Acres 2.610, Tract I 1-4, Abst A41-JA Hernandez, located at 704 Paluxy Street.**

No public comments.

- 4. Public Hearing regarding a zone change request as submitted by owners, James and Kathy Gosdin, and owner's representatives, Tamara R. Valentine, for the property identified as 94.22 acres out of the CR 303 and NFM 200 portions of 102.6 Acres, Tract 219, Abst A136, Milam Co Sch LD from R-1 (Single Family Residential) to R2m (Single and Two to Four-Family Residential District and Multi-Building Residential District).**

No public comments.

- 5. Public Hearing regarding a zone change request as submitted by owners, James and Kathy Gosdin, and owner's representatives, Tamara R. Valentine, for the property identified as 7.84 acres out of the Hwy 67 portion of 102.6 Acres, Tract 219, Abst A136, Milam Co Sch LD from R-1 (Single Family Residential) to B1 (Restricted Commercial).**

No public comments.

- 6. Public Hearing regarding an amendment to Appendix A "Schedule of Uses" of the Glen Rose Code of Ordinance to re-designate "Bed and Breakfast accommodations" as "Short-term rental accommodations".**

No public comments.

Public Hearing was closed at 5:35 pm.

The Regular meeting was reconvened at 5:35 pm.

#### **INDIVIDUAL ITEMS FOR CONSIDERATION**

- 7. Discussion, consideration, and possible action regarding a Specific Use Permit request as submitted by owner, Gina Wallace, to operate a Bed and Breakfast accommodations in an R-1 (Single Family Residential Zoning District) for the property identified as Acres .189, Tract 1, Abst A 136 Milam Co Sch LD, Camelot Addition, Block C, located at 101 King Arthur Court.**

City Administrator Leamons presented the item to Council. Council was informed that the P&Z Board recommended denial of the application.

Applicant Gina Wallace addressed Council.

Motion made by Councilmember Conrad, Seconded by Councilmember Joslin to approve the specific use permit for Gina Wallace to operate a short-term rental at 101 King Arthur Court as presented.

Vote 3/0 to approve. Voting Yea: Councilmember Joslin, Councilmember Conrad, Councilmember Harris.

8. **Discussion, consideration, and possible action regarding a Specific Use Permit request as submitted by owner, Amelia Baugus, to operate a “Bed and Breakfast accommodations” in an R-3 (Single, 2-4 and MH Residential Zoning District) for the property identified as Acres .150, Tract 3, Blk 10, Subd E0100, Abst A136, East End, Block 10, located at 304 Paluxy Street.**

City Administrator Leamons presented the item to Council.

Applicant Amelia Baugus addressed Council.

Motion made by Councilmember Harris, Seconded by Councilmember Conrad to approve the specific use permit to allow a short term rental at 304 Paluxy Street by property owner Amelia Baugus as presented

Vote 3/0 to approve. Voting Yea: Councilmember Joslin, Councilmember Conrad, Councilmember Harris

9. **Discussion, consideration, and possible action regarding a Specific Use Permit request as submitted by owner, Michael and Beth Nance, to operate a Bed and Breakfast accommodations in an R-1 (Single Family Residential Zoning District) for the property identified as Acres 2.610, Tract I 1-4, Abst A41-JA Hernandez, located at 704 Paluxy Street.**

City Administrator Leamons presented the item to Council.

Applicant Michael Nance participated through Zoom and address Council.

Motion made by Councilmember Joslin, Seconded by Councilmember Harris to approve the specific use permit for Michael and Beth Nance to operate a short term rental at 704 Paluxy Street as presented.

Vote 3/0. Voting Yea: Councilmember Joslin, Councilmember Conrad, Councilmember Harris

10. **Discussion, consideration, and possible action regarding a zone change request as submitted by owners, James and Kathy Gosdin, and owner’s representatives, Tamara R. Valentine, for the property identified as 94.22 acres out of the CR 303 and N FM 200 portions of 102.6 Acres, Tract 219, Abst A136, Milam Co Sch LD from R-1 (Single Family Residential) to R2m (Single and Two to Four-Family Residential District and Multi-Building Residential District).**

City Administrator Leamons presented the item to Council.

Property owner Jimmy Gosdin and Property owner representative Tamara Valentine addressed Council.

Motion made by Councilmember Harris, Seconded by Councilmember Joslin to adopt Ordinance 2021.05.25A, approving zone change from R1 Single Family Residential zoning district to R2m Single, two-four family, and Multi-building Residential zoning district for 94.22 acres out of the CR 303 and N FM 200 portion of 102.6 acres tract as presented.

Vote 3/0 to approve. Voting Yea: Councilmember Joslin, Councilmember Conrad, Councilmember Harris

11. **Discussion, consideration, and possible action regarding a zone change request as submitted by owners, James and Kathy Gosdin, and owner's representatives, Tamara R. Valentine, for the property identified as 7.84 acres out of the Hwy 67 portion of 102.6 Acres, Tract 219, Abst A136, Milam Co Sch LD from R-1 (Single Family Residential) to B1 (Restricted Commercial).**

City Administrator Leamons presented the item to Council.

Motion made by Councilmember Conrad, Seconded by Councilmember Joslin to adopt Ordinance 2021.05.25B, approving zone change from R1 Single Family Residential zoning district to B1 Restricted zoning district for 7.84 acres out of the Hwy 67 portion of 102.6 acres tract as presented.

Vote 3/0 to approve. Voting Yea: Councilmember Joslin, Councilmember Conrad, Councilmember Harris

12. **Discussion, consideration, and possible action regarding an amendment to Appendix A "Schedule of Uses" of the Glen Rose Code of Ordinance to re-designate "Bed and Breakfast accommodations" as "Short-term rental accommodations".**

City Administrator Leamons presented the item to Council.

Motion made by Councilmember Harris, Seconded by Councilmember Conrad to adopted ordinance 2021.05.25C updating the Schedule of uses to change "Bed and Breakfast" accommodations to "short Term Rental" as presented.

Vote 3/0 to approve. Voting Yea: Councilmember Joslin, Councilmember Conrad, Councilmember Harris

13. **Discussion, consideration, and possible action regarding a preliminary plat application for the Rock Ridge Estates subdivision, as submitted by owners, Horizon Capital Solutions, LLC, and owner's representative, Chuck Stork, PE, RPLS, for the property identified as Acres 20.820, Tract D4-6-1, Abst A136, A136 Milam Co Sch Ld, located on W Gibbs Blvd.**

City Administrator Leamons and eHT representative Chris Hay presented item to Council.

Motion made by Councilmember Joslin, Seconded by Councilmember Harris to approve the preliminary plat for Rock Ridge Estates subdivision as submitted by owners, Horizon Capital Solution, LLC and owner's representative, Chuck Stork, PE, RPLS for the property identified as 20.82 acres located on W Gibbs Blvd.

Vote 3/0 to approve. Voting Yea: Councilmember Joslin, Councilmember Conrad, Councilmember Harris

14. **Discussion, consideration, and possible action on award of U.S. Hwy 67 East and CR 303 (Bull Adams Lane) Wastewater Collection System Improvements Project.**

eHT Engineering representative Chris Hay presented the item to Council.

Motion made by Councilmember Harris, Seconded by Councilmember Joslin to approve award of Highway 67 East collection system project for \$472,840.51 to FM Utility, LLC (4911 Redbird Trail, Midlothian, TX)

Vote 3/0 to approve. Voting Yea: Councilmember Joslin, Councilmember Conrad, Councilmember Harris

- 15. Discussion, consideration, and possible action on amending eHT work order #34 to add 2,200 linear feet of 10-inch water line along St. Hwy 56 from the Well 3 Site to Hereford Street, south of the intersection with US Hwy 67 to the scope of work.**

eHT Engineering representative Chris Hay presented the item to Council.

Motion made by Councilmember Conrad, Seconded by Councilmember Harris to approve eHT Work Order #34 amendment 1 and authorize Mayor Douglas to sign the same.

Vote 3/0 to approve. Voting Yea: Councilmember Joslin, Councilmember Conrad, Councilmember Harris

- 16. Discussion, consideration, and possible action on amending Resolution 2020-34 regarding designating the time and place of regular council meetings. (Mayor Douglas)**

Mayor Douglas presented the item to Council.

Motion made by Councilmember Joslin, Seconded by Councilmember Harris to approve Resolution 2021-14 amending the regular city council meeting dates as presented.

Vote 3/0 to approve. Voting Yea: Councilmember Joslin, Councilmember Conrad, Councilmember Harris

- 17. Budget Workshop**

City Administrator Leamons presented the General Fund proposed budget.

## **ADJOURN**

*With no further business before the Council, Mayor Douglas adjourned the meeting at 7:31 pm.*

**APPROVED:**

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**Julia Douglas, Mayor**

**ATTEST:**

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**Stephanie Ritchie, City Secretary**