

PLANNING & ZONING COMMISSION MEETING

Wednesday, February 26, 2025 at 5:30 PM

Glen Rose City Hall, Council
Chambers, 201 NE Vernon, Glen
Rose, TX 76043



AGENDA

Live stream of this meeting is available on the City's Facebook and YouTube pages.

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from January 29, 2025 P&Z Commission Meeting

INDIVIDUAL ITEMS FOR CONSIDERATION

2. Discussion, consideration and possible action on appointment of Chairperson for Planning & Zoning Commission
3. Discussion, consideration and possible action on appointment of Vice Chairperson for Planning & Zoning Commission
4. Discussion, consideration and possible action regarding revisions to Article 14.02.005 Definitions

WORKSHOP

5. Fee Schedule
6. Tiny Homes
7. Design Standards for Downtown
8. Design Standards for Hwy 67

ADJOURNMENT

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in the is meeting should contact the City Secretary's office at (254) 897-2272 x 201 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose

City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and said notice was posted on the following date and time: **Friday, January 21, 2025, on or before 5:00 PM** and remained posted for at least two hours after said meeting was convened.

Veronica Welch, City Secretary

Certification of NOTICE OF MEETING was removed on: _____ at _____ am/pm
by _____ . _____



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	2/26/2025		
AGENDA SUBJECT:	Consider approval of minutes from January 29, 2025 P&Z Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	2/13/25
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
January 29, 2025

- 1) Call to Order
 - a) The meeting was called to order to 5:30 pm by Chairperson, Pam Streeter
 - b) Pledge of Allegiance
 - c) Roll Call: Present: Greg Clanton, Mehgan Schuelke, Rex Miller, James Gosdin, and Pam Streeter were in attendance. Additionally, Staff members Jodi Holthe, Stephen Boyd were present. A quorum was present.
- 2) Consent Agenda
 - a) Regarding the approval of minute from the December 18, 2024 and November 20, 2024 Meeting
 - i) Motion was made by Rex Miller to accept the minutes
 - ii) 2nd by Greg Clanton
 - iii) Motion Passed 3/0/2 with Gosdin & Schuelke abstaining as they were not present.
- 3) Public Hearing was Opened at 5:33pm
 - a) Recommendations for amending Ordinance 14.02-6 Downtown District
 - b) Recommendation for creation of Ordinance 14.02-7 Paluxy River Housing District Overlay
 - c) Recommendation for creation of Ordinance 14.02-8 Wolf City Housing District Overlay
 - d) Recommendation for the creation of Ordinance 14.02-9 US Hwy 67 Corridor Overlay
 - e) Recommendations for amending Schedule of Uses Chapter 14, Appendix A – Part 3 – Alcohol Sales, Part 5 – Educational & Institutional Uses & Part 8 Residential.
 - f) With no public comments, the Public Hearing was Closed at 5:35pm
- 4) Individual Items for Consideration:
 - a) Discussion, Consideration and Possible Action regarding the Recommendations for amending Ordinance 14.02-6 Downtown District
 - i) Boundary Discussion was held to move the district overlay boundary to include Rivercrest on the southwest side and up to Big Rocks Park/Lily House on the northeast side.
 - ii) Discussion was held on Building Requirements as well as metal buildings and permitted uses.
 - iii) With the changes discussed, a motion was made to recommend the updates by Greg Clanton and Seconded by Tony Gosdin.
 - iv) Motion passed 5/0
 - b) Discussion, Consideration and Possible Action regarding the Recommendation for creation of Ordinance 14.02-7 Paluxy River Housing District Overlay
 - i) A discussion was held on the purpose of this overlay, as a goal to protect “Worker Force Housing”.

- ii) Boundaries were discussed
- iii) Restrictions were discussed including that new mobile homes coming into the district must be less than 5 years old or seek a variance from counsel to allow an older mobile home to be placed in the district.
- iv) Discussions were held about tiny homes with the idea that more research would be done and amendments can be made in the future.
- v) Prohibited uses included Short term rentals, B&B, cabins, industrialized housing and private street development
- vi) Motion was made by Rex Miller and Seconded by Meghan Schuelke.
- vii) Motion passed 5/0
- c) Discussion, Consideration and Possible Action regarding Recommendation for creation of Ordinance 14.02-8 Wolf City Housing District Overlay
 - i) Boundaries were discussed
 - ii) Restrictions were discussed including that new mobile homes coming into the district must be less than 5 years old or seek a variance from counsel to allow an older mobile home to be placed in the district.
 - iii) Discussions were held about Tiny Homes with the idea that more research would be done and amendments can be made in the future.
 - iv) Prohibited uses included Short term rentals, B&B, cabins, industrialized housing and private street development
 - v) Motion was made by Toni Gosdin and Seconded by Rex Miller.
 - vi) Motion passed 5/0
- d) Discussion, Consideration and Possible Action regarding Recommendation for the creation of Ordinance 14.02-9 US Hwy 67 Corridor Overlay
 - i) A discussion was held on purpose, goals and boundaries.
 - ii) Further information on what other cities do with highway corridor overlays were provided for further discussion in our next meeting.
 - iii) Motion for the development of the overlay and boundary was made by Rex Miller and 2nd by Toni Gosdin.
 - iv) Motion passed 5/0.
- e) Discussion, Consideration and Possible Action regarding Recommendations for amending Schedule of Uses Chapter 14, Appendix A – Part 3 – Alcohol Sales, Part 5 – Educational & Institutional Uses & Part 8 Residential.
 - i) Motion was made by Rex Miller and 2nd by Tony Gosdin for the following updates:
 - (1) to Remove Brew Pub from B3 and change B1 & B2 to SUP required.
 - (2) Remove B3 from Retail Dealers Off premise Sales
 - (3) Wine & Malt Beverage Retails Off Premise Sales
 - (4) Wine Only Package Store – Off Premise Sales
 - ii) Motion passed 5/0
 - iii) Motion was made by Meghan Schuelke and Seconded by Tony Gosdin for the following updates:
 - (1) Add Note 5 to Child Care Center or Facility to allow in home residence in B1 and B2

- (2) Add Note 5 to Child Day Care (home) to the B1 & B2 to allow in-home residence.
Note this version also requires a Specific Use Permit.
- 5) Having no further business before the commission the meeting was adjourned at 7:40pm

Chairperson

Jodi Holthe,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	02/26/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action on appointment of Chairperson for Planning & Zoning Commission		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	02/13/2025
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION: Move to approve or deny as presented.			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	02/26/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action on appointment of Vice Chairperson for Preservation Commission		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	02/13/2025
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
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