

PLANNING & ZONING COMMISSION MEETING

Wednesday, November 19, 2025 at 5:30 PM

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



AGENDA

A live stream of this meeting is available on the City's YouTube page.

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from August 9, 2025 P&Z Commission Special Meeting
2. Consider approval of minutes from August 27, 2025 P&Z Commission Meeting
3. Consider approval of minutes from September 24, 2025 P&Z Commission Meeting
4. Consider approval of minutes from October 22, 2025 P&Z Commission Meeting

PUBLIC HEARING

5. Public hearing regarding recommendations for amending Division 14.02-2 District Regulations related to lot sizes for 700 sq ft of less dwellings

INDIVIDUAL ITEMS FOR CONSIDERATION

6. Discussion, consideration and possible action regarding recommendations for amending Division 14.02-2 District Regulations related to lot sizes for 700 sq ft of less dwellings

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, Veronica Welch, 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: **Thursday, November 13, 2025**, 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:	11/19/2025		
AGENDA SUBJECT:	Consider approval of minutes from August 9, 2025 P&Z Commission Special Meeting		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	10/7/25
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.			

Special Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
August 09, 2025

- 1) Call to Order
 - a) The meeting was called to order to 10:00 am by Chairperson, Pam Streeter
 - b) Pledge of Allegiance
 - c) Roll Call: Present: Rex Miller, James (Tony) Gosdin, Meagan Schuelke, and Greg Clanton were present

Workshop

- 1) Downtown Overlay District – this topic was discussed to determine the best way to move forward. It was decided that we needed to review what the Schedule of Uses would look like first then go back to definition of Overlay and Mapping and provide citizens with more details before moving forward.
- 2) Accessory Building Discussions – no one could come to an agreement on what this would look like. Everyone agreed that making the accessory dwelling an income producing property was not in keeping with R1 definitions, but how to accommodate feedback from residents from the July meeting was tough, more discussion would occur in the August 27, 2025 meeting
- 3) Ordinance 3.17 Fences – Tony will provide the fencing outlines he used for a project
- 4) 2.14.02.005 Definitions – Artisan Shops & Ice Cream trucks were discussed in detail for final versions to be presented at August 27, 2025 meeting
- 5) Chapter 14 Appendix A, Schedule of Uses to include but not limited to Short Term Rentals allowed in the B-3 district

Having no further business before the commission, this meeting is adjourned at 12:00pm

Chairperson

Jodi Holthe,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/19/2025		
AGENDA SUBJECT:	Consider approval of minutes from August 27, 2025 P&Z Commission Meeting		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	10/7/25
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
August 27, 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: Rex Miller, James (Tony) Gosdin, Meagan Schuelke, and Greg Clanton were present. Additionally, Staff members Allison Couch was present. A quorum was present

Items for Discussion and Public Hearing

- 1) Public hearing & Discussion regarding a request to rezone the property located at 1113 Wren St., Acres 0.387, Tract C7-11, Abst A136, A136 Milam Co Sch LD, Tract C7-11 from B-2 General Business to R-2 Single- and Two-Family Residential District.
 - a) Public Hearing Opened at 5:32 pm
 - b) No official Public Comments
 - c) Public Hearing Closed at 5:33 pm
 - d) Based on location and the surrounding properties already being residential, this made sense to also go to residential and was not considered spot zoning.
 - e) Motion to recommend approval was approved 5/0
- 2) Public hearing & Discussion regarding a request to replat on the property located at 1113 Wren St., Acres 0.387, Tract C7-11, Abst A136, A136 Milam Co Sch LD, Tract C7-11.
 - a) Public Hearing Opened at 5:43 pm
 - b) No official Public comments
 - c) Public Hearing Closed at 5:45 pm
 - d) Discussion on use of property was held to understand the need for a replat.
 - e) Motion to recommend approval was based 4/1. The descending vote was due to size of homes in area that tended to be smaller in sq footage and 2 story vs 1 story in the area.
- 3) Public Hearing & Discussion regarding recommendations for amending Ordinance 3.17 Fences to include definitions for Commercial Privacy Fencing
 - a) Public Hearing opened at 6:00 pm
 - b) No official Public comments
 - c) Public Hearing closed at 6:03 pm
 - d) After much discussion, additional work is needed to clarify details so item was removed from agenda and will be brought back in future.
- 4) Public Hearing & Discussion regarding recommendations for amending 14.02.005 Definitions
 - a) Public Hearing opened at 6:20 pm
 - b) No official Public comments
 - c) Public Hearing closed at 6:23 pm

- d) Due to the number of suggested changes, each topic was discussed individually
 - i) Accessory Building – In an attempt to better define the usage of Accessory Dwelling in R-1 districts, attempts were made to allow for guest housing to be allowed without allowing short-term rentals in the guest housing. The key discussion point is that R-1 definition is allowed only 1 dwelling per plat, and any additional dwellings allowed would violate the definition of R-1. In the end, no changes are being made at this time to Accessory building definition.
 - ii) Artisan Retail Shops – Definition of an artisan retail shop was added to the list of definitions to help better define the types of retail shops being sought for specific areas of town especially B-3. This definition was motioned by Tony and 2nd by Greg and approved 5/0.
 - iii) Assisted Living Facility (which can include one in a residential home) was redefined and have a minimum of four people are more unrelated to the proprietor of the establishment. This definition was motioned by Tony and 2nd by Rex and approved 5/0
 - iv) Gun manufacturing was added to the definitions that explains the difference between gun smith and gun manufacturing. This definition was motioned by Rex and 2nd by Tony and approved 5/0
 - v) Ice Cream Truck was added to the definitions – this definition provided the parameters in which an ice cream truck can operate within the city limits. Tony motioned and Rex 2nd this was approved 5/0
 - vi) Restaurant – a definition update allowed for indoor and outdoor seating for restaurants where previously the definition was indoor only. This motion as made by Tony, 2nd by Meagan and approved 5/0
- 5) Public Hearing and Discussion regarding recommendations for amending Chapter 14 Appendix A, Schedule of Uses to Include but not limited to Short Term Rentals allows in the B-3 District.
 - a) Due to the number of changes, each topic was discussed individually
 - i) Gunsmith Shop, Change B-2 to Allowed, Change I to Allowed, Add B-3 as SUP
 - ii) Manufacturing Guns – Change I to Allowed
 - iii) Hotel, Motel or Inn – Add SUP to B-3
 - iv) Short Term Rentals – Add SUP to B-3 with condition it is on 2nd Floor only.
 - v) Ice Cream Truck – Add to Schedule of Uses with Allowed in all zones with restrictions
 - vi) Restaurants or Café – Add inside and outside dining – Allowed in B-1, B-2 B-3, and I
 - vii) Granary or Gin – Make I SUP
 - viii) Assisted Living in Private Residence – Add and allow as an SUP in R-1, R-2, R-3, R-4, MH

Workshop

- 1) Downtown Overlay District – this topic was discussed to determine the best way to move forward. It was decided that we needed to review what the Schedule of Uses would look like first then go back to definition of Overlay and Mapping and provide citizens with more details before moving forward.

Having no further business before the commission, this meeting is adjourned at 8:30 pm

Chairperson

Jodi Holthe,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/19/2025		
AGENDA SUBJECT:	Consider approval of minutes from September 24, 2025 P&Z Commission Meeting		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	10/7/25
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
September 24, 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: James (Tony) Gosdin, and Pam Streeter were in attendance. Meagan Schulte, Rex Miller, and Greg Clanton were absent. Staff member Jodi Holthe was present. A quorum was not present.

Having no quorum, the meeting was not able to be held and adjourned at 5:35 pm

Chairperson

Jodi Holthe,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/19/2025		
AGENDA SUBJECT:	Consider approval of minutes from October 22, 2025 P&Z Commission Meeting		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	11/13/25
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
October 22, 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: Rex Miller, James (Tony) Gosdin and Pam Streeter were in attendance. Meagan Schuelke and Greg Clanton were absent (homecoming parade). Additionally, Staff members David Lebron and Jim Holder were present. A quorum was present.

Items for Discussion and Public Hearing

- 1) Request to rezone as submitted by Scott Knapp for owners Wentworth Capital, LLC for property located at 204 SW First St, also known as Acres: 0.616, Lot: Tract 2, Blk 00021, Subd F0100, Abst A136, MILAM CO School, Block 21, Lot Tract 2, from B-1 (Restricted Commercial District) to R-3 (Single, Two to Four Manufactured Home Residential District).
 - a) Public Hearing Opened at 5:32 pm -
 - b) No official Public Comments
 - c) Public Hearing Closed at 5:33 pm
 - d) Applicant was not present
 - e) Matter was closed with no recommendations. Applicant will need to reapply for rezoning.
- 2) General Dialogue was bringing commission members up to dates of meetings due to Thanksgiving and Christmas Holidays.

Having no further business before the commission, this meeting is adjourned at 6:00 pm

Chairperson

David Lebron,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/19/2025		
AGENDA SUBJECT:	Public hearing regarding recommendations for amending Division 14.02-2 District Regulations related to lot sizes for 700 sq ft of less dwellings		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	10/20/25
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/19/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding recommendations for amending Division 14.02-2 District Regulations related to lot sizes for 700 sq ft of less dwellings		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	10/20/25
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.			

1. General compliance with district regulations. The regulations established by this article within each zoning shall be minimum regulations and shall apply uniformly to each class and kind of structure or land, and in accordance with the following:
 1. Conformity with district required. No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, reconstructed, enlarged or structurally altered except in conformity with all of the regulations herein specified for the zoning district in which it is located.
 2. Height and lot coverage to conform with district regulations. No building or other structure shall hereafter be erected, reconstructed, enlarged or structurally altered to exceed the height or to occupy a greater percentage of the lot area which is prescribed for the district in which it is located.
 3. Height and area exceptions. The regulations contained herein relating to the height of buildings or structures and the size of yards and other open spaces shall be subject to the following exceptions:
 - A. Chimneys, noncommercial television receiving antennas and satellite dishes as part of a residential development or use are hereby exempted from the height regulations as established herein.
 - B. Church steeples or spires, belfries, cupolas, cooling towers, tanks, water towers, microwave radio and television relay or broadcasting towers, masts or aerials and necessary mechanical appurtenances are hereby excepted from the height regulations as established herein; provided, a specific use permit or variance is granted when the maximum height allowed in the zoning district is exceeded.
 - C. When a lot has an area less than the minimum number of square feet, lot width or lot depth as required for the district in which it is located, and was of record as such at the time of the passage of this article, the lot may be continued to be occupied or used and nothing herein shall prohibit the erection of a single-family dwelling. However, no building or structure shall be erected, reconstructed, enlarged or structurally altered on the nonconforming lot unless a variance has been granted to do so.
 - D. An open, uncovered porch or paved terrace may project into a required front, back or side yard setback for a distance of not more than 10 feet, but shall not be interpreted to include or permit fixed canopies.
 4. Yards to conform with district regulations. No building or other structure shall have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required or in any other manner be contrary to the provisions of these regulations unless existing at the time of passage of this article, in which case they shall not be further reduced in size without a variance.
 5. No yard or other integral component required for any building shall be counted twice. No part of a yard or other open space, off-street parking or loading space required in connection with any building for the purpose of complying with these zoning regulations shall be included as a part of a yard, open space, off-street parking or loading space similarly required for any other building.
 6. Visibility at intersections required. On a corner lot, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 2-1/2 feet to 10 feet above ground level measured from 30 feet from the corner intersection.
 7. Access to structures. Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street; and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking.
 8. Refuse containers prohibited in front or side yard of business. Refuse containers or dumpsters shall not be located in the front or side yard of any business establishment or property zoned for commercial or industrial use. This restriction shall not apply in cases where compliance would cause the containers to be inaccessible to refuse collection vehicles. For the purposes of this restriction, the city administrator shall determine after reasonable investigation whether the container is so accessible or not.
 9. Number of dwellings per lot restricted. No more than one dwelling shall be permitted on any lot of record which is zoned as an R-1 district and on any lot in the MH district subdivided for a single manufactured home. Single dwelling and duplex cabins, triplex and fourplex cabins are allowed in the R-2m District. R-4 and B-1 Districts may have multiple dwellings of any configuration.
2. Schedule of district regulations.
 1. Regulations. The following table of district regulations is hereby adopted and shall be considered as part of each applicable zoning district regulation as hereafter described in this article:

Schedule of District Regulations

Area Regulations	R-1	R-2	R-2m	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Item 6.
Minimum lot area (sq. ft.)	6,600	(A) (H)	(A) (H)	(B) (H)	(B) (H)	(C)	3,000	N/A	N/A	N/A	N/A	
Minimum lot width (ft.)	60	60	60	60	50	40* 60**	25	25	N/A	N/A	25	
Minimum lot depth (ft.)	110	110	110	110	120	75* 100**	120	N/A	N/A	N/A	N/A	
Minimum front yard setback (ft.)	25	25	25	25	25	25* 25**	(D)	(D)	N/A	20	(D)	
Minimum front yard setback - Major street (ft.)	35	35	35	35	35	25* 25**	(D)	(D)	N/A	N/A	(D)	
Minimum side yard setback (ft.)	7	7	7	7	7	6* 6**	(E)	(E)	N/A	(E)	(E)	
Minimum side yard setback - Corner lot	25	25	25	25	25	25* 25**	20	20	N/A	20	20	
Minimum rear yard setback (ft.)	25	25	25	25	25	20* 25**	(F)	(F)	N/A	(F)	(F)	
Maximum height (stories)	2.5	2.5	2.5	2.5	3	1.5	3	8	8	8	2.5	
Height of structure (ft.)	35	35	35	35	45	25	45	100	100	100	35	
Maximum lot coverage	40%	40%	40%	40%	40%	50%	N/A	N/A	N/A	50%	N/A	
Minimum Living Area- Excluding Garage	1,000	800	550	550	550	N/A* 450**	550	N/A	N/A	N/A	N/A	

Notes:

*Pertains to mobile home park.

**Pertains to individually owned mobile home lots.

2. Notes.

- A. The minimum lot area for the R-2 and R-2m districts is 6,600 square feet for a single-family unit, 7,500 square feet for a two-family unit. R-2m district allows additional units and requires 3000 square feet for each unit in excess of two.
- B. The minimum lot area for the R-3 district is 6,600 square feet for a single-family unit, 7,500 square feet for a two-family unit and 1,500 square feet for each additional unit in excess of 2.
 - i. For mobile home lots which are individually owned, the minimum lot area shall be 6,000 square feet when a public sewer system is available. When septic tanks are used, the square footage of the lot area shall be the size specified by the state agency that monitors wastewater systems.
 - ii. For mobile home parks, the minimum lot area shall be at least 3 times larger than the mobile home to be placed thereon and in no event less than 3,000 square feet in area when a public sewer system serves the park. Where no public sewer system is available and septic tanks are used for sewerage disposal, the minimum lot area shall be the size specified by the state agency that monitors wastewater systems.
- C. No front yard or setback is required, except where a lot adjoins a residential district or lot, in which the front yard in the commercial district shall be provided for a distance of not less than 25 feet from the boundary of the residential district or lot.
- D. No side yard shall be required, except that a side yard of not less than 6 feet in width shall be provided on the side of a lot adjoining a residential district.
- E. No rear yard required, except that a rear yard of not less than 15 feet in depth shall be provided upon that portion of a lot abutting upon a residential district or lot.
- F. The minimum living area per unit shall be 500 square feet for an efficiency, 650 square feet for 1 bedroom, 800 square feet for 2 bedrooms, and 900 square feet for 3 bedrooms. However, the average living area for all units within a building must be a minimum of 800 square feet.
- G. Where irregularly shaped lots occur on curves on a street and in cul-de-sacs, the minimum lot width requirement shall be based not on any one measurement, but on the average lot width. That portion of such a lot fronting a street must have a minimum width of thirty-five (35').
- H. When the total square foot of living area is equal to or less than 700 square feet, the minimum lot area (sq ft) shall be at least 3000 sq ft. The Front setback must be a minimum of 10 feet from all public rights-of-way, with the exception if a corner lot which should have a 25 ft setback. The Rear setback must be a minimum of 10 ft, and side sets backs should be 7 ft. The maximum lot coverage remains at 40%. This applies to single dwelling only, not applicable to duplexes or other attached multi-family dwelling. All other requirements per the table above are in effect,

(Ordinance 240 adopted 3/15/94; Ordinance adopted 12/8/98; 2007 Code, sec. 155.15; Ordinance 580, secs. 1, 3, adopted 4/12/16; Ordinance 2019.07.08A, secs. 2–4, adopted 7/8/19; Ordinance 2019.11.11B adopted 11/11/19; Ordinance 2020.01.13A, secs. 6–9, adopted 1/13/20)