

PLANNING & ZONING COMMISSION MEETING

Wednesday, September 23, 2026 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 26, 2026 P&Z Commission Meeting

PUBLIC COMMENT

PUBLIC HEARING

2. Public hearing regarding a request for a Specific Use Permit in order to operate a Custom Art Tattoo and Piercing Parlor located at 608 SW Big Bend Tr; Lot: 10-1, Blk: 00001, Subd: L0500, Abst: A78, L C LINE; within a B-2 (General Commercial District) Zone
3. Public hearing regarding a recommendation for amending Ordinance 14.02.041 and creating Section 14.02.045 R-5 Single Family Smaller Footprint Housing

INDIVIDUAL ITEMS FOR CONSIDERATION

4. Discussion consideration and possible action regarding a request for a Specific Use Permit in order to operate a Custom Art Tattoo and Piercing Parlor located at 608 SW Big Bend Tr; Lot: 10-1, Blk: 00001, Subd: L0500, Abst: A78, L C LINE; within a B-2 (General Commercial District) Zone
5. Discussion, consideration and possible action regarding a recommendation for amending Ordinance 14.02.041 and creating Section 14.02.045 R-5 Single Family Smaller Footprint Housing

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 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:	9/23/2026		
AGENDA SUBJECT:	Consider approval of minutes from August 26, 2026 P&Z Commission Meeting		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	8/28/26
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 26, 2026

1) Call to Order

- a) The meeting was called to order to 5:25 pm by Chairperson, Pam Streeter
- b) Pledge of Allegiance
- c) Roll Call: Present: Pam Streeter, Matthew Kuchta, Ymke Condry and Tony Gosdin in attendance. Rex Miller was absent. Additionally, Staff members David Lebron & Rosanna Knapp were present. A quorum was present in the Commissioners Meeting Room.

2) Consent Agenda

- a) Consider approval of minutes from May 27, 2026 P&Z Commission Meeting
- b) Consider approval of minutes from June 24, 2026 P&Z Commission Meeting
- c) Consider approval of minutes from July 22, 2026 P&Z Commission Meeting
- d) Ymke Motioned to accept and approve the consent agenda. Tony 2nd the motion**
- e) Motion Passed 4/0.**

3) Individual Items for Discussion

- a) Public hearing regarding a request to Rezone for Property located at 405 NE Vernon St, also known as Acres .918, Abst A136, Subd: G0500, Blk All of 9, Lot 1-8, Glen Rose Townsite, Block All of 9, Lot 1-8 from R-1 (Single Family Residential District) and B-1 (Restricted Commercial District) to B-1 in its entirety.
 - b) Hearing Opened at 5:29pm
 - i) Natalie McKnight Director of Operations for Glen Rose First Methodist Church was there to speak
 - c) Hearing Closed at 5:30pm
 - d) Discussion was held on the fact that there are 3 plats, 2 are B-1 and one was R-1 probably when there was a parsonage. However, that building is now used for Sunday School classes and with the expansion of the parking lot, we want to resolve non-conforming zoning.
 - e) Motion was made to recommend the zoning change Tony and 2nd by Matt.
 - f) Motion was approved 4/0
- 4) With no Further Business before the commission, the meeting was adjourned at 5:34pm

Chairperson

David Lebron,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

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PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	8/14/26
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:	9/23/2026		
AGENDA SUBJECT:	Public hearing regarding a recommendation for amending Ordinance 14.02.041 and creating Section 14.02.045 R-5 Single Family Smaller Footprint Housing		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	8/12/26
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:	9/23/2026		
AGENDA SUBJECT:	Discussion consideration and possible action regarding a request for a Specific Use Permit in order to operate a Custom Art Tattoo and Piercing Parlor located at 608 SW Big Bend Tr; Lot: 10-1, Blk: 00001, Subd: L0500, Abst: A78, L C LINE; within a B-2 (General Commercial District) Zone		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	8/14/26
EXHIBITS:	1. Specific Use Permit Application 2. Property Notification Letter 3. Property Return Letter 4. 200' Surrounding Property map 5. Owner's Authorization Letters		
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: 8/14/2026 – Specific Use Permit Application was received 9/05/2026 - Notice of Public Hearing was posted in the local newspaper 8/14/2026 - 12 Property owner letters were sent representing 13 properties. 02 Letters have been confirmed as received 10 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 01 Opposition response has been returned			
RECOMMENDED ACTION: Move to approve or deny as presented.			

City of Glen Rose – Building / Planning / Code Enforcement Office
201 NE Vernon Street Tel: (254) 897-2272 Fax: (254) 897-7989
Email: codeenforcment@glenrosetexas.org

Staff use only

Item 4.

Case # _____

Date Received: 8/14/26

Fee: \$ 150.00 Paid on: 8/14/26

Specific Use Permit Application

Address of property: 608 SW Big Bend Tr. Glen Rose TX 76043

Applicant's Name: Matthew Kuchta Date: 8-14-26

Property Owner Information

Full Name: Tami Shacker

Address: _____

Telephone No: _____ Email: _____

Applicant/Owner's Representative (if not the owner)

Full Name: Matthew Kuchta, Glen Rose TX 76043

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: B2

Form of Ownership of the property: ☒ Individual [] Partnership [] Corporation

Intended use of property:

Professional Custom Body Art Parlor

I/We am/are the owner(s) of the property. I/We hereby certify that all the information provided is true and correct.

Owner(s) Signature:



Date: 8-14-26



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

Item 4.

NOTIFICATION

September 11, 2026

NOTICE OF PUBLIC HEARING

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on September 23, 2026 before the Planning and Zoning Commission and on September 28, 2026 before the City Council on a request by applicant/owner's representative, Matthew Kuchta, to request a Specific Use Permit for in order to operate a Custom Art Tattoo and Piercing Parlor at the property located at 608 SW Big Bend Tr; Lot: 10-1, Blk: 00001, Subd: L0500, Abst: A78, L C LINE; within a B-2 (General Commercial District) Zone.

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property referenced above that is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for a Specific Use Permit which is under consideration, and a map showing all the properties within 200' of the referenced property. If you would like to register your opinion in favor or in opposition to granting the Specific Use Permit, please complete the form and either mail or email it to us, or deposit it in one of the drop boxes at City Hall.

If the owners of 20% or more of the land within 200' of the referenced property provide written notice of their objection to the issuance of the Specific Use Permit Request, instead of a simple majority it will require a vote of $\frac{3}{4}$ of the City Council members present to approve the request.

You are welcome to attend and participate in either or both of the Public Hearings.

Should you have any questions, please contact us at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department

NOTICE OF PUBLIC HEARING

Item 4.



City of Glen Rose, Texas
Building, Planning, Code Enforcement Department
P.O. Box 1949, Glen Rose, TX 76043
Ph: (254) 897-2272 Fax: (254) 897-7989

Email: developmentservices@glenrosetexas.org

PROPERTY OWNER RESPONSE FORM

Re: Request for a Specific Use Permit to operate a custom Art Tattoo and Piercing Parlor at the property located at 608 SW Big Bend Tr, Lot: 10-1, Blk: 00001, Subd: L0500, Abst: A78, L C LINE; within a B-2 (General Commercial District) Zone

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

NAME: _____

ADDRESS: _____

SIGNATURE: _____

I AM () IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Signature

Date

Building and Planning / Code Enforcement



Owner's Authorization Letter

I/we hereby certify that I/we am/are the owner(s) of the described property. I/we am/are respectfully requesting processing and approval of permit(s) and/or project(s) reviews. I/we hereby authorize the Applicant listed on this letter to act on my/our behalf during the processing, review, presentation of this request and any inspections associated with this request. They shall be the principal contact with the City during the processing, review, presentation of this request and any inspections associated with this request.

Matt Kuchta for Our Family Art Collective

Name of Applicant or Company (Printed)

August 27, 2026

Date

608 SW Big Bend Trail, Glen Rose, TX 76043

Address/Location of real property for permit

August 27, 2026

Date

Michael Boles for Glen Rose Coffee Company, LLC

1ST Owners Printed Name

Date



1ST Owners Signature

Aug 28, 2026

Date

Rebekah Boles for Glen Rose Coffee Company, LLC

2nd Owners Printed Name

Date



2nd Owners Signature

Aug 28, 2026

Date

Additional property owners must provide their signatures, printed names, and dates on a separate letter. This letter must also be notarized. Failure to include additional property owner(s) or to submit the document correctly may result in delays.

Be aware that individuals representing a corporation, limited liability company (LLC), or similar entity in matters of property ownership must include documentation with this letter confirming their authority to sign on behalf of the entity. Failure to provide this documentation may result in delays.

ATTEST: THE STATE OF _____ : _____ COUNTY

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

The _____ Day of _____, 20____

NOTARY PUBLIC

(Seal)



Owner's Authorization Letter

I/we hereby certify that I/we am/are the owner(s) of the described property. I/we am/are respectfully requesting processing and approval of permit(s) and/or project(s) reviews. I/we hereby authorize the Applicant listed on this letter to act on my/our behalf during the processing, review, presentation of this request and any inspections associated with this request. They shall be the principal contact with the City during the processing, review, presentation of this request and any inspections associated with this request.

MATT KUCHTA/OUR FAMILY ART Collective

Name of Applicant or Company (Printed)

8/26/26

Date

608 SW Big Bend Trail, Glen Rose TX 76043

Address/Location of real property for permit

8/26/26

Date

SCOTT KUCHTA

1ST Owners Printed Name

8/26/26

Date

Scott Kuchta

1ST Owners Signature

8/26/26

Date

TAMI SHEELER

2nd Owners Printed Name

8/26/26

Date

Tami Sheeler

2nd Owners Signature

8/26/26

Date

Additional property owners must provide their signatures, printed names, and dates on a separate letter. This letter must also be notarized. Failure to include additional property owner(s) or to submit the document correctly may result in delays.

Be aware that individuals representing a corporation, limited liability company (LLC), or similar entity in matters of property ownership must include documentation with this letter confirming their authority to sign on behalf of the entity. Failure to provide this documentation may result in delays.

ATTEST: THE STATE OF _____ : _____ COUNTY

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

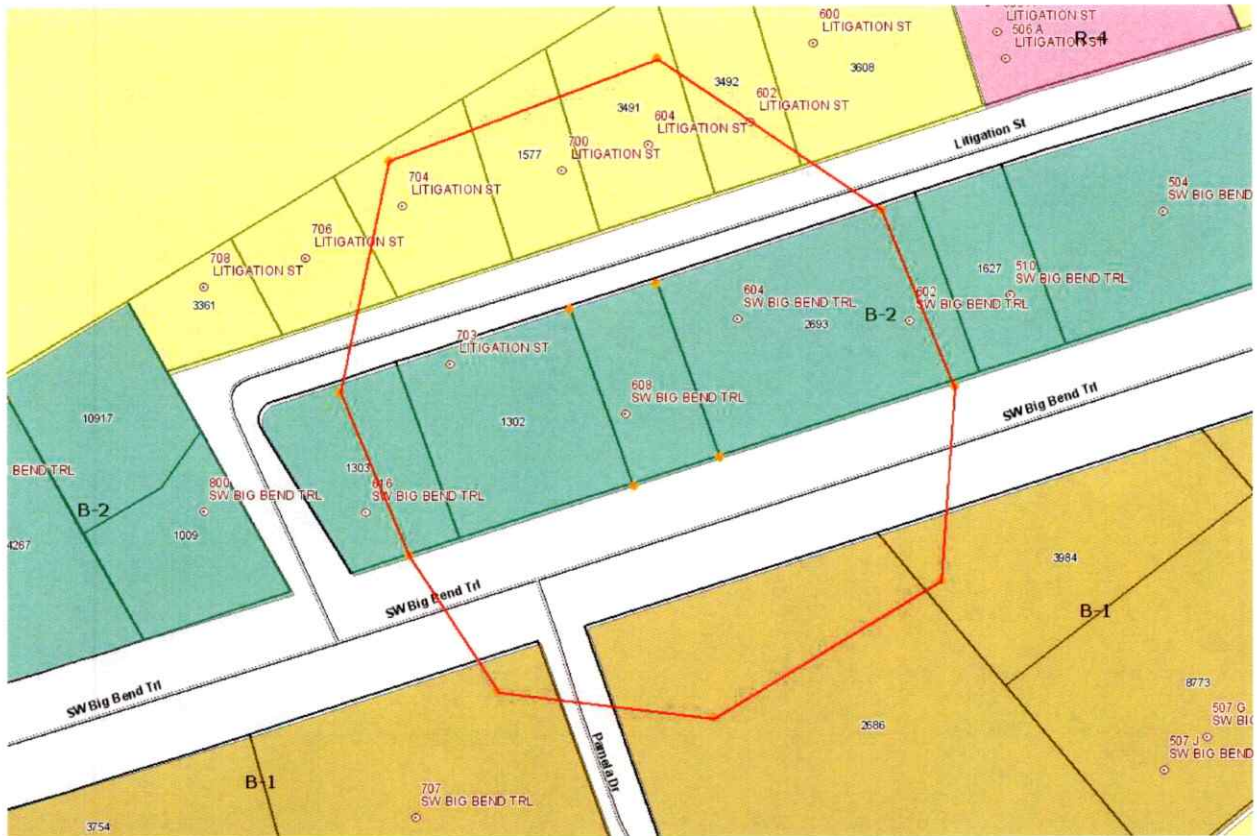
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

The _____ Day of _____, 20____

NOTARY PUBLIC

(Seal)

608 SW BIG BEND TR - SUP





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	9/23/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a recommendation for amending Ordinance 14.02.041 and creating Section 14.02.045 R-5 Single Family Smaller Footprint Housing		
PREPARED BY:	P&Z Chairperson Pam Streeter	DATE SUBMITTED:	8/12/26
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			

SECTION 14.02.045 — R-5 SINGLE FAMILY SMALLER FOOTPRINT HOUSING

- 22) Purpose The R-5 Small-Footprint Residential District is established to provide for a diverse range of housing opportunities through the development of smaller-footprint residential dwellings on appropriately sized lots. The district is intended to encourage attainable homeownership, efficient use of land and infrastructure, and compatible residential development while maintaining standards that protect public health, safety, neighborhood character, and surrounding property values.
- 23) Permitted Uses:
- a) Uses permitted in the R-5 District are those identified in the Schedule of Uses in Appendix A of this Article.
 - b) No short-term rentals will be allowed in perpetuity in R-5.
- 24) A use not expressly authorized as a permitted use is prohibited unless the use is authorized in accordance with Section 14.02.107, New and Unlisted Uses.
- 25) Specific Use Permits
- 26) Certain uses may be appropriate within the R-5 District but, because of their nature unusual characteristics, require additional review and regulation.
- 27) For uses identified as eligible for a Specific Use Permit in Appendix A:
- a. The Planning and Zoning Commission shall conduct a public hearing and forward its recommendation to the City Council.
 - b. The City Council shall conduct a public hearing before considering the Specific Use Permit.
 - c. The City Council may approve and issue a Specific Use Permit subject to reasonable and appropriate conditions and safeguards.
- a) Operational & Environmental Conditions
 - i) Hours of operation: Restricting the times a business or facility can be open or active.
 - ii) Noise and lighting limits: Controlling exterior sound levels, speaker use, and the orientation or glare of security and parking lot lighting.
 - iii) Time limits or expiration: Setting a specific end date for the permit or requiring periodic renewals to evaluate continued compliance.
 - iv) Specific activities allowed: Explicitly barring certain secondary activities while permitting the primary use
 - b) Site Design & Physical Layout
 - i) Setbacks and building height: Enforcing stricter limits on how close a structure can be to property lines or how tall it can grow compared to baseline zoning.
 - ii) Landscaping and buffering: Requiring specific trees, shrubs, living screens, or decorative masonry walls to buffer adjacent residential zones.
 - iii) Architectural standards: Dictating exterior facade materials, color palettes, or building design compatibility.
 - iv) Signage restrictions: Limiting the size, height, placement, or illuminated elements of on-site signs.
 - c) Infrastructure & Traffic

- i) Parking and loading requirements: Mandating increased off-street parking ratios, dedicated delivery spaces, or paved parking surfaces.
- (1) Access and circulation: Controlling driveway placement, inter-parcel access, or requiring traffic impact mitigations like turning lanes.
- ii) Public improvements: Requiring the developer to install or upgrade adjacent sidewalks, curbs, gutters, or drainage facilities.

28) Development Standards

29) Development Standards

- a) Minimum Lot Size: 2500 sqft
- b) Minimum Lot Width: N/A
- c) Minimum Lot Depth: N/A
- d) Minimum Front Yard Set Back: 25ft
- e) Minimum Front Yard Set Back on Major Street: 25ft
- f) Minimum Side Yard Set Back: 7ft
- g) Corner Lot Set Back for Side & Front: Follow 20' Sight Visibility Triangle
- h) Minimum Rear Yard Setback: 10ft
- i) Maximum Stories: 1
- j) Maximum Height of Structure: 25ft
- k) Maximum Lot Coverage: 40%
- l) Minimum Living Area Excluding Garage, Patios, Porches: 450sqft

30) Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. No enclosed or covered parking is specifically required; however, carports and garages are encouraged.

- a) Parking shall be contained in a single car driveway allowing for landscaping and yard space between the driveway and property boundary.

31) D. Sales Displays

32) Garage sales are permitted in accordance with this Code of Ordinances.

33) Except as provided below, a person may not display or permit the display for sale or lease, at one time on a lot, of:

- a. A motor vehicle;
- b. A boat or vessel subject to registration under Texas Parks and Wildlife Code Chapter 31; or
- c. A camper shell designed for use on a motor vehicle, unless the item is owned by the actual occupant of the premises.

34) No more than two of the items listed in Subsection F.2, in any combination, may be displayed on a lot at one time.

35) Accessory Buildings and Carports

36) Detached accessory buildings shall be located within the rear portion of the lot.

37) An accessory building may not exceed one story in height.

38) Except as provided in Subsection G.4, an accessory building may not be located:

- a. Within 3 feet of the principal building;
- b. Within 4 feet of a side lot line;

- c. Within 5 feet of a rear lot line; or
- d. Within 10 feet of a side street.

39) A detached accessory structure containing 50 square feet or less may be located anywhere within the rear half of the lot.