

# PLANNING & ZONING COMMISSION MEETING

Wednesday, December 17, 2025 at 5:30 PM

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



## AGENDA

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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 November 19, 2025 P&Z Commission Meeting

### PUBLIC HEARING

2. Public hearing regarding a request to rezone as submitted by owner Georgia Odom for property located at 800 Hereford St, also known as Acres 1.000, Tract E3-17, Abst A136, A-136 MILAM CO SCH LD, TRACT E3-17, ACRES 1.0 from R-1 (Single Family Residential District) to R-2m (Single and Two to Four Residential District; And Multi-Building Residential District)
3. Public hearing regarding a request for a Specific Use Permit for Short Term Rental at the property located at 410 SW Barnard St, Acres: 0.217, Tract: G9-9, Abst: A47, A47 JAMES H HALEY, TRACT G9-9 to operate in an R-1 (Single Family District)
4. Public hearing regarding a request for a Specific Use Permit for Short Term Rental at the property located at 602 E Elm St, Acres: 0.157, Lot: 00011, Blk: 00024, Subd: F0100, Abst: A41, FARR, BLOCK 24, LOT 11 to operate in an R-3 (Single, Two to Four and Manufactured Home Residential District)

### INDIVIDUAL ITEMS FOR CONSIDERATION

5. Discussion, consideration and possible action regarding a request to rezone as submitted by owner Georgia Odom for property located at 800 Hereford St, also known as Acres 1.000, Tract E3-17, Abst A136, A-136 MILAM CO SCH LD, TRACT E3-17, ACRES 1.0 from R-1 (Single Family Residential District) to R-2m (Single and Two to Four Residential District; And Multi-Building Residential District)
6. Discussion, consideration and possible action regarding a request for a Specific Use Permit for Short Term Rental at the property located at 410 SW Barnard St, Acres: 0.217, Tract: G9-9, Abst: A47, A47 JAMES H HALEY, TRACT G9-9 to operate in an R-1 (Single Family District)
7. Discussion, consideration and possible action regarding a request for a Specific Use Permit for Short Term Rental at the property located at 602 E Elm St, Acres: 0.157, Lot: 00011, Blk: 00024, Subd: F0100, Abst: A41, FARR, BLOCK 24, LOT 11 to operate in an R-3 (Single, Two to Four and Manufactured Home Residential District)

8. Discussion, consideration and possible action regarding the review of Planning & Zoning Commission applications

## 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](http://www.glenrosetexas.org) and said notice was posted on the following date: **Thursday, December 11, 2025**, and remained posted for at least two hours after said meeting was convened.

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**Veronica Welch, City Secretary**

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



## CITY COUNCIL AGENDA ACTION FORM

|                                       |                                                                            |                        |          |
|---------------------------------------|----------------------------------------------------------------------------|------------------------|----------|
| <b>AGENDA DATE:</b>                   | 12/17/2025                                                                 |                        |          |
| <b>AGENDA SUBJECT:</b>                | Consider approval of minutes from November 19, 2025 P&Z Commission Meeting |                        |          |
| <b>PREPARED BY:</b>                   | P&Z Chairperson Pam Streeter                                               | <b>DATE SUBMITTED:</b> | 11/21/25 |
| <b>EXHIBITS:</b>                      |                                                                            |                        |          |
| <b>BUDGETARY IMPACT:</b>              | <b>Required Expenditure:</b>                                               | \$00.00                |          |
|                                       | <b>Amount Budgeted:</b>                                                    | \$00.00                |          |
|                                       | <b>Appropriation Required:</b>                                             | \$00.00                |          |
| <b>CITY ADMINISTRATOR APPROVAL:</b>   |                                                                            |                        |          |
| <b>SUMMARY:</b>                       |                                                                            |                        |          |
|                                       |                                                                            |                        |          |
| <b>RECOMMENDED ACTION:</b>            |                                                                            |                        |          |
| Move to approve or deny as presented. |                                                                            |                        |          |

Meeting Minutes  
Planning & Zoning Commission – City of Glen Rose, Texas  
November 19, 2025

- 1) Call to Order
  - a) The meeting was called to order to 5:34 pm by Chairperson, Pam Streeter
  - b) Pledge of Allegiance
  - c) Roll Call: Present: Greg Clanton, Rex Miller, Mehgan Schuelke, and Pam Streeter were in attendance. Additionally, Staff member David LeBron was present. A quorum was present.
- 2) Consent Agenda
  - a) Approval of meeting minutes from August 9, 2025, August 27, 2025, September 24, 2025 and October 22, 2025
    - i) No revisions were required
    - ii) Motion made by Greg Clanton, 2<sup>nd</sup> by Mehgan Schuelke
    - iii) All in favor 4/0
- 3) Public Hearing, discussion, consideration and possible action regarding recommendations for amending Division 14.02-2 District Regulations related to lot sizes for 700sqft or less dwellings
  - a) Public hearing was opened at 5:37pm
  - b) No public comments,
  - c) Public hearing was closed at 5:38pm
  - d) Background was given on why this topic was approached based on the needs of citizens to afford housing and using infill lots of unusual sizes and shapes to be able for use as Residential housing.
  - e) With open dialogue with members of audience and the commission, some of the largest expenses in building housing is the land costs. We looked at 3000sqft, 2000sqft and 2500sqft and decided that 2500 would allow setbacks as needed.
  - f) The sizing of the houses as single family homes would be 800sqft of livable space and front setbacks would remain 25feet with side yard setbacks at 7feet, in keeping with our current setback standards.
  - g) These smaller houses and lots would not be allowed in R1, but would be appropriate for R2, R2M, R3 and MH.
  - h) We did suggest an SUP be required so that each case can be reviewed to ensure we are appropriately placing the smaller homes to not impact housing values around them.
  - i) Motion was made by Greg Clanton and 2<sup>nd</sup> by Rex Miller
  - j) Motion Passed 4/0

- 4) Having no further business before the commission the meeting was adjourned at 6:14 pm

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Chairperson

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David Lebron,  
Building & Planning Department



# CITY COUNCIL AGENDA ACTION FORM

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|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------|
| <b>AGENDA DATE:</b>                      | 12/17/25                                                                                                                                                                                                                                                                                                                                                               |                        |          |
| <b>AGENDA SUBJECT:</b>                   | Public hearing regarding a request to rezone as submitted by owner Georgia Odom for property located at 800 Hereford St, also known as Acres 1.000, Tract E3-17, Abst A136, A-136 MILAM CO SCH LD, TRACT E3-17, ACRES 1.0 from R-1 (Single Family Residential District) to R-2m (Single and Two to Four Residential District; And Multi-Building Residential District) |                        |          |
| <b>PREPARED BY:</b>                      | Building/Planning/Code Enforcement Assistant Holthe                                                                                                                                                                                                                                                                                                                    | <b>DATE SUBMITTED:</b> | 10/16/25 |
| <b>EXHIBITS:</b>                         |                                                                                                                                                                                                                                                                                                                                                                        |                        |          |
| <b>BUDGETARY IMPACT:</b>                 | <b>Required Expenditure:</b>                                                                                                                                                                                                                                                                                                                                           | \$00.00                |          |
|                                          | <b>Amount Budgeted:</b>                                                                                                                                                                                                                                                                                                                                                | \$00.00                |          |
|                                          | <b>Appropriation Required:</b>                                                                                                                                                                                                                                                                                                                                         | \$00.00                |          |
| <b>CITY ADMINISTRATOR APPROVAL:</b>      |                                                                                                                                                                                                                                                                                                                                                                        |                        |          |
| <b>SUMMARY:</b>                          |                                                                                                                                                                                                                                                                                                                                                                        |                        |          |
| <br><br><br><br><br><br><br><br><br><br> |                                                                                                                                                                                                                                                                                                                                                                        |                        |          |
| <b>RECOMMENDED ACTION:</b>               |                                                                                                                                                                                                                                                                                                                                                                        |                        |          |
| <br><br><br><br><br><br><br><br><br><br> |                                                                                                                                                                                                                                                                                                                                                                        |                        |          |



## CITY COUNCIL AGENDA ACTION FORM

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|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------|
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| <b>AGENDA SUBJECT:</b>              | Public hearing regarding a request for a Specific Use Permit for Short Term Rental at the property located at 410 SW Barnard St, Acres: 0.217, Tract: G9-9, Abst: A47, A47 JAMES H HALEY, TRACT G9-9 to operate in an R-1 (Single Family District) |                        |          |
| <b>PREPARED BY:</b>                 | Building/Planning/Code Enforcement Assistant Holthe                                                                                                                                                                                                | <b>DATE SUBMITTED:</b> | 11/12/25 |
| <b>EXHIBITS:</b>                    |                                                                                                                                                                                                                                                    |                        |          |
| <b>BUDGETARY IMPACT:</b>            | <b>Required Expenditure:</b>                                                                                                                                                                                                                       | \$00.00                |          |
|                                     | <b>Amount Budgeted:</b>                                                                                                                                                                                                                            | \$00.00                |          |
|                                     | <b>Appropriation Required:</b>                                                                                                                                                                                                                     | \$00.00                |          |
| <b>CITY ADMINISTRATOR APPROVAL:</b> |                                                                                                                                                                                                                                                    |                        |          |
| <b>SUMMARY:</b>                     |                                                                                                                                                                                                                                                    |                        |          |
|                                     |                                                                                                                                                                                                                                                    |                        |          |
| <b>RECOMMENDED ACTION:</b>          |                                                                                                                                                                                                                                                    |                        |          |
|                                     |                                                                                                                                                                                                                                                    |                        |          |



## CITY COUNCIL AGENDA ACTION FORM

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|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------|
| <b>AGENDA DATE:</b>                 | 12/17/2025                                                                                                                                                                                                                                                                                             |                        |          |
| <b>AGENDA SUBJECT:</b>              | Public hearing regarding a request for a Specific Use Permit for Short Term Rental at the property located at 602 E Elm St, Acres: 0.157, Lot: 00011, Blk: 00024, Subd: F0100, Abst: A41, FARR, BLOCK 24, LOT 11 to operate in an R-3 (Single, Two to Four and Manufactured Home Residential District) |                        |          |
| <b>PREPARED BY:</b>                 | Building/Planning/Code Enforcement Assistant Holthe                                                                                                                                                                                                                                                    | <b>DATE SUBMITTED:</b> | 11/12/25 |
| <b>EXHIBITS:</b>                    |                                                                                                                                                                                                                                                                                                        |                        |          |
| <b>BUDGETARY IMPACT:</b>            | <b>Required Expenditure:</b>                                                                                                                                                                                                                                                                           | \$00.00                |          |
|                                     | <b>Amount Budgeted:</b>                                                                                                                                                                                                                                                                                | \$00.00                |          |
|                                     | <b>Appropriation Required:</b>                                                                                                                                                                                                                                                                         | \$00.00                |          |
| <b>CITY ADMINISTRATOR APPROVAL:</b> |                                                                                                                                                                                                                                                                                                        |                        |          |
| <b>SUMMARY:</b>                     |                                                                                                                                                                                                                                                                                                        |                        |          |
| <b>RECOMMENDED ACTION:</b>          |                                                                                                                                                                                                                                                                                                        |                        |          |



## CITY COUNCIL AGENDA ACTION FORM

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------|
| <b>AGENDA DATE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 12/17/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                |          |
| <b>AGENDA SUBJECT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Discussion, consideration and possible action regarding a request to rezone as submitted by owner Georgia Odom for property located at 800 Hereford St, also known as Acres 1.000, Tract E3-17, Abst A136, A-136 MILAM CO SCH LD, TRACT E3-17, ACRES 1.0 from R-1 (Single Family Residential District) to R-2m (Single and Two to Four Residential District; And Multi-Building Residential District)                                                            |                                |          |
| <b>PREPARED BY:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Building/Planning/Code Enforcement Assistant Holthe                                                                                                                                                                                                                                                                                                                                                                                                              | <b>DATE SUBMITTED:</b>         | 10/16/25 |
| <b>EXHIBITS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <b>1.</b> New Zoning Use Application<br/> <b>2.</b> Property Notification Letter<br/> <b>3.</b> 200' Surrounding Property map<br/> <b>4.</b> Current Zoning Map         </div> <div style="width: 50%;"> <b>5.</b> Future Land Use Map<br/> <b>6.</b> R-1 (Single Family Residential District)<br/> <b>7.</b> R-2m (Single, Two-Four &amp; Multi-Bldg Residential)         </div> </div> |                                |          |
| <b>BUDGETARY IMPACT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Required Expenditure:</b>   | \$00.00  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Amount Budgeted:</b>        | \$00.00  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Appropriation Required:</b> | \$00.00  |
| <b>CITY ADMINISTRATOR APPROVAL:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |          |
| <b>SUMMARY:</b> <ul style="list-style-type: none"> <li>10/16/2025 – Zoning Change Request Application was received</li> <li>11/29/2025 - Notice of Public Hearing was posted in the local newspaper</li> <li>12/5/2025 – 12 Property owner letters were sent representing 14 properties</li> </ul> <p>07 Letters have been confirmed as received</p> <p>02 Letters unconfirmed as received</p> <p>03 Letters were returned</p> <p>00 Favorable response has been returned</p> <p>00 Opposition response has been returned</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |          |
| <b>RECOMMENDED ACTION:</b> Move to approve or deny as presented.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |          |



Staff use only

Date Received: 10/16/25

Building, Planning & Code Enforcement  
 City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989

### New Zoning Use Application

Address of property: 800 Hereford Street, Glen Rose, TX 76043

Applicant's Name: GEORGIA ODOM Date: "

#### Property Owner Information

Full Name: GEORGIA ODOM

Address: 800 Hereford Street, Glen Rose, TX 76043

Telephone No: \_\_\_\_\_ Email: j. o

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

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_ Email: \_\_\_\_\_

Present zoning at site: R-1 Requested new zoning use: R-2M

Form of Ownership of the property: ☒ Individual ☐ Partnership ☐ Corporation

Intended use of property (must be specific):

rental property for 2 or more homes

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: [Signature]

Date: Oct 14, 2025

Fee's →



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

## NOTIFICATION

December 5, 2025

### 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 December 17, 2025 before the Planning and Zoning Commission and on January 13, 2026 before the City Council on requests as submitted by owner Georgia Odom; to rezone from R-1 (Single Family Residential District) to R-2m (Single and Two to Four Residential District; And Multi-Building Residential District) for 800 Hereford St; also known as Acres 1.000, Tract E3-17, Abst A136, A-136 MILAM CO SCH LD, TRACT E3-17, ACRES 1.0.*

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property located referenced above that is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for rezoning which is under consideration, and a map showing all the properties within 200' of the property referenced above. If you would like to register your opinion in favor or in opposition to granting the rezoning request, 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 Re-Zone Request, instead of a simple majority it will require a vote of  $\frac{3}{4}$  of all City Council members to approve the request.

You are welcome to attend and participate in the Public Hearing. If you are unable to attend but would like to listen to the hearings, generally the proceedings are broadcast via YouTube, search for City of Glen Rose.

Should you have any questions, please contact us at [developmentsservices@glenrosetexas.org](mailto:developmentsservices@glenrosetexas.org) or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department

# NOTICE OF PUBLIC HEARING



**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](mailto:developmentservices@glenrosetexas.org)**

**Re: Request to Rezone for Property located at 800 Hereford St., also known as Acres 1.000, Tract E3-17, Abst A136, A-136 MILAM CO SCH LD, TRACT E3-17, ACRES 1.0, at 800 Hereford St from R-1 (Single Family Residential District) to R-2m (Single and Two to Four Residential District; And Multi-Building Residential District).**

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:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

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

**Reasons/Comments:**

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**Building Official, Planning and Zoning (P&Z)**

**14.02.042 R-1 Single-Family Residential District**

- (a) Purpose. The R-1 Single-Family Residential District is established to allow for single-family dwellings.
- (b) Permitted uses. The uses permitted in the R-1 district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
- (c) Specific use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward its recommendations of action to the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for those uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percentage of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. 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. Parking for at least 2 motor vehicles shall be provided by an enclosed garage or carport for any single-family dwelling constructed after the date of adoption of this article.
- (f) Sales displays prohibited.
  - (1) Garage sales shall be permitted in accordance with this Code of Ordinances.
  - (2) It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks & Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless such vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2, or combination thereof, of the following: motor vehicles; boats or other similar vessels subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shells per lot at any time.
- (g) Minimum setback requirements for carports and accessory buildings. Detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 7 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 50 square feet or less may be placed anywhere in the rear half of the lot.

(Ordinance 240 adopted 3/15/94; Ordinance adopted 9/9/97; 2007 Code, sec. 155.16; Ordinance 17.02.13A adopted 2/13/17)

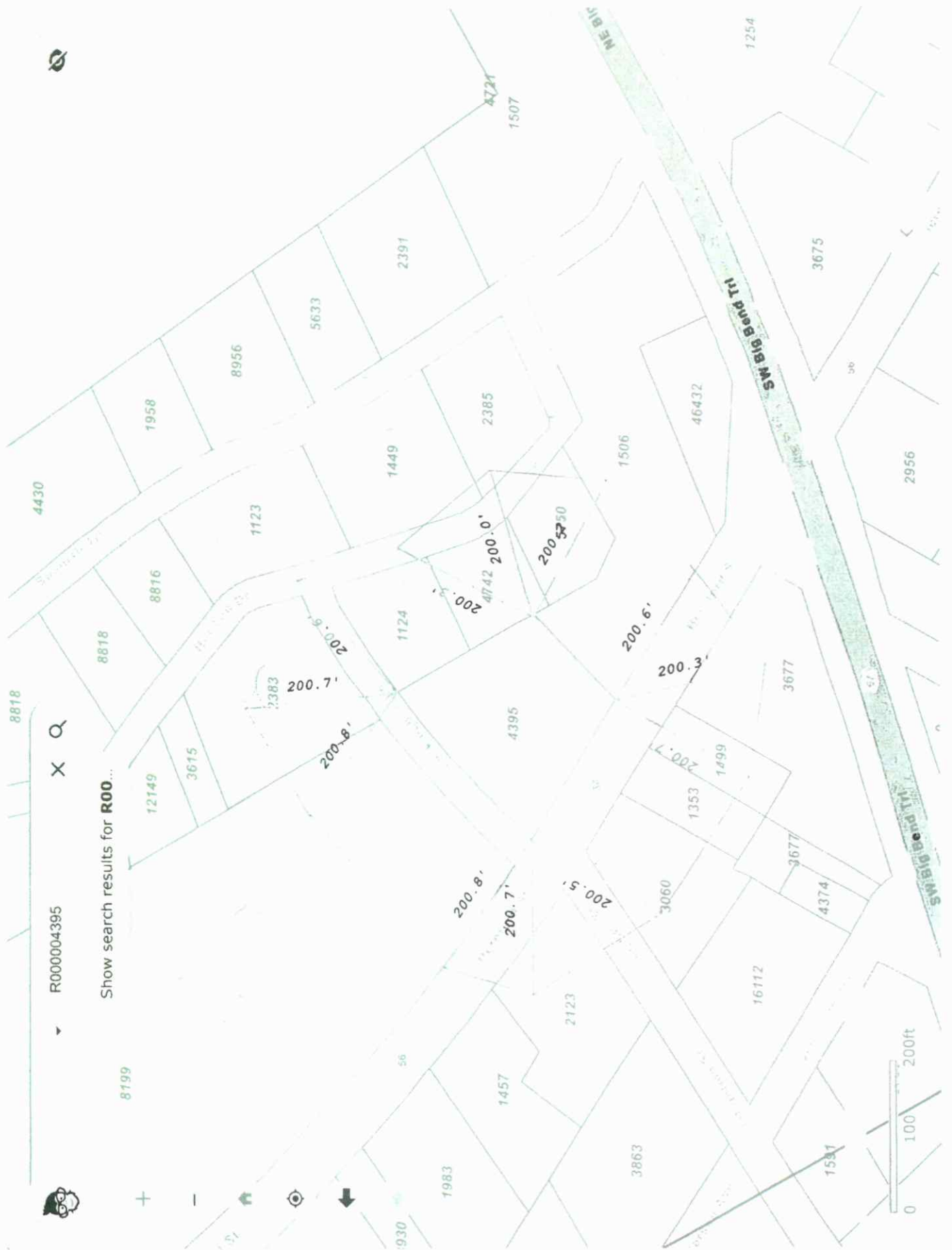
**HISTORY**

Amended by Ord. [2025-O-20](#) R-1 District Zoning on 8/12/2025

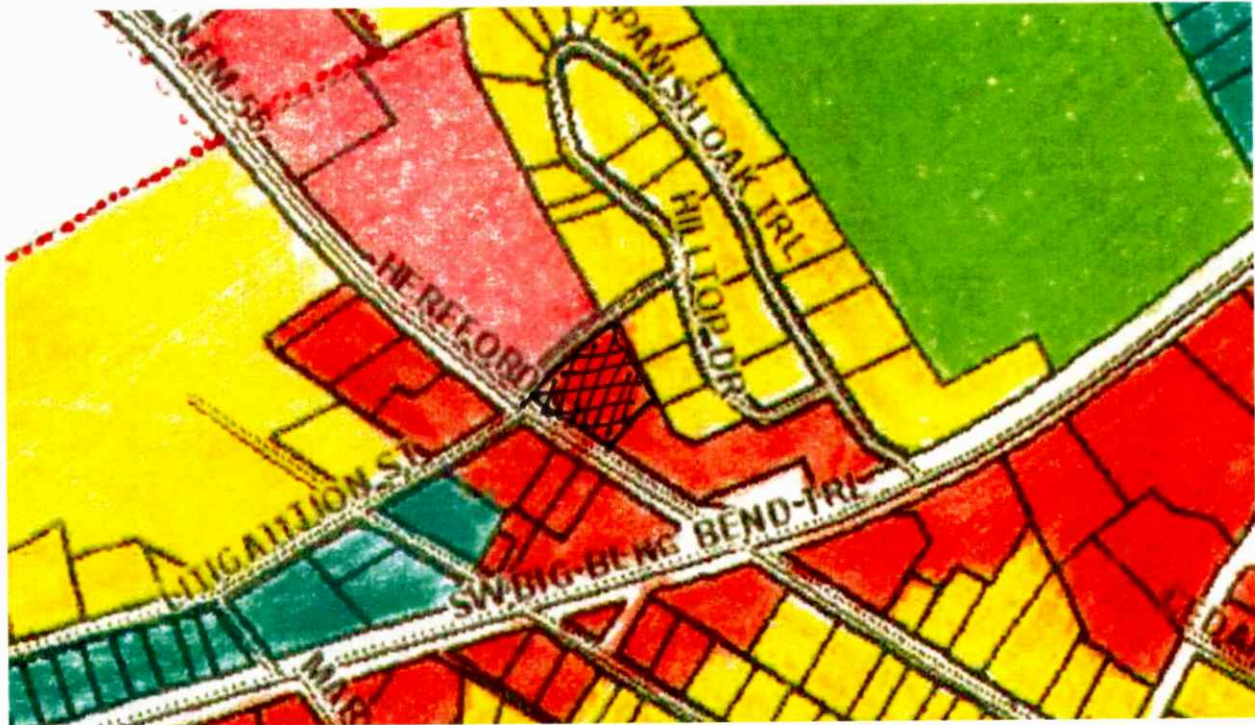
# **14.02.054 R-2M Single And Two-To-Four Family Residential District And Multi-Building Residential District**

- (a) Purpose. The R-2m district permits a medium-density development.
- (b) Permitted uses. The uses permitted in the R-2m district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
- (c) Special use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward their recommendations of action for the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for such uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percent of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. 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.
- (f) Sales displays prohibited.
  - (1) Garage sales shall be permitted in accordance with this Code of Ordinances.
  - (2) It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless the vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2, or combination thereof, of the following: motor vehicles; boats or other similar vessels subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shells per lot at any time.
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(Ordinance 2020.01.13A, sec. 4, adopted 1/13/20)



## FUTURE LAND USE MAP



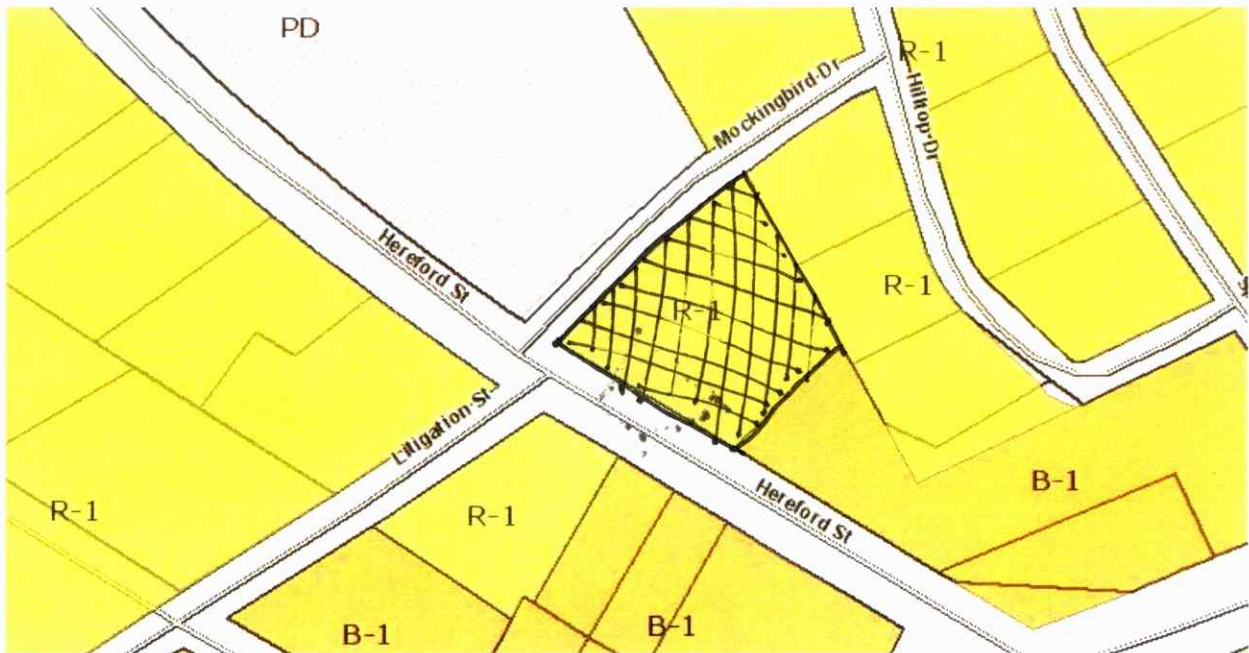
### 800 Hereford St

Property is within the R-1 Single Family

### LEGEND

| Zone | Map Section/Area           | Color                 | Color Name            |
|------|----------------------------|-----------------------|-----------------------|
| R-1  | Single Family              | Golden Yellow         | Golden Yellow         |
| R-2M | Single Family/Duplex/Cabin | Pink                  | Pink                  |
| R-3  | Single/Two-Four/MH         | Tan                   | Tan                   |
| R-4  | Multi-Family               | Gray                  | Gray                  |
| B-1  | Restricted Commercial      | Orange                | Orange                |
| B-2  | General Commercial         | Aqua Green            | Aqua Green            |
| I    | Industrial                 | Brown                 | Brown                 |
| OSP  | Open Space Parks           | Yellow Green          | Yellow Green          |
| PD   | Planned Development        | Mahogany Overlay      | Mahogany Overlay      |
| PF   | Public Facilities          | Violet Purple Overlay | Violet Purple Overlay |
| H    | Historic District          | Black Overlay         | Black Overlay         |

## Current Zoning Map



## City of Glen Rose Zoning Map Legend

- Single Family
- Two - Four Family
- Single - Two - Four Family
- Single, Two-Four & MH Family
- Multi-Family
- Manufactured Homes
- Restricted Commercial
- General Commercial
- Central Business District
- Industrial
- Plan Development
- Local Road Labels
- Local Roads
- Extra-territorial Jurisdiction
- City Limits
- Sonervell CAD Parcels



## CITY COUNCIL AGENDA ACTION FORM

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                   |                                |          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------|
| <b>AGENDA DATE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 12/17/2025                                                                                                                                                                                                                                                                        |                                |          |
| <b>AGENDA SUBJECT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Discussion, consideration and possible action regarding a request for a Specific Use Permit for Short Term Rental at the property located at 410 SW Barnard St, Acres: 0.217, Tract: G9-9, Abst: A47, A47 JAMES H HALEY, TRACT G9-9 to operate in an R-1 (Single Family District) |                                |          |
| <b>PREPARED BY:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Building/Planning/Code Enforcement Assistant Holthe                                                                                                                                                                                                                               | <b>DATE SUBMITTED:</b>         | 11/12/25 |
| <b>EXHIBITS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1. Request for Specific Use Permit Application<br>2. Property Notification Letter<br>3. Property Return Letter<br>4. 200' Surrounding Property map                                                                                                                                |                                |          |
| <b>BUDGETARY IMPACT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                   | <b>Required Expenditure:</b>   | \$00.00  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                   | <b>Amount Budgeted:</b>        | \$00.00  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                   | <b>Appropriation Required:</b> | \$00.00  |
| <b>CITY ADMINISTRATOR APPROVAL:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                   |                                |          |
| <b>SUMMARY:</b> <ul style="list-style-type: none"> <li>11/12/2025 – Request for Specific Use Permit Application was received</li> <li>11/29/2025 - Notice of Public Hearing was posted in the local newspaper</li> <li>12/5/2025 - 9 Property owner letters were sent representing 13 properties.</li> </ul> <p>05 Letters have been confirmed as received<br/>           04 Letters unconfirmed as received<br/>           00 Letters were returned<br/>           02 Favorable response has been returned<br/>           00 Opposition response has been returned</p> |                                                                                                                                                                                                                                                                                   |                                |          |
| <b>RECOMMENDED ACTION:</b><br>Move to approve or deny as presented.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                   |                                |          |

## Specific Use Permit Application for Short Term Rental

NOTE: As part of the approval process, this application will be shared with property owners within 200' of your property and members of the Planning & Zoning Commission and City Council. If 20% of the owners of property within 200' of your property object to the issuance of this permit,  $\frac{3}{4}$  of the City Council must vote to approve it.

Address of property: 410 SW Barnard Street

Applicant's Name: Matt & Abby Hyman Date: 11/11/25

### Property Owner Information

Full Name: Matthew Hyman

Address: 1454 Creekside Drive Southlake TX 76092

Telephone No: \_\_\_\_\_

Email: \_\_\_\_\_

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

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_

Email: \_\_\_\_\_

Present zoning at site: \_\_\_\_\_

Form of Ownership of the property: ☒ Individual ☐ Partnership ☐ Corporation

Will breakfast or any other meal be served? ☐ Yes ☒ No

What will be rented? ☒ Whole residence ☐ Some rooms ☐ Accessory building

How is the property being marketed? ☒ Airbnb ☒ VRBO ☒ Other available for the families/friends of our apartments across the str

What is the vetting process for guests? we will use the booking platforms vetting processes.

List any house rules addressing noise, parties, quiet time hours, etc...:

quiet hours 10pm-7am, no parties,

How many on-site parking spaces are available? 4

**How do you plan to operate your short term rental?** *(In the past, neighbors of other properties have expressed concern about potential dangers posed by strangers, noise nuisances, and an increase in traffic. You may want to address these and other concerns.)*

This home has operated as a successful STR for the past several years under previous ownership. It has consistently maintained five-star guest reviews and there have been no complaints from neighbors, law enforcement or the city. It has been professionally cleaned, well cared for and proactively managed to ensure it remains in excellent condition. As the new owners, we intend to uphold the high standards already set in place. We are committed to responsible operation, including careful guest screening, clear house rules, enforcement of occupancy and parking guidelines, and maintaining quiet hours to keep the peace of the neighborhood. We believe the home brings positive value to the community by hosting respectful guests who support local businesses and contribute to the local economy.

Please feel free to attach any supplemental or supporting documentation to this application.

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

Owner(s) Signature(s):



Date: 11/11/2025



**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 6.

## NOTIFICATION

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December 5, 2025

### 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 December 17, 2025 before the Planning and Zoning Commission and on January 13, 2026 before the City Council on a request by applicants, Matt and Abby Hyman, to request a Specific Use Permit for Short Term Rental at the property located at 410 SW Barnard St, Acres: 0.217, Tract: G9-9, Abst: A47, A47 JAMES H HALEY, TRACT G9-9 to operate in an R-1 (Single Family District)).*

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 for Short Term Rental 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



**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: [jodi.holthe@glenrosetexas.org](mailto:jodi.holthe@glenrosetexas.org)**

## PROPERTY OWNER RESPONSE FORM

**Re: Request for a Specific Use Permit for Short Term Rental at the property located at 410 SW Barnard St, Acres: 0.217, Tract: G9-9, Abst: A47, A47 JAMES H HALEY, TRACT G9-9 to operate to operate in an R-1 (Single Family District).**

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:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

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

**Reasons/Comments:**

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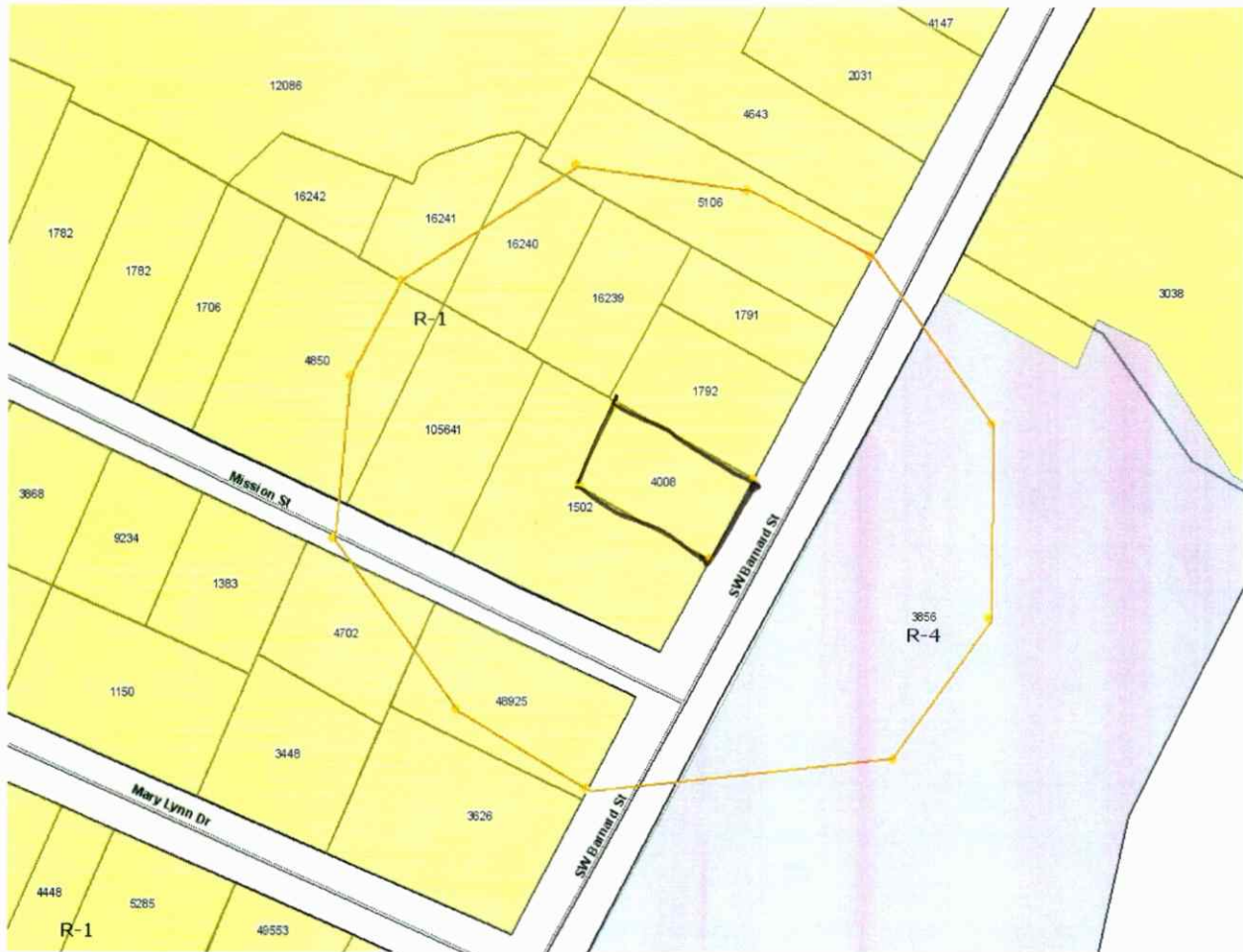
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**Building Official, Planning and Zoning (P&Z)**

## 410 SW Barnard - SUP





## CITY COUNCIL AGENDA ACTION FORM

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                       |                                |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------|
| <b>AGENDA DATE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 12/17/2025                                                                                                                                                                                                                                                                                                                            |                                |          |
| <b>AGENDA SUBJECT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Discussion, consideration and possible action regarding a request for a Specific Use Permit for Short Term Rental at the property located at 602 E Elm St, Acres: 0.157, Lot: 00011, Blk: 00024, Subd: F0100, Abst: A41, FARR, BLOCK 24, LOT 11 to operate in an R-3 (Single, Two to Four and Manufactured Home Residential District) |                                |          |
| <b>PREPARED BY:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Building/Planning/Code Enforcement Assistant Holthe                                                                                                                                                                                                                                                                                   | <b>DATE SUBMITTED:</b>         | 11/12/25 |
| <b>EXHIBITS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1. Request for Specific Use Permit Application<br>2. Property Notification Letter<br>3. Property Return Letter<br>4. 200' Surrounding Property map                                                                                                                                                                                    |                                |          |
| <b>BUDGETARY IMPACT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                       | <b>Required Expenditure:</b>   | \$00.00  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                       | <b>Amount Budgeted:</b>        | \$00.00  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                       | <b>Appropriation Required:</b> | \$00.00  |
| <b>CITY ADMINISTRATOR APPROVAL:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                       |                                |          |
| <b>SUMMARY:</b> <ul style="list-style-type: none"> <li>11/12/2025 – Request for Specific Use Permit Application was received</li> <li>11/29/2025 - Notice of Public Hearing was posted in the local newspaper</li> <li>12/5/2025 - 15 Property owner letters were sent representing 16 properties.</li> </ul> <p>09 Letters have been confirmed as received<br/>           05 Letters unconfirmed as received<br/>           01 Letters were returned<br/>           01 Favorable response has been returned<br/>           02 Opposition response has been returned</p> |                                                                                                                                                                                                                                                                                                                                       |                                |          |
| <b>RECOMMENDED ACTION:</b><br>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: developmentsservices@glenrosetexas.org

Case # \_\_\_\_\_

Date Received: 11/12

Item 7.

Fee : \$ 150.00 Paid on: 11/12/25

## Specific Use Permit Application

Address of property: <sup>6002</sup>600A East Elm Street  
OR 11/12/25

Applicant's Name: Tiffany Wood Date: 11-10-25

### Property Owner Information

Full Name: Tiffany Rene Wood

Address: 1340 CR 2004, Glen Rose, TX 76043

Telephone No: \_\_\_\_\_ Email: \_\_\_\_\_

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

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_ Email: \_\_\_\_\_

Present zoning at site: residential

Form of Ownership of the property: ☒ Individual ☐ Partnership ☐ Corporation

Intended use of property:

Short-term rental

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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:

Tiffany R. Wood Date: 11-10-25



**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 7.

## NOTIFICATION

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December 5, 2025

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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



**City of Glen Rose, Texas**

**Building, Planning, Code Enforcement Department**

**P.O. Box 1949, Glen Rose, TX 76043**

**Ph: (254) 897-2272**

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## PROPERTY OWNER RESPONSE FORM

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**NAME:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

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

**Reasons/Comments:**

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**Building Official, Planning and Zoning (P&Z)**

## 602 E Elm St - SUP





## CITY COUNCIL AGENDA ACTION FORM

|                                                                     |                                                                                                                 |                        |          |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------|----------|
| <b>AGENDA DATE:</b>                                                 | 12/17/2025                                                                                                      |                        |          |
| <b>AGENDA SUBJECT:</b>                                              | Discussion, consideration and possible action regarding the review of Planning & Zoning Commission applications |                        |          |
| <b>PREPARED BY:</b>                                                 | Building/Planning/Code Enforcement Assistant Holthe                                                             | <b>DATE SUBMITTED:</b> | 12/10/25 |
| <b>EXHIBITS:</b>                                                    |                                                                                                                 |                        |          |
| <b>BUDGETARY IMPACT:</b>                                            | <b>Required Expenditure:</b>                                                                                    | \$00.00                |          |
|                                                                     | <b>Amount Budgeted:</b>                                                                                         | \$00.00                |          |
|                                                                     | <b>Appropriation Required:</b>                                                                                  | \$00.00                |          |
| <b>CITY ADMINISTRATOR APPROVAL:</b>                                 |                                                                                                                 |                        |          |
| <b>SUMMARY:</b>                                                     |                                                                                                                 |                        |          |
| <b>RECOMMENDED ACTION:</b><br>Move to approve or deny as presented. |                                                                                                                 |                        |          |