Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
December 6, 2022

1. Call to Order
    a. The meeting was called to order to 5:30pm by Chairperson, Pam Streeter
    b. Pledge of Allegiance
    c. Roll Call – Chairman, Pam Streeter called roll. Board Members, William Green, Larry Cremean, Greg Clanton, Joe Boles and Pam Streeter were in attendance. Additionally, Staff members Jodi Holthe & Michael Leamons were present. A quorum was present.

2. Consent Agenda
    a. Approval of minutes from November 1, 2022 Planning and Zoning Board Meeting.
        i. Motion to approve minutes was provided by Larry Cremean and seconded by Greg Clanton
        ii. Motion Passed 5-0

3. Public Hearing opened at 5:33pm
    a. Public hearing regarding the appointment of Board Volunteers to the Planning and Zoning Commission.
    b. Zoning designation B-2 (General Commercial) 1.321 acres situated in the Milam County School, Abst 136, being a portion of certain 4.58 acre tract of land described in deed to VRE Glen Rose 20, LLC instrument Number 20222651, Official Public Records Somervell County Texas, and being located on the south side of Highway 67 adjacent to and east of the VRE Glen Rose 7 Eleven Addition.
    c. Public hearing regarding amending the City of Glen Rose Parking Provisions (Sec 14.02.101) as listed in the Schedule of Uses (at the end of Appendix A).
        i. Safety, traffic, privacy as concerns.
    d. Public Hearing was Closed at 5:35pm

4. Individual Items for Consideration
    a. Public hearing regarding the appointment of Board Volunteers to the Planning and Zoning Commission.
        i. The current commissioners who time is up for renewal applied for another term. No other volunteers applied. It was voted by the remaining commissioners whose term was not up to recommend the current commissions stays for another term.
        ii. Motion was made by Joe Boles and 2nd by Greg Clanton. Motion passed 2 for, 0 against and 3 abstain.
    b. Zoning designation B-2 (General Commercial) 1.321 acres situated in the Milam County School, Abst 136, being a portion of certain 4.58 acre tract of land described in deed to VRE Glen Rose 20, llc instrument Number 20222651, Official Public Records Somervell County Texas, and being located on the south side of Highway 67 adjacent to and east of the VRE Glen Rose 7 Eleven Addition.
        i. Without regard to any development requests, the commissioners reviewed their thoughts on what the land space next to the 7-11 across from the golf course should be zoned for. The entire commission felt that the land fronting US67 is an appropriate spot for B-2 (General Commercial).
        ii. With that, it was motioned that IF the city council agreed to annex the land, the land should be zoned B2 upon entry to the city.

iii. Motion was made by William Green, 2nd by Larry Cremean
iv. Vote passed 5/0 again subject to city annexation.

c. Discussion and possible action regarding Preliminary Plat as submitted by Will W Schoonover (Baron-Stark Engineers) designated agent for VRE Glen Rose 2.0, LLC; 1.321 acres situated in Milam County School, Abst 136, being a portion of certain 4.58 acre tract of land described in deed to VRE GLEN ROSE 2.00, LLC Instrument Number 20222651, Official Public Records Somervell County, Texas and being located on the south side of Hwy 67 adjacent to the east of the VRE Glen Rose 7 Eleven Addition.
   i. Discussion was held on lighting, parking, trash, fire access, truck deliveries, and drainage. As this is prelim plate, Mr. Schoonover took all of our notes, and agreed to review them for the final plat.
   ii. Prelim plat was approved contingent on the annexation being finalized.
   iii. Motion was made by Joe Boles, 2nd by Larry Cremean.
   iv. Vote passed 5/0

d. Discussion, consideration and possible action regarding the recommendations for amending the City of Glen Rose Parking Provisions (Sec 14.02.101) as listed in the Schedule of Uses (at end of Appendix A.
   i. After much discussion on parking needs for Glen Rose and comparisons to other cities, towns across Texas and the country, we felt the following items listed in the schedule of uses could benefit from a change in parking requirements from 1/200gfa to 1/350gfa
      1. Shop Small – Hardware,
      2. Shop Small – Department or Discount
      3. Shop Small – General Store or Convenience Store
      4. Feed Store – No animal sales
      5. Building Materials
   ii. Motion was made by Greg Clanton and 2nd by Larry Cremean
   iii. Motion passed 5/0

5. With no further business before the commission the meeting was adjourned at 6:37pm

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Chairperson

Jodi Holthe,
Building & Planning Department