

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
March 26, 2025

1) Call to Order

- a) The meeting was called to order to 5:30 pm by Chairperson, Pam Streeter
- b) Pledge of Allegiance
- c) Roll Call: Present: Greg Clanton, Rex Miller, James Gosdin, Mehgan Schuelke and Pam Streeter were in attendance. Additionally, Staff members Jodi Holthe, Stephen Boyd were present. A quorum was present.

2) Public Hearing was Opened at 5:31 pm

PUBLIC HEARING

- 1. Public hearing regarding a request to rezone Rock Ridge 3, also known as Acres: 13.260, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5, ACRES 13.26 from R-1 (Single Family Residential District) to PD (Planned Development)

No public comments were heard

- 2. Public hearing regarding a Preliminary Plat for Rock Ridge 3, a proposed 100 lot subdivision, as submitted by Horizon Capital Solutions, LLC and owners representative Stephen Bezner, for the property located off W Gibbs Blvd, being a 13.260 acres, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5, ACRES 13.26; in the City of Glen Rose, Somervell County, Texas

No public comments were heard

Public Hearing was Closed at 5:33 pm

INDIVIDUAL ITEMS FOR CONSIDERATION

- 1. Discussion, consideration and possible action on appointment of Vice Chairperson for Planning & Zoning Commission
 - a. Motion was made by Rex Miller and 2nd by Tong Gosdin to amend item to appointment of Vice Chairperson for Planning & Zoning Commission. Motion passed 5/0
 - b. Motion was made by Pam Streeter to nominate Greg Clanton as Vice Chair, motion was 2nd by Rex Miller
 - c. Motion Passed 5/0
- 2. Discussion, consideration and possible action regarding a request to rezone, Acres: 13.260, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5, ACRES 13.26 from R-1 (Single Family Residential District) to PD (Planned Development)
 - a. A great deal of discussion about the property and what would be included was held. Discussion about why Planned Development and goals of the development were discussed.
 - b. Discussion was held that a development/planned development agreement has to be drafted and presented to council.
 - c. The recommendation was to proceed with the planned development pending a council approved development contract

- d. Motion was made by Rex Miller and 2nd by Greg Clanton. Motion passed 4/0/1
- 3. Discussion, consideration and possible action regarding a Preliminary Plat for Rock Ridge 3, a proposed 100 lot subdivision, as submitted by Horizon Capital Solutions, LLC and owners representative Stephen Bezner, for the property located off W Gibbs Blvd, being a 13.260 acres, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5; in the City of Glen Rose, Somervell County, Texas
 - a. Plat cannot be approved without the PUD agreement in place, but general feeling was plat covered needed items for first draft. Lighting and other elements including Tree survey would be needed.
 - b. Motion was made by Greg Clanton and 2nd by Rex Miller. Motion passed 4/0/1
- 3) Having no further business before the commission the meeting was adjourned at 6:01 pm

Chairperson

Jodi Holthe,
Building & Planning Department