

MINUTES OF THE CITY OF GLEN ROSE REGULAR CITY COUNCIL MEETING

Tuesday, September 09, 2025 at 5:30 PM

The City Council of the City of Glen Rose met in a Regular Meeting on Tuesday, September 09, 2025, in the Glen Rose City Hall, Council Chambers, 201 NE Vernon, Glen Rose, TX 76043, at 5:30 PM to consider the following items of business:

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

CALL TO ORDER

Mayor Pro Tem Stuart Mann called the meeting to order at 5:30 p.m.

INVOCATION

Dallas Burch said the invocation

PLEDGES OF ALLEGIANCE

Mayor Pro Tem Mann led the Pledge of Allegiance to the United States and Texas flags.

ROLL CALL

City Councilmembers Present

Stuart Mann, Mayor Pro Tem
Rich Bruning, Councilmember
Candace Scholz, Councilmember
George Freas, Councilmember
Lauri Mapes, Councilmember

Councilmembers Absent

Joe Boles, Mayor

Staff Present

Jim Holder, Interim City Administrator
Veronica Welch, City Secretary
Traci Niedziela, CVB Department
Buck Martin, Police Chief

CITIZEN/VISITOR COMMENTS *(Limited to three minutes per person.)*

Dallas Burch spoke regarding a community dog park to promote well-being and community engagement. She would like to have either a new dog park or one in an existing park.

ANNOUNCEMENTS AND PRESENTATIONS

No announcements or presentations.

ITEMS REQUIRING PUBLIC HEARINGS

1. Public Hearing regarding the proposed tax rate
The public hearing for the proposed tax rate was opened at 5:34 PM. No members of the public spoke on the tax rate. The public hearing was closed at 5:34 PM.
2. Public hearing regarding a request to rezone the property located at 1113 Wren St., Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11 from B-2 (General Commercial District) to R-2 (Single and Two Family District)
The public hearing was opened at 5:35 p.m. No members of the public spoke regarding item. The public hearing was closed at 5:36 p.m.

3. Public hearing regarding a request a Re-plat on the property located at 1113 Wren St, as submitted by Teresa McGee, Texas Surveying & Engineering, Inc, *Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11*
A public hearing was held at 5:43 pm regarding the re-plat request for 1113 Wren St. No public comments were made. The public hearing closed at 5:46 pm.
4. Public hearing regarding recommendations for amending 14.02.005 Definitions
A public hearing was held at 5:58 pm regarding recommendations for amending section 14.02.005 Definitions. No public comments were made. The public hearing was closed at 5:58 pm.
5. Public hearing regarding recommendations for amending Chapter 14 Appendix A, Schedule of Uses to include but not limited to Short Term Rentals allowed in the B-3 District
A public hearing was held at 6:14 pm regarding recommendations for amending Chapter 14, Appendix A, Schedule of Uses. No public comments were made. The public hearing was closed at 6:15 pm.
6. Public Hearing regarding the FY 2025-2026 trash rates for the City of Glen Rose
A public hearing was held at 6:45 pm regarding the FY 2025-2026 trash rates for the City of Glen Rose. No public comments were made. The public hearing was closed at 6:45 pm.

INDIVIDUAL ITEMS FOR CONSIDERATION

7. Discussion, consideration, and possible action regarding a request to rezone *the property located at 1113 Wren St., Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11 from B-2 (General Commercial District) to R-2 (Single and Two Family District)*
Pam Streeter, Chairman of the Planning and Zoning Commission, reported that the commission had thoroughly examined the zoning in the area. She explained that while at some point the zoning along Barnard Street had been changed from residential to business commercial, everything around and across the street from the property in question is residential. Therefore, changing this property to R-2 would not constitute spot zoning and would be in keeping with the current use of neighboring properties. The commission unanimously recommended approval of the rezoning.

David Dickens represented the project and explained that they were seeking to rezone from B-2 to R-2 to allow for single-family detached housing instead of attached housing. The plan is to build three individually detached single-family homes rather than a quadplex. They are working with Teresa at Texas Surveying to replat the lot into three lots to fit a 25-foot by 80-foot alley-load entry product.

Council member noted that there appeared to be issues with notification letters, with 13 out of 15 letters unconfirmed as received. It was clarified that proper notification had been provided through multiple channels, including posting on the property site, in the newspaper, and on the city website.

MOTION by George Freas and **SECOND** by Stuart Mann to rezone the property from a B-2 to an R-2
MOTION CARRIED by unanimous vote.

8. Discussion, consideration, and possible action regarding a request a Re-plat on the property located at 1113 Wren St, as submitted by Teresa McGee, Texas Surveying & Engineering, Inc, *Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11*

Teresa McGee (104 South Walnut Street, Weatherford, TX) represented the owner and explained they were requesting three lots total. She noted they had requested variances on corner lot setbacks as well as frontage requirements. For R-2 zoning, 60 feet of frontage would be required, but they

have proposed 45, 45, and 49 feet. Similarly, the square footage requirement would be 6,000 square feet, which they fall slightly short of meeting.

David Dickens clarified that the proposed homes would be between 1,800 and 2,000 square feet and would cost approximately \$400,000 each. He noted that construction costs currently run about \$200 per square foot. The homes would be two stories with two-car garages accessed from the rear of Wren Street, with the front of the residences facing Barnard Street.

Ms. There was a discussion about an unidentified strip of land at the southwest corner of the property. McGee explained they could not discover who owned this strip, which might have been intended for widening Wren Street.

Council Member Freas expressed support for the project, noting that it would add the needed housing density in an established neighborhood. The Council discussed that while the homes might not be affordable for everyone, the city needs housing at all different levels.

MOTION by George Freas and **SECOND** by Candace Scholz to approve the replat. **MOTION CARRIED** by unanimous vote.

9. Discussion, consideration, and possible action regarding the recommendations for amending 14.02.005 Definitions

Pam Streeter with PNZ, went through with definitions that went through the commission. Artisan shop, formal definition. Assisted living facility: allow in private residence, need to have at least four(4) to be put under state regulations. Gun manufacturing: secondary definition in gunsmithing. Needs to have a defined difference. Notes on schedule of uses, ice cream truck, cannot stop within 200 feet of establishment unless a customer has waived you down, stop for 5 minutes, 7 am 5 pm, M-F, School Zone—definition of outdoor seating for restaurants.

MOTION by Lauri Mapes, **SECOND** by Rich Bruning, approve all definitions with the exception of changing the times to 7 am to 5 pm. **MOTION CARRIED** by unanimous vote

10. Discussion, consideration and possible action regarding the recommendations for amending Chapter 14 Appendix A, Schedule of Uses to include but not limited to Short Term Rentals allowed in the B-3 District

MOTION by Rich Bruning and **SECOND** by Lauri Mapes to approve the recommended schedule of use changes with the removal of the residential assisted living. **MOTION CARRIED** by a unanimous vote.

Pam Streeter recommends not approving the schedule of uses change for the Assisted living as a specific use permit in all residential zones.

MOTION by Candace Scholz and **SECOND** by George Freas to do additional research regarding assisted living in a residential zone. **MOTION CARRIED** by unanimous vote.

11. Discussion, consideration, and possible action regarding an increase in trash rates for the City of Glen Rose

MOTION by George Freas and **SECOND** by Candace Scholz to increase all residential and commercial trash rates by 4.95%. **MOTION CARRIED** by unanimous vote.

12. Discussion, consideration, and possible action regarding the addition of a NO PARKING ZONE on both sides of Stadium Drive, From Mary Lynn Drive to Allen Drive

NO ACTION taken on this item. Staff was directed to install a “Do Not Block Driveway” sign rather than creating a no-parking zone. No formal action was taken, as the signage could be installed administratively.

13. Discussion, consideration, and possible action regarding the addition of a NO PARKING ZONE/FIRE LANE on Ruth Parker Lane near the GRISD Junior High campus
MOTION by Candace Scholz and **SECOND** by George Freas to create a fire lane on Ruth Parker Lane near the GRISD Junior High campus. **MOTION CARRIED** by unanimous vote.
14. Discussion, consideration, and possible action regarding Resolution No. 2025-R-15 changing the date of the November 2025 Regular City Council meeting
MOTION by George Freas and **SECOND** by Stuart Mann to adopt Resolution No. 2025-R-15, changing the date of the Regular City Council meeting from November 11 to November 10 due to the Veterans' Day closure of City Hall. **MOTION CARRIED** by unanimous vote.
15. Discussion, consideration, and possible action regarding Resolution No. 2025-R-12 to amend the current personnel policies

BUDGET WORKSHOP

16. Discussion regarding Fiscal Year 2025-2026 Budget

CONSENT AGENDA *(All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.)*

17. *Consider approval or other action regarding the minutes of the*

August 12, 2025, Regular City Council Meeting

August 18, 2025, Special City Council Meeting

August 26, 2025, Regular City Council Meeting

18. Consider approval or other action regarding the accounts payable report for August 2025
19. Consider approval or other action regarding the financial report for August 2025

MOTION by George Freas and **SECOND** by Richard Bruning, to approve the consent agenda as presented. **MOTION CARRIED** by unanimous vote.

STAFF REPORTS

20. Public Works Director Report
21. Police Chief Report
22. Building and Planning Department Report
23. Code Enforcement and Animal Control Report
24. Convention and Visitors Bureau Director Report
25. City Secretary's Report

26. City Administrator's Report

MAYOR AND COUNCIL MEMBER REPORTS

EXECUTIVE SESSION

In accordance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with:

27. **EXECUTIVE SESSION - Section 551.071 Consultation with Attorney** – to seek advice from its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with this chapter: **Interlocal Agreements**

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

28. Discussion, consideration, and possible action regarding matters discussed in Executive Session - Section 551.071 Consultation with Attorney – Interlocal Agreements

The executive session and action taken on items discussed were canceled by order of Mayor Pro Tem Mann.

ADJOURN

Mayor Pro Tem Mann adjourned the meeting at 8:37 p.m.

Note: The Glen Rose City Council may convene into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development). for a purpose, such closed session is allowed under Chapter 551, Texas Government Code.

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the City Secretary's office at (254) 897-2272 x 201 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, Veronica Welch, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and said notice was posted at or before 05:00 PM on Wednesday, September 03, 2025, and remained posted for at least two hours after said meeting was convened.

APPROVED:



Joe Boles, Mayor

ATTEST:

Veronica Welch, City Secretary