



Planning and Zoning Commission
City of Glen Rose, Texas
P.O. Box 1949, Glen Rose, Texas 76043

**COMMISSION'S DETERMINATION
AND
RECOMMENDATION TO THE GLEN ROSE CITY COUNCIL**

Date and time of public hearing: May 28, 2025, 5:30 pm

Purpose of hearing:

- Request to obtain a Specific Use Permit for Short Term Rental for the guest house on the property located at 307 Walker, Acres 0.157, Tract: F6-2, Abst: A136, A136 MILAM CO SCH LD, TRACT F6-2 to operate in an R-1 (Single Family District).

Request submitted by: Applicants/Owner's representatives, Eleanor & Stephen Baldwin

After considering all information submitted, the Planning and Zoning Commission has made the determination to:

- ☒ Approve the request and further recommends approval to the City Council. 3/1
- ☐ Deny the request.

Reason for decision: The commission voted to recommend this request with a vote of 3 in favor and 1 against. The in-favor vote were based on a previous building official had allowed permits to be pulled and work to be completed that allowed this guest house positioned with a side yard set back of 5' when the ordinance should be 7' and the rear yard set back is 12' when the ordinance is 25'. The setbacks do conform with general residential code so it is not a fire/life/safety issue. The descending vote was made for the fact that this is in the middle of Walker St and major thoroughfare for the schools and while could be considered walkable to the square, this is not a tourist-oriented neighborhood. Additionally, while the owners were approved for the placement of the outbuilding that then got turned into a dwelling, the intent of R1 is not to have 2 dwellings on one property.

Signature: _____

Date: _____

Position: _____

The City Council of the City of Glen Rose, Texas, has voted to:

☐

Approve

☐

Disapprove

this recommendation.

Approval Date: _____

Staff Representative Signature _____

Comments: _____