

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
May 24, 2023

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: Larry Cremean, William Green, Greg Clanton, and Pam Streeter were in attendance. We are down 1 commissioner due to Joe Boles stepping into the Mayor position. Additionally, Staff members Jodi Holthe and Wayne McKethan were present. A quorum was present.

2. Consent Agenda
 - a. Approval of Meeting Minutes from April 25, 2023 was required.
 - b. No Discussion or Changes to Minutes were needed.
 - c. The motion to approve the consent agenda was made by Larry Cremean and seconded by Greg Clanton.
 - d. Motion passed 4/0

3. Public Hearing opened at 5:32pm
 - a. Public hearing regarding the recommendation of Board Volunteers to the Planning and Zoning Commission.
 - i. No public comments were made

Public Hearing was closed at 5:33pm

4. Individual Items for Consideration
 - a. Discussion, consideration and possible action regarding the recommendation of Board Volunteers to the Planning & Zoning
 - i. Jane English Whitworth, Rex Miller and Julia Douglas submitted applications. Julia Douglas rescinded her application prior to the meeting. After hearing Ms. Whitworth & Mr. Millers' statements and credentials, a nomination was made to recommend Rex Miller to City Council. Ms. Whitworth withdrew her application after the recommendation was made, so that Rex Miller became the only individual for fulfilling Joe Boles unexpired term on P&Z.
 - ii. Motion was made by Pam Streeter and 2nd by Greg Clanton. Motion passed 4 for and 0 against.
 - b. Discussion, consideration, and possible action regarding recommendations regarding the City of Glen Rose Mobile Food Courts Ordinance; Article 4.08
 - i. This item was discussed last year, but never made it to City Council for changes.
 - ii. After reading the Food Courts Ordinance – the commissioners felt that holding to the current ordinance was the smartest course of action. This means that the need for seating area, and bathrooms, the need for a paved parking area with 2 ½ parking spaces per truck, as well as all other ordinances and rules as currently defined.
 - iii. No action was taken on this Discussion.
 - iv. HOWEVER IT IS IMPERATIVE THAT CITY COUNCIL REVIEW VARIANCES ISSUED FOR TAYLORS BURN & TURN AS THEY ARE NOT CURRENTLY PARKED IN A FOOD TRUCK MOBILE COURT AND WERE ISSUED A TEMPORARY VARIANCE TO ALLOW P&Z TO REVIEW ORDINANCES AND OPTIONS.

- v. ADDITIONALLY CITY COUNCIL SHOULD LOOK INTO THE VARIANCES GRANTED TO CHRISTINA'S FOOD TRUCK AS MOBILE FOOD COURT – THE COURT IS NOT IN COMPLIANCE WITH ORDINANCES AND ENSURE THAT THE VARIANCES GRANTED COVERS THE FOOD COURT ORDINANCES.
- c. Discussion, consideration, and possible action regarding the City of Glen Rose Mobile Food Vendor Ordinance; Article 4.09
 - i. This item was discussed last year, but never made it to City Council for changes.
 - ii. After reading the Food Courts Ordinance – the commissioners felt that holding to the current ordinance was the smartest course of action. This means that the need for seating area, and bathrooms, the need for a paved parking area with 2 ½ parking spaces per truck, as well as all other ordinances and rules as currently defined.
 - iii. No action was taken on this Discussion.

5. WorkShop

- a. Specific Use Permits Ordinance (Sec 14.02.102)
- b. State Law is that unless a governing agency has stated otherwise, an SUP follows the property. Most cities have provided guidance that an SUP should follow the owner.
- c. After Discussion, P&Z commissioners feel that an SUP should follow the Owner in Residential areas and in commercial areas with the following exception:
 - i. If a commercial property is sold and the business entity is staying exactly the same, the SUP should stand with the property.
 - ii. If a commercial property is sold and the use of the property is changing then the SUP should be with the owner.
 - iii. We will have the city attorney review this policy and provide feedback before the next P&Z meeting to finalize this ordinance.
- d. Review & discuss Sign Ordinance
 - i. It was asked of members of P&Z to review their past notes on the sign ordinance and compare the ordinance published to determine if the current ordinance meets the intent of the commission from their 2019-2020 ordinance passed by P&Z.

6. With no further business before the commission, the meeting was adjourned at 6:36pm

Chairperson

Jodi Holthe,
Building & Planning Department