

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
July 21, 2022

1. Call to Order

- a. The meeting was called to order to 5:34pm by Chairperson, Pam Streeter
- b. Pledge of Allegiance
- c. Roll Call – Chairman, Pam Streeter called roll. Board Members Larry Cremean, William Green, Greg Clanton, Joe Boles and Pam Streeter were in attendance. A quorum was present. Additionally, Staff members, Kyle Reeves and Jodi Holthe were present.

2. Consent Agenda

- a. Approval of the meeting minutes from June 13, 2022 Commission Meeting
- b. Approval of the minutes from June 16, 2022 Commission Meeting
- c. Approval of the minutes from June 29, 2022 Commission Meeting

A discussion was held to postpone the approval of minutes from June 16 & June 29 as they were not available for review.

After discussion, a motion to approve the meeting minutes from June 13, 2022 was made by Larry Cremean and seconded by Greg Clanton. The consent agenda was passed 5-0.

3. Public Hearing- Public Hearing was opened at 5:38pm

- a. Proposed Amendment to Appendix A “Schedule of Uses” for I (Industrial District)
- b. Recommendations to recodify Article 3.16 Historic Landmark Preservation of Chapter 3: Building Regulations of the City’s Code of Ordinances as Article 14.03 of Chapter 14: Zoning of the City’s Code of Ordinances, to ratify the Ordinance as adopted on March 13, 2017 and to amend the Ordinance to (1) allow either a staff member or a volunteer to serve as the Historic Preservation Officer, (2) authorize the Historic Preservation Commission (HPC) to vote on making a recommendation to the City Council for filling vacancies when terms expire, (3) remove the 3 consecutive term limitations for commission members, and (4) to charge the HPC with oversight of the Farmer’s Market.
- c. Request to rezone 2322 CR 312, Glen Rose, TX 76043; also known as Tract 1-6 Three Rivers Addition, Abst A136, A136 Milam Co Sch LD, Tract 1-6 Three Rivers Addition, Acres 45.99, from R-1(Single – Family Residential District to P&R (Parks & Recreation District).
- d. Request for Specific Use Permit for Short Term Rental for the property located at 103 SW Vernon, Lot 1 & 2 (57X100), Block 00002, Subd G0500, Abst: A136, Glen Rose Townsite, Block 2, Lot 1& 2 (57x100) 1&2 (57 x 100) to operate in the B-3 (Central Business District).
- e. Request for a Specific Use Permit in order to operate a “Athletic or fitness club” at the property located at 102 NE Barnard Street, Lot 7 (25x100) Blk 00005, Subd G0500, Abst A136, Glen Rose Townsite, Block 5 Lot 7 (25x100) within the B-3 Central Business District Zone.
- f. Preliminary Plat for Squaw Valley Estates Phase 1, as submitted by owners Oaktree Assets LLC, for the property identified as Squaw Valley Estates, Lots 1-27, and addition to the City of Glen Rose being a 18.54 acre tract of the land in the Milam County School Land Survey Abst #136, in the City of Glen Rose. Somervell Count, Texas being part of the called 135.24 acre tract described in a deed from Tom Brookes to Somervell County, dated May 28th, 1997, recorded in Volume 50, Page 798 of the Somervell County real property records.
- g. With no public comments the public hearing was closed at 5:51pm

4. Individual Items for Consideration

- a. Discussion, consideration, and possible action regarding Amendment to Appendix A “Schedule of Uses” for I (Industrial District)

- i. With no further discussion, motion was made by Joe Boles and seconded by Larry Cremean.
 - ii. Motion was passed 5-0
- b. Discussion, consideration, and possible action regarding Recommendations to recodify Article 3.16 Historic Landmark Preservation of Chapter 3: Building Regulations of the City's Code of Ordinances as Article 14.03 of Chapter 14: Zoning of the City's Code of Ordinances, to ratify the Ordinance as adopted on March 13, 2017 and to amend the Ordinance to (1) allow either a staff member or a volunteer to serve as the Historic Preservation Officer, (2) authorize the Historic Preservation Commission (HPC) to vote on making a recommendation to the City Council for filling vacancies when terms expire, (3) remove the 3 consecutive term limitations for commission members, and (4) to charge the HPC with oversight of the Farmer's Market.
 - i. Vice Chairman of the Preservation Historic Commission presented the changes requested by the HPC and why those changes were necessary
 - ii. Larry Cremean made the motion to accept the proposed recommendations and it was seconded by Greg Clanton.
 - iii. Motion was passed 5-0.
- c. Discussion, consideration, and possible action regarding Request to rezone 2322 CR 312, Glen Rose, TX 76043; also known as Tract 1-6 Three Rivers Addition, Abst A136, A136 Milam Co Sch LD, Tract 1-6 Three Rivers Addition, Acres 45.99, from R-1(Single – Family Residential District to P&R (Parks & Recreation District).
 - i. Jamie Halton (Sp?) presented the request explaining when the tract was annexed by the city, it was automatically assigned to R1, when in fact the property was more of a Resort. Since the invention of the P&R zone was made within the last two years, the request to rezone as a P&R was more appropriate for the current use of the land.
 - ii. Motion was made by Greg Clanton and seconded by Larry Cremean
 - iii. Motion was passed 5-0
- d. Discussion, consideration, and possible action regarding Specific Use Permit for Short Term Rental for the property located at 103 SW Vernon, Lot 1 & 2 (57X100), Block 00002, Subd G0500, Abst: A136, Glen Rose Townsite, Block 2, Lot 1& 2 (57x100) 1&2 (57 x 100) to operate in the B-3 (Central Business District).
 - i. Ms Debbie Gill presented the idea that the John St Helen cabin would be used as a Short Term Rental (VRBO/Air BNB).
 - ii. Discussion was held about parking, noise, and other concerns of safety. Ms Gill expressed her thoughts and assurance that all efforts would be made to provide the best possible experience to the city and her guests.
 - iii. Under the Schedule of Uses at the time of this request, Short Term Rentals were allowed in the B-3 zone with an SUP.
 - iv. Motion was made to accept the SUP by Joe Boles and seconded by William Green.
 - v. Motion passed 5-0
- e. Discussion, consideration, and possible action regarding Request for a Specific Use Permit in order to operate a "Athletic or fitness club" at the property located at 102 NE Barnard Street, Lot 7 (25x100) Blk 00005, Subd G0500, Abst A136, Glen Rose Townsite, Block 5 Lot 7 (25x100) within the B-3 Central Business District Zone.
 - i. Mr. Barry Kranz presented his business plan for a karate studio to be in use for residents in and around Glen Rose.
 - ii. Questions were discussed about parking, times of use, involvement in other city sponsored functions, traffic on the square to the other retail businesses.
 - iii. Under the Schedule of Uses at the time of this request, Athletic or Fitness Club were allowed in B-3 zone with an SUP.

- iv. Motion was made by Larry Cremean and seconded by Greg Clanton
 - v. Motion was passed 5-0
 - f. Discussion, consideration, and possible action regarding Preliminary Plat for Squaw Valley Estates Phase 1, as submitted by owners Oaktree Assets LLC, for the property identified as Squaw Valley Estates, Lots 1-27, and addition to the City of Glen Rose being a 18.54 acre tract of the land in the Milam County School Land Survey Abst #136, in the City of Glen Rose. Somervell Count, Texas being part of the called 135.24 acre tract described in a deed from Tom Brookes to Somervell County, dated May 28th, 1997, recorded in Volume 50, Page 798 of the Somervell County real property records.
 - i. A presentation of the initial plat was made by the principles of Oaktree Assets.
 - ii. Discussion was held about street length and the fire departments opinion on the ability to provide first responder services to the community.
 - iii. Discussion was held about drainage of water runoff
 - iv. Discussion was held about Tree Preservation in the area
 - v. Discussion was held about fencing, and other features of the community.
 - vi. Discussion was held about the City Engineers & Public Works review of the plat.
 - vii. Motion was made by Larry Cremean to accept the initial plat and seconded by Greg Clanton
 - viii. Motion was passed 5-0
 - g. Discussion, consideration, and possible action regarding the City of Glen Rose Tree Ordinance/Landscape and Tree Manual.
 - i. Chairperson, Pam Streeter presented an initial idea of a tree preservation that protected “heritage trees” but allowed for the removal without penalty or prejudice of “junk trees”.
 - ii. Discussion was held on whether the balance of development either New or Existing was struck with the ideas of trees being placed at a level of importance and that while all efforts to preserve “heritage trees” should be made, options to remove those trees are allowed based on cirmumstances.
 - iii. It was agreed for Ms Streeter to continue to work on the tree ordinance in its entirety and allow the commission to review a final draft at the next meeting in Aug.
5. Workshop
- i. Discussion regarding the Mobile Food Court Ordinances and Mobile Food Vendor Ordinances.
 - ii. This topic was briefly discussed and explained that options should be researched and brought back to the next meeting.
6. With no further business before the commission the meeting was adjourned at 7:25pm

Chairperson

Kyle Reeves,
Building Official