

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
January 29, 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, Mehgan Schuelke, Rex Miller, James Gosdin, and Pam Streeter were in attendance. Additionally, Staff members Jodi Holthe, Stephen Boyd were present. A quorum was present.
- 2) Consent Agenda
 - a) Regarding the approval of minute from the December 18, 2024 and November 20, 2024 Meeting
 - i) Motion was made by Rex Miller to accept the minutes
 - ii) 2nd by Greg Clanton
 - iii) Motion Passed 3/0/2 with Gosdin & Schuelke abstaining as they were not present.
- 3) Public Hearing was Opened at 5:33pm
 - a) Recommendations for amending Ordinance 14.02-6 Downtown District
 - b) Recommendation for creation of Ordinance 14.02-7 Paluxy River Housing District Overlay
 - c) Recommendation for creation of Ordinance 14.02-8 Wolf City Housing District Overlay
 - d) Recommendation for the creation of Ordinance 14.02-9 US Hwy 67 Corridor Overlay
 - e) Recommendations for amending Schedule of Uses Chapter 14, Appendix A – Part 3 – Alcohol Sales, Part 5 – Educational & Institutional Uses & Part 8 Residential.
 - f) With no public comments, the Public Hearing was Closed at 5:35pm
- 4) Individual Items for Consideration:
 - a) Discussion, Consideration and Possible Action regarding the Recommendations for amending Ordinance 14.02-6 Downtown District
 - i) Boundary Discussion was held to move the district overlay boundary to include Rivercrest on the southwest side and up to Big Rocks Park/Lily House on the northeast side.
 - ii) Discussion was held on Building Requirements as well as metal buildings and permitted uses.
 - iii) With the changes discussed, a motion was made to recommend the updates by Greg Clanton and Seconded by Tony Gosdin.
 - iv) Motion passed 5/0
 - b) Discussion, Consideration and Possible Action regarding the Recommendation for creation of Ordinance 14.02-7 Paluxy River Housing District Overlay
 - i) A discussion was held on the purpose of this overlay, as a goal to protect “Worker Force Housing”.

- ii) Boundaries were discussed
- iii) Restrictions were discussed including that new mobile homes coming into the district must be less than 5 years old or seek a variance from counsel to allow an older mobile home to be placed in the district.
- iv) Discussions were held about tiny homes with the idea that more research would be done and amendments can be made in the future.
- v) Prohibited uses included Short term rentals, B&B, cabins, industrialized housing and private street development
- vi) Motion was made by Rex Miller and Seconded by Meghan Schuelke.
- vii) Motion passed 5/0
- c) Discussion, Consideration and Possible Action regarding Recommendation for creation of Ordinance 14.02-8 Wolf City Housing District Overlay
 - i) Boundaries were discussed
 - ii) Restrictions were discussed including that new mobile homes coming into the district must be less than 5 years old or seek a variance from counsel to allow an older mobile home to be placed in the district.
 - iii) Discussions were held about Tiny Homes with the idea that more research would be done and amendments can be made in the future.
 - iv) Prohibited uses included Short term rentals, B&B, cabins, industrialized housing and private street development
 - v) Motion was made by Toni Gosdin and Seconded by Rex Miller.
 - vi) Motion passed 5/0
- d) Discussion, Consideration and Possible Action regarding Recommendation for the creation of Ordinance 14.02-9 US Hwy 67 Corridor Overlay
 - i) A discussion was held on purpose, goals and boundaries.
 - ii) Further information on what other cities do with highway corridor overlays were provided for further discussion in our next meeting.
 - iii) Motion for the development of the overlay and boundary was made by Rex Miller and 2nd by Toni Gosdin.
 - iv) Motion passed 5/0.
- e) Discussion, Consideration and Possible Action regarding Recommendations for amending Schedule of Uses Chapter 14, Appendix A – Part 3 – Alcohol Sales, Part 5 – Educational & Institutional Uses & Part 8 Residential.
 - i) Motion was made by Rex Miller and 2nd by Tony Gosdin for the following updates:
 - (1) to Remove Brew Pub from B3 and change B1 & B2 to SUP required.
 - (2) Remove B3 from Retail Dealers Off premise Sales
 - (3) Wine & Malt Beverage Retails Off Premise Sales
 - (4) Wine Only Package Store – Off Premise Sales
 - ii) Motion passed 5/0
 - iii) Motion was made by Meghan Schuelke and Seconded by Tony Gosdin for the following updates:
 - (1) Add Note 5 to Child Care Center or Facility to allow in home residence in B1 and B2

(2) Add Note 5 to Child Day Care (home) to the B1 & B2 to allow in-home residence.
Note this version also requires a Specific Use Permit.

5) Having no further business before the commission the meeting was adjourned at 7:40pm

Chairperson

Jodi Holthe,
Building & Planning Department