

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
May 27, 2026

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: Rex Miller, Pam Streeter, Matthew Kuchta and Ymke Condry were in attendance. Tony Gosdin was absent. Additionally, Staff member David Lebron, was present. A quorum was present in the Commissioners Meeting Room.

2) Consent Agenda

- a) Consider Approval of minutes from Jan 28 & March 25, 2026 P&Z Commission Meeting
 - i) NO Discussion
 - ii) Rex Motioned at Approve, 2nd by Ymke
 - iii) 4/0 in favor

3) Individual Items for Discussion

- i) Public hearing regarding a request to rezone as submitted by applicant Mark Chapmen for property located at 700 NE Big Bend Tr, also known as Blk: W 1/2 OF 4 & 7, TRACT 1, Subd: M0100, Tract: 1, Abst: A136, MARSHALL and Blk: 5 & E 1/2 OF 4, Subd: M0100, Abst: A136, MARSHALL, BLOCK 5 & E 1/2 OF 4 from R-1 (Single Family Residential District) to B-2 (General Commercial District)
 - (1) Public Hearing Opened at 5:46pm
 - (a) No Discussion
 - (2) Public Hearing Closed at 5:47pm
 - (3) In reviewing the property in question, this looks to be an oversight at some point where the property is surrounded on Commercial Development,
 - (4) Motion to Recommend was made by Ymke and 2nd by Matt
 - (5) 4/0 was the vote.
- ii) Public hearing regarding a request for a Specific Use Permit to allow for the opening of a general store selling organic fresh whole foods, ingredients, cosmetics, skin care, soaps, home goods and some fresh made products such as breads, muffins, cookies and yogurts and also provide classes to teach the home cooked and homemade things out of a simple home kitchen at the property located at 103 SW Barnard St, Abst: A136, Subd: G0500, Blk: 00001, Lot: 2 & PT OF 3, GLEN ROSE TOWNSITE, BLOCK 1, LOT 2 & PT OF 3 to operate in a B-3 (Central Business District) Zone.
 - (1) Public Hearing Opened at 6:05pm
 - (2) No Discussions
 - (3) Public Hearing Closed at 6:06pm
 - (4) After discussion with applicant, it was determined the kitchen area would be commercial as needed per health code. This type of business is exactly what is wanted around the square, an artisan shop where people will purchase, learn, demonstrate a method.

(5) Motion approved 4/0.

4) With no Further Business before the commission, the meeting was adjourned at 6:30pm

Chairperson

David Lebron,
Building & Planning Department