

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
August 27, 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: Rex Miller, James (Tony) Gosdin, Meagan Schuelke, and Greg Clanton were present. Additionally, Staff members Allison Couch was present. A quorum was present

Items for Discussion and Public Hearing

- 1) Public hearing & Discussion regarding a request to rezone the property located at 1113 Wren St., Acres 0.387, Tract C7-11, Abst A136, A136 Milam Co Sch LD, Tract C7-11 from B-2 General Business to R-2 Single- and Two-Family Residential District.
 - a) Public Hearing Opened at 5:32 pm
 - b) No official Public Comments
 - c) Public Hearing Closed at 5:33 pm
 - d) Based on location and the surrounding properties already being residential, this made sense to also go to residential and was not considered spot zoning.
 - e) Motion to recommend approval was approved 5/0

- 2) Public hearing & Discussion regarding a request to replat on the property located at 1113 Wren St., Acres 0.387, Tract C7-11, Abst A136, A136 Milam Co Sch LD, Tract C7-11.
 - a) Public Hearing Opened at 5:43 pm
 - b) No official Public comments
 - c) Public Hearing Closed at 5:45 pm
 - d) Discussion on use of property was held to understand the need for a replat.
 - e) Motion to recommend approval was based 4/1. The descending vote was due to size of homes in area that tended to be smaller in sq footage and 2 story vs 1 story in the area.

- 3) Public Hearing & Discussion regarding recommendations for amending Ordinance 3.17 Fences to include definitions for Commercial Privacy Fencing
 - a) Public Hearing opened at 6:00 pm
 - b) No official Public comments
 - c) Public Hearing closed at 6:03 pm
 - d) After much discussion, additional work is needed to clarify details so item was removed from agenda and will be brought back in future.

- 4) Public Hearing & Discussion regarding recommendations for amending 14.02.005 Definitions
 - a) Public Hearing opened at 6:20 pm
 - b) No official Public comments
 - c) Public Hearing closed at 6:23 pm

- d) Due to the number of suggested changes, each topic was discussed individually
 - i) Accessory Building – In an attempt to better define the usage of Accessory Dwelling in R-1 districts, attempts were made to allow for guest housing to be allowed without allowing short-term rentals in the guest housing. The key discussion point is that R-1 definition is allowed only 1 dwelling per plat, and any additional dwellings allowed would violate the definition of R-1. In the end, no changes are being made at this time to Accessory building definition.
 - ii) Artisan Retail Shops – Definition of an artisan retail shop was added to the list of definitions to help better define the types of retail shops being sought for specific areas of town especially B-3. This definition was motioned by Tony and 2nd by Greg and approved 5/0.
 - iii) Assisted Living Facility (which can include one in a residential home) was redefined and have a minimum of four people are more unrelated to the proprietor of the establishment. This definition was motioned by Tony and 2nd by Rex and approved 5/0
 - iv) Gun manufacturing was added to the definitions that explains the difference between gun smith and gun manufacturing. This definition was motioned by Rex and 2nd by Tony and approved 5/0
 - v) Ice Cream Truck was added to the definitions – this definition provided the parameters in which an ice cream truck can operate within the city limits. Tony motioned and Rex 2nd this was approved 5/0
 - vi) Restaurant – a definition update allowed for indoor and outdoor seating for restaurants where previously the definition was indoor only. This motion as made by Tony, 2nd by Meagan and approved 5/0

- 5) Public Hearing and Discussion regarding recommendations for amending Chapter 14 Appendix A, Schedule of Uses to Include but not limited to Short Term Rentals allows in the B-3 District.
 - a) Due to the number of changes, each topic was discussed individually
 - i) Gunsmith Shop, Change B-2 to Allowed, Change I to Allowed, Add B-3 as SUP
 - ii) Manufacturing Guns – Change I to Allowed
 - iii) Hotel, Motel or Inn – Add SUP to B-3
 - iv) Short Term Rentals – Add SUP to B-3 with condition it is on 2nd Floor only.
 - v) Ice Cream Truck – Add to Schedule of Uses with Allowed in all zones with restrictions
 - vi) Restaurants or Café – Add inside and outside dining – Allowed in B-1, B-2 B-3, and I
 - vii) Granary or Gin – Make I SUP
 - viii) Assisted Living in Private Residence – Add and allow as an SUP in R-1, R-2, R-3, R-4, MH

Workshop

- 1) Downtown Overlay District – this topic was discussed to determine the best way to move forward. It was decided that we needed to review what the Schedule of Uses would look like first then go back to definition of Overlay and Mapping and provide citizens with more details before moving forward.

Having no further business before the commission, this meeting is adjourned at 8:30 pm

Chairperson

Jodi Holthe,
Building & Planning Department