

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
September 19, 2022

1. Call to Order
 - a. The meeting was called to order to 5:28pm by Chairperson, Pam Streeter
 - b. Pledge of Allegiance
 - c. Roll Call – Chairman, Pam Streeter called roll. Board Members Larry Cremean, Joe Boles, William Green, and Pam Streeter were in attendance. Greg Clanton was absent. A quorum was present. Additionally, Staff members, Michael Leamons, and Jodi Holthe were present.

2. Public Hearing- Public Hearing was opened at 5:30pm
 - a. Request to amend the Holden Street Cottages Planned Development Zoning, which includes the lots at 995,997,999,1001,1003 and 1005 Holden Street to allow for Short Term Rentals.
Ceylon Hood at 999 Holden who has lived there for 10 years expressed concerns about Parking, Privacy and Safety
Sue Fox 1001 expressed concerns on Parking, “Strangers looking over fences” and safety issues

3. Individual Items for Consideration
 - a. Discussion, consideration, and possible action Request to amend the Holden Street Cottages Planned Development Zoning, which includes the lots at 995,997,999,1001,1003 and 1005 Holden Street to allow for Short Term Rentals.
 - i. 20 Letters sent, 9 returned in opposition including the GRISD.
 - ii. Owner Michael Stevens, purchased property in April 2022 for purpose of a Short-Term Rental. Decorated as Dinosaur Jurassic Place. Mr Stevens drives by property several times daily in his role of law enforcement officer. They screen all individuals and only accept families.
 - iii. Owner Heidi Stevens, short term rental is allowed by State of Texas in residential areas, they have cameras to monitor the property. They were not aware of Planned Development rules at the time of purchase. They were not aware of SUP requirements at time of purchase.
 - iv. Calculation of opposed sits at 45%. A recommendation to refer the decision to City Council was made by Larry Cremean and seconded by Joe Boles. Motion to defer was passed 4-0.
 - v. (NOTE: the city attorney advised P&Z must make a recommendation, but the request has been removed by the applicants at this time – no further action is needed until they apply for a new application).
 - b. Discussion, consideration, and possible action to City Council regarding the Final Plat for Squaw Valley Estates
 - i. Discussion was held that the final plans submitted to engineer and public director holden had not been commented upon.
 - ii. All variances in plat had received approvals by city council.
 - iii. Motion was made by Joe Boles to accept and approve plat with the condition that any comments pending from City Engineer and City Public Works Director and received and reviewed and they have no concerns. Second was made by Larry Cremean. Vote was 4-0 to pass

4. Workshop
 - i. Review and Discuss Trash Rates

1. Council person Conrad & Freas explained their rationale for the proposed trash rates for the city effective Jan 2023. While the P&Z has no authority to make recommendations on the subject, city council persons felt the committee was made up of business owners and residents and would be a good cross section to hear the ideas and provide feedback.

5. With no further business before the commission the meeting was adjourned at 6:30pm

Chairperson

Jodi Holthe,
Building & Planning Department