

Meeting Minutes  
Planning & Zoning Commission – City of Glen Rose, Texas  
November 19, 2025

- 1) Call to Order
  - a) The meeting was called to order to 5:34 pm by Chairperson, Pam Streeter
  - b) Pledge of Allegiance
  - c) Roll Call: Present: Greg Clanton, Rex Miller, Mehgan Schuelke, and Pam Streeter were in attendance. Additionally, Staff member David LeBron was present. A quorum was present.
  
- 2) Consent Agenda
  - a) Approval of meeting minutes from August 9, 2025, August 27, 2025, September 24, 2025 and October 22, 2025
    - i) No revisions were required
    - ii) Motion made by Greg Clanton, 2<sup>nd</sup> by Mehgan Schuelke
    - iii) All in favor 4/0
  
- 3) Public Hearing, discussion, consideration and possible action regarding recommendations for amending Division 14.02-2 District Regulations related to lot sizes for 700sqft or less dwellings
  - a) Public hearing was opened at 5:37pm
  - b) No public comments,
  - c) Public hearing was closed at 5:38pm
  - d) Background was given on why this topic was approached based on the needs of citizens to afford housing and using infill lots of unusual sizes and shapes to be able for use as Residential housing.
  - e) With open dialogue with members of audience and the commission, some of the largest expenses in building housing is the land costs. We looked at 3000sqft, 2000sqft and 2500sqft and decided that 2500 would allow setbacks as needed.
  - f) The sizing of the houses as single family homes would be 800sqft of livable space and front setbacks would remain 25feet with side yard setbacks at 7feet, in keeping with our current setback standards.
  - g) These smaller houses and lots would not be allowed in R1, but would be appropriate for R2, R2M, R3 and MH.
  - h) We did suggest an SUP be required so that each case can be reviewed to ensure we are appropriately placing the smaller homes to not impact housing values around them.
  - i) Motion was made by Greg Clanton and 2<sup>nd</sup> by Rex Miller
  - j) Motion Passed 4/0

4) Having no further business before the commission the meeting was adjourned at 6:14 pm

---

Chairperson

---

David Lebron,  
Building & Planning Department