

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
June 28, 2023

1. Call to Order
 - a. The meeting was called to order to 5:30pm by Chairperson, Pam Streeter
 - b. Pledge of Allegiance
 - c. Roll Call: Larry Cremean, William Green, and Pam Streeter were in attendance. Additionally, Staff members Larry Allen, Jodi Holthe and Wayne McKethan were present. A quorum was present.

2. Consent Agenda
 - a. Approval of Meeting Minutes from May 24, 2023 was required.
 - b. No Discussion or Changes to Minutes were needed.
 - c. The motion to approve the consent agenda was made by Larry Cremean and seconded by William Green
 - d. Motion passed 3/0

3. Public Hearing opened at 5:34pm
 - i. No public comments were madePublic Hearing was closed at 5:39pm

4. Individual Items for Consideration
 - a. Discussion, consideration and possible action on appointment of Chairperson for Planning & Zoning Board
 - i. Nomination was made for Pamela Streeter to remain Chair by William Green, 2nd by Larry Cremean.
 - ii. No additional nominations were made, so the motion was made for Pamela Streeter to be Chair by William Green and 2nd by Larry Cremean.
 - iii. Vote was 2/0/1 Pam abstained.
 - b. Discussion, consideration and possible action on appointment of Vice - Chairperson for Planning & Zoning Board
 - i. Nomination was made for Greg Clanton to become Vice Chair by Pam Streeter, 2nd by Larry Cremean.
 - ii. No additional nominations were made, so the motion was made for Greg Clanton to be Vice Chair by Pam Streeter and 2nd by Larry Cremean.
 - iii. Vote was 3/0
 - c. Discussion, consideration, and possible action regarding a request to rezone, Acres 0.650, Lot 5, 6, 7, 8 & 2(S45X50), 3(S5X50), 4(S5X50) Blk 00010, Subd G0500, Abst A136, Glen Rose Townsite, Block 10, Lot 5, 6, 7, 8 & 2(S45X50), 3(S5X50), 4(S5X50); 301 NE Barnard St +307 from B-1 (Restricted Commercial District) to B-2 (General Commercial District)
 - i. Discussion was held on why the need to change from B1 to B2 was necessary to allow for the property to be used as a hotel.
 - ii. Motion was made for change by Larry Cremean and 2nd by William Green.
 - iii. Motion passed 3/0
 - d. Discussion, consideration and possible action regarding a request to rezone, Acres 0.290, Blk East Pt of 21, Tract 1, Subd R0100, Abst A41, Railroad, Block East Pt of 21, Tract 1; 603 Austin Rd from B-1 (Restricted Commercial District) to R-1 (Single Family District)

- i. This property was originally R1, but was in the past changed to B1 which actually created a spot zoning issue. The property is for sale, and most of the interest is in the property being a R1.
 - ii. Motion was made for change by Pam Streeter and 2nd by Larry Cremean.
 - iii. Motion passed 3/0
- e. Discussion, consideration and possible action regarding a request to rezone, Acres 2.450, Tract H6-2- 2-3, Abst A39, A39 E M Gray, Tract H6-2-2-3, Acres 2.45, 915 SW Barnard St from R-1 (Single Family Residential District) to P&R (Parks & Recreation District)
 - i. Discussion was held about what could this land be used for. Based on the Flood Plain, the key suggestions by FEMA are parks & rec and specifically a camp ground
 - ii. It was brought to our attention this property was non-conforming and being used as a camp ground for the last 8 months prior to the zoning change. The owner was asked to stop rentals until city council was able to approve change and Building Official had a chance to review work completed and make sure was in compliance with City Code
 - iii. Motion was made for change by William Green 2nd by Larry Cremean
 - iv. Motion passed 3/0
- f. Discussion, consideration and possible action regarding a request to rezone, Acres 2.450, Tract H6-2- 2-3, Abst A39, A39 E M Gray, Tract H6-2-2-3, Acres 2.45, 915 SW Barnard St from R-1 (Single Family Residential District) to P&R (Parks & Recreation District)
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 - iii. Motion was made for change by William Green 2nd by Larry Cremean
 - iv. Motion passed 3/0
- g. Discussion, consideration and possible action regarding a request to rezone, Acres 2.450, Tract H6-2- 2-2, Abst A39, A39 E M Gray, Tract H6-2-2-2, Acres 2.45; 1007 SW Barnard St from R-1 (Single Family Residential District) to P&R (Parks & Recreation District)
 - i. Discussion was held about what could this land be used for. Based on the Flood Plain, the key suggestions by FEMA are parks & rec and specifically a camp ground
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 - iii. Motion was made for change by William Green 2nd by Larry Cremean
 - iv. Motion passed 3/0
- h. Discussion, consideration and possible action regarding recommendations for amending the City of Glen Rose Specific Use Permits Ordinance (Sec. 14.02.101)
 - i. Discussion was held on the topic ensuring that the details provide met the goals set in the workshop.
 - ii. It was reviewed by City Attorney and stated was ok to move forward
 - iii. Motion was made to approve the ordinance by William Green and 2nd by Larry Cremean
 - iv. Motion passed 3/0.

5. With no further business before the commission, the meeting was adjourned at 6:40pm

Chairperson

Jodi Holthe,
Building & Planning Department