

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
December 17, 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: Greg Clanton, Rex Miller and Pam Streeter were in attendance. Meagan Schuelke was absent. Additionally, Staff members David LeBron was present. A quorum was present.

- 2) Consent Agenda
 - a) Approval of meeting minutes from November 19, 2025
 - i) No revisions were required
 - ii) Motion made by Greg Clanton, 2nd by Rex Miller
 - iii) All in favor 3/0
 - iv) Tony Gosdin arrived after the above topic

- 3) Public Hearing, discussion, consideration and possible action regarding rezoning as submitted by owner Georgia Odom for property located at 800 Hereford St, also known as Acres 1.0 tract E3-17, Abst A136A Miliam Co Sch LD, tract e3-17, Acres 1,- from R-1 to R-2M
 - a) Public hearing was opened at 5:35pm
 - b) No public comments,
 - c) Public hearing was closed at 5:36pm
 - d) A discussion was held about the property it's location, spot zoning and was R2M the right designation for the property regardless of what is happening to the property today.
 - e) Motion was made by Greg Clanton and 2nd by Rex Miller
 - f) Motion Passed 4/0

- 4) Public Hearing, discussion, consideration and possible action regarding SUP for property located at 410 SW Barnard St Acres 0.217, tract G9-9, Abst A47 AA47 James H Haley Tract G9-9 to operate in an R-1.
 - a) Public hearing was opened at 5:50pm
 - b) No public comments,
 - c) Public hearing was closed at 5:51pm
 - d) A discussion was held about the fact that this property had already been a STR so wasn't impacting the numbers. We also discussed that we did not have proper ordinances to disallow the SUP.
 - e) Motion was made by Tony Gosdin, 2nd by Rex Miller
 - f) Motion Passed 4/0

- 5) Public Hearing, discussion, consideration and possible action regarding SUP for property located at 602 E Elm St, Acres 0,157, Lot 00011, Blk 00024 Subd F0100, Abst A41, Farr, Block 24 Lot 11 to operate in an R-3
 - a) Public hearing was opened at 6:05pm
 - b) No public comments,
 - c) Public hearing was closed at 6:06pm
 - d) The discussion around this property was that it is across the bridge with no sidewalks so it wouldn't technically be a tourist zone. Additionally, it is an R3 zone, which we have never had a STR in a zone outside of R1, except for B3. Lastly, we have found that this would be the 58th STR within the City Limits of Glen Rose which means 5% of our housing inventory is being used by STR. However, without anything in writing in our ordinance to limit anything (We will be addressing this in January for City Council to have in Feb), the commissioners felt they had no way to say no. The homeowners' arguments was that they wanted STR so they could have more control of property maintenance as well as us it personally when family visits.
 - e) Motion was made by Greg Clanton, 2nd by Rex Miller
 - f) Motion was passed with 3 yes, 0 no and 1 abstention because of the homeowner statement that the chairperson was biased as a hotel owner.

- 6) Having no further business before the commission the meeting was adjourned at 6:29pm

Chairperson

David Lebron,
Building & Planning Department