

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
April 25, 2023

1. Call to Order
 - a. The meeting was called to order to 5:30pm by Chairperson, Pam Streeter
 - b. Pledge of Allegiance; William Green, Greg Clanton, Joe Boles and Pam Streeter were in attendance. Larry Cremean arrived after roll call at 5:40pm. Additionally, Staff members Jodi Holthe and Wayne McKethan were present. A quorum was present.
2. Consent Agenda
 - a. Approval of Meeting Minutes from March 28, 2023 was required.
 - b. No Discussion or Changes to Minutes were needed.
 - c. The motion to approve the consent agenda was made by William Green, and seconded by Greg Clanton.
 - d. Motion passed 4/0
3. Public Hearing opened at 5:32pm
 - a. Public hearing regarding recommendation for amending the City of Glen Rose Zoning Ordinance Chapter 02-2 District Regulations by renaming Parks & Recreation District (P&R) to Resort (R).
 - i. This item was removed from the agenda as we learned we did not have a mistake.
 - b. Public hearing regarding recommendations for amending the City of Glen Rose Zoning Ordinance Chapter 14, Appendix A Schedule of Uses and Notes
 - i. No public comments were made
 - c. Public hearing regarding the City of Glen Rose Comprehensive Plan
 - i. No public comments were made
 - ii. Peloton Land Solutions made a presentation on how the comprehensive plan.

Public Hearing was closed at 5:46pm
4. Individual Items for Consideration
 - a. Discussion, consideration and possible action regarding amending the City of Glen Rose Zoning Ordinance Chapter 02-2 District Regulations by renaming Parks & Recreation District (P&R) to Resort (R).
 - i. This item was removed from the agenda.
 - b. Discussion, consideration, and possible action regarding recommendations for amending the City of Glen Rose Zoning Ordinance Chapter 14, Appendix A Schedule of Uses and Notes.
 - i. Item 1: We found that the residential Bed & Breakfast line item had not been approved for any zoning (an oversight). In order to bring the document into accuracy for the actual goals for the lodging called Bed & Breakfast, we recommend that in B1 & B2 it is permitted without any special needs (this allows for current and future buildings that are residential in nature to be used as lodging with a host and breakfast service). We also believe it should be considered for permission in R1 with a SUP. These decisions are based on the current B&Bs in town such as Price House Inn (R1) and Live Oak (R1) and the upcoming Herefordshire (B1).
 1. Motion to approve the addition of zoning requirements for Bed & Breakfast (Residential) was made by Greg Clanton, 2nd was by Joe Boles.
 2. Motion passed 5/0.
 - ii. Item 2: Commercial Type – Shop Large – Other: was accidentally designated with a 3000 sq ft and above notation. This meant that anything over 3000 sq ft had to have a SUP in B2. This unnecessarily burdens developing businesses along the US Hwy 67 corridor. Most businesses will not want to purchase, build, or develop under a SUP when it could be pulled based on conditions. We originally recommended we move the definition of Shop Large to anything over 29,999gfa, but in discussion during our meeting, we felt that was too broad and didn't provide us with the knowledge we wanted about businesses coming into the city. We, therefore, recommend that the notation of 3000 sq ft be changed to 11,999 sq ft, and add note #12 with the following statement: "Any commercial retail business over 11,999 gfa will require a Special

Use Permit for permission to develop in any zone, especially B2. Commercial retail businesses of any type 11,999 gfa or are permitted in B2 (General Business) without a Special Use Permit.”

1. Original Motion to deny any changes to the schedule of uses keeping the SUP requirement for anything 3000 sq ft or above was made by Joe Boles and 2nd by Greg Clanton.
 2. The vote was 4 approved to deny changes with 1 abstention.
 3. This item was reopened for discussion at the request of the Chairperson Pamela Streeter. After further discussion, a motion was made to approve the recommendation for change from 3000 sq ft to 11,999 sq ft.
 4. Motion was made by Pamela Streeter, 2nd was made by Larry Cremean.
 5. Motion passed 4 approve / 1 abstention.
- c. Discussion, consideration, and possible action regarding the City of Glen Rose Comprehensive Plan.
1. Discussion was held amongst the commission about thoughts, concerns, and updates that had been made based on feedback from members of the commission.
 2. Final comments were made that this plan is just that a plan – the implementation of the plan is key and using this plan as a guiding principle will work for the future of the City of Glen Rose.
 3. Motion was made to accept the comprehensive plan as-is by Greg Clanton and 2nd by Larry Cremean.
 4. Motion passed 5/0.
- d. Discussion, consideration, and possible action to change the date of the regularly scheduled meetings.
1. Due to conflicts of use of the chambers with City Council needing to meet 2x a month for budget reasons, the Last meeting of the month for P&Z will conflict in any month that the last meeting of the month on Tuesday is the 4th Tuesday.
 2. With thoughts of issues related to Monday meetings re: holidays and long weekends, etc. The decision was to move the P&Z meetings to the 4th Wednesday of the month beginning with May 2023.
 3. Motion was made by Larry Cremean and 2nd by Greg Clanton
 4. Motion passed 5/0.

Non Agenda Item: Thanks were given to Joe Boles for being a part of the P&Z Commission and our congratulations for his next step as Mayor.

5. With no further business before the commission, the meeting was adjourned at 7:10pm

Chairperson

Jodi Holthe,
Building & Planning Department