

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
November 15, 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, Greg Clanton, Pam Streeter were in attendance. Rex Miller joined the meeting after it's start at 5:45pm. Additionally, Staff members Larry Allen and Jodi Holthe were present. A quorum was present.

2. Consent Agenda
 - a. Approval of Meeting Minutes from October 25, 2023 was required.
 - b. No Discussion or Changes to Minutes were needed.
 - c. The motion to approve the consent agenda was made by Greg Clanton and seconded by Larry Cremean
 - d. Motion passed 4/0

3. Public Hearing opened at 5:34pm
 - a. Public hearing regarding a Preliminary Plat for Creekside Edition, a proposed 22 lot subdivision, as submitted by Green Acres Venture, LLC and owners representative Tamara R Valentine, for the property located off English St, being a 5.4 acre Tract C4-1, Abstract A136, A136 Milam Co Sch LC, Tract C4-1, Acres 5.4, in the City of Glen Rose, Somervell County, Texas.

Public Hearing was closed at 5:40pm

4. Individual Items for Consideration
 - a. Discussion Consideration, and possible action regarding a Preliminary Plat for Creekside Edition, a proposed 22 lot subdivision, as submitted by Green Acres Venture, LLC and owners representative Tamara R Valentine, for the property located off English St, being a 5.4 acre Tract C4-1, Abstract A136, A136 Milam Co Sch LC, Tract C4-1, Acres 5.4, in the City of Glen Rose, Somervell County, Texas.
 - i. After much discussion and open comments from residents within the Blue Bird Park HOA and additional property owner, regarding easements and agreements, that are not in the purview of the City or City Planning and Zoning Commission, it was recommended that the plat be recommended for approval to City Council as long and the pending written agreements between Green Acres and Blue Bird Park HOA were in place and approved by both parties and take into account concern of additional property owner nearby and City.
 - ii. Motion was made by Larry Cremean, 2nd by Greg Clanton. Vote passed 5/0.

 - b. Discussion, Consideration, and possible action regarding a request to rezone Vista Ridge Park formerly Rock Ridge Estates Phase II, also known as Lots 12 – 38, blocks 1, lots 7 thru 12, Block 3 Lots 1 – 8, Block 4, Lota 1 Block 5; 13.13 Acres situated in the Milam County School Land Survey Abstract No 135, in the City of Glen Rose, Somervell County Texas, recorded in Cabinet Two slide 250 Plat Records of the Somervell County real property records from R-1(Single Family Residential District) to PD (Planned Development)
 - i. Much discussion was held on this topic as to whether it right for the town based on the comprehensive plan, how the density would impact the traffic & roads.

1. If the plan development comprehensive meets the dialogue we have been having about the housing, then recommend as we need housing. However, congestion is a concern (William Green & Larry Cremean)
 2. Water & Drainage, Congestion (Rex)
 3. 10% of GR population (Greg)
 4. Larry Allen – Phase 1 issues being addressed
 5. Not solving the cost of living issues for Glen Rose, Congestion, Water Demands, Draining, Street Infrastructure on Bo Gibbs would be a cost to the city (Pam)
- ii. Motion was made by William Green, 2nd by Larry Cremean. Vote passed 4/0/1.
Chairperson Abstained
- c. Discussion, Consideration, and possible action regarding a Preliminary Plat application for Vista Ridge Park formerly Rock Ridge Estates Phase II, also known as Lots 12 – 38, Block 1, Lots 7 thru 12, Block 3 Lots 1 – 8, Block 4, Lot 1, Block 5; 13.13 Acres situated in the Milam County School Land Survey Abstract No 135, in the City of Glen Rose, Somervell County Texas, recorded in Cabinet Two slide 250 Plat Records of the Somervell County real property
 - i. Tabled with permission of the developer due to plat changes being submitted
5. With no further business before the commission, the meeting was adjourned at 6:43pm

Chairperson

Jodi Holthe,
Building & Planning Department