

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
January 28, 2026

1) Call to Order

- a) The meeting was called to order to 5:30pm by Chairperson, Pam Streeter
- b) Pledge of Allegiance Ymke Condry, Rex Miller Tony Gosdin were present. Meaghan Schulke was absent. Additionally, Staff member David Lebron, was present. A quorum was present in the Commissioners Meeting Room.

2) Consent Agenda

- a) Consider Approval of minutes from December 17, 2025 Meeting
 - i) Rex Miller motioned at Approve, 2nd by Tony Gosdin
 - ii) 4/0 in favor

3) Individual Items for Discussion

- a) Discussion, Consideration and Possible Action regarding a request for a Specific Use Permit for short term rental at the property located at 301 Hereford St, Acres .230 Tract F7-2, Abst A136, Milam Co School Land, Tract F7-2 to operate in an R-1 Single Family District.
 - i) Public Hearing Opened at 5:36pm
 - ii) Public Hearing Closed at 5:45pm
 - iii) Applicant was present, the property had previously been an AirBnB and the new owner wanted to keep using it as that.
 - iv) Motion to Recommend was made by Ymke Condry, 2nd by Tony Gosdin
 - v) Motion approved 4/0
- b) Discussion, consideration and possible action regarding recommendations for amendments to preface to include more concise information about current versions of ordinances and when historical data is not represented.
 - i) Public Hearing Opened at 6:00pm
 - ii) No Public Comments
 - iii) Public Hearing Closed at 6:03pm
 - iv) Discussion was made that between the decision to address the material and the date of meeting; the material had been updated – so this topic was removed from the agenda.
- c) Discussion, consideration and possible action regarding recommendations for clarification on Article 1.01.018 for the effective date of Ordinance.
 - i) Public Hearing Opened at 6:10pm
 - ii) No Public Comments
 - iii) Public Hearing Closed at 6:14pm
 - iv) Discussion was on what should the standard be for when an ordinance is in effect. Recommendation to council was that it becomes effective once Mayor signs within the 3 days regardless if it was published in MuniCode or Not.
 - v) Motion to submit to council as above was made by Rex Miller, 2nd by Tony Gosdin

- vi) Motion passed 4/0
- d) Discussion, Consideration and possible action regarding recommendations for Amendments to Chapter 3, Building Regulations, Article 3.01 related to what effective code and when existing properties must be brought to effective code
 - i) Public Hearing opened at 6:30pm
 - ii) No Public Comments,
 - iii) Public Hearing closed at 6:35pm
 - iv) A ton of discussion was held around this subject. It was clarified that ICC code including plumbing and electrical would follow ICC standards. As to when a property needed to follow City of Glen Rose Ordinances, Legal Non-Conforming to ordinances expires upon sell of a property. If an existing owner is wanting to change, update, renovate or expand, the thought was that if spending 50% of the CAD value prior to the work would force the property to update to current ordinances.
 - v) Motion was made by Ymke Condy, 2nd by Rex Miller
 - vi) Motion was passed 4/0
- e) Discussion, Consideration and possible action regarding recommendations for addition of Article 3.18 Building Unit Size Changes and Occupancy Factors
 - i) Public Hearing was opened at 7:00pm
 - ii) No Public Comments
 - iii) Public Hearing was closed at 7:05pm
 - iv) The concept of this discussion was to ensure that things that happened with previous projects would not be repeated. The idea is to ensure that subdividing a building has to meet ICC code and also requires new certificate of occupancy, parking, signage etc. None of this is currently clarified in Ordinances.
 - v) Motion to recommend was made by Rex Miller, 2nd by Tony Gosdin
 - vi) Motion was passed 4/0
- f) Discussion, consideration and possible action regarding recommendations for addition of Article 4.10 Short Term Rentals to include information about the current SUP process as well as density and zoning regulations.
 - i) Public Hearing was opened 7:30pm
 - ii) No Public Comments
 - iii) Public Hearing was closed 7:35pm
 - iv) Ideas were sought and the general concept was that we currently have over 5% of all single-family homes operating as STRs in the city limits. The concept was to 1) slow down the growth by putting in parameters around neighborhoods where STR would be prohibited and then to designate areas where no limits would be placed and other areas where no new ones would be allowed. Additionally, discussion on helping the CVB and City audit for Occupancy Tax collection were also made including updating the actual SUP form used for STR to include local contact info and the Property ID on the 3rd party sites along with their tax id for state and city occupancy tax payments.
 - v) Motion to recommend was made by Ymke Condy, 2nd by Tony Gosdin
 - vi) Motion was passed 4/0

With no Further Business before the commission, the meeting was adjourned at 8:15pm

Chairperson

David Lebron,
Building & Planning Department