

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
July 23, 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: Rex Miller, James (Tony) Gosdin, Mehgan Schuelke, and Pam Streeter were in attendance. Additionally, Staff member Alison Couch was present. A quorum was present.
- 2) Consent Agenda
 - a. Approval of minutes from the June 25, 2025 Planning and Zoning Board Meetings
 - a. No Discussion was required
 - b. Motion was made to approve by Rex Miller Greg Clanton, 2nd by Tony Gosdin
 - c. Motion passed 4/0

Items for Discussion and Public Hearings

Public Hearing opened at 5:35 pm

- 1) Public Hearing regarding recommendations for amending Ordinance 4.09.003(b) Inspections, Permits and Fee and 4.09.005 Distance Regulations for Mobile Food Vendors.
 - a. No public comments
- 2) Public Hearing was closed at 5:38pm
- 3) Discussion, Consideration and Possible action recommendations for amending Ordinance 4.09.003(b) Inspections, Permits and Fee and 4.09.005 Distance Regulations for Mobile Food Vendors.
 - a. Discussion was minimal as this is simply bringing some ordinances items in line with brick-and-mortar restaurants, removing background checks and distance regulations from residential zoning.
 - b. A motion was made to recommend the SUP by Tony Gosdin and 2nd By Rex Miller.
 - c. Motion pass 4/0

Public Hearing opened at 5:45 pm

- 1) Public Hearing regarding recommendations for amending Ordinance 3.17 Fences to include definitions for Commercial Fencing and Privacy Fencing
- 2) A number of public comments were received and making the definitions more specific
- 3) Public Hearing was closed at 5:50pm
- 4) Discussion, Consideration and Possible action recommendations for amending Ordinance 3.17 Fences to include definitions for Commercial Fencing and Privacy Fencing
 - a. This item was tabled for further review of detailed definitions.

Public Hearing opened at 5:53 pm

- 1) Public Hearing regarding recommendations for amending 14.02.042 R-1 Single Family Residential District related to setback requirements
 - a. A number of questions were received with the public in general simply wanting to ensure any present buildings would be grandfathered.
- 2) Public Hearing was closed at 6:00pm
- 3) Discussion, Consideration and Possible action recommendations for amending 14.02.042 R-1 Single Family Residential District related to setback requirements
- 4) Motion was made by Meghan Schulte and Seconded by Tony Gosdin
- 5) Motion passed 4/0

Public Hearing opened at 6:10 pm

- 1) Public Hearing regarding recommendations for amending Chapter 14. Appendix A Schedule of Uses.
 - a. Key item for discussion was the allowance of a private home in an R-1 zone to be able to be used for assisted living.
 - b. Public discussion was numerous with concerns regulations and other safety concerns and wellbeing.
 - c. A number of questions were received with the public in general simply wanting to ensure any present buildings would be grandfathered.
- 2) Public Hearing was closed at 6:15pm
- 3) Discussion, Consideration and Possible action amending Chapter 14. Appendix A Schedule of Uses.
 - a. This item was tabled for further review of detailed definitions.

Public Hearing opened at 6:30 pm

1. Public Hearing regarding the creation of Ordinance 14.02.057 Downtown Overlay District – Definitions, Regulations and Schedule of Uses.
 - a. Public discussion was numerous with concerns about overreach, changes to residential areas, historic overlay concerns and many more.
 - b. After explaining the intent and noting comments, concerns and feedback.
2. Public Hearing was closed at 8:00pm
3. Discussion, Consideration and Possible action regarding the creation of Ordinance 14.02.057 Downtown Overlay District – Definitions, Regulations and Schedule of Uses.
 - a. This item was tabled for further review of detailed definitions.

With no further business before the commission, the meeting was adjourned at 8:30pm

Chairperson

Alison Couch,
Building & Planning Department