



Board of Adjustments (BOA)
City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989

Staff use only
Date Received: 8/14/26
Fee: \$ 150 Paid on: 8/14/26

Request for Board of Adjustment (BOA) Hearing

Address of property: "409" English St; Creekside Subdivision

Applicant's Name: James (Tony) Gosdin Date: 8-14-26

Property Owner/Applicant Information

Full Name: James Anthony Gosdin

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: R1

I am requesting this hearing for the following reason(s):

- ☐ Setback variance for ☐ side yard ☐ rear yard ☐ front yard ☒ Cul-de-sac Radius
☐ Lot size variance ☐ Lot coverage variance
☐ Lot frontage width variance ☐ Lot depth variance ☐ Building height variance

- ☐ Challenging the decision of the ☐ Zoning Administrator ☐ Building Official
☐ Other City Official

Explain, in detail, the reason for appearing before the BOA: (Use a separate page if necessary.
Attach all photos, maps, drawings, etc).

In order to save large pecan tree at Edge of
Cul-de-sac; Requesting curb be allowed to delineate
the base or roots around the tree.

Roughly 3' of Radius to be lost from
center of truck with an approx curve length
of 8' (4' Either side of truck).

Please see attached for Rough drawing and
comments from fire chief. Recommendations made are agreeable
to all parties

I hereby certify that all the information provided is true and correct to the best of my knowledge.

Applicant's Signature:

[Signature] Date: 8-14-26

SOMERVELL COUNTY FIRE DEPARTMENT

Office of the Fire Chief / Fire Marshal | Department 540 | Somervell County, Texas
111 Shepard | Glen Rose, TX 76043 | (254) 897-2135
Levi Clements, Fire Chief / Fire Marshal
Authorized Fire Marshal Services Provider — City of Glen Rose, Texas

August 12, 2026

Mr. Tony Gosdin

Gosdin's Dozer Service

4448 East HWY 67

Rainbow, TX 76077

Tony@GDSITX.com

RE: Fire Lane Variance Approval — Creekside Development, English Street, Glen Rose, Texas

Mr. Gosdin,

This letter is issued in response to your request, and in follow-up to our on-site meeting at the Creekside development, English Street, Glen Rose, Texas, conducted in February of this year. This office has reviewed your proposed deviation to the cul-de-sac curb alignment at the referenced development site and issues the following determination.

The Somervell County Fire Department, Office of the Fire Marshal, provides contracted fire marshal and fire prevention services to the City of Glen Rose, Texas, which does not operate an independent fire department or fire marshal's office. Accordingly, this office holds full fire code enforcement and variance authority within the City of Glen Rose jurisdiction, including plan review and approval authority for fire access roads and fire lanes.

Fire access road requirements at the referenced site are governed by the *International Fire Code, 2018 Edition (IFC 2018)*, as adopted by the City of Glen Rose, Texas. Specifically, **IFC Section 503** establishes dimensional and operational standards for fire apparatus access roads, and **IFC Section 104.8** grants the Fire Code Official authority to modify any provision of the fire code where strict compliance would be impractical, provided an equivalent level of safety is maintained.

Your request, as submitted and discussed during our site visit, proposes the following modification to the cul-de-sac curb at the Creekside development:

Proposed Variance: A curb deviation of approximately **eight feet (8')** total with a center offset of approximately **three feet (3')** to accommodate and preserve a large, established pecan tree located within or immediately adjacent to the cul-de-sac curb radius, Creekside Development, English Street, Glen Rose, Texas.

This office acknowledges the community and environmental value of preserving a mature, established pecan tree, which constitutes a significant natural asset within the development. The proposed deviation is modest in scope and, as conditioned below, does not materially impair emergency vehicle access or fire apparatus maneuverability within the cul-de-sac.

VARIANCE APPROVAL AND CONDITIONS

Pursuant to the authority granted under IFC 2018, Section 104.8 — Modifications, the Fire Code Official hereby **APPROVES** the requested cul-de-sac curb variance at the Creekside development, English Street, Glen Rose, Texas, subject to the following mandatory conditions:

Condition 1 — Fire Lane Marking (IFC 503.3): The curb in its entirety around the cul-de-sac, including the deviated section, shall be painted RED and marked as a FIRE LANE in accordance with IFC 2018 Section 503.3 and the City of Glen Rose adopted standards. Red curb paint and fire lane markings shall be maintained in a legible and visible condition at all times by the property owner and/or homeowners' association.

Condition 2 — Minimum Clearance Maintained: The proposed 8-foot total deviation with 3-foot center offset shall be constructed such that the minimum required fire apparatus access road width per IFC 503.2.1 is maintained at all points around the cul-de-sac perimeter. No portion of the deviated curb or adjacent landscaping shall further encroach into the fire lane after construction.

Condition 3 — Curb Condition and Continuity: The deviated curb section shall be constructed continuous with the existing cul-de-sac curb line, with no abrupt transitions that could impede fire apparatus movement. The final curb alignment, including the deviation, shall be consistent with the rough rendering submitted with your request.

Condition 4 — Field Inspection: Prior to acceptance and final approval, the completed cul-de-sac curb, fire lane markings, and deviated section shall be subject to a field inspection by this office or an authorized representative. Final acceptance is contingent upon satisfactory inspection.

Condition 5 — Recorded Notice: This variance and its conditions shall be referenced in the development plat or recorded with the applicable county records as a condition of the development, to provide notice to future property owners of the fire lane obligation.

This variance approval is specific to the Creekside development, English Street, Glen Rose, Texas, and applies only to the cul-de-sac curb deviation described herein. It does not constitute approval of any other deviation from applicable fire code requirements at this or any other site.

Should you have any questions regarding the conditions of this approval, or to schedule the required field inspection upon completion, please contact this office at (254) 897-2135 or visit us at 111 Shepard, Glen Rose, TX 76043. It was a pleasure meeting with you on site, and this office appreciates your proactive approach to coordinating fire access matters during the development process.

The preservation of this pecan tree is appreciated.

Respectfully,

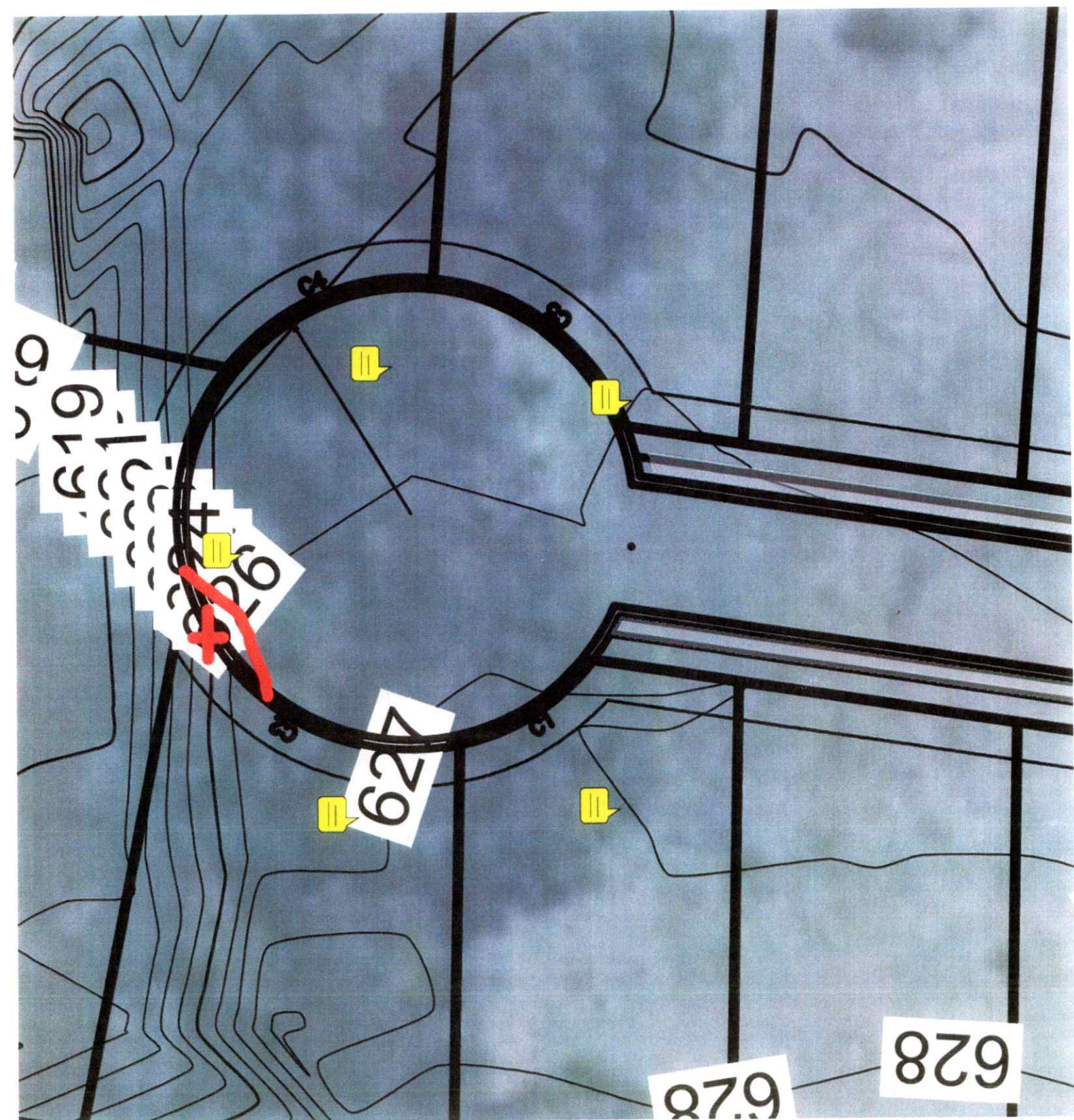
Levi Clements

Fire Chief / Fire Marshal

Somervell County Fire Department — Department 540

111 Shepard | Glen Rose, TX 76043 | (254) 897-2135

Authorized Fire Marshal Services Provider, City of Glen Rose, Texas





Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

October 1, 2026

Public hearing by the Board of Adjustment at the request of James Anthony Gosdin, on behalf of owner Green Acres Venture LLC, for a variance for the item listed below, in an R-1 (Single Family) District; located off English St. being, Tract C4-1, Abstract A136, A136 Milam Co Sch LD, Tract C4-1, Acres 5.40; in the City of Glen Rose, Somervell County, Texas.

RE:

- **Variance request regarding cul-de-sac radius**

Dear Property Owner:

This letter is to inform you of a variance request in the area of your property ownership near Creekside subdivision off English St. The purpose of the variance is to allow for saving a large pecan tree at the edge of the cul-de-sac. State law requires the City to notify all property owners (most recent tax rolls) within 200' of the proposed request. The Board of Adjustment will hold a public hearing on October 13, 2026 at 5:30 p.m. in the City Council Chambers of City Hall, 201 NE Vernon Street, Glen Rose, Texas, 76043 to hear public comment on this request for variance. Immediately following the public hearing, the Board of Adjustment will take action to approve or deny the request.

It is important that you submit your opinion in writing to the Building and Planning Office for consideration by the Board. A form is included with this letter which you may mail or return to one of the drop boxes located at City Hall.

Questions regarding the variance request or this letter may be directed to Jodi Holthe, (254)-897-2272, ext:109. Thank you.

Sincerely,

Building and Planning / Code Enforcement

NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas
Building, Planning, Code Enforcement Department
P.O. Box 1949, Glen Rose, TX 76043
Ph: (254) 897-2272 Fax: (254) 897-7989

Public hearing by the Board of Adjustment at the request of James Anthony Gosdin, on behalf of owner Green Acres Venture LLC, for a variance for the item listed below, in order to save a large pecan tree at a property off English St.

RE:

- **Variance request regarding cul-de-sac radius**

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

NAME: _____

ADDRESS: _____

SIGNATURE: _____

I AM () IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Building and Planning / Code Enforcement

Creekside Subdivision – 200 ft Radius

