



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

NOTIFICATION

November 21, 2022

NOTICE OF PUBLIC HEARING ON PROPERTY

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on December 6, 2022 before the Planning and Zoning Commission and on December 13, 2022 before the City Council on a request by owner / Owner's Representative, Will W. Schoonover request for zoning designation B-2 (General Commercial) 1.321 acres situated in the Milam County School, Abst: 136, being a portion of certain 4.58 acre tract of land described in deed to VRE GLEN ROSE 2.0, LLC Instrument Number 20222651, Official Public Records Somervell County Texas, and being located on the south side of Highway 67 adjacent to and east of the VRE Glen Rose 7 Eleven Addition.

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property located referenced above. That is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for rezoning which is under consideration, and a map showing all the properties within 200' of the property referenced above. If you would like to register your opinion in favor or in opposition to granting the rezoning request, please complete the form and either mail or email it to us, or deposit it in one of the drop boxes at City Hall.

If the owners of 20% or more of the land within 200' of property referenced above provide written notice of their objection to the issuance of the rezoning request, instead of a simple majority it will require a vote of $\frac{3}{4}$ of the City Council members present to approve the request.

You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the bottom of the City's website at www.glenrosetexas.org.

Should you have any questions, please contact us at jodi.holthe@glenrosetexas.org or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department

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

Email: buildingofficial@glenrosetexas.org

Re: Will W. Schoonover request for zoning designation B-2 (General Commercial) 1.321 acres situated in the Milam County School, Abst: 136, being a portion of certain 4.58 acre tract of land described in deed to VRE GLEN ROSE 2.0, LLC Instrument Number 20222651, Official Public Records Somervell County Texas, and being located on the south side of Highway 67 adjacent to and east of the VRE Glen Rose 7 Eleven Addition.

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: _____ DATE: _____

ADDRESS: _____

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

Reasons/Comments:

Jodi Holthe,
Planning and Zoning (P&Z)

State of Texas)(

County of Somervell)(

PETITION FOR ANNEXATION
ZONING & SERVICE REQUEST

PRESENTED TO THE CITY OF GLEN ROSE,

SOMERVELL COUNTY, TEXAS

I, Jason Keen, manager of VRE GLEN ROSE 2.0, LLC, do state and certify that VRE GLEN ROSE 2.0, LLC is the sole owner of the certain 1.32 acre tract of land, a portion of which is further described herein by metes and bounds, and do hereby petition to the CITY OF GLEN ROSE, Somervell County, Texas for annexation this portion of said tract, which is less than 525' in width, contiguous to the municipal boundary of the CITY OF GLEN ROSE, within its exclusive extraterritorial jurisdiction, and upon which no qualified voters reside, by filing said Petition with the CITY OF GLEN ROSE, Texas. The portion to be annexed, being 1.32 acres, is further described by metes and bounds as follows:

BEING 1.321 acres situated in the MILAN COUNTY SCHOOL, ABSTRACT No. 136, City of Glen Rose, Somervell County, Texas, being a portion of certain tract of land described in deed to Alvie Joe Mitchell, JR recorded under Instrument Number 20201505, Official Public Records Somervell, County Texas, being more particularly described, as follows:

BEGINNING at 1/2" capped iron rod found at west corner of said Alvie Joe Mitchell, JR tract and also being north corner of Lot 1, Block 1, VRE Glen Rose 7 Eleven Addition, according to the plat recorded under Instrument Number 20201892, Official Public Records Somervell County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH:6775350.05' and EAST:2207117.03'.

THENCE North 60 degrees 51 minutes 57 seconds East, with northwest line of said Alvie Joe Mitchell, JR tract, a distance of 230.33 feet to a 1/2" capped iron rod set stamped "BARRON STARK";

THENCE South 29 degrees 07 minutes 50 seconds East, a distance of 250.01 feet to a 1/2" capped iron rod set stamped "BARRON STARK";

THENCE South 60 degrees 51 minutes 55 seconds West, a distance of 230.33 feet to a 1/2" capped iron rod set stamped "BARRON STARK";

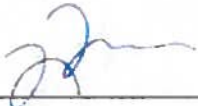
THENCE North 29 degrees 04 minutes 34 seconds West, a distance of 30.84 feet a 1/2" capped iron rod stamped "BARRON STARK" found at southeast corner of said Lot 1;

THENCE North 29 degrees 08 minutes 18 seconds West, with northeast line of said Lot 1, a distance of 219.17 feet returning to the POINT OF BEGINNING and containing 1.321 acres of land, more or less.

Along with this request for approval of annexation of said tract described above, it is also requested herein that the CITY OF GLEN ROSE agree to provide sanitary sewer service to the proposed development comprised of one, 1.32 AC commercial lot via existing sanitary sewer facilities adjacent to the site frontage.

Signed, acknowledged and executed this the 24th day of October 2022.

VRE GLEN ROSE 2.0, LLC.
Owner



By: Jason Keen, Manager

State of Texas)
County of Tarrant)(

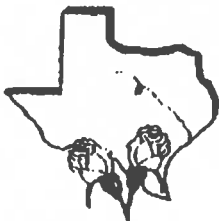
Before me this the 24th day of October, 2022, appeared Jason Keen as Manager of **VRE GLEN ROSE 2.0, LLC**, who swears that he is in the capacity stated herein, and with the authority to sign, execute and bind **VRE GLEN ROSE 2.0, LLC**, as set forth in said Petition, subscribed to and sworn before me, the undersigned authority, on the 24th day of October, 2022, to certify which witness my hand and seal of office.



Notary Public, State of Texas

My Commission Expires:

3/21/26



Code Enforcement Office
City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989

Staff use only
Date Received: 9/21/22

Request for Zoning Change

Address of property: US-67 @ SH-144 (adjacent to 7-Eleven)

Applicant's Name: Will W. Schoonover Date: 9/15/22

Property Owner Information

Full Name: VRE Glen Rose 2.0, LLC

Address: _____

Telephone No: _____ Email: _____

Applicant/Owner's Representative (if not the owner)

Full Name: Will W. Schoonover (Barron-Stark Engineers)

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: N/A New zoning requested: B-2

Form of Ownership of the property: ☐ Individual ☐ Partnership ☒ Corporation

Reason for zoning change (must be specific):

Subject 1.32 AC tract to be annexed into City,
and utilized for a commercial QSR application.
Annexation and servicing request approved by
SCWD on 9/12/22.

I/We, am/are the owner(s) of the property. I/We hereby certify that all the information provided is true and correct.

Owner(s) Signature:

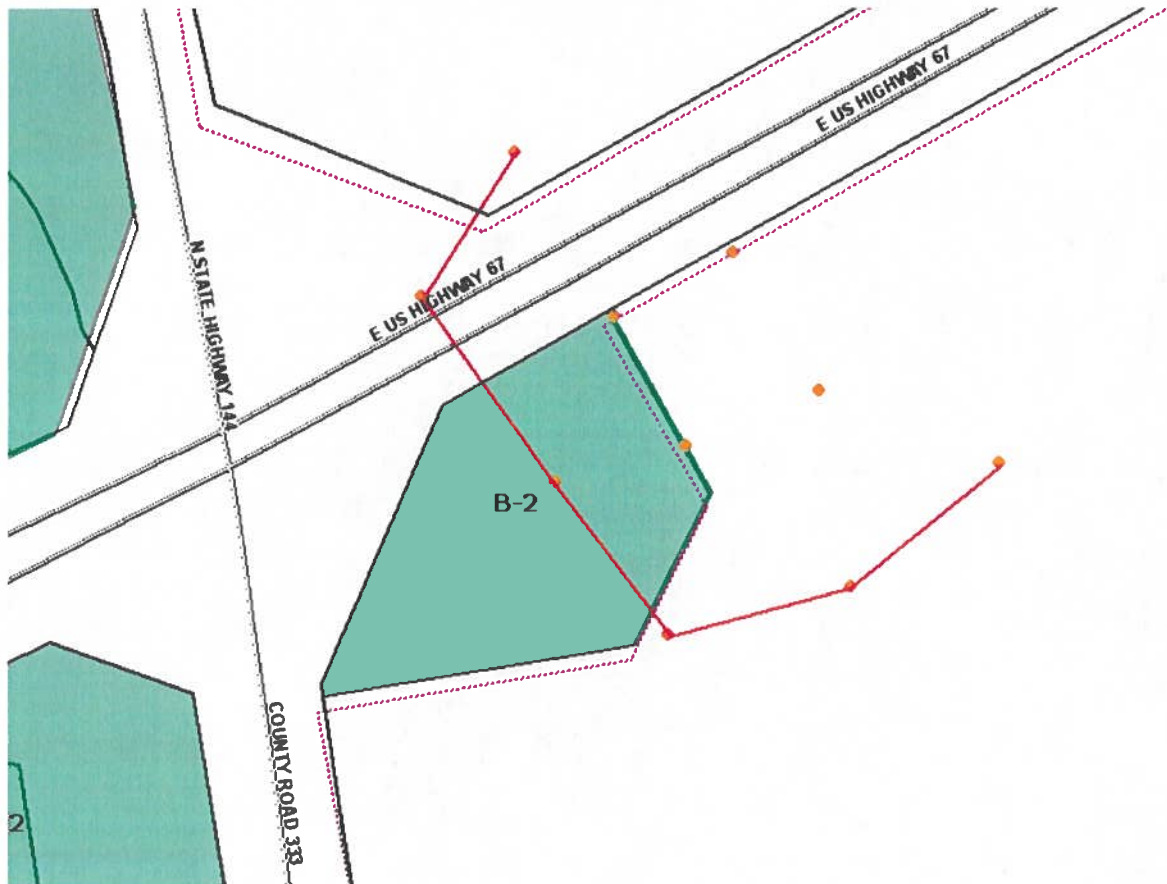
Will W. Schoonover
(designated agent)

Date: 9/15/22

Will Schoonover Zoning

B-2

200 ft Radius



14.02.048 B-2 General Commercial District

- (a) Purpose. The B-2 General Commercial District is established to accommodate most commercial activities that cannot generally be accommodated in the B-1 district. This district permits the storage of goods, materials, equipment, machinery and vehicles outside of enclosed buildings.
- (b) Permitted uses. The uses permitted in the B-2 district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
- (c) Specific use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward its recommendations of action to the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for the uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percentage of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. No enclosed or covered parking is specifically required.

(Ordinance 240 adopted 3/15/94; 2007 Code, sec. 155.22)

Will Schoonover
Zoning Request
200 Ft Radius Mailings

1. Will W Schoonover
6221 Southwest Blvd., Ste 100
Fort Worth, TX 76132
2. VRE Glen Rose 2.0, LLC
1211 S. White Chapel Blvd.
Southlake, TX 76092
3. LH Evans Rentals LLC
3200 Hackberry Road
Irving, TX 75063