

REQUEST TO PLACE ITEM ON CITY COUNCIL AGENDA

The City of Glen Rose welcomes constructive input from interested citizens. Please complete this form if you wish to have an item placed on the agenda for a regular City Council meeting. The deadline for placing an item on the agenda is one week prior to the regular meetings which are held the second Monday of every month. In order for the City Council to fully understand your item, have productive discussion, and insure efficient council meetings, it is important that you describe the item with as much detail as possible and include any supporting documentation so that it may be included in the Council's meeting packets. You may use additional blank pages for item description. If you have any questions, contact the City Secretary at 254-897-2272.

Full Name: MICHAEL STEPHENSON

Mailing Address: P.O. Box 7240 Glen Rose TX 76043

Phone Number: 214 770 5465 Fax Number: _____

Email: MSDOBBS@GMAIL.COM

Are additional sheets or supporting materials attached? _____ Yes ☒ No

I request that this item be placed on the agenda for the NEXT AVAILABLE City Council meeting.

Description of Item: APPEAL TO COURT REVERSATION decision
FOR Gate to be Reattached to existing fence
That was approved by Preservation Committee. At
102 WALNUT suite A Glen Rose TEXAS

(Use additional pages if needed)

Certification: I understand that the City Council retains the right to set the items for discussion at its meetings and further understand that my request will not be automatically placed on an agenda or may even be denied. I also understand that I may be requested to present additional information on my item, asked to consult with the appropriate City department, or take other action before my request is considered. I agree to attend the meeting at which my item may appear and make a presentation and/or answer questions.

Signature: [Signature]

Date: 5/24/22



Code Enforcement Office/Permits & Inspections
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

May 19, 2022

TO: Michael Stephenson

Reference: Application for Certificate of Appropriateness

Mr. Stephenson,

The Historic Preservation Board met on 05/17/2022, and after much Discussion and consideration, the HPB took the action of Denying your application for Certificate of Appropriateness. They also informed you that the gate / fence in question must be removed immediately.

If you are dissatisfied with the action of the board, you have the right to appeal to the city council within thirty (30) days after receipt of this notification. The city council shall give notice, follow publication procedure, hold hearings, and make its decision in the same manner as provided in the general zoning ordinance of the city.

Thank you in advance for your cooperation in this matter.

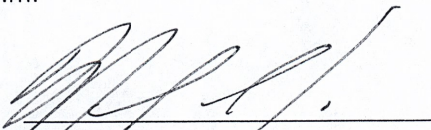
A handwritten signature in black ink, appearing to read "Kyle Reeves", is located below the "Thank you" text.

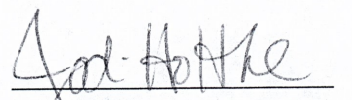
Kyle Reeves
Building Official
City of Glen Rose
O: 254-897-2272 Ext. 104
buildingofficial@glenrosetexas.org

Minutes
Preservation Board - City of Glen Rose, Texas
January 28, 2022

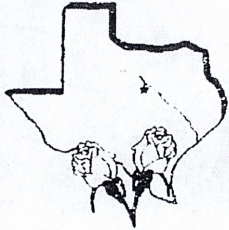
1. Call to Order – Chairperson, Mario Cossio, called the meeting to order at 3:00 p.m.
 - a. Pledge of Allegiance
 - b. Roll call and verification of quorum – by Chairperson, Mario Cossio. Members: Mario Cossio, Ann Carver, Karen Braswell, Scott Cole, and Sue McDonald in attendance. Also present: Kyle Reeves, Jodi Holthe.
2. Consent Agenda (Chairperson)
 - a. Approval of minutes from January 18, 2022, Preservation Board meeting:
 - i. Motion made by Ann Carver, seconded by Mario Cosio, to accept the minutes as presented.
 - ii. Motion to approve was passed 5/0.
3. Individual Items for Consideration
 - a. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Oakdale Park representative, Luci DiGiorgio. Tara Gibson was in attendance as representative of Luci DiGiorgio. She presented the Board with choice of door colors for 7 casitas (just front of each door to be painted, not frame), which are basically the same colors as the doors are currently painted.
 - i. A motion was made by Scott Cole to accept the paint colors submitted. It was seconded by Sue McDonald.
 - ii. Motion to approve was passed 5/0.
 - b. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Lindsey Brewer to approve the mural as painted – with changes now approved.
 - i. A motion was made by Sue McDonald to approve the revised mural. Ann Carver seconded the motion.
 - ii. Motion to approve was passed 5/0.
 - c. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by James Brady Martin. The 8 front porch posts will be replaced with solid posts, still square like the original ones, just smaller. They will be painted when the house is repainted, and applicant will return with paint color selection for approval.
 - i. A motion was made by Karen Braswell to approve the work as submitted. It was seconded by Sue McDonald.
 - ii. Motion to approve was passed 5/0.
 - d. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Lane Family Trust representative, Michael Stephenson. Kyle Hooper, business partner, was attending in place of Michael Stephenson. He stated that the back exit has roof coverage with pipe supports (photo provided). The owners want screening – 12-foot barnwood-look privacy fencing – to hide this area from street view. Kyle Reeves asked if Health Inspector had requested. Mr. Hooper replied that the inspector had, but it was not a code requirement. (Owner will get a fence permit from the city.)
 - i. A motion was made by Ann Carver to accept this fencing as submitted. It was seconded by Scott Cole.
 - ii. Motion to approve passed 5/0.

- e. Discussion, consideration and review of Historical Resource Inventory Inspection Reports as presented by Preservation Board members. Jodi Holthe created a spreadsheet showing applicants (15 applied). Code enforcement can go out afterwards to enforce the required repairs being completed, and if changes are not made, no approval will be made next year. Kyle Reeves will go with his new code enforcement officer as part of training. The list from this Board must go to City Council for final approval.
 - i. A motion to approve inspection reports and send to Council was made by Mario Cosio. It was seconded by Scott Cole.
 - ii. Motion to approve passed 5/0.
 - f. Discussion, consideration and possible recommendation to City Council regarding the 2021/2022 Glen Rose Historic Property Tax Exemptions. (See minutes from item "e." above.)
 - i. The motion made by Mario Cosio and seconded by Scott Cole (above) covered both items.
 - ii. Motion (above) to approve passed 5/0.
 - g. Discussion, consideration and possible action regarding the Historic Preservation Board meeting times and dates. It was decided that regularly scheduled Board meetings will return to 5:30 p.m. (3rd Tuesday of each month), and these meetings will handle all Certificate of Appropriateness Applications and agenda items. Workshops, which require no voting, will be held at 3:00 p.m. on the dates decided by the Board.
 - i. A motion to accept the revised times for future Board meetings was made by Sue McDonald. It was seconded by Ann Carver.
 - ii. Motion to approve passed 5/0.
 - h. Discussion, consideration and possible action regarding the City of Glen Rose Farmers Market Vendor Participation Application. Kyle Reeves presented a draft document to be reviewed for potential use. The Board's intention is to plan for future growth and, as the Farmers Market grows, ask for expansion of space beyond Elm Street. Venus Vara, a long-time vendor, was asked to give her input on the application.
 - i. A motion to take no action at this meeting, but to place this as an agenda item for the February 15th meeting was made by Mario Cosio. It was seconded by Karen Braswell.
 - ii. Motion to take no action was approved 5/0.
 - i. Discussion, consideration and possible action regarding the City of Glen Rose Sign Ordinance. The Board agreed that there is currently no need to change the ordinance.
 - i. A motion to accept the ordinance as written (as relating to the Historic District) was made by Ann Carver. It was seconded by Mario Cosio.
 - ii. Motion to approve passed 5/0.
4. Mario Cosio, Chairperson: Having no further business before the Board, the meeting was adjourned at 4:03 p.m.


Chairperson


Jodi Holthe,
Historic Preservation Officer





Code Enforcement Office

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

Staff use only
Date Received: 5/3/02

Certificate of Appropriateness Application

Date: _____

Number: _____

Property Owner Information

Full Name: Blackies on the Square.

Address: 102 A WALNUT St.

Telephone No: 214 770 5465 Email: MS DOBBERS8@Gmail.com

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

Full Name: MICHAEL STEPHENSON

Address: 1538 CR 321 Glen Rose TX 76043

Telephone No: 214 770 5465 Email: MS DOBBERS8@GMAIL.com

Property Information

Property Address: 102 A WALNUT STREET

Present use of property: Restaurant

Current use of property: 17

Description of work to be done: GATE ON END OF PRIVACY FENCE

Drawings/Sketches attached: ☐ Yes ☒ No

Photos attached: ☐ Yes ☒ No

Material sample(s) attached: ☐ Yes ☒ No

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Glen Rose's Historic District Ordinances and Building Codes.

[Signature]
Signature

MICHAEL STEPHENSON
Print Name

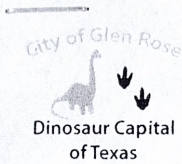
Denied ☒ Approved ☐ Conditions: _____

X [Signature]
Chairperson - Preservation Board

X [Signature]
Historic Preservation Officer

X [Signature]
City Building Official

**THIS IS NOT A BUILDING PERMIT AUTHORIZING ANY CONSTRUCTION OR REMODELING.
CONTACT THE CODE ENFORCEMENT OFFICE PRIOR TO THE START OF ANY WORK.**



City of Glen Rose • P.O. Box 1949 • Glen Rose, TX 76043
Building Inspections / Permits 254-897-2272 ext. 109

NOTIFICATION

2nd NOTICE OF VIOLATION HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

Dear Property Owner / Occupant,

April 12, 2022

You are receiving this notice because our records indicate that you are the owner / occupant of the property located at 102 Walnut Street Suite "A".

You recently applied for and were granted a Certificate of Appropriateness to install screening (Privacy Fence) on the back porch area of the building in order to screen the porch area from the roadway of NE Barnard. After inspecting the property for compliance, it was noted that the entire porch area had been screened. This was not approved by the Historic Preservation Commission.

In order to be in compliance, you will either need to remove the unapproved gate on the screening (privacy fence) or you need to fill out another application for Certificate of Appropriateness and submit it to the City of Glen Rose Historic in order to be placed on the agenda for the next regularly scheduled meeting. The Historic Preservation Commission meets on the third (3) Tuesday of the month. Staff will need your information two (2) weeks prior to the meeting in order to be placed on the agenda.

If you do not respond to this notification or remove the unapproved gate within 10 days of this letter, you can be fined for each day the violation continues.

Should you have any questions, please feel free to contact me,

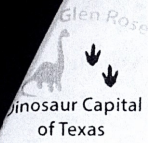
Kyle Reeves

Building Official

City of Glen Rose

buildingofficial@glenrosetexas.org

O: 254-897-2272 ext: 104



City of Glen Rose • P.O. Box 1949 • Glen Rose, TX 76043

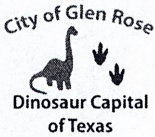
Building Inspections / Permits 254-897-2272 ext. 109

3.16.010 Enforcement

All work performed pursuant to a certificate of appropriateness issued under this article shall conform to any requirements included therein. It shall be the duty of the building official to inspect periodically any such work to assure compliance. In the event work is not being performed in accordance with the certificate of appropriateness, or upon notification of such fact by the commission and verification by the building official, the building official shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work is in effect. (Ordinance 17.03.13A, sec. 10, adopted 3/13/17)

3.16.012 Penalties

Any person, firm or corporation violating any provision of this division shall be guilty of a class C misdemeanor punishable by a fine up to \$2,000.00. Each day the violation continues shall be considered a separate offence. Such remedy under this section is in addition to the abatement restitution. (Ordinance 17.03.13A, sec. 12, adopted 3/13/17)



City of Glen Rose • P.O. Box 1949 • Glen Rose, TX 76043
Building Inspections / Permits 254-897-2272 ext. 109

NOTIFICATION

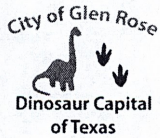
NOTICE OF VIOLATION HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

Dear Property Owner / Occupant,

You are receiving this notice because our records indicate that you are the owner / occupant of the property located at 102 Walnut Street Suite "A". You recently applied for and was granted a Certificate of Appropriateness to install screening (Privacy Fence) on the back porch area of the building in order to screen porch area from the roadway of NE Barnard. After inspecting the property for compliance, it was noted that the entire porch area had been screened. This was not approved by the Historic Preservation Commission. In order to be in compliance, you will need to fill out another application for Certificate of Appropriateness and submit it to the City of Glen Rose in order to be placed on the agenda for the next regularly scheduled meeting. The Historic Preservation Commission meets on the third (3) Tuesday of the month. Staff will need your information two (2) weeks prior to the meeting in order to be placed on the agenda. If you do not respond to this notification, you can be fined for each day the violation continues.

Should you have any questions, please feel free to contact me,

Kyle Reeves
Building Official
City of Glen Rose
buildingofficial@glenrosetexas.org
O: 254-897-2272 ext: 104



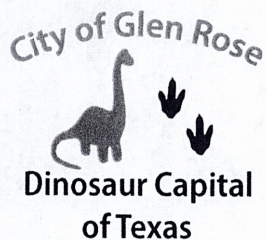
City of Glen Rose • P.O. Box 1949 • Glen Rose, TX 76043
Building Inspections / Permits 254-897-2272 ext. 109

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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

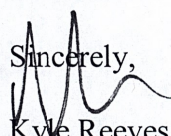
March 9, 2022

NOTICE OF VIOLATION HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

Dear Property Owner / Occupant,

You are receiving this notice because our records indicate you are the owner / occupant of the property located at 102 Walnut Street Suite "A". You applied for and were granted a Certificate of Appropriateness to install screening (privacy fence) on the back porch area of the building. But after inspecting the property for compliance, it was noted that you had screened in the entire porch area. This was not approved by the Historic Preservation Commission. In order to be in compliance, you will need to fill out another application for Certificate of Appropriateness and submit it to the City of Glen Rose in order to be placed on the agenda for the next regularly scheduled meeting. The Historic Preservation Commission meets on the third Tuesday of the month. Staff will need your information two (2) weeks prior to the meeting in order to be placed on agenda.

Should you have any questions, please contact us at buildingofficial@glenrosetexas.org or at (254) 897-2272 ext. 104.

Sincerely,

Kyle Reeves
Building Official
City of Glen Rose



Code Enforcement Office/Permits & Inspections
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

February 1, 2022

Michael Stephenson
PO Box 7240
Glen Rose, TX 76073

The Lane Family Trust
3131 Maple Ave, 6F
Dallas, TX 75201

Subject: Approval of installing privacy fence behind 102 W. Walnut St., Ste. A

Reference: Preservation Board Meeting on January 28, 2022

On Friday, January 28, 2022, the Preservation Board reviewed and approved your plans to install a 6' high privacy fence to cover breezeway in the back for storage and trash.

This project may now move forward. Building permit for the fence was issued yesterday for this work.

An inspection will need to be completed after the work is done.

Should you have any questions please feel free to contact me.

A handwritten signature in black ink, appearing to read "Kyle Reeves", is located in the bottom left corner of the letter.

Kyle Reeves
Building Official

Date Received: _____

CITY OF GLEN ROSE

Code Enforcement Office

254-897-9373

Fax: 254-897-7989

CERTIFICATE OF APPROPRIATENESS APPLICATION

- Completed package must be received at least three weeks prior to the next scheduled Board meeting in order to be placed on the agenda for review and vote. Attach additional description pages to give full details, if needed.

Property Owner		Applicant/Tenant/Owner's Representative	
Name	Lane Family Trust	Name	Michael Stephenson
Address		Address	POB 7240 Glen Rose TX 76043
Phone	214-914-5372	Phone	214-770-5465
Email		Email	msdobber8@gmail.com
Property Address		Legal Description	
102 Walnut St GR 76043			
Present Use		Built Circa	
restaurant			
Proposed Use		Current Zoning	
restaurant			

Architect or Contractor Name Miguel MartinezAddress PO Box 7240 Glen Rose TX 76043 Phone 214-770-5465Proposed Work/Design Description install 6' high privacy fence to cover photo attached breezeway for storage and trash.

☐ Scale Drawings with Dimensions Attached	☒ Photos Attached	☐ Current	☐ Historic
☐ Material Sample(s) Attached	☐ Rendering of Signage Attached		

I hereby certify that this information is correct to the best of my knowledge, and that the said work will be done in conformance with all submissions herein set forth and in compliance with the City of Glen Rose's Historic District Ordinances and Building Codes. I understand that falsifying information may result in nullification of this request.

Owner's Signature [Signature] Applicant's Signature [Signature]

☐ Denied ☒ Approved Conditions _____

X [Signature] X [Signature] X [Signature]

Preservation Board Chair Preservation Board Officer City Building Official

- THIS IS NOT A BUILDING PERMIT AUTHORIZING ANY CONSTRUCTION OR REMODELING. CONTACT THE CODE ENFORCEMENT OFFICE PRIOR TO THE START OF ANY WORK. THIS COA BECOMES NULL AND VOID OF AUTHORIZED WORK IS NOT COMMENCED WITHIN 180 DAYS.

Left voicemail on 214-914-5372 @ 1:28 on 1-25-22.

Spoke with Michael Stephenson @ 1:30 on 1-25-22 and informed him of meeting
Date & Time