



Code Enforcement Office

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

Specific Use Permit Application

Address of property: 102 NE Barnard St

Applicant's Name: Brent Rozen Krantz ^{KNOT} Date: 6-24-22

Property Owner Information

Full Name: TGR Holdings, llc

Address: _____

Telephone No: _____ Email: _____

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

Full Name: Brent Rozen Krantz ^{KNOT}

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: B-3

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

Intended use of property:

Intended Use of property would be for Martial Arts Training for children.

Owner(s) Signature:

[Signature] Ricardo Villa Date: 7-18-22

Owner's Representative's Signature (if applicable):

[Signature] Brent Rozen Krantz Date: 7/19/22

CITY USE ONLY

Date received: 6-24-22 Fees paid on: 6-24-22

Parking: Required: _____ On site: _____ Loading: Required: _____ On site: _____

N/A in B-3

N/A in B-3

City of Glen Rose – Building / Planning / Code Compliance Office
201 NE Vernon Street Tel: (254) 897-2272 Fax: (254) 897-7989
Email: code.enforcement@glenrosetexas.org

Staff use only

Case # _____

Date Received: 6/24/22

Fee : \$150.00 + certified mail costs

Paid on: 6/24/22

Specific Use Permit Application for Short Term Rental

NOTE: As part of the approval process, this application will be shared with property owners within 200' of your property and members of the Planning & Zoning Commission and City Council. If 20% of the owners of property within 200' of your property object to the issuance of this permit, $\frac{3}{4}$ of the City Council must vote to approve it.

Address of property: 102 Barnard St (next to welcome center)

Applicant's Name: Brent Rorenkranz Date: 6/24/22

Property Owner Information

Full Name: Brent Rorenkranz CATA Martial arts

Address: _____

Telephone No: _____ Email: _____

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

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: B-3

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

Will breakfast or any other meal be served? ☐ Yes ☒ No

What will be rented? house ☐ Whole residence ☐ Some rooms ☐ Accessory building

How is the property being marketed? ☐ Airbnb ☐ VRBO ☐ Other FaceBook + word of mouth

What is the vetting process for guests? must be members of karate school

List any house rules addressing noise, parties, quiet time hours, etc...:

classes are kept under control of instructor

How many on-site parking spaces are available?

Parking on square + parking Behind Building

How do you plan to operate your short term rental? (In the past, neighbors of other properties have expressed concern about potential dangers posed by strangers, noise nuisances, and an increase in traffic. You may want to address these and other concerns.)

We are a family owned + operated Karate school with a long organization. We already have about 15-25 local families attending we are a very family orientated.

our instructor staff are all Background checked every year and must pass stringent training systems.

we are competitive 15 State champions 5 Regional champions and 2 moving on to World championship

the Head instructor is a Local

we will also engage in town events

our school will bring a steady flow of families into the square and many of our 400+ families from Granbury, Cleburne and Weatherford will visit for training.

Please feel free to attach any supplemental or supporting documentation to this application.

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

Owner(s) Signature(s):

[Signature]

Date:

6/24/22



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

June 28, 2022

NOTICE OF PUBLIC HEARING

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on July 21, 2022 before the Planning and Zoning Commission and on August 9, 2021 before the City Council on a request by applicant / owner's representative, Brent Rozenkranz, to request a Specific Use Permit in order to operate a "Athletic or fitness club" at the property located at 102 NE Barnard Street, Lot: 7 (25X100), Blk: 00005, Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK 5, LOT 7 (25X100); within the in the B-3 (Central Business District) Zone.

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property referenced above that is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for a Specific Use Permit for which is under consideration, and a map showing all the properties within 200' of the referenced property. If you would like to register your opinion in favor or in opposition to granting the Specific Use Permit, 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 the referenced property provide written notice of their objection to the issuance of the Specific Use Permit 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 code.enforcement@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

PROPERTY OWNER RESPONSE FORM

Re: Request by applicant / owner's representative, Brent Rozenkranz, to request a Specific Use Permit in order to operate a "Athletic or fitness club" at the property located at 102 NE Barnard Street, Lot: 7 (25X100), Blk: 00005, Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK 5, LOT 7 (25X100); within the in the B-3 (Central Business District) Zone.

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 7643.

NAME: _____ **DATE:** _____

ADDRESS: _____

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

Reasons/Comments:

**Kyle Reeves,
Building Official, Planning and Zoning (P&Z)**

102 NE Barnard Street 200 Ft Radius



102 NE Barnard Street 200 Ft Mailing List

1. Brent Rarenkranz
2102 Cash Point Ct
Granbury, TX 76049
2. SOMERVELL COUNTY
PO BOX 804
GLEN ROSE, TX 76043
3. ONE ROCK HILL, LLC
1011B CR 302
GLEN ROSE, TX 76043
4. TGR HOLDING GLEN ROSE, LLC
6220 PALUXY HWY
TOLAR, TX 76476
5. TGR HOLDING GLEN ROSE, LLC
6220 PALUXY HWY
TOLAR, TX 76476
6. WEEDON JAMES LOVELL
P.O. BOX 116
GLEN ROSE, TX 76043
7. WEEDON JAMES LOVELL
P.O. BOX 116
GLEN ROSE, TX 76043
8. BRIDGES JACK W JR
PO BOX 99
GLEN ROSE, TX 76043

9. TGR HOLDING GLEN ROSE, LLC
6220UXY HWY
TOLAR, TX 76476
10. CITY OF GLEN ROSE
P.O. BOX 1949
GLEN ROSE, TX 76043
11. CITY OF GLEN ROSE
PO BOX 1949
GLEN ROSE, TX 76043
12. BRYANT TAMMY AND HARDGROVE CAROLN A.
P.O. BOX 550
GLEN ROSE, TX 76043
13. SEXTON RONALD ETUX
1230412 D
GLEN ROSE, TX 76043
14. FOSSIL RIVER LTD
3604 BAR LN
COLLEYVILLE, TX 76034
15. SANDERSON PROPERTIES
PO BOX 1979
GLEN ROSE, TX 76043
16. KIMBROUGH RANCH HOLDINGS, LLC- SERIES 7
13142011
WALNUT SPRINGS, TX 76690

17. SPIRIT WIND CHURCH
PO BOX 1846
GLEN ROSE, TX 76043

18. SOMERVELL COUNTY
PO BOX 851
GLEN ROSE, TX 76043

19. D/B/A DALLAS EQUITY PARTNERS,
409DGEWOOD ROAD
FORT WORTH, TX 76107

20. STEWART TITLE CO
1360T OAK BLVD. STE 100
HOUSTON, TX 77056

21. LIFE ESTATE OF MICHELE CLARK
PEARCE HUNTER COLE AND PEARCE SKYLER ELIZABETH
P.O. BOX 3127
GLEN ROSE, TX 76043

22. JANMILL HOLDINGS, LLC
1063205
GLEN ROSE, TX 76043

23. CITY OF GLEN ROSE
PO BOX 1949
GLEN ROSE, TX 76043

24. RANSOM BRENDA
22712007
GLEN ROSE, TX 76043

2022 TEXAS STATE CHAMPIONS



GRACE RENFROE



🏆 FORMS
🏆 SPARRING

CAITLIN SCHMIDT



🏆 FORMS
🏆 WEAPONS
🏆 COMBAT
WEAPONS

RILEY JOYNER



🏆 SPARRING

2022 SOUTH DISTRICT CHAMPIONS



CAITLIN SCHMIDT



🏆 CHAMPION
WEAPONS

GRACE RENFROE



🏆 CHAMPION
FORMS
SPARRING

MICHAEL ROSENKRANZ



🏆 CHAMPION
XTREME
WEAPONS

RILEY JOYNER



🏆 CHAMPION
SPARRING

Belt testing day! 🥋





Cancer Warrior Martial Arts Program

June 21 at 10:18 PM · 🌐

He received his Cancer Warrior Black Belt from me 6 years ago and today he earned his Black Belt in Tae-kwon-do! Riley Joyner...proud of you!



2 Comments 1 Share

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NAME: TGR Holdings Glen Rose DATE: 7-5-22

ADDRESS: 6220 Paluxy Hwy

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

Reasons/Comments:

Always being told we need more things for kids to
be involved in.

Kyle Reeves,
Building Official, Planning and Zoning (P&Z)

Your Properties
R000003105
R000003106
R000004239

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NAME: Jack W. Bridges Jr. DATE: 7-5-12
P.O. Box 99
Glen Rose, TX 76043

ADDRESS: _____

I AM ☒ IN FAVOR ☐ IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Kyle Reeves,
Building Official, Planning and Zoning (P&Z)

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NAME: J L Weedon DATE: 7-5-22

ADDRESS: P.O. Box 116 Glen Rose, Tx

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

Reasons/Comments:

Kyle Reeves,
Building Official, Planning and Zoning (P&Z)