



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 21, 2022

NOTICE OF PUBLIC HEARING
ON
PROPERTY LOCATED AT 2322 CR 312, Glen Rose, TX 76043

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, 2022 before the City Council on a request by owner / Owner's Representative, Mark Adams, to rezone the property located at 2322 CR 312, Glen Rose, TX 76043; also known as Tract: 1-6 THREE RIVERS ADDITION, Abst: A136, A136 MILAM CO SCH LD, TRACT 1-6 THREE RIVERS ADDITION, ACRES 45.99, from R-1 (Single-Family Residential District) to P&R (Parks & Recreation District.).

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 buildingofficial@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: Mark Adams request to rezone the property located at 2322 CR 312, Glen Rose, TX 76043; also known as Tract: 1-6 THREE RIVERS ADDITION, Abst: A136, A136 MILAM CO SCH LD, TRACT 1-6 THREE RIVERS ADDITION, ACRES 45.99, from R-1 (Single-Family Residential District) to P&R (Parks & Recreation District.).

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)

City of Glen Rose



Dinosaur Capital
of Texas

Building, Planning & Code Enforcement

City of Glen Rose, Texas 76043

Tel: (254) 897-9373 Fax: (254) 897-7989

Staff use only

Date Received: 5/20/22

New Zoning Use Application

Address of property: 2322 County Road 312, Glen Rose, Texas 76043

Applicant's Name: Mark R. Adams, Vice President Date: May 18, 2022

Property Owner Information

Full Name: OCR Tres Rios, LLC, a Texas limited liability company

Address: 1001 Walnut Street, Texarkana, Texas 75501

Telephone No: _____ Email: _____

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

Full Name: Mark R. Adams, VP & General Counsel for OCR Tres Rios, LLC

Address: 1001 Walnut Street, Texarkana, Texas 75501

Telephone No: _____ Email: _____

Present zoning at site: R-1 Requested new zoning use: P&R - Resort

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

Intended use of property (must be specific): ☒ Limited liability company

To provide recreation and entertainment activities (e.g. swimming, family crafts and hobbies,
music, videos, karaoke, food, fitness, etc.) primarily, but not exclusively, to guests (i.e. primarily
tourists and vacationers) staying overnight on the property in the accommodations offered by
the owner including cabins, cottages, bunkhouses, RV campers or RV campsites, and the like.

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

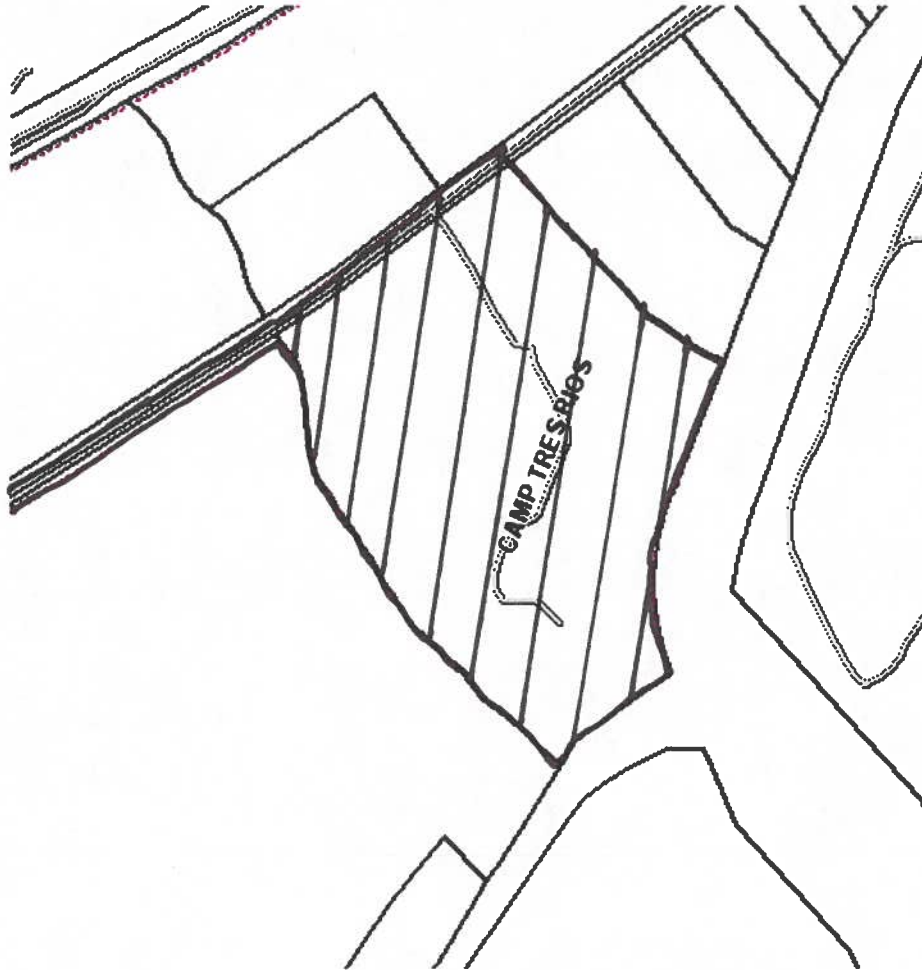
Owner(s) Signature:

Date: May 18, 2022

Mark R. Adams, VP & General Counsel

Fee's →

2322 County Road 312
Zoning Request
200 Ft Radius



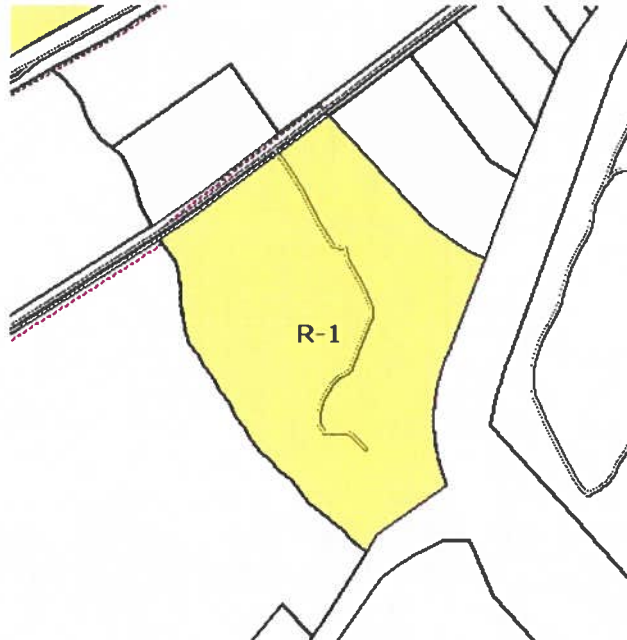
2322 County Road 312
Zoning Request
200 Ft Radius Mailings

1. OCR Tres Rios, LLC
1001 Walnut Street
Texarkana, Texas 75501

2322 County Road 312

Tres Rios – Zoning Request

Current Zoning

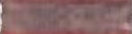


Future Zoning



Future Zoning Legend

LEGEND

Zone	Map Section/Area	Color	Color Name
R-1	Single Family		Golden Yellow
R-2M	Single Family/Duplex/Cabin		Pink
R-3	Single/Two-Four/MH		Tan
R-4	Multi-Family		Gray
B-1	Restricted Commercial		Orange
B-2	General Commercial		Aqua Green
I	Industrial		Brown
OSP	Open Space Parks		Yellow Green
PD	Planned Development		Mahogany Overlay
PF	Public Facilities		Violet Purple Overlay
H	Historic District		Black Overlay

14.02.042 R-1 Single-Family Residential District

- (a) Purpose. The R-1 Single-Family Residential District is established to allow for single-family dwellings.
- (b) Permitted uses. The uses permitted in the R-1 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 those 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. Parking for at least 2 motor vehicles shall be provided by an enclosed garage or carport for any single-family dwelling constructed after the date of adoption of this article.
- (f) Sales displays prohibited.
- (1) Garage sales shall be permitted in accordance with this Code of Ordinances.
 - (2) It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks & Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless such vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2, or combination thereof, of the following: motor vehicles; boats or other similar vessels subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shells per lot at any time.
- (g) Minimum setback requirements for carports and accessory buildings. Detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200 square feet or less may be placed anywhere in the rear half of the lot.

(Ordinance 240 adopted 3/15/94; Ordinance adopted 9/9/97; 2007 Code, sec. 155.16; Ordinance 17.02.13A adopted 2/13/17)

14.02.056 PR Parks And Recreation District

1. Purpose. The P&R Parks and Recreation District is established to accommodate recreational uses, both governmental and commercial. Land included in a floodplain is a good candidate for this type of zoning.
2. Permitted uses. The uses permitted in the P&R 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.
3. 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.
4. 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.
5. Parking requirements. Parking requirements shall be determined by the uses involved.

HISTORY

Adopted by Ord. [2021.08.10D](#) on 8/10/2021

City of Glen Rose
Schedule of Uses

Commercial Uses:	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
Resort											X	

Definition:

Resort. Any tract of land used to provide recreation and entertainment especially, but not exclusively, to tourists or vacationers, and generally but not necessarily provides overnight accommodations for their guests in the form of hotels, motels, cabins, cottages, bunk houses, tents, RV parks, RV rentals and the like.