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Date Received: _____

BY: _____

Fee: \$50.00 Paid on: 8/6/25

Building, Planning & Code Enforcement

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

Minor Plat/ Replat Application

Address of property: 204 S.W. FIRST STREET, GLEN ROSE TX

Applicant's Name: SCOTT KNAPP Date: 8/5/25

Property Owner Information

Full Name: WENTWORTH CAPITAL, LLC

Address: _____

Telephone No: _____ Email: _____

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

Full Name: SCOTT W. KNAPP

Address: _____

Telephone No: _____ Email: _____

Property Information

Present zoning at site: B1 And R3

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

Legal Description of current property:

Acres: 0.616 Lot # Tract 2 Block: 00021

Subdivision: FO 100, ABST: A136, MILAM CO School, Block 21, LOT 2

Addition comments/information

My wife and I are trying to purchase, plat, and rezone
the part of this lot that the city has zoned as B1. we are
trying to subdivide this lot into 3 lots, lot 1, lot 2, and lot 3.
we are wanting to rezone lot 1, and lot 2 from B1 to R3

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: _____

Scott W. Knapp

Date: 8/5/25



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

September 12, 2025

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 September 24, 2025 before the Planning and Zoning Commission and on October 14, 2025 before the City Council on requests as submitted by Scott Knapp for owners Wentworth Capital, LLC; to rezone from B-1 (Restricted Commercial District) to R-3 (Single, Two to Four and Manufactured Home Residential District) and a Preliminary Plat application for 204 SW First St; also known as Acres: 0.616, Lot: TRACT 2, Blk: 00021, Subd: F0100, Abst: A136, MILAM CO SCHOOL, BLOCK 21, LOT TRACT 2.

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 and preliminary plat 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 and preliminary plat requests, 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 Re-Zone and/or Re-Plat Request, instead of a simple majority it will require a vote of $\frac{3}{4}$ of all City Council members to approve the request.

You are welcome to attend and participate in the Public Hearing. If you are unable to attend but would like to listen to the hearings, generally the proceedings are broadcast via YouTube, search for City of Glen Rose.

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

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: developmentservices@glenrosetexas.org

Re: Request to Rezone and a Preliminary Plat for Property located at 204 SW First St., also known as Acres: 0.616, Lot: TRACT 2, Blk: 00021, Subd: F0100, Abst: A136, MILAM CO SCHOOL, BLOCK 21, LOT TRACT 2; from B-1 (Restricted Commercial District) to R-3 (Single, Two to Four and Manufactured Home Residential 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 76043.

NAME: _____ DATE: _____

ADDRESS: _____

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

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)

204 SW First St – 200' Radius



