



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

Staff use only
Date Received: 9/22/25
Fee : \$ 150 Paid on: 9/22/25

Request for Board of Adjustment (BOA) Hearing

Address of property: 1113 Wren St., Glen Rose, TX

Applicant's Name: Teresa McGee, Texas Surveying & Engineering, Inc. Date: 9-22-25

Property Owner/Applicant Information

Full Name: Teresa McGee, Texas Surveying & Engineering, Inc. on behalf of owner

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: R-2

I am requesting this hearing for the following reason(s):

- Setback variance for side yard rear yard front yard
- Lot size variance Lot coverage variance
- Lot frontage width variance Lot depth variance Building height variance

- Challenging the decision of the Zoning Administrator Building Official
- Other City Official

Explain, in detail, the reason for appearing before the BOA: (Use a separate page if necessary. Attach all photos, maps, drawings, etc).

This will be for the proposed Lot 1, Block 100, White Rock Ridge subdivision. The zoning for this location was recently approved from B-2 to R-2. The minimum area this zoning is 6,600 sq. ft. and we are asking for a variance so the lot will be 5,689 sq. ft. to accomodate a 1,800 - 2,000 sq. ft. single family residence structure with a recreational area on both sides of the property. The current lot frontage requirements for this zoning is 60' and we are seeking a variance for the frontage to be 45'. There will be no parking or driveway entrances on Barnard Street and access is restricted to the back portion of the property coming off of Wren Street.

I hereby certify that all the information provided is true and correct to the best of my knowledge.

Applicant's Signature: Teresa McGee Date: 9-22-25



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

October 20, 2025

Public hearing by the Board of Adjustment at the request of Teresa McGee, Texas Surveying & Engineering, Inc, on behalf of owner White Rock Homes and Design LLC, for a variance for the item listed below, in order to allow for dividing the lot and replating in the R-2 (Two-Four Family District) located on Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11 also known as 1113 Wren St; Proposed Lot 1, Block 100.

RE:

- **Variance request from the minimum lot area from 6,600 sq. ft to 5,689 sq ft**
- **Variance request from the minimum front lot width from 60' to 45'**

Dear Property Owner:

This letter is to inform you of a variance request in the area of your property ownership near 1113 Wren St. The purpose of the variance is to allow for dividing the lot and replating. State law requires the City to notify all property owners (most recent tax rolls) within 200' of the proposed request. The Board of Adjustment will hold a public hearing on November 10, 2025 at 5:30 p.m. in the City Council Chambers of City Hall, 201 NE Vernon Street, Glen Rose, Texas, 76043 to hear public comment on this request for variance. Immediately following the public hearing, the Board of Adjustment will take action to approve or deny the request.

It is important that you submit your opinion in writing to the Building and Planning Office for consideration by the Board. A form is included with this letter which you may mail or return to one of the drop boxes located at City Hall.

Questions regarding the variance request or this letter may be directed to Jodi Holthe, (254)-897-2272, ext:109. Thank you.

Sincerely,

Building and Planning / Code Enforcement

Now, Therefore, Know All Men By These Presents:

The White Rock Homes and Design, L.L.C., owner of the above described tract of land, do hereby certify that the plat hereon is a true and correct copy of the original plat as approved by the Planning & Zoning Commission of the City of Glen Rose, Texas, and that the same is being submitted to the City of Glen Rose, Texas, for its approval and recording in the public use of the streets, right-of-way and easements thereon.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Glen Rose, Somervell County, Texas.

Witness my hand this _____ day of _____, 2025.

By: _____
White Rock Homes and Design, L.L.C. (Owner)
David Dickman (Managing Member)

State of Texas

County of _____
I, _____, County Clerk, do hereby certify that the above described plat is a true and correct copy of the original plat as approved by the Planning & Zoning Commission of the City of Glen Rose, Texas, and that the same is being submitted to the City of Glen Rose, Texas, for its approval and recording in the public use of the streets, right-of-way and easements thereon.

Given under my hand and seal of office on this _____ day of _____, 2025.

My Public Seal for the State of Texas

City of Glen Rose Notes:

1. All future work on this property is to be done in accordance with the City of Glen Rose.
2. All future work on this property is to be done in accordance with the City of Glen Rose.
3. All future work on this property is to be done in accordance with the City of Glen Rose.
4. All future work on this property is to be done in accordance with the City of Glen Rose.
5. All future work on this property is to be done in accordance with the City of Glen Rose.
6. All future work on this property is to be done in accordance with the City of Glen Rose.
7. All future work on this property is to be done in accordance with the City of Glen Rose.
8. All future work on this property is to be done in accordance with the City of Glen Rose.
9. All future work on this property is to be done in accordance with the City of Glen Rose.
10. All future work on this property is to be done in accordance with the City of Glen Rose.

THE CITY OF
GLEN ROSE
T E X A S

This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Glen Rose, Texas, and is hereby approved by the Planning & Zoning Commission.

DATED this _____ day of _____, 2025.

By: _____
Mayor

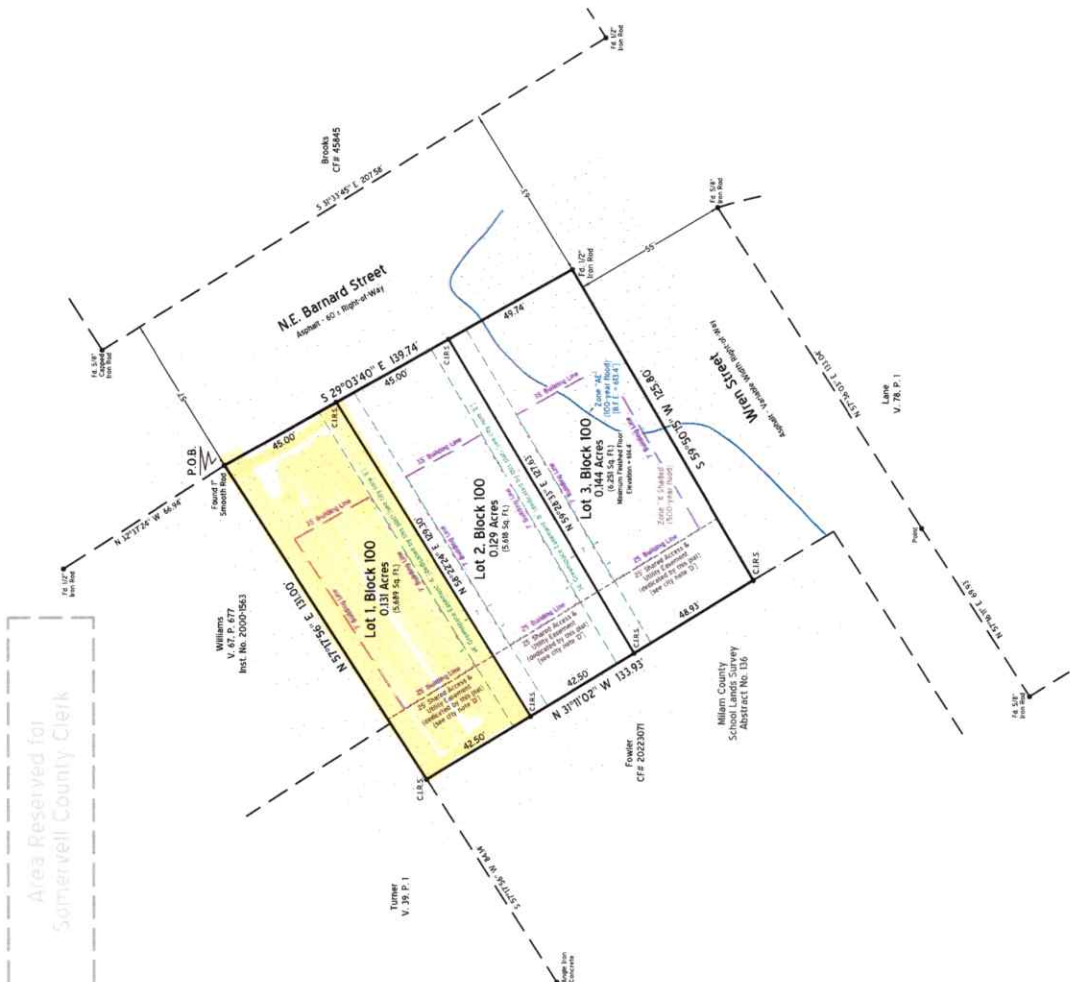
Attest: _____
Secretary

Preliminary Plat Lots 1-3, Block 100 White Rock Ridge

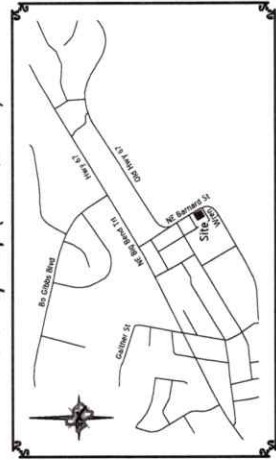
an addition to the City of Glen Rose,
Somervell County, Texas

Being a 0.403 acre tract of land out of the Millam
County School Lands Survey, Abstract No. 136,
Somervell County, Texas

August 2025



Vicinity Map (1" = 1,500')



Area Reserved for
Somervell County Clerk

Area Reserved for
Somervell County Clerk

State of Texas
County of Somervell
I, _____, County Clerk, do hereby certify that the above described plat is a true and correct copy of the original plat as approved by the Planning & Zoning Commission of the City of Glen Rose, Texas, and that the same is being submitted to the City of Glen Rose, Texas, for its approval and recording in the public use of the streets, right-of-way and easements thereon.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Glen Rose, Somervell County, Texas.

Witness my hand this _____ day of _____, 2025.

By: _____
White Rock Homes and Design, L.L.C. (Owner)
David Dickman (Managing Member)

State of Texas
County of _____
I, _____, County Clerk, do hereby certify that the above described plat is a true and correct copy of the original plat as approved by the Planning & Zoning Commission of the City of Glen Rose, Texas, and that the same is being submitted to the City of Glen Rose, Texas, for its approval and recording in the public use of the streets, right-of-way and easements thereon.

Given under my hand and seal of office on this _____ day of _____, 2025.

My Public Seal for the State of Texas

City of Glen Rose Notes:

1. All future work on this property is to be done in accordance with the City of Glen Rose.
2. All future work on this property is to be done in accordance with the City of Glen Rose.
3. All future work on this property is to be done in accordance with the City of Glen Rose.
4. All future work on this property is to be done in accordance with the City of Glen Rose.
5. All future work on this property is to be done in accordance with the City of Glen Rose.
6. All future work on this property is to be done in accordance with the City of Glen Rose.
7. All future work on this property is to be done in accordance with the City of Glen Rose.
8. All future work on this property is to be done in accordance with the City of Glen Rose.
9. All future work on this property is to be done in accordance with the City of Glen Rose.
10. All future work on this property is to be done in accordance with the City of Glen Rose.

This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Glen Rose, Texas, and is hereby approved by the Planning & Zoning Commission.

DATED this _____ day of _____, 2025.

By: _____
Mayor

Attest: _____
Secretary

Certificate of Record

State of Texas
County of Somervell

I, Michelle Reynolds, County Clerk of Somervell County, Texas, do hereby certify that the foregoing plat, with its certificate of authentication, was filed for record in my office on the day of _____, 2025, at _____ o'clock _____ m. in the _____ Official Public Records (OPR) of said County in:

Plat Cabinet _____ Slide _____
In testimony whereof, witness my hand and official seal of office, the _____ day of _____, 2025.

Michelle Reynolds
County Clerk
Somervell County, Texas

Submitted:
Zachariah R. Snavely, R.P.L.S.
104 S. Walnut St.
Weatherford, TX, 76086
weatherford@tze.com

Owner(s):
White Rock Homes and Design, LLC
503 Cottonwood St., Suite C
Glen Rose, TX 76043

Scale: 1" = 30'

Area Reserved for
Somervell County Clerk

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

Public hearing by the Board of Adjustment at the request of Teresa McGee, Texas Surveying & Engineering, Inc, on behalf of owner White Rock Homes and Design LLC, for a variance for the item listed below, in order to allow for dividing the lot and replating in the R-2 (Two-Four Family District) located on *Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11* also known as 1113 Wren St; Proposed Lot 1, Block 100.

RE:

- Variance request from the minimum lot area from 6,600 sq. ft to 5,689 sq ft
- Variance request from the minimum front lot width from 60' to 45'

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: _____

ADDRESS: _____

SIGNATURE: _____

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

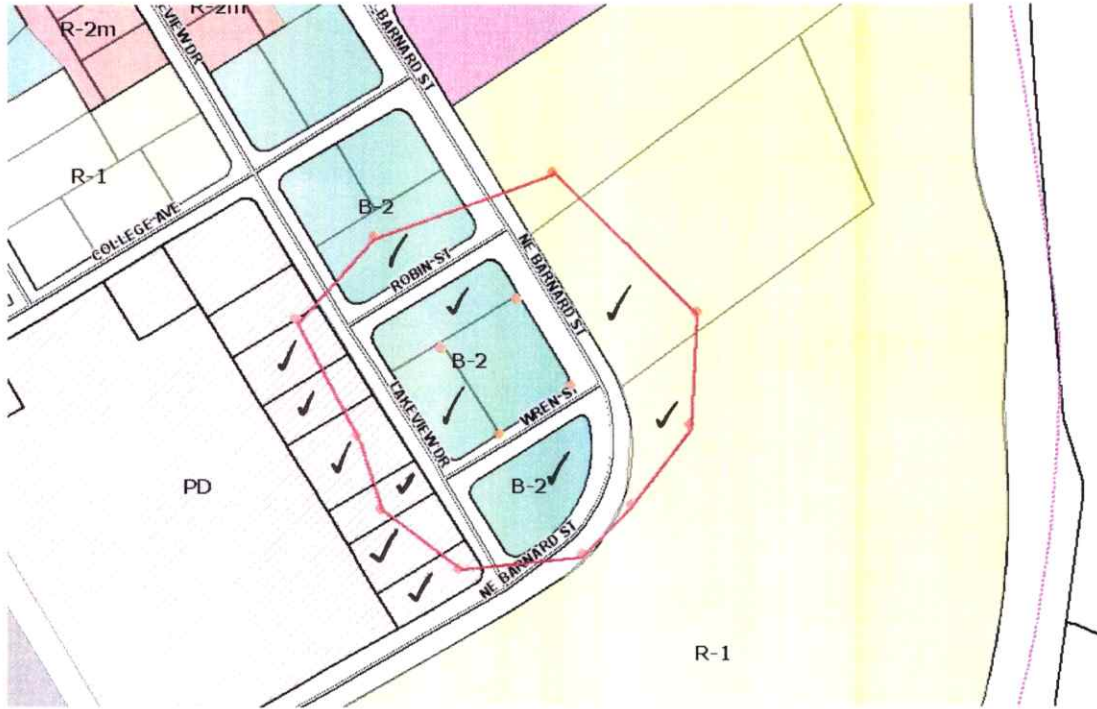
Reasons/Comments:

Signature

Date

Building and Planning / Code Enforcement

1113 Wren St – 200 ft Radius



R-2 Area Regulations

Schedule of District Regulations

Area Regulations	R-1	R-2	R-2m	R-3	R-4	MH	B-1	B-2	B-3	I	P&R
Minimum lot area (sq. ft.)	5,600	(A)	(A)	(E)	(B)	(C)	3,000	N/A	N/A	N/A	N/A
Minimum lot width (ft.)	60	60	60	60	50	40* 60**	25	25	N/A	N/A	25
Minimum lot depth (ft.)	110	110	110	110	120	75* 100**	120	N/A	N/A	N/A	N/A
Minimum front yard setback (ft.)	25	25	25	25	25	25* 25**	(D)	(D)	N/A	20	(D)
Minimum front yard setback - Major street (ft.)	35	35	35	35	35	25* 25**	(D)	(D)	N/A	N/A	(D)
Minimum side yard setback (ft.)	7	7	7	7	7	6* 6**	(E)	(E)	N/A	(E)	(E)
Minimum side yard setback - Corner lot	25	25	25	25	25	25* 25**	20	20	N/A	20	20
Minimum rear yard setback (ft.)	25	25	25	25	25	20* 25**	(F)	(F)	N/A	(F)	(F)
Maximum height (stories)	2.5	2.5	2.5	2.5	3	1.5	3	8	8	8	2.5
Height of structure (ft.)	35	35	35	35	45	25	45	100	100	100	35
Maximum lot coverage	40%	40%	40%	40%	40%	50%	N/A	N/A	N/A	50%	N/A
Minimum Living Area- Excluding Garage	1,000	800	550	550	550	N/A* 450**	550	N/A	N/A	N/A	N/A

(2) Notes

(A) The minimum lot area for the R-2 and R-2m districts is 6,600 square feet for a single-family unit, 7,500 square feet for a two-family unit. R-2m district allows additional units and requires 3000 square feet for each unit in excess of two