



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: _____

Property Owner/Applicant Information

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

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: R2

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

Setback variance for side yard rear yard front yard minimum lot area

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).

We recently rezoned this property from B-2 to R-2 and are seeking a variance for the proposed Lot 3, Block 100, White Rock Ridge.
The property terminates 27.2' from the centerline of Wren Street and there is a piece of land that was not conveyed in
the land transactions which makes the side minimum setback on a corner lot meet the current request for a 25' setback
With this technicality, if granted, we will meet the setbacks for this zoning district. The proposed lot frontage is 60' for the R-2
zoning and we are seeking a variance for the BOA to allow a 49.74' frontage on this lot. The minimum lot area for this zoning is
6,600 square feet and we are seeking a variance for the proposed Lot 3 to have a total lot area of 6,251 sq. ft. to accomodate
the building space and recreational area of a 1,800 to 2,000 sq. ft. house to be built.

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

Applicant's Signature:

Teresa McGee Date: 9-18-25



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 3, Block 100.

RE:

- **Variance request from the minimum lot area from 6,600 sq. ft to 6,251 sq. ft.**
- **Variance request from the minimum front lot width from 60' to 49.74'**
- **Variance request from the minimum side lot setback (corner lot) from 25' to 7'**

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

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

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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.

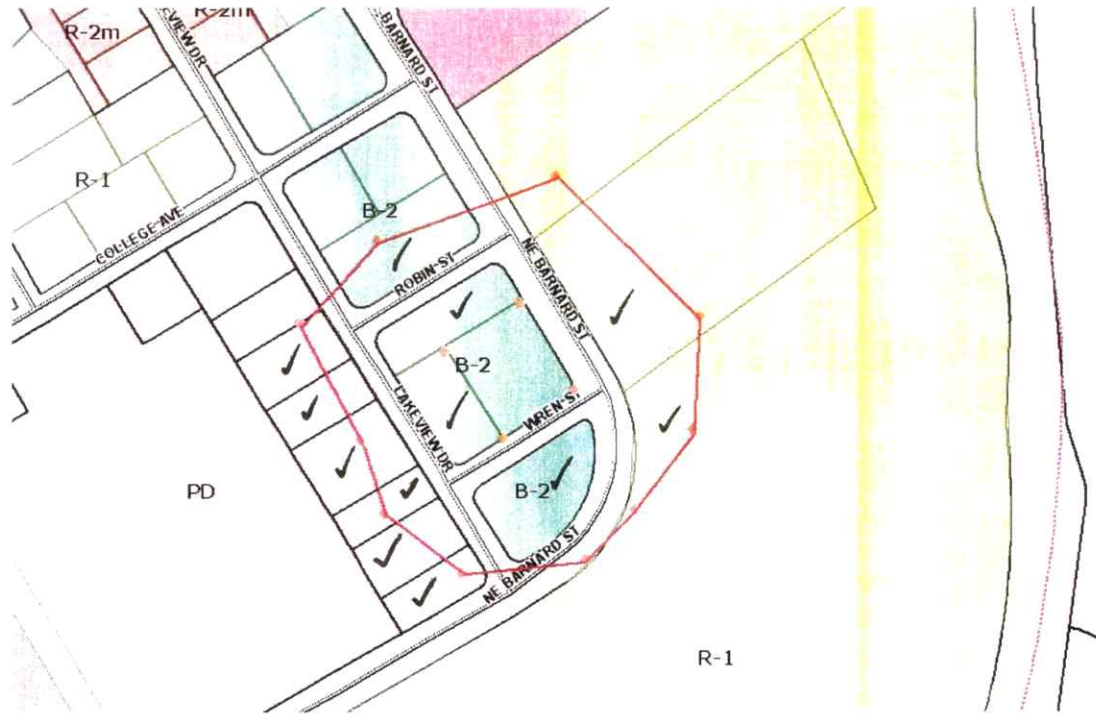
Reasons/Comments:

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)	(B)	(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	120	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

(*) 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 3,000 square feet for each unit in excess of two.