



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

Staff use only  
Date Received: 10/3/22  
Fee: \$150 Paid on: 10/3/22

## Request for Board of Adjustment (BOA) Hearing

Address of property: 4th st - FARR Addition - Block 4 - Lot 4

Applicant's Name: Jaime Robles Date: 10-3-22

### Property Owner/Applicant Information

Full Name: Jaime Robles

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_ Email: \_\_\_\_\_

\* Present zoning at site: K-3

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).

lot size too NARROW

Request exception to place manufactured home on lot

requesting 7ft front, <sup>side</sup> and back setback  
instead of 25 ft as required

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

Applicant's Signature:

Jaime Robles Date: 10-3-22



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

October 17, 2022

**Public hearing, discussion and possible action by the Board of Adjustment at the request of Jaime Robles, owner, for a variance for the items listed below, in order to place a manufactured residence at the southwest corner of Webster and 4<sup>th</sup> Streets.**

**RE:**

- **Variance requests from the 25ft front, back and side yard setback (corner lot) in order to place a manufactured residence 7ft from the front, back and side property lines.**

Dear Property Owner:

This letter is to inform you of a setback variance request in the area of your property ownership near the southwest corner of Webster and 4<sup>th</sup> Streets. The purpose of the variance is to allow for the placement of a manufactured residence. 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 8, 2022 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

Public hearing, discussion and possible action by the Board of Adjustment at the request of Jaime Robles, owner, for a variance for the items listed below, in order to place a manufactured residence at the southwest corner of Webster and 4<sup>th</sup> Streets.

RE:

- Variance requests from the 25ft front, back and side yard setback (corner lot) in order to place a manufactured residence 7ft from the front, back and side property lines.

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:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

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

**Reasons/Comments:**

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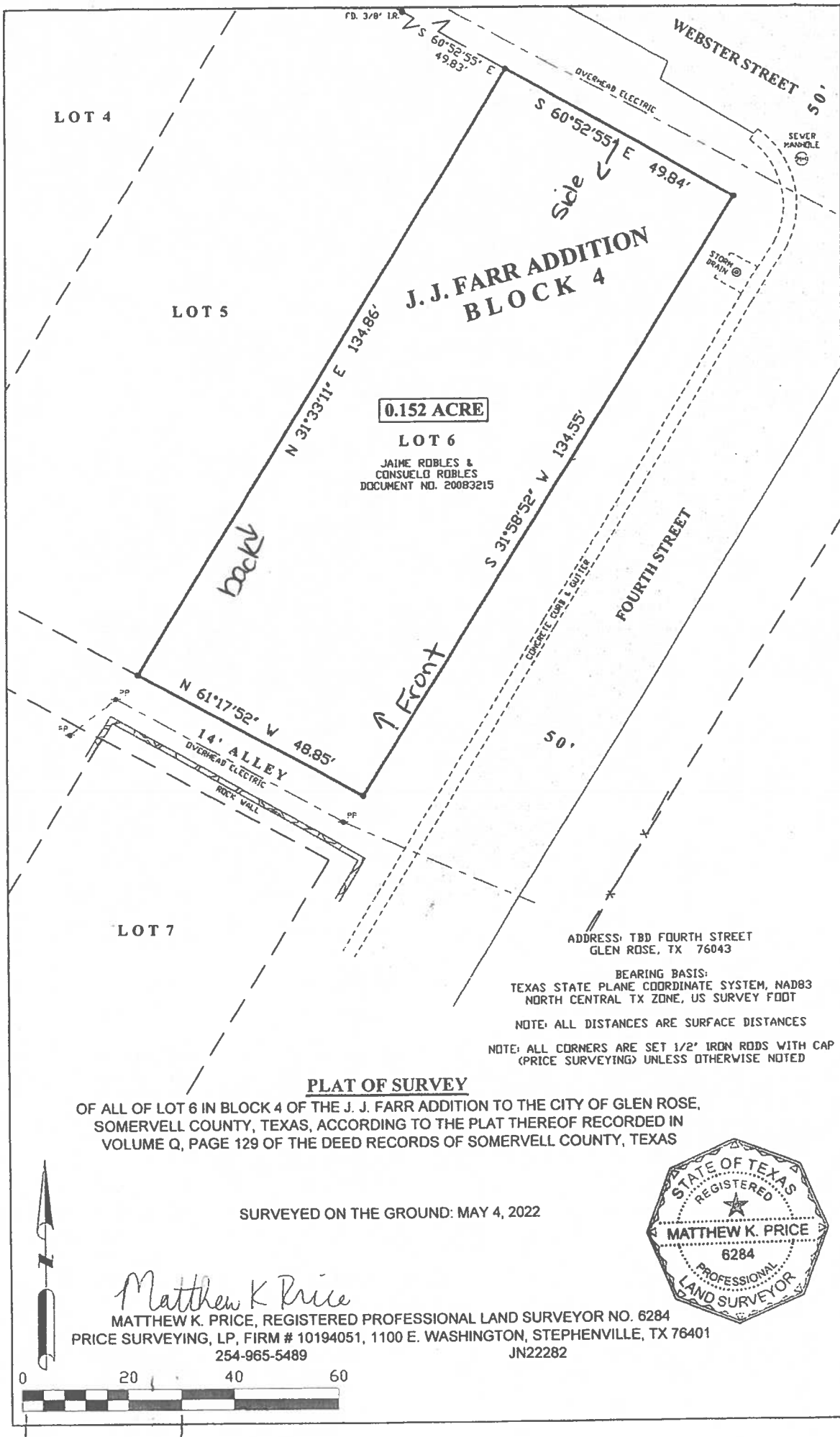
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**Building and Planning / Code Enforcement**



Jaime Robles – 4<sup>th</sup> Street

Variance Request



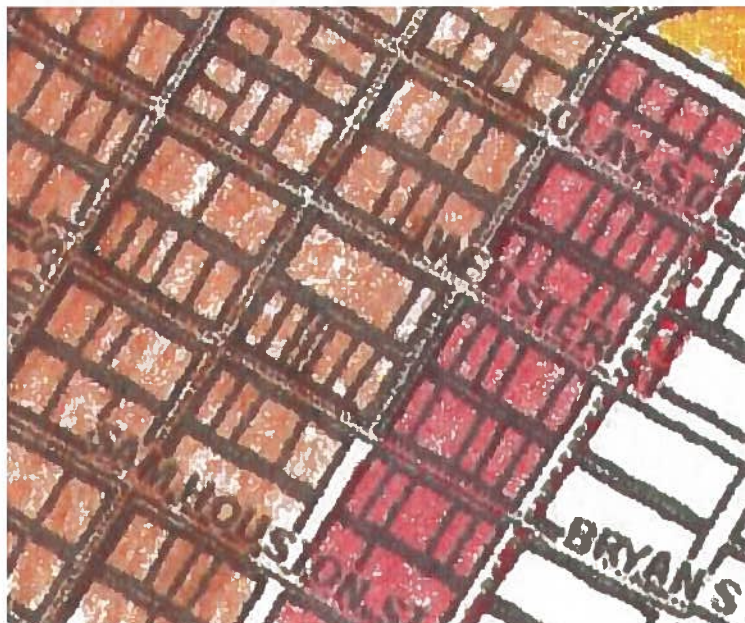


# Jaime Robles – 4<sup>th</sup> St












## Current Zoning



## Future Zoning



## 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

**14.02.044 R-3 Single, Two To Four And Manufactured Home Residential District**

- (a) Purpose. The R-3 Residential District is established to meet the needs for low- and medium-density residential development that provides for affordable to traditional dwellings and manufactured homes.
- (b) Permitted uses. The uses permitted in the R-3 district are 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) Special 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.
- (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. No enclosed or covered parking is specifically required; however, carports and garages are encouraged.
- (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 the vehicle is owned by the actual occupant of the premises. However, no person or family shall be permitted to display more than one of the following at any time: motor vehicles, boats or vessels subject to registration under Texas Parks and Wildlife Code chapter 31, or camper shells.
- (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. 155.18; Ordinance 17.02.13A adopted 2/13/17)



(d) Schedule of district regulations.

(1) **Regulations** The following table of district regulations is hereby adopted and shall be considered as part of each applicable zoning district regulation as hereafter described in this article.

**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.)	6,600	(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	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

Notes:

\*Pertains to mobile home park.

\*\*Pertains to individually owned mobile home lots.

(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.

(B) The minimum lot area for the R-3 district is 6,600 square feet for a single-family unit, 7,500 square feet for a two-family unit and 1,500 square feet for each additional unit in excess of 2

(i) For mobile home lots which are individually owned, the minimum lot area shall be 6,000 square feet when a public sewer system is available. When septic tanks are used, the square footage of the lot area shall be the size specified by the state agency that monitors wastewater systems

(ii) For mobile home parks, the minimum lot area shall be at least 3 times larger than the mobile home to be placed thereon and in no event less than 3,000 square feet in area when a public sewer system serves the park. Where no public sewer system is available and septic tanks are used for sewerage disposal, the minimum lot area shall be the size specified by the state agency that monitors wastewater systems.

(C) No front yard or setback is required, except where a lot adjoins a residential district or lot, in which the front yard in the commercial district shall be provided for a distance of not less than 25 feet from the boundary of the residential district or lot.

(D) No side yard shall be required, except that a side yard of not less than 6 feet in width shall be provided on the side of a lot adjoining a residential district.

(E) No rear yard required, except that a rear yard of not less than 15 feet in depth shall be provided upon that portion of a lot abutting upon a residential district or lot.

(F) The minimum living area per unit shall be 500 square feet for an efficiency, 650 square feet for 1 bedroom, 800 square feet for 2 bedrooms, and 900 square feet for a 3 bedrooms. However, the average living area for all units within a building must be a minimum of 800 square feet.

(G) Where irregularly shaped lots occur on curves on a street and in cul-de-sacs, the minimum lot width requirement shall be based not on any one measurement, but on the average lot width. That portion of such a lot fronting a street must have a minimum width of thirty five (35').

Ordinance 240 adopted 3/15/94; Ordinance adopted 12/8/98; 2007 Code, sec. 155.15; Ordinance 580, secs. 1, 3, adopted 4/12/16; Ordinance 2019.07.08A, secs. 2-4, adopted 7/8/19, Ordinance 2019 11 11B adopted 11/11/19; Ordinance 2020.01.13A, secs. 6-9, adopted 1/13/20)

**HISTORY**

Amended by Ord. 2021.08.100 on 8/10/2021

**Jaime Robles – 4<sup>th</sup> St**

**200 Ft Radius**

1. (Owner)  
JAIME AND CONSUELO ROBLES  
P O BOX 2873  
GLEN ROSE, TX 76043
2. HANKINS DONNAL LYNN ETUX TRACIE DENISE  
1166 CR 451  
STEPHENVILLE, TX 76401
3. JEFF HARVICK  
4604 FRANCIS CT  
GRANBURY, TX 76049
4. FABIAN SALAZAR ESPINO  
P.O. BOX 1904  
GLEN ROSE, TX 76043
5. ADOLFO AND ROSARA IBARRA  
P O BOX 2894  
GLEN ROSE, TX 76043
6. MARY MONTTOYA  
P.O. BOX 336  
GLEN ROSE, TX 76043
7. SAM FREAS EST  
PO BOX 1362  
GLEN ROSE, TX 76043-1362
8. DANTE ETUX NELLIE ACEVEDO  
PO BOX 2922  
GLEN ROSE, TX 76043
9. MANUEL HERNANDEZ  
708 WEBSTER ST  
GLEN ROSE, TX 76043

10. GEORGE FREAS ETAL  
PO BOX 1362  
GLEN ROSE, TX 76043

11. MARIA BARAJAS AND LEOPOLDO ARRIAGE  
116 PECOS ST  
GLEN ROSE, TX 76043

12. CARMEN PATRICIA LEWIS  
PO BOX 744  
GLEN ROSE, TX 76043

13. REALTY CAPITAL HOLDINGS  
PO BOX 2930  
GLEN ROSE, TX 76043  
(R49547, R49548 AND R3223

14. CARL CENTO & JOHN % KELLY  
C/O CARLOTTA KRAMER  
PO BOX 512  
RAINBOW, TX 76077-0512

15. JOSE AND JUAN NAVARRETE  
PO BOX 673  
GLEN ROSE, TX 76043-1966



Board of Adjustments (BOA), City of Glen Rose, Texas

P.O. Box 1949, Glen Rose, Texas 76043

### **BOARD OF ADJUSTMENTS (BOA) DETERMINATION**

**Purpose of hearing:** Public hearing, discussion and possible action by the Board of Adjustment at the request of Jaime Robles, owner, for a variance for the items listed below, in order to place a manufactured residence at the southwest corner of Webster and 4<sup>th</sup> Streets; Lot 00006, Blk 00004, Subd F0100, Abst A41, FARR

**RE:**

- Variance requests from the 25ft front, back and side yard setback (corner lot) in order to place a manufactured residence 7ft from the front, back and side property lines.

Date and time of public hearing: **Tuesday, November 8, 2022 at 5:30 p.m.**

After considering all information submitted, the Board of Adjustments has made the following determination:

☐ Deny the variance. ☐ Approve the variance.

☐ Approve the variance with the following provisions.

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\_\_\_\_\_  
Signature  
Position: Chairman, Board of Adjustments

\_\_\_\_\_  
Date