



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

October 17, 2022

NOTICE OF PUBLIC HEARING LOCATED AT 1005 HOLDEN STREET

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on November 1, 2022 before the Planning and Zoning Commission and on November 8, 2022 before the City Council on a request by an owners Michael & Heidi Stephens, to request to rezone from PD (Planned Development) to R-1 (Single-Family Residential District) and obtain a Specific Use Permit for Short Term Rental for the property located at 1005 Holden Street, Lot: 00007, Tract: D7-30, Abst: A136, A136 MILAM CO SCH LD, HOLDEN STREET COTTAGES.

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 jodi.holthe@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: Michael Stephens request to rezone from PD (Planned Development) to R-1 (Single-Family Residential District) and obtain a Specific Use Permit for Short Term Rental for the property located at 1005 Holden Street, Lot: 00007, Tract: D7-30, Abst: A136, MILAM CO SCH LD, HOLDEN ST COTTAGES.

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:

**Jodi Holthe,
Planning and Zoning (P&Z)**



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

Staff use only
Date Received: 10/3/22

Request for Zoning Change

Address of property: 1005 Holden Street GR, TX 76043

Applicant's Name: Michael & Heidi Date: 3 OCT 2022

Property Owner Information

Full Name: Michael & Heidi Stephens

Address: 1005 Holden Street GR, TX 76043

Telephone No: _____ Email: _____

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

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: PD New zoning requested: R-1

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

Reason for zoning change (must be specific):

Current zoning is PD. Paperwork provided by owner reveals
Request suggest that Property Should be an R-1.
Nothing in writing was ever approved as PD
from original development. At PZ Hearing, the board
suggested it should be Residential

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: 3 OCT 2022



Building /Planning/Code Enforcement Department
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Specific Use Permit Application Short-Term Rental

Short Term Rentals located in the following Zones require the Property Owner to complete this form and submit it to City Staff for review: ☐ R-1 ☐ R-2 ☐ R-2m ☐ R-3

Property Address: 1005 Holden Street GR, TX 76043
Applicant's Name: Michael & Heidi Stakers Date: 3/10/2022
Present zoning at site: ☐ R-1 ☐ R-2 ☐ R-2m ☐ R-3 Parking Spaces Provided: _____

Property Owner Information

Full Name: _____ Email: _____
Address: _____ Telephone No: _____

Form of ownership:

☐ Individual ☐ Partnership ☐ Corporation

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

Full Name: _____ Email: _____
Address: _____ Telephone No: _____

Intended use of property

☐ B&B short term rental - Any residential dwelling in which rooms are rented to paying guests on an overnight basis with not more than one (1) meal served daily, with the entire service to be included in one (1) stated price.

☒ B&B short term rental - A guest house or small hotel offering sleeping accommodations.

☐ Non-B&B short term rental.

Additional details:

Owner's Signature: [Signature]

Date: 3/10/2022

Representative Signature: _____

Date: ____/____/____

Glen Rose: A welcoming and unique family-oriented community committed to preserving our natural beauty and historic small-town charm.

1005 Holden St

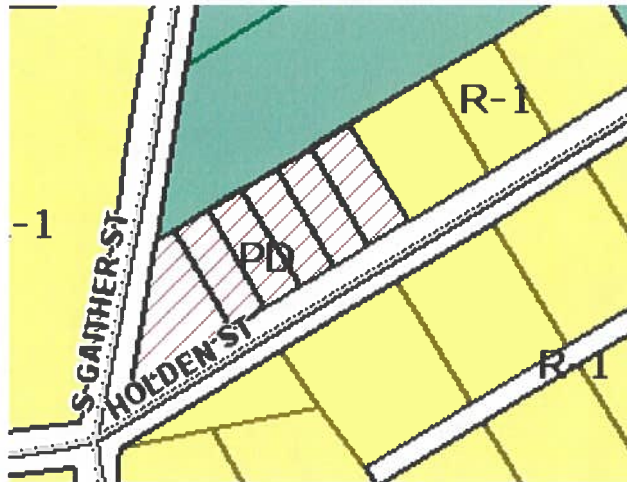
200 ft Radius



1005 Holden St

Zoning & SUP Requests

Current Zoning

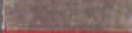
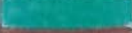


Future Zoning



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

14.02.051 PD Planned Development District

1. **Purpose and scope.** The PD Planned Development District is established to provide a greater flexibility in development planning and the opportunity of the application of modern planning concepts than is permitted under conventional regulations. PD districts may combine a variety of land uses and/or housing types. Mixed uses may include any combination of residential, commercial or industrial uses as long as the uses are compatible with each other and with potential and existing uses surrounding the district. PD districts may be established on parcels of land which are suitable for and of sufficient size to be planned and developed in a manner consistent with the purposes and objectives of this article. PD Districts shall be established by means of an amendment to the this Zoning Ordinance.
2. **Permitted uses.** The following uses may be permitted in a designated PD district. These uses shall not be considered to be all-inclusive.
 1. Residential uses, including detached, attached or semi-attached single-family dwellings, townhouses, condominiums, patio homes, two-family dwellings and multifamily dwellings. No manufactured homes or manufactured home parks shall be allowed;
 2. Business park;
 3. Office building;
 4. Shopping center;
 5. Hotel; motel;
 6. Medical clinic; hospital;
 7. Industrial park;
 8. Library; museum; art gallery;
 9. Community, recreation or civic center;
 10. Park; playground; golf course;
 11. Church;
 12. RV Park and campground;
 13. Public or private school; college; university;
 14. Police; fire station;
 15. Governmental building;
 16. Water pumping station; water reservoir; water tower; artesian well; sewage; lift station; septic tank;
 17. Telephone exchange;
 18. Satellite dish; and/or
 19. Radio and television transmitter;
3. In rendering a decision on an application for a PD district, the City's future land use plan and any other comprehensive plan of the city shall be taken into consideration by the planning and zoning commission and the city council.
4. **Application for PD district.** Application for a PD district or development in a PD district shall be made in the same manner as an application for any amendment to this article and shall include the following additional information:
 1. **Proposed uses.** An application for a PD district or development in a PD district shall specify and describe the category or type of use or the combination of uses proposed. The permitted uses under PD district zoning shall be specified in each PD district ordinance and shall be limited to only these uses. If the ordinance specifies permitted uses by reference to a conventional zoning district, the permitted uses shall mean those uses permitted in the referenced district.
 2. **Development requirements.**
 1. An application for a PD district or development in a PD district shall include a list of proposed development standards which may be incorporated into the PD district ordinance. Development standards shall include but not be limited to density; lot

size; setbacks; building sizes; height and exterior requirements; lot coverage; parking ratios; screening; landscaping; and any other requirements the council may deem appropriate.

3. Concept plan required.

1. An application for a PD district or development in a PD district shall include a conceptual plan showing a preliminary layout of proposed uses, access, buildings, parking, open space and the relationship to existing natural features and adjacent properties and uses.
2. Upon submission of the application for a PD district or development in a PD district and after proper notice has been given to all affected parties and public hearings have been held, the planning and zoning commission and the city council shall review the application and may either give approval, with or without modifications, or reject it. In approving the application, the city council may impose conditions and these conditions shall be complied with before a certificate of occupancy is issued for the use of land or any structure which is part of the PD district. Ten copies of the concept plan shall be required to be submitted to the city at the time of application.

5. Site plan.

1. Approval required.

1. In establishing a PD district, a comprehensive site plan of the development is required. However, this site plan requirement may be waived by the planning and zoning commission if it determines the proposed development does not significantly alter or impact the surrounding development. This site plan shall be approved and filed as part of the PD ordinance. The approval of the development site plan may also serve as preliminary plat approval, provided that all requirements of the city's subdivision regulations are satisfied. Six copies of the development site plan will be required to be submitted to the city prior to the approval of the PD ordinance.
2. Upon approval of the development site plan and approval of the final plat, if required, application may be made for the permits and certificates necessary for construction and occupancy. Subsequent to this approval, minor changes to the site plan may be authorized by the city administrator, when the changes will not cause any of the following circumstances to occur:
 1. A change in the character of the development;
 2. An increase in the ratio of the gross floor area in structures to the area of any lot;
 3. An increase in the intensity of use;
 4. A reduction in the originally approved separations between building or setbacks;
 5. An increase in the problems of traffic circulation, safety and utilities;
 6. An increase in the external effects on adjacent property;
 7. An increase in ground coverage by structures;
 8. A reduction in the ratio of off-street parking and loading space; or
 9. A change in the locations, lighting or orientation of approved signs.

2. **Compliance with approvals of site plan.** The development site plan must comply with all provisions of the PD ordinance specifying development standards and substantially reflect the precepts and layout set forth in the concept plan. If, in the judgment of the planning and zoning commission or the city council, a development site plan does not comply with the provisions of the PD ordinance and the concept plan, the planning and zoning commission or the city council may reject the site plan, in which case a new site plan may be resubmitted or application must be resubmitted to amend the PD ordinance. If

a PD ordinance does not specify development standards or has not incorporated a concept plan, the development site plan approval must specify the standards. Development requirements on this site plan may be revised under the same review, notice and approval procedures as applied to the original approval of the site plan.

3. Site plan information.

1. Every application for approval of a site plan under the terms of this section shall contain sufficient information delineating:
 1. The characteristics of the site, changes in those characteristics as may be proposed by the development;
 2. How the development will relate to public services and facilities; and
 3. What protection features are included to ensure that the development will be compatible with existing and allowable development on adjacent property.
2. The site plan shall show at least the following items of information:
 1. **Site/adjacent property information.** The land area included within the site; the land area of all abutting sites and zoning classification; all public and private rights-of-way and easements bounding and intersecting the site and the abutting sites which are proposed to be continued, created, relocated and/or abandoned; and the north arrow, date and scale;
 2. **Building layout.**
 1. The location of each existing and each proposed structure on the site; the general category of use or uses to be contained therein; the number of stories, gross floor area and the location of entrances and exits to buildings; front, side and rear building setback lines; and elevation views or renderings indicating architectural design and building materials proposed; and
 2. A table showing the type of units by size, number of bedrooms and number and type for all residential dwellings, including floor plans, will also be required;
 3. **Traffic circulation and parking.** The location, dimensions and proposed construction of all streets, private drives, alleys, parking areas and drive approaches, as well as their alignment with existing thoroughfares; location and dimensions of sidewalks, off-street parking areas, fire lanes and loading zones;
 4. **Drainage and utilities.** Existing and proposed finished grade of the site, shown to contour intervals not exceeding 2 feet, proposed handling of on-site surface drainage, location of any floodway or flood prone area as shown on current FIA mapping; existing and proposed water and sanitary sewer layout; and existing and proposed fire hydrants; and
 5. **Screening, landscaping and recreational facilities.** The location, height and building materials for any proposed or required walls or fences; height, location and type of any proposed berms or living screens; proposed landscaping plan; location and size of any proposed recreational facilities such as swimming pools, tennis courts and playgrounds.

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)

1005 Holden St
Zoning and SUP Requests
200 Ft Radius Mailings

1. Michael & Heidi Stephens
1115 Rolling Hills Trail
Glen Rose, TX 76043
2. Somervell County Hospital District
1021 Holden St
Glen Rose, TX 76043
R1503 and R2039
3. LIX6 Holdings LLC
1145 CR 429
Glen Rose, TX 76043
4. Dominus Won LLC
PO Box 2310
Glen Rose, TX 76043
5. Bruce Rudd
953 Yorktown Dr
Charleston, SC 29412
6. Patsy Jones Patterson
PO Box 2492
Glen Rose, TX 76043
7. Ceylon Hood
999 Holden St
Glen Rose, TX 76043
8. Myles Jackson and Mary Loretta Galloway
PO Box 1432
Ruidoso, NM 88355
9. Shirley Sue Fox
1001 Holden St
Glen Rose, TX 76043

10. Darla Jonita Anderson
1003 Holden St
Glen Rose, TX 76043
11. Duane and Cathy Marshall
1010 Holden St
Glen Rose, TX 76043
12. Philip and Kelly King
1008 Holden St
Glen Rose, TX 76043
13. Patricia West
PO Box 990
Glen Rose, TX 76043-0990
14. Angel Gauna and John Sanchez
1004 Holden St
Glen Rose, TX 76043
15. Kay Lynn Thompson
1002 Holden St
Glen Rose, TX 76043
16. Glen Rose ISD
PO Box 2129
Glen Rose, TX 76043
17. John A Mourelatos
Irrevocable Grantor Trust
425 Teramo Ct
Reno, NV 89521
18. Tyler Kerst
501 McCaffery Rd
Bigfork, MT 59911

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: Michael Stephens request to rezone from PD (Planned Development) to R-1 (Single-Family Residential District) and obtain a Specific Use Permit for Short Term Rental for the property located at 1005 Holden Street, Lot: 00007, Tract: D7-30, Abst: A136, MILAM CO SCH LD, HOLDEN ST COTTAGES.

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NAME: Pat Patterson DATE: 10-21-22
ADDRESS: 885 Holden 76043
I AM () IN FAVOR ☒ IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Privacy, Value of Property

Jodi Holthe,
Planning and Zoning (P&Z)

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NAME: Shirley Sue Fox DATE: 10-27-2022
ADDRESS: 1001 Holden St.

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

Reasons/Comments:

Apposing because our homes are only 11 ft. apart
and we park in the back of our homes, accessed by a narrow
road that dead ends at 1005 Holden. Countless number of different
strangers every week up and down this narrow entrance that close to
our houses is a safety issue.

Jodi Holthe,
Planning and Zoning (P&Z)

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NAME: Loretta Calloway DATE: 10-25-2022
ADDRESS: 997 Holden St Glen Rose

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

Reasons/Comments:

As stated Before parking is not the
Best - hospital + nursing home a block
away. School a block away in opposite
Direction. main thoughts safety + security
of the 5 single ladies in the Holden St.
Cottages. you never know who you are
renting to.

Jodi Holthe,
Planning and Zoning (P&Z)

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NAME: Ceylon E. Hood DATE: 10/25/22
ADDRESS: 999 Holden

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

Reasons/Comments:

I am in opposition of this request
because it could change the neighborhood.
There will be strangers driving in our drive
way. Our houses are only eleven feet apart.
Our safety and privacy will be compromised
not knowing who could be coming and going.
I will not feel as safe and secure as a permanent
renter.

Ceylon Hood

Jodi Holthe,
Planning and Zoning (P&Z)

NOTICE OF PUBLIC HEARING



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NAME: DWANE MARSHALL DATE: 10-24-22

ADDRESS: 1010 HOLDEN ST GLEN ROSE, TX.

I AM ☐ IN FAVOR ☒ IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

ANY TOURIST THAT STAYS IN A
BED, BREAKFAST SHOULD HAVE A BACKGROUND
CHECK DUE TO A JUNIOR HIGH SCHOOL BEING
CLOSE BY. WHAT IF A SEX OFFENDER WHO IS
A TOURIST VIOLATES ONE OF OUR CHILDREN?

Jodi Holthe,
Planning and Zoning (P&Z)

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NAME: Jonita Anderson DATE: 10/25/2022

ADDRESS: 1003 Holden Street

I AM ☐ IN FAVOR ☒ IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Safety, Privacy. We are a residential Planned Community. Access to the home in question is past all of the current tenants in the back driveway. I have added additional privacy fence and locks to back entrance for safety. We are eleven feet from each home. This area is too close for overnight stays of strangers.

Jodi Holthe,
Planning and Zoning (P&Z)

Pictures enclosed of back driveway to rental home & the view into each of your homes



