



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

Staff use only  
Date Received: 3/3/26  
Fee: \$ 200.00 Paid on: 3/12/26

**Request for Board of Adjustment (BOA) Hearing**

Address of property: 1302 NE Big Bend Trl  
Applicant's Name: Chelsi Davis Date: 3/2/26

**Property Owner/Applicant Information**

Full Name: Chelsi Davis

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

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

Present zoning at site: B-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).

There is no signage (monument) allowed per current code for this small business. Comparing to businesses and signs across the street.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

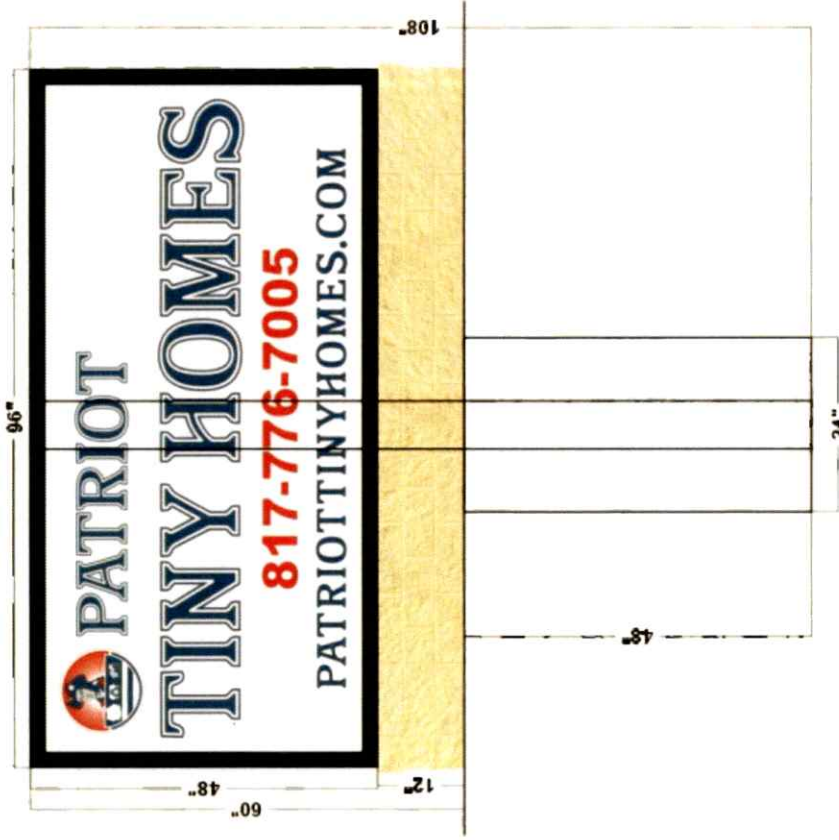
I hereby certify that all the information provided is true and correct to the best of my knowledge.

Applicant's Signature: Chelsi Davis Date: 3/2/26



Job Name: Patriot Tiny Homes  
 Elevation: Monument  
 Location Address:  
**31' FROM THE ROAD**

Date: 11.10.2025  
 Rev: 1  
 Sales: Adam



**FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK. INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.**

All Proof provided via email are for checking content only... THEY ARE NOT MEANT FOR COLOR OR PRINT QUALITY. Please review proof(s) carefully as (Southern Sign Services) is not responsible for errors once art has been approved. Be sure to check: Layout, Spelling, Capitalization, Punctuation, Phone #'s, & verification of colors before approving. Once you have reviewed your art proof, please sign & email back. DUE TO DIFFERENCES IN INDIVIDUAL MONITORS & PRINTERS, ELECTRONIC-PROOF COLORS MAY VARY FROM THE FINAL OUTPUT COLOR. Rendering may vary from actual sign due to superimposing the drawing onto a photo.

**APPROVED ART/DRAWING**

**ELECTRICAL NOTES**

**Sign Company DOES NOT provide primary electrical to sign.** Power to the sign must be borne by a licensed electrical contractor or licensed electrician. Each sign must have:

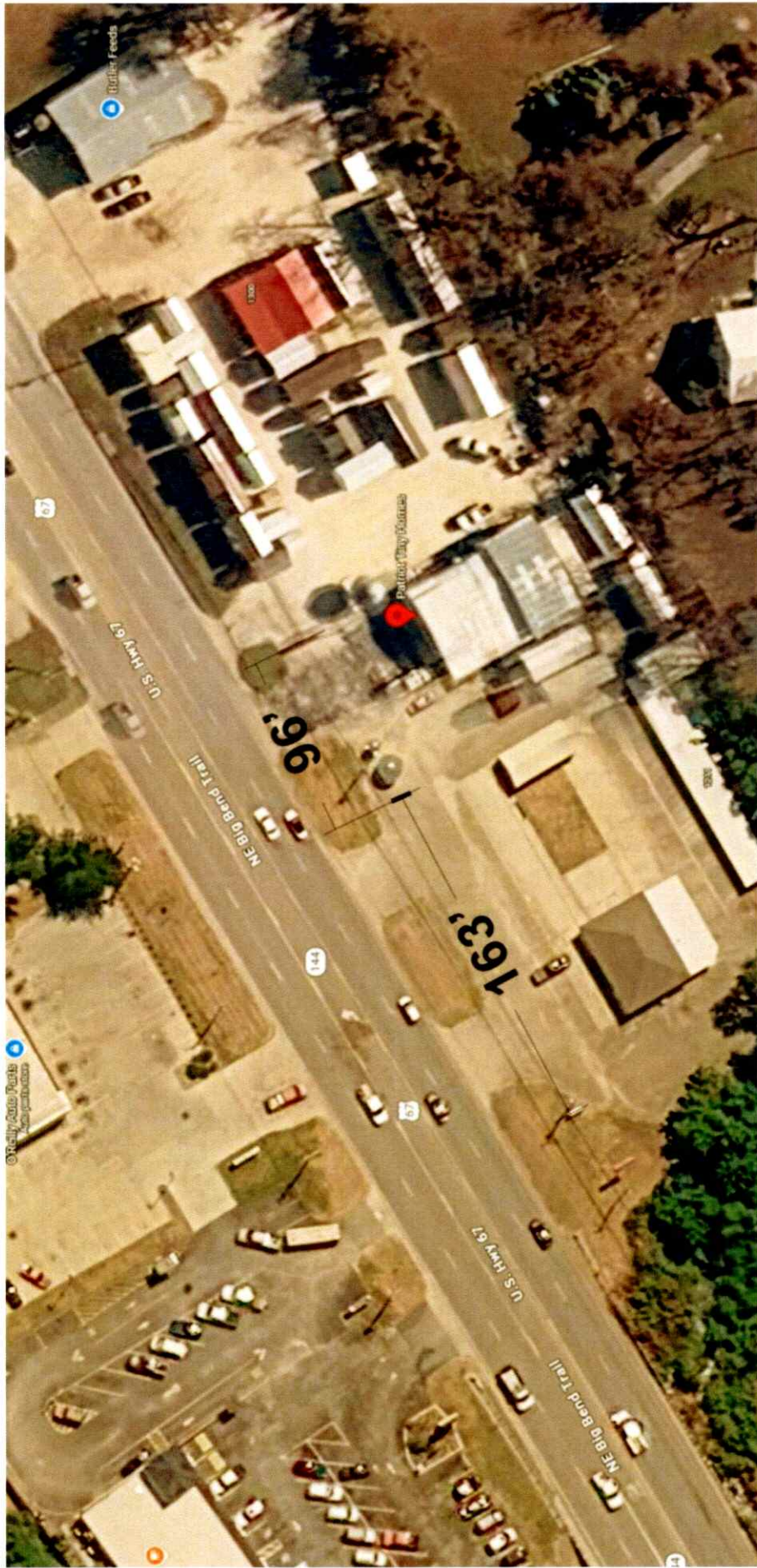
1. A minimum of one dedicated 120V 20A circuit 2. Junction box installed within 6 feet of the sign 3. Three wires. Line, Ground, Neutral

**NOTE: THIS DRAWING IS THE PROPERTY OF SOUTHERN SIGN SERVICES AND ALL RIGHTS TO ITS REPRODUCTION AND DISPLAY ARE RESERVED BY SOUTHERN SIGN SERVICES**

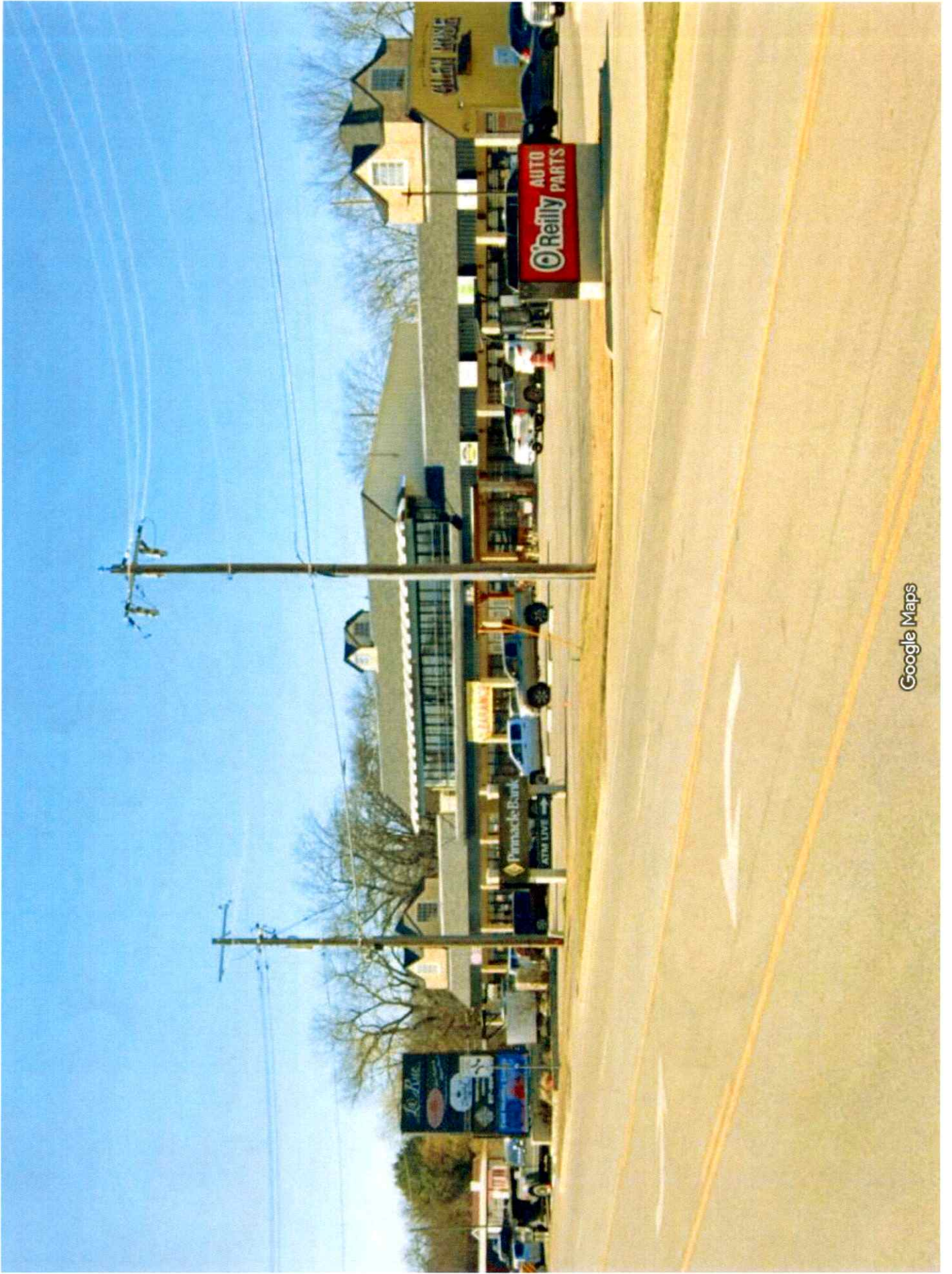
Lic#128567 TESOL#18322 • Regulated by the Dept of Licensing and Regulation • PO Box 12157 / Austin, TX 78711 • 800-803-9202 / 512-463-0509

Signature:

Date:







Glen Rose, Texas

Google Street View

Jan 2024 [See more dates](#)



Google Maps

Image capture: Jan 2024 © 2026 Google





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

March 23, 2026

**Public hearing by the Board of Adjustment at the request of Chelsi Davis, on behalf of Patriot Tiny Homes, for a variance for the item listed below located on Tract: B5-3, Abst: A136, A136 MILAM CO SCH LD also known as 1302 NE Big Bend Tr**

**RE:**

- **Variance request to allow for an additional sign within 300 feet of an existing sign on the same premises**

Dear Property Owner:

This letter is to inform you of a variance request in the area of your property ownership near 1302 NE Big Bend Tr. 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 **April 14, 2026** 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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RE:

- Variance request to allow for an additional sign within 300 feet of an existing sign on the same premises

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:

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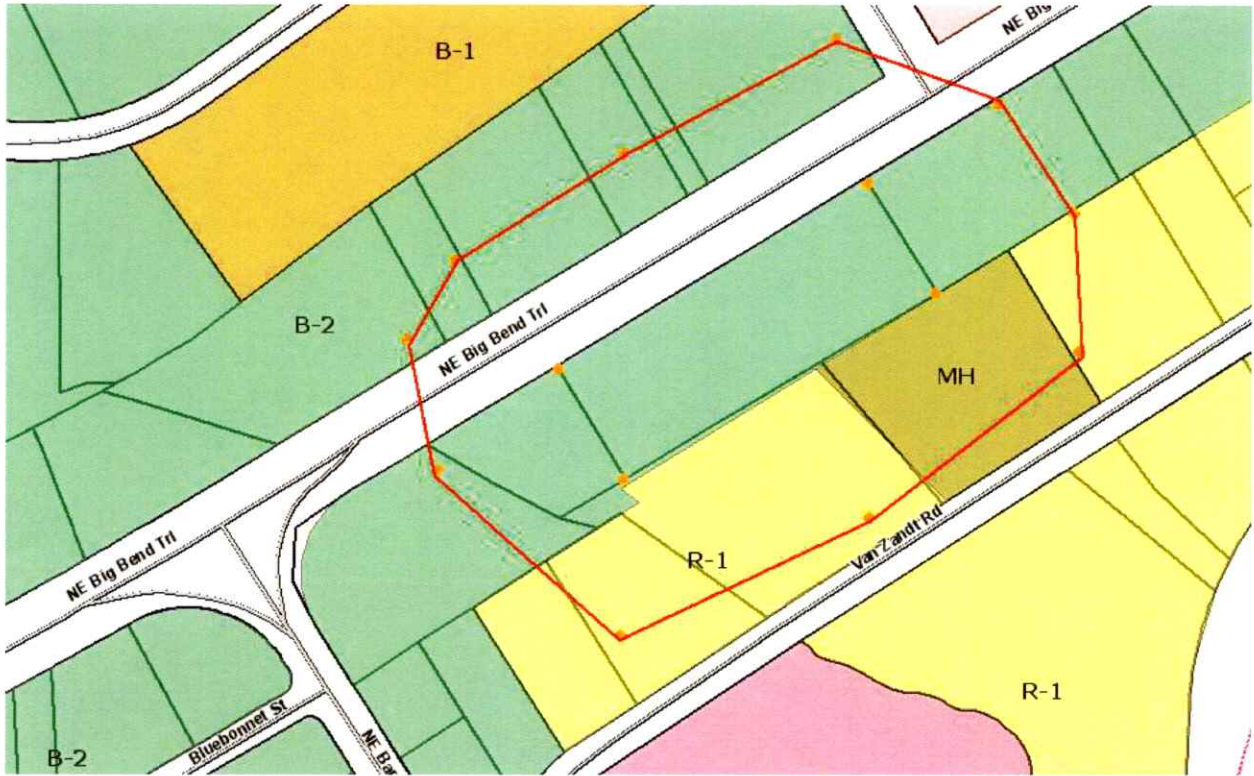
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Building and Planning / Code Enforcement

1302 NE Big Bend Tr

200' Radius



### **3.10.043 B-1, B-2, B-3 And I Districts**

The following regulations shall apply in the B-1, [B-2, B-3 and I] districts:

- (a) Auxiliary signs. Auxiliary signs not exceeding 10 square feet in total area per building may be placed in a window or flat against the wall of a building. Freestanding auxiliary signs of not more than 2-1/2 feet in height and 3 square feet in area are permitted on private property if limited to traffic direction or parking direction. Auxiliary sign area shall not be counted against total permitted sign area;
- (b) Service station canopy signs.
  - (1) Service station canopy signs shall be counted as a part of and limited to the percentage allowable for wall signs. Canopy signs may not exceed 20 feet in height and shall not exceed the top of the canopy on any side;
  - (2) Signs may be attached to and suspended from the underside of building canopies, with the following restrictions:
    - (A) No more than one such sign is permitted per business;
    - (B) The sign must identify only the store's name and address;
    - (C) The bottom edge of the sign shall be no less than 7 feet above grade; and
    - (D) The sign may be placed perpendicular to the front wall of the building;
  - (3) Signs may be located any place on a canopy that is not attached to a building, except that the signs shall not project beyond the width or height of that canopy, nor more than one foot below that canopy;
- (c) Freestanding signs. One freestanding monument sign for each freestanding building in the B-1 district shall be permitted, meeting the following requirements:
  - (1) Area. The area of the sign shall not exceed an amount equal to 0.40 square feet per front foot of the lot. The sign area shall not exceed 80 square feet per side;
  - (2) Height. Sign height shall not exceed 6 feet, except signs may increase in height 1 foot for every extra 1 foot beyond the required setback to a height not to exceed 15 feet, except along either side of Highway 67, in which case the maximum height shall be 25 feet; and
  - (3) Setback. Sign setbacks shall be a minimum of 10 feet from the property line, as long as it does not interfere with the visibility of neighboring building signage. Where neighboring structures or vegetative growth are close to the property line, permission by the building official, or his designee, may be given to place a sign closer to the property line.
- (d) Wall signs. Advertising signs, when the same are attached to a building and advertise only the business name, services, articles or products offered within the building to which the sign is attached, shall be permitted, provided that the signs shall not extend more than 3 feet vertically above the outside walls of the buildings, nor more than 2 feet perpendicular from the face of the walls of the building. Not more than 10% of any wall shall be used for these signs, except, when freestanding signs are allowed but not used, this may be increased to not more than 15% of the wall; and
- (e) Primary uses. Signs shall be specifically described and indicated on the site plan. The sign requirement for each use shall not be less restrictive than those of the respective district in which the use is otherwise first permitted.

(f) Signs on the Historic Courthouse Square must be approved by the Historic Preservation Commission (HPC) before a permit may be obtained.

(Ordinance 299-C adopted 1/13/04; Ordinance 525 adopted 12/9/13; 2007 Code, sec. 153.22; Ordinance adopting 2017 Code; Ordinance 2020.10.12A, sec. 7, adopted 10/12/20)