



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

June 13, 2025

REVISED

NOTICE OF PUBLIC HEARING

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on June 25, 2025 before the Planning and Zoning Commission and on July 8, 2025 before the City Council on a request by applicants, Heather Bienko and Troy Lane, to request a Specific Use Permit for Short Term Rental at the property located at 706 A and B SW Barnard St, Acres: 0.762, Tract: H8-9 & 10, Abst: A47, A47 JAMES H HALEY, TRACT H8-9 & 10, ACRES 0.762 to operate in an R-1 (Single Family District).

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property referenced above that is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for a Specific Use Permit for Short Term Rental which is under consideration, and a map showing all the properties within 200' of the referenced property. If you would like to register your opinion in favor or in opposition to granting the Specific Use Permit, 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 the referenced property provide written notice of their objection to the issuance of the Specific Use Permit 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.

Should you have any questions, please contact us 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: jodi.holthe@glenrosetexas.org

PROPERTY OWNER RESPONSE FORM

Re: Request for a Specific Use Permit for Short Term Rental at the property located at 706 A and B SW Barnard St, Acres: 0.762, Tract: H8-9 & 10, Abst: A47, A47 JAMES H HALEY, TRACT H8-9 & 10, ACRES 0.762 to operate to operate in an R-1 (Single Family District).

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:

Building Official, Planning and Zoning (P&Z)

City of Glen Rose – Building / Planning / Code Compliance Office
201 NE Vernon Street Tel: (254) 897-2272 Fax: (254) 897-7989
Email: code.enforcement@glenrosetexas.org

Staff use only

Case # _____

Date Received: 5/21/25

Fee: \$150.00 Paid on:

5/16/25

Specific Use Permit Application for Short Term Rental

NOTE: As part of the approval process, this application will be shared with property owners within 200' of your property and members of the Planning & Zoning Commission and City Council. If 20% of the owners of property within 200' of your property object to the issuance of this permit, $\frac{3}{4}$ of the City Council must vote to approve it.

Address of property: 706 A and B Southwest Barnard Street

Applicant's Name: Heather Bienko and Troy Lane Date: 4/22/2025

Property Owner Information

Full Name: Barnard Street Corporation

Address: _____

Telephone No: _____ Email: _____

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

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: Residential

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

Will breakfast or any other meal be served? ☐ Yes ☒ No

What will be rented? ☒ Whole residence and carriage house

How is the property being marketed? ☒ Airbnb ☒ VRBO ☐ Other _____

What is the vetting process for guests? Guest will be vetted by Airbnb/VRBO who now allow owners to rate guests and verify their credibility. They also require guests to register and have a valid government ID. We will use all this information as a basis for renting the house.

List any house rules addressing noise, parties, quiet time hours, etc....:

No more than 6 guest will be allowed on the property as well as no parties and a quiet time designated as 10 am to 10 pm.

How many on-site parking spaces are available? 3

How do you plan to operate your short-term rental? *(In the past, neighbors of other properties have expressed concern about potential dangers posed by strangers, noise nuisances, and an increase in traffic. You may want to address these and other concerns.)*

We believe the guests at short term rentals to be better neighbors than many of the tenants we have had in the past. Airbnb and VRBO now have strict rules which require all guest register in their system and produce a valid government ID. Other Airbnb owners can rate guests so we can ensure that we don't allow guests who have been problematic in the past at other rentals. We will also have a camera on the outside of the residents monitoring the number of guests and cars at the house. This will also allow us to address any concerns the neighbors might have regarding loud noise or partying. The house will also be immaculately maintained, we will be relying on the condition of the home to attract renters. Currently it is very difficult to get renters to maintain the home and the yard. We have rented these homes for the past 30 years and rarely have we had tenants you would want to be your neighbor. We believe the houses will function as a much better neighbor if rented on a short-term basis.

Renting the houses short-term also allows us to inspect them on a regular basis, ensuring the homes and their architectural features are properly maintained.

Please feel free to attach any supplemental or supporting documentation to this application.

I/We am/are the owner(s) of the property. I/We do hereby certify that all the information provided is true and correct.

Owner(s) Signature(s):

John A. Burt

Date: 5/1/2025



706 A and B SW Barnard - SUP

