



Board of Adjustments (BOA)

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

Staff use only

Date Received: 4/20/23

Fee: \$300.00 Paid on: 4/20/23

Request for Board of Adjustment (BOA) Hearing

Address of property: 205 SW Barnard St.

Applicant's Name: Pamela Streeter

Date: 4/19/2023

Property Owner/Applicant Information

Full Name: Pamela Streeter

Address: 205 SW Barnard St.

Telephone No: 254-897-2929

Email:

Present zoning at site: B2

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

(X) Sign height

☐ 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).

Currently the sign ordinance allows for only a 6ft tall sign. Due to obstruction from the Glen Hotel Stone Wall & trees, we would like to raise the sign height to 10' to allow the business name to be seen upon approach.

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

Applicant's Signature:

Date: 4/19/2023



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

April 28, 2023

Public hearing, discussion and possible action by the Board of Adjustment at the request of Pamela Streeter, owner, for a variance from the City of Glen Rose Sign Ordinance for the property located at 205 SW Barnard St, Glen Rose, TX 76043.

Dear Property Owner:

This letter is to inform you of a variance request in the area of your property ownership near 205 SW Barnard St. The purpose of the variance is to allow for a maximum sign height of 10 feet; current maximum sign height is 6 feet. 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 May 9, 2023 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 variances. 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 Pamela Streeter, owner, for a variance from the City of Glen Rose Sign Ordinance for the property located at 205 SW Barnard St, Glen Rose, TX 76043.

RE:

- **Variance request from the City of Glen Rose Sign Ordinance to allow for a maximum sign height of 10 feet; current maximum sign height is 6 feet.**

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: _____

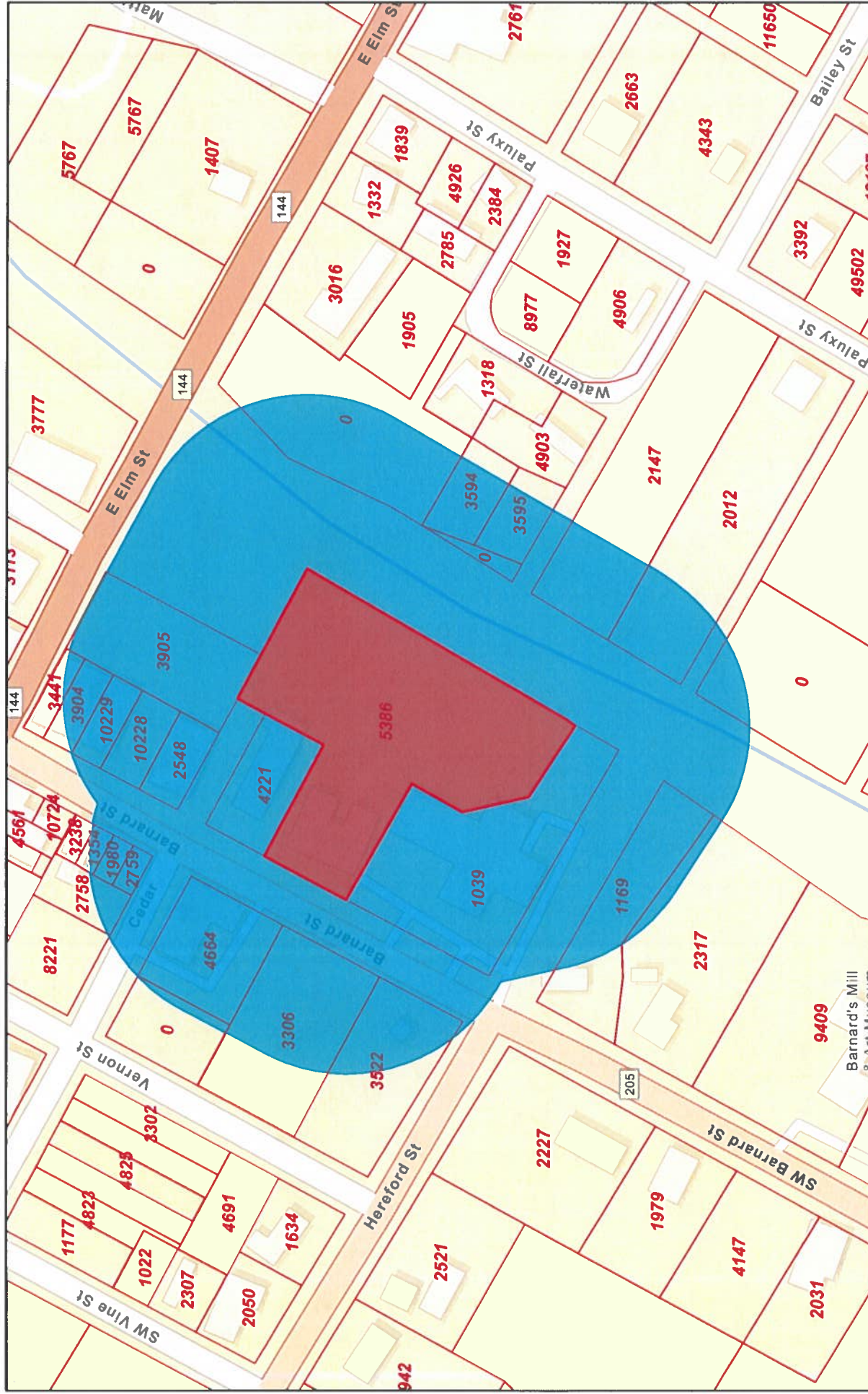
ADDRESS: _____

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

Reasons/Comments:

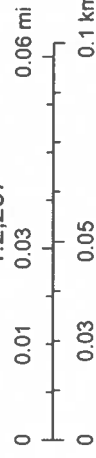
Building and Planning / Code Enforcement

205 SW Barnard



4/24/2023, 10:59:13 AM

1:2,257



Esri Community Maps Contributors, Texas Parks & Wildlife, ©
OpenStreetMap, Microsoft, CONANB, Esri, HERE, Garmin, SafeGraph

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

205 SW Barnard

200 Ft Radius

1. (Owner)
PS Properties LLC
205 SW Barnard St
Glen Rose, TX 76043
2. Somervell County
PO Box 804
Glen Rose, TX 76043-0804
(R1039, R10228 & R8221)
3. Jack E & Lisa B Cox
301 SW Barnard
Glen Rose, TX 76043
4. Karen Richardson
PO Box 239
Glen Rose, TX 76043
5. Milan Olejnik
PO Box 3158
Glen Rose, TX 76043
6. Gartrell Rental Properties LP
100 Dove Meadow
Glen Rose, TX 76043
7. Longhorn Innovative Construction
2933 CR 2007
GLEN ROSE, TX 76043
8. Frank J Laramore Etux
1092 CR 2001
Glen Rose, TX 76043
9. Tracy Young
1212 CR 429
Glen Rose, TX 76043
10. RHG Properties LLC
PO Box 2391
Burleson, TX 76097

11. Brenda Buzan Ransom
2271 CR 2007
Glen Rose, TX 76043
(R1354 & R3238)
12. Sanderson Properties
PO Box 1979
Glen Rose, TX 76043-1979
13. Kimbrough Ranch Holdings, LLC-Series 7
1314 CR 2011
Walnut Springs, TX 76690
14. Spirit Wind Church
PO Box 1846
Glen Rose, TX 76043
15. Jack W Bridges Jr
PO Box 99
Glen Rose, TX 76043-0099
16. Fossil River LTD
3604 San Bar Ln
Colleyville, TX 76034-8655
17. Jeff S and Sondi Albro
PO Box 2727
Glen Rose, TX 76043
18. Waterfall RV Park LLC
PO Box 1232
Glen Rose, TX 76043
(R3594 & R3595)
19. James D Martin
307 NE Barnard
Glen Rose, TX 76043
(R2147 & R2012)

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.

(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)