

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

Staff use only

Case # _____
Date Received: _____
Fee : \$150.00 + certified mail costs
Paid on: _____

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, 3/4 of the City Council must vote to approve it.

Address of property: 505 Hereford St. Glen Rose, TX 76043

Applicant's Name: Shawn Evans on behalf of Yukon Brooke Properties
Date: 06-18-21

Property Owner Information

Full Name: Yukon Brooke Properties, LLC (Shawn Evans - owner)
Address: 1581 County Road 2018, Glen Rose, TX 76043
Telephone No: [REDACTED] Email: [REDACTED]

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 Some rooms Accessory building

How is the property being marketed? Airbnb VRBO Other I may add VRBO at a later date. _____

What is the vetting process for guests? The reviews from previous air bnb owners left for the renter.

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

Quiet time from 10 PM to 8 am. No cigarette butts outside on the ground. No smoking in the house.

How many on-site parking spaces are available? 4

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 are available and local for any issues that may come up. We will handle them professionally.

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

I/We am/are provided is true and correct.

City Council
conducts public hearing
(Requestor must be present at this hearing)

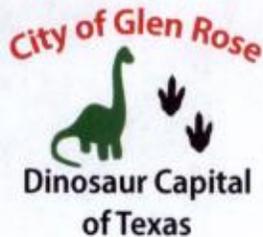
The information

Owner(s) Signature(s):

Shaun Evans

06-18-21

Requester obtains application after coordinating with Building Official Office



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

CORRECTED NOTIFICATION

July 8, 2021

NOTICE OF PUBLIC HEARING ON 505 HEREFORD STREET

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on August 3, 2021 before the Planning and Zoning Commission and on August 10, 2021 before the City Council on a request by owner Yukon Brooke Properties, LLC for a Specific Use Permit to offer short term rental accommodations (like those advertised by Airbnb & VRBO, etc...) in an R-1 Single Family Residential District at 505 Hereford Street [Acres 0.300, Tract 34 (Walker Add, Blk A), Abst A136, A136 Milam Co Sch LD, Tract 34 (Walker Add, Blk A)].

Dear Property Owner:

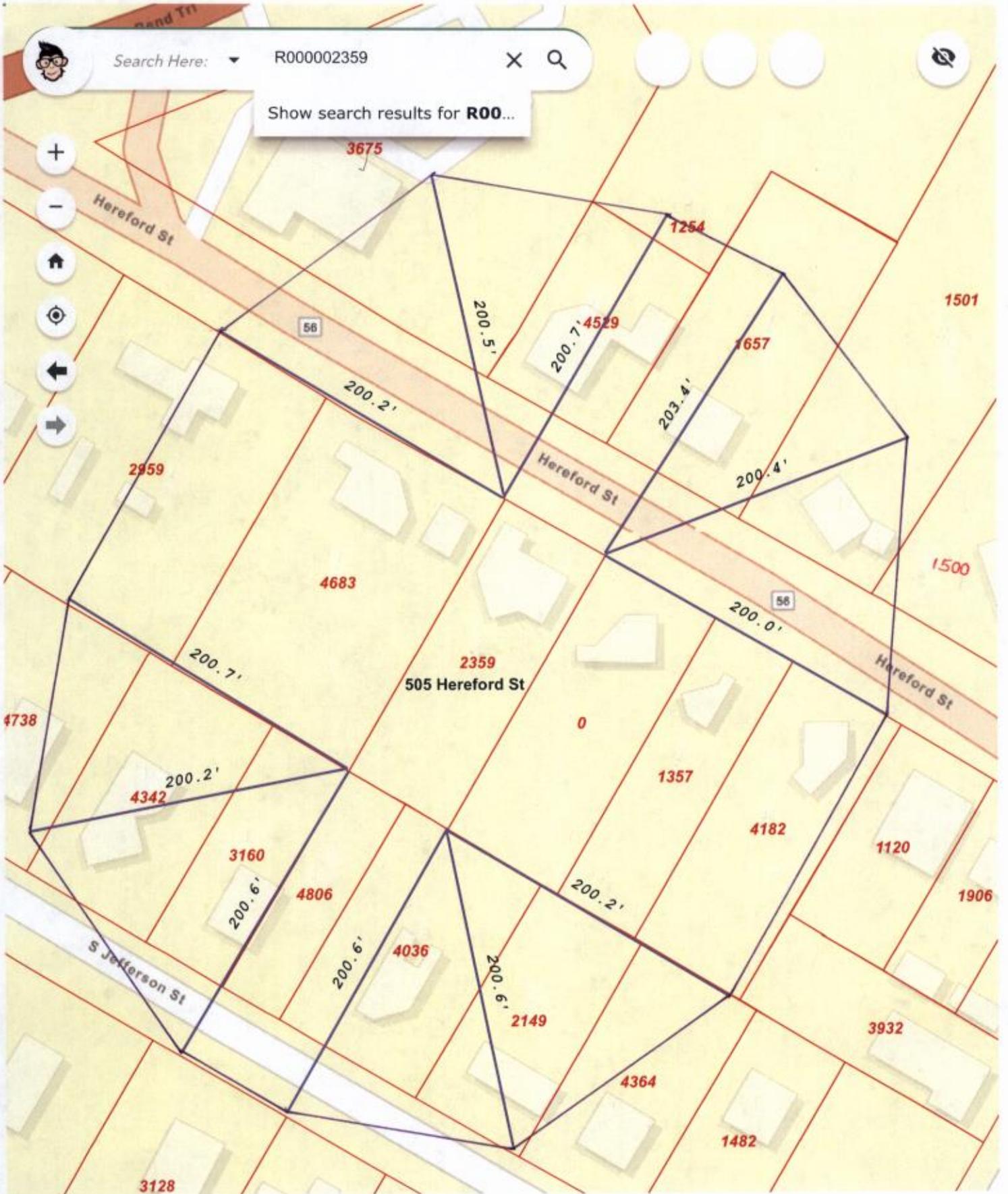
You are receiving this notice because our records indicate you own property within 200' of the property at 505 Hereford Street that is the subject of these hearings. Included with this letter is a Property Owner Response Form, the Specific Use Permit application which is under consideration, and a map showing all the properties within 200' of 505 Hereford. If you would like to register your opinion in favor or in opposition to granting the requested 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.

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.

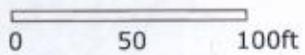
Should you have any questions, please contact us at code.enforcement@glenrosetexas.org or at (254)897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department



32°14'03"N 97°45'35"W



PROPERTY OWNER RESPONSE FORM



City of Glen Rose, Texas
Building, Planning, Code Enforcement Department
P.O. Box 1949, Glen Rose, TX 76043

Phone: (254) 897-2272

Email: code.enforcement@glenrosetexas.org

Return for Property ID#: 2959

Re: Request for a Specific Use Permit to offer short-term rental accommodations at 505 Hereford Street.

This form may be deposited in one of the drop boxes at City Hall at 210 NE Vernon Street, emailed to code.enforcement@glenrosetexas.org, or mailed to:

City Hall
Building & Planning Department
PO Box 1949
Glen Rose, TX 76043

NAME: L.S. & J.L. Nevils
ADDRESS: 509 Hereford
SIGNATURE: Joni Nevils
I AM () IN FAVOR (✓) IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

This is a neighborhood with family, children, pets, etc. We live in a volatile world. There are constant strangers in and out of this community. The last thing we need are more strangers spending the night next door. I am a senior citizen and do not appreciate this at all. I already see more things than I care to think about all around my home. Would you want this next door to you?

PROPERTY OWNER RESPONSE FORM



City of Glen Rose, Texas
Building, Planning, Code Enforcement Department
P.O. Box 1949, Glen Rose, TX 76043

Phone: (254) 897-2272

Email: code.enforcement@glenrosetexas.org

Return for Property ID#: 4036

Re: Request for a Specific Use Permit to offer short-term rental accommodations at 505 Hereford Street.

This form may be deposited in one of the drop boxes at City Hall at 210 NE Vernon Street, emailed to code.enforcement@glenrosetexas.org, or mailed to:

City Hall
Building & Planning Department
PO Box 1949
Glen Rose, TX 76043

NAME: Melissa S. McLain

ADDRESS: 500 Jefferson

SIGNATURE: Melissa McLain

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

Reasons/Comments:

I would prefer to be surrounded by families living in the neighborhood. By keeping this home for family use, it will allow our community to remain family friendly. Too many Airbnbs in Glen Rose will eventually diminish property available for families to live and raise their children in our community.

PROPERTY OWNER RESPONSE FORM



City of Glen Rose, Texas
Building, Planning, Code Enforcement Department
P.O. Box 1949, Glen Rose, TX 76043

Phone: (254) 897-2272

Email: code.enforcement@glenrosetexas.org

Return for Property ID#: 2359

Re: Request for a Specific Use Permit to offer short-term rental accommodations at 505 Hereford Street.

This form may be deposited in one of the drop boxes at City Hall at 210 NE Vernon Street, emailed to code.enforcement@glenrosetexas.org, or mailed to:

City Hall
Building & Planning Department
PO Box 1949
Glen Rose, TX 76043

NAME: Shawn Evans
ADDRESS: 505 Hereford St. Glen Rose
SIGNATURE: Shawn Evans

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

Reasons/Comments:



Planning and Zoning Commission
City of Glen Rose, Texas
P.O. Box 1949, Glen Rose, Texas 76043

**COMMISSION'S DETERMINATION
AND
RECOMMENDATION TO THE GLEN ROSE CITY COUNCIL**

Date and time of public hearing: August 3, 2021, 5:30 pm

Purpose of hearing: Specific Use Permit to offer short term rental accommodations (like those advertised by Airbnb & VRBO, etc...) in an R-1 Single Family Residential District at 505 Hereford Street [Acres 0.300, Tract 34 (Walker Add, Blk A), Abst A136, A136 Milam Co Sch LD, Tract 34 (Walker Add, Blk A)].

Request submitted by: Owners, Yukon Brooke Properties, LLC

After considering all information submitted, the Planning and Zoning Commission has made the determination to:

- Approve the request and further recommends approval to the City Council.
- Deny the request.

Reason for decision: _____

Signature: Larry Wilson Date: 3 August 2021
 Position: Chairman and Young Chairman

The City Council of the City of Glen Rose, Texas, has voted to:

- Approve
 - Disapprove
- this recommendation.

Staff Representative Signature _____ Approval Date: _____

Comments: _____
