



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

Staff use only
Date Received: 4/8/21

paid (circled)

New Zoning Use Application

Address of property: 611 South Jefferson Street, Glen Rose, TX 76043

Applicant's Name: Brian Watts Date: 05/27/2021

Property Owner Information

Full Name: Realty Capital Holdings, LLC

Address: Post Office Box 2930, Glen Rose, TX 76043

Telephone No: [REDACTED] Email: [REDACTED]

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

Full Name: Brian Watts, LLC Manager

Address: Post Office Box 2930, Glen Rose, TX 76043

Telephone No: [REDACTED] Email: [REDACTED]

Present zoning at site: B-2 Requested new zoning use: R-1

Form of Ownership of the property: [] Individual [X] Partnership [] Corporation

Intended use of property (must be specific):

Single Family Residence

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:

[Signature]

Date: 05/27/2021

Brian Watts, LLC Manager
Realty Capital Holdings, LLC



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 611 S. JEFFERSON

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 Realty Capital Holdings, LLC to rezone the property at 611 S. Jefferson [Acres 0.310, Lot 00001, Blk E, Subd W0100, Abst A136, WALKER ADDITION, BLOCK E, LOT 1] from being split zoned B-2 (General Commercial District)/R-1 (Single Family Residential District) to being wholly zoned R-1 (Single Family Residential).

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property at 611 S. Jefferson Street 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 611 S. Jefferson. 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.

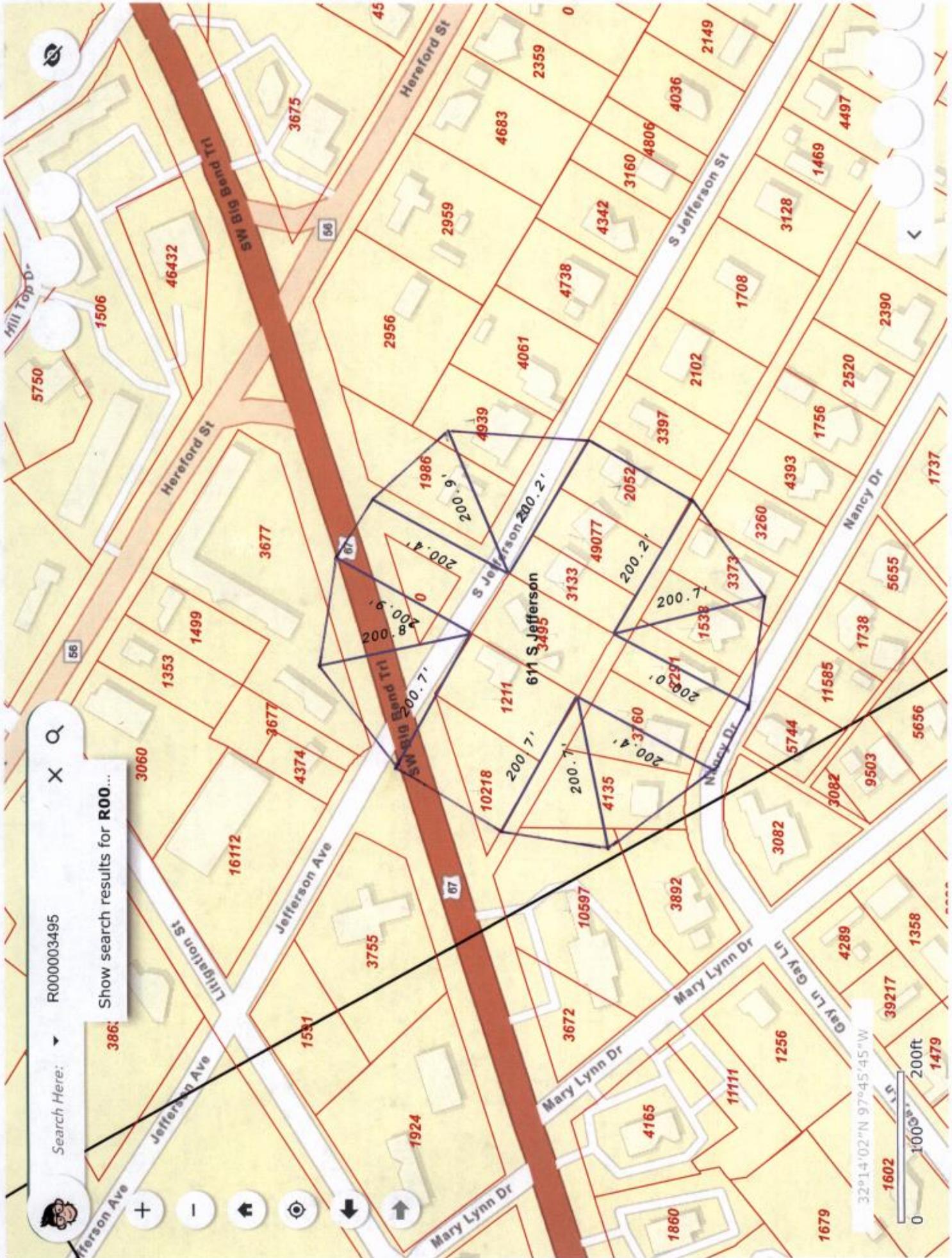
If the owners of 20% or more of the land within 200' of 611 S. Jefferson Street provide written notice of their objection to the issuance of the rezoning request, instead of a simple majority it will require a vote of $\frac{3}{4}$ of the City Council members present to approve the request.

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 code.enforcement@glenrosetexas.org or at (254)897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department



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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#: 3677

Re: Request to rezone 611 S. Jefferson Street from a split zoned B-2 (General Commercial District)/R-1 (Single Family Residential District) to being wholly zoned R-1 (Single Family Residential).

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: MITUL PATEL
ADDRESS: 631 S Columbia Dr, West Columbia, TX 77486
SIGNATURE: Patel m.v.

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

Reasons/Comments:

Over last 2 years we have seen hotel revenues down significantly. Also our occupancy rates have dropped by more than 25%. Adding one more property in the surrounding area that can be rented out will result in loss of revenue. Property is operating at a loss, adding one more rental will add fuel to the fire.

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#: 3760

Re: Request to rezone 611 S. Jefferson Street from a split zoned B-2 (General Commercial District)/R-1 (Single Family Residential District) to being wholly zoned R-1 (Single Family Residential).

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: MARIO LUIS COSSIO ZARATE.

ADDRESS: 610 NAUCY DRIVE

SIGNATURE: [Handwritten Signature]

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

Reasons/Comments:

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#: 3133

Re: Request to rezone 611 S. Jefferson Street from a split zoned B-2 (General Commercial District)/R-1 (Single Family Residential District) to being wholly zoned R-1 (Single Family Residential).

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: SCOTT W KNAPP (KNAPPSBREW LLC)

ADDRESS: 6207 TEZCUCO CT GAMBURY TX 76049

SIGNATURE: Scott W Knapp

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

Reasons/Comments:

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#: 49077

Re: Request to rezone 611 S. Jefferson Street from a split zoned B-2 (General Commercial District)/R-1 (Single Family Residential District) to being wholly zoned R-1 (Single Family Residential).

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: Scott W. Knapp (KnappersBrew LLC)

ADDRESS: 6207 Jezeuc Ct Gambury TX 76049

SIGNATURE: Scott W Knapp

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: Rezone the property at 611 S. Jefferson [Acres 0.310, Lot 00001, Blk E, Subd W0100, Abst A136, WALKER ADDITION, BLOCK E, LOT 1] from being split zoned B-2 (General Commercial District)/R-1 (Single Family Residential District) to being wholly zoned R-1 (Single Family Residential).

Request submitted by: Owners, Realty Capital Holdings, 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 Nelson Date: 3 August 2021

Position: Planning and Zoning Chairman

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

- Approve
 - Disapprove
- this recommendation.

Staff Representative Signature _____ Approval Date: _____

Comments: _____
