

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: <u>2/5/26</u>
Fee: \$150.00 Paid on: <u>2/5/26</u>

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: 1306 Van Zandt Rd, Glen Rose, TX 76043
Applicant's Name: Matthew Carter Date: 2/5/26

Property Owner Information

Full Name: Deborah Carter
Address: _____
Telephone No: _____ Email: _____

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

Full Name: Wheeler B Ranch, LLC (Matthew and Amy Carter)
Address: _____
Telephone No: _____ Email: _____

Present zoning at site: R-1

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 _____

What is the vetting process for guests? Airbnb certified user

List any house rules addressing noise, parties, quiet time hours, etc...:
quiet hours after 10 pm

How many on-site parking spaces are available? 5

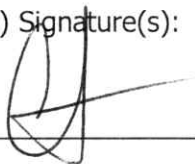
How do you plan to operate your short term rental? *(In the past, neighbors of other properties have expressed concern about potential dangers posed by strangers, noise nuisances, and an increase in traffic. You may want to address these and other concerns.)*

We plan on utilizing reputable marketing sources such as Airbnb. Wheeler B Ranch, LLC is my local operating company that my wife and I run. (Matthew and Amy Carter) We also live in Somervell County about 1 mile away so we can address any issues necessary.

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):



Matthew Carter

Date: 2/5/26



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

March 13, 2026

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 March 25, 2026 before the Planning and Zoning Commission and on April 14, 2026 before the City Council on a request by applicant, Wheeler B Ranch, LLC, to request a Specific Use Permit for Short Term Rental at the property located at 1306 Van Zandt Rd, Tract: B5-21, Abst: A136, A136 MILAM CO SCH LD, TRACT B5-21, ACRES 3.48 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: developmentsservices@glenrosetexas.org

PROPERTY OWNER RESPONSE FORM

Re: Request for a Specific Use Permit for Short Term Rental at the property located at 1306 Van Zandt Rd, Tract: B5-21, Abst: A136, A136 MILAM CO SCH LD, TRACT B5-21, ACRES 3.48 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: _____

SIGNATURE: _____

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

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)

1306 Van Zandt Rd - SUP

