



Code Enforcement Office

City of Glen Rose, Texas 76043

Tel. (254) 897-9373 Fax. (254) 897-2989

Staff use only

Date Received

1/16/26

Fee: \$150.00 Paid on

1/16/26

\$8 per lot

Re-Plat Application

Address of property: 800 Clay St.

Applicant's Name: Yuruanid Velazquez Date: 1/5/26

Property Owner Information

Full Name: Patricia Simmons

Address: _____

Telephone No: _____ Email: _____

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

Full Name: Yuruanid Velazquez

Address: _____

Telephone No: _____ Email: _____

Property Information

Present zoning at site: R-1

Form of Ownership of the property: Individual Partnership Corporation

Legal Description of current property:

Acres: 0.328 Lot # 142 Block: 17

Subdivision: J.J. Farr Addition

Addition comments/information

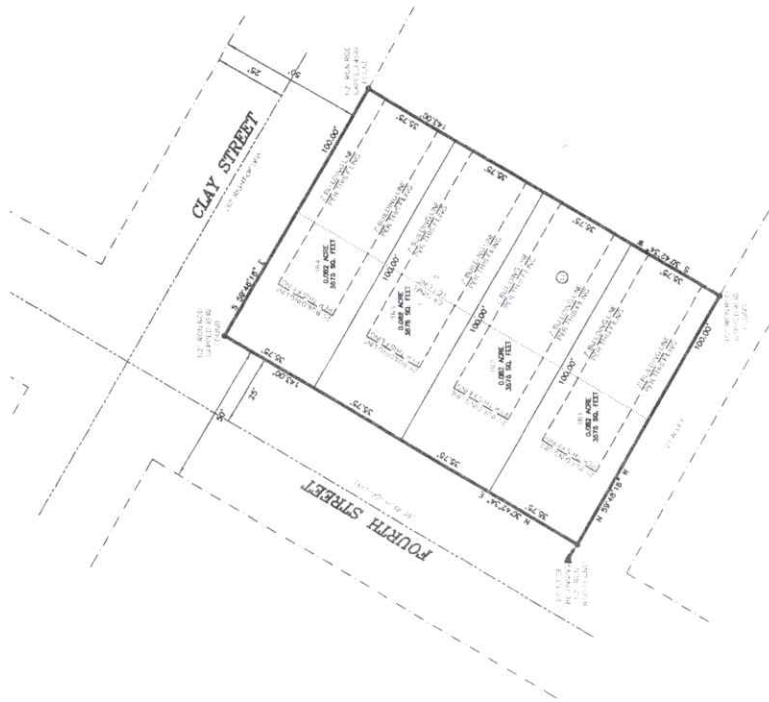
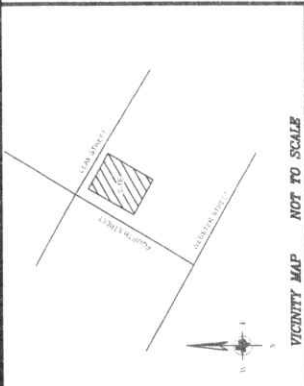
I/We, am/are the owner(s) of the property. I/We hereby certify that all the information provided is true and correct.

Owner(s) Signature:

Patricia Simmons

Date: 1/5/26

NOTES:
 BEARINGS AND DISTANCES COORDINATE SYSTEM OF 1983,
 NORTH CENTRAL ZONE, 4302.
 SURVEY REVISIONS WERE PERFORMED TO DETERMINE
 THE EXACT LOCATION OF THE PROPERTY TO BE DEED.
 THE BOUNDARY SURVEY WAS CONDUCTED BY
 LAND SURVEYORS AND OTHER SURVEY MATTERS THAT A
 COMPLETE TITLE SEARCH MUST BE MADE.
 THIS SURVEY WAS CONDUCTED BY THE SURVEYOR
 UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL
 OF THE SURVEYOR AND THE CITY OF GLEN ROSE, TEXAS.
 1/2" IRON RODS CHIPPED METAL BITS SET AT ALL
 CORNERS UNLESS OTHERWISE NOTED.



STATE OF TEXAS,
 COUNTY OF SOMERVELL

KNOW ALL MEN BY THESE PRESENTS, That Patricia S. Simmons the owner of following described real property to wit:

FIELD NOTES:

0.328 acre, being Lots 1 and 2, Block 17, J.J. FARR ADDITION, an Addition to Somervell County, Texas, according to the Plat thereof recorded in Volume Q, Page 129, Plat Records, Somervell County, Texas, being the same as the land described in the Official Public Records, Somervell County, Texas, and being more particularly described, as follows: 20221989, Official Public Records, Somervell County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron rod found for the southwest corner of said Lot 1, for the northeast line of a 20' alley, for the southeast line of FOURTH STREET (a 50' Right-of-Way);

THENCE N 30°42'14" E, along the common line of said Lot 1 and FOURTH STREET, 143.00 feet to a 1/2" iron rod capped 4540 found for the northeast corner of said Lot 1, for the southwest line of CLAY STREET (a 50' Right-of-Way);

THENCE S 89°48'18" E, along the common line of said CLAY STREET and Lot 1, of 50 feet passing the northeast corner of said Lot 1 and the northeast corner of said Lot 2, continuing along the common line of said Lot 2 and the northeast corner of said Lot 2, for the southwest line of Lot 2, Block 17, said J.J. FARR ADDITION;

THENCE S 89°42'34" W, along the common line of said Lots 2 and 3, 143.00 feet to a 1/2" iron rod capped 4540 found for the southeast corner of said Lot 2, for the southwest corner of said Lot 3, for the northeast line of said 20' alley;

THENCE N 89°48'18" W, along the common line of said Lot 2 and 20' alley, of 50 feet passing the southwest corner of said Lot 2 and the southeast corner of said Lot 1, continuing along the common line of said Lot 1 and 20' alley, in all, 100.00 feet to the POINT OF BEGINNING and containing 0.328 acre (14,299 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Patricia S. Simmons does hereby adopt this Plat of the hereinabove described real property to be designated as.....

LOTS 1R1, 1R2, 2R1, and 2R2, BLOCK 1
 J.J. FARR ADDITION

and does hereby dedicate to the Public's use, the streets and easements shown hereon.

EXECUTED this _____ day of _____ 20____

Patricia S. Simmons

STATE OF TEXAS

COUNTY OF SOMERVELL

BEFORE ME, the undersigned authority, on this _____ day personally appeared Patricia S. Simmons, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS the _____ day of _____ 20____

My Commission Expires _____ County, Texas

CERTIFICATE OF RECORD
 THE STATE OF TEXAS
 COUNTY OF SOMERVELL

I, MICHELLE REYNOLDS, COUNTY CLERK OF SOMERVELL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT, WITH CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE OF RECORDS AND DEEDS OF SOMERVELL COUNTY, TEXAS, AND IN PLAT CABINET O CLOCK, _____ SLIDE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE, THIS, THE _____ DAY OF _____, 2022.

MICHELLE REYNOLDS
 COUNTY CLERK
 SOMERVELL COUNTY, TEXAS

TEXAS GEOSPATIAL
 LAND SURVEYING, LLC
 1100 W. 14TH STREET, SUITE 100
 GLEN ROSE, TX 76043
 OFFICE: 817-441-0400
 TIBBELS: 817-441-0400



RePlat
 Lots 1R1, 1R2, 1R3, and 1R4,
 Block 17
 J.J. FARR ADDITION,
 an Addition to the City of Glen Rose, Somervell County,
 Texas, being a replat of
 Lots 1 and 2, Block 17,
 J.J. FARR ADDITION,
 an Addition to the City of Glen Rose, Somervell County,
 Texas, according to the Plat thereof recorded in Volume Q,
 Page 129, Deed Records, Somervell County, Texas.

FOR REVIEW ONLY
 RECORDING DEPARTMENT, LAND SURVEY
 1500 METROPOLITAN BLVD, SUITE 100
 DALLAS, TEXAS 75244
 SOURCE OF THE ABOVE INFORMATION: 01, 2022

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

Staff use only
Case # _____
Date Received: 1/16/26
Fee : \$ 150.00 Paid on: 1/16/26

Specific Use Permit Application

Address of property: 500 clay st Glen Rose, tx 76043
Applicant's Name: Patricia S Simmons Date: 01-16-26

Property Owner Information

Full Name: Patricia S Simmons
Address: Po box 124 - Glen Rose, tx 76043
Telephone No: _____ Email: _____

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

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

Present zoning at site: R-1

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

Intended use of property:
Build tiny homes

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: 01-16-26



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/owner's representative, Patricia Simmons and Yuruanid Velazquez, to request a Re-plat and Specific Use Permit for building tiny homes on individual parcels for the property located at 800 Clay St; Acres 0.307; Abst: A41, Subd: F0100, Blk: 00017, Lot: 1 & 2, FARR, BLOCK 17, LOT 1 & 2 in a R-1 (Single-Family Residential District) Zone.

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 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 Re-Plat and 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 Re-Plat and Specific Use Permit for building tiny homes on individual parcels for the property located at 800 Clay St; Acres 0.307; Abst: A41, Subd: F0100, Blk: 00017, Lot: 1 & 2, FARR, BLOCK 17, LOT 1 & 2 in a R-1 (Single-Family Residential District) Zone.

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: _____

DATE: _____

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

Reasons/Comments:

Signature

Date

Building and Planning / Code Enforcement

(H) When the total square foot of living area is equal to or less than 800sqft, the minimum lot area (sqft) shall be at least 2500sqft. A specific use permit will be required with all plats and must conform to the following:

- (i) Front setback must be a minimum of 25 feet from all public rights-of-way,
- (ii) Side setbacks must be a minimum of 7 feet
- (iii) The maximum lot coverage remains at 40%
- (iv) This applies to single dwellings only, not applicable to duplexes or other attached multi-family dwellings. All other requirements per the table above are in effect.

