



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

Staff use only
Date Received: 1/6/23
\$775.00

New Zoning Use Application

Address of property: 103105 + 16: Galaxy Summit Blvd.

Applicant's Name: ANDREW HANSEN Date: ~~12-1-2022~~ 1-5-2023

Property Owner Information

Full Name: SCOTT R. STEENSON RICKEY FAIN

Address: _____

Telephone No. _____ Email: _____

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

Full Name: Andrew Hansen

Address: 103105 Galaxy Summit Blvd.

Telephone No. _____ Email: _____

Present zoning at site: R2W Requested new zoning use: R4

Form of Ownership of the property: ☒ Individual ☐ Partnership ☐ Corporation

Intended use of property (must be specific):

multifamily development

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]

[Signature]

Date: 1/5/2023

Fee's →



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

January 16, 2023

NOTICE OF PUBLIC HEARING
ON
PROPERTY LOCATED AT 107 Paluxy Summit Blvd

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on January 31, 2023 before the Planning and Zoning Commission and on February 13, 2023 before the City Council on a request by owners, Scott R. Steenson & Rickey M. Fain and Andrew Hansen, to rezone the property located at 107 Paluxy Summit Blvd; Lot: 00003, Blk: 00001, Tract: 3, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 3, ACRES 1.5, from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property located referenced above. 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 the property referenced above. 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 property referenced above 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 jodi.holthe@glenrosetexas.org or 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

Re: Request to Rezone Property located at 107 Paluxy Summit Blvd; Lot: 00003, Blk: 00001, Tract: 3, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 3, ACRES 1.5, from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential 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.

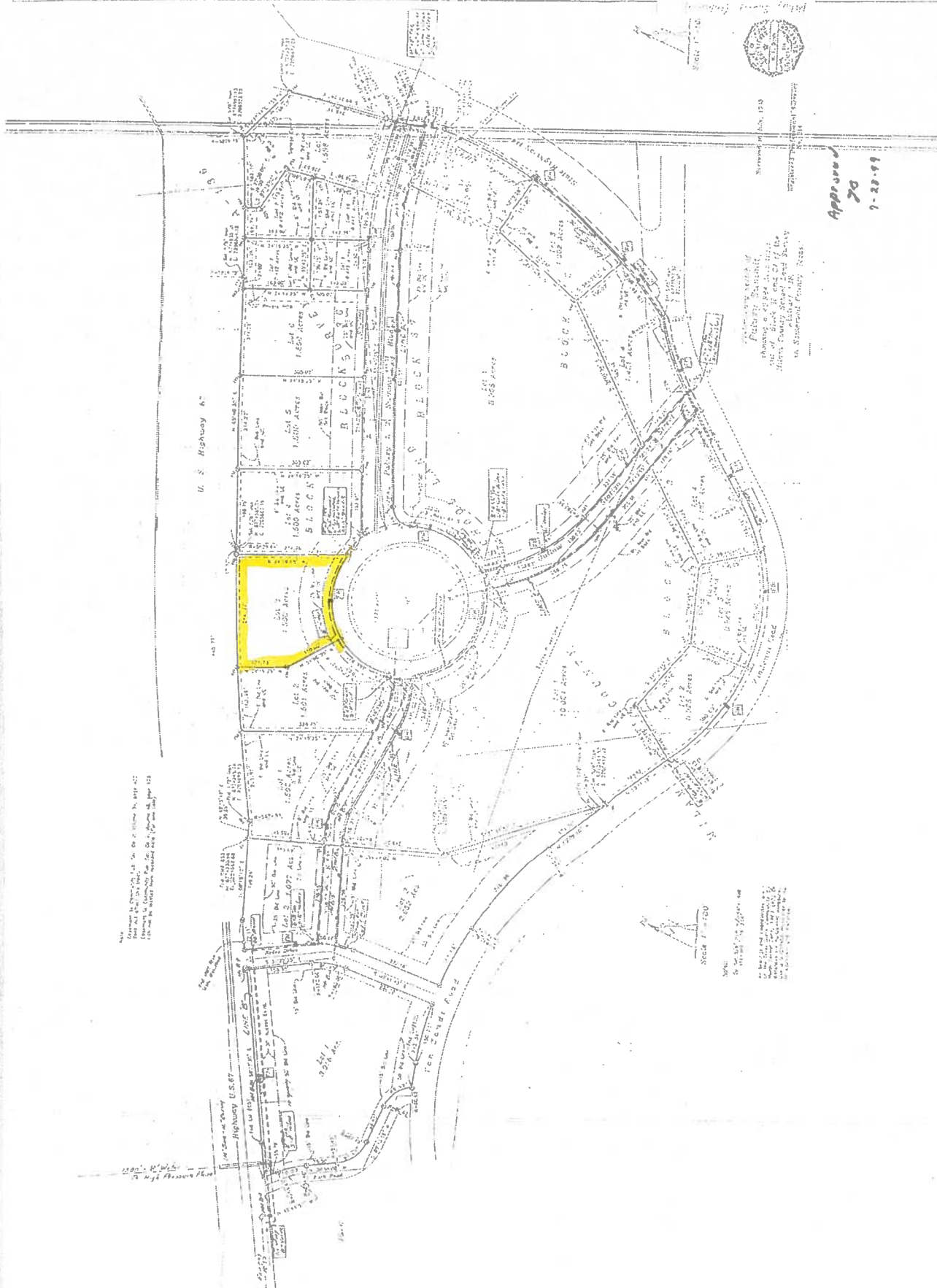
NAME: _____ DATE: _____

ADDRESS: _____

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

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)



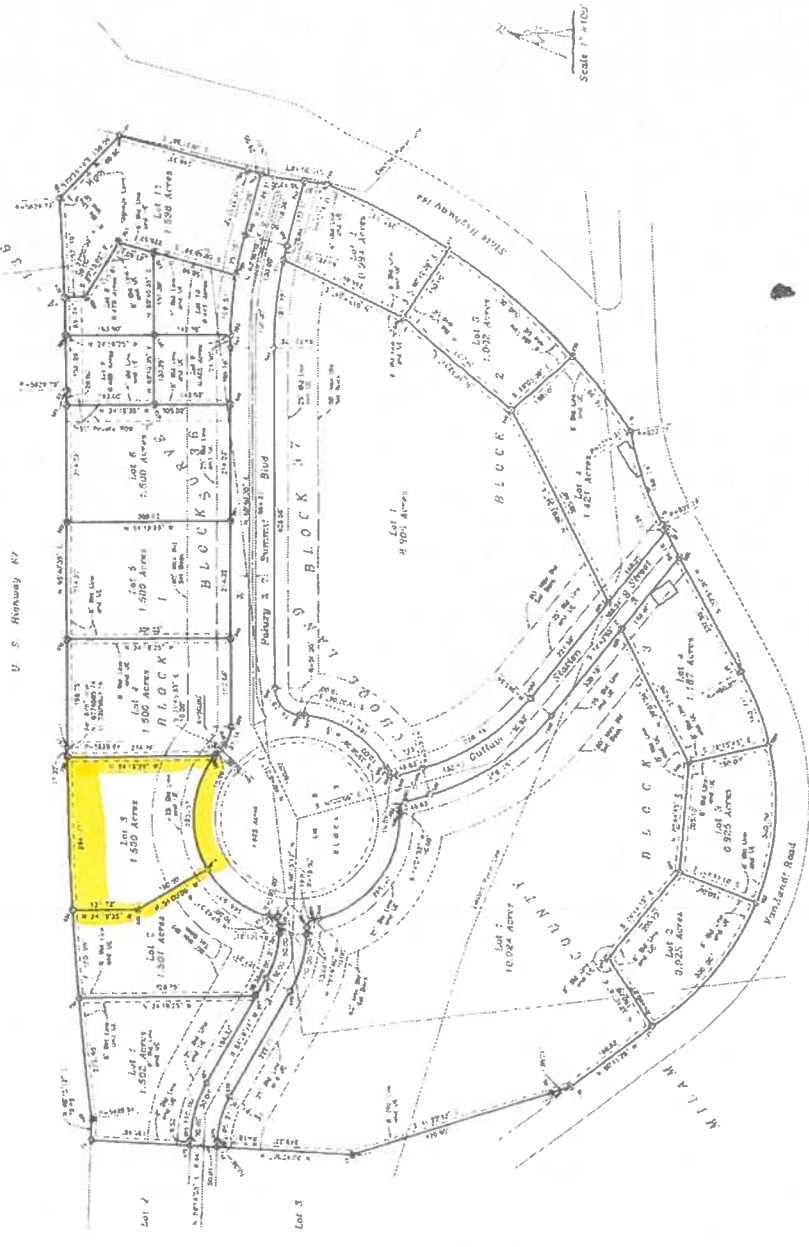
0071123.6

Approved by the City of
San Jose, July 1, 1989
City Engineer
Approved by the City of
San Jose, July 1, 1989
City Engineer

County of Santa Clara
City of San Jose
San Jose, California
July 1, 1989
City Engineer

County of Santa Clara
City of San Jose
San Jose, California
July 1, 1989
City Engineer

San Jose, California
July 1, 1989
City Engineer



Block	Lot	Area	Owner
1	1	1.000 Acres	San Jose, California
1	2	1.000 Acres	San Jose, California
1	3	1.000 Acres	San Jose, California
1	4	1.000 Acres	San Jose, California
1	5	1.000 Acres	San Jose, California
1	6	1.000 Acres	San Jose, California
1	7	1.000 Acres	San Jose, California
1	8	1.000 Acres	San Jose, California
1	9	1.000 Acres	San Jose, California
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1	93	1.000 Acres	San Jose, California
1	94	1.000 Acres	San Jose, California
1	95	1.000 Acres	San Jose, California
1	96	1.000 Acres	San Jose, California
1	97	1.000 Acres	San Jose, California
1	98	1.000 Acres	San Jose, California
1	99	1.000 Acres	San Jose, California
1	100	1.000 Acres	San Jose, California



Surveyed in July 1989
W. F. Brown
Registered Professional Surveyor
No. 21

Sketch of
Future Summit Addition
out of Block 28 and 29 of the
Mission County State Land Survey
San Jose, California
San Jose, California

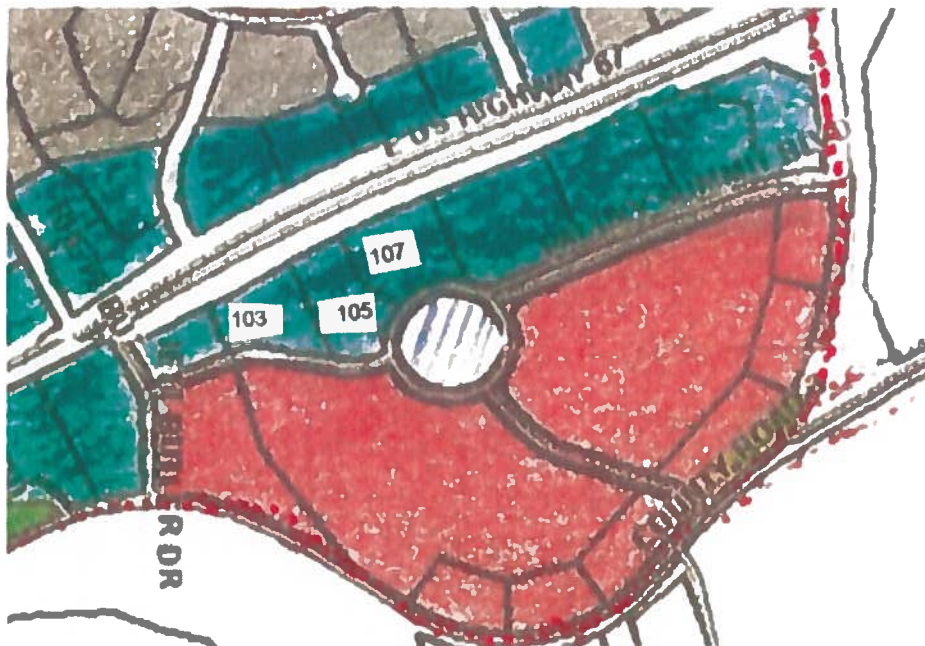
107 Paluxy Summit BLVD

Zoning

Current Zoning














Future Zoning



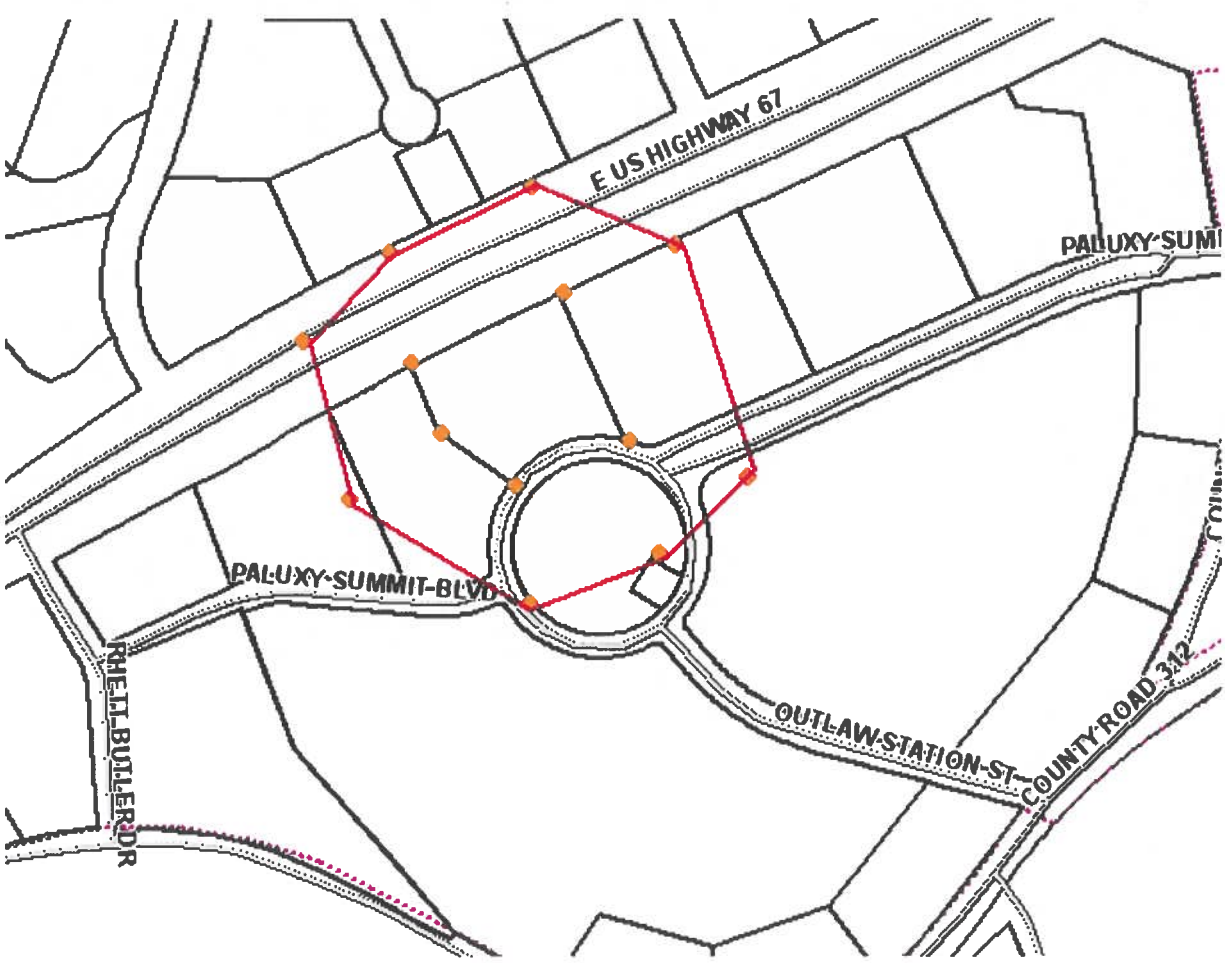
107 Paluxy Summit BLVD

Zoning

LEGEND

Zone	Map Section/Area	Color	Color Name
R-1	Single Family		Golden Yellow
R-2M	Single Family/Duplex/Cabin		Pink
R-3	Single/Two-Four/MH		Tan
R-4	Multi-Family		Gray
B-1	Restricted Commercial		Orange
B-2	General Commercial		Aqua Green
I	Industrial		Brown
OSP	Open Space Parks		Yellow Green
PD	Planned Development		Mahogany Overlay
PF	Public Facilities		Violet Purple Overlay
H	Historic District		Black Overlay

200 Ft Radius
for
107 Paluxy Summit BLVD



R-2m Single- And Two- To Four-Family Residential District And Multi-Building Residential District

1. **Purpose.** The R-2m district permits a medium-density development.
2. **Permitted uses.** The uses permitted in the R-2m district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
3. **Special use permit.** In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward their recommendations of action for the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for such uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
4. **Area, yard, height, lot coverage and building size.** The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percent of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
5. **Parking requirements.** Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. No enclosed or covered parking is specifically required; however, carports and garages are encouraged.
6. **Sales displays prohibited.**
 1. Garage sales shall be permitted in accordance with this Code of Ordinances.
 2. It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless the vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2, or combination thereof, of the following: motor vehicles; boats or other similar vessels subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shells per lot at any time.
7. **Minimum setback requirements for carports and accessory buildings.** Detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200 square feet or less may be placed anywhere in the rear half of the lot.

14.02.045 R-4 Multifamily Residential District

- (a) Purpose. The R-4 Multifamily Residential District is established to meet the needs for medium- to high-density residential development where such areas are suitable for higher impact development and higher volume traffic while encouraging the provision of conveniently located rental accommodations.
- (b) Permitted uses.
- (1) The uses permitted in the R-4 district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
 - (2) A retirement center, situated in an R-4 district, may operate a restaurant that is open to the public; provided that the square footage of the restaurant shall occupy no more than 10% of the square footage of the retirement center itself.
- (c) Specific use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward its recommendations of action to the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for the uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percentage of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. No enclosed or covered parking is specifically required; however, carports and garages are encouraged.
- (f) Minimum setback requirements for carports and accessory buildings. Carports or other detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200 square feet or less may be placed anywhere in the rear half of the lot.
- (g) Sales displays prohibited.
- (1) Garage sales shall be permitted in accordance with this Code of Ordinances.
 - (2) It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks & Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless the vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2 of the following, or combination thereof, per lot at any time: motor vehicles, boats or other similar vessels subject to

registration under Texas Parks and Wildlife Code chapter 31, or camper shells per lot at any time.

(Ordinance 240 adopted 3/15/94; Ordinance 330 adopted 5/9/00; 2007 Code, sec. 155.19; Ordinance 17.02.13A adopted 2/13/17)

107 Paluxy Summit BLVD
200 FT
Mailing List

1. SCOTT R. STEENSON (**OWNER / APPLICANT**)
RICKEY M. FAIN
3058 CR 2013
WALNUT SPRINGS, TX 76090
(R11478, R11464, R11479 and R11463)
2. ANDREW HANSEN (**APPLICANT**)
PO BOX 65
STEPHENVILLE, TX 76401
3. R000011466
DINO HOSPITALITY LLC
603 WINDING HOLLOW CT
COPPELL, TX 75019

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

Re: Request to Rezone Property located at 107 Paluxy Summit Blvd; Lot: 00003, Blk: 00001, Tract: 3, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 3, ACRES 1.5, from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential 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: Jerry Sheaks DATE: 1-20-23

ADDRESS: 603 Winding Hollow Ct, Coppell TX 75019

I AM ☒ IN FAVOR ☐ IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Happy to see development happening for
Paluxy Summit.

Building Official, Planning and Zoning (P&Z)



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: February 2, 2023, 5:30 pm

Purpose of hearing:

- Request to rezone the property at 107 Paluxy Summit Blvd; Lot: 00003, Blk: 00001, Tract: 3, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 3, ACRES 1.5, from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.) to R-4 (Multifamily Residential District).

Request submitted by: Owners, Scott R. Steenson & Rickey M. Fain and Andrew Hansen

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: 1) Verified is this would be spot zoning, from previous dialogue with the city attorney, (Stan), it is not spot zoning if the main subject is in keeping with the area – so going residential to residential is not considered spot zoning. 2) Verified that R-4 would not allow any type of housing that is not desirable on the Paluxy Summit such as Mobile/Manufactured Home. 3) While we cannot decide zoning based on intended use – the fact that the developer's history is in work force housing, is something that is needed in our community. The decision to move forward with recommendation to change from R2-M to R4 was based on facts 1 & 2 above.

Signature: Pamela Streeter Date: 2/3/2023 Position: Chair Person

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

☐ Approve ☐ Disapprove this recommendation.

Staff Representative Signature _____ Approval Date: _____

Comments: _____