



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

Staff use only  
Date Received: 8-5-21

# New Zoning Use Application

Address of property: 407 Lakeview Street

Applicant's Name: Jeff Finn Date: 7/30/21

### Property Owner Information

Full Name: Cheyne West Cheyne LLC (Wayne west)

Address: [REDACTED]

Telephone No: [REDACTED] Email: [REDACTED]

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

Full Name: Jeff Finn

Address: [REDACTED]

Telephone No: [REDACTED] Email: [REDACTED]

Present zoning at site: ~~B1~~ B-2 Requested new zoning use: R2-m

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

Intended use of property (must be specific):  
I would like to change the zoning from Business to residential R2M

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: 7/30/21



**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

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September 1, 2021

### NOTICE OF PUBLIC HEARING ON 407 LAKEVIEW STREET

*Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on September 16, 2021 before the Planning and Zoning Commission and on September 28, 2021 before the City Council on a request by owner, Cheyne West Cheyne, LLC, and owner's representative, Jeff Finn, to rezone the property at 407 Lakeview Street [Acres 0.637, Abst A135, MILAM CO SCH LD, LOT 1 BLOCK 1 CHEYNE WEST CHEYNE CENTER] from a B-2 (General Commercial District) to an R2m (Single- and Two- to Four-Family Residential District).*

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property at 407 Lakeview 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 407 Lakeview Street. 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 407 Lakeview 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](http://www.glenrosetexas.org).

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

Sincerely,

Building, Planning, and Code Compliance Department



# 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](mailto:code.enforcement@glenrosetexas.org)

Return for Property ID#: 1897

**Re: Request to rezone 407 Lakeview Street from a B-2 (General Commercial District) to an R2m (Single- and Two- to Four-Family Residential District).**

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](mailto:code.enforcement@glenrosetexas.org), or mailed to:

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

NAME:

*Gene Bass*

ADDRESS:

[REDACTED]

SIGNATURE:

*Gene Bass*

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

Reasons/Comments:

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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](mailto:code.enforcement@glenrosetexas.org)

Return for Property ID#: 4651

**Re: Request to rezone 407 Lakeview Street from a B-2 (General Commercial District) to an R2m (Single- and Two- to Four-Family Residential District).**

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](mailto:code.enforcement@glenrosetexas.org), or mailed to:

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

**NAME:**

*Gene Bass*

**ADDRESS:**

[REDACTED]

**SIGNATURE:**

*Gene Bass*

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

**Reasons/Comments:**

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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: September 16, 2021, 5:30 pm

Purpose of hearing:

Request to rezone the property at 407 Lakeview Street [Acres 0.637, Abst A135, MILAM CO SCH LD, LOT 1 BLOCK 1 CHEYNE WEST CHEYNE CENTER] from a B-2 (General Commercial District) to an R2m (Single- and Two- to Four-Family Residential District).

Request submitted by: Owner, Cheyne West Cheyne, LLC, and owner's representative, Jeff Finn

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:

Aligns with Future Land Use

Signature: Kary Rihad

Date: Sept 16 2021

Position: vice chairman

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

- Approve
  - Disapprove
- this recommendation.

Staff Representative Signature \_\_\_\_\_

Approval Date: \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_