



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

Staff use only  
Date Received: \_\_\_\_\_

**New Zoning Use Application**

Address of property: 800 Clay ST

Applicant's Name: Clifford Simmons Date: 07-26-22

**Property Owner Information**

Full Name: Clifford H Simmons / Patricia S Simmons

Address: ~~\_\_\_\_\_~~

Telephone No. \_\_\_\_\_ Email: \_\_\_\_\_

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

Full Name: Clifford H Simmons / Patricia Simmons

Address: ~~\_\_\_\_\_~~

Telephone No. \_\_\_\_\_ Email: \_\_\_\_\_

Present zoning at site: RL Requested new zoning use: R3

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

Intended use of property (must be specific):  
Duplex  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:  
Cliff Simmons Patricia

Date: 07-26-22

**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

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September 13, 2022

**NOTICE OF PUBLIC HEARING**  
**ON**  
**PROPERTY LOCATED AT 800 Clay St, Glen Rose, TX 76043**

*Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on October 4, 2022 before the Planning and Zoning Commission and on October 11, 2022 before the City Council on a request by owner / Owner's Representative, Clifford Simmons, to rezone the property located at 800 Clay St, Glen Rose, TX 76043; also known as Acres 0.307, Lot 1 & 2, Blk 00017, Subd F0100, Abst A41, Farr, Block 17, Lot 1 & 2, from R-1 (Single-Family Residential District) to R-3 (Single, Two – Four & MH Family).*

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](http://www.glenrosetexas.org).

Should you have any questions, please contact us at [jodi.holthe@glenrosetexas.org](mailto: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: [buildingofficial@glenrosetexas.org](mailto:buildingofficial@glenrosetexas.org)

**Re: Clifford Simmons request to rezone the property located at 800 Clay St, Glen Rose, TX 76043; also known as Acres 0.307, Lot 1 & 2, Blk 00017, Subd F0100, Abst A41, Farr, Block 17, Lot 1 & 2, from R-1 (Single-Family Residential District) to R-3 (Single, Two – Four & MH Family).**

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:

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**Jodi Holthe,  
Planning and Zoning (P&Z)**

800 Clay St

R1 to R3

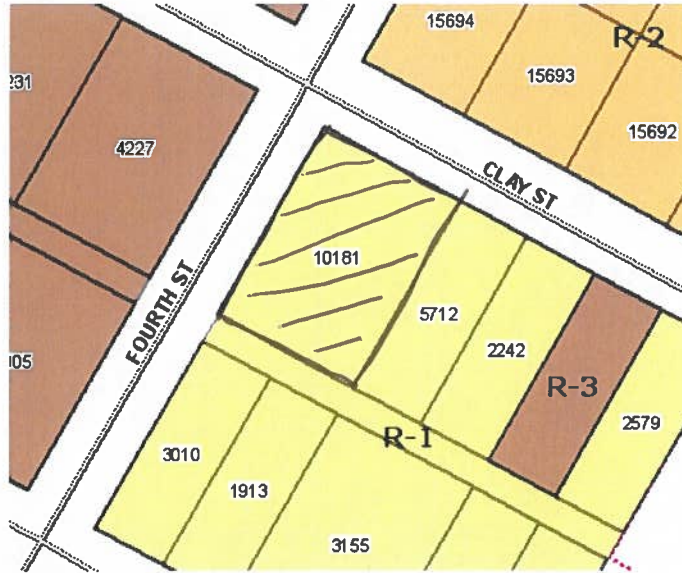
200 ft Radius



800 Clay St

Zoning Request

Current Zoning




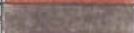



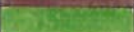





Future Zoning



## Future Zoning Legend

### 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



City of Glen Rose • P.O. Box 1949 • Glen Rose, TX 76043  
Building Inspections / Permits 254-897-2272 ext. 109

## **R-1 Single-Family Residential District**

1. **Purpose.** The R-1 Single-Family Residential District is established to allow for single-family dwellings.
2. **Permitted uses.** The uses permitted in the R-1 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. **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 those 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 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.
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. Parking for at least 2 motor vehicles shall be provided by an enclosed garage or carport for any single-family dwelling constructed after the date of adoption of this article.
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 & Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless such 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.

*Glen Rose: A welcoming and unique family-oriented community committed to preserving our natural beauty and historic small-town charm.*



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Building Inspections / Permits 254-897-2272 ext. 109

### **R-1 Area Regulations**

Schedule of District Regulations

Area Regulations	R-1	R-2	R-2m	R-3	R-4	MH	B-1	B-2	B-3	I	P&R
Minimum lot area (sq. ft.)	6,600	(A)	(A)	(B)	(B)	(C)	3,000	N/A	N/A	N/A	N/A
Minimum lot width (ft.)	60	60	60	60	50	40* 60**	25	25	N/A	N/A	25
Minimum lot depth (ft.)	110	110	110	110	120	75* 100**	120	N/A	N/A	N/A	N/A
Minimum front yard setback (ft.)	25	25	25	25	25	25* 25**	(D)	(D)	N/A	20	(D)
Minimum front yard setback - Major street (ft.)	35	35	35	35	35	25* 25**	(D)	(D)	N/A	N/A	(D)
Minimum side yard setback (ft.)	7	7	7	7	7	6* 6**	(E)	(E)	N/A	(E)	(E)
Minimum side yard setback - Corner lot	25	25	25	25	25	25* 25**	20	20	N/A	20	20
Minimum rear yard setback (ft.)	25	25	25	25	25	20* 25**	(F)	(F)	N/A	(F)	(F)
Maximum height (stories)	2.5	2.5	2.5	2.5	3	15	3	8	8	8	2.5
Height of structure (ft.)	35	35	35	35	45	25	45	100	100	100	35
Maximum lot coverage	40%	40%	40%	40%	40%	50%	N/A	N/A	N/A	50%	N/A
Minimum Living Area- Excluding Garage	1,000	800	550	550	550	N/A* 450**	550	N/A	N/A	N/A	N/A

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## R-3 Single-, Two- to Four-, and Manufactured Home Residential District Zoning

1. Purpose. The R-3 Residential District is established to meet the needs for low- and medium-density residential development that provides for affordable to traditional dwellings and manufactured homes.
2. Permitted uses. The uses permitted in the R-3 district are 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 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.
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 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.
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 & 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 family shall be permitted to display more than one of the following at any time: motor vehicles, boats or vessels subject to registration under Texas Parks and Wildlife Code chapter 31, or camper shells.
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.

(Ordinance 240 adopted 3/15/94; Ordinance adopted 9/9/97; 2007 Code, sec. 155.18; Ordinance 17.02.13A adopted 2/13/17)



Schedule of District Regulations

Area Regulations	R-1	R-2	R-2m	R-3	R-4	MH	B-1	B-2	B-3	I	P&R
Minimum lot area (sq. ft.)	6,600	(A)	(A)	(B)	(B)	(C)	3,000	N/A	N/A	N/A	N/A
Minimum lot width (ft.)	60	60	60	60	50	40* 60**	25	25	N/A	N/A	25
Minimum lot depth (ft.)	110	110	110	110	120	75* 100**	120	N/A	N/A	N/A	N/A
Minimum front yard setback (ft.)	25	25	25	25	25	25* 25**	(D)	(D)	N/A	20	(D)
Minimum front yard setback - Major street (ft.)	35	35	35	35	35	25* 25**	(D)	(D)	N/A	N/A	(D)
Minimum side yard setback (ft.)	7	7	7	7	7	6* 6**	(E)	(E)	N/A	(E)	(E)
Minimum side yard setback - Corner lot	25	25	25	25	25	25* 25**	20	20	N/A	20	20
Minimum rear yard setback (ft.)	25	25	25	25	25	20* 25**	(F)	(F)	N/A	(F)	(F)
Maximum height (stories)	2.5	2.5	2.5	2.5	3	1.5	3	8	8	8	2.5
Height of structure (ft.)	35	35	35	35	45	25	45	100	100	100	35
Maximum lot coverage	40%	40%	40%	40%	40%	50%	N/A	N/A	N/A	50%	N/A
Minimum Living Area- Excluding Garage	1,000	800	550	550	550	N/A* 450**	550	N/A	N/A	N/A	N/A

800 Clay St  
Zoning Request  
200 Ft Radius Mailings

1. Clifford and Patricia Simmons  
PO Box 124  
Glen Rose, TX 76043
  
2. Raul L & W/Angelica Robles  
Box 1323  
Glen Rose, TX 76043-1323
  
3. Camarillo Juan Aguilera  
705 Clay St  
Glen Rose, TX 76043
  
4. Agustin Dereza and Teresa De Loera Hurtado  
PO Box 568  
Glen Rose, TX 76043
  
5. City of Glen Rose  
PO Box 1949  
Glen Rose, TX 76043-0804  
(R15687, R15688, R15689 & R15690)
  
6. Philip & Wendy Howard  
PO Box 1269  
Glen Rose, TX 76043  
(R15694, R15693, R15692 & R15691)
  
7. Cliserio Etux Leonarda Luviano  
Box 1310  
Glen Rose, TX 76043-1310
  
8. Life Estate Jerry D Livingston  
PO Box 2092  
Glen Rose, TX 76043

9. Fabian Salazar Espino  
PO Box 1904  
Glen Rose, TX 76043
  
10. Adolfo and Rosara Ibarra  
PO Box 2894  
Glen Rose, TX 76043
  
11. Cesar Yair Martinez Espejel  
804 Clay St  
Glen Rose, TX 76043
  
12. Fernando Hernandez  
804 Clay  
Glen Rose, TX 76043
  
13. Virgil Duayne Willey  
PO Box 1707  
Glen Rose, TX 76043
  
14. Mary Montoya  
PO Box 336  
Glen Rose, TX 76043
  
15. Paula Dempsey  
PO Box 62  
Glen Rose, TX 76043
  
16. Est Sam Freas  
PO Box 1362  
Glen Rose, TX 76043-1362
  
17. Dante Etux Nellie Acevedo  
PO Box 2922  
Glen Rose, TX 76043
  
18. Duane Rayford  
c/o Mary Sue Lerma  
803 Webster  
Glen Rose, TX 76043  
(R48938 & R3463)