

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

Staff use only
Date Received: 8/24/22

New Zoning Use Application

Address of property: 404 PALUXY STREET, GLEN ROSE TX, 76043

Applicant's Name: Rex MILLER Date: 8/22/22

Property Owner Information

Full Name: Rex MILLER

Address: 404 PALUXY ST GLEN ROSE TX 76043

Telephone No: _____

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

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: RESIDENTIAL Requested new zoning use: P & R

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

Intended use of property (must be specific):

- WORKSHOPS & COMMUNITY GATHERINGS IN THE BARN/DOMINIUM.
- THE BARN IS 26x36
- WE WILL CATER MEALS AND NEED A STOVE & OVEN FOR THE CATERERS

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] Rex MILLER Date: 8/22/22



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

September 12, 2022

NOTICE OF PUBLIC HEARING
ON
PROPERTY LOCATED AT 404 Paluxy 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, Rex Miller, to rezone the property located at 404 Paluxy St, Glen Rose, TX 76043; also known as Acres 7.890, Tract 21, Abst A41, A41 J A HERNANDEZ, TRACT 21, ACRES 7.89, from R-1 (Single-Family Residential District) to P&R (Parks & Recreation 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: buildingofficial@glenrosetexas.org

Re: Rex Millers request to rezone the property located at 404 Paluxy St, Glen Rose, TX 76043; also known as Acres 7.890, Tract 21, Abst A41, A41 J A HERNANDEZ, TRACT 21, ACRES 7.89, from R-1 (Single-Family Residential District) to P&R (Parks & Recreation 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.

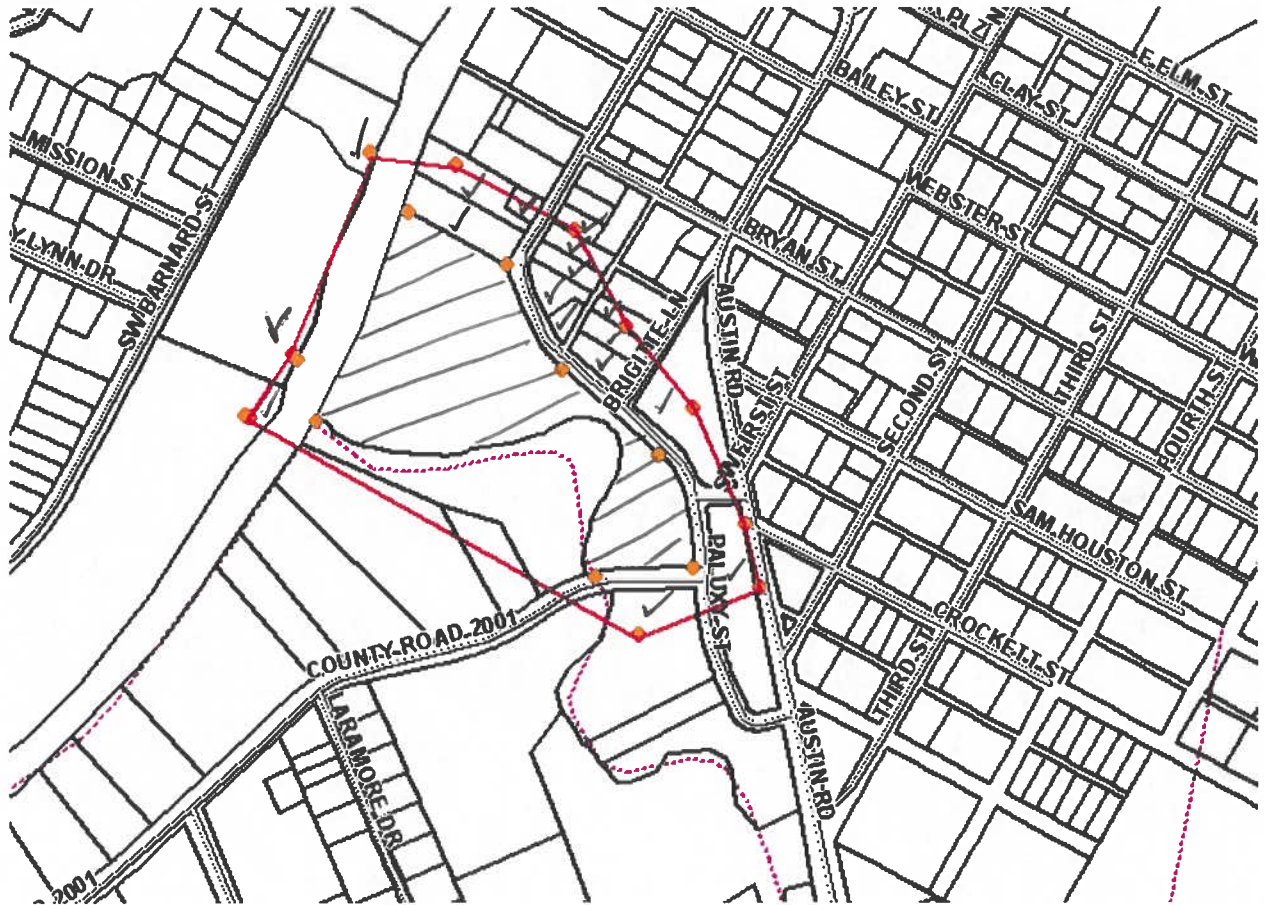
Reasons/Comments:

Jodi Holthe,
Planning and Zoning (P&Z)

404 Paluxy St

R1 to P&R

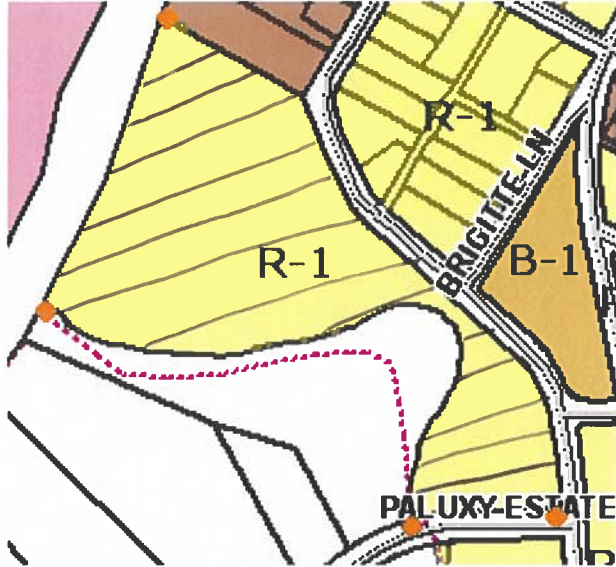
200 ft Radius



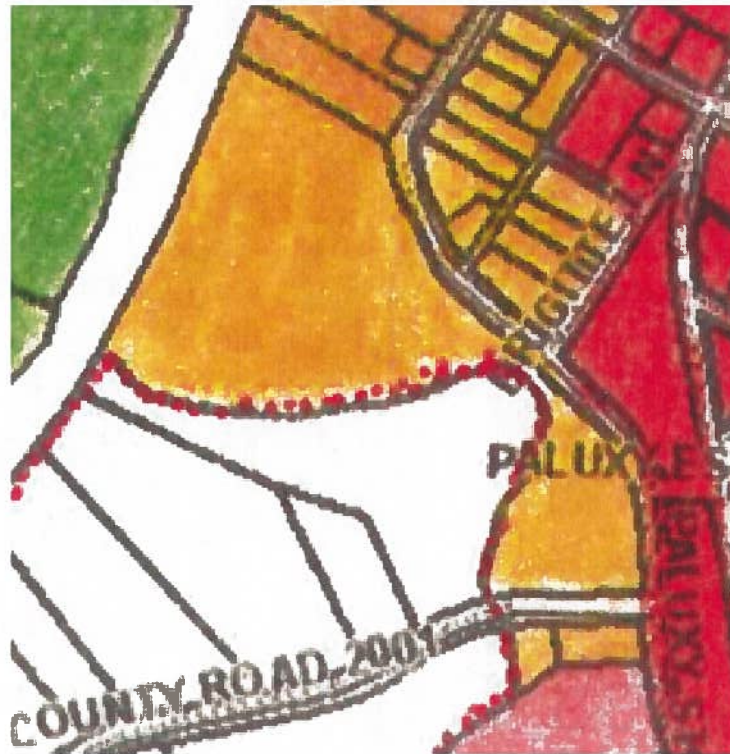
404 Paluxy St

Zoning Request

Current Zoning




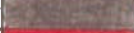
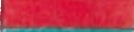
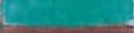
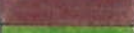






Future Zoning



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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PR Parks and Recreation District

1. Purpose. The P&R Parks and Recreation District is established to accommodate recreational uses, both governmental and commercial. Land included in a floodplain is a good candidate for this type of zoning.
2. Permitted uses. The uses permitted in the P&R 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 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. Parking requirements shall be determined by the uses involved.

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404 Paluxy St
Zoning Request
200 Ft Radius Mailings

1. Rex Miller
404 Paluxy St
Glen Rose, TX 76043

2. Dorothy Jo Osborn
Box 925
Glen Rose, TX 76043

3. Craig and Kimberly Obenoskey
300 Old Robinson Rd
Robinson, TX 76706

4. Somervell History Foundation A Texas No
PO Box 2537
Glen Rose, TX 76043

5. Amelia and Tony Baugus
2100 Avalon Ln
Arlington, TX 76014
(R4449 and R4450)

6. Dan McCarty
PO Box 3069
Glen Rose, TX 76043

7. Yukon Brooke Properties, LLC
1581 CR 2018
Glen Rose, TX 76043

8. Janan & Jacob B. Stephenson
307 Paluxy St
Glen Rose, TX 76043

9. Sheri Lynn Cutright
309 Paluxy St
Glen Rose, TX 76043

10. Meghan Leann Murphy
405 Paluxy St
Glen Rose, TX 76043

11. James Randy and Melodie Isham
PO Box 84
Rainbow, TX 76077

12. DG Glen Rose LLC
10300 W Charleston Blvd
Las Vegas, NV 89135

13. Racia R Ratliff
108 Brigitte Lane
Glen Rose, TX 76043
(R1112 and R2442)

14. Rosaicela Escalera
PO Box 484
Glen Rose, TX 76043

15. Adan and Adolfo Dereza
PO Box 2221
Glen Rose, TX 76043

16. Michael and Beth Nance
1529 Valley Creek Road
Denton, TX 76205