

Staff use only
Date Received: 5/15/26
Fee : \$150.00 Paid on: N/A



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

Re-Plat Application

Address of property: 800 Clay Street, Glen Rose, TX 76043

Applicant's Name: Yuruanid Velazquez Date: 5-14-26

Property Owner Information

Full Name: Patricia Soler 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-2M

Form of Ownership of the property: Individual Partnership Corporation

Legal Description of current property:

Acres: .328 acre Lot # 1 & 2 Block: 17

Subdivision: JJ Farr Addition

Addition comments/information

We wish to re-plat this property into four lots suitable for affordable, tiny/smaller single-family 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:

Patricia S. Simmons

Patricia Soler Simmons

Yuruanid Velazquez

Yuruanid Velazquez

Date: 05/14/26

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

| | |
|-----------------------|---------------------------|
| <i>Staff use only</i> | |
| Case # | _____ |
| Date Received: | <u>5/15/26</u> |
| Fee : \$ | <u>N/A</u> Paid on: _____ |

Specific Use Permit Application

Address of property: 800 Clay Street, Glen Rose, TX 76043

Applicant's Name: Yuruanid Velazquez Date: May 10, 2026

Property Owner Information

Full Name: Patricia Soler Simmons

Address: _____

Telephone No: _____ Email: _____

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

Full Name: Yuruanid Velazquez

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: R-2M

Form of Ownership of the property: Individual Partnership Corporation

Intended use of property:
To build affordable housing, being four tiny/smaller homes for single-family residential use.

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 S. Simmons
Patricia Soler Simmons

Yuruanid Velazquez Date: May 10, 2026
Yuruanid Velazquez



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

June 12, 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 June 24, 2026 before the Planning and Zoning Commission and on July 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-2m (Single and Two-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-2m (Single and Two-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.

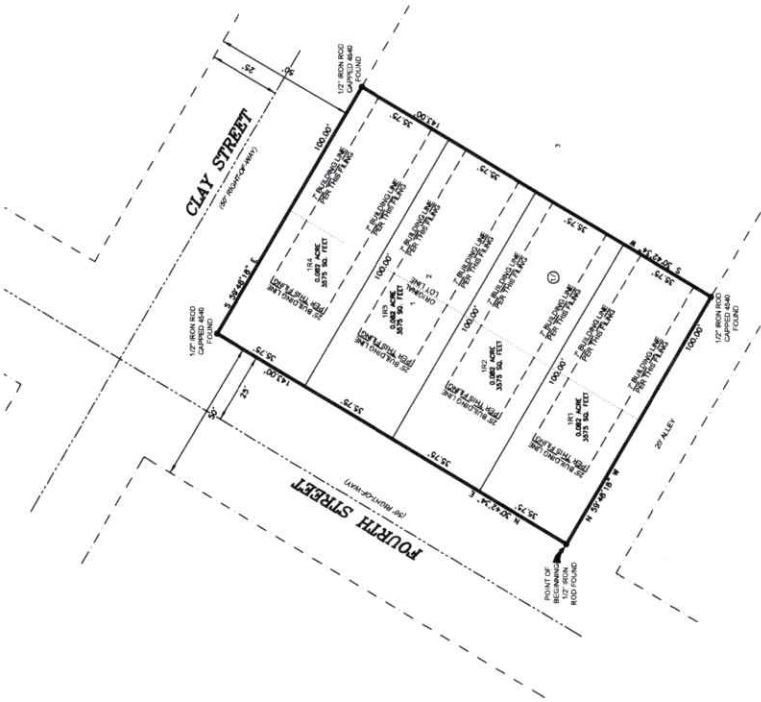
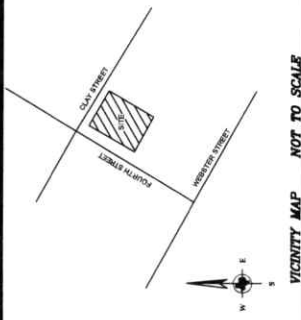
Reasons/Comments:

Signature

Date

Building and Planning / Code Enforcement

NOTES:
 BEARINGS AND CURVE DATA COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE '8302.
 SURVEY RESEARCH WAS PERFORMED TO DETERMINE THE SURVEY DOES NOT PERTAIN TO ANY OF THE EASEMENTS AND OTHER SURVEY MATTERS THAT A COMPLETE FILE SEARCH MUST REVEAL.
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF TEXAS 811 AND THE CITY OF CLAY ROSE, TEXAS LOCAL ORDINANCES, EXCEPTING THE BUILDING CORNER METERS THEREIN.
 1/2" IRON ROD CAPTIONS ARE SET AT ALL CORNER METERS THEREIN.



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:

0.128 acres, 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 O, Page 129, Plat Public Records, Somervell County, Texas, the tract described in deed to Clifford H. Simmons and Patricia S. Simmons by deed recorded in Document Number 20221999, 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°42'34" 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 northwest 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, at 50 feet passing the northeast corner of said Lot 1, and the northwest corner of said Lot 2, continuing along the common line of said CLAY STREET and Lot 2, in oil, a distance of 100.00 feet to a 1/2" iron rod capped 4540' found for the northeast corner of said Lot 3, for the northeast corner of Lot 3, Block 17, said J.J. FARR ADDITION;

THENCE S 30°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, at 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 20' alley, in oil, 100.00 feet to the POINT OF BEGINNING and containing 0.128 acre (14,299 square feet) of land;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

LOTS 1R1, 1R2, 1R3, and 1R4, BLOCK 17
 J.J. FARR ADDITION

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

EXECUTED this the 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 she 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.....
 Notary Public, County, Texas
 My Commission Expires.....

CERTIFICATE OF RECORD
 STATE OF TEXAS
 COUNTY OF SOMERVELL

I, MICHELLE REYNOLDS, COUNTY CLERK OF SOMERVELL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND CERTIFICATE OF AUTHORIZATION, WAS FILED AND RECORDED IN MY OFFICE ON THE DAY OF AT IN THE DEED RECORDS OF SOMERVELL COUNTY, TEXAS, AND IN PLAT CABINET SLIDE IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 2023.

MICHELLE REYNOLDS
 COUNTY CLERK
 SOMERVELL COUNTY, TEXAS

RePlat
 Lots 1R1, 1R2, 1R3, and 1R4,
 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

STEPHEN MCELROY, PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6145
 EXPIRES 09/01/2025
 EXPEDITED BY THE CLERK ON DECEMBER 01, 2023

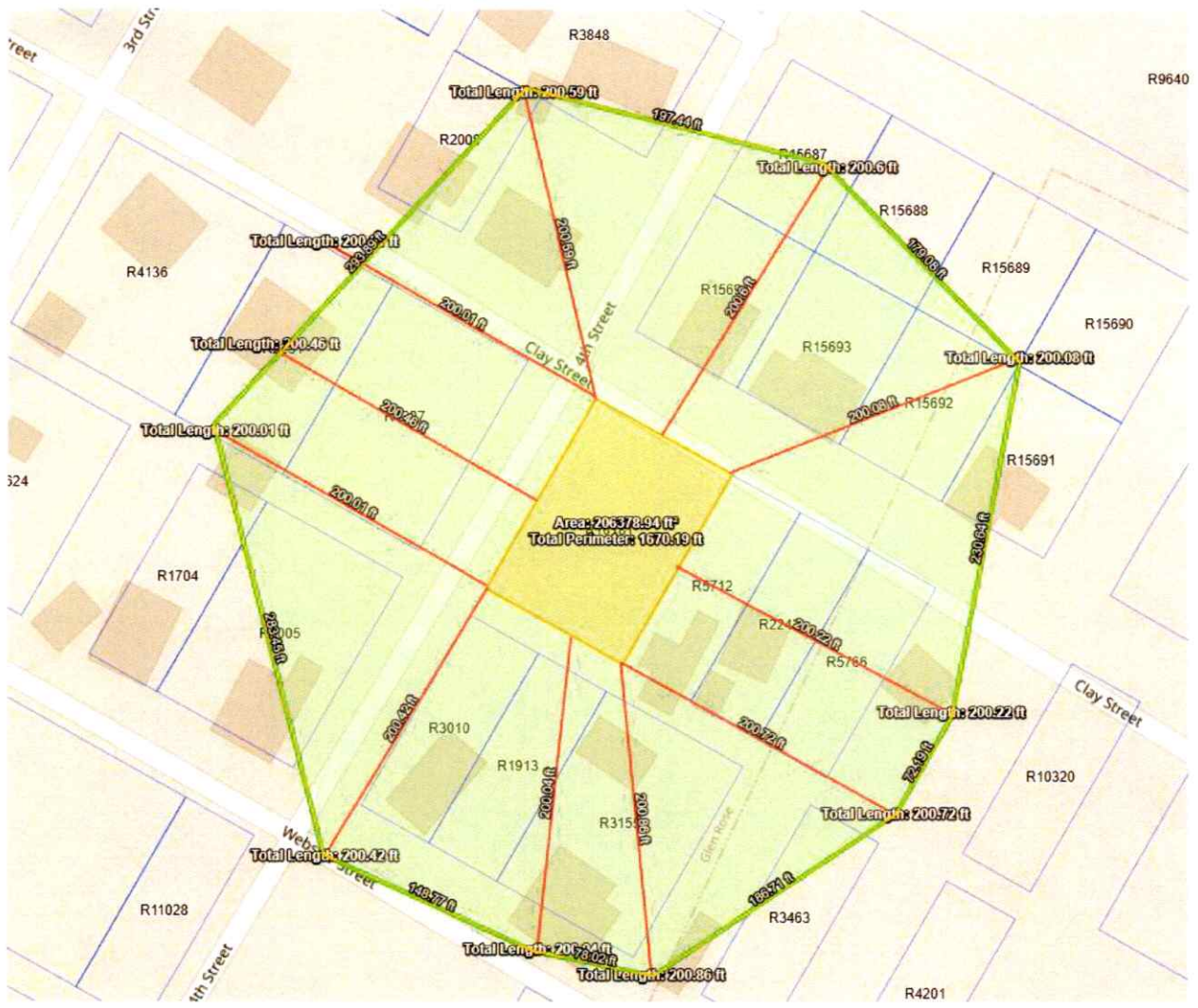


TEXAS GEOSPATIAL
 LAND SURVEYING, LLC
 P.O. BOX 5396
 GLEN ROSE, TEXAS 75045
 OFFICE: 817-441-8799
 STEPHEN@TMSD.COM
 TPLS FIRM NO. 1008300

BEARING OFFICIAL, CITY OF GLEN ROSE
 ATTEST: CITY SECRETARY
 FILED THIS THE DAY OF 20.....
 SLIDE COUNTY PLAT RECORDS, SOMERVELL COUNTY, TEXAS

800 Clay St

200' Radius



(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