



Board of Adjustments (BOA)
City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989

Staff use only
Date Received: 6/5/25
Fee: \$ 200.00 Paid on: 6/5/25

Request for Board of Adjustment (BOA) Hearing

Address of property: 1408 NE Big Bend Trail

Applicant's Name: Amanda Crank

Date: 5/30/2025

Property Owner/Applicant Information

Full Name: Amanda Crank

Address: _____

Telephone No: _____

Email: _____

Present zoning at site: _____

I am requesting this hearing for the following reason(s):

- ☒ Setback variance for [] side yard [] rear yard [] front yard *✓ mobile Food Vendor 200' to Res. boundary*
☒ Lot size variance [] Lot coverage variance
[] Lot frontage width variance [] Lot depth variance [] Building height variance

- [] Challenging the decision of the ☒ Zoning Administrator [] Building Official
[] Other City Official

Explain, in detail, the reason for appearing before the BOA: (Use a separate page if necessary.)

Attach all photos, maps, drawings, etc).

Please see attached document

I hereby certify that all the information provided is true and correct to the best of my knowledge.

Applicant's Signature:

Amanda Crank

Date: 5/30/2025

Statement of Justification for Variance Application

Subject: Request for Variance – Distance from Residential Zoning District (200-foot rule)

Business Name: Rollin' Woodfired Pizza

Location: Glen Rose, TX

To Whom It May Concern:

We respectfully submit this request for a variance from the zoning regulation that prohibits mobile food vendors from operating within 200 feet of the boundary line of a residential zoning district.

I have been a proud resident of this community for the past 42 years, and it's more than just where I live — it's where I've grown up, raised my family, and built lasting relationships. My ties to Glen Rose go even deeper: the Dooly family has lived in Glen Rose since 1970, and my mother was not only raised here, but was also born at Barnard's Mill, one of the town's most historic landmarks. Glen Rose isn't just where I will operate a business; it's home. That's why I'm deeply committed to ensuring my food truck reflects the standards, warmth, and character that our town deserves.

Our business, **Rollin' Woodfired Pizza**, is a mobile food operation focused on providing high-quality, woodfired pizzas to the local community. We are seeking to operate at a location that is approximately 135 feet from a residentially zoned property. We understand the purpose of the 200-foot setback requirement—to prevent noise, odor, traffic, or disruption to nearby residents—and we wish to assure the city and community that we have thoughtfully considered and addressed these concerns in our request.

Reason for Variance Request:

1. **Limited Available Commercial Space**

In Glen Rose, there is a limited supply of commercially zoned properties or open spaces that are both accessible and compliant with all zoning regulations specific to mobile food vendors. Many otherwise ideal locations fall within proximity to residential areas, making it extremely challenging to find a viable site that supports business success while remaining within strict zoning limits. The location in question is particularly well-suited in terms of foot traffic, visibility, and public accessibility, yet it falls just within the 200-foot boundary of a residential zoning district.

2. **Minimal Impact on Nearby Residences**

Our setup is compact, self-contained, and designed for quiet, clean, and efficient operation. We use a woodfired oven with minimal smoke, and all power is supplied via quiet, low-emission generators or on-site electrical hookups where available.

Additionally:

- Hours of operation will be limited to 11 AM – 9 PM avoiding late-night noise.
- All waste is collected and removed from the site daily.

- No amplified music or sound systems will be used.
- All lighting used at the site is minimal and directed downward to prevent glare. This ensures that nearby residences are not disturbed, and that the surrounding environment maintains its natural nighttime character.

3. Community Benefit

This location enables us to serve the Glen Rose community. We are committed to being a positive and neighborly presence, and would love to participate in community events, fundraisers, and school functions.

Conclusion

We respectfully ask the city council to consider our request based on the unique circumstances of our location, the negligible impact on nearby residential properties, and our commitment to being a responsible, community-focused mobile food vendor. Granting this variance will allow us to serve Glen Rose with high-quality, woodfired pizzas.

Thank you for your time and consideration.

Sincerely,

Amanda Crank

Owner | Rollin' Woodfired Pizza

817-559-0995





Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

June 23, 2025

Public hearing by the Board of Adjustment at the request of Amanda Crank, for a variance for the item listed below, in order to allow for a Mobile Food Vendor in a B-2 (General Commercial District) located on Acres: 1.806, Tract: B5-9, Abst: A136, A136 MILAM CO SCH LD; also known as 1408 NE Big Bend Tr.

RE:

- **Variance request from the 200ft boundary line of any residential zoning district**

Dear Property Owner:

This letter is to inform you of a variance request in the area of your property ownership near 1408 NE Big Bend Tr. The purpose of the variance is to allow for a Mobile Food Vendor. State law requires the City to notify all property owners (most recent tax rolls) within 200' of the proposed request. The Board of Adjustment will hold a public hearing on July 8, 2025 at 5:30 p.m. in the City Council Chambers of City Hall, 201 NE Vernon Street, Glen Rose, Texas, 76043 to hear public comment on this request for variance. Immediately following the public hearing, the Board of Adjustment will take action to approve or deny the request.

It is important that you submit your opinion in writing to the Building and Planning Office for consideration by the Board. A form is included with this letter which you may mail or return to one of the drop boxes located at City Hall.

Questions regarding the variance request or this letter may be directed to Stephen Boyd, (254)-897-2272, ext:102. Thank you.

Sincerely,

Building and Planning / Code Enforcement

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

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RE:

- Variance request from the 200ft boundary line of any residential zoning 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: _____

ADDRESS: _____

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

Reasons/Comments:

Signature

Date

Building and Planning / Code Enforcement

1408 NE Big Bend Tr – 200 ft Radius

