



Staff use only
Date Received: 10/16/25

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

New Zoning Use Application

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

Applicant's Name: GEORGIA ODOM Date: "

Property Owner Information

Full Name: GEORGIA ODOM

Address: 800 Hereford Street, Glen Rose, TX 76043

Telephone No: _____ Email: _____

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

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: R-1 Requested new zoning use: R-2M

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

Intended use of property (must be specific):
rental property for 2 or more 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: [Signature]

Date: Oct 14, 2025

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

December 5, 2025

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 December 17, 2025 before the Planning and Zoning Commission and on January 13, 2026 before the City Council on requests as submitted by owner Georgia Odom; to rezone from R-1 (Single Family Residential District) to R-2m (Single and Two to Four Residential District; And Multi-Building Residential District) for 800 Hereford St; also known as Acres 1.000, Tract E3-17, Abst A136, A-136 MILAM CO SCH LD, TRACT E3-17, ACRES 1.0.

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 the referenced property provide written notice of their objection to the issuance of the Re-Zone Request, instead of a simple majority it will require a vote of $\frac{3}{4}$ of all City Council members to approve the request.

You are welcome to attend and participate in the Public Hearing. If you are unable to attend but would like to listen to the hearings, generally the proceedings are broadcast via YouTube, search for City of Glen Rose.

Should you have any questions, please contact us at developmentsservices@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: developmentservices@glenrosetexas.org

Re: Request to Rezone for Property located at 800 Hereford St., also known as Acres 1.000, Tract E3-17, Abst A136, A-136 MILAM CO SCH LD, TRACT E3-17, ACRES 1.0, at 800 Hereford St from R-1 (Single Family Residential District) to R-2m (Single and Two to Four Residential District; And Multi-Building Residential 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: _____

SIGNATURE: _____

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

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)

14.02.042 R-1 Single-Family Residential District

- (a) Purpose. The R-1 Single-Family Residential District is established to allow for single-family dwellings.
- (b) 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.
- (c) 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.
- (d) 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.
- (e) 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.
- (f) 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.
- (g) 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 7 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 50 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. 155.16; Ordinance 17.02.13A adopted 2/13/17)

HISTORY

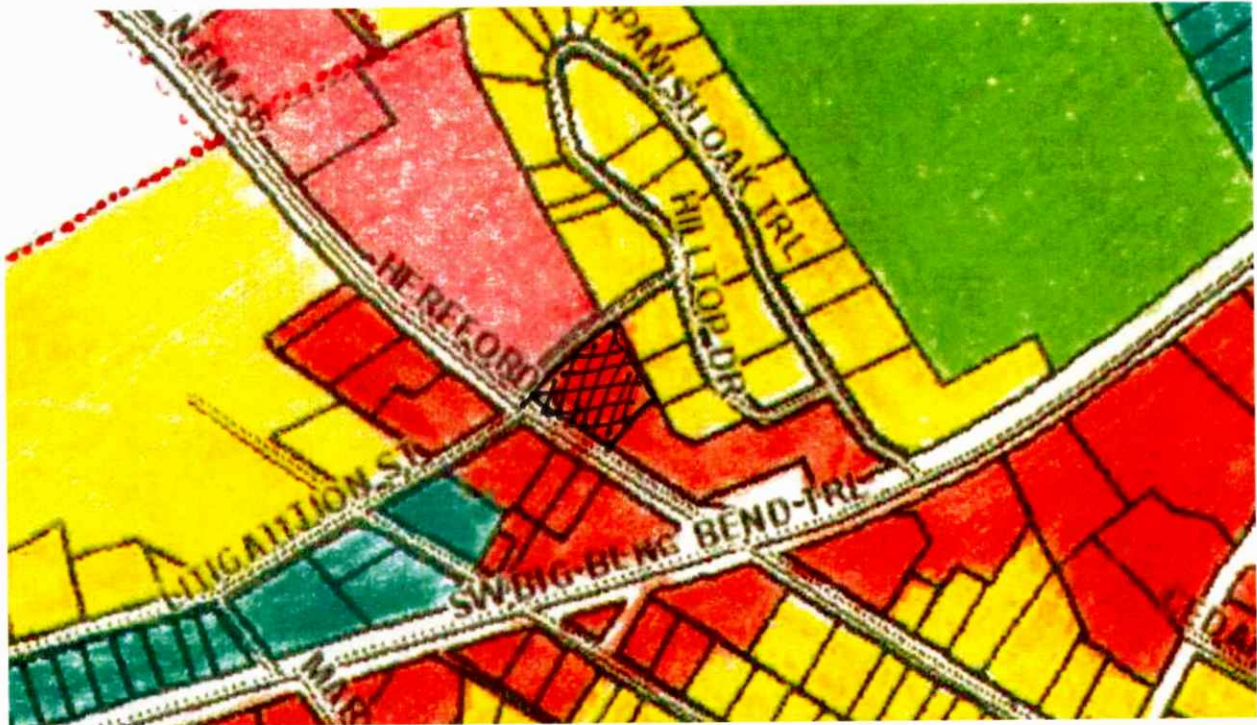
Amended by Ord. [2025-O-20](#) R-1 District Zoning on 8/12/2025

14.02.054 R-2M Single And Two-To-Four Family Residential District And Multi-Building Residential District

- (a) Purpose. The R-2m district permits a medium-density development.
- (b) Permitted uses. The uses permitted in the R-2m 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.
- (c) 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 their recommendations of action for 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 such 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.
- (d) 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 percent 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.
- (e) 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.
- (f) 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 and 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 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.
- (g) 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 2020.01.13A, sec. 4, adopted 1/13/20)

FUTURE LAND USE MAP



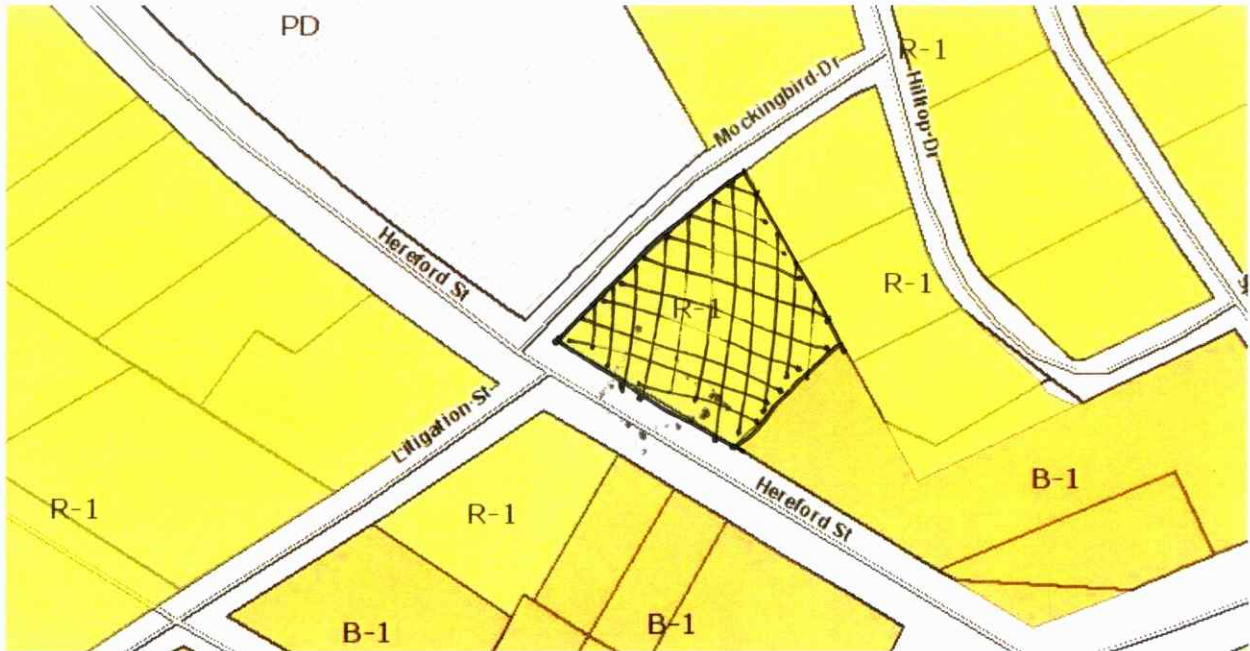
800 Hereford St

Property is within the R-1 Single Family

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

Current Zoning Map



City of Glen Rose Zoning Map Legend

- Single Family
- Two - Four Family
- Single - Two - Four Family
- Single, Two-Four & MH Family
- Multi-Family
- Manufactured Homes
- Restricted Commercial
- General Commercial
- Central Business District
- Industrial
- Plan Development
- Local Road Labels
- Local Roads
- Extra-territorial Jurisdiction
- City Limits
- Sonervell CAD Parcels