



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

Staff use only
Date Received: 8/30/22

Amended Zoning Application for PD Development

Address of property: 1005 Holden Street Glen Rose, TX 76043

Applicant's Name: Michael + Heidi Stephens Date: 30 AUG 2022

Property Owner Information

Full Name: Michael a Heidi Stephens

Address: 1005 Holden Street, Glen Rose, Texas 76043

Telephone No: _____ Email: u

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

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: PD Requested new zoning use: _____

Form of Ownership of the property: ☒ Individual ☐ Partnership ☐ Corporation

Intended use of property (must be specific):

We would like to request approval to operate
a short term rental at the above address.
We would utilize Air BnB or Orbo and will pay
Hotel taxes which would in turn be paid to the city, along
with our property tax & insurance which is maintained for
short term rentals.

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:

Michael Stephens Date: 30 Aug-2022

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

September 1, 2022

NOTICE OF PUBLIC HEARING ON HOLDEN STREET COTTAGES LOCATED ON HOLDEN STREET

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on September 19, 2022 before the Planning and Zoning Commission and on September 27, 2022 before the City Council on a request by an owner Michael Stephens, to request to amend the Holden Street Cottages Planned Development Zoning, which includes the lots at 995, 997, 999, 1001, 1003 and 1005 Holden Street to allow for Short Term Rentals.

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

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Email: buildingofficial@glenrosetexas.org

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NAME: _____ DATE: _____

ADDRESS: _____

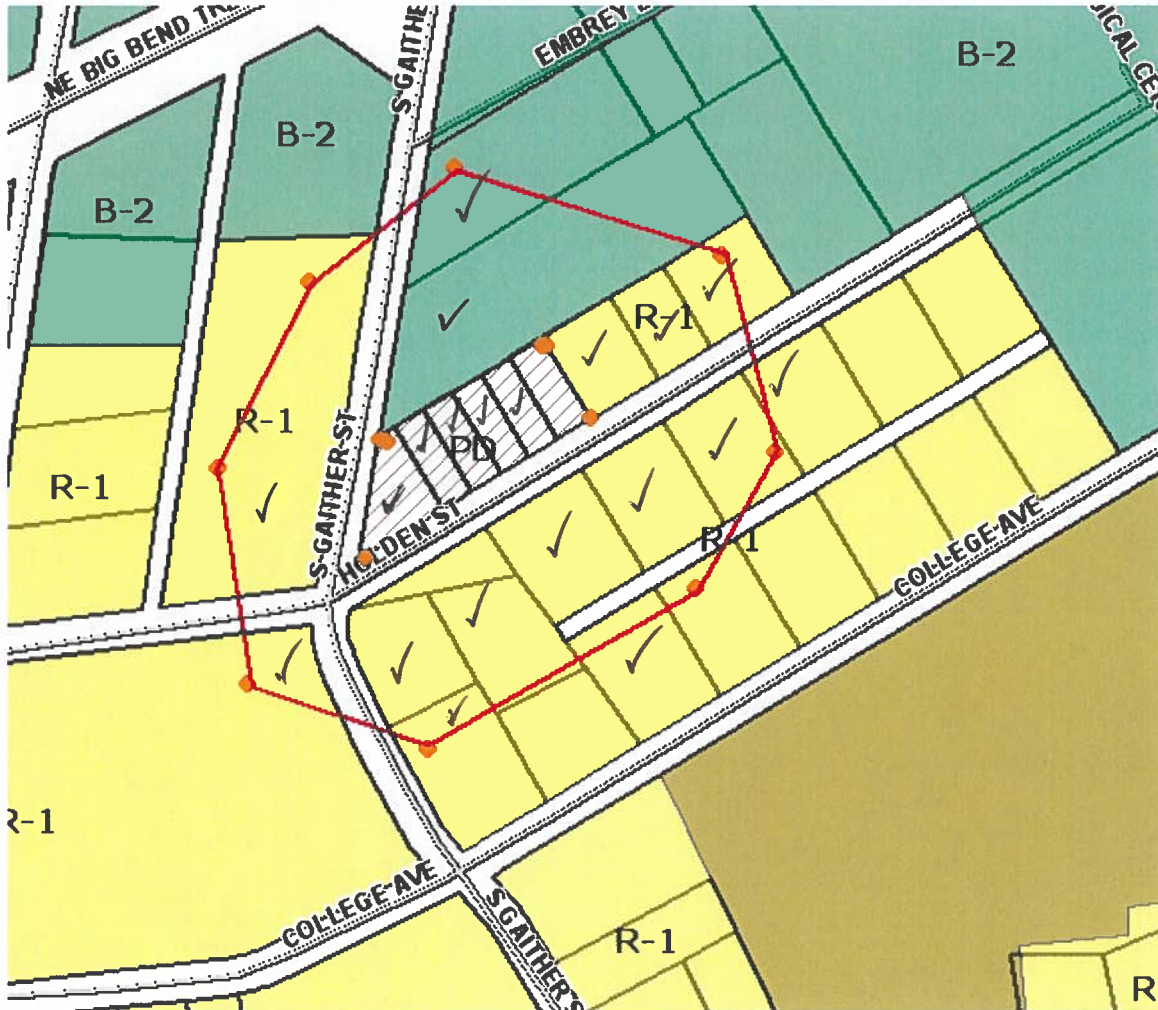
I AM () IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Jodi Holthe,
Planning and Zoning (P&Z)

1005 Holden St

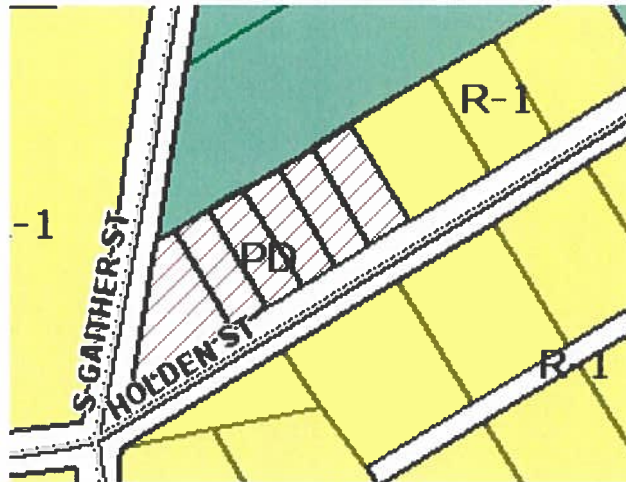
200 ft Radius



1005 Holden St

Zoning Request

Current Zoning




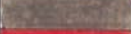

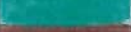







Future Zoning



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

14.02.051 PD Planned Development District

1. **Purpose and scope.** The PD Planned Development District is established to provide a greater flexibility in development planning and the opportunity of the application of modern planning concepts than is permitted under conventional regulations. PD districts may combine a variety of land uses and/or housing types. Mixed uses may include any combination of residential, commercial or industrial uses as long as the uses are compatible with each other and with potential and existing uses surrounding the district. PD districts may be established on parcels of land which are suitable for and of sufficient size to be planned and developed in a manner consistent with the purposes and objectives of this article. PD Districts shall be established by means of an amendment to the this Zoning Ordinance.
2. **Permitted uses.** The following uses may be permitted in a designated PD district. These uses shall not be considered to be all-inclusive.
 1. Residential uses, including detached, attached or semi-attached single-family dwellings, townhouses, condominiums, patio homes, two-family dwellings and multifamily dwellings. No manufactured homes or manufactured home parks shall be allowed;
 2. Business park;
 3. Office building;
 4. Shopping center;
 5. Hotel; motel;
 6. Medical clinic; hospital;
 7. Industrial park;
 8. Library; museum; art gallery;
 9. Community, recreation or civic center;
 10. Park; playground; golf course;
 11. Church;
 12. RV Park and campground;
 13. Public or private school; college; university;
 14. Police; fire station;
 15. Governmental building;
 16. Water pumping station; water reservoir; water tower; artesian well; sewage; lift station; septic tank;
 17. Telephone exchange;
 18. Satellite dish; and/or
 19. Radio and television transmitter;
3. In rendering a decision on an application for a PD district, the City's future land use plan and any other comprehensive plan of the city shall be taken into consideration by the planning and zoning commission and the city council.
4. **Application for PD district.** Application for a PD district or development in a PD district shall be made in the same manner as an application for any amendment to this article and shall include the following additional information:
 1. **Proposed uses.** An application for a PD district or development in a PD district shall specify and describe the category or type of use or the combination of uses proposed. The permitted uses under PD district zoning shall be specified in each PD district ordinance and shall be limited to only these uses. If the ordinance specifies permitted uses by reference to a conventional zoning district, the permitted uses shall mean those uses permitted in the referenced district.
 2. **Development requirements.**
 1. An application for a PD district or development in a PD district shall include a list of proposed development standards which may be incorporated into the PD district ordinance. Development standards shall include but not be limited to density; lot

size; setbacks; building sizes; height and exterior requirements; lot coverage; parking ratios; screening; landscaping; and any other requirements the council may deem appropriate.

3. Concept plan required.

1. An application for a PD district or development in a PD district shall include a conceptual plan showing a preliminary layout of proposed uses, access, buildings, parking, open space and the relationship to existing natural features and adjacent properties and uses.
2. Upon submission of the application for a PD district or development in a PD district and after proper notice has been given to all affected parties and public hearings have been held, the planning and zoning commission and the city council shall review the application and may either give approval, with or without modifications, or reject it. In approving the application, the city council may impose conditions and these conditions shall be complied with before a certificate of occupancy is issued for the use of land or any structure which is part of the PD district. Ten copies of the concept plan shall be required to be submitted to the city at the time of application.

5. Site plan.

1. Approval required.

1. In establishing a PD district, a comprehensive site plan of the development is required. However, this site plan requirement may be waived by the planning and zoning commission if it determines the proposed development does not significantly alter or impact the surrounding development. This site plan shall be approved and filed as part of the PD ordinance. The approval of the development site plan may also serve as preliminary plat approval, provided that all requirements of the city's subdivision regulations are satisfied. Six copies of the development site plan will be required to be submitted to the city prior to the approval of the PD ordinance.
2. Upon approval of the development site plan and approval of the final plat, if required, application may be made for the permits and certificates necessary for construction and occupancy. Subsequent to this approval, minor changes to the site plan may be authorized by the city administrator, when the changes will not cause any of the following circumstances to occur:
 1. A change in the character of the development;
 2. An increase in the ratio of the gross floor area in structures to the area of any lot;
 3. An increase in the intensity of use;
 4. A reduction in the originally approved separations between building or setbacks;
 5. An increase in the problems of traffic circulation, safety and utilities;
 6. An increase in the external effects on adjacent property;
 7. An increase in ground coverage by structures;
 8. A reduction in the ratio of off-street parking and loading space; or
 9. A change in the locations, lighting or orientation of approved signs.

2. **Compliance with approvals of site plan.** The development site plan must comply with all provisions of the PD ordinance specifying development standards and substantially reflect the precepts and layout set forth in the concept plan. If, in the judgment of the planning and zoning commission or the city council, a development site plan does not comply with the provisions of the PD ordinance and the concept plan, the planning and zoning commission or the city council may reject the site plan, in which case a new site plan may be resubmitted or application must be resubmitted to amend the PD ordinance. If

a PD ordinance does not specify development standards or has not incorporated a concept plan, the development site plan approval must specify the standards. Development requirements on this site plan may be revised under the same review, notice and approval procedures as applied to the original approval of the site plan.

3. Site plan information.

1. Every application for approval of a site plan under the terms of this section shall contain sufficient information delineating:
 1. The characteristics of the site, changes in those characteristics as may be proposed by the development;
 2. How the development will relate to public services and facilities; and
 3. What protection features are included to ensure that the development will be compatible with existing and allowable development on adjacent property.
2. The site plan shall show at least the following items of information:
 1. **Site/adjacent property information.** The land area included within the site; the land area of all abutting sites and zoning classification; all public and private rights-of-way and easements bounding and intersecting the site and the abutting sites which are proposed to be continued, created, relocated and/or abandoned; and the north arrow, date and scale;
 2. **Building layout.**
 1. The location of each existing and each proposed structure on the site; the **general** category of use or uses to be contained therein; the number of stories, gross floor area and the location of entrances and exits to buildings; front, side and rear building setback lines; and elevation views or renderings indicating architectural design and building materials proposed; and
 2. A table showing the type of units by size, number of bedrooms and number and type for all residential dwellings, including floor plans, will also be required;
 3. **Traffic circulation and parking.** The location, dimensions and proposed construction of all streets, private drives, alleys, parking areas and drive approaches, as well as their alignment with existing thoroughfares; location and dimensions of sidewalks, off-street parking areas, fire lanes and loading zones;
 4. **Drainage and utilities.** Existing and proposed finished grade of the site, shown to contour intervals not exceeding 2 feet, proposed handling of on-site surface drainage, location of any floodway or flood prone area as shown on current FIA mapping; existing and proposed water and sanitary sewer layout; and existing and proposed fire hydrants; and
 5. **Screening, landscaping and recreational facilities.** The location, height and building materials for any proposed or required walls or fences; height, location and type of any proposed berms or living screens; proposed landscaping plan; location and size of any proposed recreational facilities such as swimming pools, tennis courts and playgrounds.

1005 Holden St
Zoning Request
200 Ft Radius Mailings

1. Michael Stephens
1115 Rolling Hills Trail
Glen Rose, TX 76043
2. Somervell County Hospital District
1021 Holden St
Glen Rose, TX 76043
R1503 and R2039
3. LIX6 Holdings LLC
1145 CR 429
Glen Rose, TX 76043
4. Dominus Won LLC
PO Box 2310
Glen Rose, TX 76043
5. Bruce Rudd
953 Yorktown Dr
Charleston, SC 29412
6. Patsy Jones Patterson
PO Box 2492
Glen Rose, TX 76043
7. Ceylon Hood
999 Holden St
Glen Rose, TX 76043
8. Myles Jackson and Mary Loretta Galloway
125 Apache Hills Dr
Ruidoso, NM 88345
9. Shirley Sue Fox
1001 Holden St
Glen Rose, TX 76043

10. Darla Jonita Anderson
1003 Holden St
Glen Rose, TX 76043
11. Duane and Cathy Marshall
1010 Holden St
Glen Rose, TX 76043
12. Philip and Kelly King
1008 Holden St
Glen Rose, TX 76043
13. Patricia West
PO Box 990
Glen Rose, TX 76043-0990
14. Angel Gauna and John Sanchez
1004 Holden St
Glen Rose, TX 76043
15. Kay Lynn Thompson
1002 Holden St
Glen Rose, TX 76043
16. L M Wirt
2370 CR 304
Rainbow, TX 76077
17. Glen Rose ISD
PO Box 2129
Glen Rose, TX 76043
(R8536 and R5757)
18. Alfredo Garcia
1001 College St
Glen Rose, TX 76043
19. John A Mourelatos
Irrevocable Grantor Trust
425 Teramo Ct
Reno, NV 89521

20. Tyler Kerst
501 McCaffery Rd
Bigfork, MT 59911

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: Michael Stephens request to amend the Holden Street Cottages Planned Development Zoning, which includes the lots at 995, 997, 999, 1001, 1003 and 1005 Holden Street to allow for Short Term Rentals.

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NAME: Patricia West DATE: 9-13-2022

ADDRESS: 1006 Holden Street

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

Reasons/Comments:

Not enough parking spots in back or front.
School Bus and EMS travel this Holden St.

Jodi Holthe,
Planning and Zoning (P&Z)

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NAME: Loretta Calloway DATE: 9-13-2022

ADDRESS: 997 Holden St. Glen Rose

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

Reasons/Comments:

1) parking 2) traffic on Holden St. with hospital. 3) safety for the single ladies in the homes. 4) we are the only married couple that have dealt with Airbnb before. We have nothing good to say about our experience with it. People get loud & very messy bc it's not their home.

Jodi Holthe,
Planning and Zoning (P&Z)

I have 1 question. How has the home been used as a nightly rental this summer without being rezoned?

Plus house. Thank you is still showing Loretta Calloway online as nightly rental.

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NAME: Pat Patterson DATE: 9-12-22

ADDRESS: 995 Holden, Granbury, TX 76043

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

Reasons/Comments: Privacy, Noise, Additional Traffic
Keep Residential! Permanent Residential!

Jodi Holthe,
Planning and Zoning (P&Z)

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NAME: Shirley Sue Fox DATE: 9-10-2022

ADDRESS: 1001 Holden St.

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

Reasons/Comments:

Opposing because our homes are only 11 ft. apart
and we park in the back of our homes, accessed by a
narrow road that dead ends at 1005 Holden St. The cottages
are owned by mostly retired citizens and I am not
comfortable with different strangers coming & going all the
time.

Jodi Holthe,
Planning and Zoning (P&Z)

NOTICE OF PUBLIC HEARING

City of Glen Rose



Dinosaur Capital
of Texas

City of Glen Rose, Texas

Building, Planning, Code Enforcement Department

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NAME: Ceylon Hood DATE: Sept. 12, 2022

ADDRESS: 999 Holden St

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

Reasons/Comments:

I'm a retired grandpa. This change could
cause noise and parking problems. I
feel safe with all of the permanent residents.
There is a big difference with the upkeep of
our homes. Let's not change our great
neighborhood into short-term rentals!
Thank you for your consideration

Ceylon Hood

Jodi Holthe,
Planning and Zoning (P&Z)

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NAME: KAYLYNN THOMPSON DATE: 9-9-22
ADDRESS: 1002 HOLDEN ST. (P.O. Box 456) GLEN ROSE, TX
I AM () IN FAVOR (☒) IN OPPOSITION TO THIS REQUEST. 76043

Reasons/Comments:

My family has owned and lived in 1002 Holden since 1965 and do not see the need for change from residential. This would bring strangers to our home on a daily basis. Seven of these residences are occupied by single women who like to feel secure in their homes. The newer people have brought as residential, but wanted to be in that district would have been dealt with prior to purchase of the property in question.

Jodi Holthe,
Planning and Zoning (P&Z)

Kay Lynn Thompson

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NAME: IRIG OVERBO DATE: 9-14-22
ADDRESS: 805 COLLEGE ST. (Tudion HIGH)
I AM () IN FAVOR (X) IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

[Handwritten signature]

Jodi Holthe,
Planning and Zoning (P&Z)

R8536
R5757

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NAME: Darla Jonita Anderson DATE: 9/12/2022

ADDRESS: 1003 Holden St

I AM ☐ IN FAVOR ☒ IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

I am a single woman living 11 ft. from the home
applying for the change.
I think there is a safety issue for the homes
in our planned development.
Parking may become an issue as well as noise.

The home is not well kept, from the front.
All shrubs have been allowed to die. Also the grass

or weeds are not mowed in a timely manner.
Jodi Holthe,
Planning and Zoning (P&Z)

the residents in this planned development take
pride in keeping our homes well maintained.
The current owners are NOT an asset to
keeping this development looking good to maintain
the value of our homes.

1005 Holden



1001 Holden



1003 Holden



999 Holden



997 Holden



995 Holden

