



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

October 17, 2024

**Public hearing by the Board of Adjustment at the request of Somervell Capital, LLC – Shelby Junge, owner, for a variance for the item listed below, in order to allow for dividing the lot and replating in the R-1 (Single Family District) located on Acres 0.453, Tract F9-11 & 11-1, Abst A136, A136 MILAM CO SCH LD, TRACT F9-11 & 11-1, ACRES .4526; also known as 311 E Elm.**

**RE:**

- **Variance request from the minimum 110ft lot depth to 100ft lot depth**

Dear Property Owner:

This letter is to inform you of a variance request in the area of your property ownership near 311 E Elm. The purpose of the variance is to allow for dividing the lot and replating. 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 November 12, 2024 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 Larry Allen, (254)-897-2272, ext:1049. 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

Public hearing by the Board of Adjustment at the request of Shelby Junge for Somervell Capital, LLC, owner, for a variance for the item listed below, in order to allow for dividing the lot and replating in the R-1 (Single Family District) located on Acres 0.453, Tract F9-11 & 11-1, Abst A136, A136 MILAM CO SCH LD, TRACT F9-11 & 11-1, ACRES .4526; also known as 311 E Elm.

RE:

- Variance request from the minimum 110ft lot depth to 100ft lot depth

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:

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\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Building and Planning / Code Enforcement



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

Staff use only  
Date Received: \_\_\_\_\_  
Fee : \$ 150 Paid on: 8/29/24

### Request for Board of Adjustment (BOA) Hearing

Address of property: 311 E Elm Street, Glen Rose Tx 76043

Applicant's Name: Shelby Junge Date: 8/19/2024

#### Property Owner/Applicant Information

Full Name: Shelby Junge - Somervell Capital LLC

Address: P.O. Box 2592, Glen Rose Tx 76043

Telephone No: 254.485.1101 Email: shelby@somervellcapital.com

Present zoning at site: R-1

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

- ☐ Setback variance for ☐ side yard ☐ rear yard ☐ front yard  
☒ 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).

Seeking a variance from the Board of Adjustments for the required R-1 minimum lot depth of

110 feet to allow a lot depth of 100 feet. Replat preliminary lot-split to follow. Goal is to

provide at least (2) houses on this lot with proper setbacks and plenty of parking.

Attempted this before with the idea of (3) lots but it's too crowded.

All future construction of course will be in accordance with the City's requirements and

specifications for R-1 zoning.

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

Applicant's Signature:

Shelby Junge

Date: 8/19/2024

BOA Hearing Request May 2015

PRELIMINARY LOT LAYOUT SKETCH  
FOR A 2 RESIDENTIAL LOT SUBDIVISION  
3111 E. ELM ST, GLEN ROSE, TEXAS 76043