



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

## Specific Use Permit Application

Address of property: 101 King Arthur Ct

Applicant's Name: Gina Wallace Date: 4/27/2021

### Property Owner Information

Full Name: Gina Wallace

Address: 101 King Arthur Ct Glen Rose TX. 76043

Telephone No: 817-978-4125 Email: gina.wallace.4374@gmail.com

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

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_ Email: \_\_\_\_\_

Present zoning at site: R-1

Form of Ownership of the property:  Individual  Partnership  Corporation

Intended use of property:  
STVR

Owner(s) Signature: \_\_\_\_\_ Date: 4/27/2021

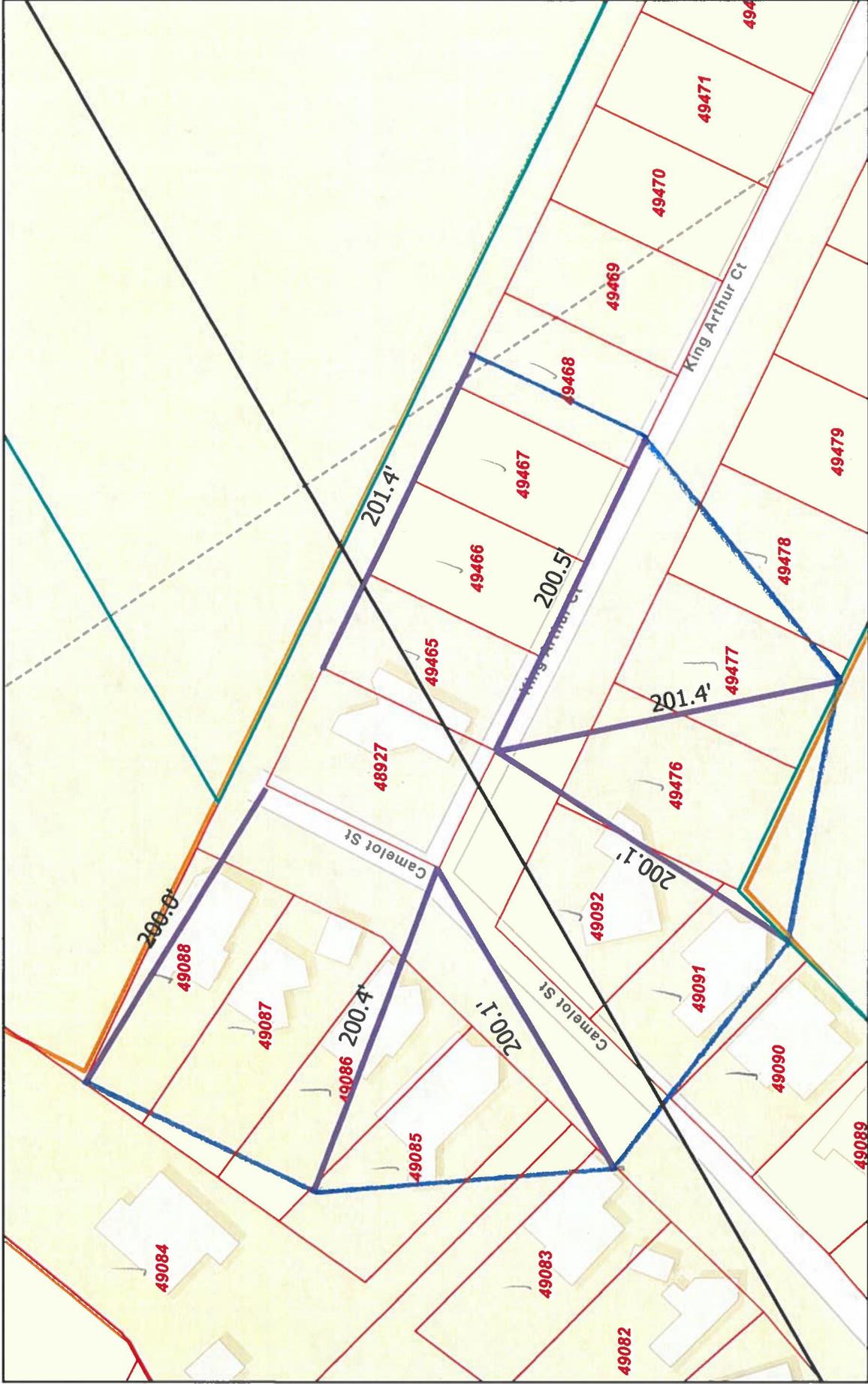
Owner's Representative's Signature (if applicable): \_\_\_\_\_ Date: \_\_\_\_\_

### CITY USE ONLY

Date received: 4-27-21 Fees paid on: 4-27-21

Parking: Required: \_\_\_\_\_ On site: \_\_\_\_\_ Loading: Required: \_\_\_\_\_ On site: \_\_\_\_\_

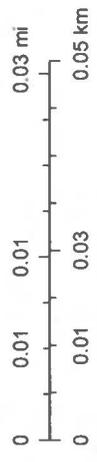
# Somervell CAD Web Map



4/27/2021, 9:32:03 AM

-  Abstracts
-  Parcels
-  City Limits

1:1,128



Esri Community Maps Contributors, Texas Parks & Wildlife,  
Somervell County Appraisal District, BIS Consulting - www.bisconsulting.com  
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

# 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

Return for Property ID#49084

**Re: Specific Use Permit Request to operate a Bed and Breakfast in an R-1, Single Family Residential Zoning District for the property located at 101 King Arthur Court.**

This letter may be returned to City Hall, 201 Vernon Street, deposited in either of the two drop boxes located at that location, or mailed to City Hall, PO Box 1949, Glen Rose, TX 76043, Attention: Planning and Zoning Department.

**NAME:** Paul Phillips

**ADDRESS:** 205 + 207 Camelot

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

**Reasons/Comments:**

not a Bed & Breakfast community. This is  
a family community

**Building, Planning and Zoning Department**

# NOTICE OF PUBLIC HEARING

Received 5/17/21

3:02pm



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

Return for Property ID#49087

**Re: Specific Use Permit Request to operate a Bed and Breakfast in an R-1, Single Family Residential Zoning District for the property located at 101 King Arthur Court.**

This letter may be returned to City Hall, 201 Vernon Street, deposited in either of the two drop boxes located at that location, or mailed to City Hall, PO Box 1949, Glen Rose, TX 76043, Attention: Planning and Zoning Department.

**NAME:** Phillip Voss

**ADDRESS:** 213 Comlot St.  
Glen Rose, TX 76043

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

**Reasons/Comments:**

Just like the neighborhood feel of Kibbini's my neighbors

**Building, Planning and Zoning 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

Return for Property ID#49465

**Re: Specific Use Permit Request to operate a Bed and Breakfast in an R-1, Single Family Residential Zoning District for the property located at 101 King Arthur Court.**

This letter may be returned to City Hall, 201 Vernon Street, deposited in either of the two drop boxes located at that location, or mailed to City Hall, PO Box 1949, Glen Rose, TX 76043, Attention: Planning and Zoning Department.

**NAME:** Mary Helen Sanders

**ADDRESS:** 103 King Arthur Ct  
Glen Rose, TX 76043

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

**Reasons/Comments:**

I specifically bought in this neighborhood for the family atmosphere. VRBOs have people coming in and out with no care or responsibility for the premises or neighborhood in general. I don't want the disruption to our community or the added worry that someone unknown with no worries about the neighborhood is next door to me. I am single and would be constantly worried about my safety.

**Building, Planning and Zoning 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

Return for Property ID#49477

**Re: Specific Use Permit Request to operate a Bed and Breakfast in an R-1, Single Family Residential Zoning District for the property located at 101 King Arthur Court.**

This letter may be returned to City Hall, 201 Vernon Street, deposited in either of the two drop boxes located at that location, or mailed to City Hall, PO Box 1949, Glen Rose, TX 76043, Attention: Planning and Zoning Department.

NAME: Lyndon and Clara Heimer

ADDRESS: 102 King Arthur Ct, Glen Rose, Tx 76043

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

Reasons/Comments:

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Building, Planning and Zoning 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

Return for Property ID#49466

**Re: Specific Use Permit Request to operate a Bed and Breakfast in an R-1, Single Family Residential Zoning District for the property located at 101 King Arthur Court.**

This letter may be returned to City Hall, 201 Vernon Street, deposited in either of the two drop boxes located at that location, or mailed to City Hall, PO Box 1949, Glen Rose, TX 76043, Attention: Planning and Zoning Department.

**NAME:** Glenda Kaye Witt

**ADDRESS:** 105 King Arthur Ct

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

**Reasons/Comments:**

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**Building, Planning and Zoning Department**



Rowena West <rowena.west@glenrosetexas.org>

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## Opposition responses

2 messages

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**Rowena West** <rowena.west@glenrosetexas.org>  
To: chris.hay@e-ht.com  
Cc: Michael Leamons <michael.leamons@glenrosetexas.org>

Wed, May 19, 2021 at 5:37 PM

Good afternoon Chris,

Michael has asked that I email you the attached map for calculations regarding the percentage of circled properties within the 200' radius shown on the map.

Please let me know if you have any questions or need additional information.  
Thank you,

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**Rowena West**  
City of Glen Rose, Texas 76043  
Building/Planning/Code Compliance Dept.  
Ph: 254-897-2272 ext# 109  
Fax: 254-897-7989

### ATTENTION:

This email, plus any attachments, may constitute a public record of the City of Glen Rose and may be subject to public disclosure under the [Texas Public Information Act](#).

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 **5-20-21 opposition response map.pdf**  
160K

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**Chris Hay** <chris.hay@e-ht.com>  
To: Rowena West <rowena.west@glenrosetexas.org>  
Cc: Michael Leamons <michael.leamons@glenrosetexas.org>

Thu, May 20, 2021 at 2:58 PM

Rowena,

Based on the information you sent, it appears the total area opposed (circled lots) is approximately 24.42% of the total area (minus the lot in question). It comes out to be 32,070 SF opposed out of the total 131,346 SF. Let me know if you have any questions.

Thanks,

**Chris Hay, PE**  
Associate Vice President  
**Enprotec / Hibbs & Todd, Inc. (eHT)**  
T (682) 498-6000 | F (682) 498-6293 | E [chris.hay@e-ht.com](mailto:chris.hay@e-ht.com)  
1310 Weatherford Highway, Suite 116 | Granbury, Texas 76048



Planning and Zoning Commission  
City of Glen Rose, Texas  
P.O. Box 1949, Glen Rose, Texas 76043

**COMMISSION'S DETERMINATION  
AND  
RECOMMENDATION TO THE GLEN ROSE CITY COUNCIL**

Date and time of public hearing: May 20, 2021, 5:30 pm

Purpose of hearing: Specific Use Permit request to operate a Bed and Breakfast accommodations (Short-Term Rental Accommodations) in an R-1 (Single Family Residential) district, for the property located at 101 King Arthur Court.

Request submitted by: Owner, Gina Wallace.

After considering all information submitted, the Planning and Zoning Commission has made the determination to:

Approve the request and further recommends approval to the City Council.

Deny the request.

Reason for decision: Based on 24.42% opposing of the total area sound.

Signature: Pam Wilson  
Position: Chairman

Date: 20 May 2021

The City Council of the City of Glen Rose, Texas, has voted to:

Approve       Disapprove      this recommendation.

Staff Representative Signature \_\_\_\_\_ Approval Date: \_\_\_\_\_

Comments: \_\_\_\_\_