



Staff use only
Date Received: 3/30/26

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: 700 NE Big Bend Trail

Applicant's Name: Mark Chapman Date: 3.18.26

Property Owner Information

Full Name: JAMES RITCHEY PASTOR Shepherds Valley Church

North
TEXAS
DISTRICT
ASSEMBLY
OF CHURCHES

Address: _____

Telephone No: _____ Email: JR@shepherdvalleychurch.com

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

Full Name: MARK CHAPMAN

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: R1 Requested new zoning use: B2

Form of Ownership of the property: Individual Partnership Corporation

Intended use of property (must be specific):

Church services

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:

James Ritchey

Date: 3.18.26



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

May 15, 2026

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 May 27, 2026 before the Planning and Zoning Commission and on June 9, 2026 before the City Council on requests as submitted by applicant Mark Chapmen; to rezone from R-1 (Single Family Residential District) to B-2 (General Commercial District) for 700 NE Big Bend Tr; also known as Blk: W 1/2 OF 4 & 7, TRACT 1, Subd: M0100, Tract: 1, Abst: A136, MARSHALL and Blk: 5 & E 1/2 OF 4, Subd: M0100, Abst: A136, MARSHALL, BLOCK 5 & E 1/2 OF 4.

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 Rezone 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: developmentsservices@glenrosetexas.org

Re: Request to Rezone for Property located at 700 NE Big Bend Tr., also known as *Blk: W 1/2 OF 4 & 7, TRACT 1, Subd: M0100, Tract: 1, Abst: A136, MARSHALL and Blk: 5 & E 1/2 OF 4, Subd: M0100, Abst: A136, MARSHALL, BLOCK 5 & E 1/2 OF 4*, from R-1 (Single Family Residential District) to B-2 (General Commercial 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: _____

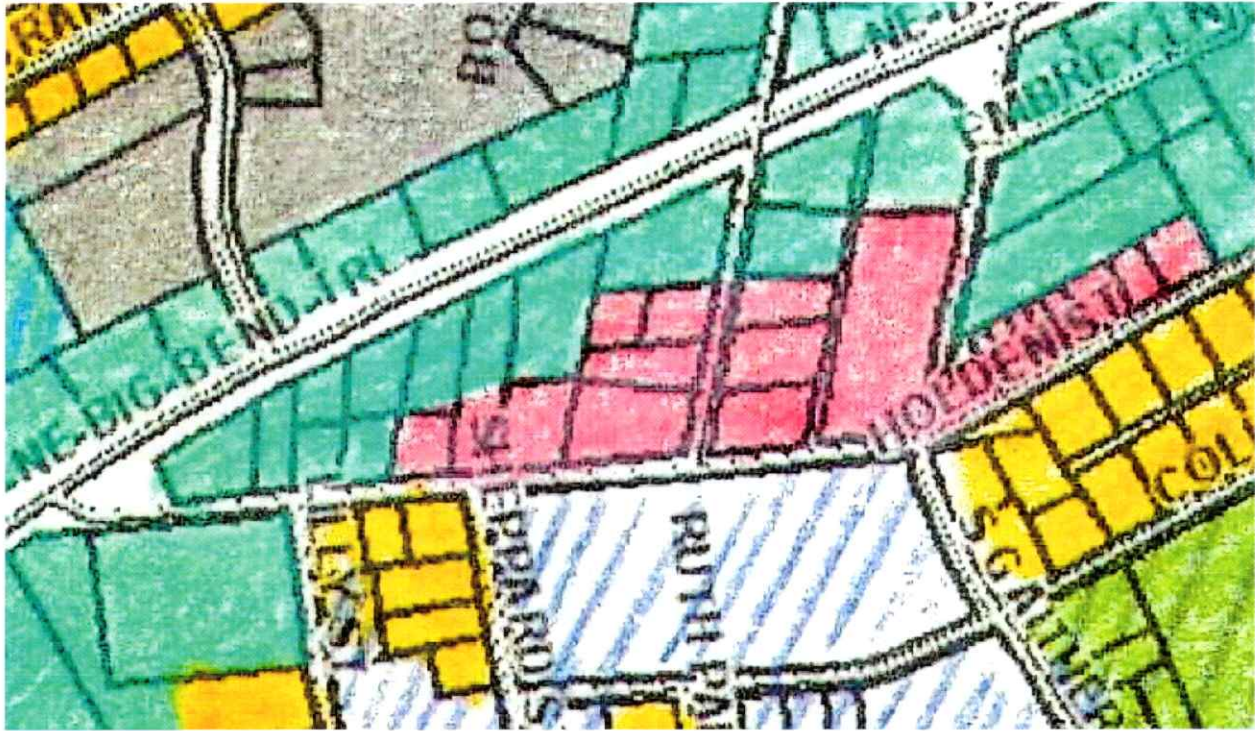
SIGNATURE: _____

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

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)

FUTURE LAND USE MAP



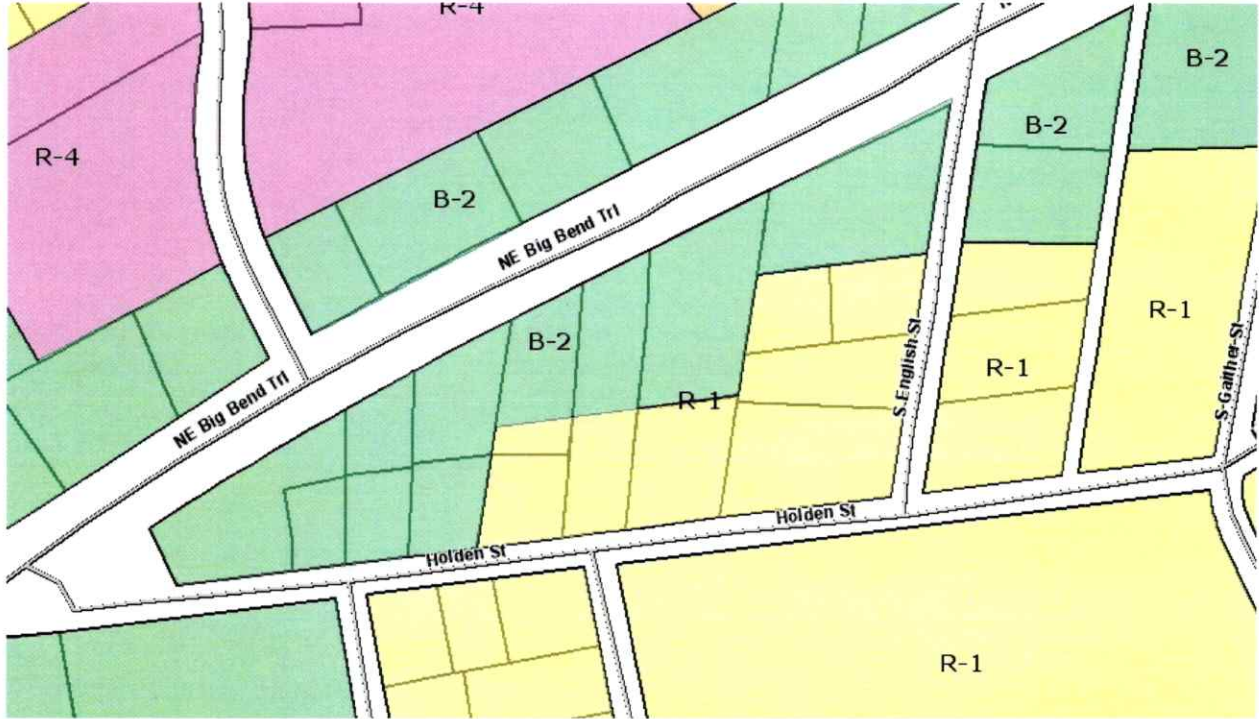
700 NE Big Bend Tr

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

700 NE Big Bend Tr - Rezone

