



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

June 5, 2023

NOTICE OF PUBLIC HEARING ON PROPERTY LOCATED AT 301 NE BARNARD ST +307

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on June 28, 2023 before the Planning and Zoning Commission and on July 11, 2023 before the City Council on a request by owners, Vicki Nivens, to rezone the property located at 301 NE Barnard St +307; Acres 0.650, Lot 5, 6, 7, 8, & 2(S45X50), 3(S5X50), 4(S5X50), Blk 00010, Subd G0500, Abst A136, Glen Rose Townsite, Block 10, Lot 5, 6, 7, 8 & 2(S45X50), 3(S5X50), 4(S5X50) from B-1 (Restricted Commercial District) to B-2 (General Commercial District).

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

P.O. Box 1949, Glen Rose, TX 76043

Ph: (254) 897-2272

Fax: (254) 897-7989

Email: jodi.holthe@glenrosetexas.org

Re: Request to Rezone Property located at 301 NE Barnard +307; Acres 0.650, Lot 5, 6, 7, 8, & 2(S45X50), 3(S5X50), 4(S5X50), Blk 00010, Subd G0500, Abst A136, Glen Rose Townsite, Block 10, Lot 5, 6, 7, 8 & 2(S45X50), 3(S5X50), 4(S5X50) from B-1 (Restricted Commercial 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: _____

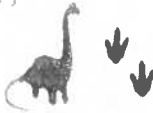
ADDRESS: _____

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

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)

City of Glen Rose



Dinosaur Capital of Texas

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

Staff use only
Date Received 5/10/23

New Zoning Use Application

Address of property: 307 NE BARNARD .681 ACRE

Applicant's Name: VICKI L. NIVENS Date: 5/9/23

Property Owner Information

Full Name: VICKI L. NIVENS

Address: 2111 W. LI. S HWY 377, GRANBURY, TX 76048

Telephone No: _____ Email: V. NIVENS@GAPPAARCHITECTS.COM

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

Full Name: BRIAN GAPPIN

Address: P.O. Box 2156, GRANBURY, TX 76048

Telephone No: 817-266-4686 Email: BGAPPIN@GAPPINARCHITECTS.COM

Present zoning at site: B-1 Requested new zoning use: B-2

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

Intended use of property (must be specific):
HOTEL WITHIN THE EXISTING STRUCTURES
ON SITE.

I/We, am/are the owner(s) of the property. I/We hereby certify that all the information provided is true and correct.

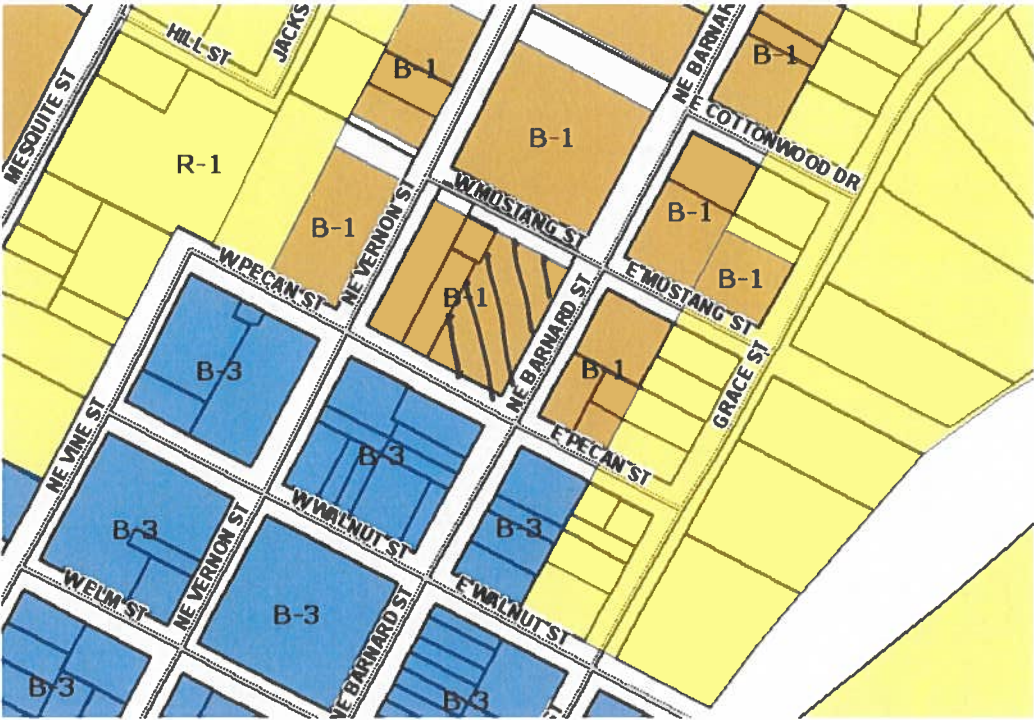
Owner(s) Signature: Vicki Nivens Date: 5-10-23

Fee's →

301 NE Barnard +307

Zoning

Current Zoning






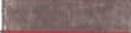
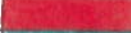
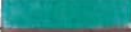

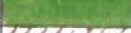



Future Zoning



301 NE Barnard +307

Zoning

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

14.02.047 B-1 Restricted Commercial District

- (a) Purpose. The B-1 Restricted Commercial District has been established to limit commercial uses and operations within enclosed buildings and prohibiting the outside storage and display of goods, materials, vehicles and equipment. This district is intended to accommodate the basic shopping and service needs of residents and to provide retail and office space for merchants and financial, administrative, government and business services.
- (b) Permitted uses. The uses permitted in the B-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 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 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. No enclosed or covered parking is specifically required.
- (f) All commercial operations and sales to be enclosed; exception. All commercial uses, operations and sales, except for off-street parking and off-street loading facilities, shall be conducted within completely enclosed buildings. However, the city council may grant a permit to businesses for sidewalk sales for a period up to 30 days.

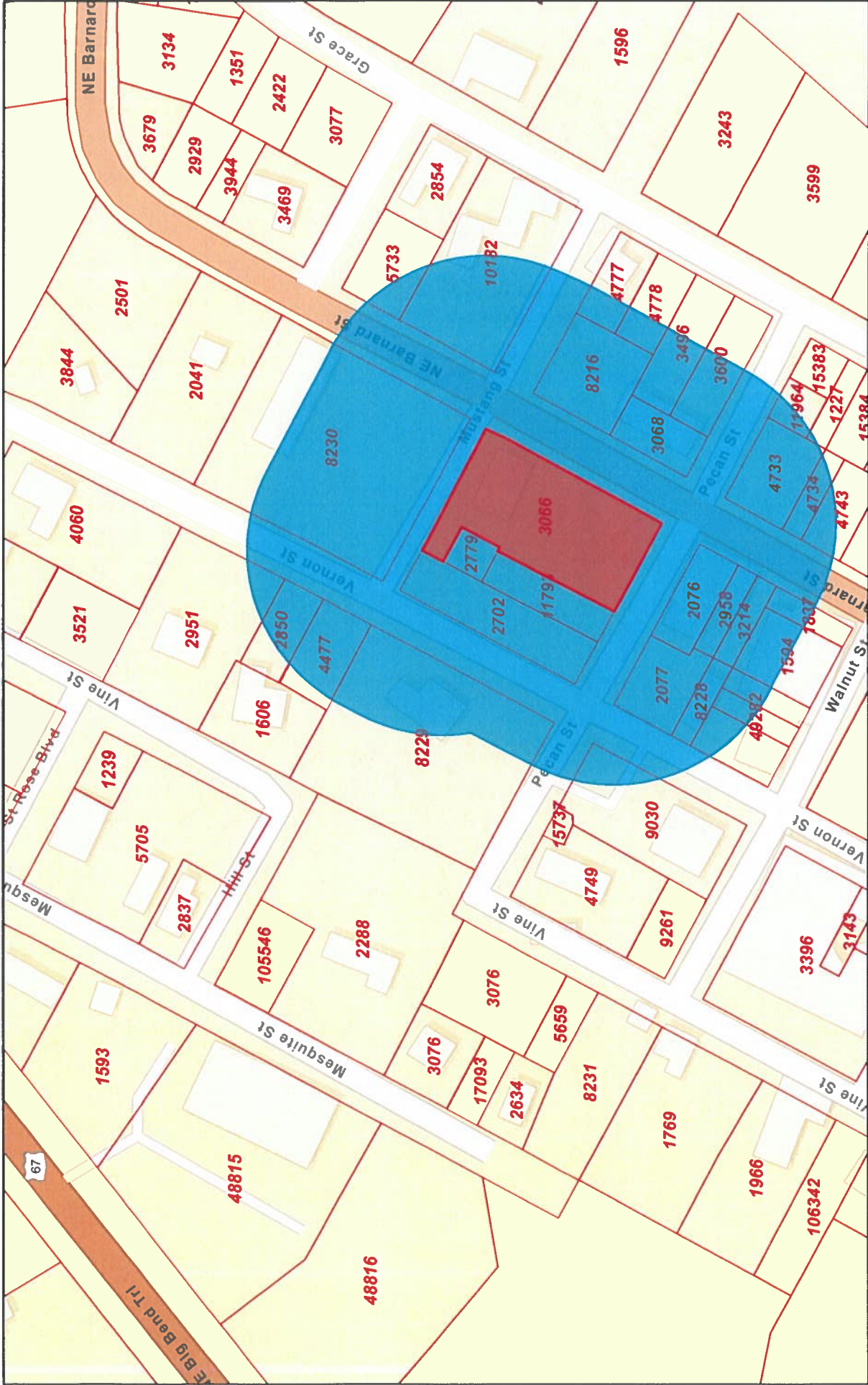
(Ordinance 240 adopted 3/15/94; 2007 Code, sec. 155.21)

14.02.048 B-2 General Commercial District

- (a) Purpose. The B-2 General Commercial District is established to accommodate most commercial activities that cannot generally be accommodated in the B-1 district. This district permits the storage of goods, materials, equipment, machinery and vehicles outside of enclosed buildings.
- (b) Permitted uses. The uses permitted in the B-2 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 the 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. No enclosed or covered parking is specifically required.

(Ordinance 240 adopted 3/15/94; 2007 Code, sec. 155.22)

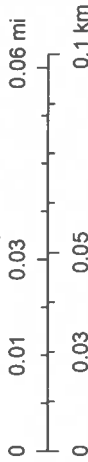
307 NE Barnard - Rezone Request



5/17/2023, 10:35:04 AM

Abstracts Override 1 Parcels

1:2,257



Esri Community Maps Contributors, Texas Parks & Wildlife, ©
OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph,
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.

301 NE Barnard +307
200 FT
Mailing List

1. Brian Gaffin (**OWNER'S REPRESENTATIVE / APPLICANT**)
PO Box 2156
Granbury, TX 76048
(R3066, R2779, R11793)
2. Vicki Nivens (**OWNER**)
2111 W Hwy 377
Granbury, TX 76048
(R3066, R2779, R11793)
3. Pamela and Bobby Miller
406 Jackson St
Glen Rose, TX 76043
4. Glen Rose First Methodist Church
PO Box 426
Glen Rose, TX 76043
(R2850, R4477, R8229, R8230 & R2702)
5. City of Glen Rose
PO Box 1949
Glen Rose, TX 76043-0087
6. Mountain Valley Child Development Center Inc
2975 SW Wilshire Blvd
Burlson, TX 76028
7. Russell and Barbara Eden
401 Grace St
Glen Rose, TX 76043
8. Lynn R & Joan Lane
Trustees for Lane Family Trust
408 Grace St
Glen Rose, TX 76043
(R8216 & R3068)

9. Johnathan Anderson
835 Highridge Dr
Lakewood Village, TX 75068

10. Kelly Michael & Norman Coppo
11505 Chia Lane
Atascadero, CA 93422

11. Lewis F Cappo III and Dina Coppo
7050 Tecorida Ave
Atascadero, CA 93422

12. Chris Bryant
PO Box 2161
Glen Rose, TX 76043

13. The Green Pickle Grill and Pub, LLC
502 Nancy Drive
Glen Rose, TX 76043

14. Jackie A Cates
104 E Pecan St
Glen Rose, TX 76043

15. Julith Elizabeth Spencer Conner
PO Box 280
Rainbow, TX 76077

16. Kim Reynolds & Shannon Hulsey
Dba Studio 208-Hair & Nails
7800 Ella Young Dr
Fort Worth, TX 76135

17. Masonic Lodge
PO Box 97
Glen Rose, TX 76043-0097

18. Jack Bridges Jr
PO Box 99
Glen Rose, TX 76043

19. The Lane Family Trust Created under Probate Cause
3131 Maple Ave, Ste 6F
Dallas, TX 75201
(R1594 & R3214)

20. Moore Family First, LLC
PO Box 216
Glen Rose, TX 76043
(R2958, R2077 & R2076)

21. Somervell County
PO Box 804
Glen Rose, TX 76043-0804

22. Jose and Martin Torres
PO Box 265
Glen Rose, TX 76043

23. Jeff Garnett
PO Box 3041
Glen Rose, TX 76043

24. Timmy and Gaye Cecil Trust
6213 Westover Dr
Granbury, TX 76049