



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 915 SW BARNARD

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, Paul & Credence Baker, to rezone the property located at 915 SW Barnard St; Acres 2.450, Tract H6-2-2-3, Abst A39, A39 E M Gray, Tract H6-2-2-3, Acres 2.45, from R-1 (Single Family Residential District) to P&R (Parks & Recreation 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 915 SW Barnard St; Acres 2.450, Tract H6-2-2-3, Abst A39, A39 E M Gray, Tract H6-2-2-3, Acres 2.45, from R-1 (Single Family Residential District) to P&R (Parks & Recreation 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: 5/18/23

New Zoning Use Application

Address of property: 915 SW Barnard St

Applicant's Name: Paul Baker Date: _____

Property Owner Information

Full Name: Paul + Credence Baker

Address: 104 Heritage Place

Telephone No: _____ Email: _____

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

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: RI Requested new zoning use: P4R

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

Intended use of property {must be specific}:
see attached

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: Paul Baker Credence Baker Date: 5-17-23

Fee's →

Dear Members of the Zoning Board & Preservation Board,

I am writing to request a zoning change from Residential to Commercial Park for my adjoining property located at 915 SW Barnard Street and 1007 SW Barnard Street. As you may already be aware, adjacent and nearby properties along SW Barnard Street are already zoned Commercial.

After conducting thorough market research and consultations with local experts, I have identified that there is a high demand for upscale camping and glamping experiences in this area. Development of five high-end camping sites on my property will offer a small number of guests plenty of space to enjoy the outdoors and experience nature in a beautiful and comfortable setting.

I am hopeful that the Zoning Board will consider the surrounding properties that are already zoned Commercial, and see my request as a way to ensure the stretch of river-front property along SW Barnard Street retains its natural beauty. I am committed to preserving the trees and surrounding vegetation, and in order to ensure privacy for our guests, the camping sites will not be viewable from the main road.

I believe that this zoning change would be in the best interest of the community in terms of boosting our local economy by meeting the tourist demand for additional camping options in Glen Rose.

I respectfully request that you consider my proposal for the change in zoning from Residential to Commercial Park, taking into account my commitment to preserving the natural beauty of the property and ensuring a high-end camping experience.

Thank you for your consideration.

Sincerely,

Paul Baker



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	955.00'	402.20'	N 81°45'12" E (N 82°19'10" E)	399.23'
C2	3493.39'	267.90'	S 84°20'27" E (S 83°47'29" E)	267.83'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°32'26" E	56.10'
L2	S 23°27'58" E	230.62'
L3	S 81°43'00" W	264.13'
L4	S 83°29'46" W	294.44'
L5	S 83°28'13" W	39.17'
L6	N 85°46'38" W	208.02'
L7	N 80°48'35" W	226.50'
L8	N 07°54'53" E	221.79'
L9	S 86°32'16" E	184.21'
L10	N 02°44'28" E	229.45'

LEGEND

CIRF	IRON ROD FOUND WITH A PLASTIC CAP
ACIRF	IRON ROD FOUND WITH AN IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING"
IRS	"TRANS TEXAS SURVEYING" CONTROLLING MONUMENT
(C.M.)	POWER POLE
-E-	OVERHEAD ELECTRIC LINE

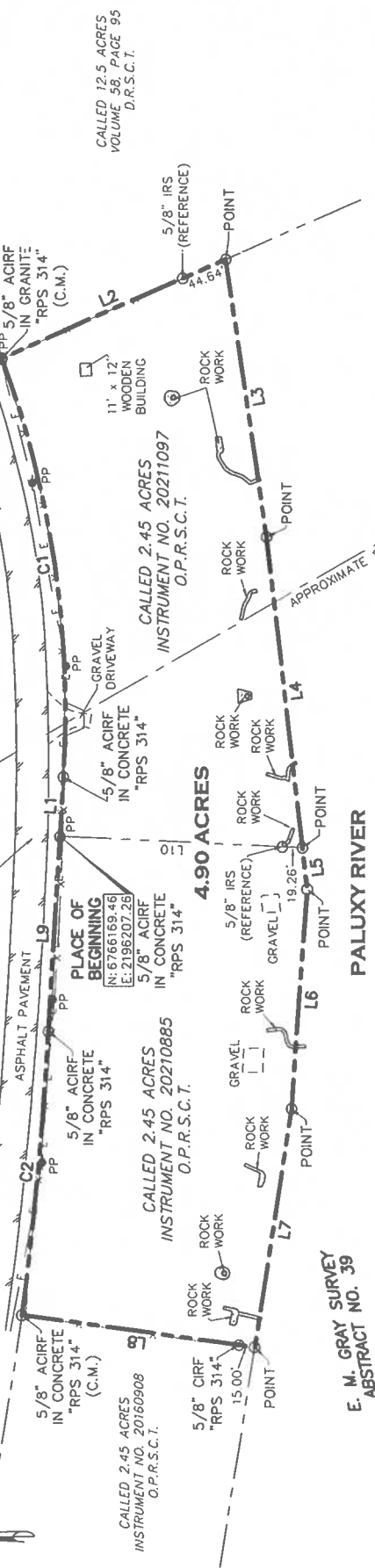
**J. H. HALEY SURVEY
ABSTRACT NO. 47**

**PROPERTY ADDRESS:
915 & 1007 SW BERNARD STREET
GLEN ROSE, TEXAS 76043**

**SOUTHWEST
BERNARD STREET**
VARIABLE WIDTH R.O.W.

**E. M. GRAY SURVEY
ABSTRACT NO. 39**

PALUXY RIVER



**SURVEY MAP
SHOWING**

**4.90 ACRES OF LAND LOCATED IN
THE E. M. GRAY SURVEY, ABSTRACT NO. 39 AND
THE J. H. HALEY SURVEY, ABSTRACT NO. 47
SOMERVELL COUNTY, TEXAS.**

**TRANS TEXAS
SURVEYING & MAPPING**

401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-3545
www.transexasurveying.com



05-03-2023
Robert L. Young

Scale: 1"=100'
Date: 05/03/23
Drawn: CWB
Checked: RLY
Job: 20230066

SURVEYOR'S NOTES

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). NAD83 (NAZ01). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY MAP, AND THE ACCOMPANYING PROPERTY DESCRIPTION, WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- SEE THE ACCOMPANYING PROPERTY DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
- BASED ON THE OVERLAYING OF THE FEMA FLOOD INSURANCE RATE MAP FOR SOMERVELL COUNTY, TEXAS, COMMUNITY PANEL NO. 4902C0040C, DATED APRIL 3, 1995, THIS PROPERTY APPEARS TO BE LOCATED WITHIN ZONE "A" FLOODWAY AREAS (BASE FLOOD ELEVATIONS DETERMINED). THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF S&D FEMA FLOOD INSURANCE RATE MAP.
- () DENOTES RECORD DATA.
- THIS SURVEY MAP WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. 5400, ON APRIL 26, 2023 AND SHOWS THE SIGNIFICANT VISIBLE IMPROVEMENTS OBSERVED AT THE TIME OF THE SURVEY.

TPLS NO. 10122700
DWG: 20230066-SURVEY-001

PROPERTY DESCRIPTION

4.90 ACRES

BEING A TRACT OF LAND LOCATED IN THE E. M. GRAY SURVEY, ABSTRACT NO. 39 AND THE J. H. HALEY SURVEY, ABSTRACT NO. 47, SOMERVELL COUNTY, TEXAS AND BEING ALL OF A CALLED 2.45 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 20210885, OFFICIAL PUBLIC RECORDS, SOMERVELL COUNTY, TEXAS (O.P.R.S.C.T.) AND ALL OF A CALLED 2.45 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 20211097, O.P.R.S.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL DISTANCES RECITED HEREIN ARE GRID. SCALE FACTOR IS 1.000000000. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). SURVEYED ON THE GROUND ON APRIL 26, 2023 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

BEGINNING AT A 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "RPS 314" FOUND IN CONCRETE (N:6766169.46, E:2196207.26) IN THE SOUTHERLY LINE OF SOUTHWEST BERNARD STREET, FOR THE NORTHEASTERLY CORNER OF SAID 2.45 ACRE TRACT AS DESCRIBED IN SAID INSTRUMENT NO. 20210885, O.P.R.S.C.T. AND BEING THE NORTHWESTERLY CORNER OF SAID 2.45 ACRE TRACT AS DESCRIBED IN SAID INSTRUMENT NO. 20211097, O.P.R.S.C.T.;

THENCE, WITH THE SOUTHERLY LINE OF SAID SOUTHWEST BERNARD STREET, THE FOLLOWING BEARINGS AND DISTANCES:

S 86°32'25" E, A DISTANCE OF 56.10 FEET TO A 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "RPS 314" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT, A CHORD BEARING OF N 81°46'12" E, A CHORD DISTANCE OF 399.23 FEET AND AN ARC LENGTH OF 402.20 FEET TO A 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "RPS 314" FOUND IN GRANITE, FOR THE NORTHEASTERLY CORNER OF SAID 2.45 ACRE TRACT AS DESCRIBED IN SAID 20211097, O.P.R.S.C.T. AND BEING THE NORTHWESTERLY CORNER OF A CALLED 12.5 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 58, PAGE 95, DEED RECORDS, SOMERVELL COUNTY, TEXAS (D.R.S.C.T.);

THENCE, S 23°27'58" E, WITH THE COMMON LINE BETWEEN SAID 2.45 ACRE TRACT AND SAID 12.5 ACRE TRACT, AT A DISTANCE OF 185.98 FEET, PASSING A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 230.62 FEET TO A POINT ON THE NORTHERLY BANK OF THE PALUXY RIVER;

THENCE, WITH THE NORTHERLY BANK OF SAID PALUXY RIVER, THE FOLLOWING BEARINGS AND DISTANCES:

S 81°43'00" W, A DISTANCE OF 264.13 FEET TO A POINT;

S 83°29'46" W, A DISTANCE OF 294.44 FEET TO A POINT FOR THE COMMON CORNER OF SAID 2.45 ACRE TRACTS, FROM WHICH A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR REFERENCE BEARS, N 02°44'28" E, A DISTANCE OF 19.26 FEET;

S 83°29'13" W, A DISTANCE OF 39.17 FEET TO A POINT;

N 85°46'38" W, A DISTANCE OF 208.02 FEET TO A POINT;

N 80°48'35" W, A DISTANCE OF 226.50 FEET TO A POINT FOR THE SOUTHWESTERLY CORNER OF SAID 2.45 ACRE TRACT AS DESCRIBED IN SAID INSTRUMENT NO. 20210885, O.P.R.S.C.T. AND BEING THE SOUTHEASTERLY CORNER OF A CALLED 2.45 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 20160908, O.P.R.S.C.T.;

THENCE, N 07°54'53" E, WITH THE COMMON LINE BETWEEN SAID 2.45 ACRE TRACTS, AT A DISTANCE OF 15.00 FEET, PASSING A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "RPS 314", CONTINUING IN ALL A TOTAL DISTANCE OF 221.79 FEET TO A 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "RPS 314" FOUND IN CONCRETE IN A CURVE IN THE SOUTHERLY LINE OF SAID SOUTHWEST BERNARD STREET, HAVING A RADIUS OF 3493.39 FEET, FOR THE NORTHWESTERLY CORNER OF SAID 2.45 ACRE TRACT AS DESCRIBED IN SAID INSTRUMENT NO. 20210885, O.P.R.S.C.T. AND BEING THE NORTHEASTERLY CORNER OF SAID 2.45 ACRE TRACT AS DESCRIBED IN SAID INSTRUMENT NO. 20160908, O.P.R.S.C.T.;

THENCE, WITH THE SOUTHERLY LINE OF SAID SOUTHWEST BERNARD STREET, THE FOLLOWING BEARINGS AND DISTANCES:

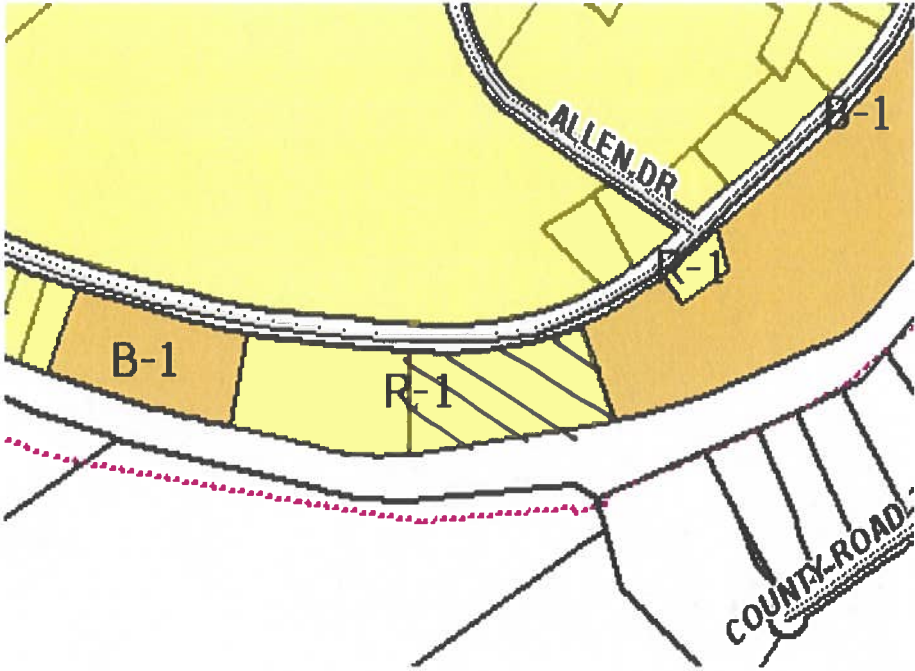
SOUTHEASTERLY WITH SAID CURVE TO THE LEFT, A CHORD BEARING OF S 84°20'27" E, A CHORD DISTANCE OF 267.83 FEET AND AN ARC LENGTH OF 267.90 FEET, TO A 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "RPS 314" FOUND IN CONCRETE AT THE END OF SAID CURVE;

S 86°32'16" E, A DISTANCE OF 184.21 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 4.90 ACRES OF LAND**. SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.

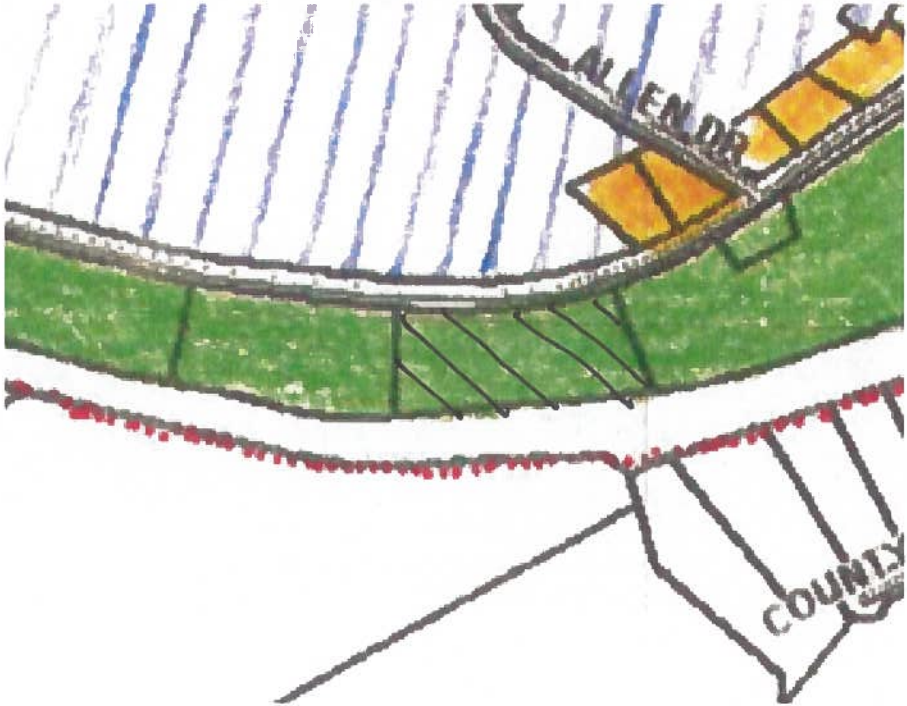
915 SW Barnard

Zoning

Current Zoning














Future Zoning



915 SW Barnard

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

14.02.042 R-1 Single-Family Residential District

- (a) Purpose. The R-1 Single-Family Residential District is established to allow for single-family dwellings.
- (b) Permitted uses. The uses permitted in the R-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 those 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. Parking for at least 2 motor vehicles shall be provided by an enclosed garage or carport for any single-family dwelling constructed after the date of adoption of this article.
- (f) Sales displays prohibited.
- (1) Garage sales shall be permitted in accordance with this Code of Ordinances.
 - (2) It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks & Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless such vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2, or combination thereof, of the following: motor vehicles; boats or other similar vessels subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shells per lot at any time.
- (g) Minimum setback requirements for carports and accessory buildings. Detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200 square feet or less may be placed anywhere in the rear half of the lot.

(Ordinance 240 adopted 3/15/94; Ordinance adopted 9/9/97; 2007 Code, sec. 155.16; Ordinance 17.02.13A adopted 2/13/17)

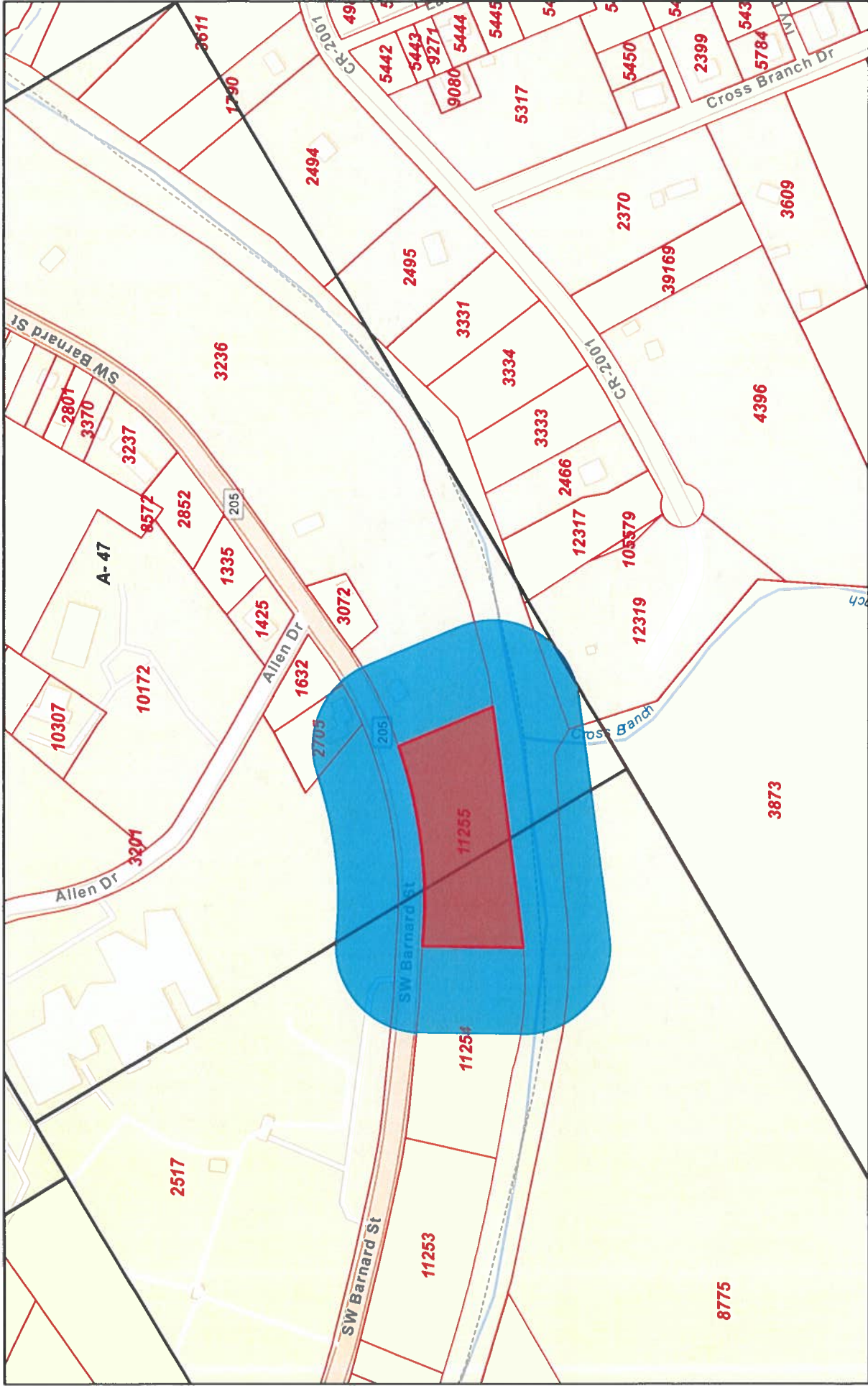
14.02.056 PR Parks And Recreation District

- (a) Purpose. The P&R Parks and Recreation District is established to accommodate recreational uses, both governmental and commercial. Land included in a floodplain is a good candidate for this type of zoning.
- (b) Permitted uses. The uses permitted in the P&R district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted here 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 a 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 control 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. Parking requirements shall be determined by the uses involved.

HISTORY

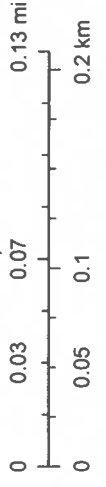
Adopted by Ord. 2021.08.10D on 8/10/2021

915 SW Barnard - Rezone Request



5/18/2023, 10:38:57 AM

1:4,514



 Abstracts  Override 1  Parcels

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.

915 SW Barnard
200 FT
Mailing List

1. Billy Paul and Credence Baker (**OWNER / APPLICANT**)
104 Heritage Place
Glen Rose, TX 76043
(R11254 & R11255)
2. Dorothy Jo Osborn
PO Box 925
Glen Rose, TX 76043
3. Glen Rose ISD
PO Box 2129
Glen Rose, TX 76043
4. Stacy and Jennifer Newman
1528 Moody Ln
Glen Rose, TX 76043-7122
5. Billy R & Sandra I Lewis
PO Box 7345
Glen Rose, TX 76043