



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

Staff use only  
Date Received: 1/23/23  
Fee: \$ 200 Paid on: 1/23/23

## Request for Board of Adjustment (BOA) Hearing

Address of property: 401 Sam Houston

Applicant's Name: SCOTT W KNAPP Date: 1/23/23

### Property Owner/Applicant Information

Full Name: SCOTT W. KNAPP

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

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

Present zoning at site: B1

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).

BETWEEN OUR LOT 712 BLOCK 1 AND BLOCK 2 THERE IS A  
14' FOOT ALLEY BETWEEN OUR LOT AND THE LOTS BEHIND US.  
THE BUILDING RESTRICTIONS CALL FOR A 15' FOOT SETBACK FROM  
THE PROPERTY LINE BEHIND US. I AM ASKING FOR A VARIANCE  
FROM 15' FEET TO 1' FOOT, THIS WOULD GIVE US THE 15' FOOT FROM  
THE PROPERTIES BEHIND US PROPERTY LINE! I WOULD ALSO LIKE TO  
ASK FOR A PARKING VARIANCE 2 PARKING SPOTS PER UNIT, THIS IS  
TO ALLOW US TO MAXIMIZE THE UNITS FOR NEW RESIDENCES/APTS!

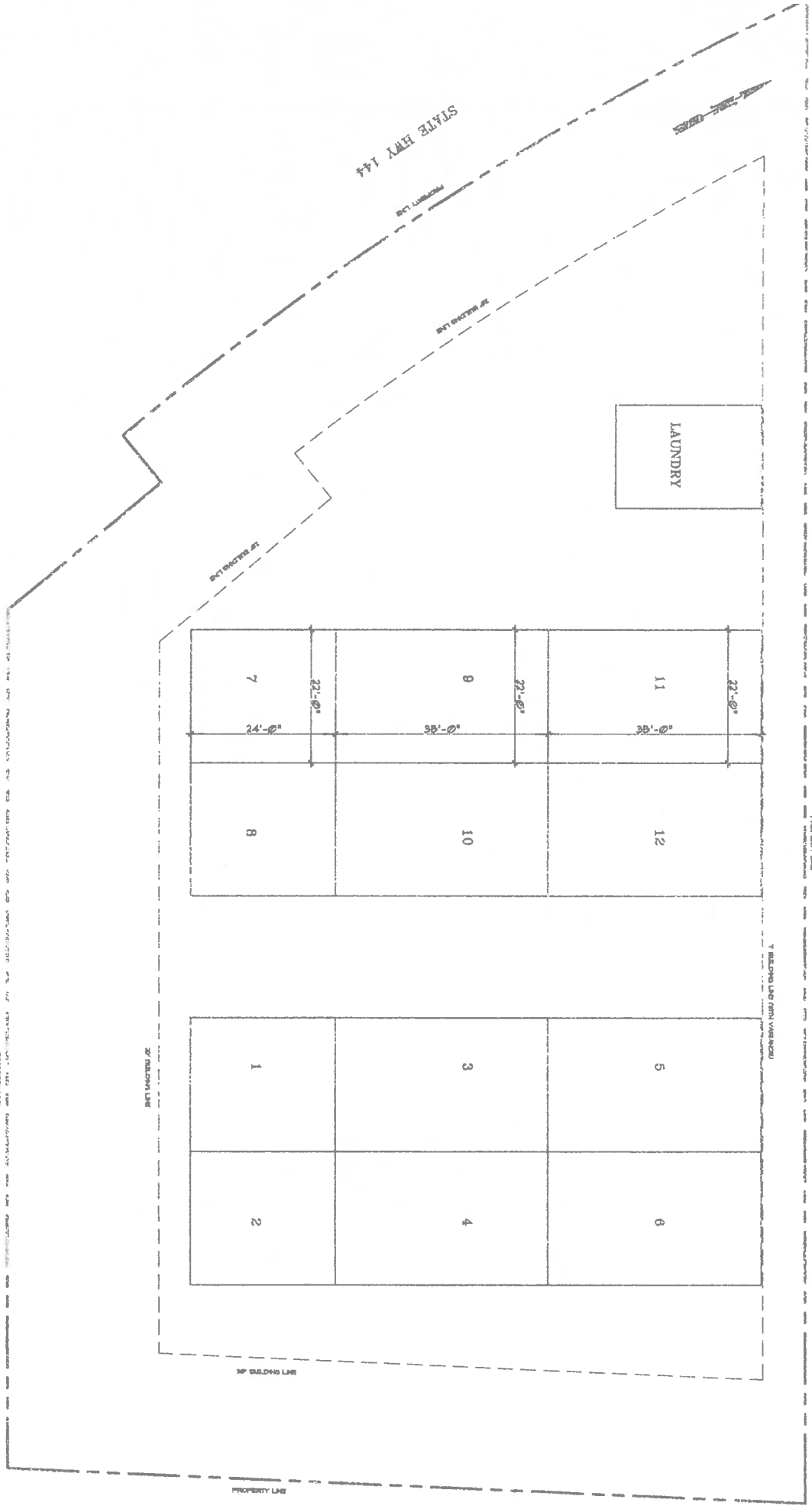
I hereby certify that all the information provided is true and correct to the best of my knowledge.

Applicant's Signature:

Scott W Knapp

Date: 1-23-23

✓  
Build Back



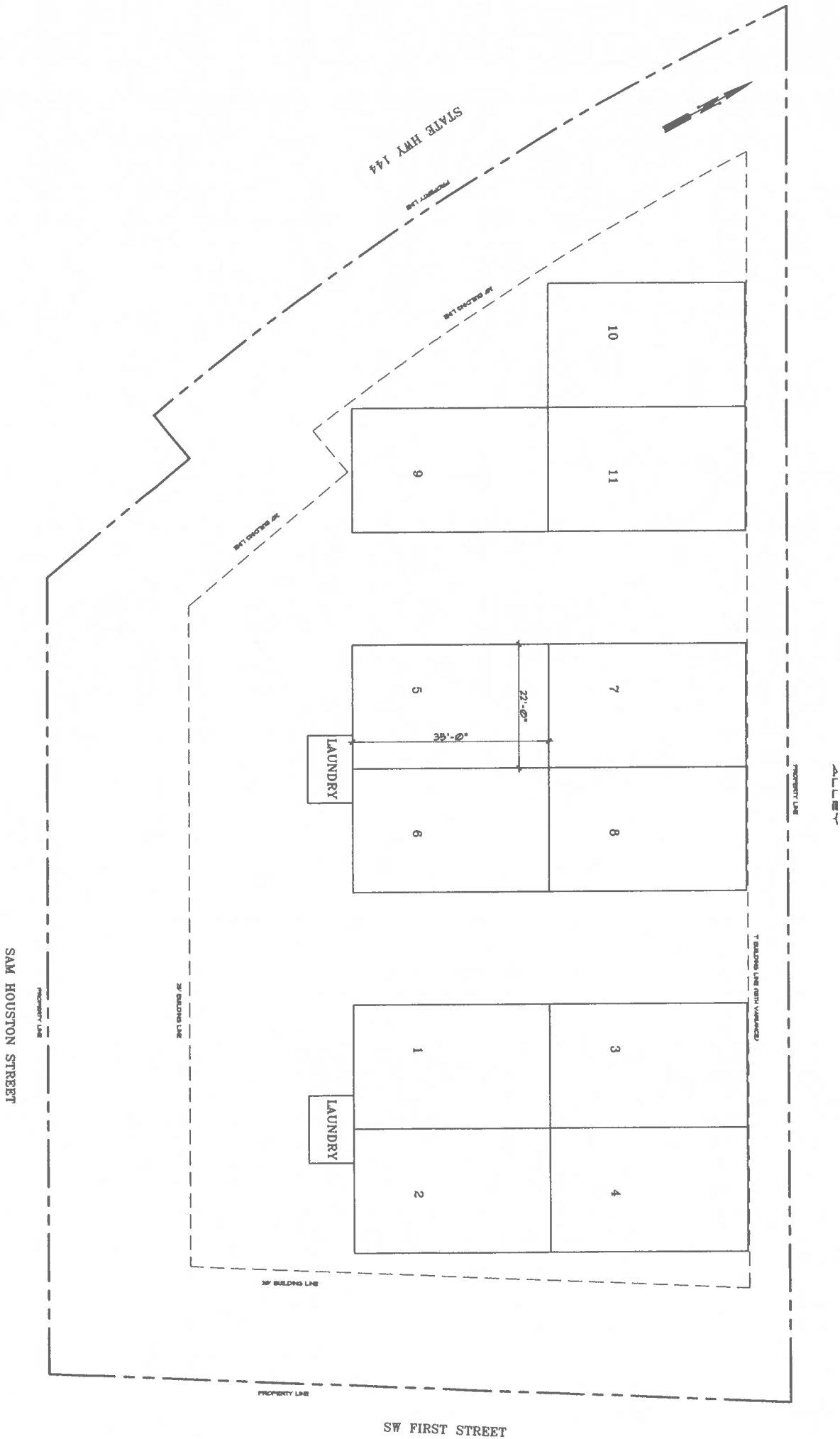
SW FIRST STREET

SAM HOUSTON STREET

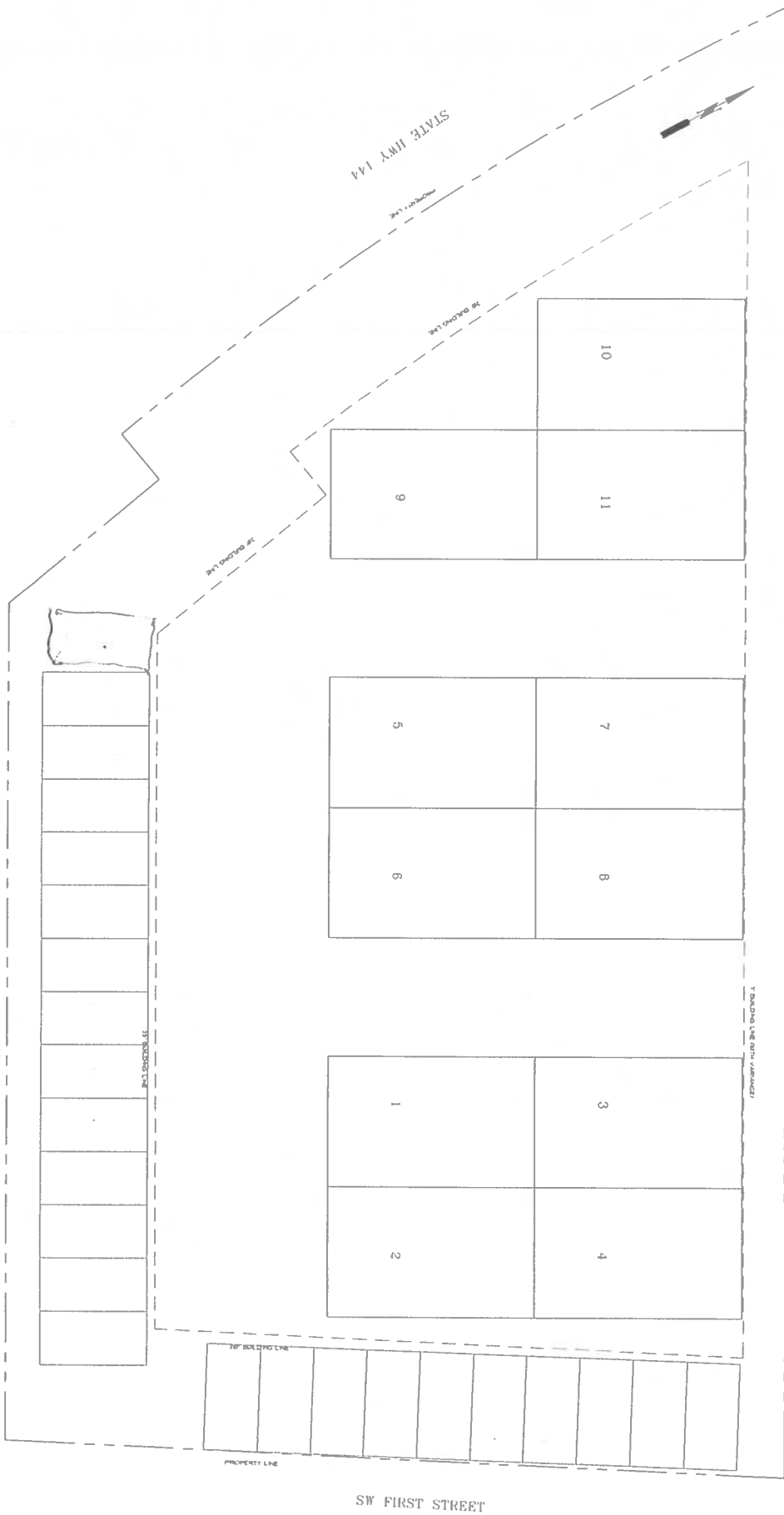
STATE HWY 144

LAUNDRY

2 FT  
Railbed



SAM HOUSTON STREET



SW FIRST STREET



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

March 1, 2023

**Public hearing, discussion and possible action by the Board of Adjustment at the request of Scott W Knapp, owner, for a variance for the items listed below, in order to construct a Multi-Family Apartment complex at 401 Sam Houston.**

**RE:**

- 1. Variance request from the 15ft back yard setback (abutting upon a residential district) in order to construct an apartment complex to 1ft as there is a 14ft alley between the lots which would give 15ft from the properties in back.**
- 2. Parking variance request from the 2.5 parking spaces per dwelling unit to 2 parking spaces per dwelling unit.**

Dear Property Owner:

This letter is to inform you of a setback and parking variance request in the area of your property ownership near 401 Sam Houston. The purpose of the variance is to allow for the construction of a Multi-Family apartment complex. 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 March 20, 2023 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 variances. 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 Jodi Holthe, (254)-897-2272, ext:109. 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**

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**RE:**

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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 7643.

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

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

**Reasons/Comments:**

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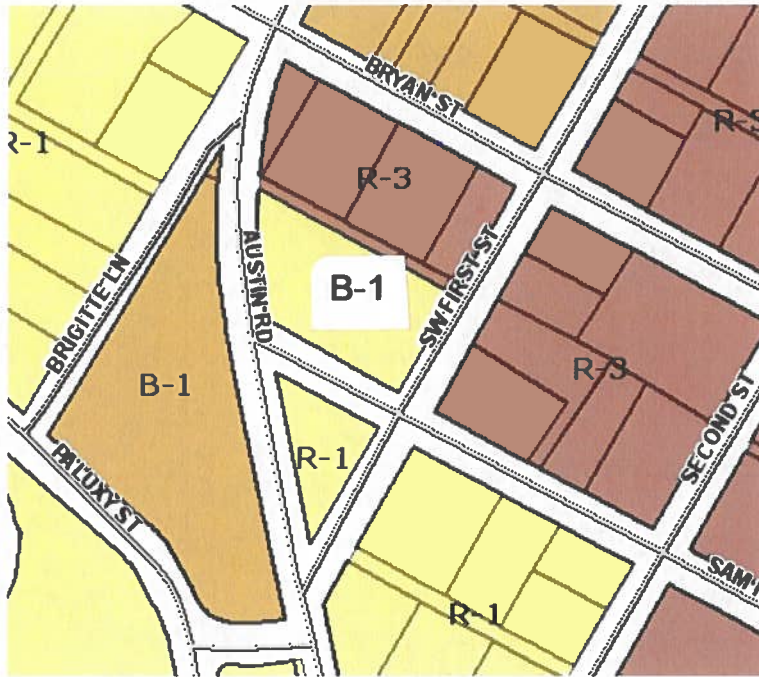
**Building and Planning / Code Enforcement**

## Variance Request

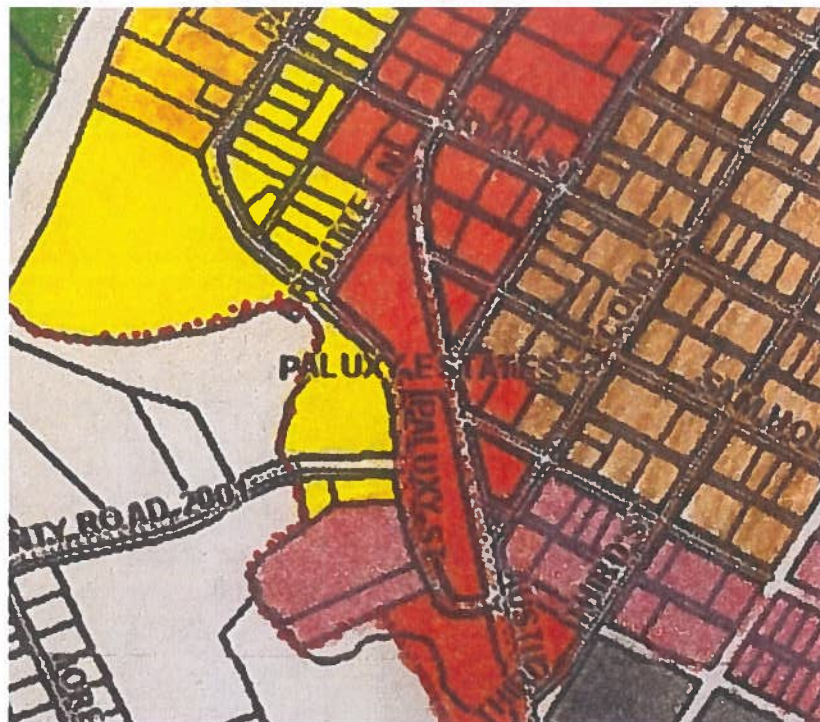


# 401 Sam Houston

## Current Zoning











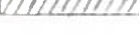


## Future Zoning



**Future Zoning Legend**

**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)

### 8) Residential

[illegible]

- (1) Regulations. The following table of district regulations is hereby adopted and shall be considered as part of each applicable zoning district regulation as hereafter described in this article:

#### Schedule of District Regulations

Area Regulations	R-1	R-2	R-2m	R-3	R-4	MH	B-1	B-2	B-3	I	P&R
Minimum lot area (sq. ft.)	6,600	(A)	(A)	(B)	(B)	(C)	3,000	N/A	N/A	N/A	N/A
Minimum lot width (ft.)	60	60	60	60	50	40* 60**	25	25	N/A	N/A	25
Minimum lot depth (ft.)	110	110	110	110	120	75* 100**	120	N/A	N/A	N/A	N/A
Minimum front yard setback (ft.)	25	25	25	25	25	25* 25**	(D)	(D)	N/A	20	(D)
Minimum front yard setback - Major street (ft.)	35	35	35	35	35	25* 25**	(D)	(D)	N/A	N/A	(D)
Minimum side yard setback (ft.)	7	7	7	7	7	6* 6**	(E)	(E)	N/A	(E)	(E)
Minimum side yard setback - Corner lot	25	25	25	25	25	25* 25**	20	20	N/A	20	20
Minimum rear yard setback (ft.)	25	25	25	25	25	20* 25**	(F)	(F)	N/A	(F)	(F)
Maximum height (stories)	2.5	2.5	2.5	2.5	3	1.5	3	8	8	8	2.5
Height of structure (ft.)	35	35	35	35	45	25	45	100	100	100	35
Maximum lot coverage	40%	40%	40%	40%	40%	50%	N/A	N/A	N/A	50%	N/A
Minimum Living Area- Excluding Garage	1,000	800	550	550	550	N/A* 450**	550	N/A	N/A	N/A	N/A

Notes:

\*Pertains to mobile home park.

**\*\*Pertains to individually owned mobile home lots.**

**(2) Notes.**

- (A) The minimum lot area for the R-2 and R-2m districts is 6,600 square feet for a single-family unit, 7,500 square feet for a two-family unit. R-2m district allows additional units and requires 3000 square feet for each unit in excess of two.
- (B) The minimum lot area for the R-3 district is 6,600 square feet for a single-family unit, 7,500 square feet for a two-family unit and 1,500 square feet for each additional unit in excess of 2.
  - (i) For mobile home lots which are individually owned, the minimum lot area shall be 6,000 square feet when a public sewer system is available. When septic tanks are used, the square footage of the lot area shall be the size specified by the state agency that monitors wastewater systems.
  - (ii) For mobile home parks, the minimum lot area shall be at least 3 times larger than the mobile home to be placed thereon and in no event less than 3,000 square feet in area when a public sewer system serves the park. Where no public sewer system is available and septic tanks are used for sewerage disposal, the minimum lot area shall be the size specified by the state agency that monitors wastewater systems.
- (C) No front yard or setback is required, except where a lot adjoins a residential district or lot, in which the front yard in the commercial district shall be provided for a distance of not less than 25 feet from the boundary of the residential district or lot.
- (D) No side yard shall be required, except that a side yard of not less than 6 feet in width shall be provided on the side of a lot adjoining a residential district.
- (E) No rear yard required, except that a rear yard of not less than 15 feet in depth shall be provided upon that portion of a lot abutting upon a residential district or lot.
- (F) The minimum living area per unit shall be 500 square feet for an efficiency, 650 square feet for 1 bedroom, 800 square feet for 2 bedrooms, and 900 square feet for a 3 bedrooms. However, the average living area for all units within a building must be a minimum of 800 square feet.
- (G) Where irregularly shaped lots occur on curves on a street and in cul-de-sacs, the minimum lot width requirement shall be based not on any one measurement, but on the average lot width. That portion of such a lot fronting a street must have a minimum width of thirty five (35').

(Ordinance 240 adopted 3/15/94; Ordinance adopted 12/8/98; 2007 Code, sec. 155.15; Ordinance 580, secs. 1, 3, adopted 4/12/16; Ordinance 2019.07.08A, secs. 2-4, adopted 7/8/19; Ordinance 2019.11.11B adopted 11/11/19; Ordinance 2020.01.13A, secs. 6-9, adopted 1/13/20)

**HISTORY**

**Amended by Ord. 2021.08.10D on 8/10/2021**

## **401 Sam Houston**

### **200 Ft Radius**

1. (Owner)  
Knappers Brew LLC  
Scott Knapp  
6207 Tezcuco Ct  
Granbury, TX 76049
2. Jennifer L Johnson  
PO Box 1665  
Glen Rose, TX 76043
3. Ronnie Reynolds  
PO Box 154  
Glen Rose, TX 76043-0154
4. Erika Rhea Finstad  
502 Bryan St  
Glen Rose, TX 76043
5. Jackie Laverne Epps  
6429 W Hwy 67  
Walnut Springs, TX 76990
6. Donald R Vancil  
11049 East Colorado Dr  
Aurora, CO 80012
7. Denver Bryan and Caitlyn Greene  
407 SW 1<sup>st</sup>  
GLEN ROSE, TX 76043
8. Shady Lane Properties, LLC  
107 Dove Meadow  
Glen Rose, TX 76043
9. Donald L Sr & Judy A Streun  
409 1<sup>st</sup> St  
Glen Rose, TX 76043

10. Loretta Rivas Ramsey  
PO Box 742  
Glen Rose, TX 76043

11. Tyler Summers  
PO Box 66  
Glen Rose, TX 76043

12. James Flatt  
8221 FM 1187  
Fort Worth, TX 76126

13. DG Glen Rose LLC  
10300 W Charleston Blvd #13-156  
Las Vegas, NV 89135

14. Christopher and Gayla Reynolds  
2197 CR 303  
Rainbow, TX 76077

15. Lana Kim West  
PO Box 982  
Glen Rose, TX 76043

16. David Simpson  
PO Box 2083  
Glen Rose, TX 76043

17. Mauritta Fae Spurgeon  
300 Austin Rd  
Glen Rose, TX 76043



**Board of Adjustments (BOA), City of Glen Rose, Texas**

**P.O. Box 1949, Glen Rose, Texas 76043**

### **BOARD OF ADJUSTMENTS (BOA) DETERMINATION**

**Purpose of hearing: Public hearing, discussion and possible action by the Board of Adjustment at the request of Scott W. Knapp, owner, for a variance for the items listed below, in order to construct a Multi-Family apartment complex at 401 Sam Houston; Acres 0.610, Lot 7R, Blk 00001, Subd R0100, Abst: A41, RAILROAD, BLOCK 1, LOT 7, 8, 9, 10 AND 11**

**RE:**

- 1. Variance request from the 15 ft back yard setback (abutting upon a residential district) in order to construct an apartment complex to 1ft as there is a 14ft alley between the lots which would give 15ft from the properties in back along the back property line.**
- 2. Parking variance request from the 2.5 parking spaces per dwelling unit to 2 parking spaces per dwelling unit.**

**Date and time of public hearing: Monday, March 20, 2023 at 5:30 p.m.**

After considering all information submitted, the Board of Adjustments has made the following determination:

☐ Deny the variance. ☐ Approve the variance.

☐ Approve the variance with the following provisions.

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\_\_\_\_\_  
Signature  
Position: Chairman, Board of Adjustments

\_\_\_\_\_  
Date