

Staff use only  
Date Received 7-15-22



Code Enforcement Office  
City of Gen. Rose, Texas 75441 Tel: (254) 897-9373 Fax: (254) 897-7989

### Request for Zoning Change

Address of property: 309 + 401 SAM HOUSTON

Applicant's Name: LORETTA Whitworth, Judy THOMPSON Date: \_\_\_\_\_

#### Property Owner Information

Full Name Judy Thompson | LORETTA Whitworth Estate  
Address: \_\_\_\_\_  
Telephone No: \_\_\_\_\_

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

Full Name SCOTT W KNAPP  
Address: \_\_\_\_\_  
Telephone No \_\_\_\_\_ Email \_\_\_\_\_

Present zoning at site: R-1 New zoning requested IS-1

Form of Ownership of the property:  Individual  Partnership  Corporation

Reason for zoning change (must be specific):

We Are Selling Our Two Lots To Scott & Michelle Knapp. They Are The Owners of The LakePest Apartments At 400 Bailey St. They Want To Replicate Those Apartments To Bring More Affordable Housing To This Area. They Try To Rent To SS AND OLDER AND HAVE KEPT THOSE APARTMENTS IN GREAT SHAPE. We Believe It Will Be A Good fit For Both Gen Rose and The Knapps Is They Are Able To Do This.

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:

Signature of Loretta Whitworth

Judy Thompson Co-executor

Date: 07/13/2022

To whom it may concern,

We are letting the P&Z committee and the city council know that we would like Scott Knapp to ask for a zoning change to our two properties at 309 and 401 Sam Houston St on our behalf.

Thank you,

Sharon Whitworth *Sharon Whitworth* 07/10/2022

Judy Thompson *Judy Thompson Coocacolor* 07/10/2022



**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

July 29, 2022

### NOTICE OF PUBLIC HEARING ON PROPERTY LOCATED AT 401 SAM HOUSTON ST.

*Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on August 18, 2022 before the Planning and Zoning Commission and on September 13, 2022 before the City Council on a request by owner, Alfredo Garcia, to rezone the property located at Subd: R0100, Abst: A41, RAILROAD, BLOCK 1, LOT 10,11 & PT OF 9, also known as 0 Sam Houston St. (309), from R-1 (Single-Family Residential District) to B-1 (Restricted Commercial District).*

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property previously referenced 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 this property. 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 this property 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](http://www.glenrosetexas.org).

Should you have any questions, please contact us at [code.enforcement@glenrosetexas.org](mailto:code.enforcement@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: [buildingofficial@glenrosetexas.org](mailto:buildingofficial@glenrosetexas.org)

**Re: Property owners' representative, Scott Knapp request to rezone the property located at 0 Sam Houston St. 309 (144), Glen Rose, TX 76043; also known as Subd: R0100, Abst: A41, RAILROAD, BLOCK 1, LOT 10,11 & PT OF 9, from R-1 (Single-Family Residential District) to B-1 (Restricted 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 7643.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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

Reasons/Comments:

---

---

---

---

---

---

---

**Kyle Reeves,  
Building Official, Planning and Zoning (P&Z)**



City of Glen Rose • P.O. Box 1949 • Glen Rose, TX 76043  
Building Inspections / Permits 254-897-2272 ext. 109

### R-1 Single-Family Residential District

1. Purpose. The R-1 Single-Family Residential District is established to allow for single-family dwellings.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

*Glen Rose: A welcoming and unique family-oriented community committed to preserving our natural beauty and historic small-town charm.*



City of Glen Rose • P.O. Box 1949 • Glen Rose, TX 76043  
Building Inspections / Permits 254-897-2272 ext. 109

## City of Glen Rose B-1 Zoning

### 14.02.047 B-1 Restricted Commercial District

1. **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.
2. **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.
3. **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.
4. **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.
5. **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.
6. **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.

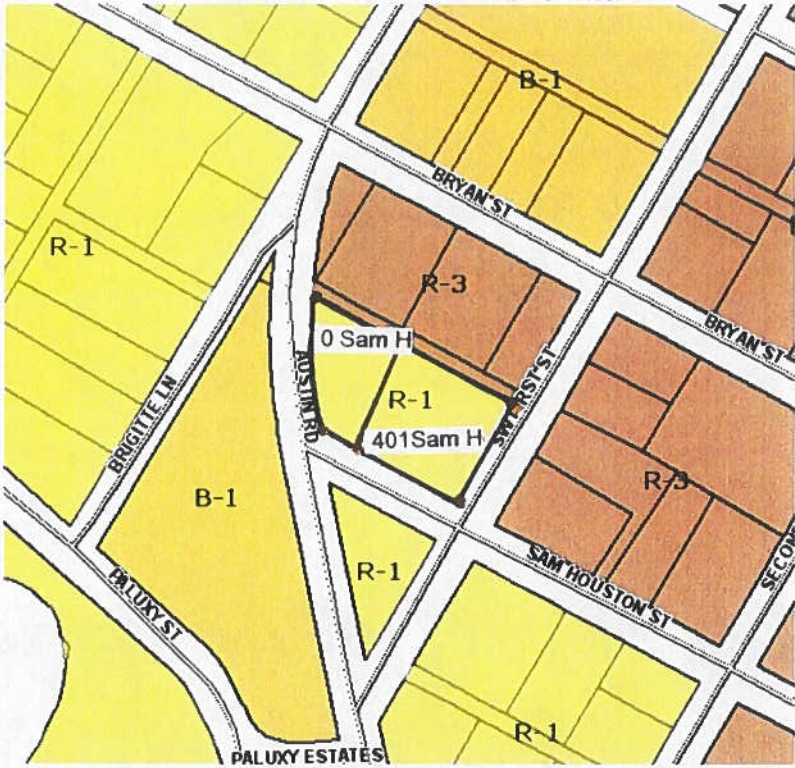
(Ordinance 240 adopted 3/15/94; 2007 Code, sec. 155.21)

*Glen Rose: A welcoming and unique family-oriented community committed to preserving our natural beauty and historic small-town charm.*

0 SAM HOUSTON ST 309 (144)  
R-1 to B-1



Current Zoning for 401 Sam Houston St.  
&  
0 Sam Houston St. 309 (144)














Future Zoning



## Future Land Use 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

0 Sam Houston St 309 (144)

R-1 to B-1

200 Ft Mailing List

1. ESCALERA ROSAICELA  
PO BOX 484  
GLEN ROSE, TX 76043
2. WEST LANA KIM  
P.O. BOX 982  
GLEN ROSE, TX 76043
3. SIMPSON DAVID  
P.O. BOX 2083  
GLEN ROSE, TX 76043
4. SPURGEON MAURITTA FAE  
300 STIN RD  
GLEN ROSE, TX, 76043
5. STARLET PROPERTIES  
P.O. BOX 1665  
GLEN ROSE, TX 76043
6. JOHNSON JENNIFER L.  
P.O BOX 1665  
GLEN ROSE, TX 76043
7. COOK ANNIE  
P.O. BOX 1113  
STEPHENVILLE, TX 76401
8. REYNOLDS RONNIE  
P O BOX 154  
GLEN ROSE, TX 76043-0154
9. VANCIL DONALD R.  
11049 EAST COLORADO DR  
AURORA, CO 80012
10. GREENE DENVER BRYAN AND CAITLYN  
407 1ST  
GLEN ROSE, TX 76043

11. STREUN DONALD L SR & JUDY A  
408 T ST  
GLEN ROSE, TX 76043
12. PITTS MARK  
P O BOX 1518  
GLEN ROSE, TX 76043-1518
13. SANDERSON PROPERTIES  
PO BOX 1979  
GLEN ROSE, TX 76043-1979
14. WHITWORTH LORETTA  
PO BOX 478  
GLEN ROSE, TX 76043-0478
15. WHITWORTH LORETTA  
PO BOX 478  
GLEN ROSE, TX 76043-0478
16. JUOY THOMPSON  
PO BOX 891  
GLEN ROSE, TX 76043
17. SCOTT KNAPP  
6207 TEZCU CO CT  
GRANBURY, TX 76049

# 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: [buildingofficial@glenrosetexas.org](mailto:buildingofficial@glenrosetexas.org)

**Re: Property owners' representative, Scott Knapp request to rezone the property located at 0 Sam Houston St. 309 (144), Glen Rose, TX 76043; also known as Subd: R0100, Abst: A41, RAILROAD, BLOCK 1, LOT 10,11 & PT OF 9, from R-1 (Single-Family Residential District) to B-1 (Restricted 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 7643.

NAME: Annie Cook DATE: 8-8-22

ADDRESS: P.O. Box 1113 Stephenville, TX 76701

I AM  IN FAVOR  IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

---

---

---

---

---

---

---

Kyle Reeves,  
Building Official, Planning and Zoning (P&Z)

# 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: [buildingofficial@glenrosetexas.org](mailto:buildingofficial@glenrosetexas.org)

**Re: Property owners' representative, Scott Knapp request to rezone the property located at 0 Sam Houston St. 309 (144), Glen Rose, TX 76043; also known as Subd: R0100, Abst: A41, RAILROAD, BLOCK 1, LOT 10,11 & PT OF 9, from R-1 (Single-Family Residential District) to B-1 (Restricted 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 7643.

*Donald R Vance*

NAME: Don Vance DATE: 9/8/2022

ADDRESS: 405 SW 1st St, GLEN ROSE TX 76043

I AM  IN FAVOR  IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

I have no objections.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Kyle Reeves,  
Building Official, Planning and Zoning (P&Z)

# 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: [buildingofficial@glenrosetexas.org](mailto:buildingofficial@glenrosetexas.org)

**Re: Property owners' representative, Scott Knapp request to rezone the property located at 0 Sam Houston St. 309 (144), Glen Rose, TX 76043; also known as Subd: R0100, Abst: A41, RAILROAD, BLOCK 1, LOT 10,11 & PT OF 9, from R-1 (Single-Family Residential District) to B-1 (Restricted 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 7643.

NAME: SCOTT W KNAPP DATE: 8/3/2022

ADDRESS: 6207 TEZCUCO CT GRANBURY TX 76049

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

**Reasons/Comments:**

I AM THE REPRESENTATIVE FOR BOTH JUDY THOMPSON  
AND LORETTA WHITWORTH ESTATE (STANON WHITWORTH)  
WHO ARE IN THE PROCESS OF SELLING THE TWO PROPERTIES  
AT 401 AND 309 SAM HOUSTON STREET IN GLEN ROSE.  
PLEASE SEE ATTACHED

Scott Knapp 8/3/2022

Kyle Reeves,  
Building Official, Planning and Zoning (P&Z)

To whom it may concern,

We are letting the P&Z committee and the city council know that we would like Scott Knapp to ask for a zoning change to our two properties at 309 and 401 Sam Houston St on our behalf

Thank you,

Sharon Whitworth *Sharon Whitworth* 07/10/2022

Judy Thompson *Judy Thompson* 07/10/2022



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: August 18, 2022, 5:30 pm

Purpose of hearing:

- Request to rezone the property at Sam Houston St 309 (144), Acres 0.413, Lot 10,11 & PT OF 9, Blk 00001, Subd R0100, Abst A41, RAILROAD, BLOCK 1, LOT 10,11 & PT OF 9, from R-1 (Single Family Residential District) to B-1 (Restricted Commercial District).

Request submitted by: Owner, Loretta Whitworth (Sharon Whitworth), and owner's representative, Scott Knapp.

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: \_\_\_\_\_ Owners Sharon Whitworth and Judy Thompson gave permission for Scott Knapp, the proposed buyer to discuss the zoning change for them. The lots in question are Sam Houston adjacent to 144 (Austin St) across from the Dollar General. As they are directly adjacent to a B1, this would not be targeted zoning. Scott Knapp currently owns the Apartments located just down the street from these properties, and is proposing to build more apartments on the new lots. The application for the zoning change was made prior to the new schedule of uses being voted on, where it appears a clerical error was made, as B1 no longer allow for apartments or multifamily housing on the new schedule of uses; however they were allowed on the prior schedule of uses and also on the P&Z version of the new schedule of uses.

With no further discussion, motion was made by William Green and seconded by Larry Cremean. Motion was passed 4-0

Signature: \_\_\_\_\_

Date: 8/31/2022

Position: \_\_\_\_\_ Chair, P&Z

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

Approve

Disapprove

this recommendation.

Approval Date: \_\_\_\_\_

Staff Representative Signature \_\_\_\_\_

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