



**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

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November 7, 2024

### 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 November 20, 2024 before the Planning and Zoning Commission and on December 10, 2024 before the City Council on a request by applicant/owner's representative, David Dulcie; William & Patricia Pfitzinger, to request a Specific Use Permit in order to produce beer for self-distribution and on-premise sales at the property located at 302 Lakeview Acres 0.241, Tract: C6-33, Abst: A136, A136 MILAM CO SCH LD, TRACT C6-33, SNI 012344S5338 to operate in a B-2 (General Commercial District) Zone.*

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property referenced above that is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for a Specific Use Permit to produce beer for self-distribution and on premises sales which is under consideration, and a map showing all the properties within 200' of the referenced property. If you would like to register your opinion in favor or in opposition to granting the Specific Use Permit, 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 Specific Use Permit 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.

Should you have any questions, please contact us 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](mailto:jodi.holthe@glenrosetexas.org)

## PROPERTY OWNER RESPONSE FORM

**Re: Request for a Specific Use Permit in order to produce beer for self-distribution and on-premise sales at the property located at 302 Lakeview Acres 0.241, Tract: C6-33, Abst: A136, A136 MILAM CO SCH LD, TRACT C6-33, SNI 012344S5338 to operate in a B-2 (General Commercial District) Zone.**

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

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

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

**Reasons/Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

**Building and Planning / Code Enforcement**

City of Glen Rose - Building / Planning / Code Enforcement Office  
201 NE Vernon Street Tel: (254) 897-2272 Fax: (254) 897-7989  
Email: codeenforcement@glenrosetexas.org

Staff use only  
Case # \_\_\_\_\_  
Date Received: 9/16/24  
Fee: \$ 150.00 Paid on: 9/16/24

**Specific Use Permit Application**

Address of property: 302 Lakeview Street  
Glen Rose, Texas 76043

Applicant's Name: David Dulcie Date: 9/25/24

**Property Owner Information**

Full Name: William S Pfitzinger and Patricia A Pfitzinger  
Address: 322 Stoney Creek BLVD  
Sunnyvale, Texas 75182

Telephone No: 314-517-2613 Email: bpfitzinger1@gmail.com

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

Full Name: David Dulcie  
Address: 2180 fm 202 Glen Rose TX 76043  
Telephone No: (254) 396-7890 Email: dauiddulcie@gmail.com

Present zoning at site: B-2

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

Intended use of property:

Production of beer for self-distribution + on premise sales

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:

W S Pfitzinger Patricia A Pfitzinger Date: 9/24/2024