



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: October 21, 2021, 5:30 pm

Purpose of hearing:

- Request for a Specific Use Permit at 600 Holden St. for Short Term Rental, Acres 0.200, Tract D6-17, Abst A136, A136 MILAM CO SCH LD, TRACT D6-17.

Request submitted by: Owner, Benjamin and Ethel Kalinec, and owner's representative, Olene Kalinec / Tanya Myers.

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:

Based on citizen responses and owner input on your property would be managed

Signature: *Larry Nelson* Date: *10-22-2021*

Position: _____

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

- Approve Disapprove this recommendation.

Staff Representative Signature _____ Approval Date: _____

Comments: _____

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

Staff use only
Case # _____
Date Received: _____
Fee: \$150.00 + certified mail costs
Paid on: _____

Specific Use Permit Application for Short Term Rental

NOTE: As part of the approval process, this application will be shared with property owners within 200' of your property and members of the Planning & Zoning Commission and City Council. If 20% of the owners of property within 200' of your property object to the issuance of this permit, 3/4 of the City Council must vote to approve it.

Address of property: 600 Holden, Glen Rose, Tx
Applicant's Name: Olene Kalinec Date: 09/20/2021

Property Owner Information

Full Name: Olene Kalinec
Address: _____
Telephone No: _____ Email: _____

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

Full Name: Olene Kalinec / Tanya Myers
Address: _____
Telephone No: _____ Email: _____

Present zoning at site: _____

Form of Ownership of the property: Individual [] Partnership [] Corporation
Will breakfast or any other meal be served? [] Yes No

What will be rented? Whole residence [] Some rooms [] Accessory building

How is the property being marketed? [] Airbnb [] VRBO [] Other Furnished Finder at this time

What is the vetting process for guests? Key check

List any house rules addressing noise, parties, quiet time hours, etc...:

Quiet time: 9pm - 6am

No loud noise including music. Parties confined to back yard, also must observe Quiet times.

Any disregard for house rules will result in tenants being asked to vacate premises.

How many on-site parking spaces are available? 2 - CARPORT AND Drive way

How do you plan to operate your short term rental? *(In the past, neighbors of other properties have expressed concern about potential dangers posed by strangers, noise nuisances, and an increase in traffic. You may want to address these and other concerns.)*

We plan to operate our rental property with mostly month-to-month leases and a couple of shorter term rentals. The monthly rentals will be more geared to traveling nurses, professionals and personnel who come to work the outages. These are professionals who will be renting our home on a monthly basis. Between monthly rentals, we will list our property on weekend and vacation rentals sites based on availability. As it is a two bedroom home with shared bathrooms, we hope to cater to families who come to enjoy the many attractions in our little town. We will work very hard to mitigate noise and traffic issues through leasing to no more than two professionals at a time or small families of four. There will also be clauses in rental agreements regarding noise and traffic/parking issues. We will be investing in background checks for our longer staying tenants and be in close contact with neighbors and our daughter, who lives locally, to be aware of the happenings with weekend rentals. Thank you for your time and feel free to reach out to myself or my daughter at 713-851-8868 if you have questions.

Please feel free to attach any supplemental or supporting documentation to this application.

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

Owner(s) Signature(s):

Olene Kalinec

Date: 09/20/2021



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

October 21, 2021

NOTICE OF PUBLIC HEARING ON 600 HOLDEN ST.

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on October 21, 2021 before the Planning and Zoning Commission and on November 9, 2021 before the City Council on a request by owner, Benjamin and Ethel Kalinec, and owner's representative, Olene Kalinec and Tanya Myers, to request a Specific Use Permit for Short Term Rental for the property at 600 Holden St., Acres 0.200, Tract D6-17, Abst A136, A136 MILAM CO SCH LD, TRACT D6-17.

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property at 600 Holden St. that is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for a Specific Use Permit for Short Term Rental which is under consideration, and a map showing all the properties within 200' of 600 Holden St. 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 600 Holden St. 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. 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 code.enforcement@glenrosetexas.org or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department



Search Here

R000001360



Show search results for R00...



67



NE Big Bend Trl

2014

1598

1059

3931

3286

3923

1413

200.2'

4392

1321

200.7'

200.3'

200.5'

200.9'

Holden St

600 Holden Street

1360

1255

1736

200.6'

Sheppard St

200.0'

9823

200.4'

200.9'

2925

1666

200.3'

200.5'

3852

8530

2290

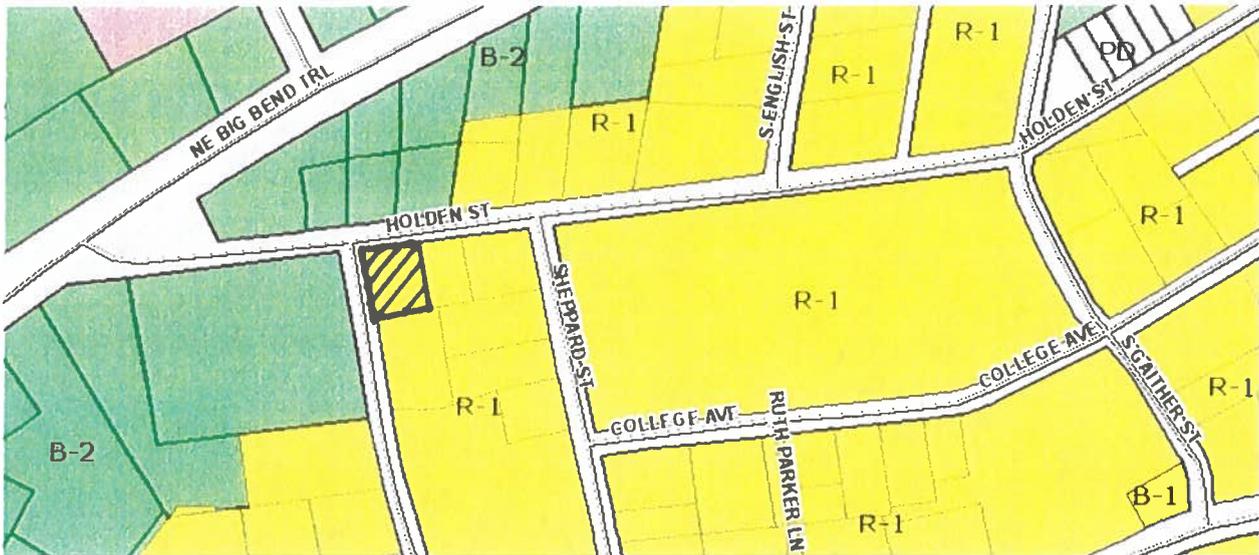
1300

Lilly Ave

Sheppard St

0 50 100ft

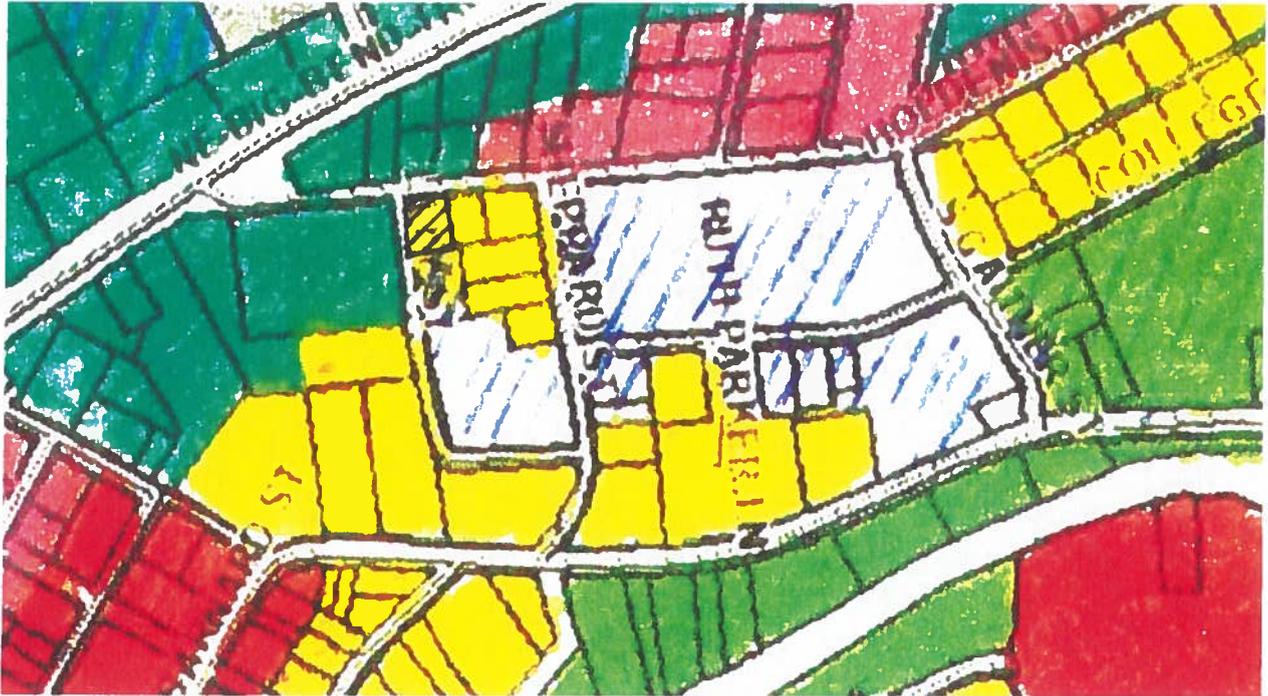
Current Zoning Map



City of Glen Rose Zoning Map Legend

- Single Family
- Two - Four Family
- Single - Two - Four Family
- Single, Two-Four & MH Family
- Multi-Family
- Manufactured Homes
- Restricted Commercial
- General Commercial
- Central Business District
- Industrial
- Plan Development
- Local Road Labels
- Local Roads
- Extra-territorial Jurisdiction
- City Limits
- Sonervell CAD Parcels

FUTURE LAND USE MAP



Property is within the R-1 Single Family

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

14.02.102 Specific Use Permits

- (a) Standards. No application for a specific use permit shall be granted by the city council unless the council finds all of the following conditions are present:
- (1) That the establishment, maintenance or operation of the use will not be materially detrimental to or endanger the public health, safety, morals or general welfare;
 - (2) That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the use;
 - (3) That the establishment of the use will not significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
 - (4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
 - (5) That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and
 - (6) That the use shall conform to all applicable area, yard, height, lot coverage, building size and exterior requirements and parking space regulations of the district in which it is located.
- (b) Conditions and guarantees. Prior to the granting of any specific use permit, the city council may stipulate conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to protect the public health, safety and general welfare of the community and to secure compliance with the standards and requirements specified in subsection (a) above. In all cases in which specific use permits are granted, the city council shall require any evidence and written guarantees as it may deem necessary, as proof that the conditions stipulated in connection therewith are being and will be complied with.
- (c) Effect of denial of application. No application for a specific use permit which has been denied wholly or in part by the city council shall be resubmitted for a period of 90 days from the date of the denial.

(Ordinance 240 adopted 3/15/94; 2007 Code, sec. 155.41)

EXHIBIT "A"



KWS
602-911-5974

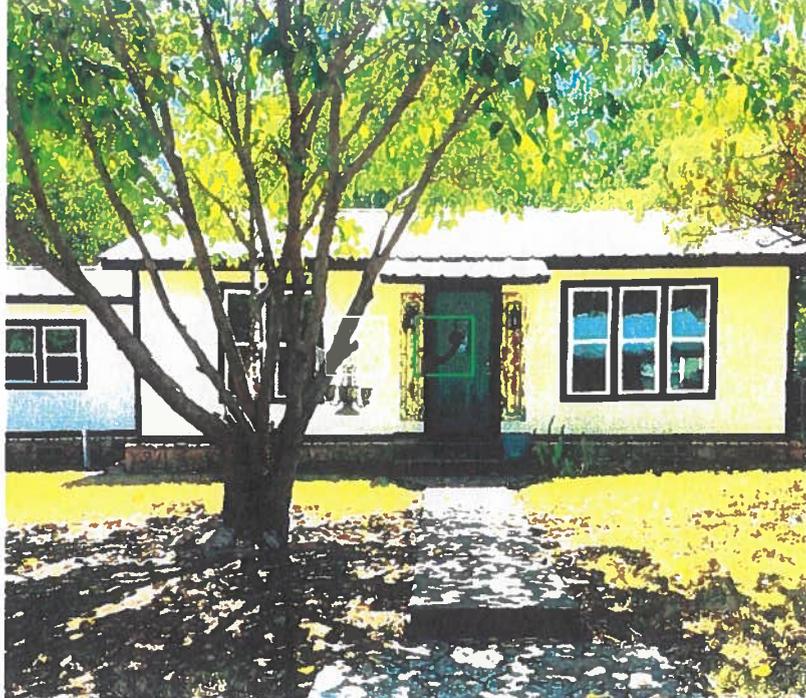
600







 Property Detail (307237_1)



Holden House-2 bed/2 bath

Furnished 

Verified Owner 

\$1,600

Month to Month

Available on December 1 2021

Reviews

Type House

Minimum Term Month to Month

Bedrooms 2 Bedroom

Bathrooms 2 Bathroom

Utilities Included? Yes!

Laundry In-Unit W/D

Furniture Included? Yes!

[View Phone Number](#)

[Booking Request](#)

[Send Owner A Message](#)



Features



**Pet
Friendly**



**Utilities
Included**



**Furniture
Included**



In-Unit W/D

Property Overview



Location

Glen Rose Texas 76043

[View Property Location \(307237_1/loc\)](#)

Price

\$1,600

Month to Month

Available on December 1 2021

Pet Friendly?

Yes!

Accommodations +

- Essentials (Kitchenware Bathware Linens)
- Air Conditioning
- TV
- Heating
- Smoke Detector
- Carbon Monoxide Detector
- Internet
- WiFi
- Kitchen
- Quiet Environment
- Stovetop
- Full-size ironing board
- Storage
- Dishwasher
- Full-size fridge
- Non-Smoking
- Free Parking on Premises
- Stairs at Entrance and/or Inside the Property
- Covered carport and single drive that parks two cars

 [Property Location \(307237_1/loc\)](#)

 [Availability \(307237_1/avail\)](#)

Property Description +

Two bedroom / two bath home on corner lot with gated yard. It has a full kitchen and washer/dryer in the home. It is a quiet community located in the heart of Glen Rose, near attractions such as Fossil Rim, the historic square and Big Rocks. Although pet friendly, our insurance has parameters and pets will welcome on a case by case basis.

[View Property Contact Details \(../#contactModal\)](#)

Property Reviews

[Review This Property](#)

[Read Property Reviews](#)

\$1,600/Month
Month Minimum
Available on December 1 2021

PROPERTY FEES

Deposit (Refundable) - \$500.00
Pet Deposit (Refundable) - \$200.00

CLOSEST HOSPITALS

FEATURES



Pet
Friendly



Furniture
Included



Utilities
Included



In-Unit W/D

PROPERTY MANAGER

[View Profile \(https://www.furnishedfinder.com/members/profile.aspx?u=Olene.Kalinec\)](https://www.furnishedfinder.com/members/profile.aspx?u=Olene.Kalinec)

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[Property Owners \(/property-owners\)](/property-owners)

[KeyCheck \(/Keycheck\)](/Keycheck)

[Dashboard](#)

(<https://www.furnishedfinder.com/members/pm-dashboard.aspx>)

[FAQ \(/faq\)](/faq)

[Privacy Policy \(/privacy\)](/privacy)

[Terms of Use \(/terms-of-use\)](/terms-of-use)

[Psalm 127:1](#)

(<https://www.bible.com/bible/111/psa.127.1.niv>)

[List Your Property \(/list-your-property\)](/list-your-property)

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