



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 to rezone the property at 800 Hereford, Acres 1.000, Tract E3-17, Abst A136, A-136 MILAM CO SCH LD, TRACT E3-17, ACRES 1.0, from B-1 (Restricted Commercial District) to R-1 (Single Family Residential District).

Request submitted by: Owner, Hawkins Trust, and owner's representative, Marilyn Phillips.

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: Citizen response and property was previously an R-1 - Single family

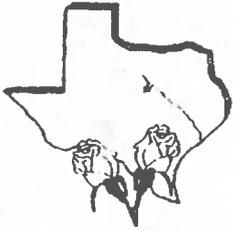
Signature: Larry Urban Date: 10-22-2021
Position: _____

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

- Approve Disapprove this recommendation.

Staff Representative Signature _____ Approval Date: _____

Comments: _____



Code Enforcement Office
City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989

Staff use only
Date Received: _____

New Zoning Use Application

Address of property: 800 Hereford

Applicant's Name: John Hawkins Date: 9-3-21

Property Owner Information

Full Name: Hawkins Trust

Address: _____

Telephone No: _____ Email: _____

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

Full Name: Marilyn Phillips

Address: _____

Telephone No: _____ Email _____

Present zoning at site: B-1 Requested new zoning use: R-1

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

Intended use of property (must be specific) TRUST

Residence

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:

Janetta Hawkins

Date: 9/7/21



COPY

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 800 HEREFORD

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, Hawkins Trust, and owner's representative, John Hawkins and Marilyn Phillips, to rezone the property at 800 Hereford Acres 1.000, Tract E3-17, Abst A136, A-136 MILAM CO SCH LD, TRACT E3-17, ACRES 1.0, at 800 Hereford from B-1 (Restricted Commercial District) to R-1 (Single Family Residential District).

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property at 800 Hereford 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 800 Hereford. 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 800 Hereford 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 code.enforcement@glenrosetexas.org or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department



R000004395

X Q

Show search results for R00...

8199



930

1983

1457

2123

3863

16112

1591

12149

3615

8818

8816

1958

8956

5633

1449

1124

2383

200.7'

200.8'

200.8'

200.7'

200.5'

1123

4742 200.0'

200.5'

200.9'

200.9'

4395

200.6'

200.3'

200.7'

1353

1499

3677

3677

4374

4430

2391

4721

1507

NE Big

1254

3675

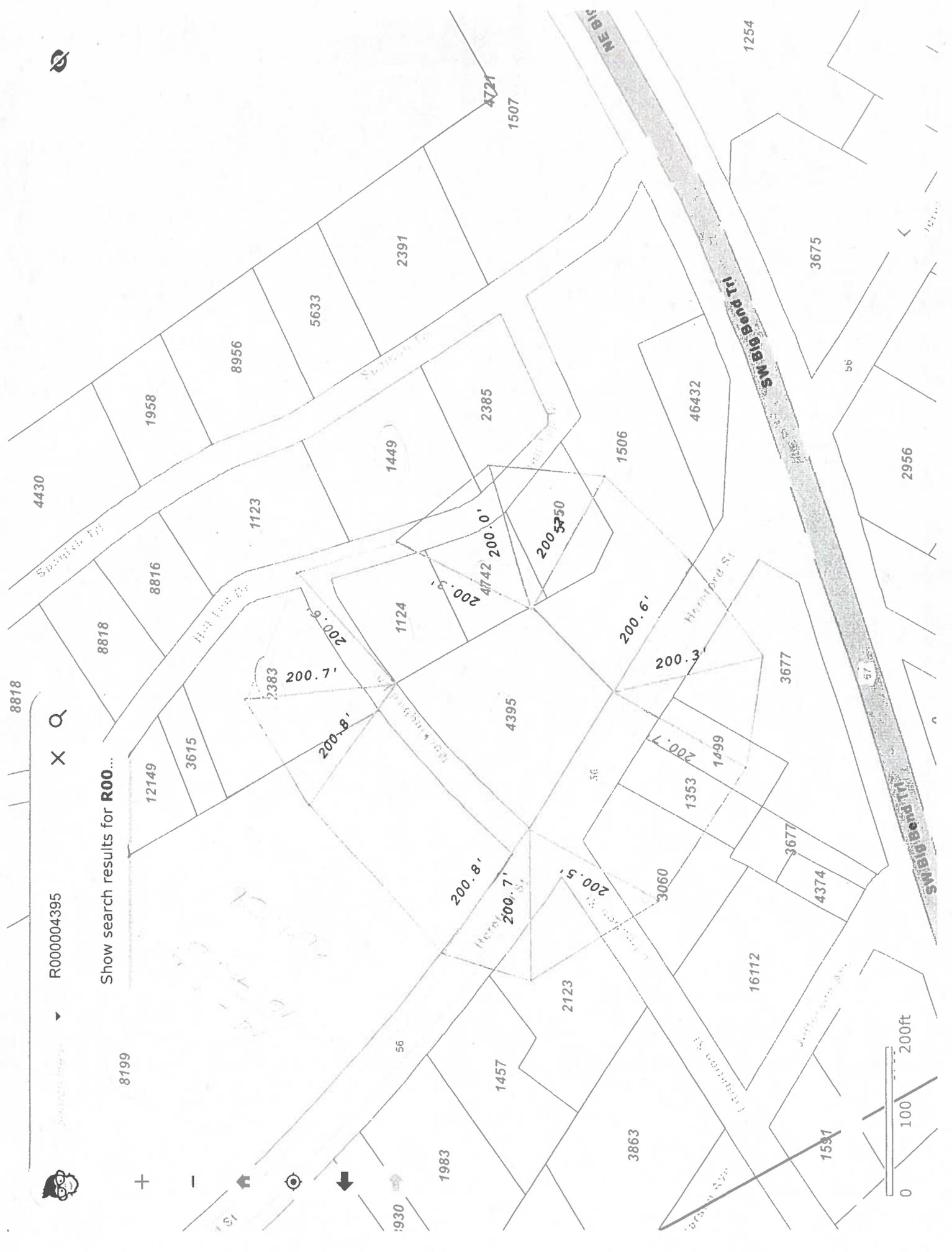
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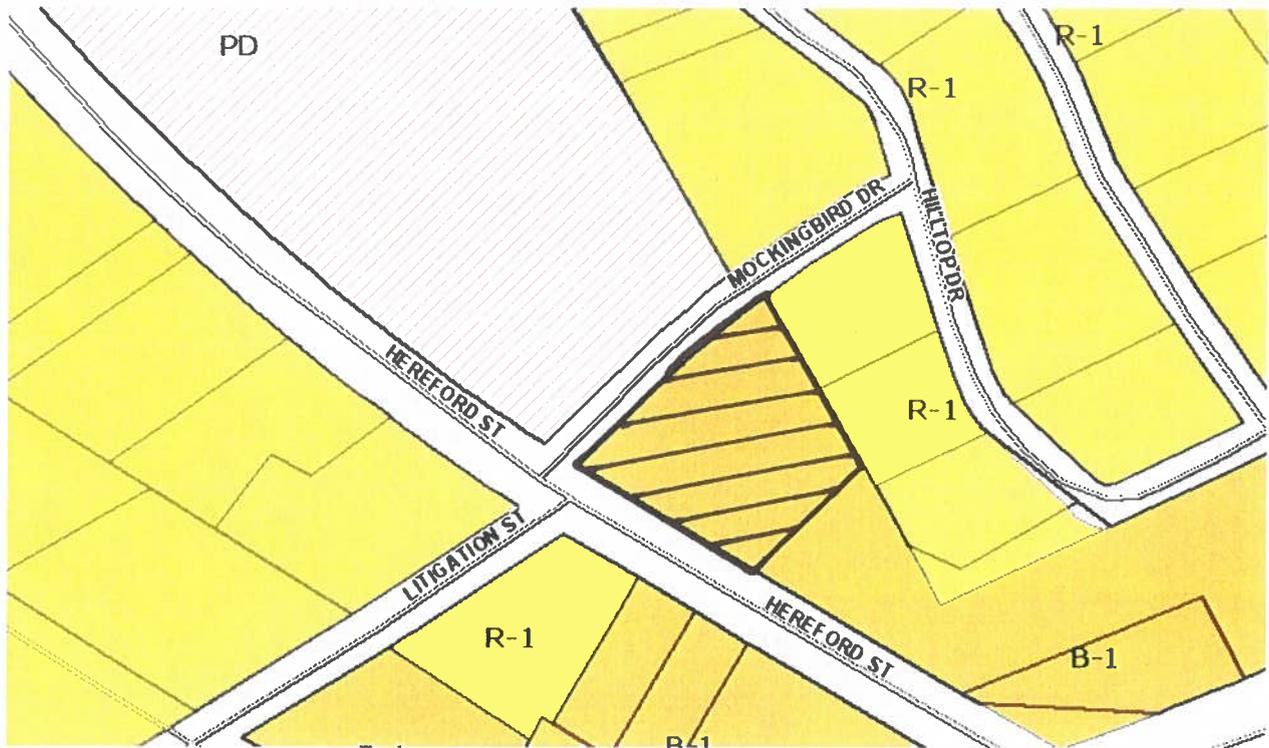
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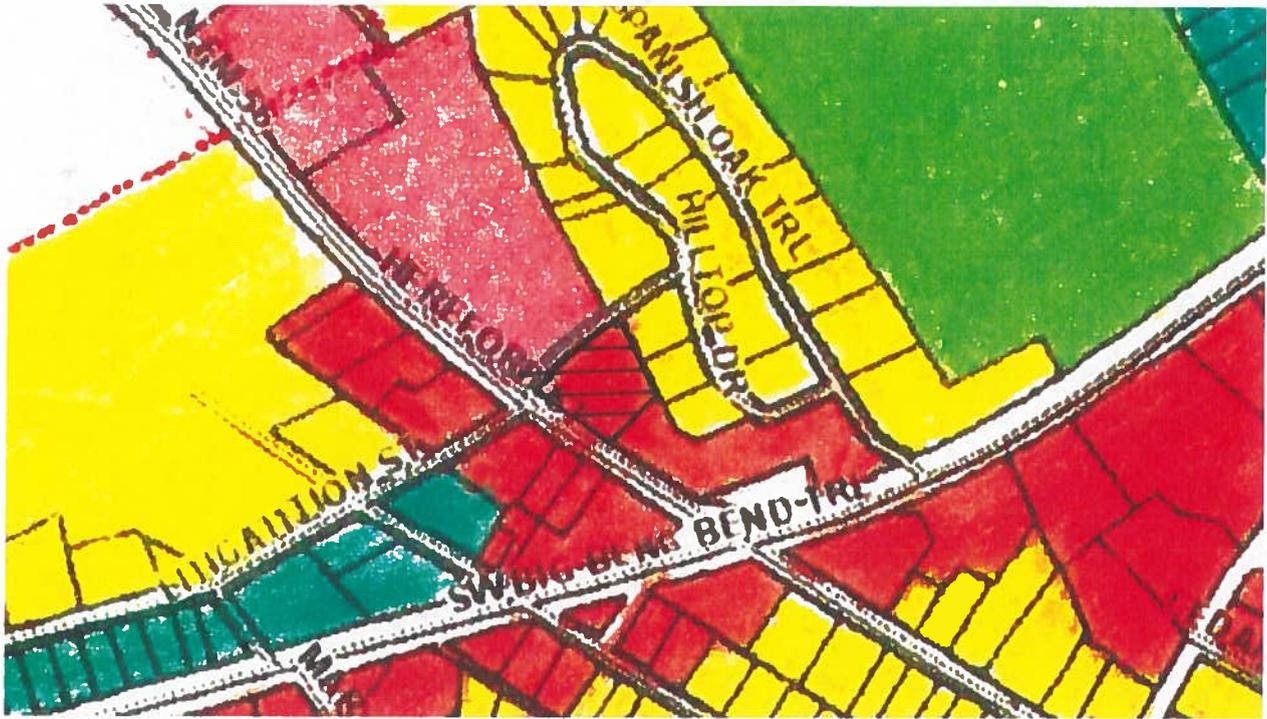
Current Zoning Map



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



800 Hereford St

Property is within the B-1 Restricted Commercial

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)

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)

EXHIBIT "A"





