

PLANNING & ZONING COMMISSION MEETING

Wednesday, October 22, 2025 at 5:30 PM

Glen Rose City Hall, Council
Chambers, 201 NE Vernon, Glen
Rose, TX 76043



AGENDA

A live stream of this meeting is available on the City's YouTube page.

CALL TO ORDER

Pledge of Allegiance, Roll Call

PUBLIC HEARING

1. Public hearing regarding a request to rezone as submitted by Scott Knapp for owners Wentworth Capital, LLC for property located at 204 SW First St, also known as Acres: 0.616, Lot: TRACT 2, Blk: 00021, Subd: F0100, Abst: A136, MILAM CO SCHOOL, BLOCK 21, LOT TRACT 2 from B-1 (Restricted Commercial District) to R-3 (Single, Two to Four and Manufactured Home Residential District)

INDIVIDUAL ITEMS FOR CONSIDERATION

2. Discussion, consideration and possible action regarding a request to rezone as submitted by Scott Knapp for owners Wentworth Capital, LLC for property located at 204 SW First St., also known as Acres: 0.616, Lot: TRACT 2, Blk: 00021, Subd: F0100, Abst: A136, MILAM CO SCHOOL, BLOCK 21, LOT TRACT 2 from B-1 (Restricted Commercial District) to R-3 (Single, Two to Four, and Manufactured Home Residential District)

ADJOURNMENT

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in the is meeting should contact the City Secretary's office at (254) 897-2272 x 201 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and said notice was posted on the following date and time: **Thursday, October 16, 2025, on or before 5:00 PM** and remained posted for at least two hours after said meeting was convened.

Veronica Welch, City Secretary

Certification of NOTICE OF MEETING was removed on: _____ at _____ am/pm
by _____ . _____



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	10/22/25		
AGENDA SUBJECT:	Public hearing regarding a request to rezone as submitted by Scott Knapp for owners Wentworth Capital, LLC for property located at 204 SW First St, also known as Acres: 0.616, Lot: TRACT 2, Blk: 00021, Subd: F0100, Abst: A136, MILAM CO SCHOOL, BLOCK 21, LOT TRACT 2 from B-1 (Restricted Commercial District) to R-3 (Single, Two to Four and Manufactured Home Residential District)		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	8/6/25
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

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AGENDA SUBJECT:	Discussion, consideration and possible action regarding a request to rezone as submitted by Scott Knapp for owners Wentworth Capital, LLC for property located at 204 SW First St., also known as Acres: 0.616, Lot: TRACT 2, Blk: 00021, Subd: F0100, Abst: A136, MILAM CO SCHOOL, BLOCK 21, LOT TRACT 2 from B-1 (Restricted Commercial District) to R-3 (Single, Two to Four, and Manufactured Home Residential District)		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	8/6/25
EXHIBITS:	1. New Zoning Use Application 2. Property Notification Letter 3. 200' Surrounding Property map 4. Current Zoning Map 5. Future Land Use Map 6. B-2 (General Commercial District) 7. R-3 (Single, Two-Four & MH Residential District)		
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: 8/6/2025 – Zoning Change Request Application was received 9/6/2025 - Notice of Public Hearing was posted in the local newspaper 9/12/2025 – 19 Property owner letters were sent representing 19 properties 03 Letters have been confirmed as received 16 Letters unconfirmed as received 00 Letters were returned 01 Favorable response has been returned 00 Opposition response has been returned			
RECOMMENDED ACTION: Move to approve or deny as presented.			



RECEIVED <i>Staff use only</i>	
Date Received: 2025	8/6/25
BY: _____	

Item 2.

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

New Zoning Use Application

Address of property: 204 SW FIRST STREET, Glen Rose TX

Applicant's Name: SCOTT KNAPP Date: 8/5/25

Property Owner Information

Full Name: WENTWORTH CAPITAL, LLC

Address: _____

Telephone No: _____ Email: _____

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

Full Name: SCOTT W KNAPP

Address: _____

Telephone No _____ Email: _____

Present zoning at site: B1 Requested new zoning use: R3

Form of Ownership of the property: ☐ Individual ☐ Partnership ☒ Corporation LLC ✓

Intended use of property (must be specific):

we are trying to subdivide this lot into 3 lots,
and are requesting to rezone the part that is
zoned B1 to a R3 zone so that we can
build either one duplex on each lot or one
single family home on each lot.

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:

Scott Knapp

Date: 8/5/25

Fee's →



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 10, 2025

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 October 22, 2025 before the Planning and Zoning Commission and on November 10, 2025 before the City Council on requests as submitted by Scott Knapp for owners Wentworth Capital, LLC; to rezone from B-1 (Restricted Commercial District) to R-3 (Single, Two to Four and Manufactured Home Residential District) for 204 SW First St; also known as Acres: 0.616, Lot: TRACT 2, Blk: 00021, Subd: F0100, Abst: A136, MILAM CO SCHOOL, BLOCK 21, LOT TRACT 2.

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property located referenced above 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 the property referenced above. 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 the referenced property provide written notice of their objection to the issuance of the Re-Zone Request, instead of a simple majority it will require a vote of $\frac{3}{4}$ of all City Council members to approve the request.

You are welcome to attend and participate in the Public Hearing. If you are unable to attend but would like to listen to the hearings, generally the proceedings are broadcast via YouTube, search for City of Glen Rose.

Should you have any questions, please contact us at developmentservices@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: developmentservices@glenrosetexas.org

Re: Request to Rezone for Property located at 204 SW First St., also known as Acres: 0.616, Lot: TRACT 2, Blk: 00021, Subd: F0100, Abst: A136, MILAM CO SCHOOL, BLOCK 21, LOT TRACT 2; from B-1 (Restricted Commercial District) to R-3 (Single, Two to Four and Manufactured Home Residential 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 76043.

NAME: _____ **DATE:** _____

ADDRESS: _____

SIGNATURE: _____

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

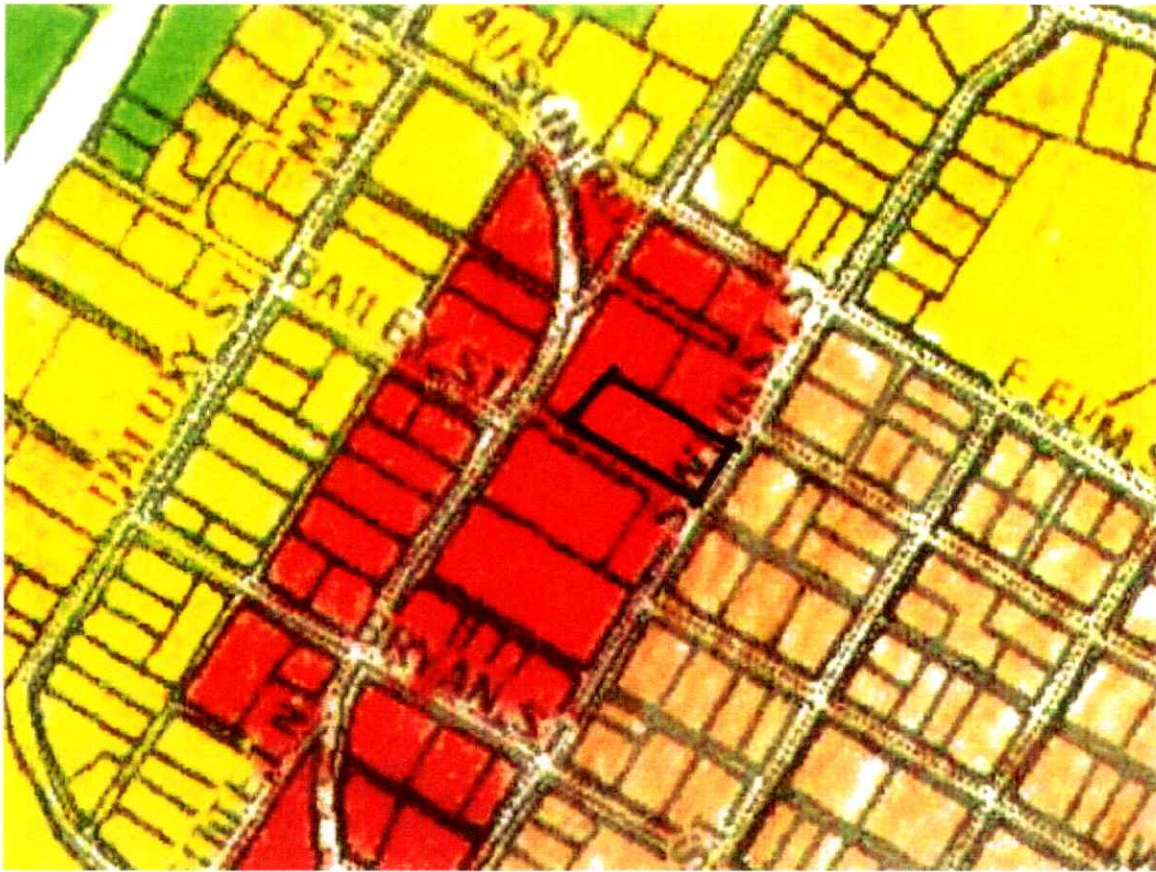
Reasons/Comments:

Building Official, Planning and Zoning (P&Z)

204 SW First St – 200' Radius



Future Land Use Map



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)

14.02.044 R-3 Single, Two To Four And Manufactured Home Residential District

- (a) Purpose. The R-3 Residential District is established to meet the needs for low- and medium-density residential development that provides for affordable to traditional dwellings and manufactured homes.
- (b) Permitted uses. The uses permitted in the R-3 district are 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) Special 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 the 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; however, carports and garages are encouraged.
- (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 the vehicle is owned by the actual occupant of the premises. However, no person or family shall be permitted to display more than one of the following at any time: motor vehicles, boats or vessels subject to registration under Texas Parks and Wildlife Code chapter 31, or camper shells.
- (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. 155.18; Ordinance 17.02.13A adopted 2/13/17)

Date: 06-21-2025

From: Wentworth Capital, LLC (Owner)

204 S.W. First ST, Glen Rose TX 76043

Subject: Authorization to Subdivide and Rezone Property

To the City of Glen Rose:

Wentworth Capital LLC, the current owner of the property located at 204 S.W. First ST., Glen Rose TX, is in the process of finalizing a contract for the sale of the property to Scott Knapp. This contract has a contingency that the subdivision and rezoning must be approved as part of the terms of sale. We are authorizing Scott Knapp to submit all necessary applications and documentation, communicate with the appropriate city departments, and attend meetings or hearings required for the approval process

We further authorize Mr. Knapp to apply for the rezoning of the lots so that all three will be zoned R3 Residential, replacing the existing B1 and R3 zoning classification. This request is for a zoning change and a replat of our property into newly created lots. Three separate lots, **two (2) lots will be vacant and one (1) will have the current Historical Home.**

Thank you for your time and consideration.

Wentworth Capital, LLC

Ning So

 dotloop verified
06/24/25 7:23 AM CEST
E308-BCMD-FVAH-CID4

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: developmentsservices@glenrosetexas.org

R3021

Re: Request to Rezone for Property located at 204 SW First St., also known as Acres: 0.616, Lot: TRACT 2, Blk: 00021, Subd: F0100, Abst: A136, MILAM CO SCHOOL, BLOCK 21, LOT TRACT 2; from B-1 (Restricted Commercial District) to R-3 (Single, Two to Four and Manufactured Home Residential 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 76043.

NAME: Scott Krapp DATE: 10/12/2025

ADDRESS: 400 Bailey St Glen Rose TX

SIGNATURE: Scott Krapp

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

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)