

# PLANNING & ZONING COMMISSION MEETING

Wednesday, June 24, 2026 at 5:30 PM

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



## AGENDA

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*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 for a Re-plat and Specific Use Permit for building tiny homes on individual parcels for the property located at 800 Clay St, Acres 0.307; Abst: A41, Subd: F0100, Blk: 00017, Lot: 1 & 2, FARR, BLOCK 17, LOT 1 & 2 in a R-2m (Single and Two-Family Residential District)

### INDIVIDUAL ITEMS FOR CONSIDERATION

2. Discussion, consideration and possible action regarding a request for Re-plat and Specific Use Permit for building tiny homes on individual parcels for the property located at 800 Clay St, Acres 0.307; Abst: A41, Subd: F0100, Blk: 00017, Lot: 1 & 2, FARR, BLOCK 17, LOT 1 & 2 in a R-2m (Single and Two-Family 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, Veronica Welch, 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](http://www.glenrosetexas.org) and said notice was posted on the following date: **Thursday, June 18, 2026**, and remained posted for at least two hours after said meeting was convened.

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**Veronica Welch, City Secretary**

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



# CITY COUNCIL AGENDA ACTION FORM

<b>AGENDA DATE:</b>	6/24/2026		
<b>AGENDA SUBJECT:</b>	Public hearing regarding a request for a Re-plat and Specific Use Permit for building tiny homes on individual parcels for the property located at 800 Clay St, Acres 0.307; Abst: A41, Subd: F0100, Blk: 00017, Lot: 1 & 2, FARR, BLOCK 17, LOT 1 & 2 in a R-2m (Single and Two-Family Residential District)		
<b>PREPARED BY:</b>	Building/Planning/Code Enforcement Assistant Holthe	<b>DATE SUBMITTED:</b>	5/15/26
<b>EXHIBITS:</b>			
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>		\$00.00
	<b>Amount Budgeted:</b>		\$00.00
	<b>Appropriation Required:</b>		\$00.00
<b>CITY ADMINISTRATOR APPROVAL:</b>			
<b>SUMMARY:</b>			
<b>RECOMMENDED ACTION:</b>			



## CITY COUNCIL AGENDA ACTION FORM

<b>AGENDA DATE:</b>	6/24/2026		
<b>AGENDA SUBJECT:</b>	Discussion, consideration and possible action regarding a request for Re-plat and Specific Use Permit for building tiny homes on individual parcels for the property located at 800 Clay St, Acres 0.307; Abst: A41, Subd: F0100, Blk: 00017, Lot: 1 & 2, FARR, BLOCK 17, LOT 1 & 2 in a R-2m (Single and Two-Family Residential District)		
<b>PREPARED BY:</b>	Building/Planning/Code Enforcement Assistant Holthe	<b>DATE SUBMITTED:</b>	5/15/26
<b>EXHIBITS:</b>	1. Re-Plat Application and Request for Specific Use Permit Application 2. Property Notification Letter 3. Property Return Letter 4. Replat 5. 200' Surrounding Property map 6. Ordinance		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>		\$00.00
	<b>Amount Budgeted:</b>		\$00.00
	<b>Appropriation Required:</b>		\$00.00
<b>CITY ADMINISTRATOR APPROVAL:</b>			
<b>SUMMARY:</b>	<ul style="list-style-type: none"> <li>• 5/15/2026 – Request for Replat and Specific Use Permit Application was received</li> <li>• 6/06/2026 - Notice of Public Hearing was posted in the local newspaper</li> <li>• 6/12/2026 - 19 Property owner letters were sent representing 24 properties.</li> </ul> <p>09 Letters have been confirmed as received                      09 Letters unconfirmed as received                      01 Letters were returned                      00 Favorable response has been returned                      01 Opposition response has been returned</p>		
<b>RECOMMENDED ACTION:</b>	Move to approve or deny as presented.		

Item 2.

Staff use only  
Date Received: 5/15/26  
Fee : \$150.00 Paid on: N/A



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

# Re-Plat Application

Address of property: 800 Clay Street, Glen Rose, TX 76043

Applicant's Name: Yuruanid Velazquez Date: 5-14-26

### Property Owner Information

Full Name: Patricia Soler Simmons

Address:

Telephone No: Email:

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

Full Name: Yuruanid Velazquez

Address:

Telephone No: Email:

### Property Information

Present zoning at site: R-2M

Form of Ownership of the property:  Individual  Partnership  Corporation

### Legal Description of current property:

Acres: .328 acre Lot # 1 & 2 Block: 17

Subdivision: JJ Farr Addition

### Addition comments/information

We wish to re-plat this property into four lots suitable for affordable, tiny/smaller single-family homes.

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

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:

Authentisign  
Patricia S. Simmons

Patricia Soler Simmons

Authentisign  
Yuruanid Velazquez

Yuruanid Velazquez

Date: 05/14/26

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

<i>Staff use only</i>	
Case # _____	Item 2.
Date Received: <u>5/15/26</u>	
Fee: \$ <u>N/A</u>	Paid on: _____

## Specific Use Permit Application

Address of property: 800 Clay Street, Glen Rose, TX 76043

Applicant's Name: Yuruanid Velazquez Date: May 10, 2026

### Property Owner Information

Full Name: Patricia Soler Simmons

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_ Email: \_\_\_\_\_

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

Full Name: Yuruanid Velazquez

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_ Email: \_\_\_\_\_

Present zoning at site: R-2M

Form of Ownership of the property:  Individual     Partnership     Corporation

Intended use of property:

To build affordable housing, being four tiny/smaller homes for single-family residential use.

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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:  
Authentisign  
Patricia S. Simmons  
 Patricia Soler Simmons

Authentisign  
Yuruanid Velazquez Date: May 10, 2026  
 Yuruanid Velazquez



**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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June 12, 2026

### 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 June 24, 2026 before the Planning and Zoning Commission and on July 14, 2026 before the City Council on a request by applicant/owner's representative, Patricia Simmons and Yuruanid Velazquez, to request a Re-plat and Specific Use Permit for building tiny homes on individual parcels for the property located at 800 Clay St; Acres 0.307; Abst: A41, Subd: F0100, Blk: 00017, Lot: 1 & 2, FARR, BLOCK 17, LOT 1 & 2 in a R-2m (Single and Two-Family Residential 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 for Short Term Rental 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 Re-Plat and 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

Item 2.



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 Re-Plat and Specific Use Permit for building tiny homes on individual parcels for the property located at 800 Clay St; Acres 0.307; Abst: A41, Subd: F0100, Blk: 00017, Lot: 1 & 2, FARR, BLOCK 17, LOT 1 & 2 in a R-2m (Single and Two-Family Residential 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:** \_\_\_\_\_

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

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

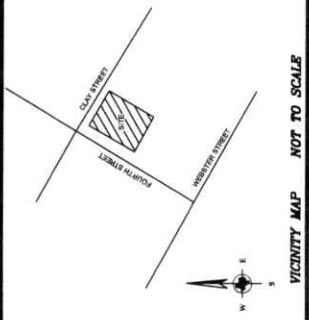
**Reasons/Comments:**

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

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

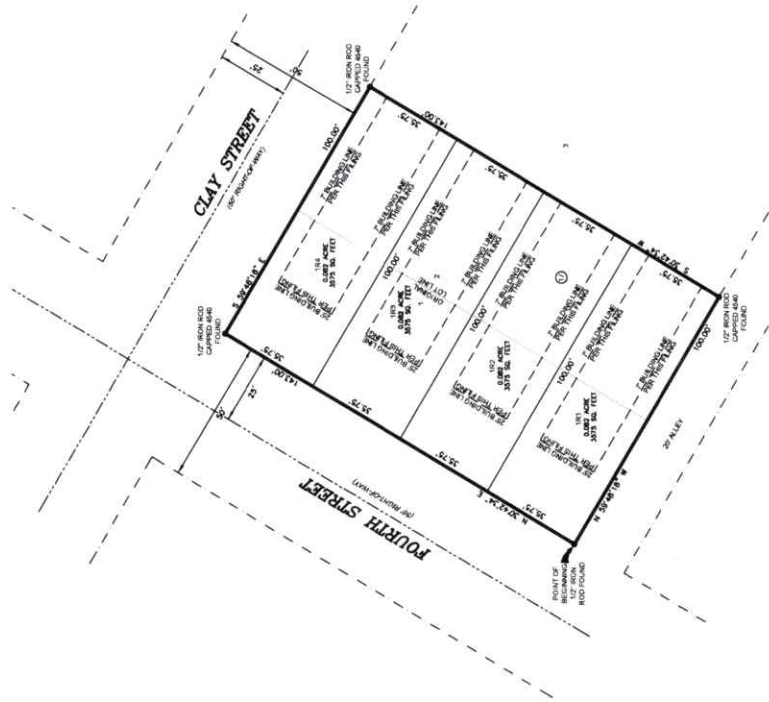
\_\_\_\_\_  
**Date**

**Building and Planning / Code Enforcement**



VICINITY MAP NOT TO SCALE

NOTES:  
 BEARINGS AND DISTANCES COORDINATE SYSTEM OF 1983.  
 SURVEY POINT RESEARCH WAS PERFORMED TO DETERMINE  
 THE SURVEY DOES NOT PURPORT TO SHOW ALL  
 EASEMENTS AND OTHER SURVEY MATTERS THAT A  
 COMPLETE TITLE SEARCH MIGHT REVEAL.  
 THIS SURVEY IS FOR THE CITY OF CLAY ROSE, TEXAS.  
 TEXAS 811 AND THE CITY OF CLAY ROSE BEFORE  
 DIGGING, TRENCHING, EXCAVATING, OR BUILDING.  
 1/2" IRON ROD CAPTIONS ARE SET AT ALL  
 CORNERS UNLESS OTHERWISE NOTED.



STATE OF TEXAS  
 COUNTY OF SOMERVELL

KNOW ALL MEN BY THESE PRESENTS, That Patricia S. Simmons the owner of following described real property, to wit:

FIELD NOTES:

0.128 acres, being Lots 1 and 2, Block 17, J.J. FARR ADDITION, an Addition to Somervell County, Texas, according to the Plat thereof recorded in Volume O, Page 129, Plat Records, Somervell County, Texas, being the tract described in deed to Clifford H. Simmons and Patricia S. Simmons by deed recorded in Document Number 20221999, Official Public Records, Somervell County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron rod found for the southwest corner of said Lot 1, for the northeast line of a 20' alley, for the southeast line of FOURTH STREET (a 50' Right-of-Way);

THENCE N 30°42'34" E, along the common line of said Lot 1 and FOURTH STREET, 143.00 feet to a 1/2" iron rod capped 4540' found for the northwest corner of said Lot 1, for the southwest line of CLAY STREET (a 50' Right-of-Way);

THENCE S 89°48'18" E, along the common line of said CLAY STREET and Lot 1, at 50 feet passing the northeast corner of said Lot 1 and the northwest corner of said Lot 2, continuing along the common line of said CLAY STREET and Lot 2, in oil, a distance of 100.00 feet to a 1/2" iron rod capped 4540' found for the northeast corner of said Lot 3, Block 17, said J.J. FARR ADDITION;

THENCE S 30°42'34" W, along the common line of said Lots 2 and 3, 143.00 feet to a 1/2" iron rod capped 4540' found for the southeast corner of said Lot 2, for the southwest corner of said Lot 3, for the northeast line of said 20' alley;

THENCE N 89°48'18" W, along the common line of said Lot 2 and 20' alley, at 50 feet passing the southwest corner of said Lot 2 and the southeast corner of said Lot 1, continuing along the common line of said 20' alley, in oil, 100.00 feet to the POINT OF BEGINNING and containing 0.128 acre (14,299 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Patricia S. Simmons does hereby adapt this Plat of the hereinabove described real property to be designated as.....

LOTS 1R1, 1R2, 1R3, and 2R2, BLOCK 17  
 J.J. FARR ADDITION

and does hereby dedicate to the Public's use, the streets and easements shown hereon.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Patricia S. Simmons

STATE OF TEXAS  
 COUNTY OF SOMERVELL

BEFORE ME, the undersigned authority on this day personally appeared Patricia S. Simmons, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public, \_\_\_\_\_ County, Texas  
 My Commission Expires \_\_\_\_\_

CERTIFICATE OF RECORD  
 STATE OF TEXAS  
 COUNTY OF SOMERVELL

I, MICHELLE REYNOLDS, COUNTY CLERK OF SOMERVELL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND CERTIFICATE OF AUTHORIZATION, WAS FILED AND RECORDED IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE DEED RECORDS OF SOMERVELL COUNTY, TEXAS, AND IN PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_ IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

MICHELLE REYNOLDS  
 COUNTY CLERK  
 SOMERVELL COUNTY, TEXAS

OWNER/DEVELOPER  
 PATRICIA S. SIMMONS  
 GLEN ROSE, TX 75040



TEXAS GEOSPATIAL  
 LAND SURVEYING, LLC  
 P.O. BOX 8386  
 GLEN ROSE, TEXAS 75040-8386  
 TEL: 469-279-1199  
 FAX: 469-279-1199  
 WWW.TGSLANDSURVEYING.COM  
 PIN NO. 1008300

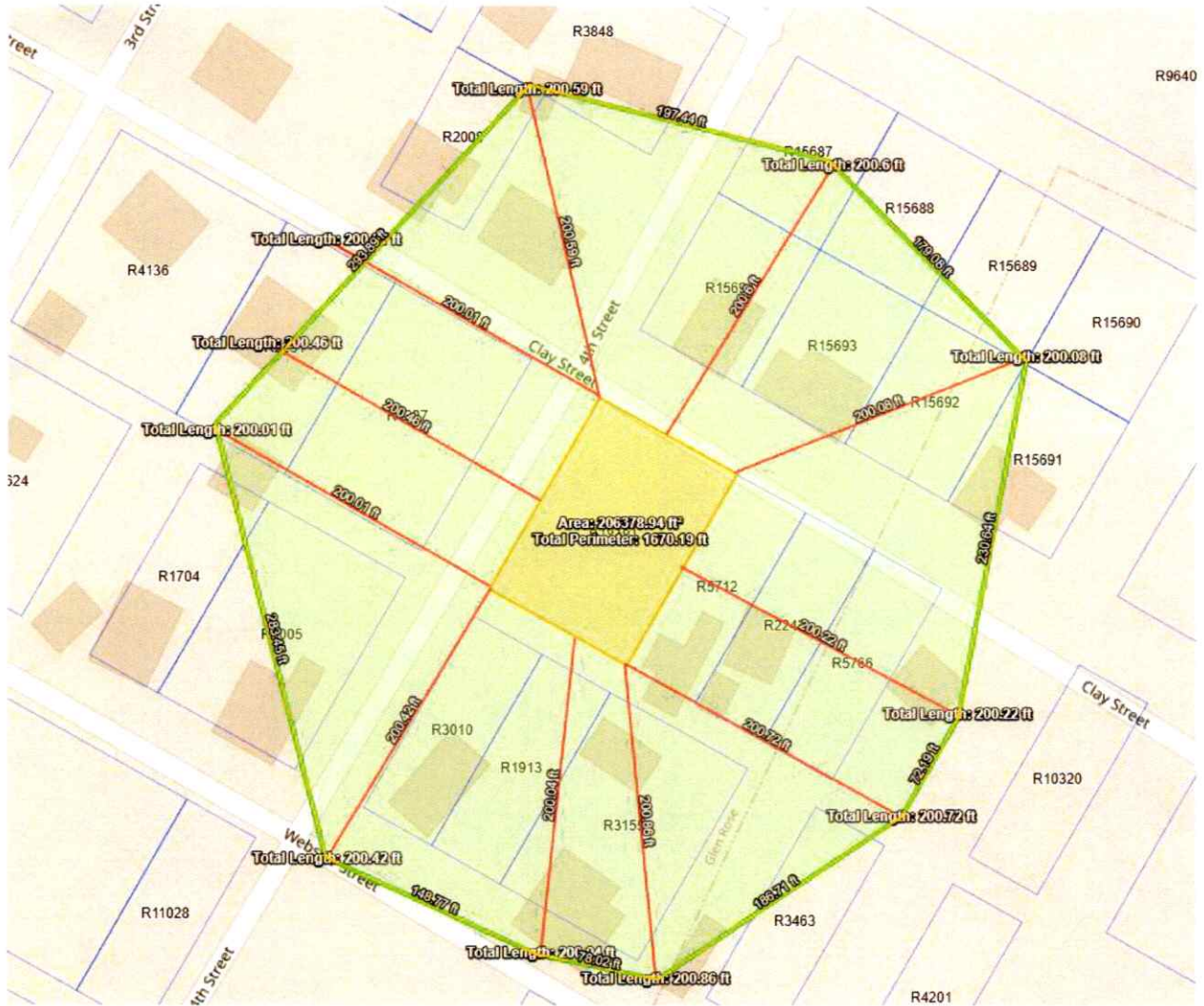
RePlat  
 Lots 1R1, 1R2, 1R3, and 1R4,  
 J.J. FARR ADDITION,  
 an Addition to the City of Glen Rose, Somervell County,  
 Texas, being a replat of  
 Lots 1 and 2, Block 17,  
 J.J. FARR ADDITION,  
 an Addition to the City of Glen Rose, Somervell County,  
 Texas, according to the Plat thereof recorded in Volume O,  
 Page 129, Deed Records, Somervell County, Texas.

FOR REVIEW ONLY

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND IS A TRUE AND CORRECT COPY OF THE FULLY DESCRIBED PLAT AS RECORDED IN THE PUBLIC RECORDS OF SOMERVELL COUNTY, TEXAS, REGISTERED BOOK 6145, PAGE 129, DEED RECORDS, SOMERVELL COUNTY, TEXAS, DATED ON THE 08th DAY OF DECEMBER, 2023.

Item 2.

### 800 Clay St 200' Radius



(H) When the total square foot of living area is equal to or less than 800sqft, the minimum lot area (sqft) shall be at least 2500sqft. A specific use permit will be required with all plats and must conform to the following:

- (i) Front setback must be a minimum of 25 feet from all public rights-of-way,
- (ii) Side setbacks must be a minimum of 7 feet
- (iii) The maximum lot coverage remains at 40%
- (iv) This applies to single dwellings only, not applicable to duplexes or other attached multi-family dwellings. All other requirements per the table above are in effect