

PLANNING & ZONING COMMISSION MEETING

Wednesday, March 26, 2025 at 5:30 PM

Glen Rose City Hall, Council

Chambers, 201 NE Vernon, Glen

Rose, TX 76043



AGENDA

Live stream of this meeting is available on the City's Facebook and YouTube pages.

CALL TO ORDER

Pledge of Allegiance, Roll Call

PUBLIC HEARING

1. Public hearing regarding a request to rezone Rock Ridge 3, also known as Acres: 13.260, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5, ACRES 13.26 from R-1 (Single Family Residential District) to PD (Planned Development)
2. Public hearing regarding a Preliminary Plat for Rock Ridge 3, a proposed 100 lot subdivision, as submitted by Horizon Capital Solutions, LLC and owners representative Stephen Bezner, for the property located off W Gibbs Blvd, being a 13.260 acres, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5, ACRES 13.26; in the City of Glen Rose, Somervell County, Texas

INDIVIDUAL ITEMS FOR CONSIDERATION

3. Discussion, consideration and possible action on appointment of Vice Chairperson for Preservation Commission
4. Discussion, consideration and possible action regarding a request to rezone, Acres: 13.260, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5, ACRES 13.26 from R-1 (Single Family Residential District) to PD (Planned Development)
5. Discussion, consideration and possible action regarding a Preliminary Plat for Rock Ridge 3, a proposed 100 lot subdivision, as submitted by Horizon Capital Solutions, LLC and owners representative Stephen Bezner, for the property located off W Gibbs Blvd, being a 13.260 acres, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5; in the City of Glen Rose, Somervell County, Texas

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: **Friday, March 21, 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:	3/26/25		
AGENDA SUBJECT:	Public hearing regarding a request to rezone Rock Ridge 3, also known as <i>Acres: 13.260, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5, ACRES 13.26</i> from R-1 (Single Family Residential District) to PD (Planned Development)		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	11/26/24
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



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PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	11/26/24
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

AGENDA DATE:	03/26/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action on appointment of Vice Chairperson for Preservation Commission		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	03/17/2025
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	3/26/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a request to rezone, Acres: 13.260, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5, ACRES 13.26 from R-1 (Single Family Residential District) to PD (Planned Development)		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	11/26/24
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. R-1 Single Family District 7. PD (Planned Development)		
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: 11/26/2024 – Zoning Change Request Application was received 3/8/2025 - Notice of Public Hearing was posted in the local newspaper 3/14/2025 – 11 Property owner letters were sent representing 21 properties 02 Letters have been confirmed as received 00 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 00 Opposition response has been returned			
RECOMMENDED ACTION: Move to approve or deny as presented.			



Staff use only

Date Received: 11/26/24

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

Amended Zoning Application for PD Development

Address of property: No address at this time- please see attached surveyApplicant's Name: Horizon Capital Solutions LLC Date: 11-13-2024

Property Owner Information

Full Name: Horizon Capital Solutions LLC c/o A. Joe Mitchell JrAddress: 6647 C. FM 56. Glen Rose, TX 76043Telephone No: Email:

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

Full Name: Stephen BeznerAddress: Telephone No: Email: Present zoning at site: R-1 Requested new zoning use: PD-Courtyard SF detachedForm of Ownership of the property: ☒ Individual ☐ Partnership ☐ Corporation

Intended use of property (must be specific):

Between 103 to 107 Courtyard Single Family Detached Homes. This subdivision
is intended to be an Owner Occupied product that will address the entry level buyers
in Glen Rose Texas. The price point will address the shortage of homes for families earning
100-130% of median house hold income. This residential subdivision will set a new
standard of a Safe, Secure, and Kid Friendly environment.

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:

A. Joe Mitchell, Jr. (Nov 13, 2024 18:51 CST)

Date: Nov 13, 2024

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

March 14, 2025

NOTICE OF PUBLIC HEARING ROCK RIDGE 3

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on March 26, 2025 before the Planning and Zoning Commission and on April 8, 2025 before the City Council on a request as submitted by Stephen Bezner for owners Horizon Capital Solutions, LLC, to Rezone from R-1 (Single-Family Residential District) to PD (Planned Development) and a Preliminary Plat application for Rock Ridge 3, as submitted by Stephen Bezner for owners Horizon Capital Solutions, LLC; also known as Acres: 13.260, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5, ACRES 13.26.

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 and preliminary plat 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 and preliminary plat requests, 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 property referenced above 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.

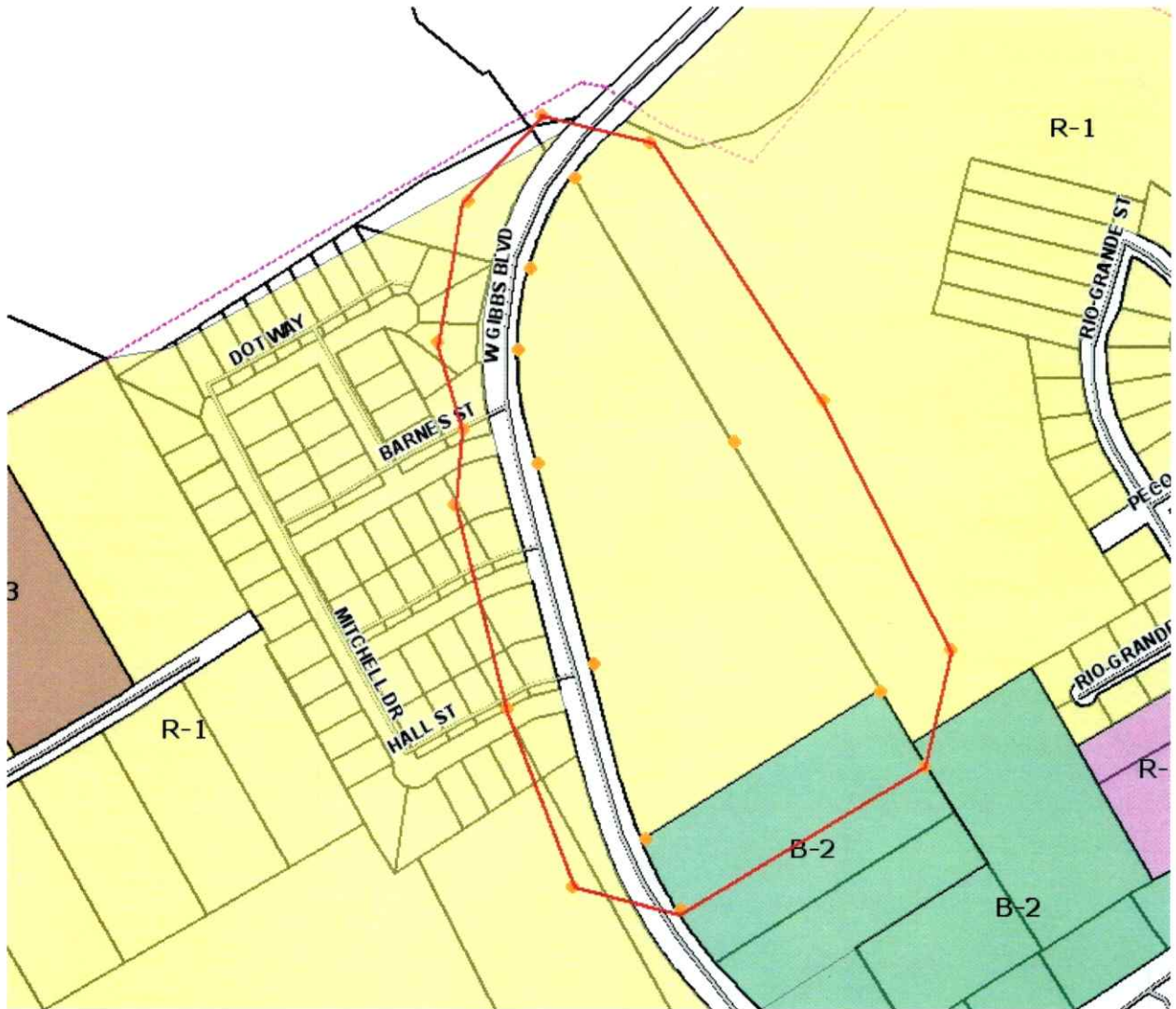
You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Facebook and YouTube.

Should you have any questions, please contact us at jodi.holthe@glenrosetexas.org or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department

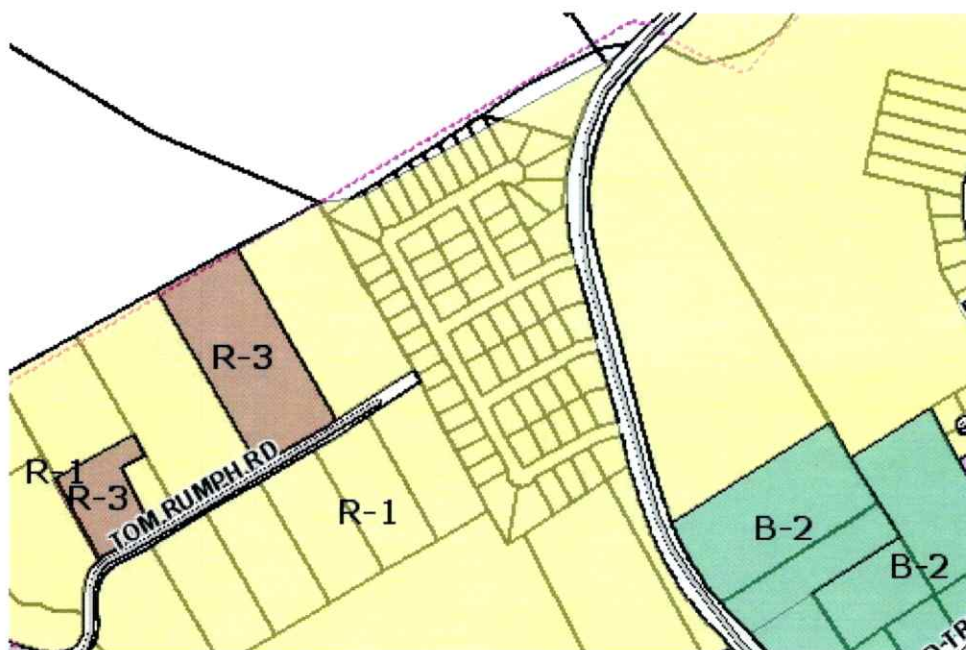
Rockridge Phase III – 200 ft Radius



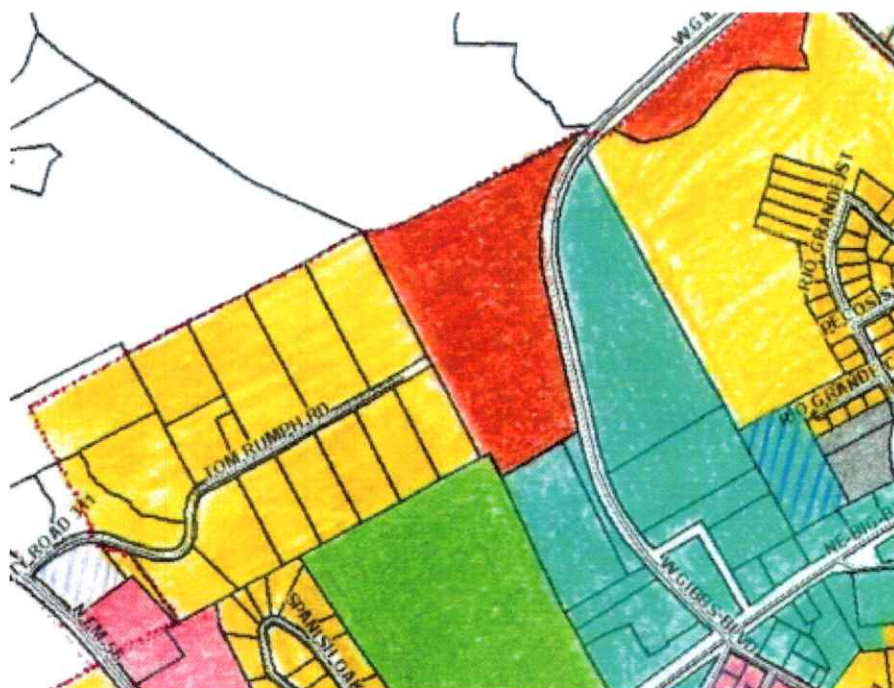
Rock Ridge Phase 3

Zoning

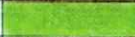
Current Zoning



Future Zoning



Zoning**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

Planned Development District Submission Requirements and Responses

1. Proposed Use

The proposed use is **single-family residential detached units**. This use, along with its creative design, aligns with the intent of the **Planned Development District (PD)** by offering a well-planned residential community that maintains neighborhood character while ensuring efficient land use.

2. Development Requirements

- **Density:** Approximately **8 units per acre**.
- **Minimum Lot Size:** **3,000 square feet**.
- **Setbacks:**
 - **Front setback:** **10 feet** from all public rights-of-way.
 - **Rear setback:** **10 feet** around the perimeter of the **central courtyard** (serving as the rear yard).
 - **Side setback:** **5 feet**, with a minimum of **10 feet** between homes to ensure privacy while maintaining neighborhood density.
- **Building Size:** Minimum conditioned area of **1,000 square feet**.
- **Building Heights:** Complies with current single-family zoning requirements.
- **Maximum Lot Coverage:** **50%**.
- **Parking:**
 - **1-car garage** per house.
 - Additional **3-car parking area** per house.
- **Privacy Features:**
 - All houses will include a **privacy-fenced backyard** with a **minimum depth of 10 feet**.
- **Open Spaces:**
 - All open spaces will be **landscaped**.

3. Concept Plan (Required)

- **Lot Design:**
 - Each lot is designed to accommodate a **single-family house**.
- **Access Points:**
 - As shown in the **attached preliminary plat**, the development will include **two public access points** from existing public streets.
- **Layout & Open Spaces:**
 - See the **attached preliminary plat** for the **lot layout within the private courtyard**.
 - The **main open spaces**, located to the **north**, will feature **walking paths**.
 - These open spaces are designated to preserve the **natural rock formations** in the northern area.

4. Comprehensive Site Plan

- Please see the **attached comprehensive Site Plan**, which will serve as the **Planned Development Concept**.

5. Site Plan Information

- **General Layout:**
 - See the **attached Site Plan**.
 - Houses will meet **minimum standards** as submitted and adapt based on market demands.
- **Fire Lanes & Hydrants:**
 - **Fire lanes** will be designated in **each dead-end street** and restricted to emergency access.
 - The final plat will include fire hydrant locations per **Fire Department requirements**.
- **Landscaping & Fencing:**
 - A **landscape plan** will be available for **Planning & Zoning (P&Z) review**.
 - Privacy fencing areas will be designated.
- **Amenities:**
 - No **public pools** will be provided.
 - **Public and neighborhood walking areas**, including a **dog park**, will be incorporated.

6. Compliance with Comprehensive Land Use Plan

- This site aligns with **Glen Rose's Comprehensive Land Use Plan** by buffering **current retail uses** with designated **residential uses**.
 - We will submit:
 - **10 copies** of the **Concept Plan**, revised after consulting with the **Fire Marshal and Public Works**.
 - **6 copies** of the **Development Site Plan** to the **Planning & Zoning Board (P&Z)**.
-

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)

14.02.051 PD Planned Development District

- (a) Purpose and scope. The PD Planned Development District is established to provide a greater flexibility in development planning and the opportunity of the application of modern planning concepts than is permitted under conventional regulations. PD districts may combine a variety of land uses and/or housing types. Mixed uses may include any combination of residential, commercial or industrial uses as long as the uses are compatible with each other and with potential and existing uses surrounding the district. PD districts may be established on parcels of land which are suitable for and of sufficient size to be planned and developed in a manner consistent with the purposes and objectives of this article. PD Districts shall be established by means of an amendment to the this Zoning Ordinance.
- (b) Permitted uses. The following uses may be permitted in a designated PD district. These uses shall not be considered to be all-inclusive.
- (1) Residential uses, including detached, attached or semi-attached single-family dwellings, townhouses, condominiums, patio homes, two-family dwellings and multifamily dwellings. No manufactured homes or manufactured home parks shall be allowed;
 - (2) Business park;
 - (3) Office building;
 - (4) Shopping center;
 - (5) Hotel; motel;
 - (6) Medical clinic; hospital;
 - (7) Industrial park;
 - (8) Library; museum; art gallery;
 - (9) Community, recreation or civic center;
 - (10) Park; playground; golf course;
 - (11) Church;
 - (12) RV Park and campground;
 - (13) Public or private school; college; university;
 - (14) Police; fire station;
 - (15) Governmental building;
 - (16) Water pumping station; water reservoir; water tower; artesian well; sewage; lift station; septic tank;
 - (17) Telephone exchange;
 - (18) Satellite dish; and/or
 - (19) Radio and television transmitter;
- (c) In rendering a decision on an application for a PD district, the City's future land use plan and any other comprehensive plan of the city shall be taken into consideration by the planning and zoning commission and the city council.
- (d) Application for PD district. Application for a PD district or development in a PD district shall be made in the same manner as an application for any amendment to this article and shall include

the following additional information:

Item 4.

- (1) Proposed uses. An application for a PD district or development in a PD district shall specify and describe the category or type of use or the combination of uses proposed. The permitted uses under PD district zoning shall be specified in each PD district ordinance and shall be limited to only these uses. If the ordinance specifies permitted uses by reference to a conventional zoning district, the permitted uses shall mean those uses permitted in the referenced district.

- (2) Development requirements.

- (A) An application for a PD district or development in a PD district shall include a list of proposed development standards which may be incorporated into the PD district ordinance. Development standards shall include but not be limited to density; lot size; setbacks; building sizes; height and exterior requirements; lot coverage; parking ratios; screening; landscaping; and any other requirements the council may deem appropriate.

- (3) Concept plan required.

- (A) An application for a PD district or development in a PD district shall include a conceptual plan showing a preliminary layout of proposed uses, access, buildings, parking, open space and the relationship to existing natural features and adjacent properties and uses.
 - (B) Upon submission of the application for a PD district or development in a PD district and after proper notice has been given to all affected parties and public hearings have been held, the planning and zoning commission and the city council shall review the application and may either give approval, with or without modifications, or reject it. In approving the application, the city council may impose conditions and these conditions shall be complied with before a certificate of occupancy is issued for the use of land or any structure which is part of the PD district. Ten copies of the concept plan shall be required to be submitted to the city at the time of application.

- (e) Site plan.

- (1) Approval required.

- (A) In establishing a PD district, a comprehensive site plan of the development is required. However, this site plan requirement may be waived by the planning and zoning commission if it determines the proposed development does not significantly alter or impact the surrounding development. This site plan shall be approved and filed as part of the PD ordinance. The approval of the development site plan may also serve as preliminary plat approval, provided that all requirements of the city's subdivision regulations are satisfied. Six copies of the development site plan will be required to be submitted to the city prior to the approval of the PD ordinance.
 - (B) Upon approval of the development site plan and approval of the final plat, if required, application may be made for the permits and certificates necessary for construction and occupancy. Subsequent to this approval, minor changes to the site plan may be authorized by the city administrator, when the changes will not cause any of the following circumstances to occur:

- (i) A change in the character of the development;

- (ii) An increase in the ratio of the gross floor area in structures to the any lot;
 - (iii) An increase in the intensity of use;
 - (iv) A reduction in the originally approved separations between building or setbacks;
 - (v) An increase in the problems of traffic circulation, safety and utilities;
 - (vi) An increase in the external effects on adjacent property;
 - (vii) An increase in ground coverage by structures;
 - (viii) A reduction in the ratio of off-street parking and loading space; or
 - (ix) A change in the locations, lighting or orientation of approved signs.
- (2) Compliance with approvals of site plan. The development site plan must comply with all provisions of the PD ordinance specifying development standards and substantially reflect the precepts and layout set forth in the concept plan. If, in the judgment of the planning and zoning commission or the city council, a development site plan does not comply with the provisions of the PD ordinance and the concept plan, the planning and zoning commission or the city council may reject the site plan, in which case a new site plan may be resubmitted or application must be resubmitted to amend the PD ordinance. If a PD ordinance does not specify development standards or has not incorporated a concept plan, the development site plan approval must specify the standards. Development requirements on this site plan may be revised under the same review, notice and approval procedures as applied to the original approval of the site plan.
- (3) Site plan information.
- (A) Every application for approval of a site plan under the terms of this section shall contain sufficient information delineating:
 - (i) The characteristics of the site, changes in those characteristics as may be proposed by the development;
 - (ii) How the development will relate to public services and facilities; and
 - (iii) What protection features are included to ensure that the development will be compatible with existing and allowable development on adjacent property.
 - (B) The site plan shall show at least the following items of information:
 - (i) Site/adjacent property information. The land area included within the site; the land area of all abutting sites and zoning classification; all public and private rights-of-way and easements bounding and intersecting the site and the abutting sites which are proposed to be continued, created, relocated and/or abandoned; and the north arrow, date and scale;
 - (ii) Building layout.
 - (1) The location of each existing and each proposed structure on the site; the general category of use or uses to be contained therein; the number of stories, gross floor area and the location of entrances and exits to buildings; front, side and rear building setback lines; and elevation views or renderings indicating architectural design and building materials proposed; and

(2) A table showing the type of units by size, number of bedrooms, number and type for all residential dwellings, including floor plans, will also be required;

Item 4.

- (iii) Traffic circulation and parking. The location, dimensions and proposed construction of all streets, private drives, alleys, parking areas and drive approaches, as well as their alignment with existing thoroughfares; location and dimensions of sidewalks, off-street parking areas, fire lanes and loading zones;
- (iv) Drainage and utilities. Existing and proposed finished grade of the site, shown to contour intervals not exceeding 2 feet, proposed handling of on-site surface drainage, location of any floodway or flood prone area as shown on current FIA mapping; existing and proposed water and sanitary sewer layout; and existing and proposed fire hydrants; and
- (v) Screening, landscaping and recreational facilities. The location, height and building materials for any proposed or required walls or fences; height, location and type of any proposed berms or living screens; proposed landscaping plan; location and size of any proposed recreational facilities such as swimming pools, tennis courts and playgrounds.

(Ordinance 240 adopted 3/15/94; 2007 Code, sec. 155.25; Ordinance 2020.03.17B adopted 3/17/20)



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	3/26/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Preliminary Plat for Rock Ridge 3, a proposed 100 lot subdivision, as submitted by Horizon Capital Solutions, LLC and owners representative Stephen Bezner, for the property located off W Gibbs Blvd, being a 13.260 acres, Tract: D4-1-5, Abst: A136, A136 MILAM CO SCH LD, TRACT D4-1-5; in the City of Glen Rose, Somervell County, Texas		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	11/26/25
EXHIBITS:	1. Preliminary Plat Application 2. Property Notification Letter 3. 200' Surrounding Property map 4. Preliminary Plat		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
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SUMMARY: 11/26/2025 –Preliminary Plat Application was received 3/8/2025 - Notice of Public Hearing was posted in the local newspaper 3/14/2025 – 11 Property owner letters were sent representing 21 properties 02 Letters have been confirmed as received 00 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 00 Opposition response has been returned			
RECOMMENDED ACTION: Move to approve or deny as presented.			



Building/Planning Department
City of Glen Rose, Texas 76043
PH: (254) 897-9373
Fax: (254) 897-7989

Staff Use Only
Date Received: 11/26/24
Fee: 447.00 Paid On: 11/26/24

PRELIMINARY PLAT APPLICATION

Address of property: No Address at this time- See survey

Applicant's Name: Horizon Capital Solutions LLC Date: 11/13/2024

Property Owner Information

Horizon Capital Solutions LLC c/o A. Joe Mitchell Jr
Full Name: _____

Address: 6647 South FM 56, Glen Rose TX 76043

Telephone No: _____ Email: _____

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

Full Name: Stephen Bezner

Address: _____

Telephone No: _____ Email: _____

Property Information

Present zoning at site: R-1 requesting PD Zoning

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

Legal Description of Current Property:

Acres: 13.256 Lot# _____ Block: _____

Subdivision: Abstract 136, Milam County School Survey, West Gibbs Blvd See Attached Survey

Additional Comments/Information

Pleass see the attached preliminary Plat of the 13.256 Acres known as Rock Ridge 3

This property is located just east of the subdivision known as Rock Ridge 1, located within the city of Glen Rose TX

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

[Signature]
Owner(s) Signature

Nov 13, 2024
Date



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

Item 5.

NOTIFICATION

March 14, 2025

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If the owners of 20% or more of the land within 200' of property referenced above 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.

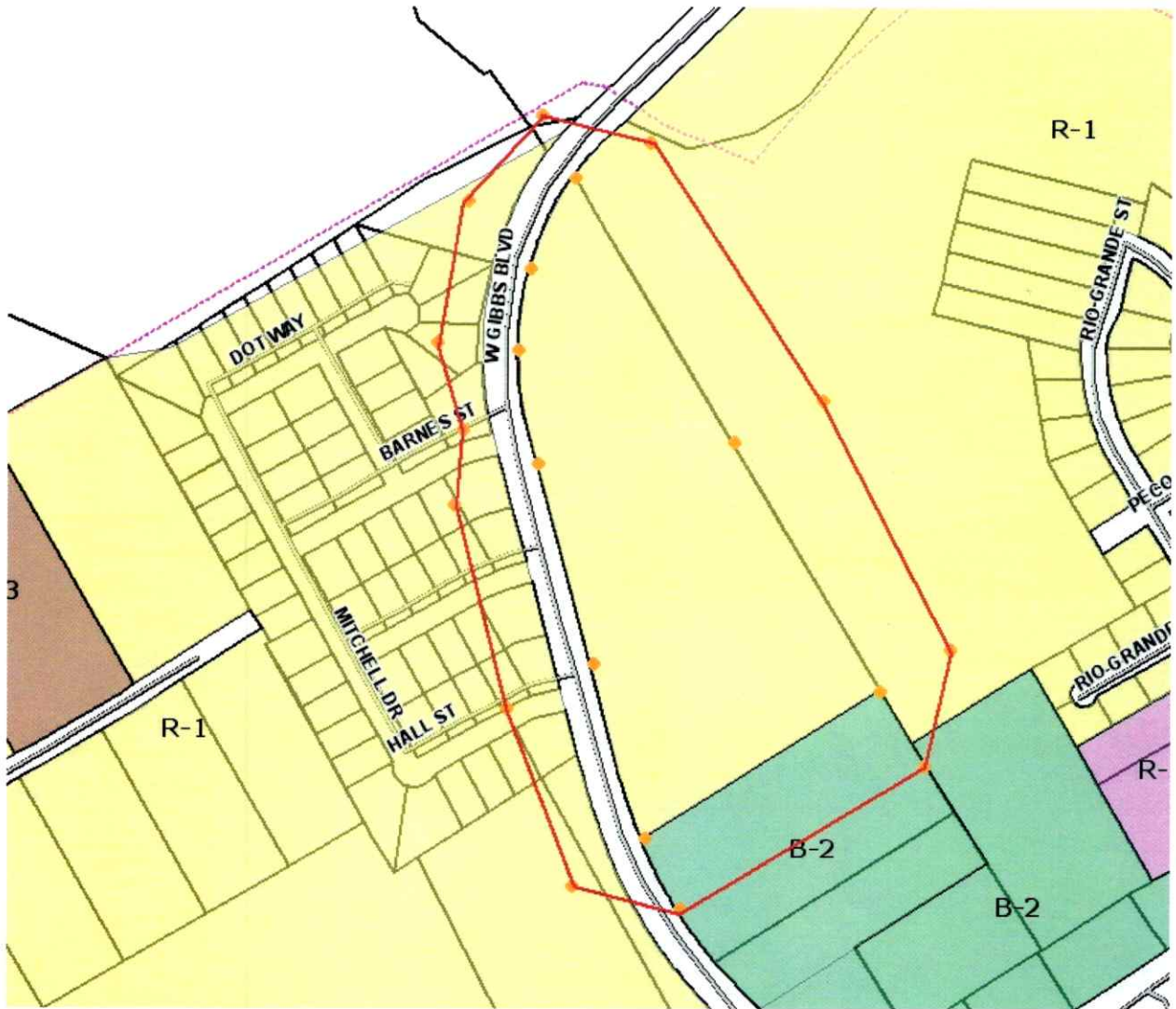
You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Facebook and YouTube.

Should you have any questions, please contact us at jodi.holthe@glenrosetexas.org or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department

Rockridge Phase III – 200 ft Radius



Presentation to Glen Rose Planning and Zoning and City Council

Introduction

- Thank you for the opportunity to present this unique housing development proposal.
- Our goal is to address Glen Rose's housing shortage while enhancing economic expansion and providing a high-quality living environment.

Background & Vision

- The concept for this development was originally designed in 1978 by my architect Ron Morris and myself. It was well received in Dallas, Texas, and remains a successful, desirable community today.
- This development is designed as a superior alternative to traditional townhouses, offering **detached ownership with private yards and garage storage**.
- By introducing **multi-use private courtyards**, we create an exclusive yet affordable homeownership opportunity that strengthens community pride and individual space.

Addressing Glen Rose's Housing Needs

- A recent study identified that Glen Rose lacks approximately **90 homes** to meet current demand, and projections suggest that **200 new homes** are needed to support growth (**Glen Rose Reporter** article).
- Our development directly aligns with this need, creating **affordable yet high-quality homes** targeting households earning around **130% of the median income**.
- The design and planning focus on **value retention, aesthetic appeal, and long-term sustainability**, making it a strong investment for both homeowners and the city.

Economic & Community Benefits

- **Higher Taxable Value Per Acre:** The development design nearly **doubles the taxable value per acre** compared to traditional developments.
- **Lower City Maintenance Costs:** Due to its unique layout, city maintenance costs are estimated to be **about 50% lower** than conventional neighborhoods.
- **Enhancing Glen Rose's Appeal:** These high-quality homes will **attract new residents to Somervell County**, supporting local businesses and boosting the economy.

Development Features & Layout

- Streetscape and architectural renderings are provided (**see Rock Ridge 3 Elevations and Streetscape documents**).
- Homes are built with **high-end finishes** inside and out, offering both luxury and efficiency.
- The use of **private multi-use courtyards** enhances privacy while maintaining affordability.

Addressing City Concerns: Private Courtyard Driveways

- A key discussion point has been the **Private Courtyard Dead-End Streets**.
- These were **never designed to function as public streets** but rather as **private multi-use driveways** that provide efficient and accessible home entry.
- As shown in the attached layout, these driveways are **short and well-integrated into the community**, ensuring safe and effective use.
- If reclassified as public streets, this would significantly impact on the **affordability and feasibility** of the project, making it too expensive for Glen Rose's market.

Call to Action: Collaborative Planning for Success

- We invite the city to **work with us on finalizing development details** to ensure the best outcome for Glen Rose.
- Our team is prepared to discuss potential modifications and address any remaining concerns.
- We look forward to a **collaborative partnership** in bringing this innovative, high-value community to Glen Rose.

Supporting Documents

1. **Glen Rose Reporter Article** – Highlighting the city's housing shortage and need for growth.
2. **Rock Ridge 3 Logo & Branding** – Establishing identity and community appeal.
3. **Site Layout & Design Features** – Demonstrating the unique benefits of the development and Fire Code compliance.
4. **Architectural Elevations & Streetscape** – Illustrating home quality and streetscape aesthetics.

Specific Request for Planned Development:

Zoning and Platting Request – Glen Rose, Texas

We are requesting approval for a zoning and platting Planned Development that will allow the development of a high-quality, mid-density detached single-family residential neighborhood designed to accommodate market values around \$275,000 per home. This concept has been successfully implemented in previous developments over the last 50 years, creating vibrant and well-planned communities. The private areas and Courtyards that are not Public Streets will be maintained by a Homeowners Association.

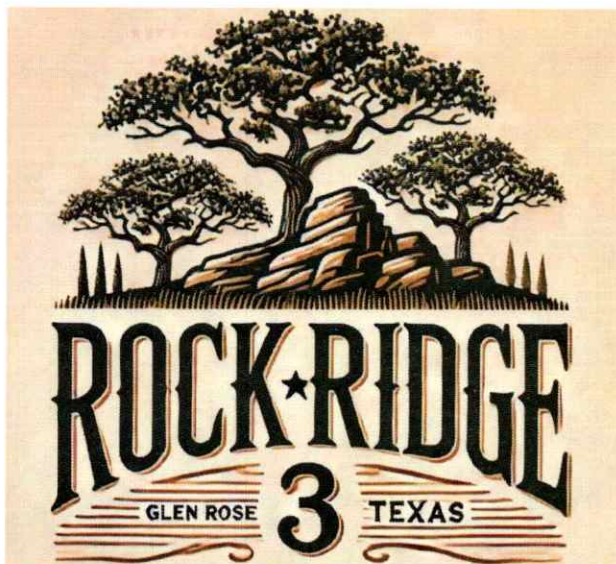
Development Parameters:

- **Lot Sizes & Layout:**
 - Minimum lot size: **3,000 square feet** (with most lots averaging around 4,000 square feet).

- Designed for an efficient and functional neighborhood layout with a focus on maximizing homeownership opportunities.
- **Setbacks & Site Planning:**
 - **Front setback:** 10 feet from all public rights-of-way.
 - **Rear setback:** 10 feet around the perimeter of the central courtyard (serving as the rear yard).
 - **Side setback:** 10 feet between homes, ensuring privacy while maintaining neighborhood density.
- **Street Planning:**
 - Maximum **150-foot-long** dead-end streets, promoting accessibility while maintaining a pedestrian-friendly environment.
- **Home Sizes & Features:**
 - Minimum home size: **1,000 square feet**
 - Average home size: **1,300 square feet**
 - Each lot will accommodate **one enclosed parking space plus three additional off-street parking spaces**, ensuring sufficient parking for residents and guests.
- **Community & Open Spaces:**
 - All open spaces will be **landscaped or designed for pedestrian accessibility**, fostering a walkable and aesthetically pleasing environment.

This zoning and plating request is designed to support a thoughtfully planned, detached residential neighborhood that balances density with livability while maintaining a strong market appeal. The proposed standards align with modern housing trends and offer an opportunity to introduce an established, successful housing model into the City of Glen Rose.

Thank you for your time and consideration. We look forward to discussing this further and working together to create a lasting impact for Glen Rose.



Glen Rose City Council explores economic diversification and housing expansion

By Hannah Barricks
Glen Rose Reporter

GLEN ROSE- In a recent presentation to the Glen Rose City Council, the Next Move Group, a firm fostering economic growth for small to mid-sized communities, outlined strategic recommendations to bolster the city's financial landscape and address pressing housing shortages.

Economic Diversification

The Next Move Group suggested reducing Glen Rose's reliance on tourism by attracting manufacturing industries. They identified a 5-acre tract in the industrial park as an ideal location for a manufacturing facility capable of generating 100 to 200 jobs. To facilitate this, they recommended proactive marketing of the property and leveraging virtual meetings to engage potential manufacturers.

Addressing Housing Shortages

Highlighting a significant housing deficit, the group noted that Glen Rose currently lacks approximately 90 homes to meet existing demand. They projected that developing around 200 new homes, particularly higher-end residences, could attract additional Somervell County residents, stimulating population growth and supporting economic expansion.

EXHIBIT __, PAGE 1 OF 2 PAGES

County: Somervell
 Project: Rock Ridge Glen Rose
 M&B No: 24-191
 CS Job No: 24193

METES AND BOUNDS DESCRIPTION OF 13.256 ACRES

Being a tract of land containing 13.256 acres, located in the Milam County School Land Survey, Abstract 136, in Somervell County, Texas; Said 13.256 acre tract being out of a called 18.07 acre tract of land recorded in the name of Horizon Capital Solutions in Somervell County Clerk's File (S.C.C.F.) Number 20220623; Said 13.256 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, North Central Zone):

BEGINNING, at a 5/8-inch capped iron rod found for the west corner of Lot 1, Block 1, of the JW Glen Rose Subdivision as recorded in Plat Number 20171733 of the Somervell County Plat Records, on the west line of said 18.07 acre tract and the east Right-of-Way (R.O.W.) line of West Gibbs Boulevard (R.O.W. width varies), from which a 5/8-inch capped iron rod found for the south corner of said Lot 1 bears 176.70 feet along the arc of a curve to the left, having a radius of 1,025.98 feet, a central angle of 18° 14' 04", and a chord that bears South 33° 40' 36" East, a distance of 325.14 feet;

THENCE, with west lines of said 18.07 acre tract and the east R.O.W. lines of said West Gibbs Boulevard, the following five (5) courses:

1. 176.70 feet along the arc of a curve to the right, having a radius of 1,025.98 feet, a central angle of 09° 52' 04", and a chord that bears North 19° 37' 32" West, a distance of 176.48 feet to a 5/8-inch capped iron rod set for a point of tangency;
2. North 14° 43' 27" West, a distance of 851.79 feet to a 5/8-inch iron rod found for the beginning of a curve to the right;
3. 171.07 feet along the arc of a curve to the right, having a radius of 639.11 feet, a central angle of 15° 20' 11", and a chord that bears North 07° 03' 21" West, a distance of 170.56 feet to a nail found for an angle point;
4. South 89° 26' 43" East, a distance of 20.00 feet to a 5/8-inch capped iron rod found for the beginning of a curve to the right;
5. 351.72 feet along the arc of a curve to the right, having a radius of 619.11 feet, a central angle of 32° 33' 01", and a chord that bears North 16° 54' 48" East, a distance of 347.01 feet to a 5/8-inch iron rod found for the north corner of said 18.07 acre tract and the west corner of a called 34.590 acre tract of land recorded in the name of Rojelio and Jennifer Montoya in S.C.C.F. Number 20190662;

THENCE, South 31° 59' 33" East, with the line common to said 18.07 acre tract and said 34.590 acre tract, a distance of 1,357.89 feet to a 5/8-inch capped iron rod set at the north corner of aforesaid Lot 1, from which a 5/8-inch capped iron rod found for the east corner of said Lot 1 bears South 31° 59' 33" East, a distance of 325.00 feet;

EXHIBIT __, PAGE 2 OF 2 PAGES

THENCE, South 58° 01' 06" West, through and across said 18.07 acre tract and with the northwest line of said Lot 1, a distance of 640.94 feet to the **POINT OF BEGINNING** and containing 13.256 acres of land.

An ALTA/NSPS Land Title Survey of the herein described tract was prepared in conjunction with and accompanies this description.

Michael Hall, R.P.L.S.
Texas Registration Number 5765
CIVIL-SURV LAND SURVEYING, LC
PH: (713) 839-9181
November 6, 2024

STATE OF TEXAS
COUNTY OF SOMERVELL

THE OWNER OF THE LAND SHOWN ON THIS PLAT, WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREIN SHOWN FOR THE CONSIDERATION AND PURPOSES EXPRESSED.

HORIZON CAPITAL SOLUTIONS LLC

BY: JOE MITCHELL JR.
OWNER

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE MITCHELL JR., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

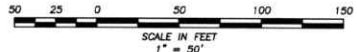
PRINTED NAME: _____

COMMISSION EXPIRES: _____

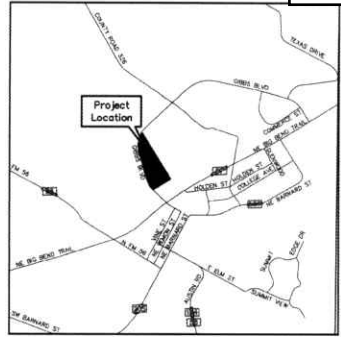
I, CHRIS RHODES, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.



CHRIS RHODES, R.P.S.
TEXAS REGISTRATION NO. 6532



RIGHT-OF-WAY CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	50.00'	176°52'37"	154.35'	N 58°01'48" E	99.96'
C5	50.00'	265°19'03"	231.53'	S 30°05'17" W	73.54'



VICINITY MAP
SCALE: 1" = 1/2 MI.

ABBREVIATIONS

- B.L. = BUILDING LINE
- ESMT = EASEMENT
- S.C.C.F. = SOMERVELL COUNTY CLERK'S FILE
- S.C.D.R. = SOMERVELL COUNTY DEED RECORDS
- S.C.P.R. = SOMERVELL COUNTY PLAT RECORDS
- No. = NUMBER
- PG. = PAGE
- R.O.W. = RIGHT OF WAY
- VOL. = VOLUME
- FND. = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- P.A.E. = PERMANENT ACCESS EASEMENT
- P.U.E. = PERMANENT UTILITY EASEMENT



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.5886	24,768	RESTRICTED TO OPEN SPACE
B	0.1977	8,612	RESTRICTED TO OPEN SPACE
C	0.0946	4,119	RESTRICTED TO OPEN SPACE
D	0.2710	11,803	RESTRICTED TO DETENTION/DRAINAGE PURPOSES
TOTAL	1.1319	49,302	

ROCK RIDGE 3

A SUBDIVISION OF 13.256 ACRES OF LAND,
LOCATED IN THE MILAM COUNTY SCHOOL LAND
SURVEY, ABSTRACT-136,
CITY OF GLEN ROSE, SOMERVELL COUNTY, TEXAS

DATE: FEBRUARY, 2025

JOB NO. 24193

100 LOTS 1 BLOCK 4 RESERVES

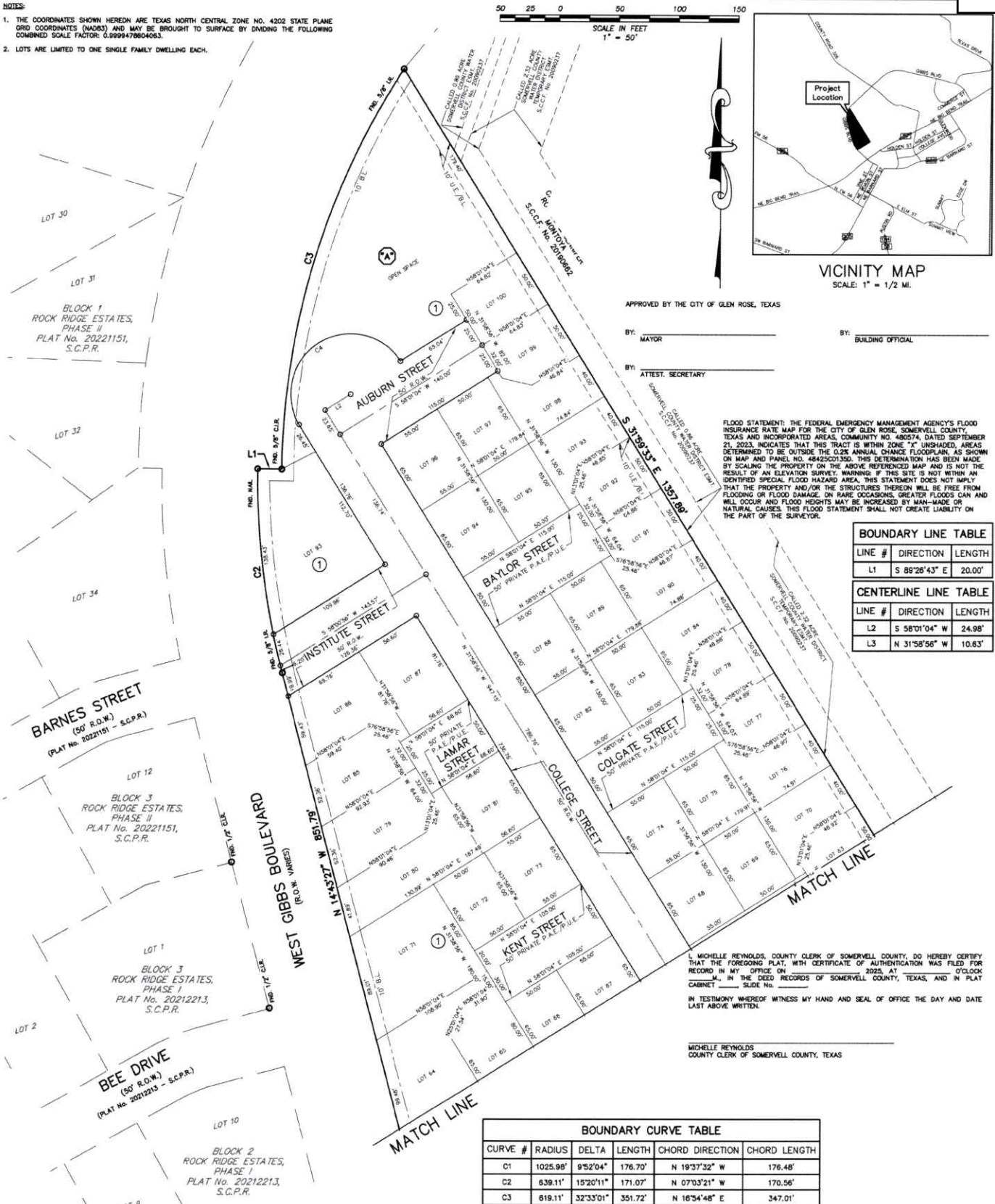
OWNER: HORIZON CAPITAL SOLUTIONS LLC

Civil-Surv
Land Surveying, LLC

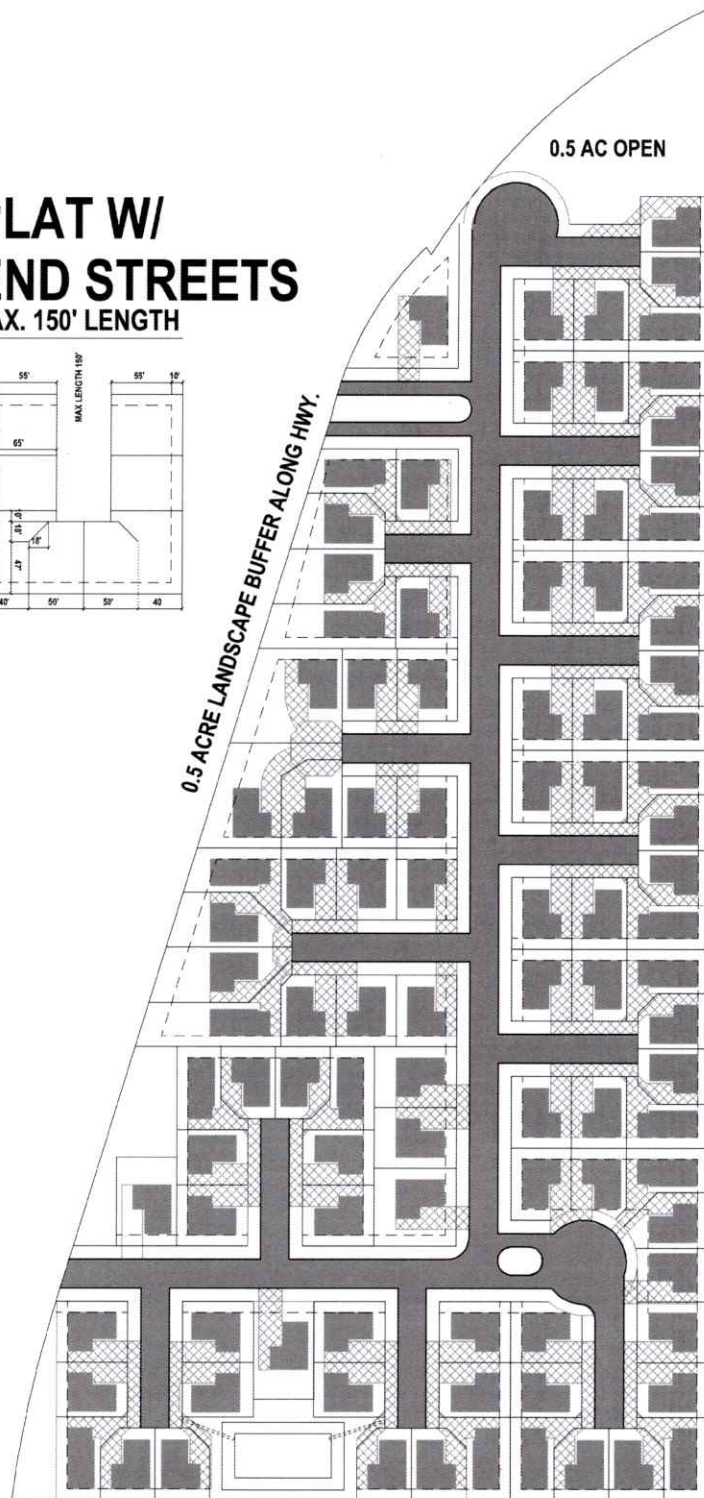
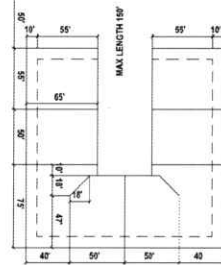
10090 WESTOFFICE DR. SUITE 100
HOUSTON, TEXAS 77042

FIRM No. 10143800 OFFICE (713) 839-9181
Email: micheal@civl-srv.net

- NOTES:
- THE COORDINATES SHOWN HEREON ARE TEXAS NORTH CENTRAL ZONE NO. 4202 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.9999478604683.
 - LOTS ARE LIMITED TO ONE SINGLE FAMILY DWELLING EACH.



**PLAT W/
DEAD END STREETS**
MAX. 150' LENGTH

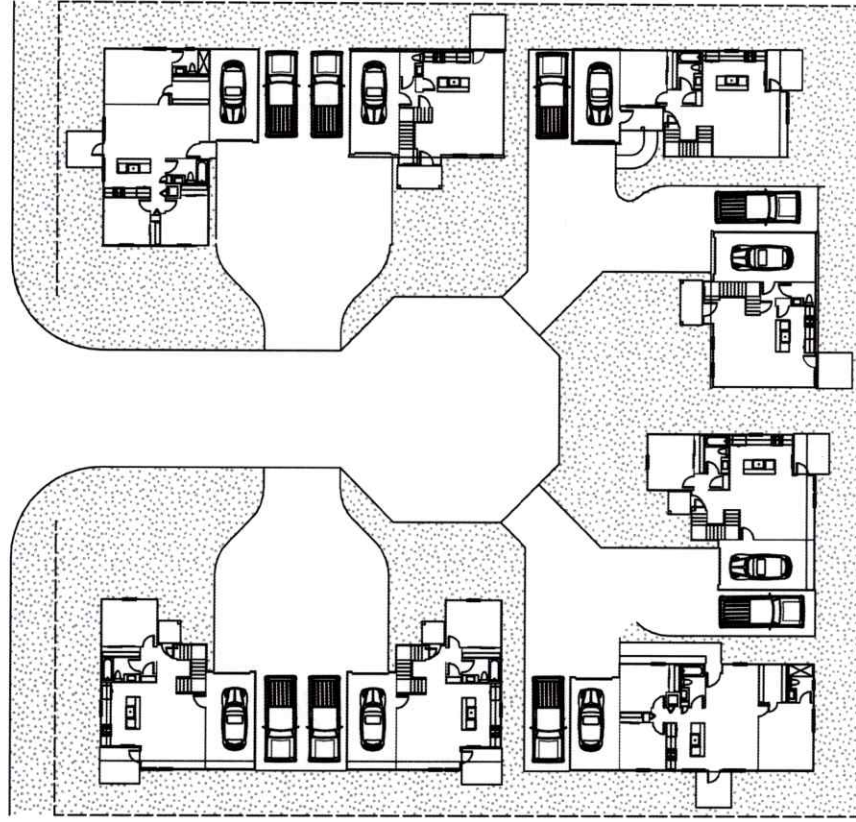
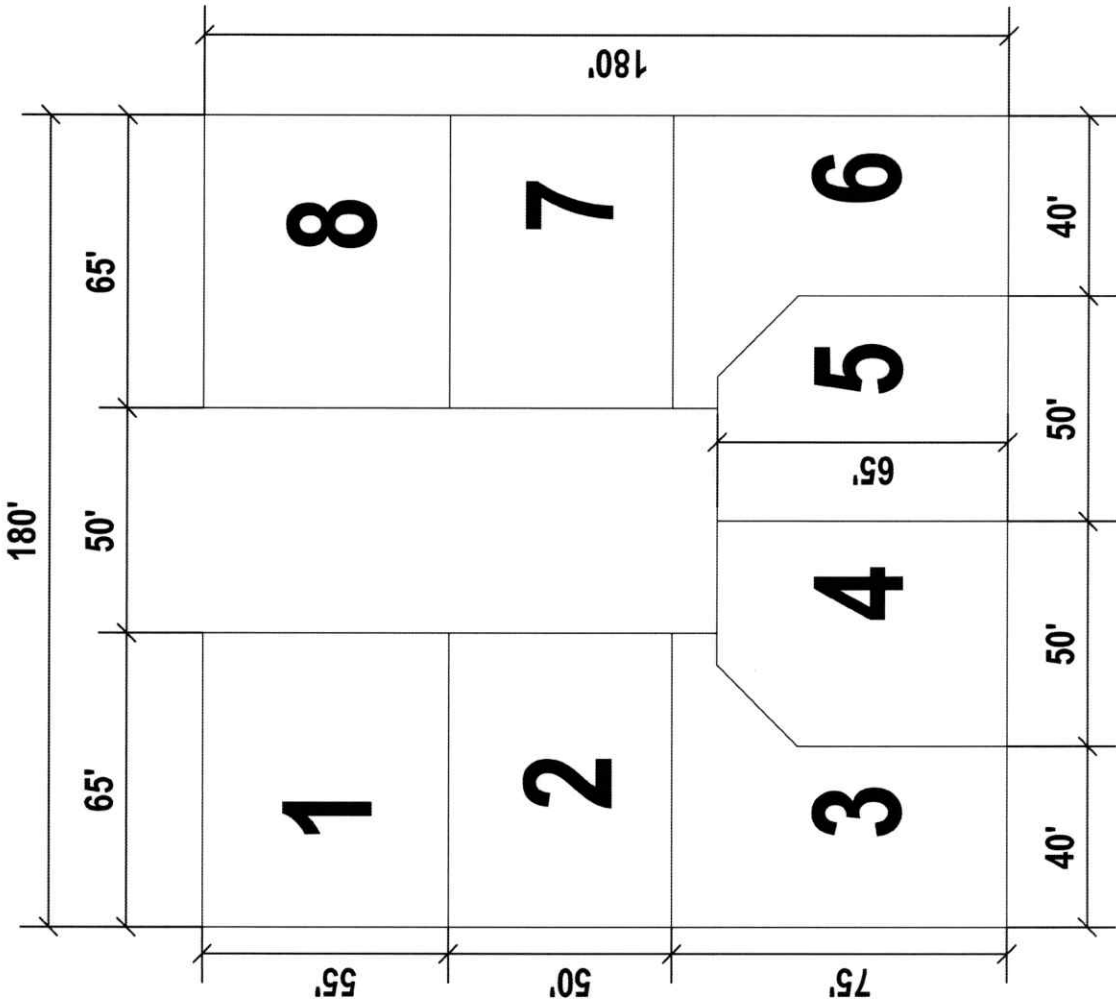


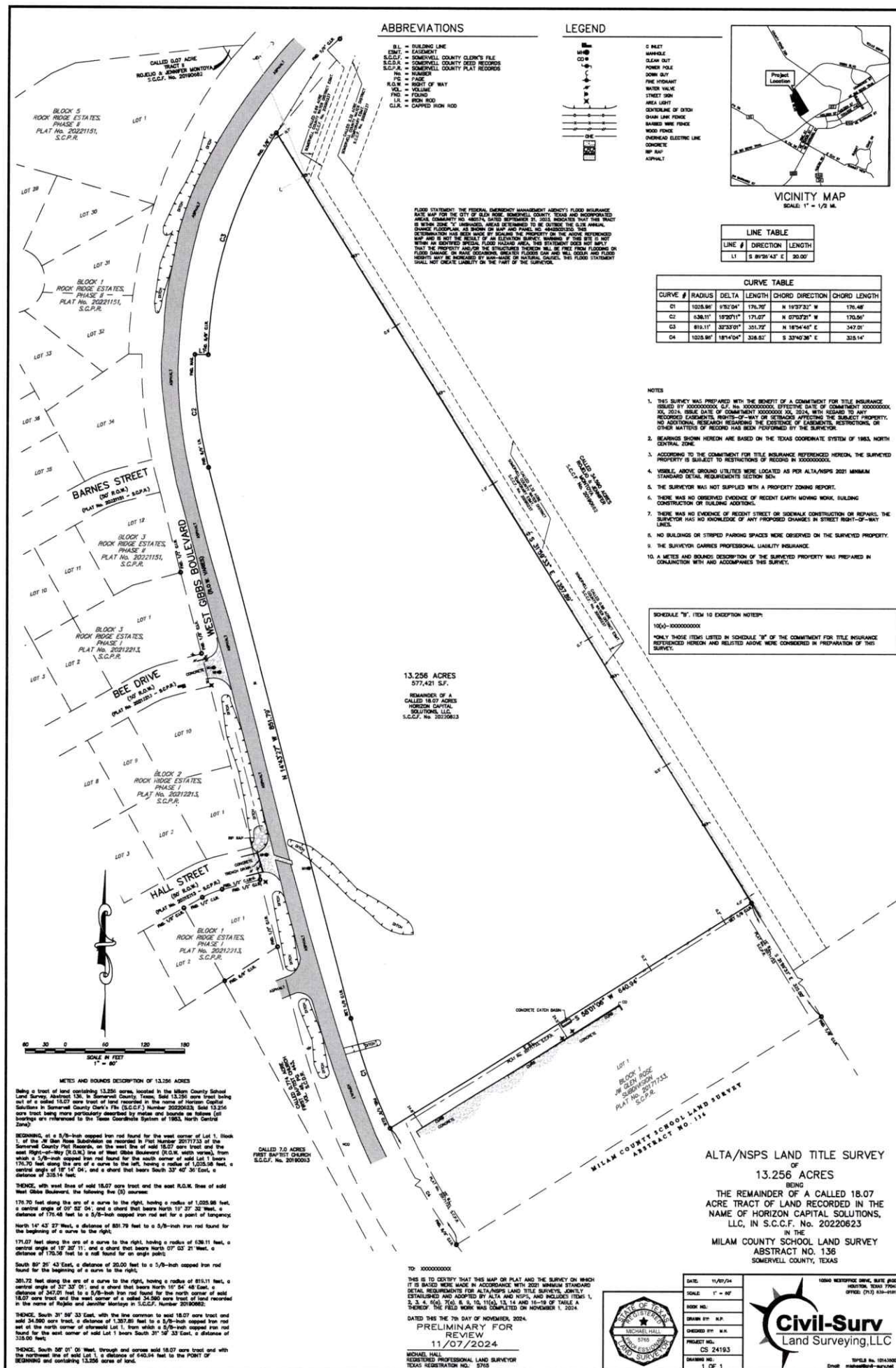
COPYRIGHT RON MORRIS DESIGNS, LLC. 2024

DATE 11/6/2024	SCALE	MODEL ROCK RIDGE COURTYARD GLEN ROSE, TX	DRAWING & DESIGN SERVICES BY 36752 NASHUA BLVD. SORRENTO, FL 32776 469-271-3099 RON MORRIS DESIGNS, LLC. EMAIL: ronmorrisedesigns@gmail.com
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ALL FOOTPRINTS 24X44 W/ 11X22 GARAGE

Exhibit 2





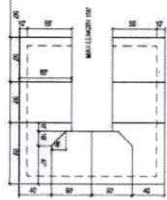
PLAT W/ DEAD END STREETS MAX. 150' LENGTH



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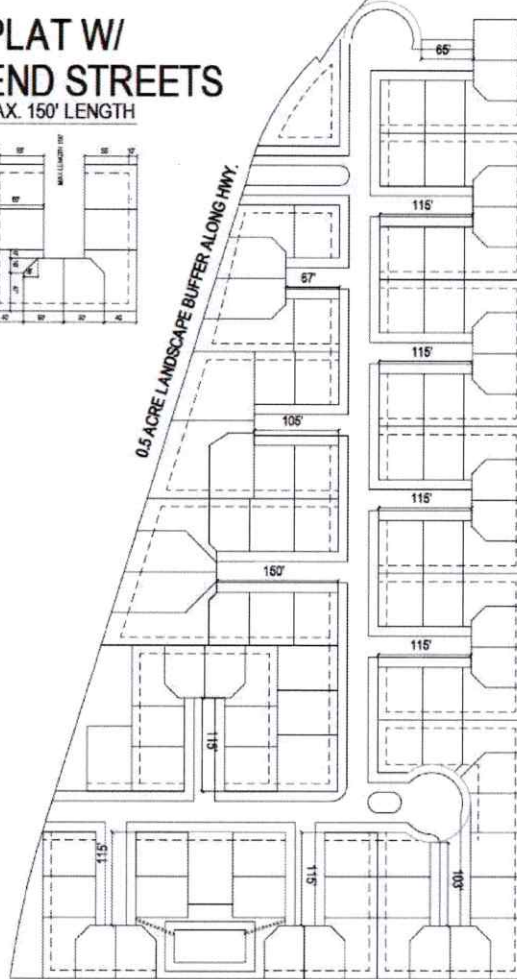
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0.5 ACRE LANDSCAPE BUFFER ALONG HWY.

0.5 AC OPEN



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MODEL

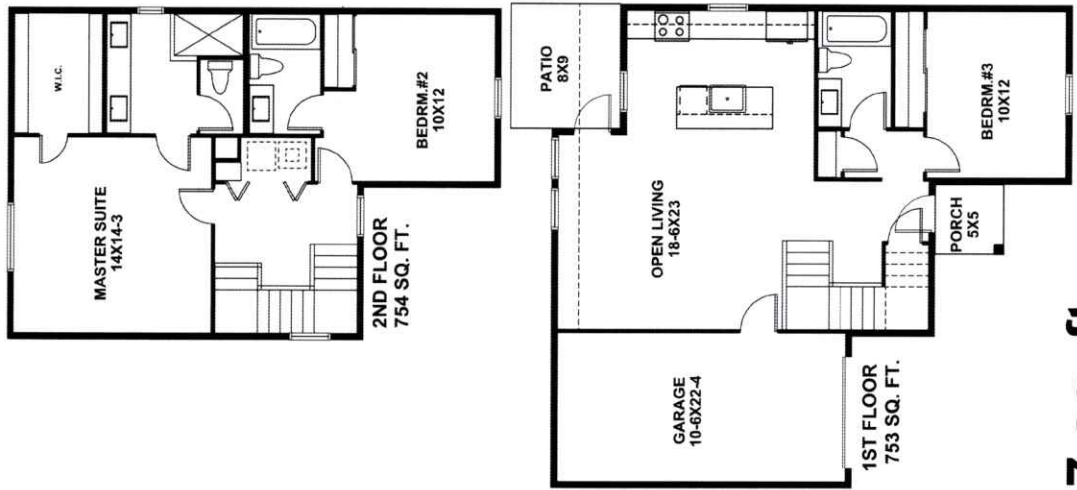
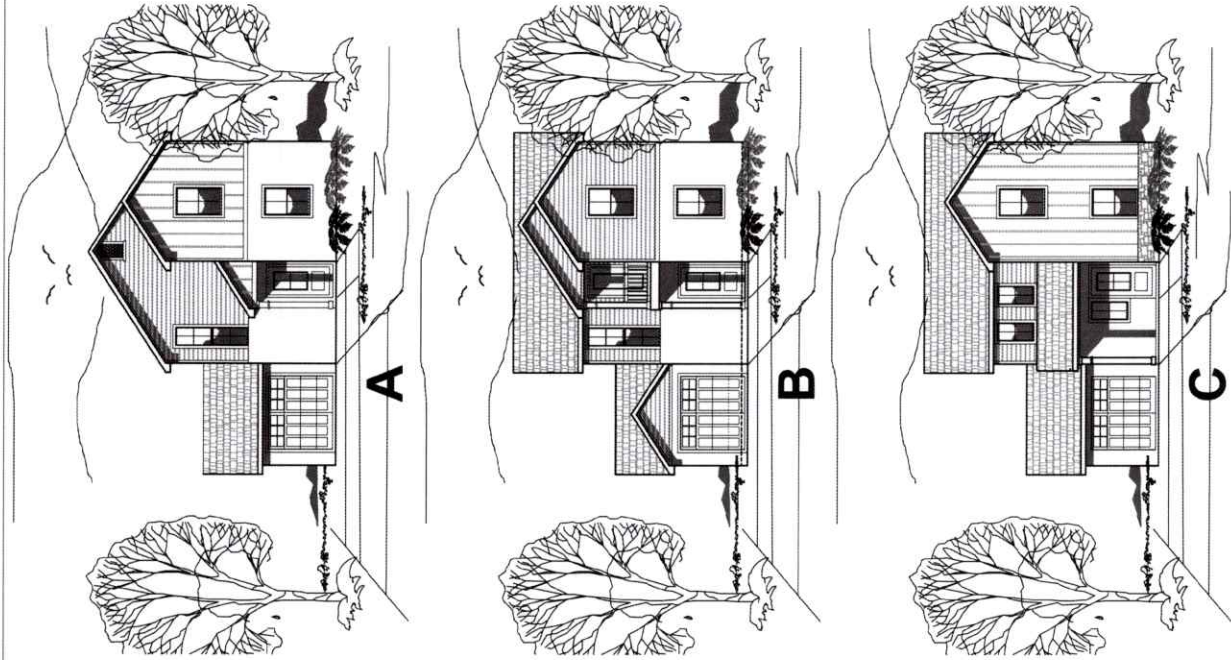
ROCK RIDGE COURTYARD
GLEN ROSE, TX

PROPERTY & OTHER SERVICES BY

RON MORRIS
DESIGNS, LLC.

EMAIL: ronnormsdesigns@gmail.com

3672 NASHUA BLVD.
TORRONTO, FL 32776
404-271-3058



1507 sq. ft.

ROCK RIDGE
COURTYARDS

MODEL
SCALE 1/4" = 1'-0"
DATE 11/15/2024
SHEET

36952 WASHIA BLVD
GORENTO, FL 32776
407-271-3053
RON MORRIS
DESIGNS, LLC
EMAIL: ronmorrisedesigns@gmail.com

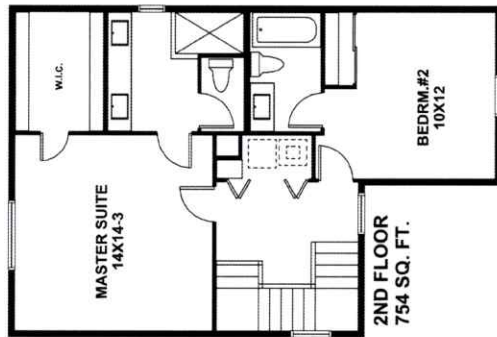
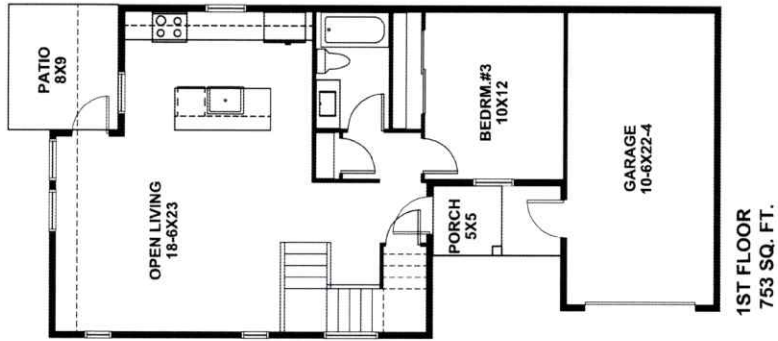
COPYRIGHT RON MORRIS DESIGNS, LLC. 2024
DRAWING & DESIGN SERVICES BY

36752 NASHUA BLVD
SOPRANTO, FL 32776
407-271-5053
RON MORRIS
DESIGNS, LLC.
EMAIL: rnmorrisdesigns@gmail.com

PLANING & DESIGN SERVICES BY
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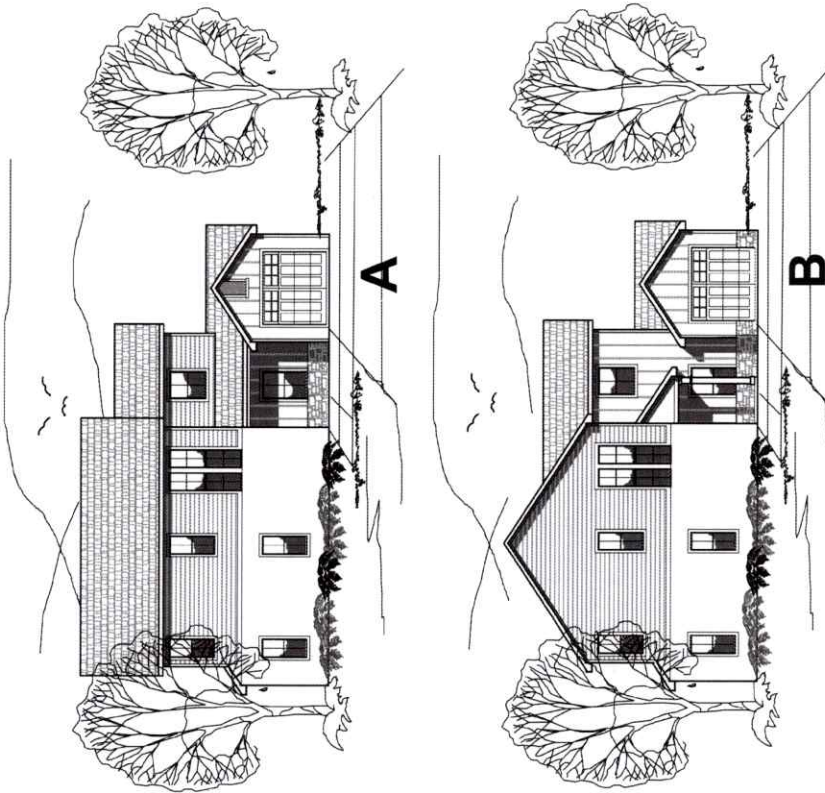
ROCK RIDGE
COURTYARDS

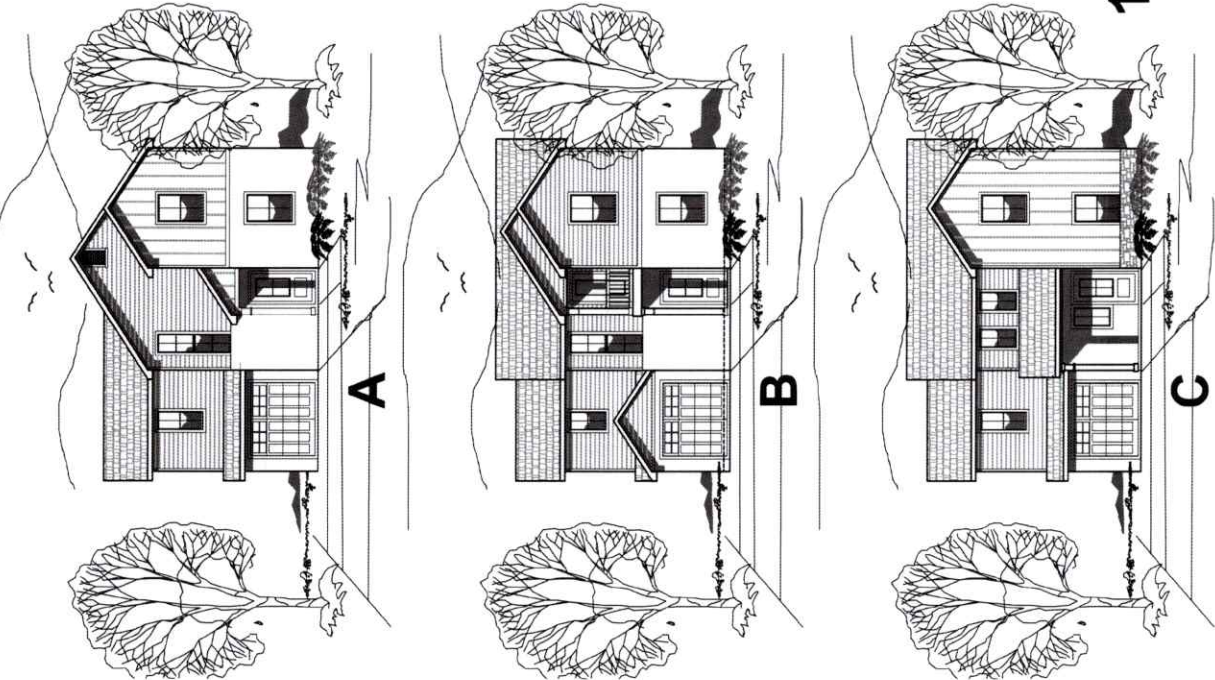
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DATE 11/15/2024
SHEET
A3



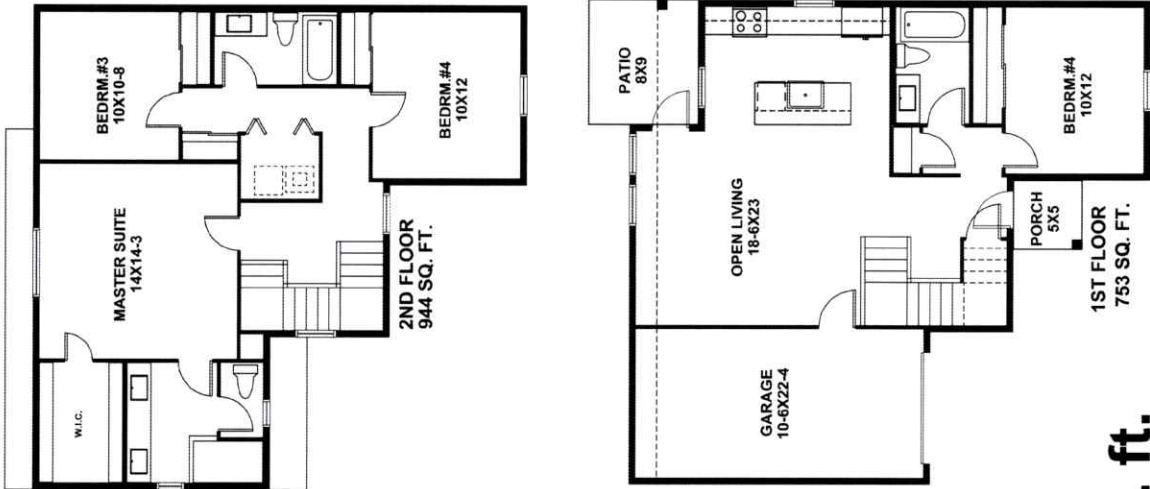
windows vary w/elevation & orientation

**1507 sq. ft.
corner lot**





1697 sq. ft.



ROCK RIDGE
COURTYARDS

MODEL
SCALE 1/4"=1'-0"
DATE 11/15/2024
SHEET

36792 NASHUA BLVD
SUNRISE, FL 33276
407-271-5053
RON MORRIS
DESIGNS, LLC.
EMAIL: rnmorrisdesigns@gmail.com

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36052 NASHUA BLVD
SOPRISTO, FL 32776
409-271-5059

PLANNING & DESIGN SERVICES BY
RON MORRIS
DESIGNS, LLC.

EMAIL: rormor@ronmorrisedesigns.com

ROCK RIDGE
COURTYARDS

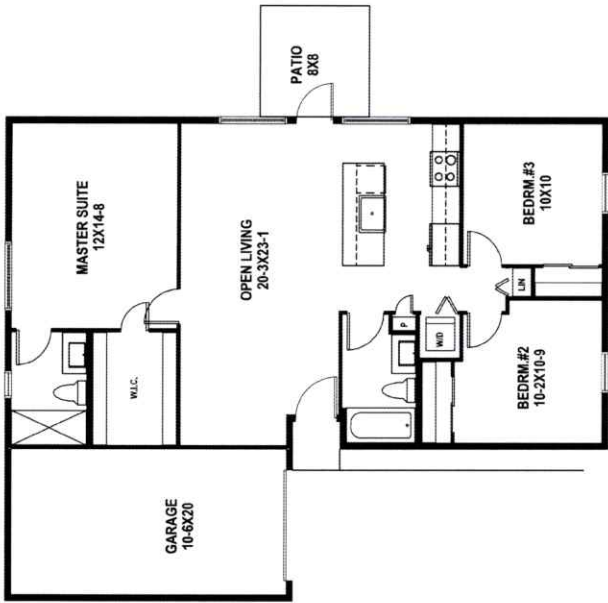
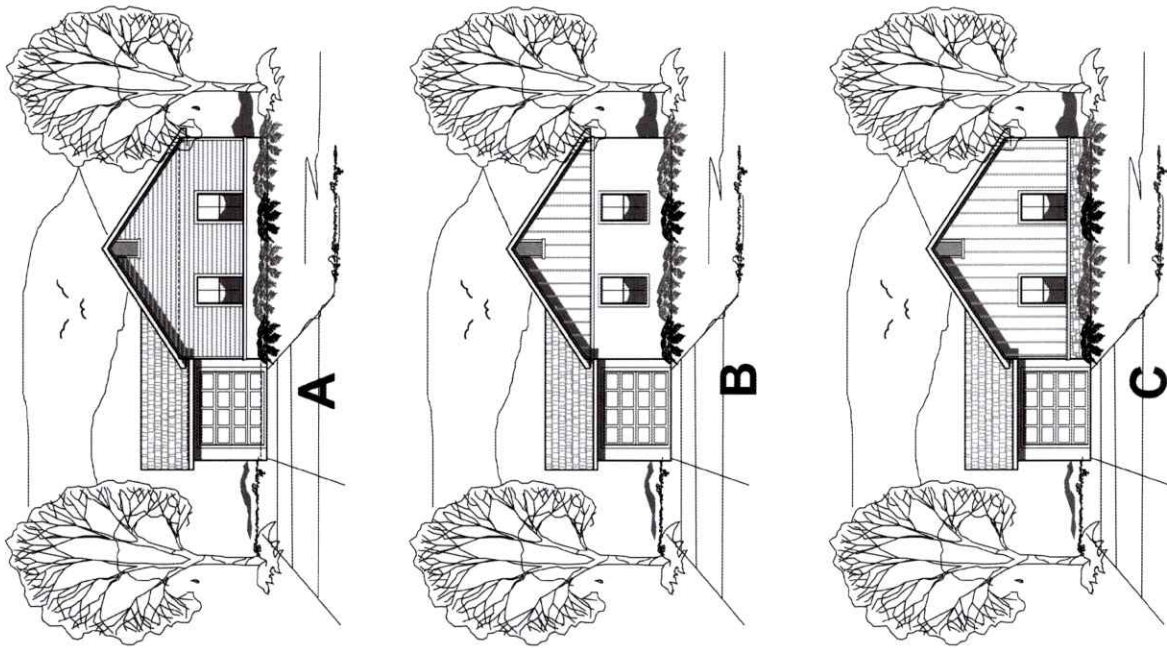
ROPEL

SCALE
1/4"=1'-0"

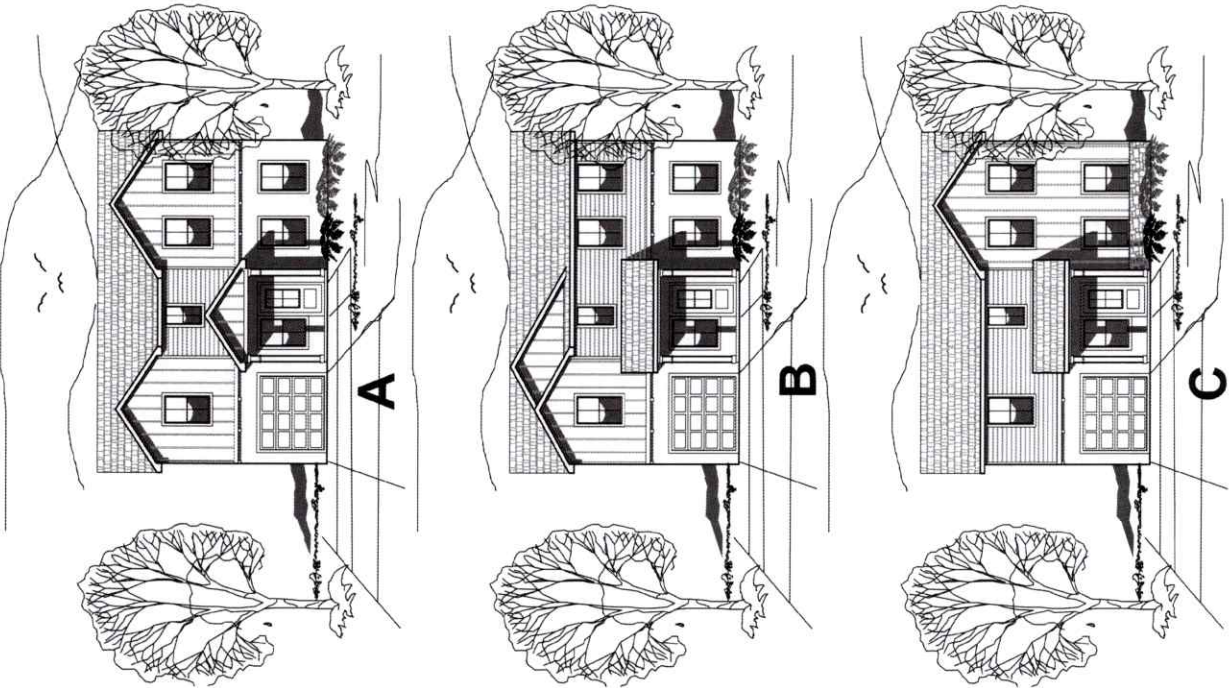
DATE
11/15/2024

SHEET

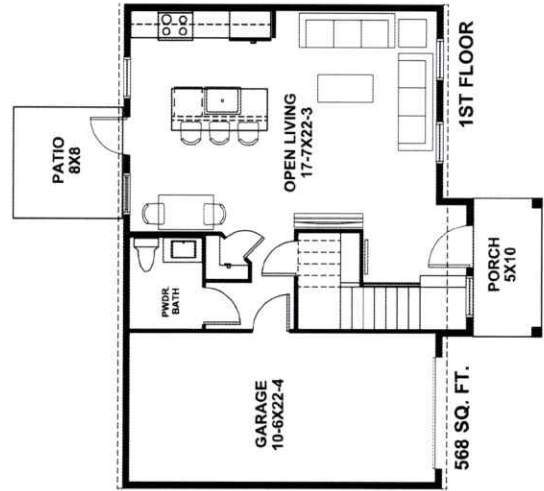
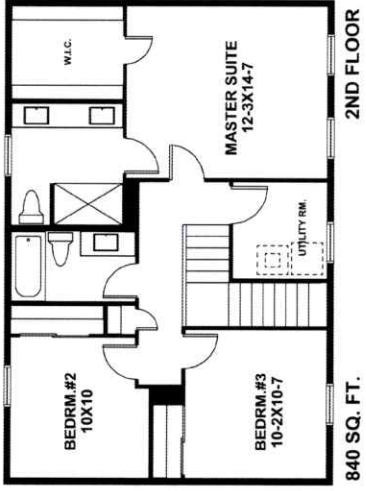
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1050 sq. ft.



1408 sq. ft.



36752 NASHUA BLVD
BOCA RATON, FL 33476
407-271-2053
RON MORRIS
DESIGNS, LLC
DESIGN & CONSTRUCTION SERVICES BY
EMAIL: ronmorrisedesigns@gmail.com

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Rock Ridge
Courtyards

MODEL
SCALE 1/4"=1'-0"
DATE 11/15/2024
SHEET

DECEMBER 23RD, 2024

Conveyance Analysis Report for *Rock Ridge Courtyard*

INTRODUCTION

Project Location: Bo Gibbs Blvd, Glen Rose, TX 76043

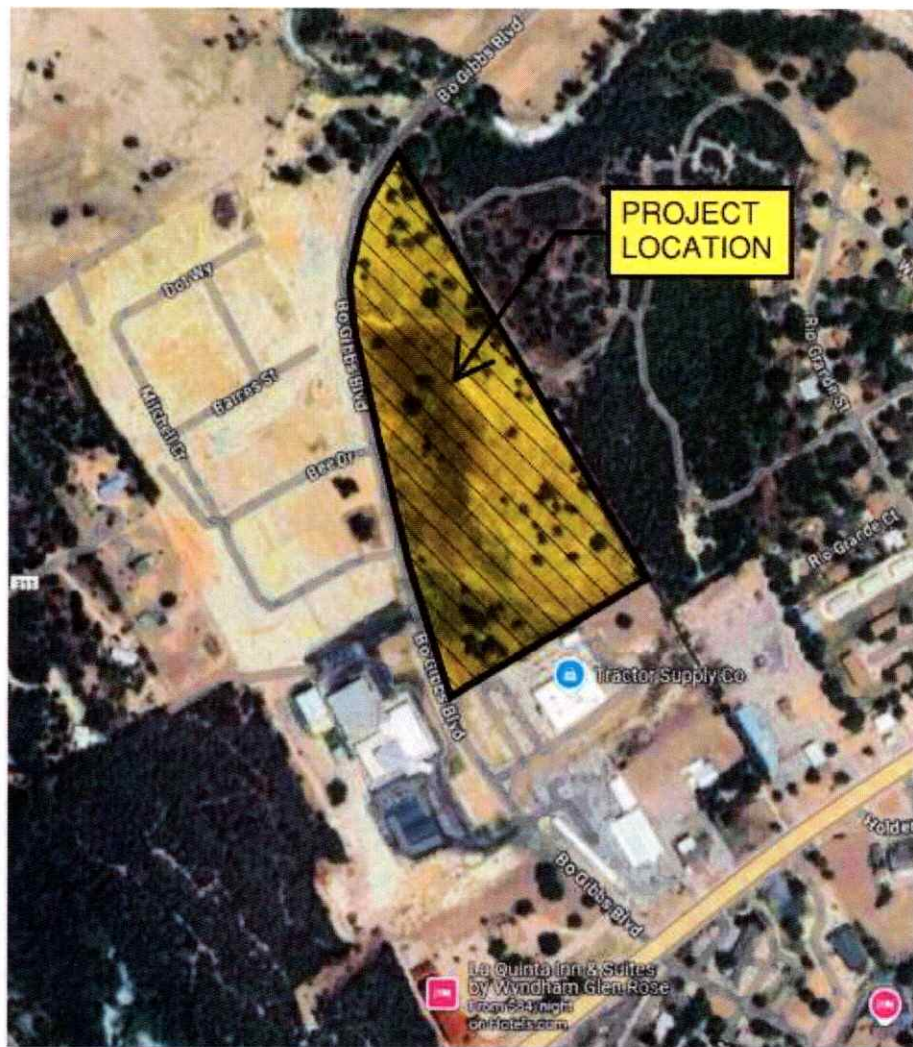


Figure 1: Project Location



The purpose of this submittal is to develop a drainage analysis to show that the proposed Rock Ridge Courtyard development will have negligible impact on the hydrology at the project site. Glen Rose is a city in and the county seat of Somervell County, Texas, United States. As of the 2020 census, the city population was 2,659. In Glen Rose, the summers are hot and muggy, the winters are cold and windy, and it is partly cloudy year round. Over the course of the year, the temperature typically varies from 37°F to 96°F and is rarely below 25°F or above 102°F. The normal annual precipitation average **35 inches**.

We have determined that the **runoff Post development of proposed Rock Ridge Courtyard development will be detained at the south west (SW) corner of the project site for the 100-year return period storm.**

TOPOGRAPHY

Elevation Data from the Digital Elevation Model (DEM) (1m resolution) from USGS:

USGS_one_meter_x61y357_TX_MiddleBrazos_2016¹ was used to generate the terrain for the project:

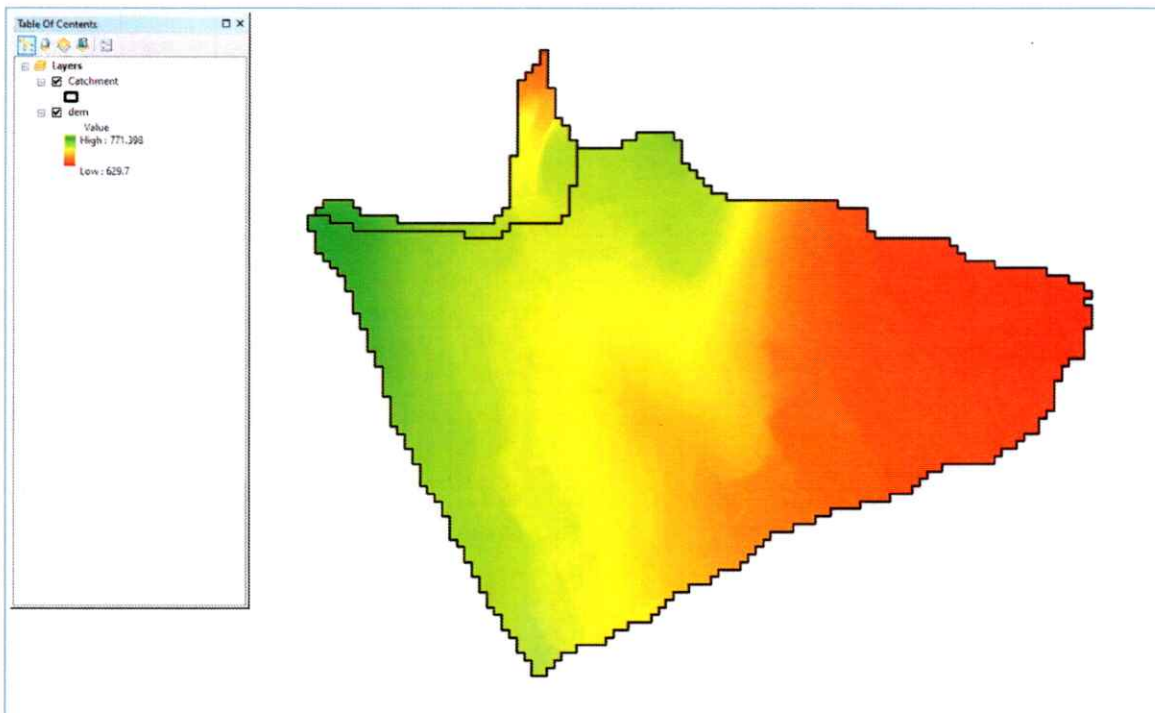


Figure 2: Project Terrain

¹ USGS, USGS_one_meter_x61y357_TX_MiddleBrazos_2016

Source: <https://apps.nationalmap.gov/downloader/#/>



RAINFALL INTENSITY

The rainfall intensity for various return period of storm are extracted from the online application of *NOAA: Precipitation Frequency Data Server (PFDS)*² based on the address of the project site.

Note: The Rainfall intensity of 24-hr duration for 2, 5, 10, 25, 50 and 100-year return period is selected for the drainage analysis

NOAA Atlas 14, Volume 11, Version 2
Location name: Glen Rose, Texas, USA*
Latitude: 32.2441°, Longitude: -97.7587°
Elevation: 703 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES
Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Oran White
NOAA, National Weather Service, Silver Spring, Maryland
[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.409 (0.389-0.540)	0.478 (0.386-0.627)	0.593 (0.452-0.780)	0.687 (0.519-0.915)	0.816 (0.592-1.12)	0.913 (0.648-1.28)	1.01 (0.697-1.48)	1.11 (0.748-1.64)	1.25 (0.812-1.90)	1.36 (0.858-2.12)
10-min	0.656 (0.496-0.866)	0.768 (0.587-1.01)	0.952 (0.726-1.25)	1.10 (0.829-1.47)	1.31 (0.954-1.80)	1.47 (1.04-2.07)	1.63 (1.12-2.34)	1.78 (1.20-2.63)	1.99 (1.29-3.03)	2.14 (1.35-3.34)
15-min	0.812 (0.615-1.07)	0.951 (0.728-1.25)	1.18 (0.899-1.55)	1.37 (1.03-1.82)	1.62 (1.18-2.22)	1.82 (1.29-2.58)	2.01 (1.39-2.90)	2.21 (1.49-3.27)	2.48 (1.61-3.77)	2.68 (1.69-4.17)
30-min	1.12 (0.851-1.48)	1.31 (1.00-1.72)	1.62 (1.24-2.14)	1.88 (1.41-2.50)	2.23 (1.62-3.04)	2.49 (1.76-3.49)	2.75 (1.90-3.96)	3.03 (2.04-4.47)	3.40 (2.21-5.18)	3.69 (2.34-5.76)
60-min	1.46 (1.10-1.93)	1.71 (1.30-2.24)	2.12 (1.61-2.79)	2.45 (1.84-3.28)	2.91 (2.11-3.98)	3.25 (2.30-4.56)	3.61 (2.49-5.19)	3.98 (2.69-5.88)	4.51 (2.93-6.88)	4.92 (3.12-7.68)
2-hr	1.79 (1.35-2.35)	2.12 (1.63-2.75)	2.65 (2.03-3.46)	3.10 (2.34-4.10)	3.72 (2.72-5.04)	4.20 (2.99-5.84)	4.70 (3.26-6.69)	5.24 (3.54-7.64)	5.99 (3.91-9.01)	6.59 (4.19-10.1)
3-hr	1.99 (1.52-2.60)	2.36 (1.82-3.06)	2.99 (2.30-3.88)	3.51 (2.66-4.62)	4.25 (3.11-5.73)	4.82 (3.44-6.66)	5.43 (3.77-7.68)	6.06 (4.12-8.80)	7.00 (4.58-10.4)	7.73 (4.93-11.8)
6-hr	2.34 (1.80-3.03)	2.82 (2.18-3.60)	3.58 (2.77-4.61)	4.24 (3.23-5.54)	5.17 (3.82-6.92)	5.91 (4.24-8.09)	6.70 (4.69-9.37)	7.55 (5.14-10.8)	8.76 (5.76-12.9)	9.74 (6.24-14.6)
12-hr	2.68 (2.08-3.45)	3.27 (2.54-4.14)	4.21 (3.27-5.37)	5.00 (3.84-6.48)	6.14 (4.55-8.12)	7.02 (5.07-9.51)	7.97 (5.60-11.0)	9.03 (6.18-12.8)	10.5 (6.97-15.3)	11.8 (7.58-17.6)
24-hr	3.07 (2.39-3.92)	3.76 (2.94-4.73)	4.86 (3.80-6.16)	5.89 (4.47-7.45)	7.42 (5.30-9.34)	8.46 (5.91-10.9)	9.76 (6.54-12.7)	10.6 (7.23-14.7)	13.9 (8.17-17.6)	13.8 (8.91-20.1)
3-day	3.55 (2.78-4.50)	4.32 (3.39-5.39)	5.54 (4.35-6.97)	6.58 (5.10-8.38)	8.05 (6.03-10.6)	9.21 (6.71-12.2)	10.4 (7.42-14.1)	11.8 (8.19-16.3)	13.9 (9.26-19.6)	15.5 (10.1-22.3)
3-day	3.88 (3.05-4.90)	4.70 (3.70-5.84)	5.98 (4.72-7.50)	7.09 (5.52-8.99)	8.65 (6.50-11.2)	9.88 (7.23-13.0)	11.2 (7.98-15.0)	12.7 (8.79-17.3)	14.8 (9.90-20.7)	16.5 (10.8-23.6)
4-day	4.14 (3.26-5.20)	4.99 (3.94-6.19)	6.34 (5.01-7.92)	7.49 (5.84-9.47)	9.12 (6.87-11.7)	10.4 (7.62-13.6)	11.8 (8.40-15.7)	13.3 (9.24-18.1)	15.4 (10.4-21.5)	17.2 (11.3-24.4)
7-day	4.71 (3.73-5.88)	5.64 (4.49-6.96)	7.12 (5.66-8.84)	8.37 (6.55-10.5)	10.1 (7.68-13.0)	11.5 (8.48-15.0)	13.0 (9.30-17.2)	14.5 (10.2-19.6)	16.8 (11.3-23.1)	18.6 (12.2-26.0)
10-day	5.19 (4.12-6.46)	6.17 (4.93-7.61)	7.75 (6.19-9.60)	9.08 (7.14-11.4)	10.9 (8.32-13.9)	12.4 (9.16-16.0)	13.9 (10.0-18.3)	15.5 (10.9-20.8)	17.8 (12.1-24.4)	19.7 (12.9-27.3)
20-day	6.67 (5.32-8.23)	7.77 (6.26-9.54)	9.57 (7.69-11.8)	11.1 (8.75-13.7)	13.1 (10.0-16.5)	14.7 (10.9-18.8)	16.3 (11.8-21.2)	18.0 (12.7-23.8)	20.5 (13.9-27.6)	22.4 (14.8-30.6)
30-day	7.87 (6.31-9.67)	9.08 (7.36-11.1)	11.1 (8.94-13.6)	12.7 (10.1-15.7)	14.9 (11.4-18.7)	16.6 (12.4-21.1)	18.3 (13.3-23.6)	20.1 (14.2-26.4)	22.7 (15.5-30.3)	24.7 (16.4-33.4)
45-day	9.53 (7.66-11.6)	10.9 (8.91-13.4)	13.3 (10.8-16.2)	15.2 (12.1-18.7)	17.8 (13.7-22.1)	19.7 (14.7-24.8)	21.6 (15.7-27.7)	23.6 (16.7-30.6)	26.3 (18.0-34.7)	28.3 (18.9-38.0)
60-day	11.0 (8.86-13.4)	12.6 (10.3-15.4)	15.3 (12.4-18.6)	17.5 (14.0-21.4)	20.4 (15.7-26.3)	22.5 (16.9-28.3)	24.7 (18.9-31.4)	26.8 (19.0-34.6)	29.6 (20.3-38.9)	31.7 (21.2-42.2)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Figure 3: Rainfall Intensity data

² NOAA, Precipitation Frequency Data Server (PFDS)

Source: <https://hdsc.nws.noaa.gov/>



HYDROLOGY

To compute the pre and post development, a HEC HMS software application was used to delineate the catchment, as well as a Win TR-55 software application for pre v/s post drainage analysis for various return periods of storm using SCS Type-2 24-hr storm duration. USDA: Part 630 Hydrology National Engineering Handbook³

The inputs for the Win-TR-55 extracted from HEC HMS catchment delineation. The following are catchment parameters

Table 1: Catchment parameter

Parameters	Quantity	Units
Total Drainage Area	91.04	acre
Longest Flow path length	1552	ft
Channel slope	0.081	ft/ft

³ USDA, Part 630 Hydrology National Engineering Handbook

Source: <https://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=27002.wba>

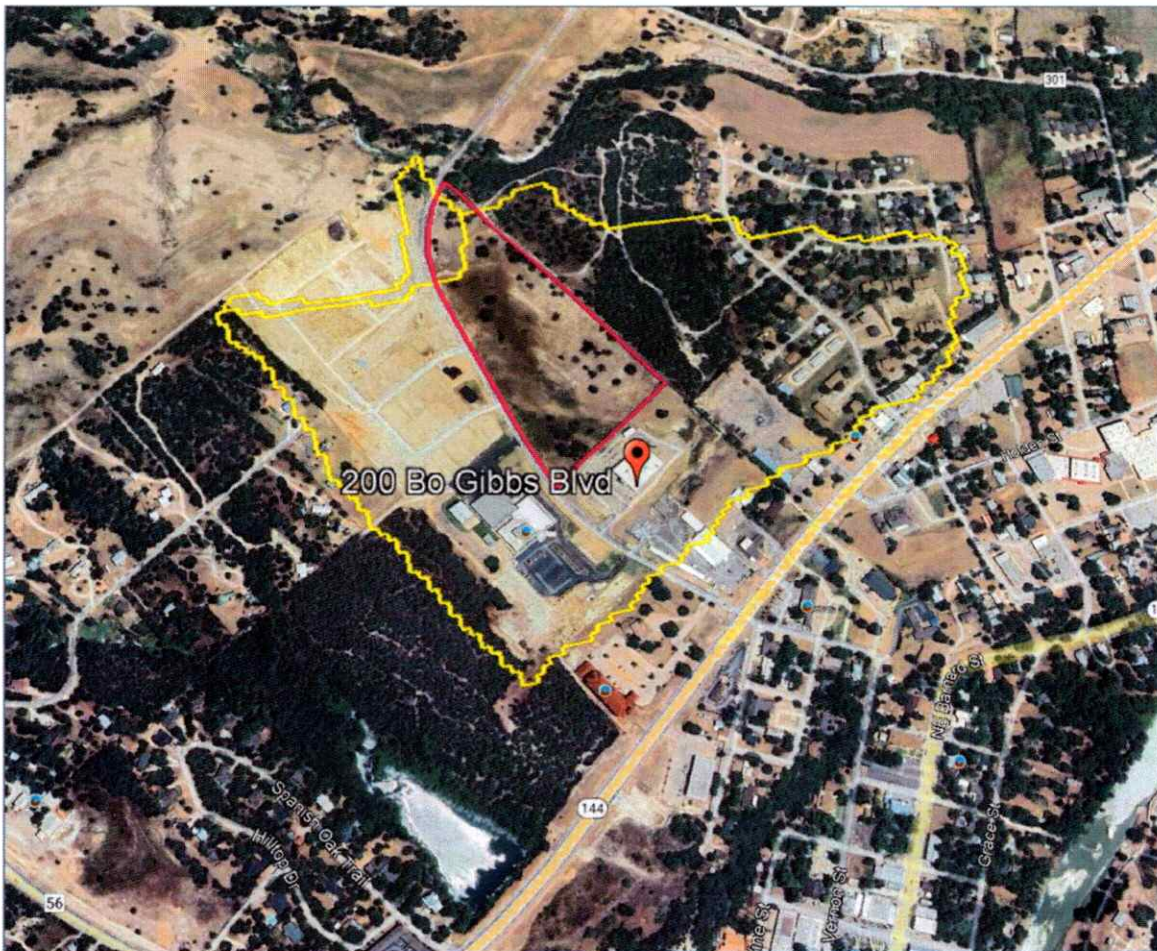
PRE-DEVELOPMENT CONDITION

Figure 4: Catchment area spread over the Project site

For the pre-development analysis, the land use curve number CN assigned in the Win-TR55 model was based on the observation from the aerial imagery. Most of the catchment area is covered with developed medium intensity and high intensity urban industrial areas. Assuming Hydrological soil group B, and the weighted Curve number 76 assigned for the catchment in the pre development stage.

Land Use Details

Sub-area Name:

Land Use Categories: ☒ Urban Area ☐ Developing Urban ☐ Cultivated Agriculture ☐ Other Agriculture ☐ Arid Rangeland

Area (Acres) for Hydrologic Soil Groups

Co	Land use for Pre develo	Area	HSG	B	CN	C	CN	D	CN
FULLY DEVELOPE	Open space; grass cover < 50% (poo	16.11	B						
	Open space (Lawn								
	Paved; curbs and storm sewers	4.24	B						
	Poor condition; e								
	Fair condition; g								
	Good condition;								
	Residential districts (1/8 acre)	18.21	B	16.110	79		86		89
	Residential districts (1/4 acre)	22.56	B		69		79		84
	Woods - grass combination (fair)	24.48	B		61		74		80
	Woods (poor)	1.78	B						
	Herbaceous (fair)	3.66	B						
Impervious Area	Paved parking lots, roofs, driveways		98		98		98		98
	Streets and roads:								
	Paved; curbs and storm sewers		98	4.240	98		98		98
	Paved; open ditches (w/right-of-way)		83		89		92		93
	Gravel (w/ right-of-way)		76		85		89		91
	Dirt (w/ right-of-way)		72		82		87		89
Urban Districts									

Avg % Imperv

Project Area(ac): Summary Screen: ☐ Off ☒ On Sub-Area: Weighted CN:

Figure 5: Land use Curve number for pre-development

POST DEVELOPMENT ANALYSIS (PROPOSED ROCK RIDGE COURTYARD SITE PLAN)



Figure 6: Proposed Layout plan of Rock Ridge Courtyard

For the Post development scenario, the proposed development area is 13.25 acres. With a curve number of 98 assigned for this proposed development (which includes development of roads, building roofs and parking plots based on the site plan), the weighted curve number remains the same as predevelopment (i.e 78).

Land Use Details

Sub-area Name:

Land Use Categories: ☒ Urban Area ☐ Developing Urban ☐ Cultivated Agriculture ☐ Other Agriculture ☐ Arid Rangeland

Area (Acres) for Hydrologic Soil Groups

Co	Land use for Post	Area	HSG	B	CN	C	CN	D	CN	▲
FULLY DEVELOPE	Open space; grass cover < 50% (poo	3.010	B							
	Open space (Lawn)	13.100	B							
	Paved parking lots, roofs, driveways	4.240	B	3.010	79		86		89	
	Paved; curbs and storm sewers	18.210	B		69		79		84	
	Residential districts (1/8 acre)	22.560	B		61		74		80	
	Residential districts (1/4 acre)	24.480	B							
	Woods - grass combination (fair)	1.780	B							
	Woods (poor)	3.660	B	13.100	98		98		98	
	Herbaceous (fair)									
Impervious Area										
	Paved parking lot									
	Streets and roads:									
	Paved; curbs and storm sewers		98	4.240	98		98		98	
	Paved; open ditches (w/right-of-way)		83		89		92		93	
	Gravel (w/ right-of-way)		76		85		89		91	
	Dirt (w/ right-of-way)		72		82		87		89	
Urban Districts										
	Avg % Imperv									

Project Area(ac): Summary Screen: ☐ Off ☒ On Sub-Area: Weighted CN:

Figure 7: Land use Curve number for post-development



PRE V/S POST DEVELOPMENT COMPARISON

File Display

Print Edit WinTR-20 Reports WinTR-55 Reports Help

Sub-Area Summary Table

PRO E 200 Bo Gibbs Blvd

Somervell County, Texas

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Pre develo	91.04	0.100	76	Outlet	
Post	91.04	0.100	78	Outlet	

Figure 8: Sub area summary table

File Display

Print Edit WinTR-20 Reports WinTR-55 Reports Help

Watershed Peak Table

PRO E 200 Bo Gibbs Blvd

Somervell County, Texas

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	500-Yr (cfs)
SUBAREAS							
Pre develo	301.83	478.63	667.09	963.91	1235.28	1554.86	2864.89
Post	325.30	505.82	695.68	992.58	1263.56	1582.34	2887.92

Figure 9: watershed peak flow comparison summary table showing pre v/s post development scenario



Table 2: Drainage peak flow for pre and post conditions

Return period	Pre(cfs)	Post(cfs)	surplus flow(cfs)
2	301.83	337.19	35.36
5	478.63	518.69	40.06
10	667.09	708.77	41.68
25	963.91	1006.24	42.33
50	1235.28	1277.11	41.83
100	1554.86	1595.34	40.48
500	2864.89	2898.37	33.48

COMPUTATION SURPLUS RUN-OFF GENERATED FROM PROPOSED DEVELOPMENT FOR 100YR STORM

For 100-year storm,

Proposed developmental Area=13.250 acre

Pre development scenario,

Run off depth =11.586 inches

Total run off volume = 557509.97 cubic ft

Post development scenario,

Run off depth =11.882 inches

Total run off volume= 571753.28 cubic ft

Total surplus run off volume generated= Post development run off volume- Pre development run off volume

= 14,243.30 cubic ft.

A detention pond is proposed on the southwestern corner of the Rock Ridge courtyard development. The proposed pond will have a storm runoff storage capacity equal to or greater than the required post development runoff surplus mentioned above. Figure 10 shows the proposed location of the detention pond and the evacuation pipe.



Figure 10: The Proposed location of detention pond and its evacuation pipe barrel.

In addition to the proposed onsite detention pond, a roadside ditch is planned to carry the existing run-off generated from the Bo Gibbs Boulevard, which is around 11.55 cfs for the 100-yr storm. The sizing of the concrete trapezoidal road ditch is shown in Figure 11, and the ditch alignment will be shown within the site plan drawing.

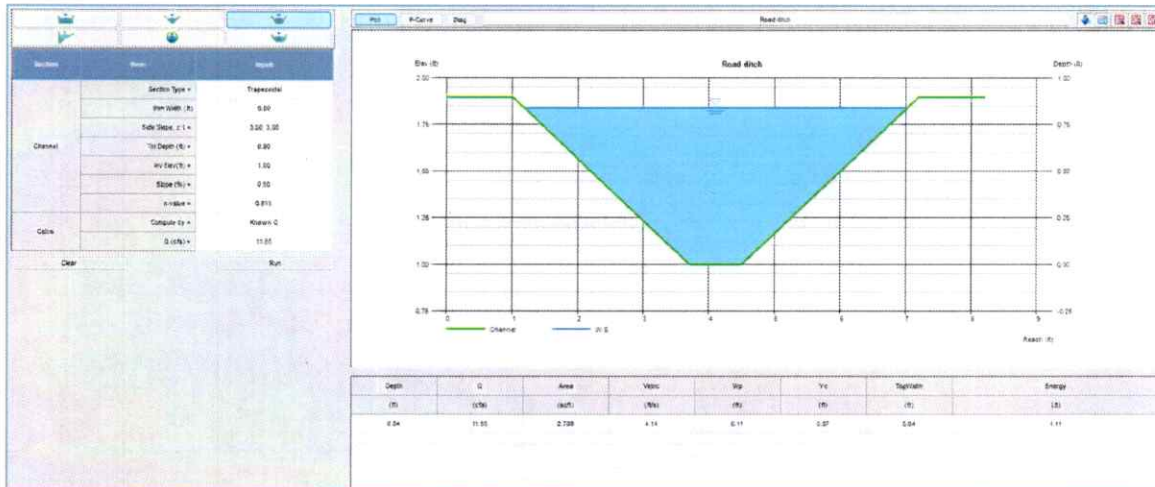


Figure 11: The Proposed size of the road ditch



HYDRAULICS

Manning's N value

- **Channel** 0.07
- **Right overbank** 0.04
- **Left overbank** 0.07

Geometry – Cross-Sections

A total of 5 **cross-sections** were generated for the river stream. A **Cross-section** is drawn at the upstream limits of the project site. This allows for a conservative approach to the **BFE Determination**, as the BFE drops across the site (Cross section 1490 to 370):

FID	River	Reach	River Station	Node Name	Node Descriptions	Left Bank	Right Bank	Length LOB	Length Channel	Length ROB
0	overland flow	Reach 1	1490			356	631	267.6	292.3	262.7
1	overland flow	Reach 1	1198			493.1	716.3	181.7	299.8	355.1
2	overland flow	Reach 1	898			578.8	795.4	314.7	306	324.9
3	overland flow	Reach 1	592			375.1	579.6	231.3	222.3	291.6
4	overland flow	Reach 1	370			626.5	792.9			

Table 3: Project Cross-Section Geometry

Steady Flow Data

The calculated 100-year peak discharge is applied at the upstream limit of the site at **Cross-section 1490**

Steady Flow Data - stdy flo

File Options Help

Description :

Enter/Edit Number of Profiles (32000 max):

4

Reach Boundary Conditions ...

Locations of Flow Data Changes

River: overland flow

Add Multiple...

Reach: Reach 1

River Sta.: 1490

Add A Flow Change Location

Flow Change Location

	River	Reach	RS	100 Year Pre	100 Year Post	500 Year Pre	500 Year Post
1	overland flow	Reach 1	1490	1555	1583	2865	2888

Table 4: Steady Flow Data



Per FEMA 265, the model was analyzed in Steady Flow conditions using HEC-RAS 6.4.1. Below are the visual representations of the results.

HEC-RAS Plan: Pre n Post River: overland flow Reach: Reach 1												
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	1490	100 Year Pre	1555.00	708.73	711.09	711.09	711.79	0.021509	6.72	231.66	172.11	1.01
Reach 1	1490	100 Year Post	1583.00	708.73	711.11	711.11	711.81	0.021309	6.74	234.96	172.97	1.01
Reach 1	1490	500 Year Pre	2865.00	708.73	711.81	711.81	712.80	0.018207	8.01	365.27	199.28	0.99
Reach 1	1490	500 Year Post	2888.00	708.73	711.83	711.83	712.82	0.017822	7.98	370.02	200.77	0.98
Reach 1	1198	100 Year Pre	1555.00	702.64	704.96	704.81	705.38	0.021037	5.85	318.57	260.18	0.97
Reach 1	1198	100 Year Post	1583.00	702.64	704.98	704.81	705.41	0.021213	5.94	323.74	261.86	0.98
Reach 1	1198	500 Year Pre	2865.00	702.64	705.50	705.36	706.23	0.022968	7.78	468.02	295.11	1.08
Reach 1	1198	500 Year Post	2888.00	702.64	705.51	705.36	706.24	0.023024	7.81	470.06	295.30	1.08
Reach 1	898	100 Year Pre	1555.00	695.96	698.19	698.19	698.81	0.031810	7.01	256.83	206.97	1.18
Reach 1	898	100 Year Post	1583.00	695.96	698.21	698.21	698.83	0.031574	7.03	260.58	207.95	1.18
Reach 1	898	500 Year Pre	2865.00	695.96	698.89	698.89	699.69	0.027231	7.95	429.87	275.87	1.15
Reach 1	898	500 Year Post	2888.00	695.96	698.90	698.90	699.70	0.027155	7.97	432.40	276.10	1.15
Reach 1	592	100 Year Pre	1555.00	686.44	689.21	689.21	689.92	0.018549	7.03	245.57	165.55	0.97
Reach 1	592	100 Year Post	1583.00	686.44	689.23	689.23	689.95	0.018745	7.06	248.94	167.56	0.97
Reach 1	592	500 Year Pre	2865.00	686.44	689.93	689.93	690.99	0.018899	8.59	376.76	191.51	1.02
Reach 1	592	500 Year Post	2888.00	686.44	689.94	689.94	691.00	0.018887	8.61	378.98	192.09	1.02
Reach 1	370	100 Year Pre	1555.00	681.57	684.21	684.21	684.94	0.020490	6.85	229.81	165.22	1.00
Reach 1	370	100 Year Post	1583.00	681.57	684.23	684.23	684.96	0.020462	6.88	233.00	166.49	1.00
Reach 1	370	500 Year Pre	2865.00	681.57	684.96	684.96	685.98	0.017894	8.14	362.65	184.05	0.99
Reach 1	370	500 Year Post	2888.00	681.57	684.96	684.96	685.99	0.018158	8.20	362.81	184.06	1.00

Table 3: Hydraulic table results

Cross section	100-Yr Water surface elevation(ft.)			500-Yr Water surface elevation(ft.)		
	Pre	Post	difference	Pre	Post	difference
1490	711.09	711.11	0.02	711.81	711.83	0.02
1198	704.96	704.98	0.02	705.5	705.51	0.01
898	698.19	698.21	0.02	698.89	698.9	0.01
592	689.21	689.23	0.02	689.93	689.94	0.01
370	684.96	684.96	0	684.96	684.96	0

Table 4: WSE (Water surface elevation) comparison for different scenarios



CONCLUSION

The surplus runoff generated from the Post development of Rock Ridge Courtyard development varies from 35 to 42 cfs. Also, an additional runoff volume storage of 14,243 cubic ft. for 100-year return period, which will be detained at the SW corner of the proposed development. The offsite flows will be conveyed within the proposed roadside ditch (Refer Figure 11.), then get captured by a 30" pipe, and eventually upsized to a 48" pipe prior to the ultimate connection point at the existing catch basin. The pond will connect to this line, with a restrictor prior to the connection point, to keep the flows at current conditions. (Refer Figure 10.)

APPENDIX

Time of Concentration

Tc Time of Concentration Details

Sub-area Name

Pre develo

Rename
Clear

2-Year Rainfall (in)

4.53

Time of Concentration Details

Flow Type	Length (ft)	Slope (ft/ft)	Surface (Manning's n)	n	Area (ft²)	WP (ft)	Velocity (f/s)	Time (hr)
Sheet	100	0.0810	Smooth Surface (0.011)					0.010
Shallow Concentrated	1452	0.0810	Unpaved					0.088
Shallow Concentrated								
Channel								
Channel								
Total	1,552						4.3991	0.098

* - Your computed subarea Tc is less than, and will be replaced with, the required minimum of 0.1 hours.

? Help Cancel Accept

Tc Time of Concentration Details

Sub-area Name

Post

Rename
Clear

2-Year Rainfall (in)

4.53

Time of Concentration Details

Flow Type	Length (ft)	Slope (ft/ft)	Surface (Manning's n)	n	Area (ft²)	WP (ft)	Velocity (f/s)	Time (hr)
Sheet	100	0.0810	Smooth Surface (0.011)					0.010
Shallow Concentrated	1452	0.0810	Paved					0.070
Shallow Concentrated								
Channel								
Channel								
Total	1,552						5.3889	0.080

* - Your computed subarea Tc is less than, and will be replaced with, the required minimum of 0.1 hours.

? Help Cancel Accept

Figure 12: Time of concentration for pre and post development scenario



Stream Profile Plot:

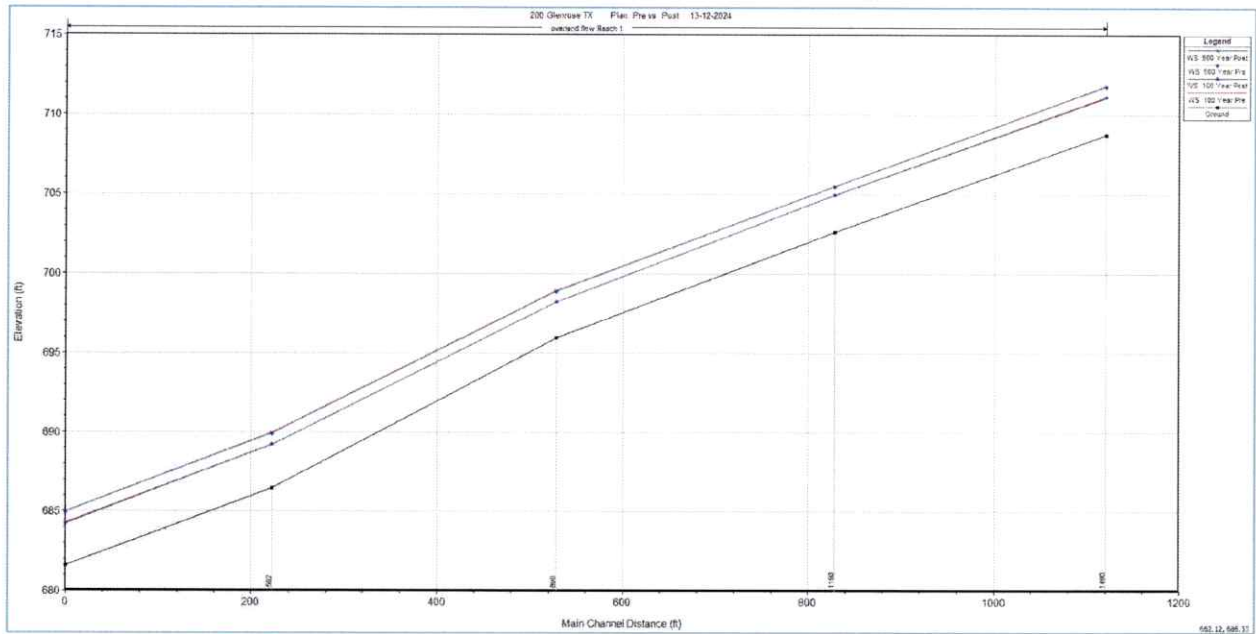


Figure 13: Stream Profile Plot (HEC-RAS)