

PLANNING & ZONING COMMISSION MEETING

Wednesday, December 06, 2023 at 5:30 PM

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



AGENDA

City Hall will be open to the public.

Citizens can view or listen live by tuning in to the following Zoom.com webinar:

Meeting ID: XXX XXXX XXXX • Passcode XXXXXX • or dial 1-346-248-7799

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from November 15, 2023 P&Z Board Meeting

INDIVIDUAL ITEMS FOR CONSIDERATION

2. Discussion, consideration, and possible action regarding a revised Preliminary Plat application for Vista Ridge Park formerly Rock Ridge Estates Phase II, also known as Lots 12 thru 38, Block 1, Lots 7 thru 12 Block 3 Lots 1 thru 8, Block 4, Lot 1, Block 5; ROCK RIDGE ESTATES, PHASE II an Addition to the City of Glen Rose Somervell County, Texas, Being 13.13 Acres Situated in the Milam County School Land Survey Abstract No. 135, in the City of Glen Rose, Somervell County, Texas, recorded in Cabinet Two slide 250 Plat Records of the Somervell County real property records

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 102 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, December 1, 2023, on or before 5:00 PM** and remained posted for at least two hours after said meeting was convened.

A handwritten signature in blue ink that reads "Jodi Holthe".

Jodi Holthe

Building, Planning Code Enforcement Department

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



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	12/6/2023		
AGENDA SUBJECT:	Consider approval of minutes from November 15, 2023 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	12/1/23
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.		

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
November 15, 2023

Item 1.

1. Call to Order
 - a. The meeting was called to order to 5:30pm by Chairperson, Pam Streeter
 - b. Pledge of Allegiance
 - c. Roll Call: Larry Cremean, William Green, Greg Clanton, Pam Streeter were in attendance. Rex Miller joined the meeting after it's start at 5:45pm. Additionally, Staff members Larry Allen and Jodi Holthe were present. A quorum was present.

2. Consent Agenda
 - a. Approval of Meeting Minutes from October 25, 2023 was required.
 - b. No Discussion or Changes to Minutes were needed.
 - c. The motion to approve the consent agenda was made by Greg Clanton and seconded by Larry Cremean
 - d. Motion passed 4/0

3. Public Hearing opened at 5:34pm
 - a. Public hearing regarding a Preliminary Plat for Creekside Edition, a proposed 22 lot subdivision, as submitted by Green Acres Venture, LLC and owners representative Tamara R Valentine, for the property located off English St, being a 5.4 acre Tract C4-1, Abstract A136, A136 Milam Co Sch LC, Tract C4-1, Acres 5.4, in the City of Glen Rose, Somervell County, Texas.

Public Hearing was closed at 5:40pm

4. Individual Items for Consideration
 - a. Discussion Consideration, and possible action regarding a Preliminary Plat for Creekside Edition, a proposed 22 lot subdivision, as submitted by Green Acres Venture, LLC and owners representative Tamara R Valentine, for the property located off English St, being a 5.4 acre Tract C4-1, Abstract A136, A136 Milam Co Sch LC, Tract C4-1, Acres 5.4, in the City of Glen Rose, Somervell County, Texas.
 - i. After much discussion and open comments from residents within the Blue Bird Park HOA and additional property owner, regarding easements and agreements, that are not in the purview of the City or City Planning and Zoning Commission, it was recommended that the plat be recommended for approval to City Council as long and the pending written agreements between Green Acres and Blue Bird Park HOA were in place and approved by both parties and take into account concern of additional property owner nearby and City.
 - ii. Motion was made by Larry Cremean, 2nd by Greg Clanton. Vote passed 5/0.

 - b. Discussion, Consideration, and possible action regarding a request to rezone Vista Ridge Park formerly Rock Ridge Estates Phase II, also known as Lots 12 – 38, blocks 1, lots 7 thru 12, Block 3 Lots 1 – 8, Block 4, Lota 1 Block 5; 13.13 Acres situated in the Milam County School Land Survey Abstract No 135, in the City of Glen Rose, Somervell County Texas, recorded in Cabinet Two slide 250 Plat Records of the Somervell County real property records from R-1(Single Family Residential District) to PD (Planned Development)
 - i. Much discussion was held on this topic as to whether it right for the town based on the comprehensive plan, how the density would impact the traffic & roads.

1. If the plan development comprehensive meets the dialogue we have been having about the housing, then recommend as we need housing. However, congestion is a concern (William Green & Larry Cremean)
 2. Water & Drainage, Congestion (Rex)
 3. 10% of GR population (Greg)
 4. Larry Allen – Phase 1 issues being addressed
 5. Not solving the cost of living issues for Glen Rose, Congestion, Water Demands, Draining, Street Infrastructure on Bo Gibbs would be a cost to the city (Pam)
- ii. Motion was made by William Green, 2nd by Larry Cremean. Vote passed 4/0/1.
Chairperson Abstained
- c. Discussion, Consideration, and possible action regarding a Preliminary Plat application for Vista Ridge Park formerly Rock Ridge Estates Phase II, also known as Lots 12 – 38, Block 1, Lots 7 thru 12, Block 3 Lots 1 – 8, Block 4, Lot 1, Block 5; 13.13 Acres situated in the Milam County School Land Survey Abstract No 135, in the City of Glen Rose, Somervell County Texas, recorded in Cabinet Two slide 250 Plat Records of the Somervell County real property
- i. Tabled with permission of the developer due to plat changes being submitted
5. With no further business before the commission, the meeting was adjourned at 6:43pm

Chairperson

Jodi Holthe,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	12/6/2023		
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding a revised Preliminary Plat application for Vista Ridge Park formerly Rock Ridge Estates Phase II, also known as Lots 12 thru 38, Block 1, Lots 7 thru 12 Block 3 Lots 1 thru 8, Block 4, Lot 1, Block 5; ROCK RIDGE ESTATES, PHASE II an Addition to the City of Glen Rose Somervell County, Texas, Being 13.13 Acres Situated in the Milam County School Land Survey Abstract No. 135, in the City of Glen Rose, Somervell County, Texas, recorded in Cabinet Two slide 250 Plat Records of the Somervell County real property records		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	8/3/23
EXHIBITS:	1. Preliminary Plat		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:	Was postponed with permission from developer as plat changed.		
RECOMMENDED ACTION:	Move to approve or deny as presented.		



SOMERVELL COUNTY, TEXAS
 MILAM CO. SCHOOL LAND SURVEY, Abstract No. 136
 Replat of
Rock Ridge Estates, Phase II
 As Shown by Plat Recorded in Plat Cabinet Two Slide 250
 Creating Final Plat of
Vista Ridge Park

FOR RESIDENTIAL PURPOSES ONLY
 All Lots Restricted to One Single Family Dwelling

THE STATE OF TEXAS
 COUNTY OF SOMERVELL

OWNERSHIP DEDICATION
 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, paths, watercourses, drains, easements and public places herein shown for the considerations and purposes expressed.

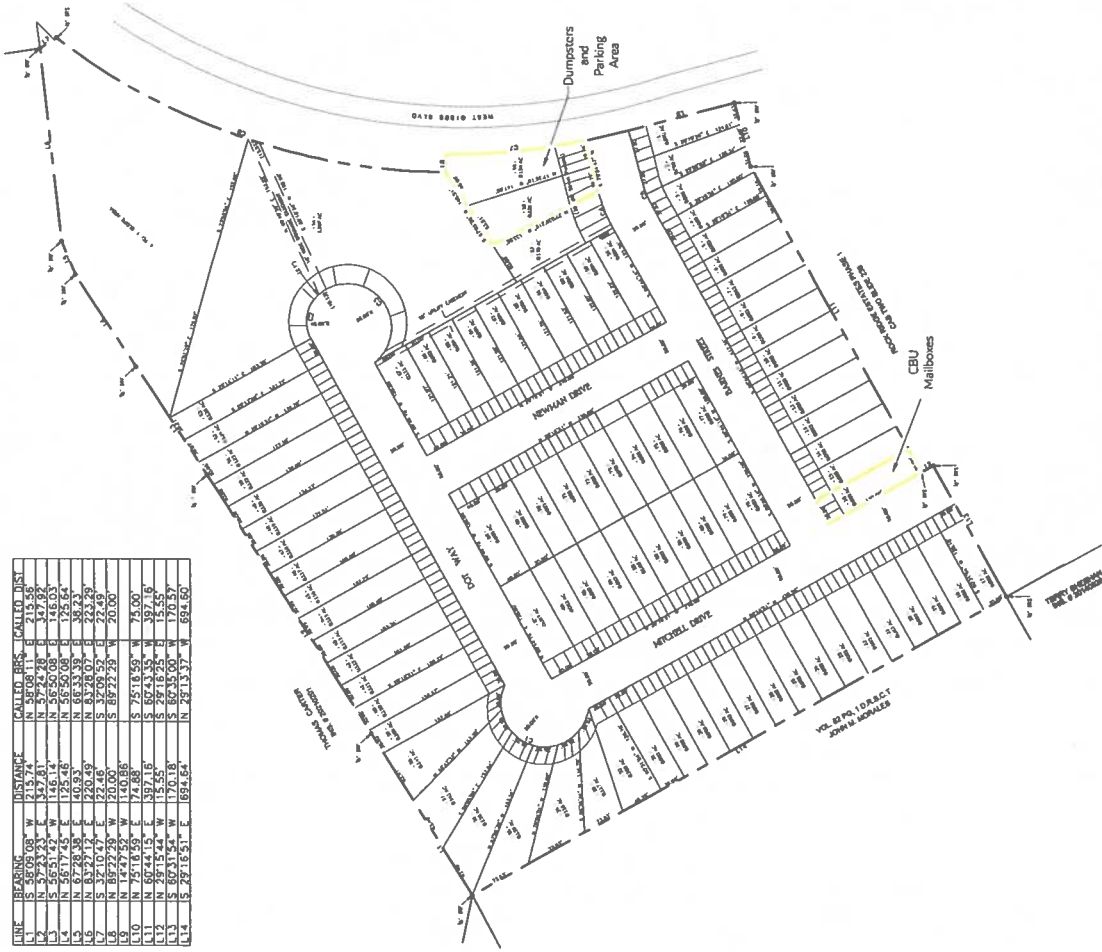
Horizon Capital Solutions, LLC Name _____
 Title _____ Date _____

STATE OF TEXAS:
 COUNTY OF SOMERVELL:
 Before me, the undersigned authority on this day personally appeared:

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 purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this _____ day of _____, 2023.

Notary Public - Somerville County, Texas
 Approved by the City of Glen Rose, Texas
 Building Official
 Chairman of Planning and Zoning
 Mayor
 Attest, City Secretary



BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
S 50.09 08° W	215.74'	N 58.08 11° E	415.58'	S 50.09 08° W	215.74'	N 58.08 11° E	415.58'
N 52.24 23° E	347.81'	N 57.26 48° E	347.89'	N 52.24 23° E	347.81'	N 57.26 48° E	347.89'
S 57.17 42° E	125.46'	N 55.00 08° E	125.63'	S 57.17 42° E	125.46'	N 55.00 08° E	125.63'
N 67.28 38° E	40.93'	N 68.33 39° E	38.23'	N 67.28 38° E	40.93'	N 68.33 39° E	38.23'
N 63.72 19° E	220.49'	N 63.78 07° E	222.29'	N 63.72 19° E	220.49'	N 63.78 07° E	222.29'
N 80.72 29° W	210.00'	S 80.72 29° W	210.00'	N 80.72 29° W	210.00'	S 80.72 29° W	210.00'
N 14.47 59° W	140.88'	S 75.18 59° W	75.00'	N 14.47 59° W	140.88'	S 75.18 59° W	75.00'
N 75.18 59° W	74.88'	S 75.18 59° W	75.00'	N 75.18 59° W	74.88'	S 75.18 59° W	75.00'
N 29.14 42° W	125.45'	S 29.14 42° W	125.45'	N 29.14 42° W	125.45'	S 29.14 42° W	125.45'
S 69.31 54° W	170.18'	S 69.31 54° W	170.18'	S 69.31 54° W	170.18'	S 69.31 54° W	170.18'
S 29.18 51° E	184.64'	N 29.18 51° E	184.60'	S 29.18 51° E	184.64'	N 29.18 51° E	184.60'

BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
S 15.15 15° W	195.18 01'	S 15.15 15° W	195.18 01'	S 15.15 15° W	195.18 01'	S 15.15 15° W	195.18 01'
N 81.38 12° W	75.24 50'	N 81.38 12° W	75.24 50'	N 81.38 12° W	75.24 50'	N 81.38 12° W	75.24 50'
N 68.00 19° E	103.19 37'	N 68.00 19° E	103.19 37'	N 68.00 19° E	103.19 37'	N 68.00 19° E	103.19 37'
S 68.00 02° W	142.92 31'	S 68.00 02° W	142.92 31'	S 68.00 02° W	142.92 31'	S 68.00 02° W	142.92 31'
N 18.58 35° E	35.24 35'	N 18.58 35° E	35.24 35'	N 18.58 35° E	35.24 35'	N 18.58 35° E	35.24 35'
S 09.42 18° E	173.31 05'	S 09.42 18° E	173.31 05'	S 09.42 18° E	173.31 05'	S 09.42 18° E	173.31 05'

VICINITY MAP
 NTS

CERTIFICATE OF RECORD

STATE OF TEXAS:
 COUNTY OF SOMERVELL:
 I, Michelle Reynolds, County Clerk of Somervell County, do hereby certify that the foregoing Plat with its certificate of authentication, was filed in my office on this _____ day of _____, 2023, at _____ o'clock _____ M., in the Official Public Records of said County and in Plat Cabinet _____ Slide No. _____

In testimony whereof, witness my hand and official seal of office, this the _____ day of _____, 2023.

Michelle Reynolds
 Clerk, County Court
 Somervell County, Texas

FLOOD STATEMENT

Any reference to the 100 year Flood Plain or Flood Hazard Zone are as shown on the Flood Hazard Map for the City of Glen Rose, Texas. FEMA Flood Hazard Maps are to be interpreted as a study or determination of the flooding properties of this property. According to the Flood Insurance Rate Map for Somervell County, dated April 3, 1985, Map No. 48-25C0040C, this property does not appear to lie within a Special Flood Hazard Area.

General Notes:

- All lots in this subdivision are subject to the following building line setbacks:
 Front Building Line: 25 feet
 Rear Building Line: 20 feet
 Side Building Line: 2.5 feet
- Unless otherwise noted on the final plat, all lots within this subdivision have a 5' public utility and drainage easement along the side lots lines.
- All lots have a 10' public utility easement along any public street frontage.
- 5' capped iron rods set stamped "Frentress Engineering" at all corners unless otherwise noted.
- All street right of way to be 50' and roadways to be in accordance with CITY OF GLEN ROSE rules and regulations.
- Subdivision is located in the GLEN ROSE ISD.
- Streets names have been approved by 911.
- All lots have 20' off street parking in front of lots unless otherwise noted.
- Bearings & Distances are derived from G.P.S. observation and are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone (FIPS 4202).
- Frentress Engineering, LLC, MAKES NO WARRANTY OR GUARANTEE OF ANY KIND THAT ALL EXISTING UNDERGROUND UTILITIES OR PIPELINES HAVE BEEN IDENTIFIED. THE CLIENT IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO EXCAVATING, AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO ABIDE BY THESE INSTRUCTIONS. CLIENTS ARE TO VERIFY IN THE FIELD THE LOCATIONS OF ALL UTILITIES ABOVE AND BELOW GROUND BEFORE EXCAVATION OR CONSTRUCTION.
- A set of Field Notes of even date accompanies this plat

Item 2.

DISCLAIMER:
 THIS SURVEY IS BEING PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. IT IS NOT NECESSARY TO COPY THE SURVEY INTO ANY INSTRUMENT. THE SURVEY IS NOT TO BE CONSIDERED A PART OF ANY INSTRUMENT. THIS PLAT IS NOT VALID WITHOUT A BASIS OF RECORD.

PRELIMINARY
 Not for the Transfer of Real Property
 BILLY D. HUBBARD, REGISTERED PROFESSIONAL LAND SURVEYOR No. 3962
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 3962

BILLY D. HUBBARD, REGISTERED PROFESSIONAL LAND SURVEYOR No. 3962, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PROFESSIONAL LAND SURVEYING, TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, 1992.
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

FRENTRESS ENGINEERING, LLC
 Civil Engineering Consultants
 6594 HWY 19 SOUTH - Abilene, Texas 79751
 TOLL FREE NO. 1-800-979-9799

SOMERVELL COUNTY, TEXAS
 MILAM CO. SCHOOL LAND SURVEY, Abstract No. 136
 Replat of
 Rock Ridge Estates, Phase II
 As Shown by Plat Recorded in Plat Cabinet Two Slide 250
 Creating Final Plat of
 Vista Ridge Park

SCALE	1" = 100'	FIELD ENGINEER	MA
DATE	05/22/23	SHEET NUMBER	1 OF 1
JOB NO.	22417	SHEET TOTALS	1 OF 1