

PLANNING & ZONING COMMISSION MEETING

Wednesday, November 15, 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: 852 1677 2991 • Passcode 715761 • or dial 1-346-248-7799

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

- [1.](#) Consider approval of minutes from October 25, 2023 P&Z Board Meeting

PUBLIC HEARING

- [2.](#) 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 5.400 acre, Tract C4-1, Abstract A136, A136 Milam Co Sch LD, Tract C4-1, Acres 5.40; in the City of Glen Rose, Somervell County, Texas

INDIVIDUAL ITEMS FOR CONSIDERATION

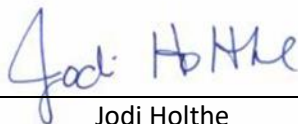
- [3.](#) Discussion, consideration and possible action regarding a Preliminary Plat for Creekside Edition, a proposed 22 lot subdivision, as submitted by Green Acres Venture, LLC and owners representative Tamara R Valentine, for the property located off English St, being a 5.400 acre, Tract C4-1, Abstract A136, A136 Milam Co Sch LD, Tract C4-1, Acres 5.40; in the City of Glen Rose, Somervell County, Texas
- [4.](#) Discussion, consideration, and possible action regarding a request to rezone 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 from R-1 (Single Family Residential District) to PD (Planned Development)
- [5.](#) 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 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, November 10, 2023, on or before 5:00 PM** and remained posted for at least two hours after said meeting was convened.



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:	11/15/2023		
AGENDA SUBJECT:	Consider approval of minutes from October 25, 2023 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	11/10/23
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
October 25, 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: Rex Miller, Larry Cremean, William Green, Greg Clanton, Pam Streeter were in attendance. Additionally, Staff members Larry Allen and Jodi Holthe were present. A quorum was present.

2. Consent Agenda
 - a. Approval of Meeting Minutes from September 25, 2023 was required.
 - b. No Discussion or Changes to Minutes were needed.
 - c. The motion to approve the consent agenda was made by Larry Cremean and seconded by William Green
 - d. Motion passed 5/0

3. Public Hearing opened at 5:32 pm
 - a. Public hearing 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)
 - b. Public hearing regarding a preliminary Plat application for 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

Public Hearing was closed at 5:34 pm

4. Individual Items for Consideration
 - a. 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.
 - ii. Only one opposition letter was received out of all notices.
 - iii. In the end, we felt more research into the impact was needed and tabled the discussion until our next meeting allowing commission members to discuss one on one and do more research.

 - b. Discussion, Consideration, and possible action regarding a prelim plate Vista Ridge Park formerly Rock Ridge Estates Phase II, also known as Lots 12 – 38, blocks 1, lots 7 thru 12, Block

Lots 1 – 8, Block 4, Lota 1 Block 5; 13.13 Acres situated in the Milam County School Land S 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 until decision is made on whether a rezone would be recommended

5. Workshop

- a. Review and Discussion of Sign Ordinance

- i. General agreement was that this worked. Larry Allen was going to have sign companies review for thoughts and input and needed to go to legal counsel.

6. With no further business before the commission, the meeting was adjourned at 7:19 pm

Chairperson

Jodi Holthe,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/15/23		
AGENDA SUBJECT:	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 5.400 acre, Tract C4-1, Abstract A136, A136 Milam Co Sch LD, Tract C4-1, Acres 5.40; in the City of Glen Rose, Somervell County, Texas		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	9/28/23
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:	11/15/2023		
AGENDA SUBJECT:	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 5.400 acre, Tract C4-1, Abstract A136, A136 Milam Co Sch LD, Tract C4-1, Acres 5.40; in the City of Glen Rose, Somervell County, Texas		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	9/28/23
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
	Appropriation Required:		\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:	<ul style="list-style-type: none"> • 9/28/2023 – Amended Zoning Application was received • 10/26/2023 - Notice of Public Hearing was posted in the local newspaper • 11/3/2023 – 24 Property owner letters were sent representing 30 properties 08 Letters have been confirmed as received 16 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: _____
Fee : 219.00 Paid on: 9/28/23



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

Preliminary Plat Application

Address of property: 501 English Street, Glen Rose, TX 76043

Applicant's Name: Green Acres Venture Date: _____

Property Owner Information

Full Name: Green Acres Venture, LLC

Address: PO Box 123, Rainbow, TX 76077

Telephone No: 254.897.3649 Email: _____

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

Full Name: Tamara R Valentine

Address: PO Box 123, Rainbow, TX 76077

Telephone No: _____ Email: _____

Property Information

Present zoning at site: R1

Form of Ownership of the property: [] Individual [] Partnership [x] ^{LLC} Corporation

Legal Description of current property:

Acres: 5.400 Lot # C4-1 Block: _____

Subdivision: A136

Addition comments/information

SoCAD Description: Property ID: R000001062 Acres 5.400, Tract C4-1, Abst A136, A136 MILAM CO SCH LD, TRACT C4-1, ACRES 5.40

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:

Tamara R Valentine
Vice President of Management

Date: 6/16/2023



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

November 3, 2023

Public hearing, discussion and possible action for a Preliminary Plat application for the Creekside Edition, as submitted by Green Acres Venture, LLC and owners representative Tamara R Valentine for property located off English Street, being a 5.400 acre, Tract C4-1, Abstract A136, A136 Milam Co Sch LD, Tract C4-1, Acres 5.40; in the City of Glen Rose, Somervell County, Texas.

Dear Property Owner:

This letter is to inform you that an application for a Preliminary Plat has been submitted to the City of Glen Rose for property located in the area of your ownership. The purpose of the Preliminary Plat request is to allow for the construction of a twenty-two (22) lot subdivision. State law requires the City to notify all property owners (most recent tax rolls) within 200' of the proposed request. The Planning and Zoning Commission will hold a public hearing on November 15, 2023, at 5:30 p.m. in the City Council Chambers of City Hall, 201 NE Vernon Street, Glen Rose, Texas, 76043 and then to the City Council December 12, 2023 at 5:30 p.m. at same location in order to hear public comment on this request.

It is important that you submit your opinion in writing to the Building and Planning Office for consideration by both the Planning and Zoning Commission and City Council. A form is included with this letter which you may mail or return to one of the drop boxes located at City Hall.

Questions regarding the Preliminary Plat application request or this letter may be directed to Jodi Holthe, (254)-897-2272, ext:109. Thank you.

Sincerely,

Building and Planning / Code Enforcement

NOTICE OF PUBLIC HEARING

Item 3.



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

Public hearing, discussion and possible action for a Preliminary Plat request for Creekside Edition, a proposed 22 lot subdivision from Applicant / Owners Representative Tamara R Valentine for property owned by Green Acres Venture, LLC., and located off English Street, being a 5.400 acre, Tract C4-1, Abstract A136, A136 Milam Co Sch LD, Tract C4-1, Acres 5.40; in the City of Glen Rose, Somervell County, Texas.

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 7643.

NAME: _____

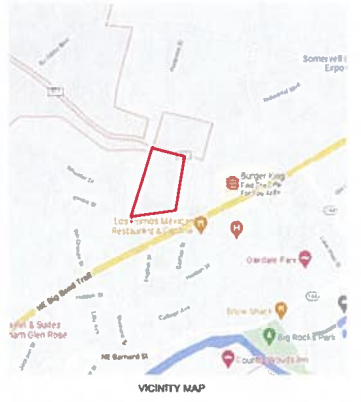
ADDRESS: _____

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

Reasons/Comments:

Building and Planning / Code Enforcement

APPROXIMATE LIMITS OF EXISTING 100 YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR SOMERVILLE COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48425C0040 C, EFFECTIVE DATE 4-3-1995.



VICINITY MAP



All That Certain Lot Tract Or Parcel Of Land Situated On Block 48 Milam County School Land Survey Abstract No. 136, In The City Of Glen Rose, Somerville County, Tx And Being All Of A Called 5.4 Acre Tract Described In Instrument No. 20220968 Of The Somerville County Official Public Records (SCOPR) And Being More Particularly Described By Metes And Bounds As Follows:

Beginning At A 5/8" Iron Rod With Aluminum Cap Marked "Youghn Surveyor No. 1807" Found In The Northeastly Line Of English Street, And The Southwest Corner Of A Tract Recorded In 20120578 (SCOPR).

Thence S 83°47'52" W Along The West Line Of English Street, A Distance Of 77.98 Feet To A 5/8" Iron Rod Marked "RPS 314".

Thence S 08°41'49" W Along The West Line Of English Street, A Distance Of 72.43 Feet To A 1/2" Iron Rod Found At The Northeastly Corner Of A 0.42 Acre Tract Recorded In Instrument No. 20091412 (SCOPR).

Thence S 83°19'03" W, Running Just Northwly Of A Fence, A Distance Of 207.32 Feet To A 5/8" Iron Rod Found In The Easterly Line Of Lot 28 Block 1 Of The Golden Heights Addition Section Two, As Shown By Plat Recorded In Volume 83, Page 873 Of The Somerville County Deed Records (SCDR).

Thence N 08°43'47" E, Along The West Line Of This Tract, The East Line Of Golden Heights Section 3 Block 8 Recorded In Volume 82, Page 827 (SCDR) And The East Line Of A Called 34.59 Acre Tract Recorded In Instrument No. 20190662 (SCOPR), A Distance Of 929.42 Feet To A Point In Wheeler Branch, From Which A 5/8" Iron Rod Marked "RPS 314" Found For Reference Bears S 08°43'47" W 36.19 Feet.

Thence Down Wheeler Branch And A Tract Described In Volume 54, Page 385 (SCDR), And A Tract Described In Volume 47, Page 661 (SCDR) As Follows: S 62°00'00" E 51.98 Feet To A Point For Corner, S 68°00'00" E 126.00 Feet To A Point For Corner, And S 78°00'50" E 120.03 Feet To A Point For Corner At The North West Corner Of The Bluebird Park Addition As Shown By Plat Recorded In Instrument No. 2012129 Of The Somerville County Official Public Records (SCOPR); Well: Found 1/2" Iron Rod S 08°55'19" W 30.04 Feet.

Thence S 09°55'19" W Mostly Along A Fence, A Distance Of 720.93 Feet To The Point Of Beginning And Containing 5.395 Acres.

STATE OF TEXAS:
 COUNTY OF SOMERVILLE:
 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 the ____ day of _____, 2023.

 Notary Public - Somerville County, Texas

THE STATE OF TEXAS:
 COUNTY OF SOMERVILLE:
 The owner of the land shown on this plat whose names are subscribed hereto, and in person or through a duly authorized agent, dedicates the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

 Date _____

 Date _____

CERTIFICATE OF RECORD

STATE OF TEXAS:
 COUNTY OF SOMERVILLE:
 I, Michelle Reynolds, County Clerk of Somerville County, do hereby certify that the foregoing Plat with its certificate of authentication was filed for record in my office on the ____ 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
 Somerville County, Texas

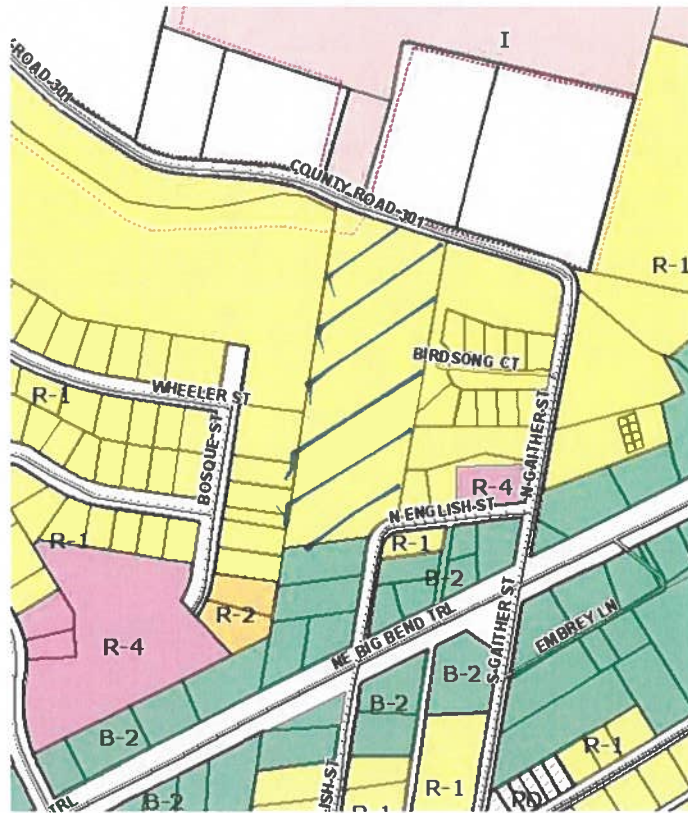
I HEREBY CERTIFY THAT THIS IS TRUE AND CORRECT AND WAS PERFORMED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
PRELIMINARY
 NOT FOR THE TRANSFER OF REAL PROPERTY
 BILLY D. MURPHREE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 3652
 DATED THIS ____ DAY OF _____, 2023.

SOMERVILLE COUNTY, TEXAS
MILAM CO. SCHOOL LAND SURVEY, Abstract No. 136
 Preliminary Plat of
Creekside Edition
 BEING ALL OF A CALLED 5.4 ACRE TRACT DESCRIBED IN
 INST. NO. 20220968

- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48425C0050 C, DATED APRIL 3RD, 1995
- UTILITIES SHOWN REFLECT ONLY THOSE THAT WERE VISIBLE APPARENT AND FOUND DURING THE COURSE OF THE SURVEY OR EASEMENT DESCRIPTIONS FURNISHED TO US PRIOR TO THE SURVEY
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

Zoning

Current Zoning




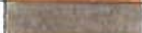



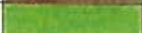





Future Zoning

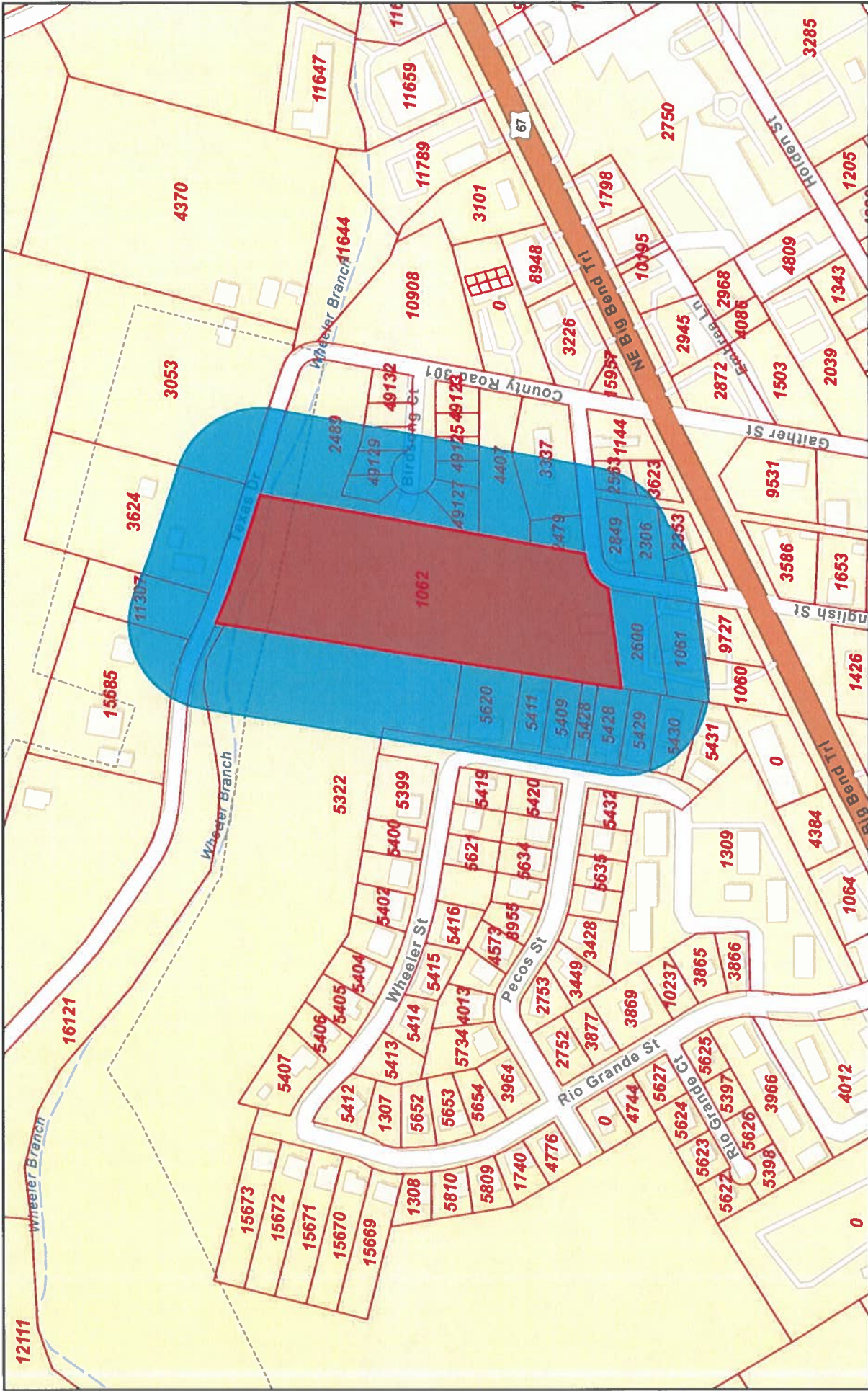


Zoning

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

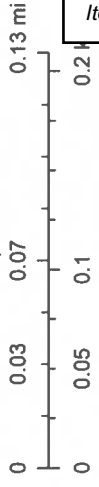
Green Acres Venture



10/3/2023, 2:16:49 PM

Abstracts
 Override 1
 Parcels

1:4,514



Item 3.

Esri Community Maps Contributors, Texas Parks & Wildlife, OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGIS, Somervell County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Preliminary Plat
Creekside Edition

1. Green Acres Venture LLC
PO Box 123
Rainbow, TX 76077
2. Rojelio and Jennifer Montoya
PO Box 2856
Glen Rose, TX 76043
3. James Edward etux Janice Elain Gilheany
204 Bosque St
Glen Rose, TX 76043
4. Charles and Lana Martin
202 Bosque St
Glen Rose, TX 76043
5. Kurt Dempsey
200 Bosque St
Glen Rose, TX 76043
6. Labarbara Ann Baker
PO Box 684
Glen Rose, TX 76043
2 Lots
7. Kenneth Shane and Kaitlin Rae Wigington
104 Bosque St
Glen Rose, TX 76043
8. Realty Capital Holdings, LLC
PO Box 2930
Glen Rose, TX 76043
R5430 & R5431
9. Prosperity Bank
80 Sugar Creek Center Blvd
Sugar Land, TX 77478
R2600, R1060, R9727 & R1061

10. Bluebird Park HOA
107 Birdsong
Glen Rose, TX 76043
11. Maxine Anderson
108 Birdsong Ct
Glen Rose, TX 76043
12. Andrew M Lounsberry
106 Birdsong
Glen Rose, TX 76043
13. Life Estate of Robert and Darla Schuster
104 Birdsong Ct
Glen Rose, TX 76043
14. Vickie Lynn Vogler
PO Box 2266
Glen Rose, TX 76043
15. Troy Dale and Londa Sue Parker
107 Birdsong Ct
Glen Rose, TX 76043
R49127 & R49126
16. Lawrence Stevens
105 Birdsong Ct
Glen Rose, TX 76043
17. Christopher Shane Morrison
PO Box 2429
Glen Rose, TX 76043
18. Jan Wegand Family Trust
1244 CR 1005
Bluff Dale, TX 76433
19. Josh R Robinson
PO Box 334
Glen Rose, TX 76043

20. Betty Ann Mccroskey
PO Box 828
Glen Rose, TX 76043
21. Kevin Morgan
PO Box 181
Rainbow, TX 76077
22. Hoodenpyle Flossie M Estate
c/o Elva L Harrington, Executor
808 Elk Hollow Ct, Apt 128
Crowley, TX 76036-3902
23. SS Pizza GR, LLC
801 NE Big Bend Tr
Glen Rose, TX 76043
2 Lots
24. Kevin Tod Morgan
PO Box 181
Rainbow, TX 76077



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	11/15/2023		
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding a request to rezone 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 from R-1 (Single Family Residential District) to PD (Planned Development)		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	9/13/23
EXHIBITS:	<ol style="list-style-type: none"> 1. Amended Zoning Use Application 2. Property Notification Letter 3. 200' Surrounding Property map 4. Current Zoning Map 	<ol style="list-style-type: none"> 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:	<ul style="list-style-type: none"> • 9/13/2023 – Amended Zoning Application was received • 10/5/2023 - Notice of Public Hearing was posted in the local newspaper • 10/13/2023 – 8 Property owner letters were sent representing 18 properties <p>07 Letters have been confirmed as received 01 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 02 Opposition response has been returned</p>		
RECOMMENDED ACTION:	Move to approve or deny as presented.		



Staff use only
Date Received: 9/13/23
Item 4.

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: _____

Applicant's Name: Horizon Capital Solutions LLC Date: _____

Property Owner Information

Full Name: Horizon Capital Solutions LLC

Address: _____

Telephone No: _____ Email: engines@horizoncapital.com

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

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: R1 Requested new zoning use: PD

Form of Ownership of the property: Individual Partnership Corporation

Intended use of property (must be specific):

Single Family Rental Subdivision

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:

[Signature]

Date: 9-13 2023

Fee's →



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

NOTIFICATION

October 13, 2023

NOTICE OF PUBLIC HEARING VISTA RIDGE PARK FORMERLY ROCK RIDGE ESTATES PHASE II

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on October 25, 2023 before the Planning and Zoning Commission and on November 14, 2023 before the City Council on a request as submitted by Bryan Barnes 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 Vista Ridge Park formerly Rock Ridge Estates Phase II, as submitted by Bryan Barnes for owners Horizon Capital Solutions, LLC; 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.

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property located referenced above. That is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for rezoning which is under consideration, and a map showing all the properties within 200' of the property referenced above. If you would like to register your opinion in favor or in opposition to granting the rezoning 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 Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the bottom of the City's website at www.glenrosetexas.org.

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

Sincerely,

Building, Planning, and Code Compliance Department

NOTICE OF PUBLIC HEARING

Item 4.



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

Public hearing, discussion and possible action for a Request to Rezone from R-1 (Single-Family Residential District) to PD (Planned Development) and a Preliminary Plat application for Vista Ridge Park formerly Rock Ridge Estates Phase II, as submitted by Bryan Barnes for owners Horizon Capital Solutions, LLC, 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.

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

NAME: _____ DATE: _____

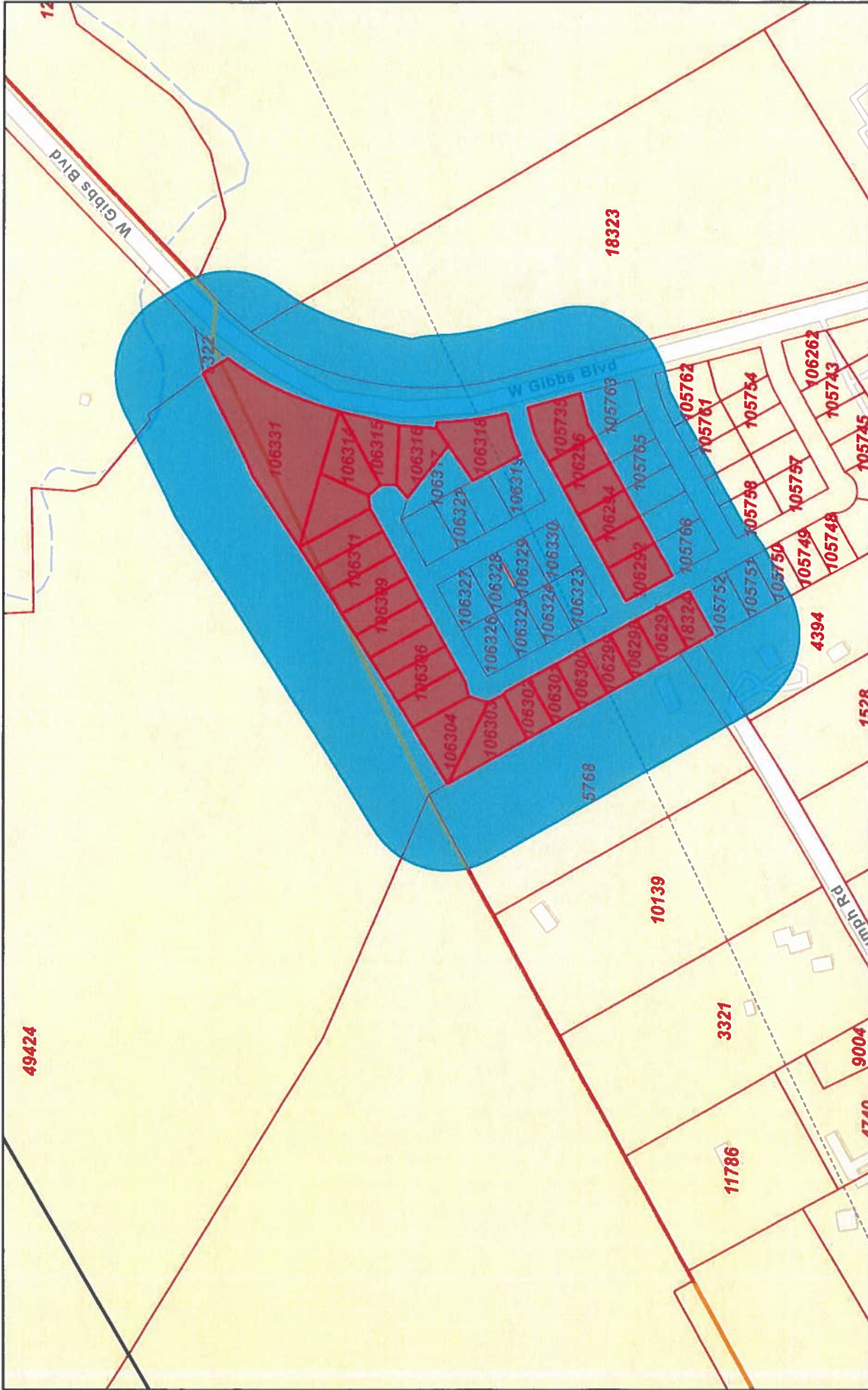
ADDRESS: _____

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

Reasons/Comments:

Jodi Holthe,
Planning and Zoning (P&Z)

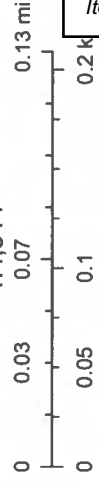
Vista Ridge Park formerly Rock Ridge Phase 2



8/3/2023, 3:03:42 PM

- Abstracts
- Override 1
- Parcels
- City Limits

1:4,514



Item 4.

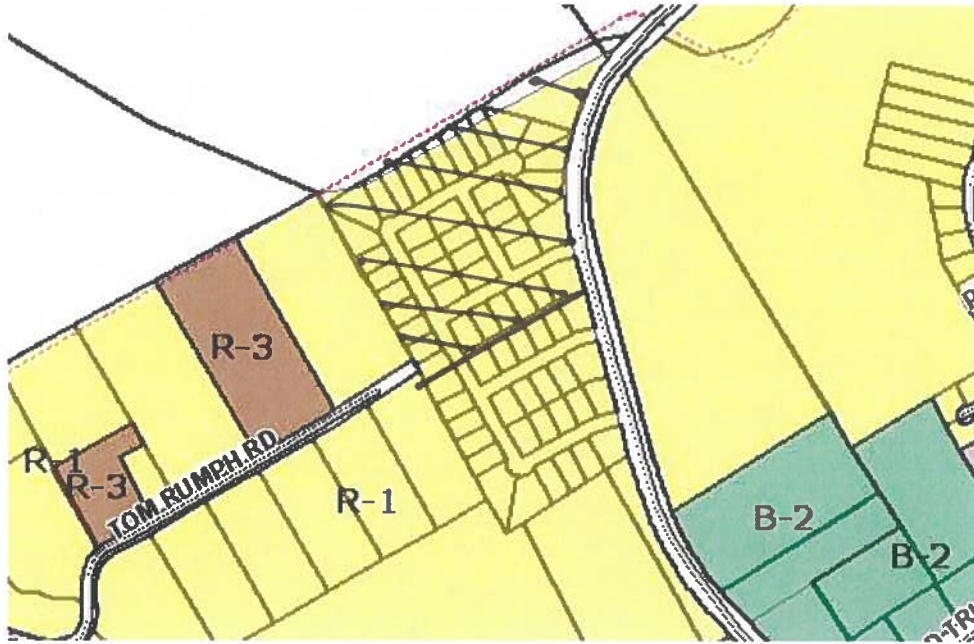
Esri Community Maps Contributors, Texas Parks & Wildlife, OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGr

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Vista Ridge Park

Zoning

Current Zoning



Future Zoning







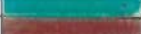



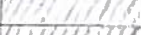


Vista Ridge Park

Item 4.

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

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:

(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 area of 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

Item 4.

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

Rezoning and Preliminary Plat
Vista Ridge Park formerly Rock Ridge Phase II

1. Horizon Capital Solutions LLC
111 Skyline Dr
Glen Rose, TX 76043
R105763, R105762 & R18323

2. Laudermill Properties II LLC
PO Box 1126
Glen Rose, TX 76043
R105752, R105751, R105750, R105768, R105767, R105766 & R105765

3. Park Ridge Homes Inc.
1126 Eagles Bluff Dr
Weatherford, TX 76087

4. Homebound Technologies, Inc
1 Letterman Dr
San Francisco, CA 94129

5. Padron Homes LLC
8231 Hayworth Hwy
Granbury, TX 76048
R105759, R105760 & R105761

6. Rojelio & Jennifer Montoya
PO Box 2856
Glen Rose, TX 76043

7. John M Morales etux
405 Tom Rumph Rd
Glen Rose, TX 76043

8. Terry & Gloria Sheehan
406 Tom Rumph Rd
Glen Rose, TX 76043



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	10/25/2023		
AGENDA SUBJECT:	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 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 Application 2. Property Notification Letter 3. 200' Surrounding Property map 4. Preliminary Plat		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:	<ul style="list-style-type: none"> • 9/13/2023 – Amended Zoning Application was received • 10/5/2023 - Notice of Public Hearing was posted in the local newspaper • 10/13/2023 – 8 Property owner letters were sent representing 18 properties 03 Letters have been confirmed as received 05 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

Item 5.

Staff Use Only
Date Received: 8/3/23
Fee: 627.00 Paid On: _____

PRELIMINARY PLAT APPLICATION

Address of property: _____

Applicant's Name: Horizon Capital Solutions LLC Date: 8-3-2023

Property Owner Information

Full Name: Horizon Capital Solutions LLC

Address: 111 Skyline Dr Glen Rose Tx 76043

Telephone No: _____ Email: _____

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

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Property Information

Present zoning at site: R1

Form of Ownership of the property: Individual Partnership Corporation

Legal Description of Current Property:

Acres: _____ Lot# _____ Block: _____

Subdivision: _____

Additional Comments/Information

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

8-3-2023
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

NOTIFICATION

October 13, 2023

NOTICE OF PUBLIC HEARING VISTA RIDGE PARK FORMERLY ROCK RIDGE ESTATES PHASE II

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on October 25, 2023 before the Planning and Zoning Commission and on November 14, 2023 before the City Council on a request as submitted by Bryan Barnes 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 Vista Ridge Park formerly Rock Ridge Estates Phase II, as submitted by Bryan Barnes for owners Horizon Capital Solutions, LLC; 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.

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property located referenced above. That is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for rezoning which is under consideration, and a map showing all the properties within 200' of the property referenced above. If you would like to register your opinion in favor or in opposition to granting the rezoning 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 Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the bottom of the City's website at www.glenrosetexas.org.

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

Sincerely,

Building, Planning, and Code Compliance Department

NOTICE OF PUBLIC HEARING

Item 5.



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

Public hearing, discussion and possible action for a Request to Rezone from R-1 (Single-Family Residential District) to PD (Planned Development) and a Preliminary Plat application for Vista Ridge Park formerly Rock Ridge Estates Phase II, as submitted by Bryan Barnes for owners Horizon Capital Solutions, LLC, 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.

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

NAME: _____ DATE: _____

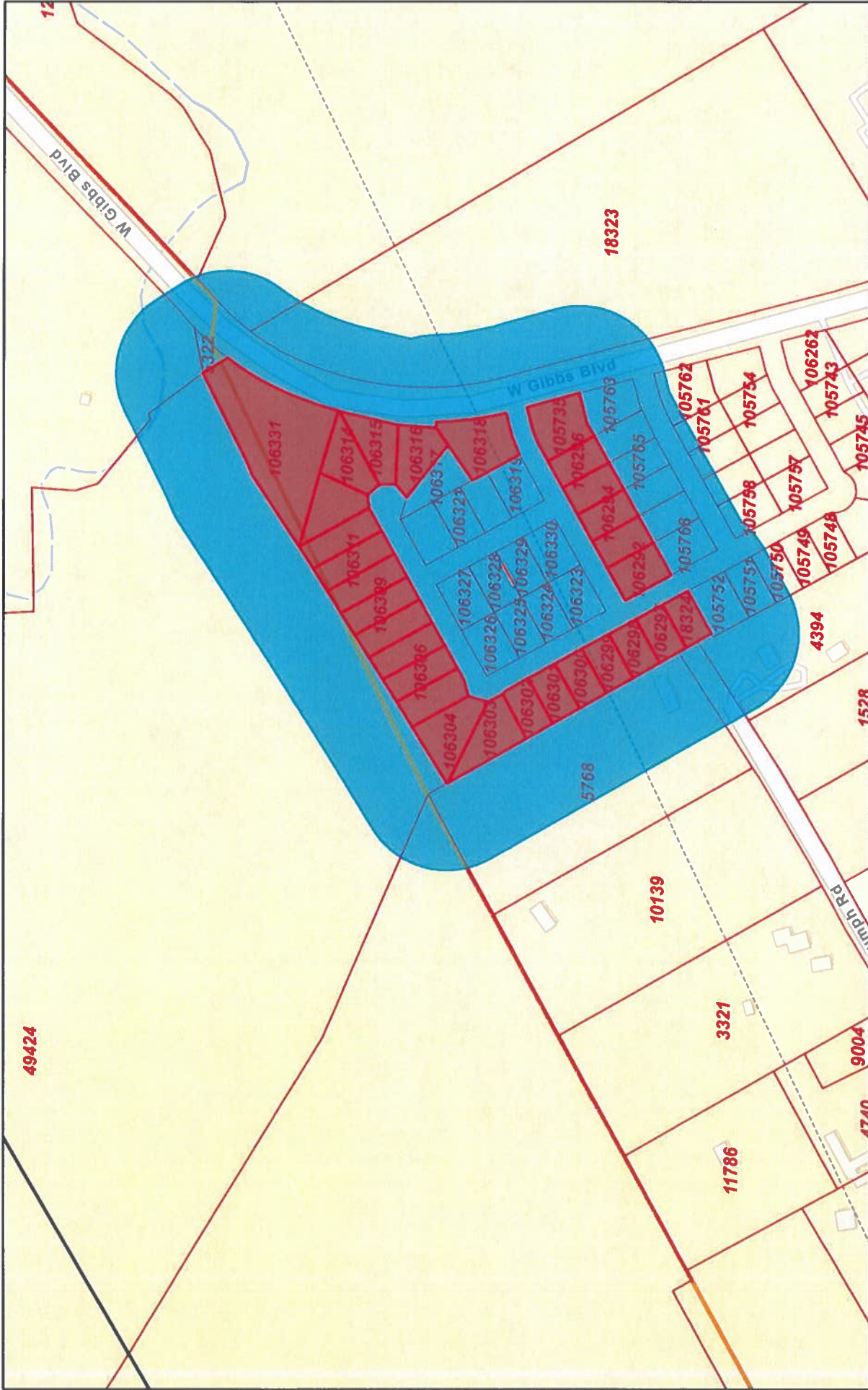
ADDRESS: _____

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

Reasons/Comments:

Jodi Holthe,
Planning and Zoning (P&Z)

Vista Ridge Park formerly Rock Ridge Phase 2

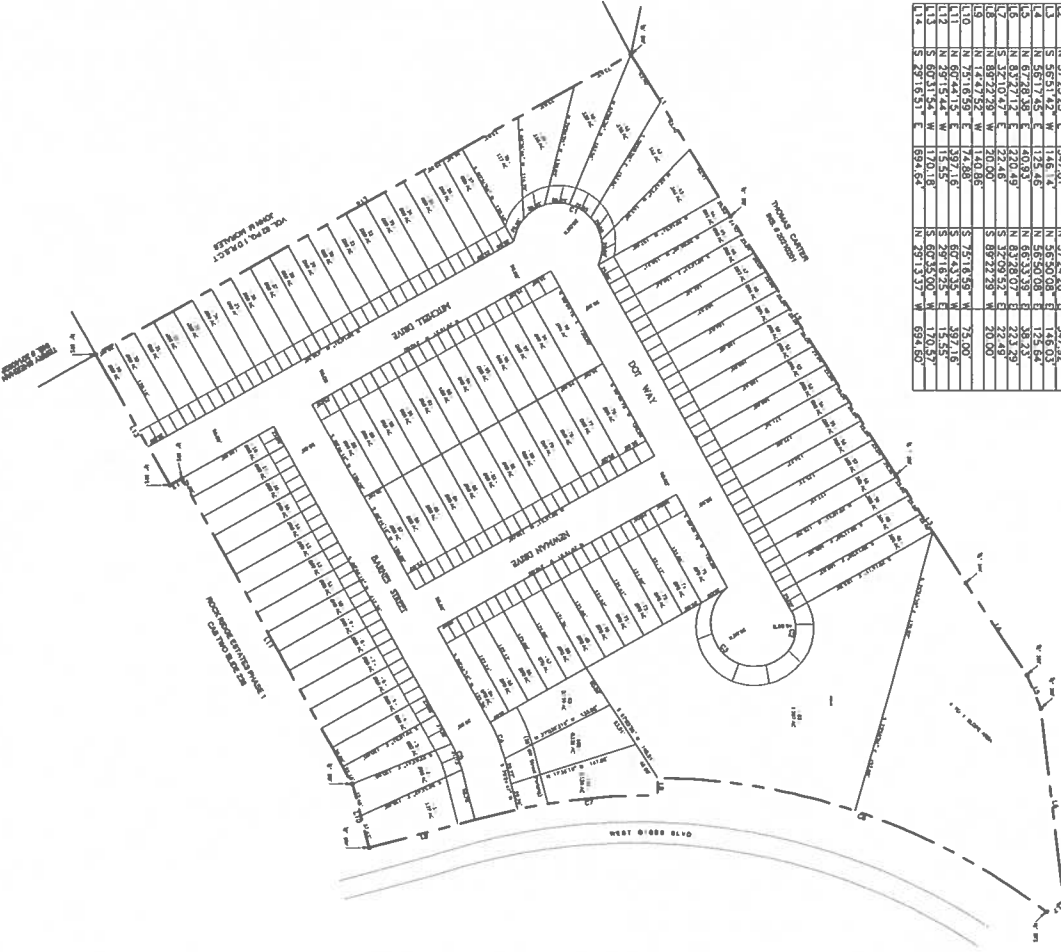


8/3/2023, 3:03:42 PM

- Abstracts
- Parcels
- Override 1
- City Limits

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries. Somervell County Appraisal District, BIS Consulting - www.bisconsulting.com

LINE	BEARING	DISTANCE	CALLED FOR	CALLED FOR	CALLED FOR
1	S 89°09'08" W	215.74	N 58°08'11" E	215.56	
2	S 72°32'23" E	317.81	N 57°24'28" E	317.82	
3	S 65°17'42" E	148.16	N 58°50'08" E	148.03	
4	N 87°28'38" E	460.83	N 68°53'38" E	38.23	
5	N 8°27'12" E	220.49	N 83°28'07" E	223.79	
6	S 86°10'26" W	767.06	S 86°29'56" E	767.06	
7	S 47°47'52" W	140.86	S 75°18'45" E	75.00	
8	N 75°16'59" E	174.88	S 67°18'25" E	174.88	
9	N 58°15'42" W	170.18	S 67°18'25" E	170.18	
10	S 67°15'42" W	170.18	S 67°18'25" E	170.18	
11	S 67°15'42" W	170.18	S 67°18'25" E	170.18	
12	S 67°15'42" W	170.18	S 67°18'25" E	170.18	
13	S 67°15'42" W	170.18	S 67°18'25" E	170.18	
14	S 67°15'42" W	170.18	S 67°18'25" E	170.18	



SOMERVELL COUNTY, TEXAS
MILAM CO. SCHOOL LAND SURVEY, Abstract No. 136
 Report 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

OWNERSHIP DEDICATION

The owner of the land shown on this plat, whose name is subscribed herein, 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 considerations and purposes expressed.

Harzon Capital Solutions, LLC Name
 Title Date

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

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

Notary Public - Somervell County, Texas
 Date
 Approved by the City of Glen Rose, Texas

Building Official
 Chairman of Planning and Zoning
 Mayor
 Attest, City Secretary

Typical Lot
 Scale 1" = 40'



CERTIFICATE OF RECORD

STATE OF TEXAS:
 COUNTY OF SOMERVELL:
 I, Michelle Reynolds, Clerk of Somervell County, do hereby certify that the foregoing plat is a true and correct copy of the original as 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. _____

Michelle Reynolds
 Clerk, County Court
 Somervell County, Texas

FLOOD STATEMENT

Any reference to the 100-year Flood Plain or Flood Hazard Insurance Rate Map provided by FEMA and should not 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. 48423C0040C, this property does not appear to be 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.
- 1/2" capped iron rods set stamped "Freemans 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' of 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, NAD 83 North Central Zone (FIPS 4202).
- Freemans 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 ADHERE TO THESE INSTRUCTIONS. CLIENTS ARE TO VERIFY IN THE FIELD THAT ALL UTILITIES AND STRUCTURES ARE AS SHOWN AND BELOW GROUND BEFORE EXCAVATION OR CONSTRUCTION.
- A set of Field Notes of even data accompanies this plat.

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

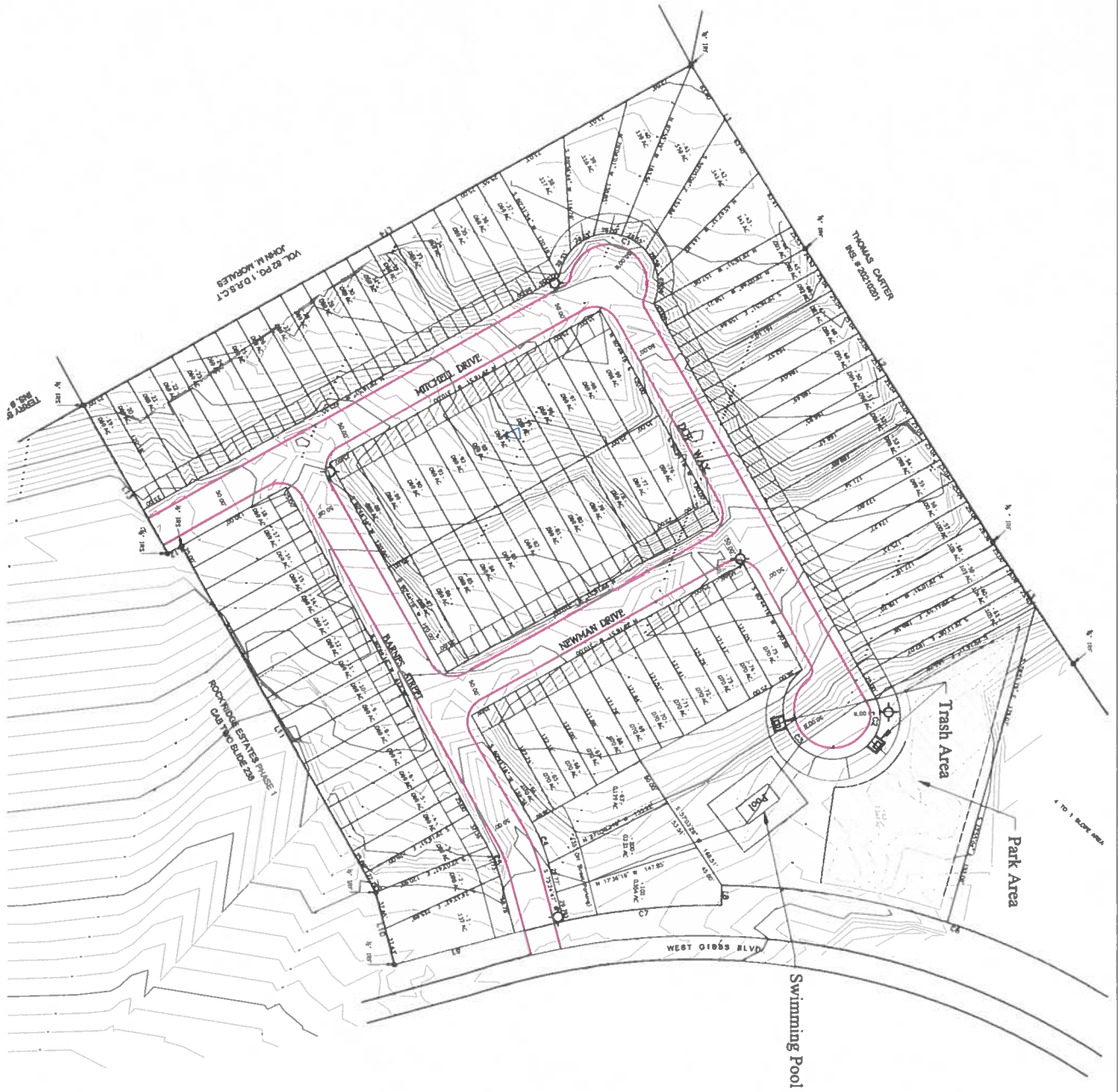
Civil Engineering Consultants
 6534 HWY 19 SOUTH - Dallas, Texas 75251
 TEL: 972-382-8233
 FAX: 972-382-8233
 E-MAIL: info@rentress.com
 WEBSITE: www.rentress.com

I, BLAINE WIDENBERG, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3942, DECLARE THAT THE PLAT SHOWN HEREBY REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE LAND SHOWN ON THIS PLAT AND THAT THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS 839937CIVIL; 839937MARR; 1992.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR IN OTHER STATES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

BLAINE WIDENBERG
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3942

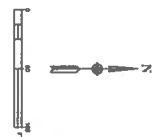
THIS PLAT IS NOT VALID WITHOUT A RAISED OR RED SEAL
 STATE OF TEXAS
 COUNTY OF SOMERVELL



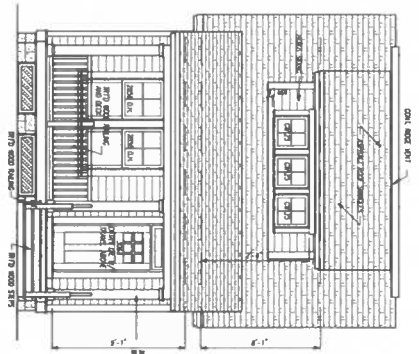
Overall Layout Park
Pool and Trash Area
Sheet 3

NOTICE: This document is the property of RENTRESS ENGINEERING, L.L.C. and is loaned to you for your use only. It is not to be distributed, copied, or otherwise used without the written consent of RENTRESS ENGINEERING, L.L.C. If you have any questions, please contact the project engineer at (972) 712-1100.

Vista Ridge Park - Proposed Subdivision
Job No. 23419

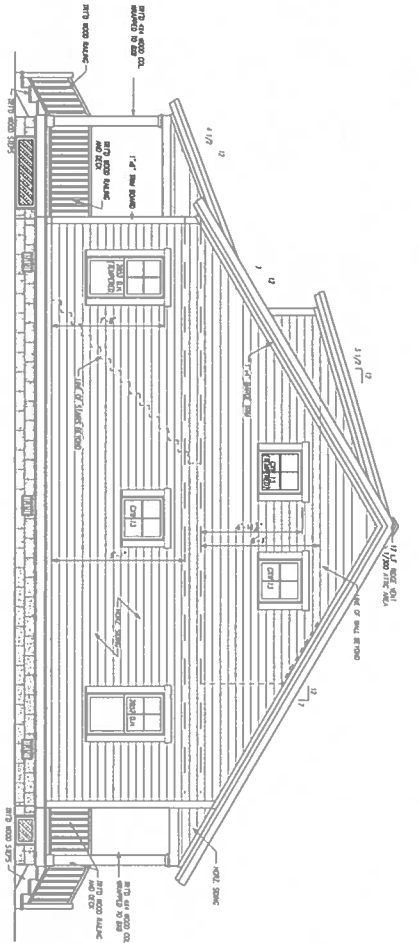


RENTRESS ENGINEERING, L.L.C.
Civil Engineering Consultants
6504 Hwy. 19 S.
Allen, Texas 75013
Texas State Professional Engineer License Number: F-11794



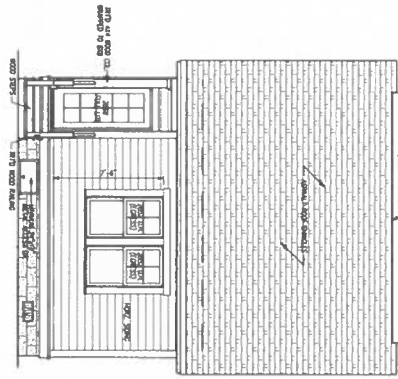
FRONT ELEVATION

SCALE 1/4" = 1'-0"



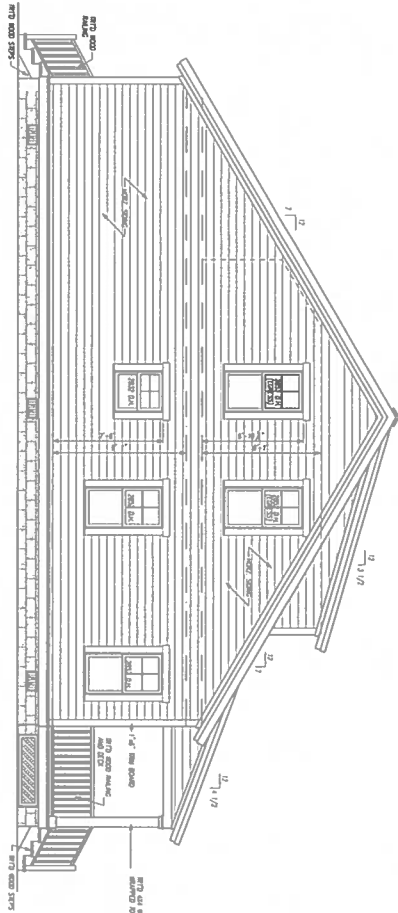
RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



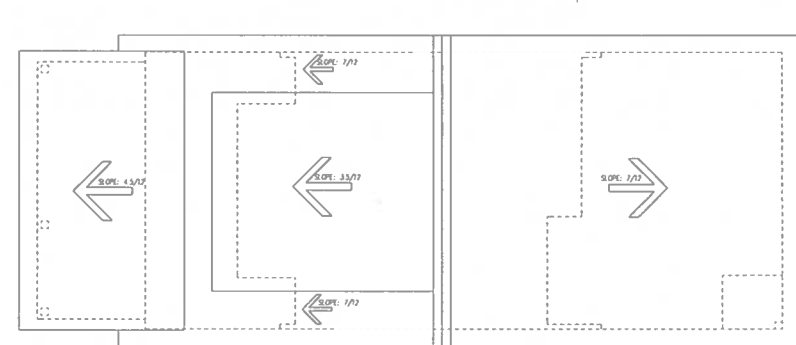
REAR ELEVATION

SCALE 1/4" = 1'-0"



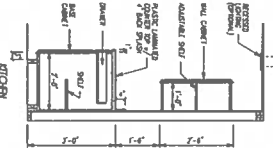
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



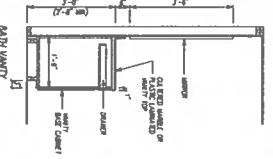
ROOF PLAN

SCALE 1/4" = 1'-0"



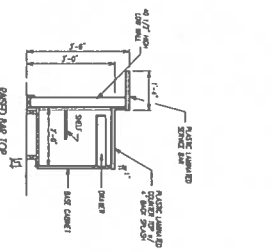
TYPICAL CABINET DETAIL

SCALE 1/2" = 1'-0"



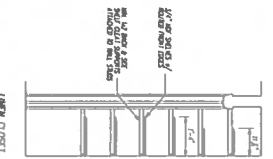
BATH VANITY

SCALE 1/2" = 1'-0"



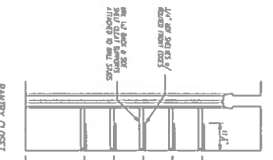
TYP. SERVICE BAR DETAIL

SCALE 1/2" = 1'-0"



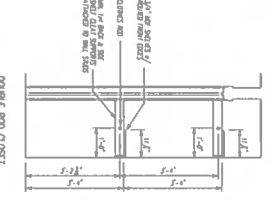
UPPER CLOSET

SCALE 1/2" = 1'-0"



PANTRY CLOSET

SCALE 1/2" = 1'-0"



DOUBLE ROD CLOSET

SCALE 1/2" = 1'-0"

DATE	REVISIONS

435 BONE RD
 WILSON, VA 24187
 703-498-3400
 WWW.DHPLANS.COM

PORTFOLIO PLAN
 PROJECT NAME HOMEWORKING
 COPYRIGHT RELEASED FOR
 ONE-TIME USE ONLY

DATE: SEPTEMBER 20, 2020
 SCALE: As Shown
 DRAWN BY: DGA & BMA 4/15
 CHECKED BY:

ELEVATIONS



FIELD NOTES

Milam County School Land Survey A-135
Somervell County, Texas

13.126 Acres

Being a called 13.13 acre tract which was part of a called 20.82 acre tract recorded in Instrument# 20090830 Official Public Records Somervell County Texas (OPRSCT) and being the same land as shown by a called 13.13 acre tract, Rock Ridge Estates Phase II final plat recorded in Cabinet Two slide 250 Plat Records Somervell County Texas (PRSCT) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set at the south corner of the called 13.13 acre tract, the west corner of Rock Ridge Estates Phase I as shown by Plat Recorded Cabinet Two Slide 230 (PRSCT), at the East corner of the John M Morales tract recorded in Volume 82 Page 1 Deed Records Somervell County, Texas (DRSCT) and the North corner of the Terry Sheehan Tract Recorded in the Instrument#20140828 (OPRSCT);

North 67°28'38" East a distance of 40.93 feet **THENCE** North 29°16'51" West, a distance of 694.64 feet to a 5/8" iron rod found at the South corner of the Thomas Carter tract recorded in instrument# 20210201 (OPRSCT) and the west corner of the called 13.13 acre tract;

THENCE along the Northwest line of the called 13.13 acre tract as follows: North 58°09'08" East a distance of 215.74 feet to a 5/8" iron rod found for corner North 57°23'23" East a distance of 347.81 feet to a 5/8" iron rod found North 56°51'42" East a distance of 146.14 feet to a 5/8" iron rod found, North 56°17'45" East a distance of 125.46 feet to a 5/8" iron rod found, North 67°28'38" East a distance of 40.93 feet to a 5/8" iron rod and North 83°27'12" East a distance of 220.45 feet to a 5/8" rod found at the Northern Northeast corner of the called 13.13 acre tract;

THENCE South 32°10'47" East, a distance of 22.46 feet to a ½" iron rod set at the southern Northeast corner of the 13.13 acre tract and in the Northwest margin of West Gibbs Boulevard, 60 feet from its centerline;

THENCE Along the Northwest margin of West Gibbs Boulevard around a curve to the left having a central angle of 36°44'43, a radius of 741.27 feet, a distance of 475.36 feet (Long Chord = South 18°58'35" West 467.26 feet) to a ½" iron rod set at a change in row, 60.00 feet from the centerline;

THENCE South 89°22'29" East a distance of 20.00 feet to a ½" iron rod set at a change in row, 40.00 feet from the centerline;

THENCE Continuing along the West margin of West Gibbs Boulevard and a curve to the left having a central angle of 15°14'43, a radius of 721.27 feet, a distance of 191.91 feet, (LC= South 07°01'13" East 191.35 feet to a ½" iron rod set;

THENCE South 14°47'52" East along West Gibbs Boulevard, a distance of 140.86 feet to a ½" iron rod found at the East corner of the called 13.13 acre tract and the North corner of Rock Ridge Estate Phase I;

THENCE Along the Southeast line of thof13.13 acre tract and the Northwest line of Rock Ridge Estate Phase I as follows: South 75°23'27" West a distance of 74.88 feet to a ½" iron rod found, South 60°44'15" West a distance of 397.16 feet to a ½" iron rod set in the Northeast margin of Mitchell Drive, South 29°15'44" East a distance of 15.55 feet to a ½" iron rod set in the Northeast margin of Mitchell Drive and South 60°31'54" West a distance of 170.18 feet to a Point of Beginning and Containing 13.126 acres;

Note:

- 1.) A plat of an even date accompanies this description.
- 2.) Bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone.

Surveyor's Certificate:

I, Billy D. Murphree, Texas Registered Professional Land Surveyor No. 3962, do hereby certify that the above description is true and correct to the best of my knowledge, and that the property described herein was determined by a survey made on the ground and under my direct supervision.

Witness my hand and seal at Athens, Texas on this 15th day of July 2023 A.D.

Billy D. Murphree
Texas Registered Professional Land Surveyor No. 3962
Frentress Engineering LLC,
6504 HWY 19 South
Athens, Texas 75751 (903) 904-5046
TBPLS Firm # 10194799

Rezoning and Preliminary Plat
Vista Ridge Park formerly Rock Ridge Phase II

1. Horizon Capital Solutions LLC
111 Skyline Dr
Glen Rose, TX 76043
R105763, R105762 & R18323
2. Laudermill Properties II LLC
PO Box 1126
Glen Rose, TX 76043
R105752, R105751, R105750, R105768, R105767, R105766 & R105765
3. Park Ridge Homes Inc.
1126 Eagles Bluff Dr
Weatherford, TX 76087
4. Homebound Technologies, Inc
1 Letterman Dr
San Francisco, CA 94129
5. Padron Homes LLC
8231 Hayworth Hwy
Granbury, TX 76048
R105759, R105760 & R105761
6. Rojelio & Jennifer Montoya
PO Box 2856
Glen Rose, TX 76043
7. John M Morales etux
405 Tom Rumph Rd
Glen Rose, TX 76043
8. Terry & Gloria Sheehan
406 Tom Rumph Rd
Glen Rose, TX 76043