



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

June 21, 2022

Public hearing, discussion and possible action by the Board of Adjustment at the request of Alex Castillo on behalf of Courtney Coats, P.E. for property owned by Ron Hampton with Oaktree Assets, LLC., and located on FM 200, approx. 1800 feet NW of the intersection of FM 220 and CR 303, for a variance request in order to reduce the width of the proposed concrete residential road, in a 50 ft right-of-way, from 30 ft wide with curb to 22 ft wide and NO curb.

****The new 22 ft wide road will include a 3ft shoulder of crushed gravel on each side for a total width of 28 ft. The remaining 14 ft of parkway would be used as a bar ditch with a flowline of approx. 1.5 ft below the centerline of the road.***

Dear Property Owner:

This letter is to inform you of a setback variance request in the area of your property ownership. The purpose of the variance request would be to construct a road in the manner previously described. State law requires the City to notify all property owners (most recent tax rolls) within 200' of the proposed request. The Board of Adjustment will hold a public hearing on July 12, 2022, at 5:30 p.m. in the City Council Chambers of City Hall, 201 NE Vernon Street, Glen Rose, Texas, 76043 to hear public comment on this request for variance. Immediately following the public hearing, the Board of Adjustment will take action to approve or deny the request.

It is important that you submit your opinion in writing to the Building and Planning Office for consideration by the Board. 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 variance request or this letter may be directed to Kyle Reeves, (254)-897-2272, ext:104. Thank you.

Sincerely,

Building and Planning / Code Enforcement

NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas
Building, Planning, Code Enforcement Department
P.O. Box 1949, Glen Rose, TX 76043
Ph: (254) 897-2272 Fax: (254) 897-7989

Public hearing, discussion and possible action by the Board of Adjustment at the request of Alex Castillo on behalf of Courtney Coats, P.E. for property owned by Ron Hampton with Oaktree Assets, LLC., and located on FM 200, approx. 1800 feet NW of the intersection of FM 220 and CR 303, for a variance request in order to reduce the width of the proposed concrete residential road, in a 50 ft right-of-way, from 30 ft wide with curb to 22 ft wide and NO curb.

**The new 22 ft wide road will include a 3ft shoulder of crushed gravel on each side for a total width of 28 ft. The remaining 14 ft of parkway would be used as a bar ditch with a flowline of approx. 1.5 ft below the centerline of the road.*

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:

**Kyle Reeves,
Building and Planning / Code Enforcement**



Board of Adjustments (BOA), City of Glen Rose, Texas

P.O. Box 1949, Glen Rose, Texas 76043

BOARD OF ADJUSTMENTS (BOA) DETERMINATION

Purpose of hearing: Request for variance in order to reduce the width of the proposed concrete residential road, in a 50 ft right-of-way, from 30 ft wide with curb to 22 ft wide and NO curb.

***The new 22 ft wide road will include a 3 ft shoulder of crushed gravel on each side for a total width of 28 ft. The remaining 14 ft of parkway would be used as a bar ditch with a flowline of approx. 1.5 ft below the centerline of the road.**

Date and time of public hearing: **Tuesday, July 12, 2022 at 5:30 p.m.**

After considering all information submitted, the Board of Adjustments has made the following determination:

☐ Deny the variance. ☐ Approve the variance.

☐ Approve the variance with the following provisions.

Signature
Position: Chairman, Board of Adjustments

Date



Board of Adjustments (BOA)

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

Staff use only

Date Received: _____

Fee : \$100.00 Paid on: _____

Request for Board of Adjustment (BOA) Hearing

Address of property: FM 200, approx 1800 feet NW of intersection of FM 220 and CR 303

Applicant's Name: Alex Castillo on behalf of Courtney Coates, P.E. Date: 06-06-2022

Property Owner/Applicant Information

Full Name: Oaktree Assets, LLC (Ron Hampton)

Address: P.O. Box 1671 Desoto, TX 75123

Telephone No: _____ Email: _____

Present zoning at site: R-1, Single Family

I am requesting this hearing for the following reason(s):

- ☐ Setback variance for ☐ side yard ☐ rear yard ☐ front yard
☐ Lot size variance ☐ Lot coverage variance ☒ Other, see below
☐ Lot frontage width variance ☐ Lot depth variance ☐ Building height variance

- ☐ Challenging the decision of the ☐ Zoning Administrator ☒ Building Official
☐ Other City Official

Explain, in detail, the reason for appearing before the BOA: (Use a separate page if necessary. Attach all photos, maps, drawings, etc).

This variance request is to reduce the width of the proposed concrete residential road, in a 50-ft right of way, from 30-ft wide with curb to 22-ft wide and no curb. The new 22-ft wide road will include a 3-ft shoulder of crushed gravel on each side for a total width of 28-ft. The remaining 14-ft of parkway will be used as a bar bitch with a flowline of approx. 1.5-ft below the centerline of the road. Please see the attached exhibit.

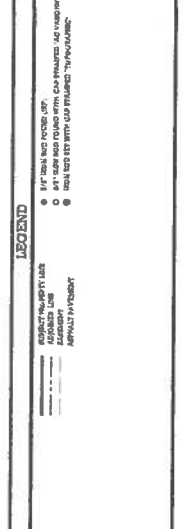
I hereby certify that all the information provided is true and correct to the best of my knowledge.

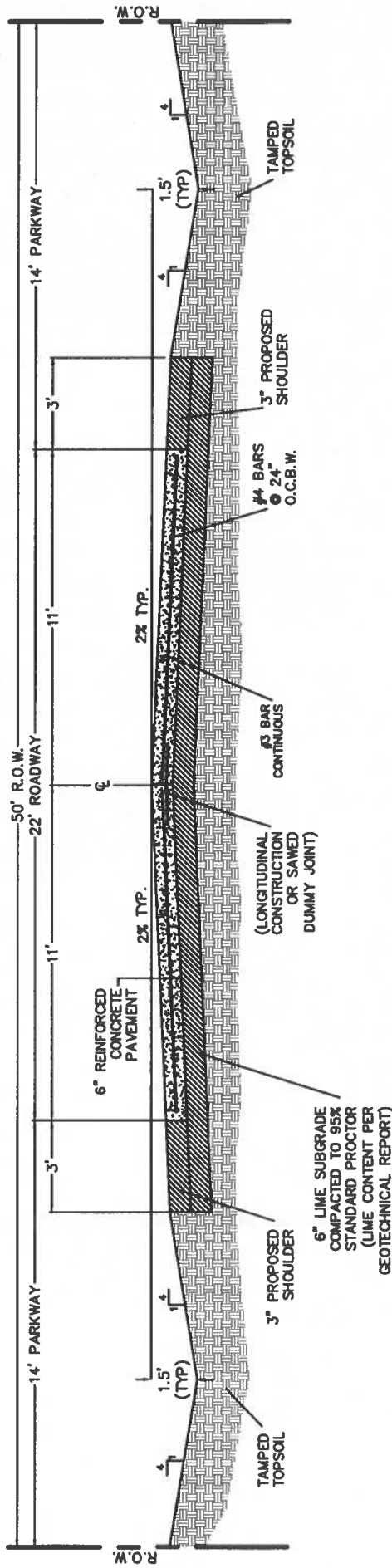
Applicant's Signature:

Alex Castillo

Digitally signed by Alex Castillo
DN: cn=Alex Castillo, o=City of Glen Rose, ou=City of Glen Rose, email=alex.castillo@cityofglenrose.com, c=US
Reason: I am the author of this document
Controlled by: alex.castillo
Date: 2022.06.06 12:20:13 -0500

Date: 06-06-2022





DATE: 06/06/2022

SHEET NO:

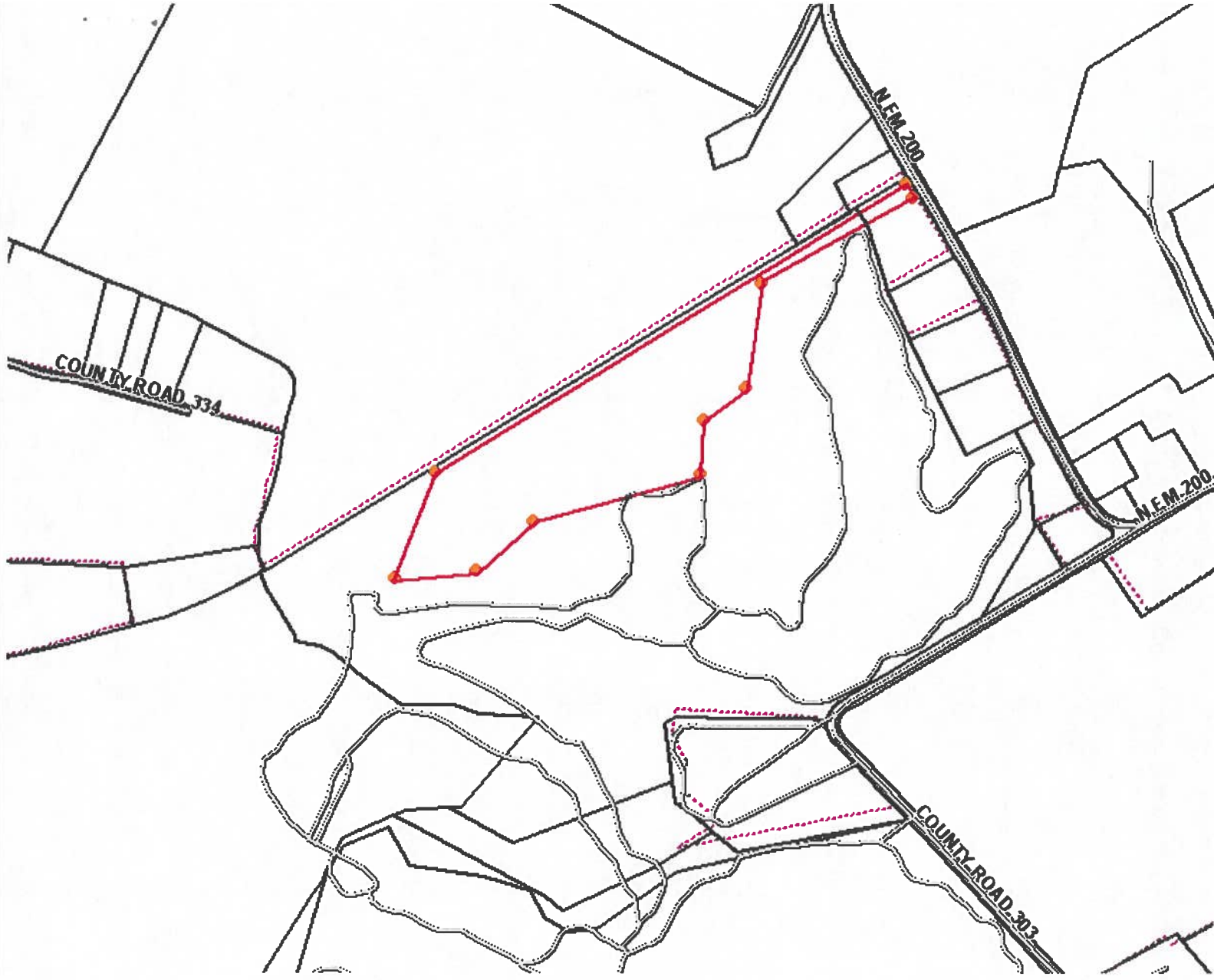
EXH-1

RESIDENTIAL CONCRETE STREET SECTION

N.T.S



1400 EVERMAN PARKWAY, Ste. 148 • FT. WORTH, TEXAS 76140
 TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
 TEXAS FIRM REGISTRATION NO. 10042504
 WWW.TOPOGRAPHIC.COM



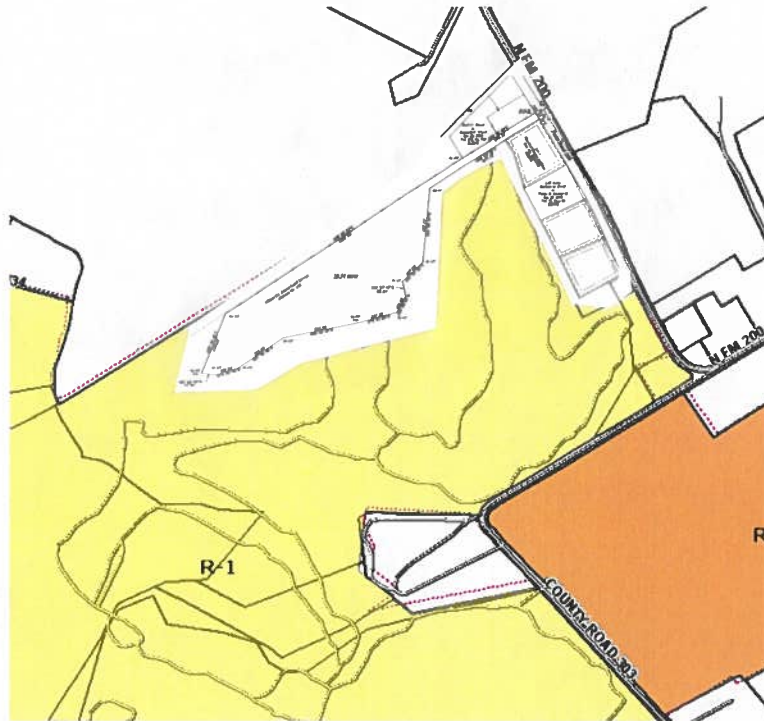
Variance Request for Ron Hampton

Property located at FM 200, approx. 1800 feet NW of intersection of FM 220 and CR 303

1. RIGANO JOSEPH AND WIFE DANA
1021SET TRAIL
GLEN ROSE, TX 76043
2. OAK TREE ASSETS, LLC
P.O. BOX 1671
DESOTO, TX 75123
3. SOMERVELL COUNTY
PO BOX 804
GLEN ROSE, TX 76043

Squaw Valley Estates

Current Zoning



Future Zoning





Kyle Reeves <buildingofficial@glenrosetexas.org>

Ron Hamptons Golf Course Subdivision

2 messages

Kyle Reeves <buildingofficial@glenrosetexas.org>

Tue, Jun 21, 2022 at 3:52 PM

To: Michael Leamons <michael.leamons@glenrosetexas.org>, Jim Holder <jim.holder@glenrosetexas.org>, Chris Hay <chris.hay@e-ht.com>

Hello,

I am sending this variance request out to you guys for review. Let me know your response, good or bad. Thank you.

Kyle Reeves

Building Official

City of Glen Rose

O: 254-897-9373

C: 254-396-9952

buildingofficial@glenrosetexas.org**DOC132.pdf**

366K

Chris Hay <chris.hay@e-ht.com>

Wed, Jun 22, 2022 at 10:03 AM

To: Kyle Reeves <buildingofficial@glenrosetexas.org>, Michael Leamons <michael.leamons@glenrosetexas.org>, Jim Holder <jim.holder@glenrosetexas.org>

Kyle,

It's hard to tell the lengths of this project due to the quality of the PDF for the preliminary plat included in the packet, but it appears that the proposed plan for the subdivision exceeds the intent of Subdivision Ordinance 10.02.034(a)(8) regarding allowable lengths of dead-end streets with cul-de-sacs. They may be trying to get by this with the intermediate cul-de-sacs, which appear smaller than the end cul-de-sac, but I believe they would also need a variance from that ordinance. Due to the land configuration, there are some constraints that may restrict them from meeting this ordinance, which I can understand. However, since they don't meet the ordinance requirements for the length of cul-de-sac streets, I'd be hesitant to recommend approval for narrowing the street from standard width requirements. This would result in a narrower and longer street than standard. Since they are restricted on the length due to property constraints, my initial thought is that they should meet the minimum width requirements to ease concern of accessibility for residents and emergency services vehicles.

In addition, my experience working with the City on street projects over the years, one of the goals of the streets plan has been to try to convert as many city streets as possible from bar ditches to curb and gutter streets. There have been significant funds expended to convert streets to curb and gutter. This may be something to take into consideration when deciding whether to require them to provide curb and gutter.

Let me know if we need to discuss further.

Thanks,

Chris Hay, PE



Kyle Reeves <buildingofficial@glenrosetexas.org>

Fire Apparatus Road

2 messages

Kyle Reeves <buildingofficial@glenrosetexas.org>
To: Brad Smith <Brad.Smith@co.somervell.tx.us>

Fri, Jun 24, 2022 at 4:51 PM

Kyle Reeves
Building Official
City of Glen Rose
O: 254-897-9373
C: 254-396-9952
buildingofficial@glenrosetexas.org

 **Document_20220624_0001.pdf**
71K

Brad Smith <Brad.Smith@co.somervell.tx.us>

Fri, Jul 1, 2022 at 9:24 AM

To: Kyle Reeves <buildingofficial@glenrosetexas.org>, Jodi Holthe <jodi.holthe@glenrosetexas.org>

Kyle

New Subdivision Plan

After research there needs to be a "secondary road" cut in for access

IFC 2018

Appendix D Fire Apparatus Access Roads

D103.4 Dead Ends

D105.1 Aerial Fire Apparatus Access Roads

D107.1 One - or - Two Family Dwelling Residential Developments

Special Approval Required

The Somervell County Fire Marshal does not approve

Brad Smith

Somervell County Fire Marshal

From: Kyle Reeves <buildingofficial@glenrosetexas.org>**Sent:** Friday, June 24, 2022 4:51:48 PM**To:** Brad Smith**Subject:** [EXTERNAL] Fire Apparatus Road

CAUTION: This email originated from outside of Somervell County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

User note:

About this appendix: Appendix D contains more detailed elements for use with the basic access requirements found in Section 503, which gives some minimum criteria, such as a maximum length of 150 feet and a minimum width of 20 feet, but in many cases does not state specific criteria. This appendix, like Appendices B and C, is a tool for jurisdictions looking for guidance in establishing access requirements and includes criteria for multiple-family residential developments, large one- and two-family subdivisions, specific examples for various types of turnarounds for fire department apparatus and parking regulatory signage.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driv-

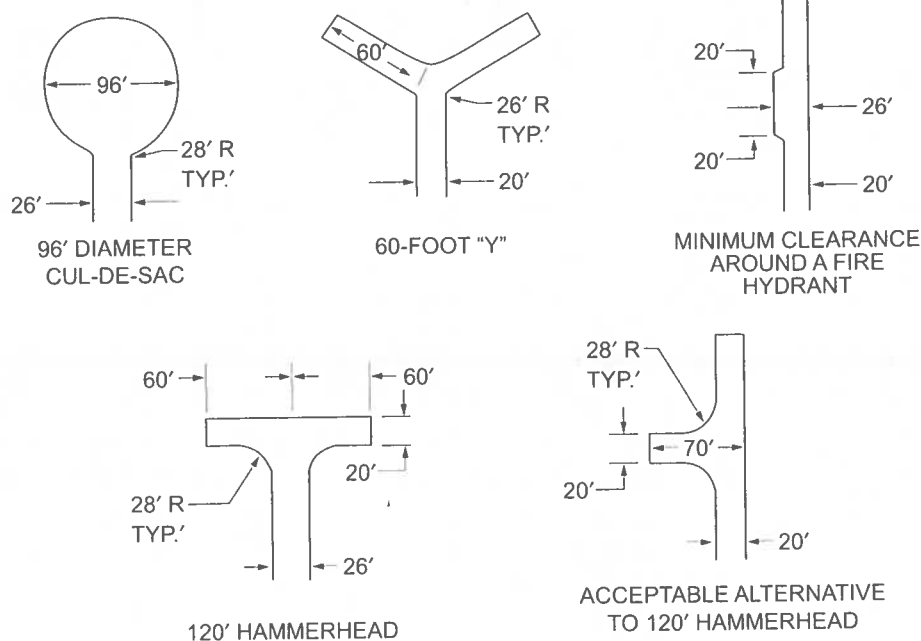
ing surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the *fire code official*.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
6. Methods of locking shall be submitted for approval by the *fire code official*.
7. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D103.6 Signs. Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted

on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

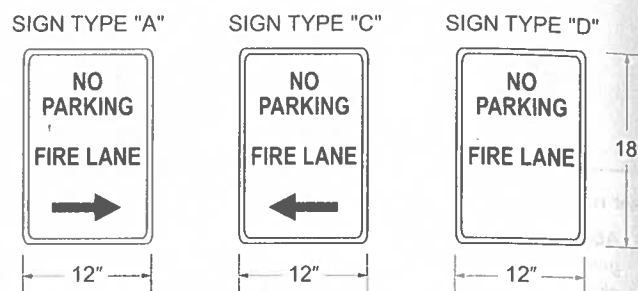


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104 **COMMERCIAL AND INDUSTRIAL DEVELOPMENTS**

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single *approved* fire apparatus access road where all buildings are equipped throughout with *approved automatic sprinkler systems*.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105 **AERIAL FIRE APPARATUS ACCESS ROADS**

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

SECTION D106

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* shall have not fewer than one *approved* fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D107

ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwellings* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or

903.3.1.3, access from two directions shall not be required.

2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D108 REFERENCED STANDARDS

ASTM	F2200—14	Standard Specification for Automated Vehicular Gate Construction	D103.5
UL	325—02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through May 2015	D103.5