

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 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: Betty Ann McCroskey

ADDRESS: P.O. Box 820, 500 English St.
Glen Rose, TX 76043

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

Reasons/Comments:

Building and Planning / Code Enforcement

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NAME: Lawrence Stevens

ADDRESS: 105 Birdsong Ct.

I AM ~~IN FAVOR~~ IN OPPOSITION TO THIS REQUEST.

Reasons/Comments: I will only accede to this request for a preliminary plat if there is no movement to make this plot a commercial area. As long as the property stays residential, I don't object.

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NAME: Robert & Darla Schuster

ADDRESS: 104 Birdsong Ct.
Glen Rose, TX 76043

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

Reasons/Comments:

See ATTACHED Docs.

Additionally - The Docs as sent to us - show
current zoning as residential & future as (R-OD)
Commercial. We are absolutely opposed to commercial
zoning as the runoff from this tract will cause
flood to our property.

Building and Planning / Code Enforcement

City of Glen Rose, Texas
Building, Planning, Code Enforcement Dept.
PO Box 1949
Glen Rose, TX. 76043

RE: Notice of Public Hearing

Name Robert and Darla Schuster
Life Estate of Robert & Darla Schuster
104 Birdsong Ct.
Glen Rose TX. 76043

We are in **opposition to this request**

Reasons/comments

- 1. The City (on March 9, 2022) sent an Email /Letter to Troy Parker, who at that time was the President of the Bluebird Park Home Owners Association. That letter is attached to this communication. Mr. Michael Leamons , City of Glen Rose Administrator outlined a proposal to grant an easement to the city of Glen Rose for the sewer system to connect to the existing sewer system within the boundary of the Blue Bird Park Home Owners Association.**
 - a. The reason for the easement was to provide a gravity flow sewer service. Otherwise, the city was going to have to install a much more expensive lift system as well as the ongoing maintenance expense.**
 - b. No EASEMENT was Granted as the per Mr. Leamons: "Somehow it fell through the Cracks" (see attached communication)**
 - c. To date there is no agreement granting such easement.**
 - d. If such easement were to be granted, the city has not provided the Bluebird Park HOA the proper proposal – as according to the Texas Landowner's Bill of Rights, "the entity proposing to acquire your property must provide you with a written appraisal from a certified**

appraiser detailing the adequate compensation you are owed for your property.

- 2. The Bluebird Park Home Owners Association has met with the Developer (BELIEVED TO BE GREEN ACRES VENTURE, LLC) regarding the development of the 5.4 acres and or 22 lots)**
 - a. At this meeting, they agreed to construct and maintain a privacy fence between the property and the Bluebird Home Owner's Association Property. We have nothing in writing regarding this commitment and thus also oppose the development until this request can be satisfied.**

Attachments:

Letter from Mr. Leamons

Texas Landowner's Bill of Rights

From: Troy Parker bluebirdparkhoa@gmail.com
Subject: Fwd: Easement Proposal
Date: March 10, 2022 at 9:19 AM
To: Darlas.ags@gmail.com

----- Forwarded message -----

From: Michael Leamons <michael.leamons@glenrosetexas.org>
Date: Wed, Mar 9, 2022 at 4:06 PM
Subject: Easement Proposal
To: <bluebirdparkhoa@gmail.com>

Troy,

Good afternoon.

As I mentioned over the phone, the City has adopted Somervell County Water District's method for paying for easements, which is to pay 70% of the market value of the property. The HOA will retain ownership of the property, and the city will only have a utility easement.

Attached is a worksheet showing how I arrived at an easement price of \$403.20.

As I also mentioned over the phone, the City needs this so it can provide gravity flow sewer service to the property immediately to the west of Birdsong Court and to the undeveloped property in the Golden Heights subdivision along Wheeler Branch. Knowing these needs, the City had talked to the developer about providing this easement when the Bluebird Park subdivision was being planned, but somehow the matter fell through the cracks and no easement was granted. Unfortunately, the developer has since passed on and isn't available to help resolve this matter.

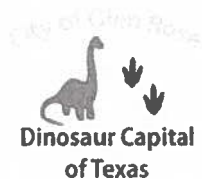
If we were to use the sewer main behind Prosperity Bank to service the above-mentioned areas, a lift station would have to be installed and the City would forever be saddled with the cost of the maintenance and utilities involved in operating that lift station. For that reason and as a last resort, if we aren't able to reach an agreement with the Bluebird Park HOA, it is likely the City will pursue Eminent Domain through the courts to acquire the easement. I have never had to resort to that option in any of the cities that I've worked for, including Glen Rose, and I hope I never have to do so.

Hopefully, the HOA and the City can work this out. If it would be helpful, Public Works Director Jim Holder and I would be happy to meet with the HOA to explain why this is important to the City and to address any questions or concerns. Should you choose to schedule such a meeting, just let us know of a time that would be convenient.

Thank you for your time and consideration in this matter.

Respectfully,

Michael Leamons
City Administrator
City of Glen Rose
(254) 396-2467 cell
(254) 897-2272, ext 107



Sender notified by
[Mailtrack](#)

Bluebird Park
HOA E...et.docx

BIRDSONG POA WORKSHEET

The City uses Somervell County Water District's formula for buying easements, which is to pay 70% of the market value of the property included in the easement.

Utility Easement Needed

30' wide X 60' long = 1,800 sq ft.

Note: If desired, we could make do with a 20' wide easement, but that would reduce the amount being offered. A 30' easement gives us a comfortable amount of room for installing both a sewer and a water main.

Appraisal District Value of Bluebird Park HOA Property

1.336 acres valued at \$18,760

Square Foot Calculation Value

1 acre = 43,560 sq ft

1.336 acres X 43,560 sq ft = 58,196 sq ft (Total Size of HOA Property)

\$18,760 total value/58,196 sq ft = \$0.32/sq ft property value

Cost of Easement based on 70% of the property's value

1,800 sq ft X \$0.32 = \$576 (Total value of the property in the easement)

\$576 x 70% = **\$403.20** (Cost of the easement based on paying 70% of the property's full value.)