



Staff use only

Date Received: 11/26/24

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

Amended Zoning Application for PD Development

Address of property: No address at this time- please see attached survey

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

Property Owner Information

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

Address: 6647 C. FM 56. Glen Rose, TX 76043

Telephone No: Email:

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

Full Name: Stephen Bezner

Address:

Telephone No: Email:

Present zoning at site: R-1 Requested new zoning use: PD-Courtyard SF detached

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

Intended use of property (must be specific):

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

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

Owner(s) Signature:

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

Date: Nov 13, 2024

Fee's →



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

NOTIFICATION

March 14, 2025

NOTICE OF PUBLIC HEARING ROCK RIDGE 3

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

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property located referenced above. That is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for rezoning and preliminary plat which is under consideration, and a map showing all the properties within 200' of the property referenced above. If you would like to register your opinion in favor or in opposition to granting the rezoning and preliminary plat requests, please complete the form and either mail or email it to us, or deposit it in one of the drop boxes at City Hall.

If the owners of 20% or more of the land within 200' of property referenced above provide written notice of their objection to the issuance of the rezoning request, instead of a simple majority it will require a vote of $\frac{3}{4}$ of the City Council members present to approve the request.

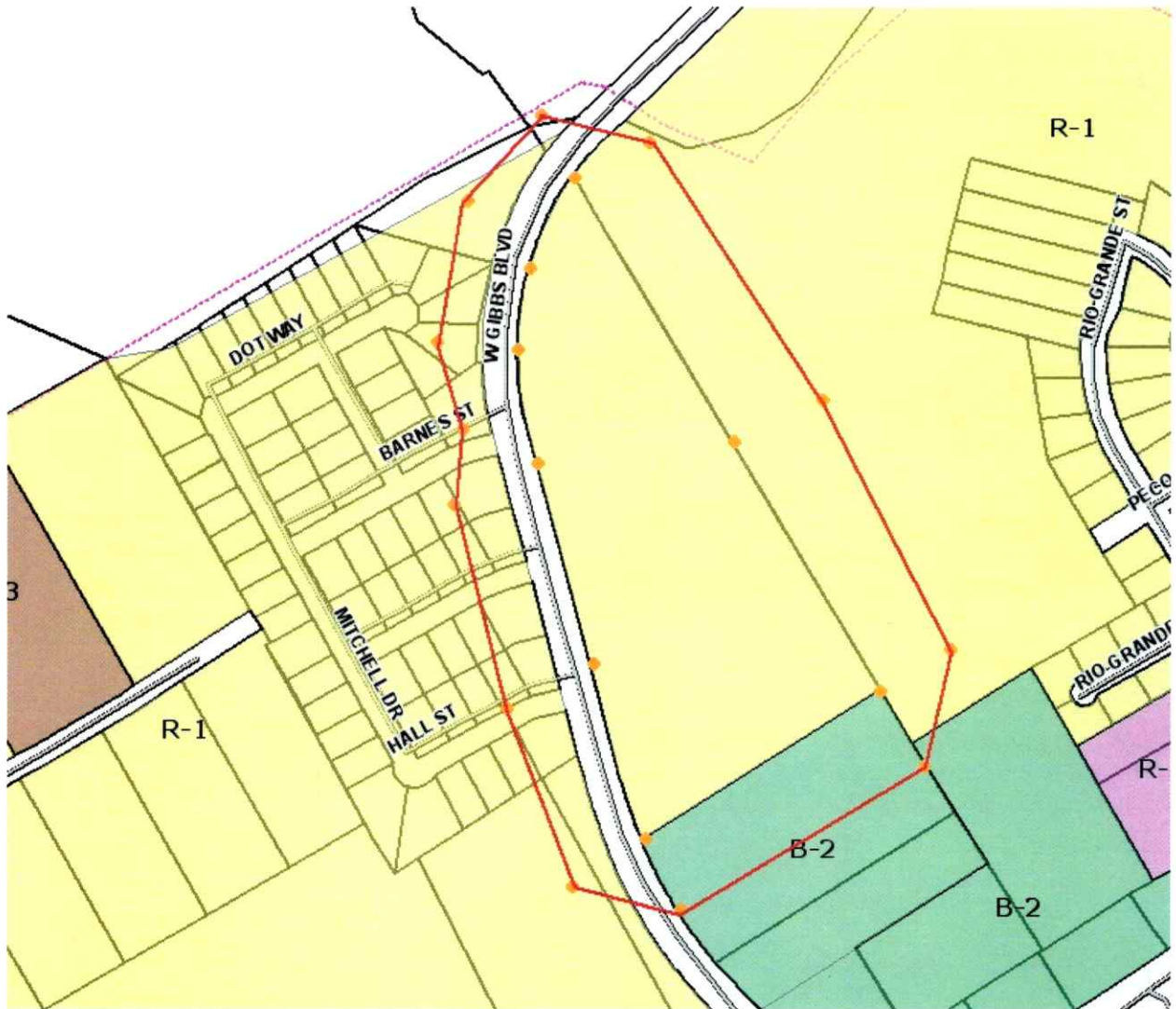
You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Facebook and YouTube.

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

Sincerely,

Building, Planning, and Code Compliance Department

Rockridge Phase III – 200 ft Radius

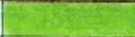


Zoning

Rock Ridge Phase 3

Zoning

LEGEND

Zone	Map Section/Area	Color	Color Name
R-1	Single Family		Golden Yellow
R-2M	Single Family/Duplex/Cabin		Pink
R-3	Single/Two-Four/MH		Tan
R-4	Multi-Family		Gray
B-1	Restricted Commercial		Orange
B-2	General Commercial		Aqua Green
I	Industrial		Brown
OSP	Open Space Parks		Yellow Green
PD	Planned Development		Mahogany Overlay
PF	Public Facilities		Violet Purple Overlay
H	Historic District		Black Overlay

Planned Development District Submission Requirements and Responses

1. Proposed Use

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

2. Development Requirements

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

3. Concept Plan (Required)

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

4. Comprehensive Site Plan

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

5. Site Plan Information

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

6. Compliance with Comprehensive Land Use Plan

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

14.02.042 R-1 Single-Family Residential District

- (a) Purpose. The R-1 Single-Family Residential District is established to allow for single-family dwellings.
- (b) Permitted uses. The uses permitted in the R-1 district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
- (c) Specific use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward its recommendations of action to the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for those uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percentage of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. Parking for at least 2 motor vehicles shall be provided by an enclosed garage or carport for any single-family dwelling constructed after the date of adoption of this article.
- (f) Sales displays prohibited.
 - (1) Garage sales shall be permitted in accordance with this Code of Ordinances.
 - (2) It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks & Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless such vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2, or combination thereof, of the following: motor vehicles; boats or other similar vessels subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shells per lot at any time.
- (g) Minimum setback requirements for carports and accessory buildings. Detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200 square feet or less may be placed anywhere in the rear half of the lot.

(Ordinance 240 adopted 3/15/94; Ordinance adopted 9/9/97; 2007 Code, sec. 155.16; Ordinance 17.02.13A adopted 2/13/17)

14.02.051 PD Planned Development District

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

the following additional information:

- (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

- (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)