



Planning and Zoning Commission
City of Glen Rose, Texas
P.O. Box 1949, Glen Rose, Texas 76043

**COMMISSION'S DETERMINATION
AND
RECOMMENDATION TO THE GLEN ROSE CITY COUNCIL**

Date and time of public hearing: June 17, 2021, 5:30 pm

Purpose of hearing: Final Plat for Rock Ridge Estates Subdivision, Phase I, located on W Gibbs Blvd, identified as Acres 20.820, Tract D4-1-6, Abst A136, A136 Milam Co Sch Ld.,

Request submitted by: Owners, Horizon Capital Solutions, LLC, and owner's representative, Chuck Stark, PE, RPLS.

After considering all information submitted, the Planning and Zoning Commission has made the determination to:

- Approve the request and further recommends approval to the City Council.
- Deny the request.

Reason for decision: See Attached Exhibit "A" and Exhibit "B"

Signature: Larry Wilson Date: June 17, 2021
 Position: _____

The City Council of the City of Glen Rose, Texas, has voted to:

- Approve
 - Disapprove
- this recommendation.

Staff Representative Signature _____ Approval Date: _____

Comments: _____

List of items that approval is contingent upon regarding the Rock Ridge Estates Subdivision, Phase I:

1. Correction on Sheet C1.1: Note 11 "City will pay for all material testing". To be paid by the developer.
2. Correction to Plans showing typical pavement section, including adequate subgrade preparation, accounting for the following requirement in the Subdivision Ordinance:
 - a. Section 10.02.034(a)(11)(E) of the Subdivision Ordinance requires testing of the soil to determine appropriate subgrade preparation for street design. Testing and applicable subgrade treatment, if required, shall be indicated in the plans and specifications.
3. Provide plans for street lighting.
4. Provide structural design for retaining wall.
5. Provide specifications/details for water and sanitary sewer line bedding.
6. Provide signed/sealed drawings prior to construction.
7. Obtain a variance for the following:

Section 10.02.034(a)(10) of the Subdivision Ordinance requires that the developer shall include improvements of adjacent city streets or county roads to city standards in the overall development of the area.

**ADDITIONAL INFORMATION ON RECOMMENDATION TO APPROVE THE ROCK RIDGE
ESTATES SUBDIVISION PLAT, PHASE I**

The Planning and Zoning Commission recognizes the submitted plat doesn't comply with the following provisions of the City's Zoning and Subdivision Ordinances, but recommends variances be granted for the following:

1. On not bringing streets up to City standards, it appears in the past, the City has not required developers to comply with this provision of the City's Subdivision Ordinance. If the City doesn't grant a variance from this requirement, it appears the additional expense will cause the developer to abandon the project. A similar situation arose concerning the Squaw Valley subdivision recently approved. This variance should be granted because this provision of the City's Subdivision Ordinance has not been followed, appears to be impractical, and should be eliminated. [Sec. 10.02.034(a)(10)]



Larry Wilson, Planning and Zoning Chairman