

GLEN ROSE COMPREHENSIVE PLAN

DRAFT:
April 20, 2023

City of Glen Rose, Texas





**WE THANK
YOU!**

ACKNOWLEDGEMENTS

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THE GLEN ROSE COMMUNITY

Without the collaboration with the people of Glen Rose, this Comprehensive Plan it would not have been possible.

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CHAPTER 1: INTRODUCTION

Nestled just outside of the bustling Dallas-Fort Worth Metroplex lies a hidden gem that beckons you to discover its many treasures. Glen Rose is a unique blend of small-town charm, rich history, and stunning natural beauty.

As you journey through the city's streets, you will be transported back in time, surrounded by historic landmarks, treasured relics, and even dinosaur fossils. Glen Rose is a prosperous community that is close-knit and thriving, with locals that will welcome you with open arms. The Paluxy River and Brazos Rivers flow through the city, providing the perfect backdrop for an idyllic stroll, recreation, or sightseeing. Glen Rose is also a "cowboy town," with rodeo events taking place all year at the Somervell County Expo Center and resident "rodeo royalty" that call Glen Rose home.

The Comprehensive Plan sets a broad stage for Glen Rose's future. Members of the community, stakeholders, City Leadership, City partners and more collaborated to make this Plan. The Plan covers many different topics, and outlines a bold Vision. Something special about this Comprehensive Plan is that every action is actionable-- they can be "checked off" when completed. Oftentimes plans will make actions that are ongoing, are not instructive, and/or lack specificity. This Vision contained in this Plan can be achieved if City Leadership, the community, and stakeholders come together to accomplish each action in priority order.



1.A. LETTER FROM THE MAYOR

The update of our Comprehensive Plan is an incredible accomplishment for us. The Glen Rose community understands the necessity for solid planning to prepare for growth and preserve our most valued characteristics. We are a welcoming, close-knit community that cherishes its small-town traditions and charm, and through this Comprehensive Plan, we aspire to uphold these qualities through the coming years.

It has been a rewarding process to watch this Plan come together. Participation in the Community Survey, Community Forums, and other activities allowed us to take ownership of the content included in the Plan and opened our eyes to new possibilities in Glen Rose.

The community's participation and feedback were tremendously beneficial and led to relevant solutions to identified challenges and opportunities. In addition to community participation and discussions involving stakeholders, City Leadership, the Comprehensive Plan Advisory Committee (CPAC), the Technical Advisory Committee (TAC), and the Consultant Team added information, history, and diverse perspectives into the mix of both the process and the Plan itself.

I cannot wait for Glen Rose to implement this Plan, and I am grateful to everyone who participated in this endeavor at any level. I encourage all community members to read this Comprehensive Plan and share it with neighbors, coworkers, and friends as we move into this new chapter of our history together, with a shared purpose and vision for Glen Rose!

Sincerely,

SIGNATURE

Mayor Julia Douglas



1.B. PURPOSE

The previous Glen Rose Comprehensive Plan was adopted in 2009, since then, many changes and occurrences in the city, region, state, and nation have had direct impacts on Glen Rose, such as new economic markets, new developments, natural disasters, population trends, and policy and funding framework shifts. This Comprehensive Plan Update provides Glen Rose with a new roadmap for its future preservation, growth, development, and decisions as it evolves over time. This Plan was developed from meaningful community engagement, extensive analysis, and design and addresses various topics that will shape the City's future character and development over the next two decades.

This Comprehensive Plan:

- Provides a 20-year Vision for Glen Rose with complementary Guiding Themes;
- Establishes policies to steer budgeting, development and redevelopment, programming, service delivery, and other City priorities;
- Details a Character Framework to guide land use, future development, and redevelopment tailored to each specific area of the city;
- Provides a Mobility Framework to guide new roadway and mobility improvements, as well as functional considerations; and
- Goals, Strategies, and Actions to achieve the Vision for Glen Rose.

Adopted in August of 2022, the 2022-2024 City of Glen Rose Strategic Plan guides the City as an organization/business. City Leadership recognizes that the best organizations operate with purpose, intention, and shared focus. The Strategic Plan contains the following three main components: what Glen Rose (as a City organization) is deeply passionate about, what Glen Rose can be the best at, and what can fuel the City's economic engine. At the intersection of these topics is the Vision Statement for the City and 10 two-year goals. One of the 10 two-year goals was to complete this Comprehensive Plan update.

The Comprehensive Plan and Strategic Plan work together to guide the future of Glen Rose. These Plans provide a solid foundation to move the community closer to its envisioned future and provide perspectives on strengths, weaknesses, opportunities, and challenges in Glen Rose, among other information.

Future plans and studies can be developed under the umbrella of, and with the guidance contained in, the Comprehensive Plan. A Parks and Recreation Master Plan, Downtown Plan, and/or an Impact Fee Study can serve as extensions of the Comprehensive Plan to implement its Goals, Strategies, and Actions.

REGULATORY SETTING

Chapter 213 of the Texas Local Government Code states the following:

"The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan. A comprehensive plan may be used to coordinate and guide the establishment of development regulations. A municipality may define the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations."

In other words, when cities in Texas have a Comprehensive Plan, it is generally required that regulations and standards be consistent with it. Policies and Actions in this Plan guide implementation/application of this requirement for Glen Rose. Two key components for regulatory consistency contained within this Plan are the Character Framework and Mobility Framework. The Character Framework is a modernized form of a conventional Future Land Use Plan, and the Mobility Framework is a modernized form of a conventional Master Thoroughfare Plan, both are typically found within comprehensive plans.



1.C. PLANNING & DESIGN APPROACHES

During the Comprehensive Planning process, planning and design approaches were utilized to generate relevant solutions and foster long term success in Glen Rose. These approaches were supplemented with extensive analysis and research to guarantee that best practices were applied. The two utilized planning and design approaches in the creation of this Comprehensive Plan were the Triple Bottom Line (3BL) and Design Thinking.

TRIPLE BOTTOM LINE

The Triple Bottom Line (3BL) is a topic-based approach that refers to the efficiencies and synergies that result when the People of Glen Rose, Economic and Fiscal Vitality, and Nature and Scenery intersect. Using an approach that focuses on all three spheres avoids potential policy or action recommendations that focus on one or two of the spheres at the expense of the others.

The Planning Team utilized and applied the Triple Bottom Line (3BL) approach throughout the planning process as each plan element was developed, and the City has selected the 3BL approach as part of the 2022-2024 Strategic Plan Framework. Glen Rose can achieve the most productive, efficient, and sustainable operations and policymaking outcomes when they are at the intersection of the three spheres.

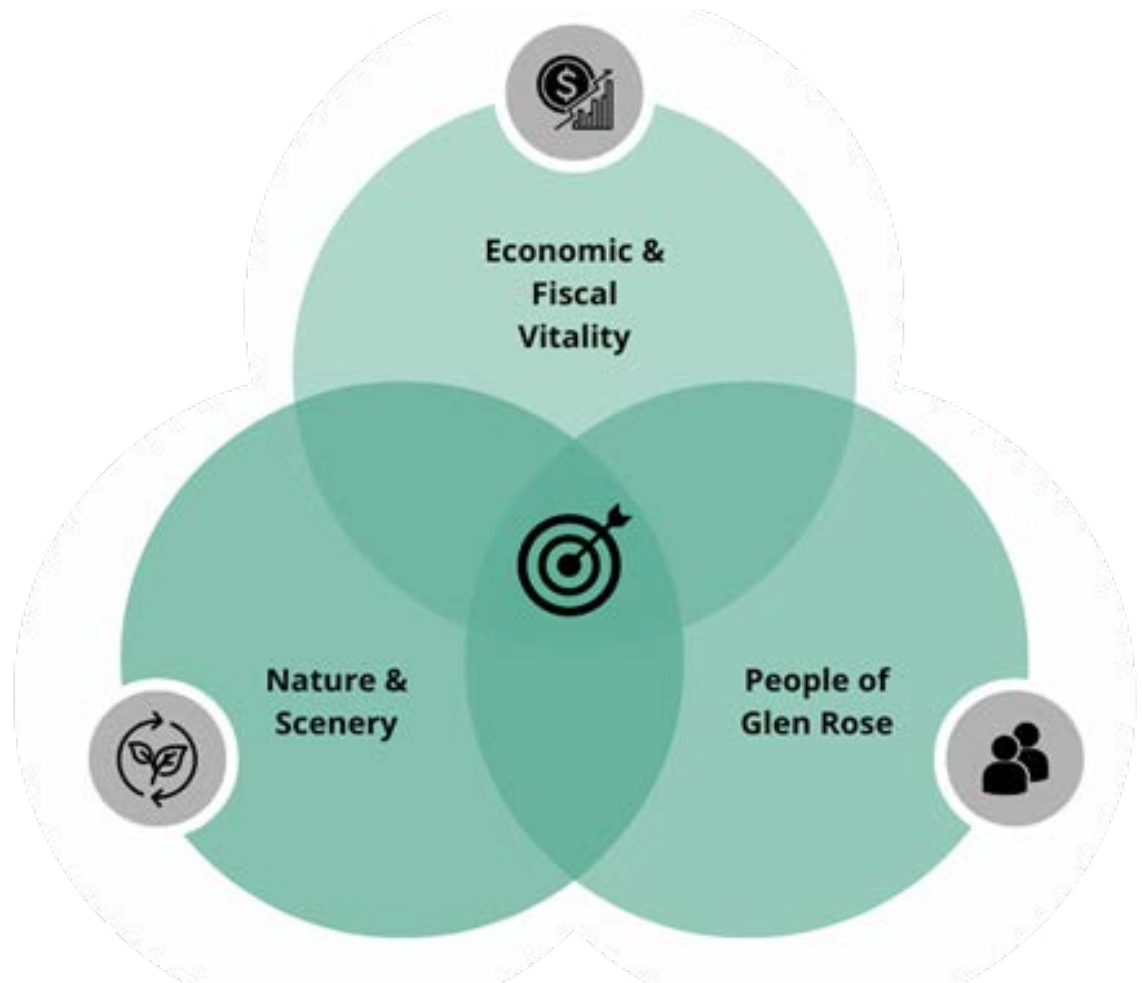


Figure 1. Triple Bottom Line Approach

DESIGN THINKING

The Comprehensive Plan was developed utilizing an innovative, five-step Design Thinking process as follows:

Empathize: Listen first to understand what is being said

Define: Identify what the plan is trying to solve

Ideate: Create strategies that can help us achieve our Vision

Prototype: Conceptualize what these solutions look like

Test: Evaluate if these potential solutions meet the needs

The approach engaged the community at a deeper level, resulting in the Plan being strategically crafted with people at the core and creative, feasible actions to implement. The Consultant Team utilized the Design Thinking approach to design with the community, stakeholders, developers, staff, and others at a partnership level through collaboration and engagement.

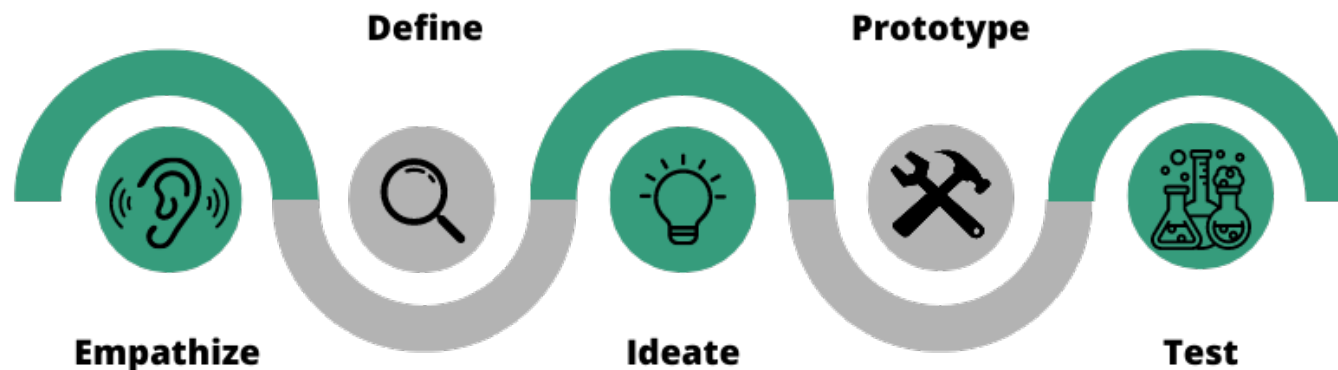


Figure 2: Five-step Design Thinking Approach

1.D. STRUCTURE & VISION

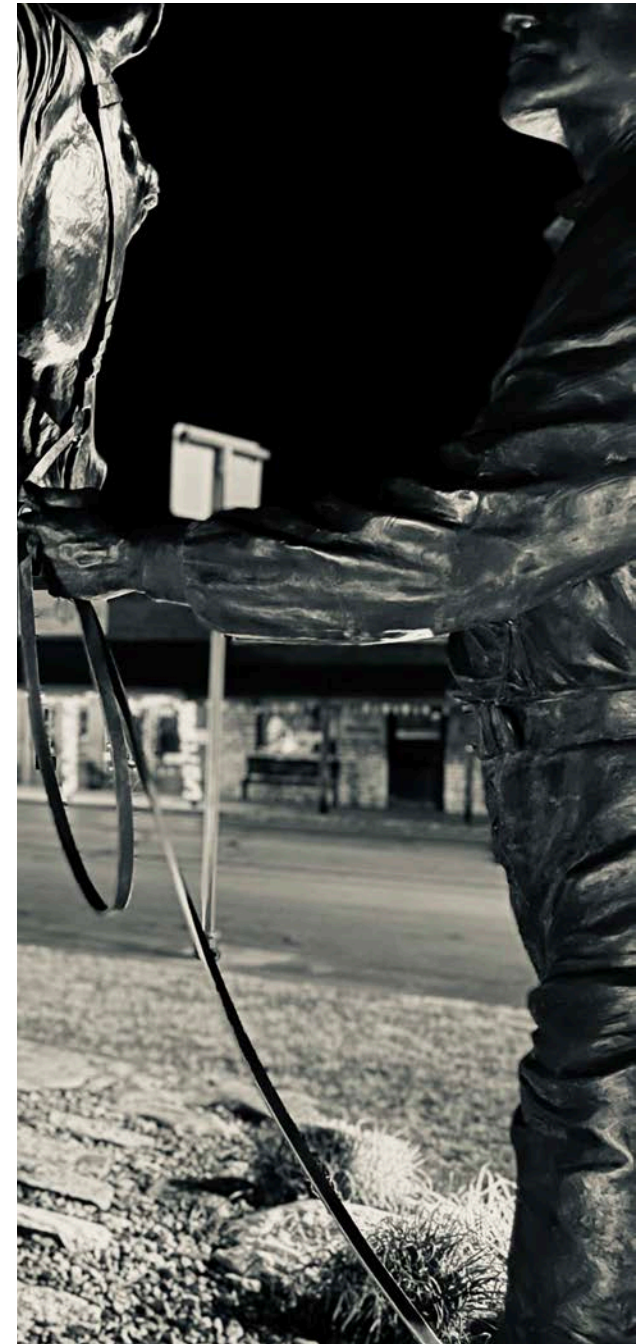
Glen Rose's Comprehensive Plan is comprised of five chapters: (1) Introduction, (2) Economic & Fiscal Vitality, (3) Design & Placemaking, (4) Utilities, Services, & Facilities, and (5) Implementation. Each chapter begins by summarizing feedback from the community engagement process. Context regarding existing conditions is then detailed for each topic that includes maps, charts, and/or other relevant information. Following the Context for each chapter is an Implementation Program that includes a Goal, Strategies, and Actions. The Implementation Programs serve as a roadmap for carrying out the Vision and Goals identified.

This Plan is distinct from most other Comprehensive Plans because the process to make the Plan embraced Triple Bottom Line and Design Thinking approaches, and it includes Actions that are truly practicable and achievable. In contrast to this Plan, the majority of Comprehensive Plans often contain vague guidelines and strategies that are difficult to understand, let alone implement. The Chapters of this Plan contain a broad set of topics that will achieve the community's Vision and solve real challenges.

THE VISION

The Vision Statement was developed and adopted by City Council in December 2021, to guide the City for years to come and to frame this update to the Comprehensive Plan:

“Glen Rose: A welcoming and unique, family-oriented community committed to preserving our natural beauty and historic, small-town charm.”



VISION GUIDING PRINCIPLES

Six Guiding Themes were established by the Comprehensive Plan Advisory Committee and City Council, during the Comprehensive Plan process, to complement the Vision Statement's application to Glen Rose's future:



Welcoming

Glen Rose welcomes residents, visitors, and newcomers with open arms. We will foster a sense of belonging and friendly culture.

Unique

From its scenery to its destinations to its distinct charm, Glen Rose is one-of-a-kind. As the city grows and evolves, we will preserve and enhance its distinction and what makes it special.

Historic

Glen Rose is full of rich history, traditions, and charm to preserve. We will blend the old with the new!

Natural

With its riverfronts, trees, dinosaur tracks, fossils and more, the beauty and scenery of Glen Rose is special. Our community will protect and enhance our scenery, landscape, environment, and the natural assets we have as we grow.

Close-knit

People in Glen Rose exemplify southern hospitality and small-town charm. We look after one another and help those in need. We will be family-oriented and proactive to create and develop meaningful relationships and fond memories.

Prosperous

Glen Rose has a strong economy, with significant opportunities to add even more vibrancy. We will focus on our Community Differentiators and Fiscal Rules of Thumb to ensure Glen Rose continues to be successful and resilient.

1.E. CONTEXT

HISTORY OF GLEN ROSE

The area of present-day Glen Rose was settled in 1849 by Charles and George Barnard, who were brothers when they opened a trading post. Approximately 10 years later, they constructed a flour and grist mill on the Paluxy River, known today as Barnard's Mill. The Mill became an important component of community life in Glen Rose by hosting dances, meetings, and even the town hospital in later years, as recorded by the Texas State Historical Association (TSHA). In 1871, Charles Barnard sold the Mill to Major Tyler Calhoun Jordan of Dallas.

According to many locals, Jordan's wife, Annie R. Lewis Jordan, gave the name Rose Glen to the city because the landscape reminded her of her native land, Scotland, even though the US Census documented her birthplace as Alabama. During a town meeting in 1872, residents opted to name the city Glen Rose over the alternate suggestion, Rose Glen. A United States Post Office was established in Glen Rose in 1874, and Glen Rose later became the County Seat of the newly founded Somervell County in 1875.

When Glen Rose was first surveyed in 1878, the Courthouse Square in Downtown was an open cornfield. Jordan paid for and constructed the first County Courthouse in 1882. It was a simple stone structure, and it was completed as part of a partnership with some residents who were willing to purchase land and construct commercial uses around the Square if Jordan constructed the Courthouse. It burned down in 1893 and destroyed many valuable documents. The Courthouse was reconstructed in 1893, and still stands in the middle of the Square. It features the prevailing stone walls from the original building and a secure, fireproof vault. On April 28, 1902, a massive tornado tore through Glen Rose, demolishing scores of homes, killing six people, and toppling the clock faces from the Courthouse tower. The stone walls that had fought and won against the previous fire were unmovable by the strong winds, and new clockfaces were installed four years later.

During the late 1800s and into the early 1900s, an abundance of mineral water was discovered in the area, drawing doctors and other individuals to Glen Rose, hopeful that the water would provide medical benefits. In 1900, Glen Rose was recognized in the United States Geological Survey (USGS) as a place that was "valuable for



Texas Photographs Collection, University of Texas at Arlington Libraries. Tornado aftermath, Glen Rose, Texas. (1902). Retrieved from <https://library.uta.edu/digitalgallery/img/10011799>



Fort Worth Star-Telegram Collection, University of Texas at Arlington Libraries. Comanche Peak nuclear power plant construction. (n.d). Retrieved from <https://library.uta.edu/digitalgallery/img/10001295>



Fort Worth Star-Telegram Collection, University of Texas at Arlington Libraries. Champion Palomino Stock horse stallion. (1951). Retrieved from <https://library.uta.edu/digitalgallery/img/20142164>



Fort Worth Star-Telegram Collection, University of Texas at Arlington Libraries. Mary Lee Bridges in cowboy costume. (1951). Retrieved from <https://library.uta.edu/digitalgallery/img/20156084>

medicinal purposes.” Wellness retreats and “rubbing doctors” became prevalent in the area in response to the mineral water craze.

The first dinosaur tracks were discovered in the early 1900s near Wheeler Branch Reservoir, and once the tracks were identified, more tracks began to be discovered along parts of the Paluxy River. The abundance of these tracks led to the establishment of Dinosaur Valley State Park in the late 1960s, just outside of the Planning Area to the northwest, with the goal of preserving the tracks and preventing them from being dug out of the ground and sold. By this time, coming to Glen Rose for medicinal reasons was not as popular, but the destination appeal shifted to local dinosaur tracks and world-class rodeo events.

Throughout the 1900s, Glen Rose continued to experience more growth. It became known as the “Whiskey Woods Capital of Texas” for its production of moonshine (smuggled alcohol) during the Prohibition Era. During the Great Depression, more people relocated from rural parts of the County towards Glen Rose for employment and education opportunities. The population boomed in the 1980s as the Comanche Peak Power Plant was being constructed, which has dominated the local economy as the County’s largest employer and contributor of tax revenue. Operation of the first reactor unit began in 1990, the second in 1993, and has operated these two units on a 40-year license since. Farming, ranching, and tourism were the other large industries.

Glen Rose is home to “rodeo royalty,” with legendary cowboys and cowgirls in residence who are well-accomplished and still active in the Texas rodeo industry. Just a few of these cowfolk include:

- Jack “Little Jack” Bridges is recognized in the Texas Rodeo Cowboy Hall of Fame for his performances in a variety of rodeo events, including bronc riding, calf roping, and bulldogging.
- Mary Lee Bridges Lilly, sister of Little Jack, was a Palomino horse exhibitor with champion stallion, Booger Bear, who dominated in multiple rodeo events and is recognized in the Texas Rodeo Cowgirl Hall of Fame.
- Kevin Stewart is also recognized in the Texas Rodeo Cowboy Hall of Fame for calf and team roping and has qualified for the National Finals Rodeo (NFR) 11 times, among many other accomplishments.

COMMUNITY ENGAGEMENT

For this Comprehensive Plan to be relevant and productive, community feedback was solicited and incorporated into the planning and design process. The methods listed below were utilized to gather community feedback, promote collaboration, and inform the public of opportunities to participate during the creation of this Comprehensive Plan.



Outreach

- Social Media Posts
- Email Reminders
- Text Message Notifications (TextMyGov)
- Utility Bill Inserts
- Radio Advertisements
- Event Flyers

Collaboration and Feedback

- PlanGRTX.com (Interactive Project Website)
- Technical Advisory Committee (TAC)
- Comprehensive Plan Advisory Committee (CPAC)
- 2022 Community Survey
- Design Focus Groups
- Stakeholder Interviews
- Community Forums



Event Info

Document Library



24/7 Contact

WWW.PLANGRTX.COM

The interactive project website was utilized as a 24/7 engagement opportunity to keep the community informed and communicate key project-related information, including the project timeline, review materials, and event recaps. The project website provided contact information for the Consultant Team, as well as an email subscription option for community members to receive periodic project updates. Collaboration opportunities, such as the Community Survey and event information, were also included on the website.

TECHNICAL ADVISORY COMMITTEE (TAC)

The Technical Advisory Committee consisted of five members, which included City Staff from various departments, and met three times throughout the process to do the following:

- Provide feedback and direction at three key points during the process;
- Provide technical information and coordinate City efforts with the Consultant Team;
- Attend public events and encourage others to do the same; and
- Review the draft Plan.

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

City Council appointed the Glen Rose Comprehensive Plan Advisory Committee (CPAC). It consisted of 12 Glen Rose community members with various experiences and roles, including business owners, property owners, P&Z Members, developers, employees, and more. CPAC had three workshops throughout the process to do the following:

- Review and consider community feedback;
- Participate in public events and online idea sharing, as well as encourage others to do the same;
- Review the draft Comprehensive Plan; and
- Recommend the Plan to the Planning and Zoning Commission and City Council for approval.



Conversations held during the first CPAC on March 31, 2022, provided direction on how to approach the Comprehensive Plan and its topics.

2022 COMMUNITY SURVEY

Between April 24 and May 17, 2022, the City of Glen Rose invited residents to participate in a Community Survey. The Consultant Team conducted the Survey to identify the topics most significant to the Glen Rose community and to analyze the perceived strengths, weaknesses, opportunities, and threats/challenges. For a city of Glen Rose's size and level of development, a response rate of two percent or above is generally regarded as a "healthy" Response rate. The respondent total equated to approximately four percent of the city's population. However, some respondents were not necessarily residents and were stakeholders, employees, visitors, and the like. Provided below are some high-level takeaways from the feedback received from the Community Survey:

- Overall, the community is satisfied with life in Glen Rose and enjoys what it has to offer;
- There are significant concerns with impending growth in terms of traffic, infrastructure, services, and other potential impacts if things are not properly planned; and
- More restaurants, shopping, and entertainment are desired.

TEN FEEDBACK THEMES

1. Economic development & tourism
2. Leadership & relationships
3. Community & small-town charm
4. Traffic & mobility
5. City relationships and communication
6. Growth management
7. Infrastructure
8. Parks & recreation
9. Restaurants & shopping
10. Entertainment & activities



DESIGN FOCUS GROUPS

The Consultant Team and City met with the Texas Department of Transportation (TxDOT) twice during the planning process and collaborated over the proposed South Loop (State Highway 144 Bypass), US Highway 67, the Safe Paths to School Program, and TxDOT-owned and -maintained signalized intersections within Glen Rose, such as Barnard and Elm Street. During these conversations, the roles, design, funding, and relevant solutions were developed for community consideration. US Highway 67 and potential grant funds, such as those from the Transportation Alternatives Program (TAP), were discussed for possible application for enhancements.

The feedback gathered from these conversations was used to support crafting the community engagement activities during the Plan's development and the Implementation Program relating to the Mobility Framework described in Chapter 3.

STAKEHOLDER INTERVIEWS

In the Spring of 2022, the Consultant Team conducted multiple interviews with stakeholders to receive feedback, perspectives, information, and ideas relating to existing and future Glen Rose. Stakeholders were identified by City Leadership and included community leaders, long-time residents, local developers, and small business owners. These stakeholders discussed the potential in Glen Rose and were incredibly helpful in guiding future discussions, Community Forum topics and providing context for the Plan.

Major themes of discussion during stakeholder interviews included the quality of Glen Rose ISD, controlling oncoming growth, City and Somervell County relationships, Glen Rose's rich history and preservation, expanding the housing market, small business support, and the Barnard and Elm Street intersection. Stakeholders emphasized the importance of utilizing Glen Rose's assets to mitigate challenges. Many provided ideas for improving Glen Rose's assets and pointed to gaps and challenges that exist with these assets. For example, the absence of rodeo history-related events and festivals, despite the rich rodeo history present in Glen Rose. Many pointed to Glen Rose ISD as both a strength and pull factor for the community and suggested improving youth engagement and exploring partnerships with the district to utilize this asset. There was also a frequently noted concern for mitigating and controlling impending growth, including worsening traffic at major intersections. Stakeholders also discussed the lack of housing choices throughout Glen Rose and how diversifying it can positively impact the community. Diversifying housing choices can support the existing and future local businesses that make Glen Rose unique. Lastly, Stakeholders emphasized the need for enhancing relationships and partnerships between the City, County, and other entities.



COMMUNITY FORUMS

Three Community Forums were held at the beginning, middle, and near the end of the planning and design process. Each Forum had a different purpose, contained different sets of information, and had unique collaboration and feedback opportunities.

Community Forum 1: Kickoff

Community Forum 2: Public Design Studio

Community Forum 3: Virtual Townhall

COMMUNITY FORUM 1

On May 21, 2022, the first of three Community Forums was conducted at Glen Rose High School to kickoff off the planning and design process. There were approximately 50 individuals who attended and shared their perspectives on various topics relating to the City of Glen Rose. The topics related to how Glen Rose can cater to all age groups, enhance mobility, and keep its “small-town charm.” They also had the opportunity to share their own personal stories of Glen Rose, and provide insight into where community members work, eat, and shop. Feedback indicated that most shopping and dining dollars are being spent in areas outside Glen Rose, such as Granbury, Walnut Springs, Stephenville, Cleburne, and Fort Worth. The community wants amenities that can make Glen Rose welcoming for all age groups, such as providing after-school activities for kids and teenagers or community event spaces for adults and seniors. Participants indicated a desire for sidewalk and trail improvements and gave recreation the most votes to earn the spot as the highest-prioritized component for future mobility in Glen Rose.



COMMUNITY FORUM 2

On July 30, 2022, the second Community Forum was held again at Glen Rose High School. There was significant participation, with at least sixty attendees of various ages, backgrounds, and perspectives. Informative stations provided the participants with insight into the Comprehensive Plan and the progress of Plan development. Participants gave feedback on the proposed South Loop and the design of U.S. 67 and provided opinions about existing and potential destinations within Glen Rose. An interactive map station facilitated opportunities to discuss specific ideas and opportunities for mobility, land use, growth, and development.

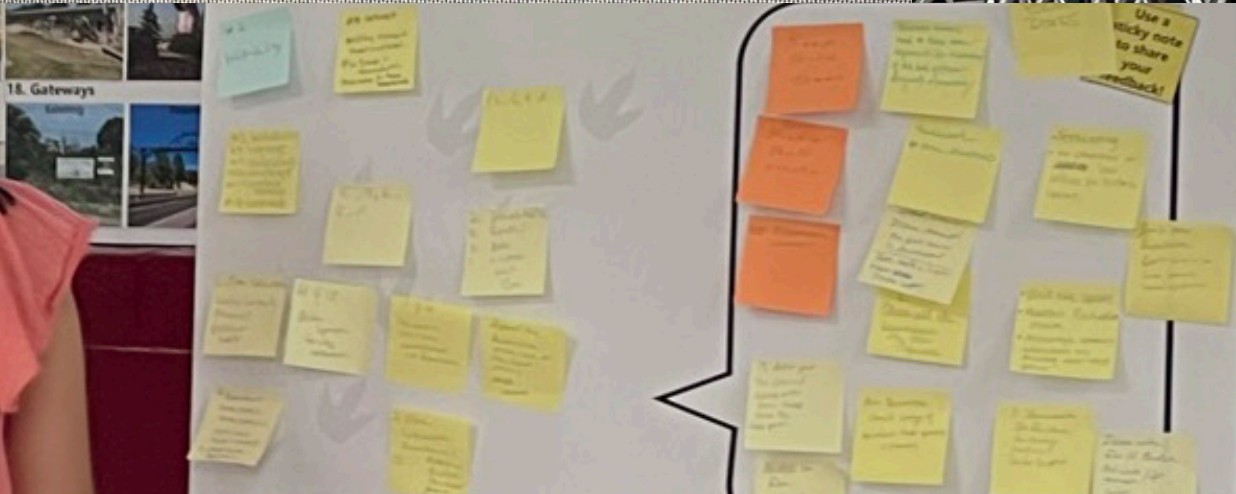
Participants proposed additions to existing parks and recreation facilities, such as conveniently placed trash receptacles and informative plaques for parks. With trail and sidewalk extensions and improvements, better and more destination connections were prevalent feedback. Some recurring destination types that people want to see include gathering spaces for families, facilities, and activities for youth after-school, and aquatic amenities.



COMMUNITY FORUM 3

On November 3, 2022, the last Community Forum was held via Zoom Townhall. It was also broadcast live on Facebook via the City of Glen Rose's Facebook page. Concepts and Highlights for the draft Comprehensive Plan were presented, and a panel comprised of Consultant Team members, City employees, and City Council members were available to discuss and answer questions from the community following the presentation. The Virtual Townhall was recorded, allowing community members to view the recording later if they could not attend. The recording was viewed over 800 times.

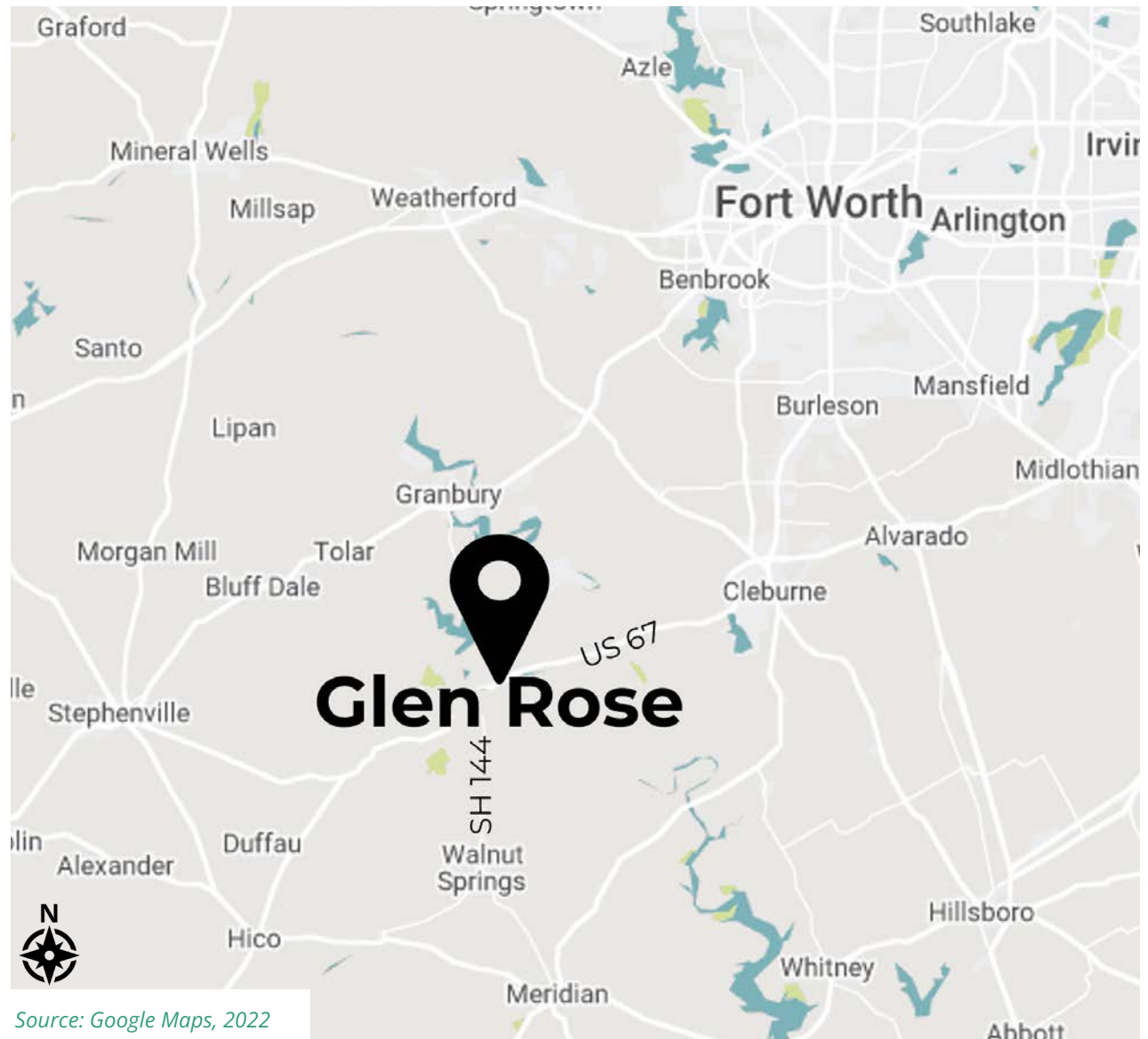




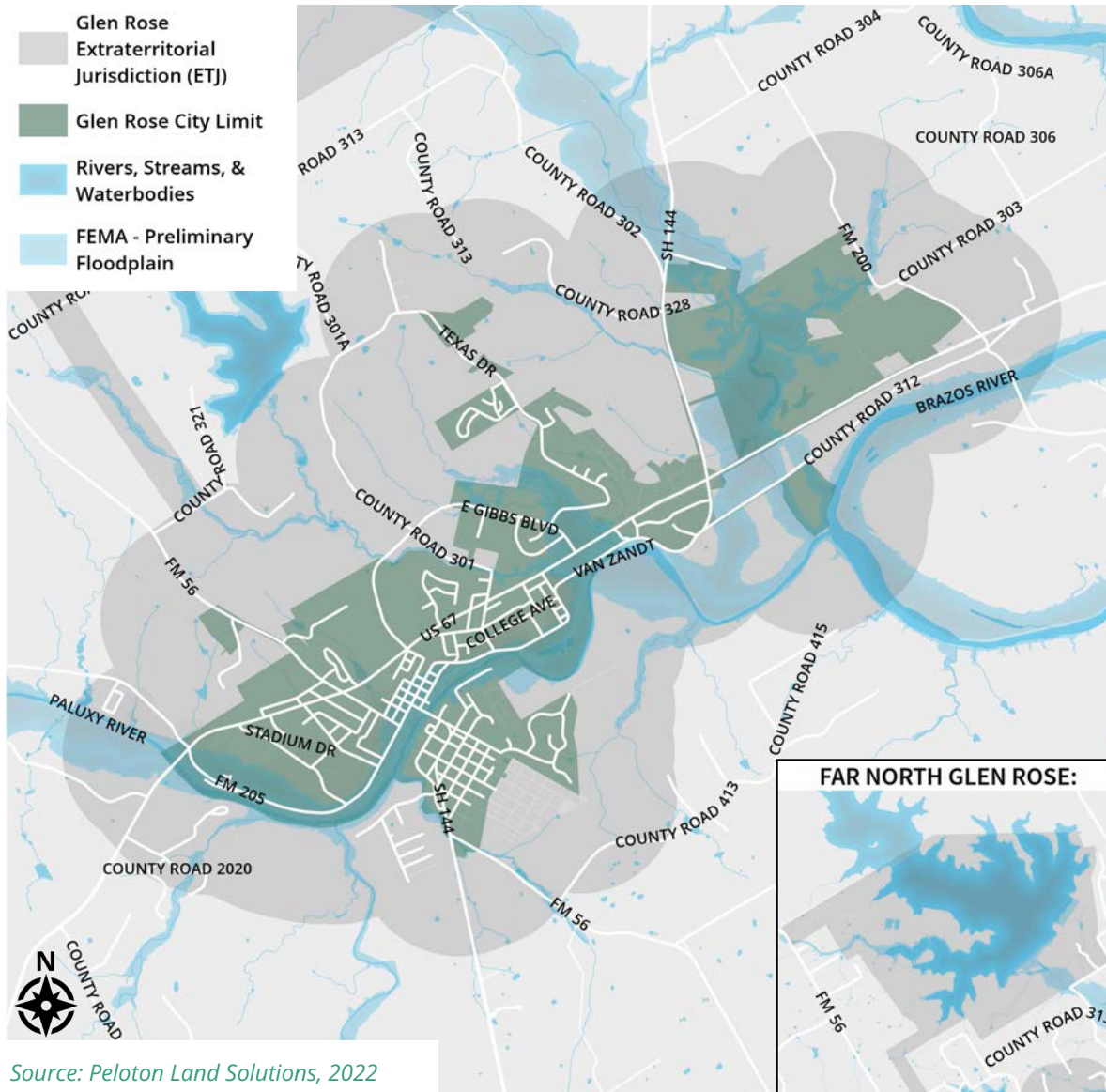
GLEN ROSE PLANNING AREA - LOCATION

Map 1. Glen Rose Location Map

Glen Rose is situated southwest of the Dallas-Fort Worth Metroplex and is within an hour's drive of Downtown Fort Worth via Chisholm Trail Parkway and US Highway 67. US Highway 67 goes east-west through Glen Rose. It is heavily utilized by people traveling to and from Cleburne, Hico, Stephenville, and surrounding communities. At the same time, State Highway 144 gives access to Granbury and Walnut Springs to the north and south, respectively. With US Highway 67 being a regional connector, it also serves as Glen Rose's "commercial spine" and its most major roadway.



Source: Google Maps, 2022



GLEN ROSE PLANNING AREA - LIMITS OF STUDY

Map 2. Glen Rose Planning Area Map

The Glen Rose Planning Area, or Ultimate Municipal Boundary (UMB), of Glen Rose, is roughly 21.3 square miles, encompassing all lands within the Extraterritorial Jurisdiction (ETJ) boundary (18.6 square miles) and the City Limits (2.7 square miles). The Brazos and Paluxy Rivers converge just east of Glen Rose along US 67 and SH 144 at the city's eastern boundary. The Paluxy River, a tributary of the Brazos River, flows through the center of Glen Rose from west to east. Somervell County Water District (SCWD) operates Wheeler Branch Reservoir, the nearest body of water to Glen Rose's existing City Limits, which serves as a key water supply for residents of Glen Rose and Somervell County. Squaw Creek Reservoir is the largest body of water inside the Glen Rose Planning Area. There are boat launch locations and picnic areas for recreational uses, but it is mainly used as a cooling resource for the Comanche Peak Power Plant and not a water resource.

POPULATION: GLEN ROSE APPEAL

Since its incorporation, Glen Rose has steadily gained popularity, and the population has grown at a modest rate. The following factors represent just **some** reasons for Glen Rose's popularity and growth:

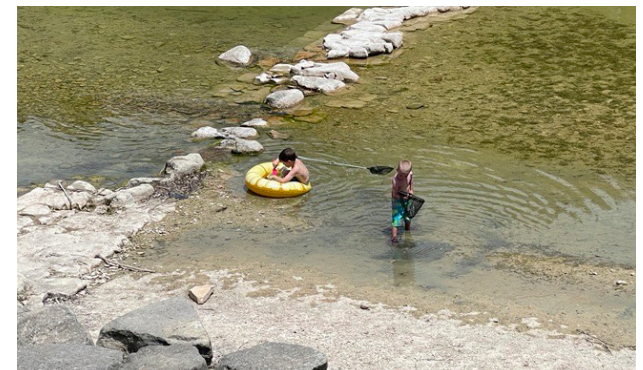
- Glen Rose has a unique small town feel that has traditional country charm. The unmatched friendliness of the community make people want to stay and also to come back.
- The Paluxy River and the Brazos River run through Glen Rose. The two rivers offer scenic, recreational, and ecological opportunities that consistently attract residents.
- Somervell County Water District owns and operates the Wheeler Branch Reservoir, located only two miles north-northwest of Glen Rose. The reservoir provides opportunities for outdoor activities such as fishing, non-motorized boating, clear water scuba diving, hiking, and more.
- Dinosaur Valley State Park is located west of Glen Rose and is accessible within nine minutes by car. Tourism generated by the park attracts visitors from all over and stimulates the local economy. Fossil Rim Wildlife Center is located just southwest of Glen Rose and brings in tourists from near and far. This destination is a family-friendly drive-through safari specializing in endangered species programs and public education regarding conservation and land management. These programs and the 1,000 animals attract year-round tourism from people of all ages.
- Glen Rose's Independent School District is a highly rated public school district serving approximately 2,000 students from Pre-K to 12th grade. GRISD's top-notch schools are a key component of the quality of life for many in the community (and many potential residents looking for excellent schools). Glen Rose High School was named a 2021 Best High School Silver Medalist by U.S. News and World Reporter.
- The Creation Evidence Museum was founded in 1984 and showcases research and exhibits that support the Christian's Biblical creation. The Creation Evidence Museum brings people to and through Glen Rose by the thousands each year.
- Bed and Breakfast stays in Glen Rose are abundant and are also a key attraction. The Cedars on the Brazos, Inn on the River, Live Oak Bed & Breakfast, The Lodge at Fossil Rim, and many others provide an environment that focuses on Glen Rose's natural scenery and the small-town charm comfort to all visitors.



Fossil Rim Wildlife Center



Dinosaur Valley State Park



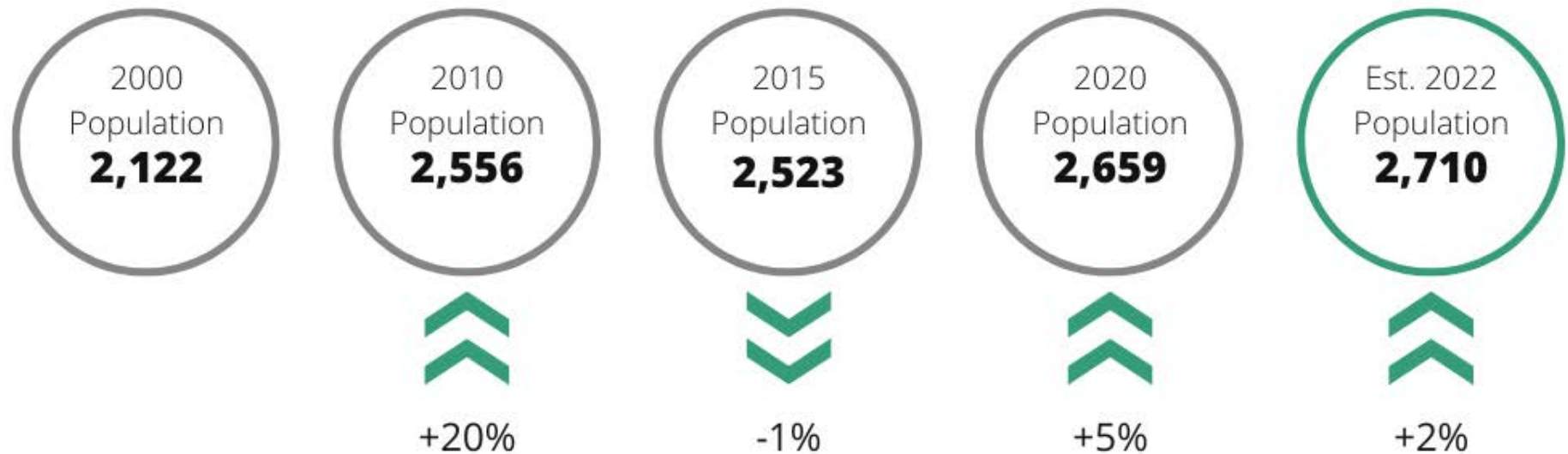
Paluxy River Front near Inn on the River

POPULATION: GROWTH

The future population growth within the Planning Area is among the most important factors to consider when developing the Goals, Strategies, and Actions within the Comprehensive Plan. Population growth projections can inform the City and the community on the magnitude and type of changes to prepare. There are a multitude of approaches available for developing population growth projections. While these numbers may appear high for Somervell County, due to regional and national context, such as the economy, immigration, COVID-19, and more, all play a role in the growth and decrease of population.

The population grew rapidly from 2000 to 2010 and decreased from 2010 to 2015, then went up only slightly between 2015 and 2020. From 2000 to 2020, the city grew by approximately 537 residents, representing an increase of 25 percent. As of January 2022, the population was estimated by the North Central Texas Council of Governments (NCTCOG) to be 2,710 people. Glen Rose has grown slower than other cities in North Texas, but as the region continues to urbanize, growth is approaching more rural areas, such as Glen Rose. Although there are many areas in Glen Rose that are undeveloped, members of the community have loudly and frequently voiced that the city's small-town/country charm is important and should be preserved. With land use policies as detailed in Character Framework within this Plan, Glen Rose can control the intensity and design of growth within the City Limits and can articulate desired development and preservation within the Extra-territorial Jurisdiction (ETJ) in hopes that it can be guided consistent with the Vision.

POPULATION GROWTH SINCE 2000



Source: American Community Survey (ACS) 5-year Estimates, 2015; United States Census, 2000, 2010, & 2020; North Central Texas Council of Governments (NCTCOG), 2022

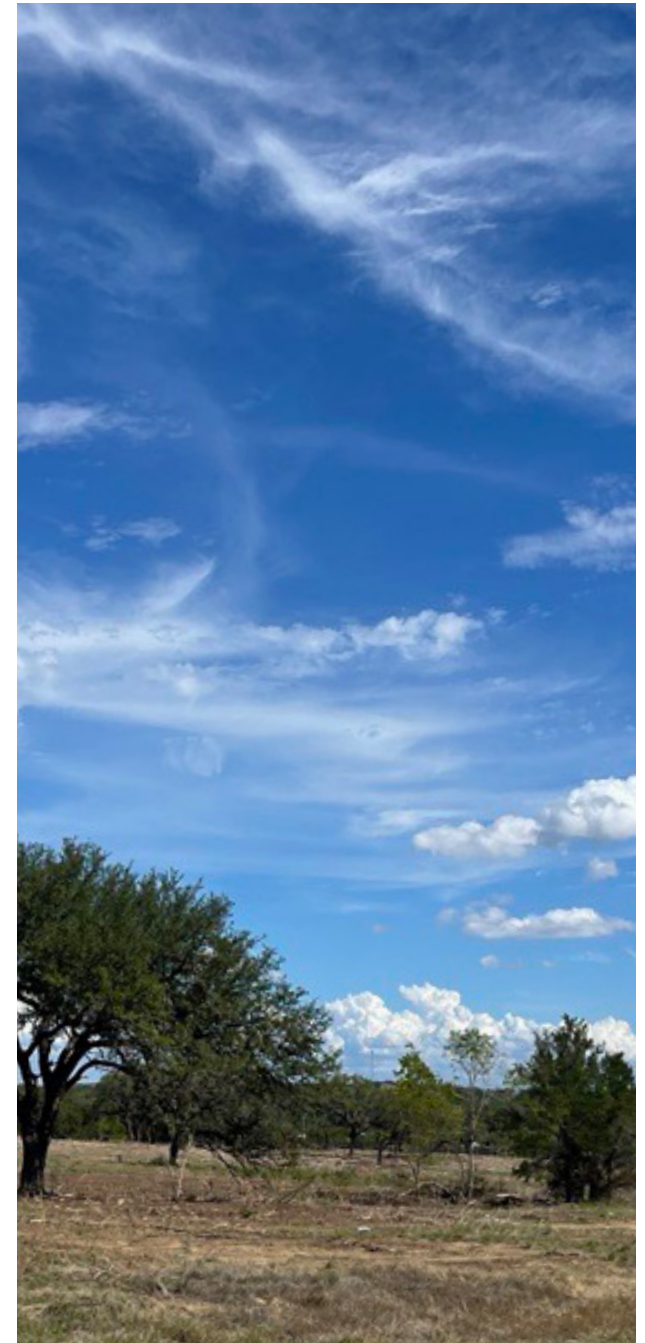
GROWTH ON THE FRINGES

The Extraterritorial Jurisdiction, or ETJ, is an area that extends beyond Glen Rose's City's Limits by a distance that is determined by its population size. The Texas Local Government Code enables each city to have an ETJ so that it can define potential areas for expansion and services. ETJ boundaries do not overlap with other municipalities.

Glen Rose can regulate land division within its ETJ through subdivision regulations but cannot enforce or regulate uses or construction through zoning and similar tools.

- Prior to 2015, cities in Texas could annex within their ETJ to plan for growth and provide services to outlying areas.
- State legislation passed since 2015 has substantially limited the abilities of cities to control growth in the ETJ. Cities can annex if a property owner requests it within the ETJ, but proactively annexing property is no longer an option that cities have (generally).
- Current limits placed on city authority in ETJ and expansions of power granted to special districts and developers in Texas have given rise to the proliferation of special districts. Special districts are formed by developers in Texas, outside city limits, to finance costly infrastructure and/or to avoid city oversight and standards. Special district development outside cities' limits is often inconsistent with what cities have planned, what communities want in terms of density (i.e., number of houses), and/or is inconsistent with what can be adequately accommodated from a traffic or infrastructure perspective.

Due to the factors above and others, areas within Glen Rose's ETJ are more vulnerable to higher density, and potentially lower quality, development than envisioned by the community. Development within the ETJ can also be of excellent quality, and a special district can also be utilized in a way that helps finance a great development that may not be possible otherwise. Non-annexation agreements and pre-annexation agreements can aid in minimizing undesirable growth and provide leverage to negotiate development that is consistent and desired. Having a strong vision for areas within the ETJ, that can be communicated to the development community and property owners, also helps them understand what the community would like to see and what the City is anticipating serving in terms of traffic, infrastructure, and other indirect impacts.



TEXAS DEMOGRAPHIC CENTER (TDC) POPULATION PROJECTION FOR SOMERVELL COUNTY

The Texas Populations Projections Program of the Texas Demographic Center (TDC) provides population estimates for Texas and all of its 254 counties. Although this forecast is not specific to Glen Rose and is for Somervell County, Glen Rose is the County Seat of Somervell County, and the Glen Rose Planning Area makes up a substantial portion of its land area. As of November 2022, the TDC estimated the population in Somervell County was 9,309 people. Projections indicate that Somervell County's population could be 10,249 by 2050, an increase of approximately 10 percent.

The TDC utilizes the Cohort Component Projection Method, the same method used by the United States Census, which projects a population informed by age according to a particular life cycle and set of age-specific fertility rates, while also generally accounting for net migration at each age. TDC's methodology and prior projections have proven to be reliable for Somervell County. The Center's previous set of predictions estimated that Somervell County's population in 2020 could be as high as 9,294, and the population estimate from the 2020 U.S. Census was 9,205, a difference of only 89 people. Much of the growth over this Plan horizon of 25 to 30 years is likely to be outside the City Limits, but based on how people living outside the City Limits interact with Glen Rose at present and in the past, the City can expect to have impacts to infrastructure, traffic, schools, parks, tourism, and more from the anticipated future residents. These impacts will be seen regardless of if development is in the City Limits or outside of it, but property tax and other taxes and fees to offset impacts is paid to Glen Rose only in areas within the City Limits.

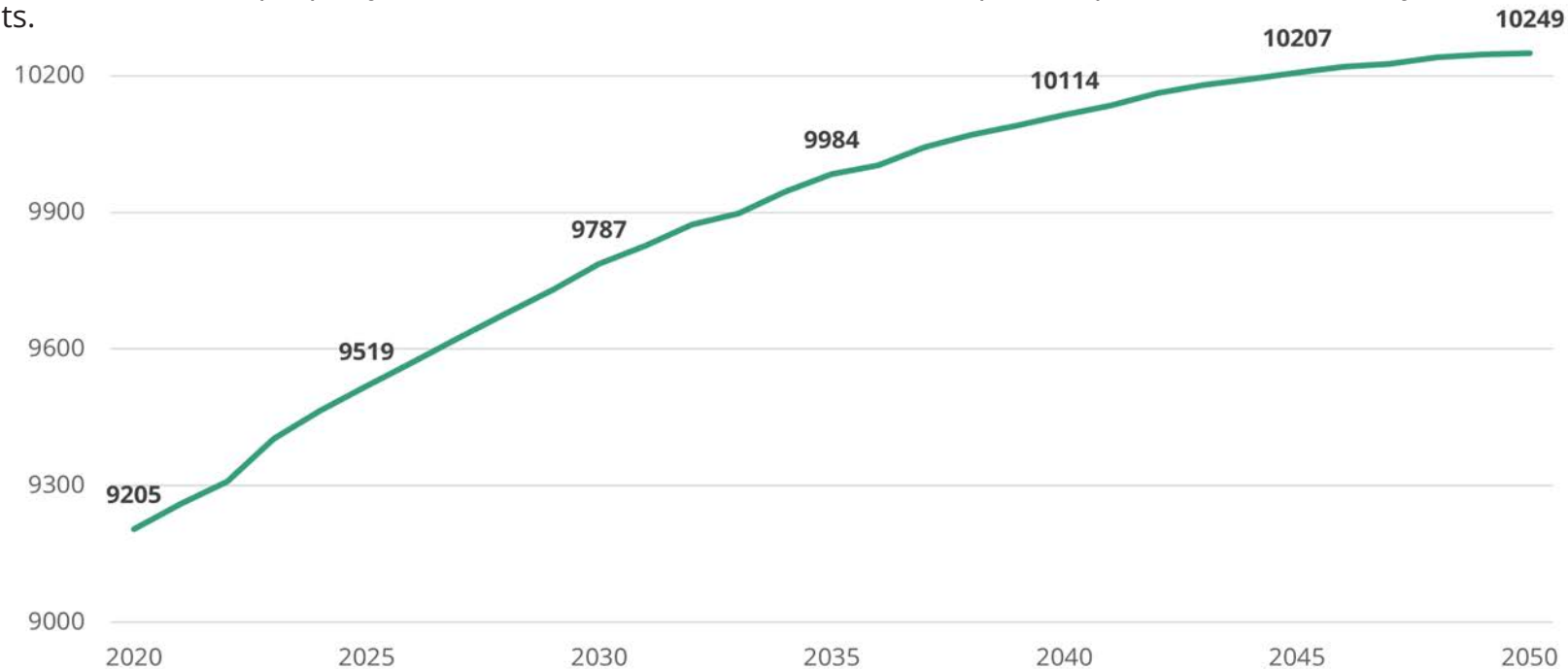


Figure 3: Texas Demographic Center Somervell County Population Projection, 2022

CHAPTER 2: ECONOMIC & FISCAL VITALITY

This chapter details community feedback and context regarding the market, development, and monetary health and success of Glen Rose. It also contains information regarding demographics, trade area opportunities, and an Implementation Program to foster a prosperous and vibrant future for the city.



2.A. CONTEXT

COMMUNITY FEEDBACK

The community rated Glen Rose's close-knit, small-town charm as its top strength, and hopes that as the city grows, it will preserve its traditions, history, and natural scenery. Major themes from community feedback are as follows:

- Controlled growth to support Glen Rose, its local economy, and preserve assets
- Recruit and support local businesses
- More community events opportunities for all ages and tourism activation
- Infrastructure improvements
- Glen Rose marketed consistent with the new Vision
- Housing choices with various prices, styles, locations, and amenities to support the workforce, retirees, and everyone in between
- Improved destinations with more accessible parking, public amenities, tour trains, wayfinding and branding, etc.
- More rodeo events and marketing to enhance the rodeo legacy in Glen Rose

Small-town Charm & Economic Development were rated as top strengths in the 2022 Community Survey

EXISTING HOUSING CONDITIONS

Homes in Glen Rose are mostly single family, detached houses. According to the United States Census from 2020, Glen Rose had 996 occupied housing units. Of these, 109 were apartment units (16 percent of the total occupied housing units in Glen Rose). As of 2023, there are three apartment complexes: two standard multi-family residential developments, and the other is a senior living community. Somervell County is designated by the Department on Housing and Urban Development (HUD) as a Difficult Development Area (DDA). HUD defines DDA's as "areas with high land, construction and utility costs relative to the area median income and are based on Fair Market Rents, income limits, the 2010 census counts, and 5-year American Community Survey (ACS) data." As a qualifying Census Tract, Somervell County has at least 50 percent of households with incomes below 60 percent of the Area Median Gross Income (AMGI) or has a poverty rate of 25 percent or more. DDA's have special eligibility for certain federal funding for low-income housing that could provide much needed workforce housing for Glen Rose's growing tourism and entertainment-related businesses. Although housing choice and workforce housing are important to City Leadership and the community, any utilization of this program would most likely be part of a larger mixed-income development and initiated by the developer (not the City).

COMANCHE PEAK POWER PLANT

The Comanche Peak Power Plant (CPPP) is owned and operated by Luminant Power, a subsidiary of Vistra Corp. The 10,000-acre Plant is located approximately four miles northwest of Glen Rose and about 80 miles southwest of the Dallas area. The Plant is one of only two operating nuclear energy facilities in Texas, and since 1990 has supplied reliable clean power for the state's electric grid. Since its opening, the Plant has contributed significantly to the local economy through tax payments, payrolls, and other expenditures. In 2008, an application with plans for two additional units were submitted to the U.S. Nuclear Regulatory Commission (NRC). The 2009 Comprehensive Plan acknowledged this addition as an external growth factor that was expected to substantially impact local growth, resulting from a spike in jobs. In 2014, Luminant submitted an official pause on the application review process until further considerations could be determined. The project has not been resumed, but in Fall 2022, Vistra submitted a request to extend their operation licenses for another 20 years, until 2050 and 2053, respectively.



Source: Vistra Corporation

The two-unit plant can operate at a 2,400-Megawatt capacity. According to Vistra Corp., this is enough power for approximately 1.2 million Texas homes under normal conditions. The units can provide power to approximately 480,000 homes in extreme, peak demand situations. Since 1990, the plant has produced more than 580 million megawatt-hours of energy. Jim Bruker, the CEO and President of Vistra, acknowledges that “Comanche Peak is one of the lowest-cost and highest-performing nuclear power plants in the country and is a large, dispatchable source of carbon-free electricity, renewing the licenses of this plant is critical for grid reliability and our environment and is a benefit to the economy, the local community, and our company.”

As of 2023, the CPPP operates with over 600 employees and 200 contractors and is the largest employer in Somervell County. It is also the largest taxpayer in the County, contributing to approximately 63 percent of the County's tax revenue (as of 2023), but none to the City due to its location in the (not within the City Limits) the ETJ. Since the first reactor unit began operation in 1990, the CPPP has paid over a billion dollars to state and local economies through taxes and payroll. As a pivotal driver of the local economy, it is important to encourage coordination with the CPPP to supply local jobs and expand growth.



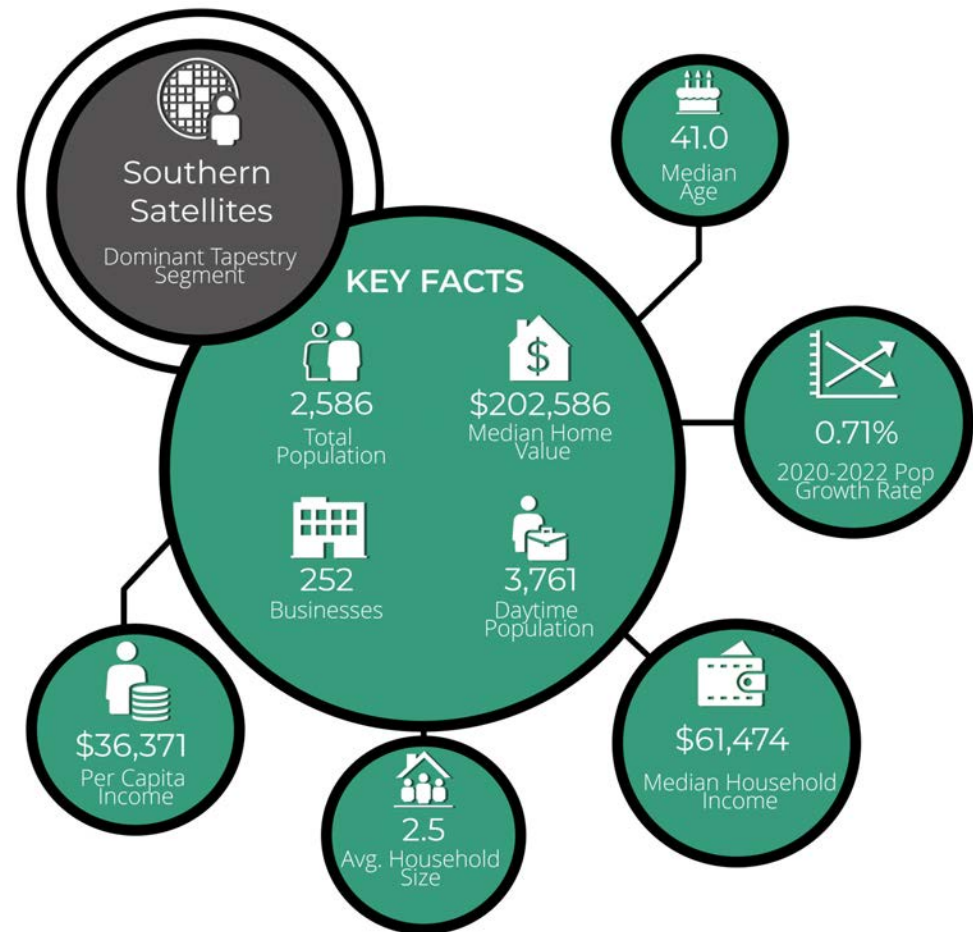
Source: Vistra Corporation

THE PEOPLE OF GLEN ROSE

Esri is the global market leader in geographic information system (GIS) software, location intelligence, and mapping. Esri's demographic data was used to inform the planning process and strategies. Esri demographic summaries are broad generalizations but identify local economic patterns and markets.

As reflected in Figure 3, residents of Glen Rose generally earn less than the Texas median household income of \$63,826, and the median home value is 32 percent lower than the 2021 State median value of \$300,000. Glen Rose has a slightly older median age of 41 years and a lower average household size of around 2.5 than the comparable State figures. According to Esri, there is a consistent daytime population of 3,761 people who spend their day in Glen Rose, which is approximately 1,000 people more than the resident population.

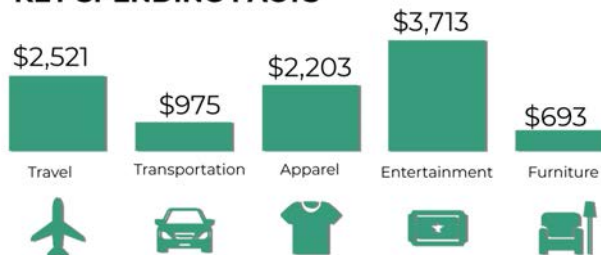
Figure 3. Esri Glen Rose Demographics

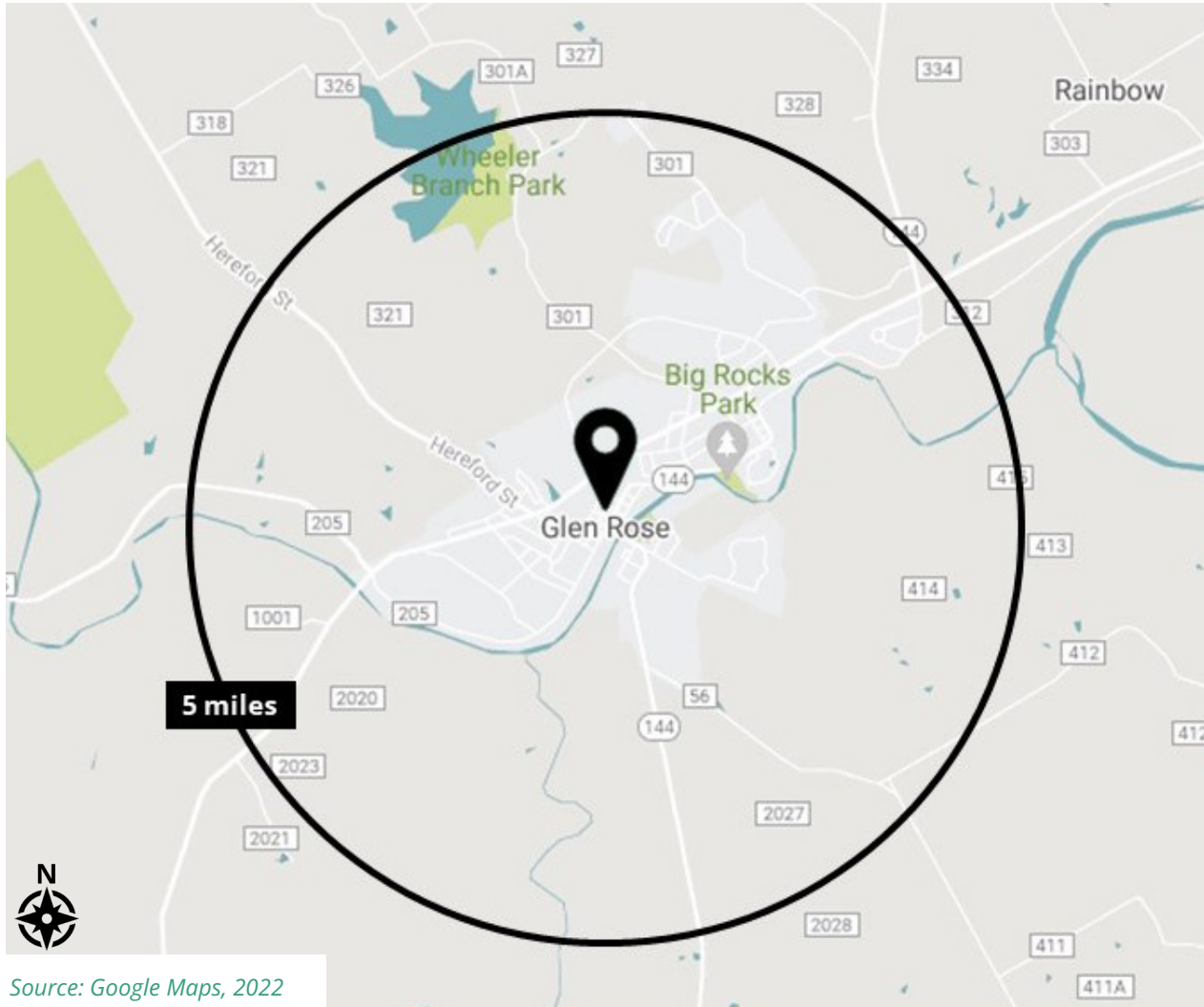


This infographic contains data provided by Esri, Esri-Data Axle, Esri-U.S. BLS. The vintage of the data is 2022, 2027

© 2022 Esri
Spending facts are average annual dollars per household

KEY SPENDING FACTS





Source: Google Maps, 2022

Map 3. Glen Rose Five-mile Radius

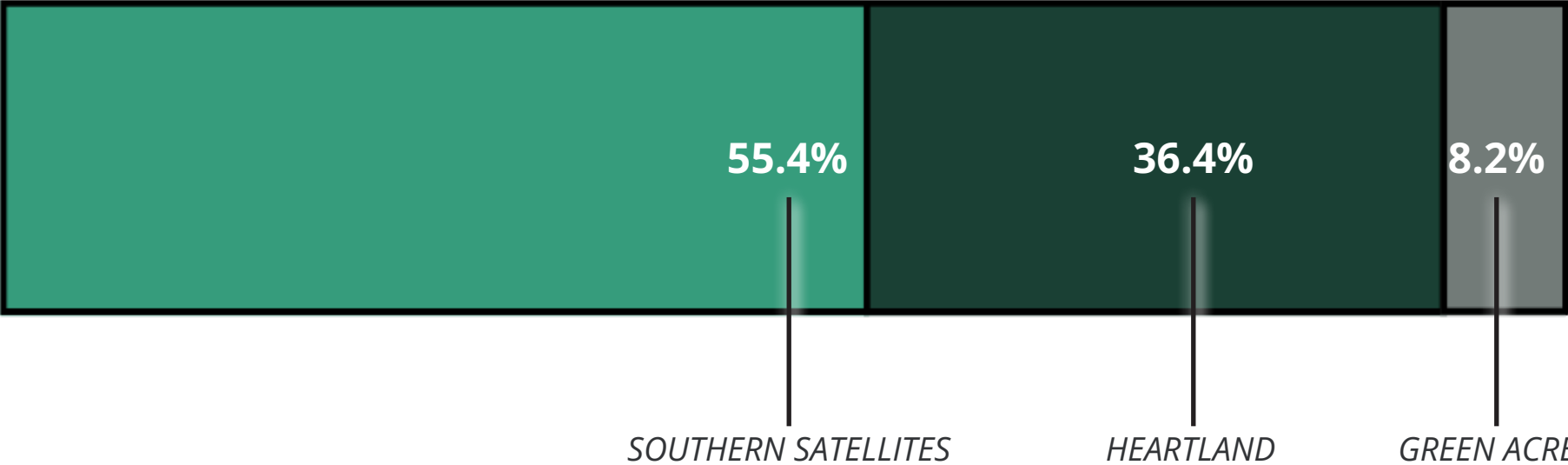
A five-mile radius from the center of Glen Rose, shown to the left, generally represents the Planning Area.

Residents within the Planning Area are comprised of three main Esri Tapestry Segment classifications (LifeMode Groups): Southern Satellites (55.4 percent), Heartland (36.4 percent), and Green Acres (8.2 percent). These Glen Rose LifeMode Groups reflect a friendly, close-knit group of people with a rural and slower lifestyle who enjoy recreational leisure and outdoor sports.

THE PEOPLE OF GLEN ROSE: ESRI DEMOGRAPHIC TAPESTRY SEGMENTS

A few common themes between the LifeMode Groups are the love of the outdoors, including hunting, fishing, and outdoor sports/recreation; DIY home and car repair and maintenance; and a love of country music and country living. During the planning process, residents said they would rather spend money in Glen Rose than go to nearby communities, except many expressed discomfort with large stores, such as Walmart and Target. Shopping, dining, and entertainment are highly desired, especially if they cater to nature, Glen Rose, and/or family-friendly living. Recreation, sidewalks and trails, and swimming/aquatics are at top of mind as well. Downtown and Glen Rose’s scenic waterfront areas offer unique opportunities for development and redevelopment that can provide memorable experiences and distinct destinations.

A FIVE-MILE RADIUS FROM THE CENTER OF GLEN ROSE, SHOWN IN MAP 3 ON THE PRIOR PAGE, GENERALLY REPRESENTS THE PLANNING AREA. RESIDENTS WITHIN THE PLANNING AREA ARE COMPRISED OF THREE MAIN ESRI TAPESTRY SEGMENT CLASSIFICATIONS (LIFEMODE GROUPS): SOUTHERN SATELLITES (55.4 PERCENT), HEARTLAND (36.4 PERCENT), AND GREEN ACRES (8.2 PERCENT). THESE GLEN ROSE LIFEMODE GROUPS REFLECT A FRIENDLY, CLOSE-KNIT GROUP OF PEOPLE WITH A RURAL AND SLOWER LIFESTYLE WHO ENJOY RECREATIONAL LEISURE AND OUTDOOR SPORTS. PROVIDED BELOW ARE DESCRIPTION EXCERPTS FROM ESRI FOR EACH OF THE THREE GROUPS. THEY ARE BROAD GENERALIZATIONS BUT ARE HELPFUL IN UNDERSTANDING RESIDENT IDENTITIES, TRAITS, AND BEHAVIORS TO INFORM THE PLAN’S STRATEGIES.



ESRI TAPESTRY SEGMENT: SOUTHERN SATELLITES (55%)

"Southern Satellites is the second largest market found in rural settlements, but within metropolitan areas, located primarily in the South. The market is typically slightly older, settled married-couple families, who own their homes. Two-thirds of the homes are single-family structures; almost a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy county living, preferring outdoor activities and DIY home projects.

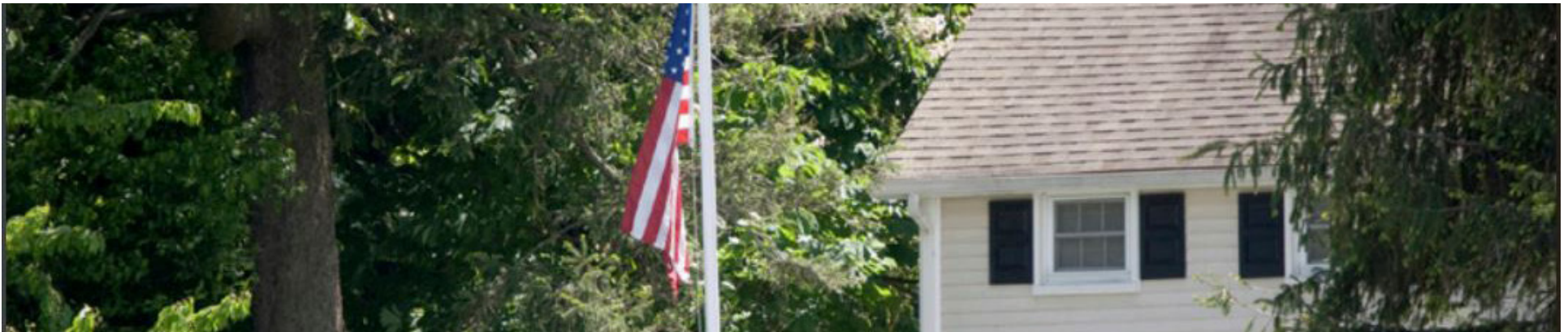
- Usually own a truck; likely to service it themselves.
- Frequent at the convenience store, usually to fill up a vehicle with gas.
- A typical household has a satellite dish.
- Work on home improvement and remodeling projects.
- Own a pet, commonly a dog.
- Participate in fishing and hunting.
- Prefer to listen to country music and watch CMT.
- Read fishing and hunting and home service magazine.
- Partial to eating at low-cost family restaurants and drive-ins.
- Use Walmart for all their shopping needs (groceries, clothing, pharmacy, etc.)."



ESRI TAPESTRY SEGMENT: HEARTLAND (36%)

“Well settled and close-knit, Heartland Communities residents are semirural and semiretired. These older householders are primarily homeowners, and many have paid off their mortgages. Their children have moved away, but they have no plans to leave their homes. Their hearts are with the country; they embrace the slower pace of life here but actively participate in outdoor activities and community events. Traditional and patriotic, these residents support their local businesses, always buy American, and favor domestic driving vacations over foreign plane trips.

- Traditional in their ways, residents of Heartland Communities choose to bank and pay their bills in person and purchase insurance from an agent.
- Most have high-speed internet access at home or on their cell phone but aren't ready to go paperless.
- Many residents have paid off their home mortgages but still hold auto loans and student loans. Interest checking accounts are common.
- To support their local community, residents participate in public activities.
- Home remodeling is not a priority, but homeowners do tackle necessary maintenance work on their cherished homes. They have invested in riding lawn mowers to maintain their larger yards.
- They enjoy country music and watching CMT.
- Motorcycling, hunting, and fishing are popular; walking is the main form of exercise.
- To get around these semirural communities, residents prefer domestic trucks or SUVs.”



ESRI TAPESTRY SEGMENT: GREEN ACRES (8%)

“The Green Acres lifestyle features country living and self-reliance. Avid do-it-yourselfers, they maintain and remodel their homes with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living features a variety of sports: hunting and fishing, motorcycling, hiking, camping, and even golf.

- Purchasing choices reflect Green Acres residents’ country life, including a variety of vehicles, from trucks and SUVs to ATVs and motorcycles, preferably late model.
- Homeowners favor DIY home improvement projects and gardening.
- Media of choice are provided by satellite service, radio, and television, also with an emphasis on country and home and garden.
- Green Acres residents pursue physical fitness vigorously, from working out on home exercise equipment to playing a variety of sports.
- Residents are active in their communities and a variety of social organizations, from charitable to veterans’ clubs.”



THE PEOPLE OF GLEN ROSE: WHAT'S NOT IN THE DATA

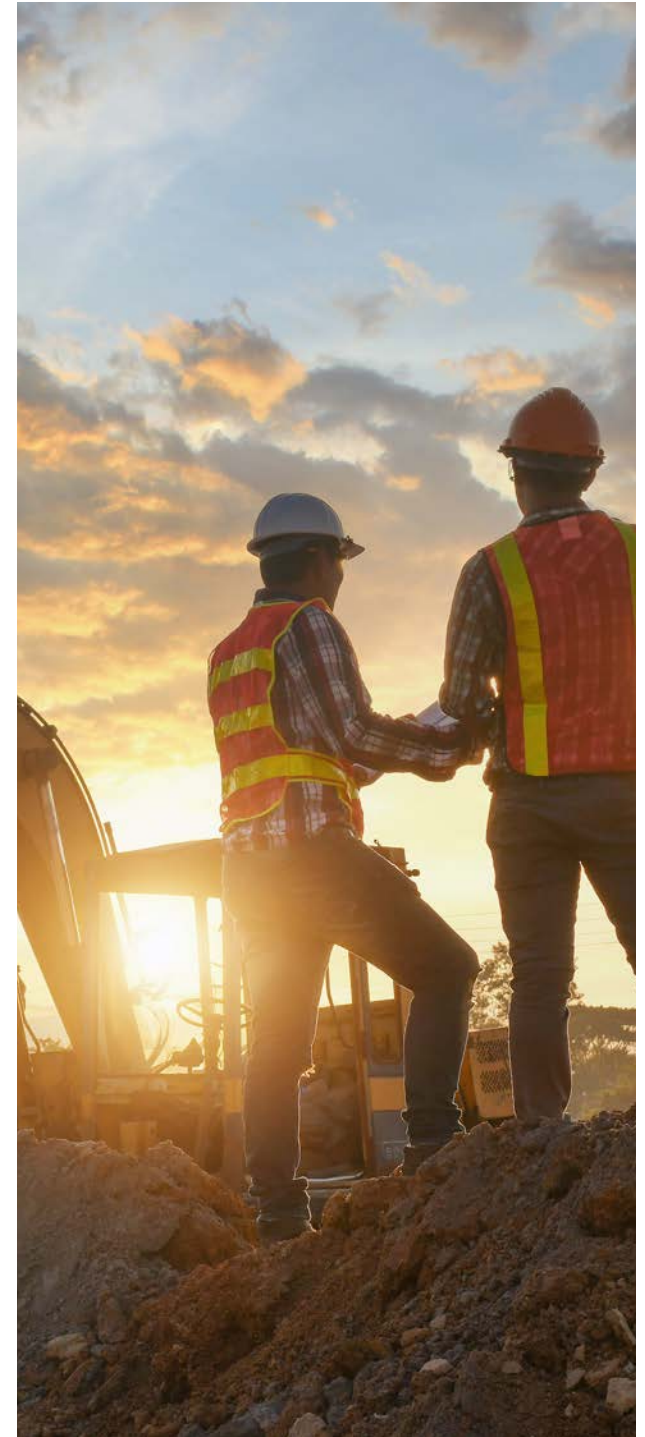
Esri's Tapestry Segments for Glen Rose provide a valuable framework for understanding the broader community's demographic and socioeconomic characteristics. However, it is important to note that not all individuals within a community fit neatly into one of these segments. For example, high school students and younger individuals who still live with their parents may not have yet developed the socioeconomic traits necessary to be classified into a Tapestry Segment-- they mostly represent adults in the community. Still other individuals may be at a transitional stage in their lives, such as young adults, where their characteristics and behaviors are still evolving, as well as their living situations. Similarly, retirees who move to Glen Rose for its scenic beauty and country-feel lifestyle may not fit neatly into one of the predefined segments, especially if they have another home/property not in Glen Rose. Retirees may have different needs, interests, and priorities than individuals who are still in the workforce or raising families.



There are other certain groups in the Glen Rose community that may not be fully represented by the Tapestry Segments. One such group is the workforce population, who may spend most of their days working in and around Glen Rose and spend their dollars at the many local businesses. They come from diverse backgrounds, have varying levels of income and education, and work in different occupations that may not fit neatly into the predetermined Tapestry Segments.

Similarly, recent college graduates who move back to their parents' home to start their careers may not fit into a specific Tapestry Segment. This is because they are in a unique stage of their lives where they are transitioning from being students to becoming working professionals. They may have a different set of priorities and values that may not be adequately captured by the Tapestry Segments.

Tapestry Segments provide a valuable framework for understanding the demographics and lifestyle of the Glen Rose community, but they may not be entirely representative of all individuals and groups within the community. Considering specific circumstances and experiences of these outliers or groups not captured gives a more comprehensive understanding of the community as a whole.



COMMUNITY EVENTS

The Convention and Visitors Bureau (CVB) has an Advisory Board that meets once a month. Those who attend are members of City Council, the County, hotel owners, Airbnb owners, and business owners. In addition to the monthly meetings, the CVB also hosts a lodging partners monthly meeting to discuss topics of interest or importance.

The CVB updates the calendar frequently on the ExploreGlenRose.org web page, *Explore Glen Rose Texas* free downloadable app, Facebook page, printed monthly calendars, and handouts. The CVB is constantly looking at new events to provide for the community. Movie Nights were added in 2022, and in 2023 the Bureau plans to bring back Street Dances after rodeos and add new events, such as the Paluxy River Fest and the Good Old Boys Moonshine Festival.



Independence Day Parade

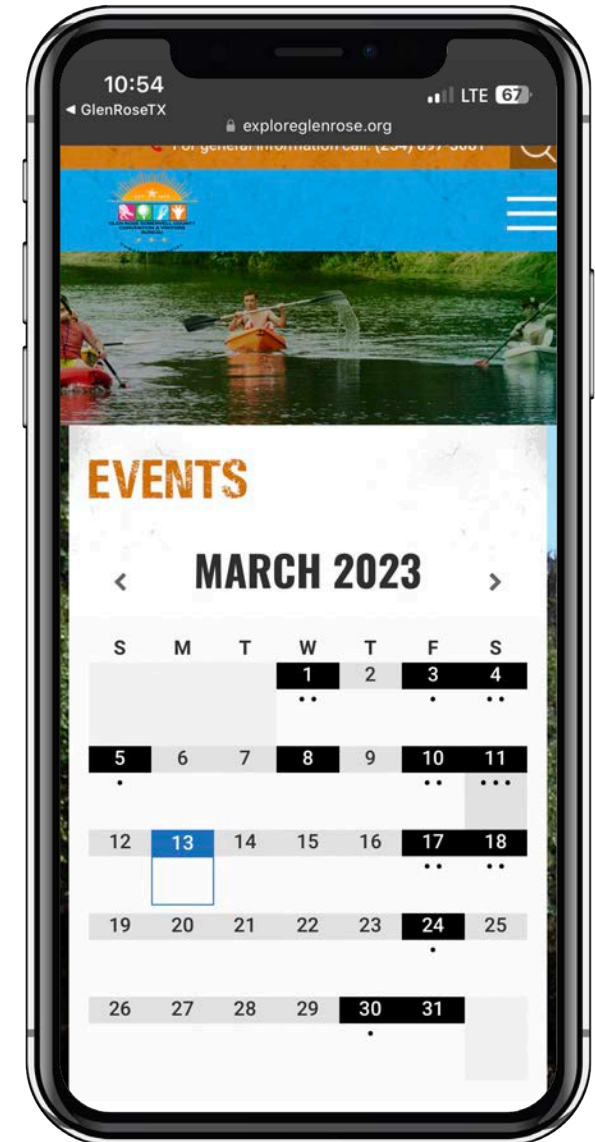


Roars & Gourds



Big Rock Chili & BBQ Blowout

ExploreGlenRose.org
Event Calendar



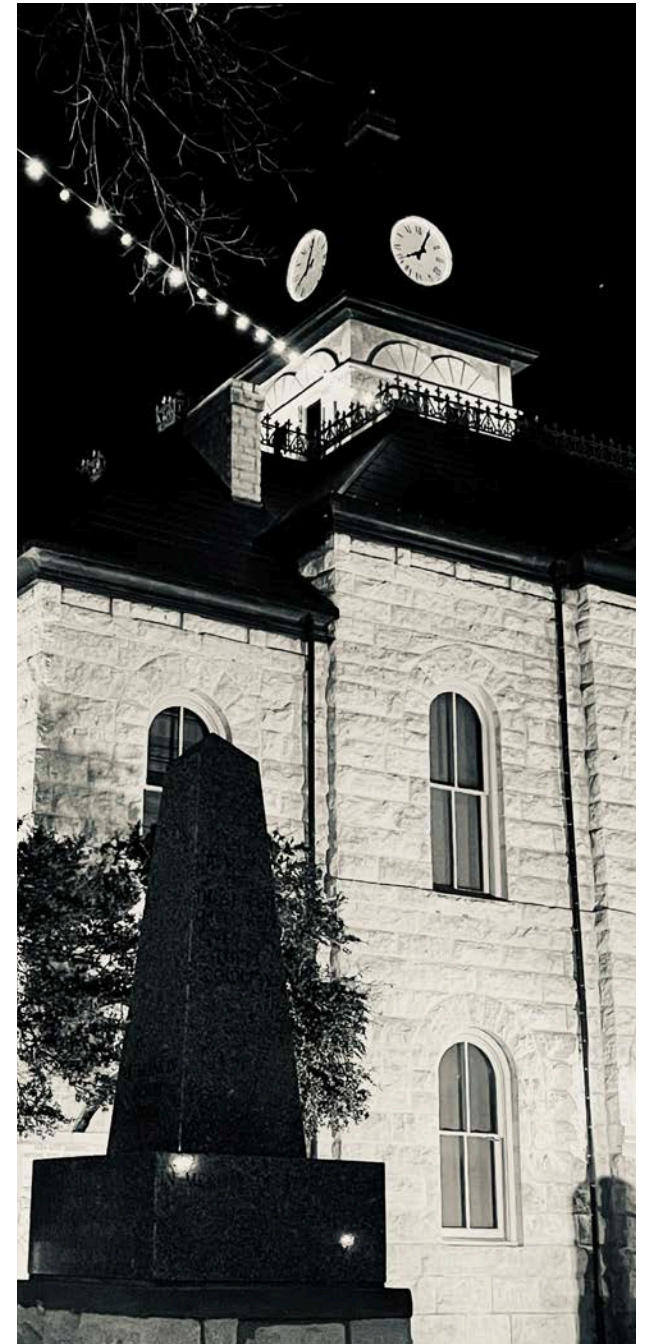
LOCAL GOVERNANCE

The City's fiscal health and prosperity depend largely on its governance and ability to responsibly manage revenues, expenditures, and debt. Repeated feedback and information reflected a complex financial relationship between the City of Glen Rose and Somervell County, as well as a desire for the City to be prosperous and successful throughout its future.

The City of Glen Rose is a Type A, General Law Municipality. The governing body, known as the City Council, consists of a Mayor and five City Council Members. The City Council Members are elected at large and serve two-year terms. Appointed Officers of the City include the City Administrator, City Secretary, City Attorney, and Municipal Judge. Department Heads include the Police Chief, Public Works Director, and Building Official. The City has experienced a high rate of turnover in recent years, both for the City Council and Staff, which has resulted in some inefficiencies and lack of institutional knowledge. On the other hand, new officials and staff who work in Glen Rose bring fresh ideas, renewed energy, and improvements at times.

Glen Rose partners with Somervell County, Glen Rose Independent School District (GRISD), Somervell County Water District, Glen Rose Convention & Visitors Bureau, and Glen Rose-Somervell County Chamber of Commerce to provide services and facilities to the community. The Glen-Rose Somervell County Chamber of Commerce assists local businesses in "achieving the highest quality work environment to boost success in the marketplace."

The City and County have many agreements between the two entities, and it is a frequent topic of discussion amongst the community and leadership of both the City and the County that the number and nature of all the agreements is not well understood, nor are they typical. The City provides the Somervell County Fire Department with water and operates the only animal control/shelter in the County. Somervell County owns and maintains several parks and facilities within the Glen Rose City Limits, including the Library, Citizens Center, Paluxy Heritage Park, the Glen Rose Bird Sanctuary, and the Squaw Valley Golf Course. The County also provides Police, Fire, and Emergency Medical Services to the City, which are partially funded by Glen Rose residents. These services and facilities are detailed further in Chapter 4.



VISION GUIDING PRINCIPLE: PROSPEROUS

Like many communities, the Glen Rose community has big dreams and extensive wants and needs. Being fiscally conservative is important due to Glen Rose's unique revenues and expenditures as they relate to the County, as well as the community's desire to maintain as low of a tax rate as possible. The property tax rate within Glen Rose was recently decreased to accommodate the recent historic rise of appraisal values as assessed by counties across the state, including Somervell County. The new tax rate is lower than the previous year's tax rate by approximately 15 percent, but City Leadership estimates that property tax revenue for FY 22-23 will raise more revenue than the FY 21-22 budget by approximately seven percent.

Per Section 151.051 and Subsection 321.101(f) of the Texas Tax Code (TTC), Texas imposes a 6.25 percent sales tax rate, and local taxing agencies (cities, counties, transportation authorities, and special purpose districts) can claim an additional two percent, for a total maximum tax rate of 8.25 percent. Within the City Limits, the City of Glen Rose collects the maximum local sales tax rate of two percent. In 2019, voters elected to dissolve the City's Economic Development Corporation (EDC) and allocate that half cent sales and use tax to the City's general fund, instead of the EDC through 4B funding. The City's two percent of sales tax revenue is now allocated as 1.5% to the general fund and .5% for property tax relief.

County Assistance Districts in Texas are political subdivisions created to generate revenue for specified uses, including the following:

- Economic development;
- Law enforcement and emergency services;
- Road and highway improvements; and
- Other services that improve the health or welfare of the public.

In November 2021, Glen Rose and Somervell County residents voted to approve the Somervell County Assistance District (SCAD), which resulted in a two percent increase in County sales tax from 6.25% to 8.25% as of April 1, 2022. The additional two percent, which is the maximum additional local rate allowed by the State, is now distributed to the County via the SCAD for sales taxes generated from businesses in areas that are outside the Glen Rose City Limits but within the County. Prior to the creation of the SCAD, all 6.25% of sales tax gathered outside the Glen Rose City Limits (but within Somervell County) was kept by the State, and the additional two percent was not gathered/charged.

During the planning process, discussions and questions arose from the community and City Leadership regarding the creation of the Somervell County Assistance District (SCAD) and Glen Rose's future growth. The regulations within the Texas Local Government Code and Texas Tax Code do not appear to accommodate an "automatic revision" of the District's boundaries based on the City's expansion and would therefore prohibit the City from collecting sales tax from a newly annexed property. The SCAD appears to be able to continue collecting the sales tax in areas that could be within the City Limits in the future.

Section 387 of the Texas Local Government Code allows a County Commissioners Court to exclude an area from a County Assistance District by order, as long as the District has no outstanding bonds payable wholly or partly from sales and use taxes and the exclusion does not impair any outstanding district debt or contractual obligation. It also states that the County can enter into agreements with municipalities necessary or convenient to achieve a District's purposes, including agreements regarding the duration, rate, and allocation between the District and the municipality of sales and use taxes. So, unless or until the SCAD's boundaries are revised by order via the Commissioners Court or through an interlocal agreement between the City and the County that would allocate some or all of the two percent of sales and use tax to the City, newly annexed properties' sales and use taxes generated within the City of Glen Rose would still go to the SCAD/the County. This unique taxing structure has resulted in discussion within the community that voters did not understand that they would be relinquishing sales and use taxes the City could have had, without the SCAD in place, and what implications it could have to the City's fiscal vitality, when they voted to approve the SCAD in 2021.

The fiscal relationship and history between Somervell County and the City of Glen Rose is not simple or "black and white"-- it is a web of complexities. Revenues are also not straight forward as they relate to the two due to arrangements, such as the sales tax as described earlier in this section and the Power Plant property taxes. The City and County can explore creation of an agreement(s) to allocate some of the sales tax dollars to the City as a potential compromise to mitigate the increased costs that the City will incur to a newly-annexed property's necessary services.

In future potential annexations, each request should be viewed for its potential for the City to negotiate an agreement with the applicant for design-related items, parks, plazas, public art, or other desired elements in key locations for Glen Rose's future. If the applicant will not negotiate an agreement or the location is not a prominent one, the request could be viewed more critically than the alternative.

CITY BUDGET & FISCAL PRACTICES

In August of 2022, the City Council adopted the City of Glen Rose Budget for Fiscal Year 2022-2023 (FY 22-23). This information is useful for understanding the City's finances.

The General Fund contains \$4,158,853, and additional City Funds include the Utility Fund, and Dedicated Court Fund provide revenues to the City. The CVB receives all revenue from the City's Hotel Occupancy Tax (HOT) Fund to carry out its operations and provide salaries for its staff. The State of Texas requires cities to operate with balanced budgets, but they can keep money in reserves (i.e., a "rainy day" fund).

REVENUES

The projected sales taxes made up approximately 38 percent of General Fund revenues and increased by approximately six percent from the previous fiscal year's budget. Cities are required to report and file sales taxes on a monthly, quarterly, or annual basis, depending on the amount of sales tax collected, and will generally receive a payment distribution within a month of filing. In October 2022, when the Texas State Comptroller distributed the City's portion of the State's sales tax allocation, the City of Glen Rose received \$163,231, which was almost 28 percent more than it received the year prior in October 2021. The increase in sales tax can be attributed to the city's overall growth, the increase in traffic along US Highway 67, and the addition of new and successful businesses in Glen Rose.

Property taxes contributed approximately 19 percent of the adopted City budget revenues for FY 22-23. Permit fees are another source of revenue for the City and are anticipated to grow in the coming years. Permit fees account for approximately three percent of projected City revenues in FY 22-23, representing an approximate 33 percent increase over the previous year's budget.

GLEN ROSE REVENUES FY 22-23

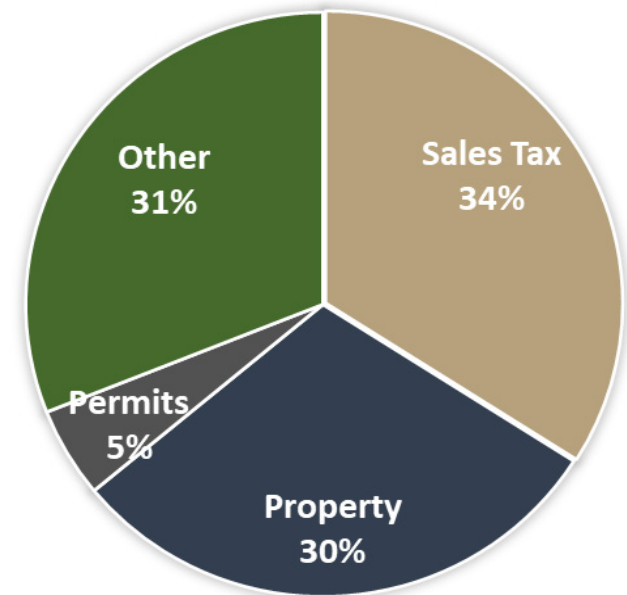


Figure 5: General Fund Revenues

EXPENDITURES

Street and Park upkeep, labor, and improvements comprise 40 percent of the projected General Fund expenditures for FY 22-23, with a sizable percentage allocated to Safe Routes to School Grant matching, sidewalk and pavement improvements, and capital expenditures. Twenty-two (22) percent of projected General Fund expenditures are comprised of non-departmental items that can be better described as miscellaneous expenditures to cover costs for contract services, future planning efforts, and Code of Ordinances updates and amendments. A major percentage of this category is allocated to the Building Fund and the costs associated with repainting the historic water tower. Fifteen (15) percent of these estimated expenditures are allocated for administration to pay City Staff wages, payroll taxes, retirement, and insurance, among other expenses.

HOTEL OCCUPANCY TAXES

Glen Rose's Hotel Occupancy Tax (HOT) revenues and expenditures are not included in Figures Six or Seven. The City and the County passed and approved an Interlocal Cooperation Agreement to combine the City Convention and Visitors Bureau (CVB) and County Tourism Departments on July 12, 2021. The combined CVB oversees the City and County's tourism activities and operations, including marketing and advertising, organizing community events, hosting monthly meetings, and maintaining an event calendar.

The adopted HOT Fund budget for FY 22-23 was \$386,080. With Glen Rose's tourism industry continuing to grow, additional conversations and analysis are an opportunity to ensure revenues are applied in the best methods possible, as well as combined most efficiently with the efforts of both the City, County, Chamber, and other relevant entities.

GLEN ROSE EXPENDITURES FY 22-23

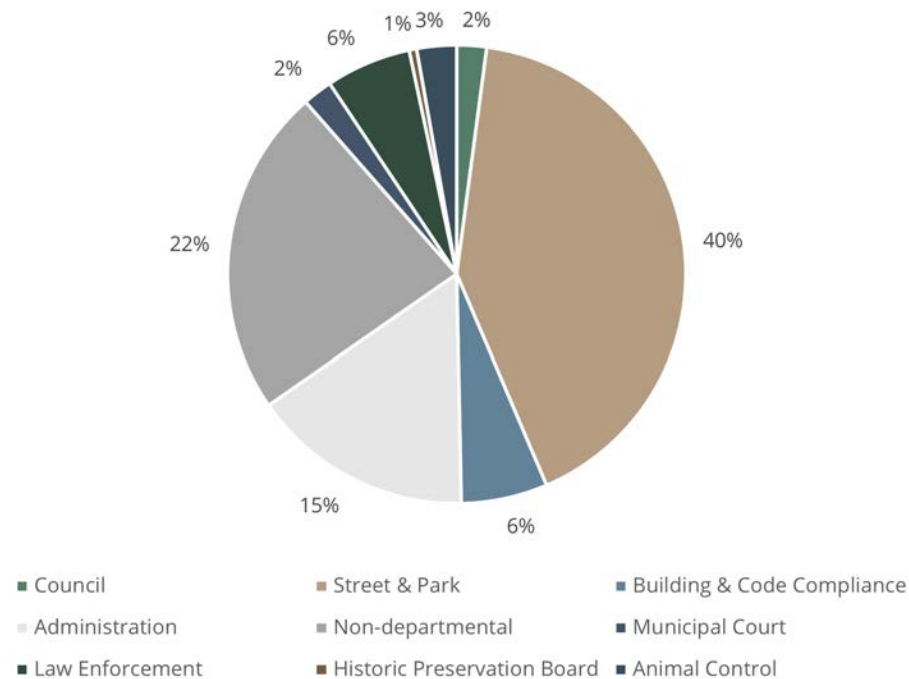


Figure 6: General Fund Expenditures



2.B. IMPLEMENTATION PROGRAM



GOAL: MAKE GLEN ROSE PROSPEROUS BY ENHANCING THE GLEN ROSE ECONOMY AND BEING GREAT STEWARDS OF TAXPAYER MONEY.

Community feedback during the planning process indicated that Glen Rose should retain its small-town charm while being competitive for new investments, businesses, and development. Three Community Differentiators from the 2022-2024 City of Glen Rose Strategic Plan were chosen to also apply to the Comprehensive Plan because they can be applied to the city itself, not just its operations. The community wants Glen Rose to be an increasingly popular regional destination, a desirable place for businesses, and a place that preserves the treasured small town/country living. These Community Differentiators can improve the City's economic and fiscal health and resilience.

Strategy: Assets, Preservation, & Traditions

The City will preserve and enhance its assets, both natural and man-made, and its traditions.

Action 2.B.1. Continue to partner with the Glen Rose Historic Preservation Commission and local educational institutions, such as Tarleton State University, to complete the Historic Resource Survey Update.

Tarleton State University faculty and graduate students conducted a Historic Site Survey in the spring of 2010. The Glen Rose Historic District was formed in 1991, expanded in 2009, and updated again once more in 2014. The Glen Rose Historic Preservation Board is updating the Historic Resource Survey to proactively continue to preserve, protect, and enhance the city's historic assets. The community provided valuable insight into Glen Rose's special historical assets and how they could be preserved and showcased. Community knowledge and public participation helps to broaden preservation efforts and can be utilized in the surveying process. The Texas Historic Commission has resources available for carrying out this survey. Utilizing the free Historic Resource Survey Manual can help guide this effort of completing a detailed assessment of potential historically significant locations.



Action 2.B.2. Create and adopt a Preservation Plan to identify and enhance historic and natural preservation in the community.

A Preservation Plan will identify and prioritize actions for preserving natural and historic assets. Components of a Preservation Plan can include:

- *Existing conditions and context of preservation in Glen Rose;*
- *Types of preservation assets;*
- *Goals/objectives for enhancing preservation;*
- *Preservation asset inventory (including from the Historic Resources Survey);*
- *Actions for reaching goals/objectives; and*
- *Timelines, priorities, responsible parties, and resources/partners for actions.*

Action 2.B.3. Coordinate with the Glen Rose-Somervell County Convention & Visitors Bureau (CVB) to update the Glen Rose Historic Walking Tour once the Historic Resources Survey Update is completed, as applicable.

Upon completion of the Historic Resources Survey Update, the Glen Rose Preservation Board can provide these findings to the CVB to coordinate an update to the Historic Walking Tour. Updating the Walking Tour will provide more content for participants to observe and could contain new knowledge unfamiliar to residents and visitors alike. Upon completing an update to the Glen Rose Historic Walking Tour, additional signage can be included to provide informative wayfinding for the walking tour, in coordination with property owners where possible and applicable. This will help enhance the overall quality of the tour and encourage more engagement from tourists and the community.

Action 2.B.4. Prepare and Adopt a Downtown Master Plan.

Preserving Glen Rose's small-town charm and historical assets was one of the community's top priorities. Additionally, the Community Survey showed that approximately 60 percent of respondents regularly visit Downtown. Downtown is both a focal point for residents and visitors. A Downtown Master Plan would include recommendations crafted with Downtown stakeholders, the community, and others regarding how to preserve the charm that makes the area special while proposing enhancement to the Square, surrounding neighborhoods, and economic development efforts specific to Downtown. The Plan can inform a future Downtown Zoning Code with thoughtful, customized zoning regulations and design standards that protect the investments of existing business owners while guiding future development in a direction that matches the City's unique, small-town character.

Action 2.B.5. Add an interactive kiosk outside near the Square in Downtown that provides key information and locations for destination sites, parks, and places to visit and shop.

The addition of a kiosk will help keep visitors informed regarding the unique and special history of Glen Rose. The kiosk will detail specific locations such as historic sites, parks, and trails. An interactive kiosk in a central location will make it easy to access and available in a tourist location and can also be designed to be a photo opportunity and landmark.

Action 2.B.6. Create a Branding and Marketing Strategy.

The City identified creating a Branding and Marketing Strategy as a two-year goal in the 2022-2024 Glen Rose Strategic Plan. Developing effective branding and marketing is vital to achieve improved economic success and vitality as Glen Rose grows. The brand will incorporate Glen Rose's scenic beauty and natural features to enhance the city's recognizable identity in the marketplace, to residents, and to visitors. The brand can be communicated through messaging, physical features/design, gateways and monuments, public art, and programming.

Action 2.B.7. Research and pursue steps needed for Scenic City Certification.

This initiative was also identified as a two-year goal in the 2022-2024 Glen Rose Strategic Plan. Scenic City recognizes cities in Texas through Certification that implements high-quality scenic standards for public roadways and spaces by evaluating the existing municipal infrastructure. The City should assess existing standards needed to qualify, develop a list of applicable ordinances that need to be created or amended, and identify any other steps to pursue the Certification.

Action 2.B.8. Continue discussions with Somervell County on allocation of sales tax in newly annexed areas of the City until discussions have reached resolution.

As Glen Rose continues to grow, it will be necessary to find a solution so that the County and the City can provide services to the residents of both Glen Rose and Somervell County in a manner that is appropriate and efficient.

Action 2.B.9. Revisit the collection of HOT funds from local rentals via Airbnb to evaluate how it has been working and any further opportunities that may exist for associated improvements.

By looking into the existing process for HOT fund revenue collection from Airbnb short-term rentals, the City can identify potential inefficiencies or ways to improve the process. The more streamlined a procedure is, the less work is required to manage payments and distributions.

Strategy: Relationships & Partnerships

The City will continue to forge and enhance partnerships and relationships both within and outside of the community.

Action 2.B.10. Explore the creation of a Downtown Merchants Association that meets monthly for networking, resources, partnership, and community-building, to be included on the recommended Events and Traditions Calendar.

Feedback during the planning process from Downtown stakeholders and community members reflected an opportunity for more bonding and relationships between business owners, property owners, residents, the City and others. Previous attempts to establish Downtown Merchants Associations in Glen Rose were initiated, but they have not been sustained. The City can explore ways to make a Downtown Merchants Association functional, sustainable, and successful. This would be through providing a survey to merchants to align resources, networking, and collaboration to and by Downtown businesses, property owners, and stakeholders.

Action 2.B.11. Collaborate with institutional partners, such as Somervell County Chamber of Commerce, to expand the “Shop Local” campaign that highlights local businesses and prompts marketability to encourage small businesses, attract new services and entertainment, and destinations.

“Shop local” campaigns are great marketing tools used to generate city pride and increase the economic stability of small businesses. In addition, they encourage local spending instead of losing it to internet outlets, such as Amazon. In 2022, Explore Glen Rose designated Black Friday as “Dino Friday” instead as part of a Shop Local campaign. Expanding this programming and communication can be beneficial to Glen Rose’s businesses, as well as to City revenues and local economic development.

Action 2.B.12. Partner with the Somervell County Expo Center and Chamber of Commerce to create twice-a-year rodeo- and western-themed events and festivals that coordinate with annual Expo Events.

Equestrian events, concerts, and more are held at Somervell County Expo. They organize hundreds of rodeos a year, including local legends. Glen Rose’s history includes notable cowboys and cowgirls including Jack “Little Jack” Bridges, Mary Lee Bridges Lilly, and Kevin Stewart. The Expo’s main yearly events, such as the Glen Rose Summer Classic and Somervell County Youth Fair, can be combined with festivals like Frontier Days or Wild West Fests. Locals and visitors can enjoy family-friendly rodeo-themed events like historical reenactments, chuckwagons, roping, and more. Vendors and live music are also welcome at these annual events.

Action 2.B.13. Create a map/list of vacant or under-utilized lots that could be suitable for market gaps, such as clean industrial or live-work units.

The City actively receives inquiries from industrial and manufacturing companies looking to bring their businesses to Glen Rose. In addition, the City actively supports small businesses and the development of Downtown. The City should focus on identifying suitable vacant or under-utilized lots Downtown and within the Industry Living Character Framework Area and work to develop agreements with those property owners. There is potential to actively recruit developers, companies, and small businesses to utilize these properties through partnerships with local real estate agents and brokers.

Action 2.B.14. Identify interlocal agreements between the City and Somervell County, their purpose, duration/ time limit and associated terms to organize them all in one place for reference.

The City of Glen Rose and Somervell County work together to provide services to meet the needs of the community. As the community continues to grow, services and resources will need to be expanded and enhanced efficiently. Having a complete catalogue of agreements will assist both the County and the City in understanding roles, responsibilities, and associated financial implications.

Action 2.B.15. Create, adopt, and implement a Communications Plan.

The City identified this action as a two-year goal in the 2022-2024 Glen Rose Strategic. Communication is vital to relationships, safety, transparency, productivity, and so much more. Disaster and emergency events, such as the summer 2022 fires, show the importance of having a communication plan that creates the procedures and structure needed to organize and share information effectively. This Plan will identify strengths, weaknesses, opportunities, and challenges/threats with the City's communication internally, to the community, and with its existing and potential partners.

Action 2.B.16. Initiate and establish a tradition for standing meetings with institutional partners to promote efficiency, information-sharing, teamwork, and the best results.

The City identified this action as a two-year goal in the 2022-2024 Glen Rose Strategic Plan. Community feedback stressed the need to develop further collaborative efforts and the working relationship between the City, County, and other entities to help ensure that Glen Rose is prepared to meet the demand of future growth and development. To promote efficiency, information-sharing, teamwork, and the best results, the City will initiate and coordinate standing meetings with institutional partners, such as the County, School District, Water District, the Chamber of Commerce, and others. These meetings can be held quarterly or twice per year based on availability and agenda items. By defining roles and creating partnerships and opportunities to tackle preservation and improvement objectives, all parties can work together to better serve the community.

Strategy: Right Development, Right Place

The City will strategically encourage and locate desired development and services within the community.

Action 2.B.17. Revise the Code of Ordinances and/or adopt a policy to promote trail-oriented development and ecological and recreational tourism by providing three new incentives, such as modified site development standards, reduced impact fees, and reduced parking requirements.

Trail-oriented development consists of a design and implementation approach that intentionally blurs the boundary between trails and nearby properties by creating and expanding adjacent amenities. When quantified, incentives can effectively mitigate excessive development costs and gaps in public infrastructure needed to facilitate high-quality development, especially in older areas such as Downtown. Incentives should be evaluated based upon need, overall public/private ratio, payback period, impact on adjacent developments, net new benefits, partnerships, and other policy goals.

Action 2.B.18. Revise the Code of Ordinances to remove minimum lot sizes and require maximum densities instead.

By modifying zoning regulations to allow greater flexibility in development types. Housing choice was identified through the planning process as something that is very important to the community and to the City's economic prosperity. Housing choice includes home costs at each end of the available price spectrum and several in between. It also includes assorted designs and forms, such as townhomes, walkable "zero lot line" neighborhoods, "big house" multi-family, live-work units, and more. Including a maximum density in each zoning district will assist in growth management and neighborhood compatibility.

Action 2.B.19. Create an easy-to-read handout that details desired housing and mixed-use types that can be constructed in Glen Rose.

Creating an easy-to-read handout with information and pictures for property owners, developers, builders, and community members can inform and attract new development.

Action 2.B.20. Conduct a Market Study for Glen Rose to determine desired and complementary markets to promote business growth and diversity that continue to align with the City's Vision Framework.

A Market Study can provide an in-depth industry analysis to assist in recruiting desired businesses and developments that fit within the city's existing market, economic reality, Glen Rose demographics, and location characteristics. The Study could outline the benefits Glen Rose has to offer in the marketplace, list industries and user types to target, and it can also provide specific areas of the city ripe for development and/or for sale.

Action 2.B.21. Pursue Community Development Block Grant (CDBG) for infrastructure related initiatives that need improvements.

Glen Rose qualifies for the Community Development Block Grant (CDBG) Program for Rural Texas. Every year the State receives funds from the US Department of Housing and Urban Development, which they then distribute to small communities with certain populations of less than 50,000, such as Glen Rose. Funds can go towards activities addressing important community needs, such as infrastructure, economic development projects, public facilities installation, community centers, housing rehabilitation, public services, clearance/acquisition, microenterprise assistance, code enforcement, etc. These funds can be used to fund water, sanitary sewer, drainage, and roadway/pathway improvements and expansions in Glen Rose.

Action 2.B.22. After the adoption of the recommended Downtown Master Plan, create and adopt a corresponding Downtown Code.

A Downtown Code would align City regulations with the recommended future Downtown Master Plan. Glen Rose could take a hybrid approach to zoning, incorporating form-based regulations with traditional land use protections to achieve high quality design and a walkable mixture of uses. Additionally, the City can utilize the Downtown Code to address other issues, such as housing diversity, historic asset-related reviews and approvals, and destination-based standards.

Action 2.B.23. Revise the Code of Ordinances to require upsizing of utilities proposed with new development in areas without existing infrastructure.

As seen in the next set of policies, growth in the Core is one of the three “Fiscal Rules of Thumb.” Although growth within or outside of Glen Rose’s fringes will likely happen, the City can adopt regulations to require that utilities installed with new development are sized to accommodate services that will be necessary for development that is not near to existing infrastructure, as well as to comply with any utility master plans the City may have at that time.

Action 2.B.24. Create and adopt impact fees.

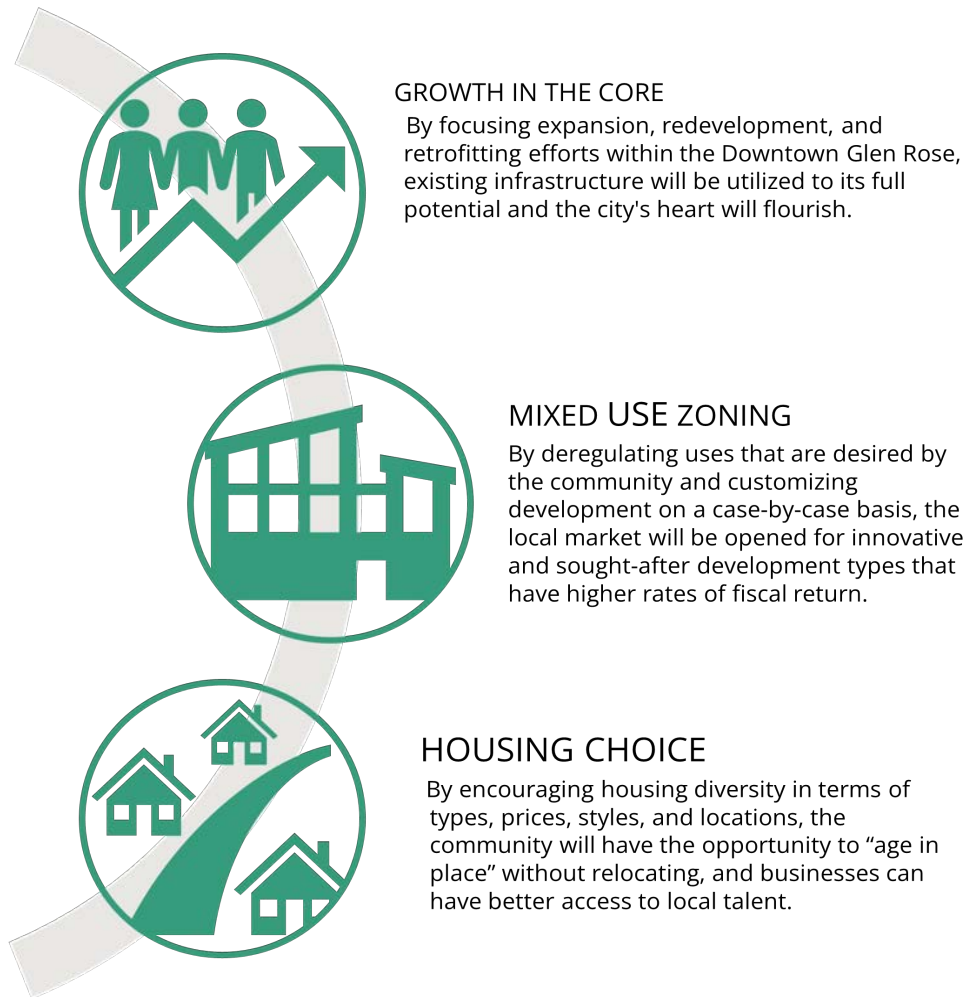
New development can impact traffic on roadways, water consumption, and wastewater volumes among other infrastructure and services. Impact fees are a one time charge for development and redevelopment. Roadway and Utility Impact Fees can be based on land use assumptions, expected population growth, and corresponding capital improvements and expenditures.

GOAL: MAKE GLEN ROSE PROSPEROUS BY ENHANCING THE GLEN ROSE ECONOMY AND BEING GREAT STEWARDS OF TAXPAYER MONEY.

Strategy: Fiscal Rules of Thumb

The City will stabilize growth patterns and balance revenues and expenditures by focusing on three “Fiscal Rules of Thumb.”

By adhering to these three Fiscal Rules of Thumb, the City of Glen Rose can position itself for near- and long-term economic and fiscal benefits. These policies lead to steady, vibrant, and cost-effective development patterns, which can positively contribute to fiscal sustainability for the City.



Policy 2.B.1. Promote new development, redevelopment, and retrofitting within Downtown.

Downtown Glen Rose encompasses more than just the Downtown Square and is a significant cultural and historical area with surrounding residential homes. There will be new development on some vacant properties Downtown, but redevelopment and retrofitting will take place too. Some structures that are dilapidated may be renovated or their properties could evolve into new buildings and uses. The following are policy elements that should be incorporated:

- Support zoning changes and development proposals that provide housing within Downtown;
- Support developments that have innovative and/or walkable, mixed-use design;
- Seek new and diverse businesses that contribute and compliment Downtown;
- Improve building facades, landscaping, and infrastructure condition throughout Downtown;
- Require adaptive design that can be utilized for many purposes currently and in the future (ex. functional windows, tall ground floors, etc.); and
- Prioritize infrastructure projects within Downtown highly within Capital Improvement Program assessments.

Policy 2.B.2. Create and adopt mixed-use zoning standards.

To preserve small-town charm and encourage investment returns, Glen Rose can use policy elements that empower the market and create special places. These policy elements include:

- Support zoning changes that accommodate innovative and/or walkable, mixed-use development;
- Make proactive Code of Ordinance updates to support mixed-use development; and
- Partner with property owners and developers who are receptive to constructing and/or financing mixed-use developments consistent with the community's Vision.

Policy 2.B.3. Encourage housing choice in new development and redevelopment.

To promote housing diversity and benefit the economy, Glen Rose can use regulations, incentives, and/or partnerships for new home designs, costs, locations, and amenities, while allowing residents to “age in place”.

- Partner with property owners and developers to install market-ripe and diverse housing types;
- Support the conversion of nonresidential buildings and spaces to residential use when and where appropriate;
- Provide a supportive regulatory environment for innovative and/or different housing types; and
- Make proactive Code of Ordinance updates to support diverse housing types.

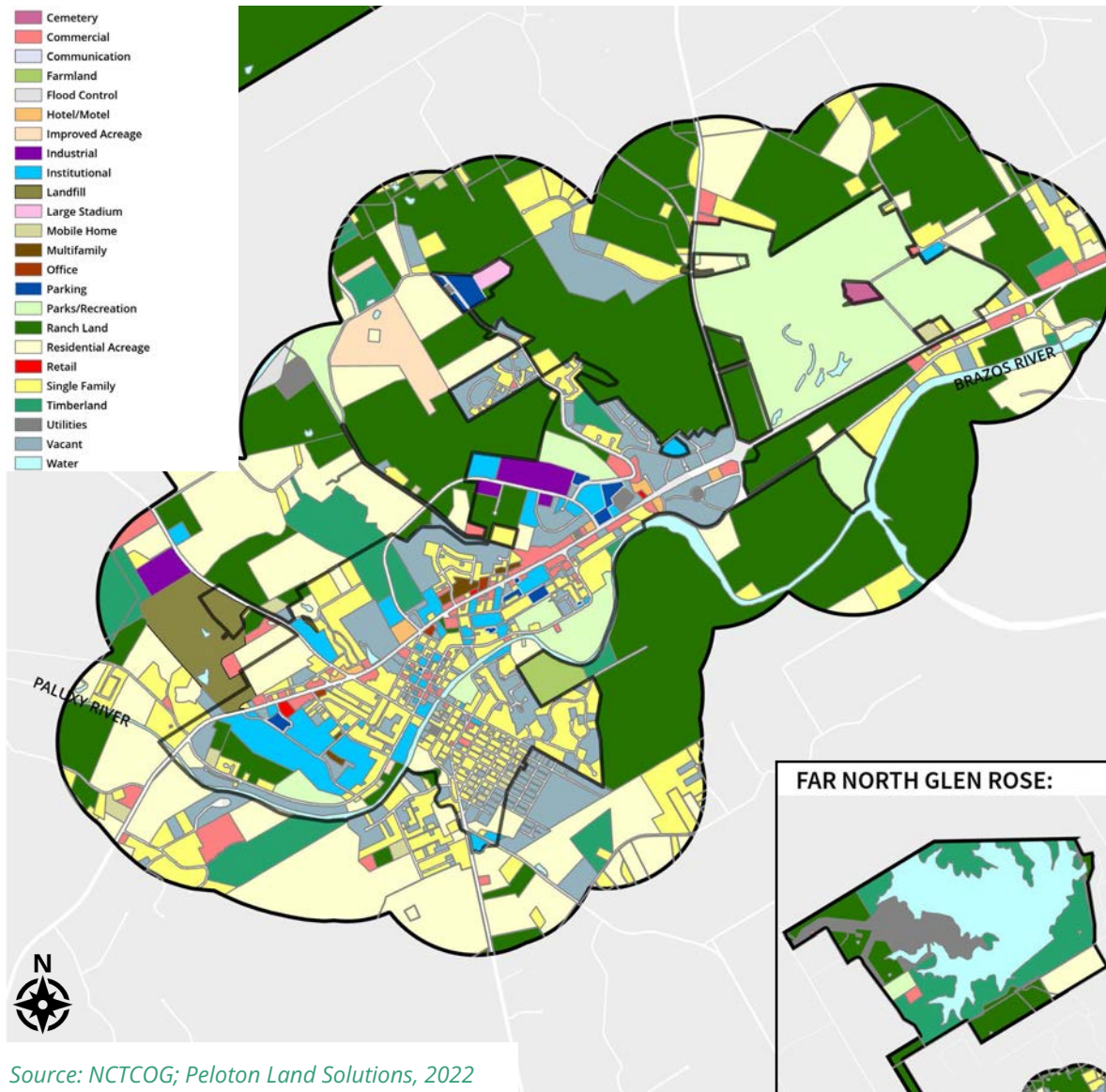
CHAPTER 3: DESIGN

The design and development of an area is the door to seeing what makes a community special and unique. Characteristics are enhanced and improved to create a better quality of life for the community. Each design element incorporates the community's history and culture, which are reflected through community events, sights, and sounds. Creating a sense of place that cultivates community enjoyment and experiences creates gathering spaces and destinations within parks, trails, and open spaces that are important to the community.

This chapter illustrates the Vision and goal for the future of Glen Rose by introducing new character areas that allow for new desired development/ redevelopment and establish policies that preserve its small-town charm and unique character.



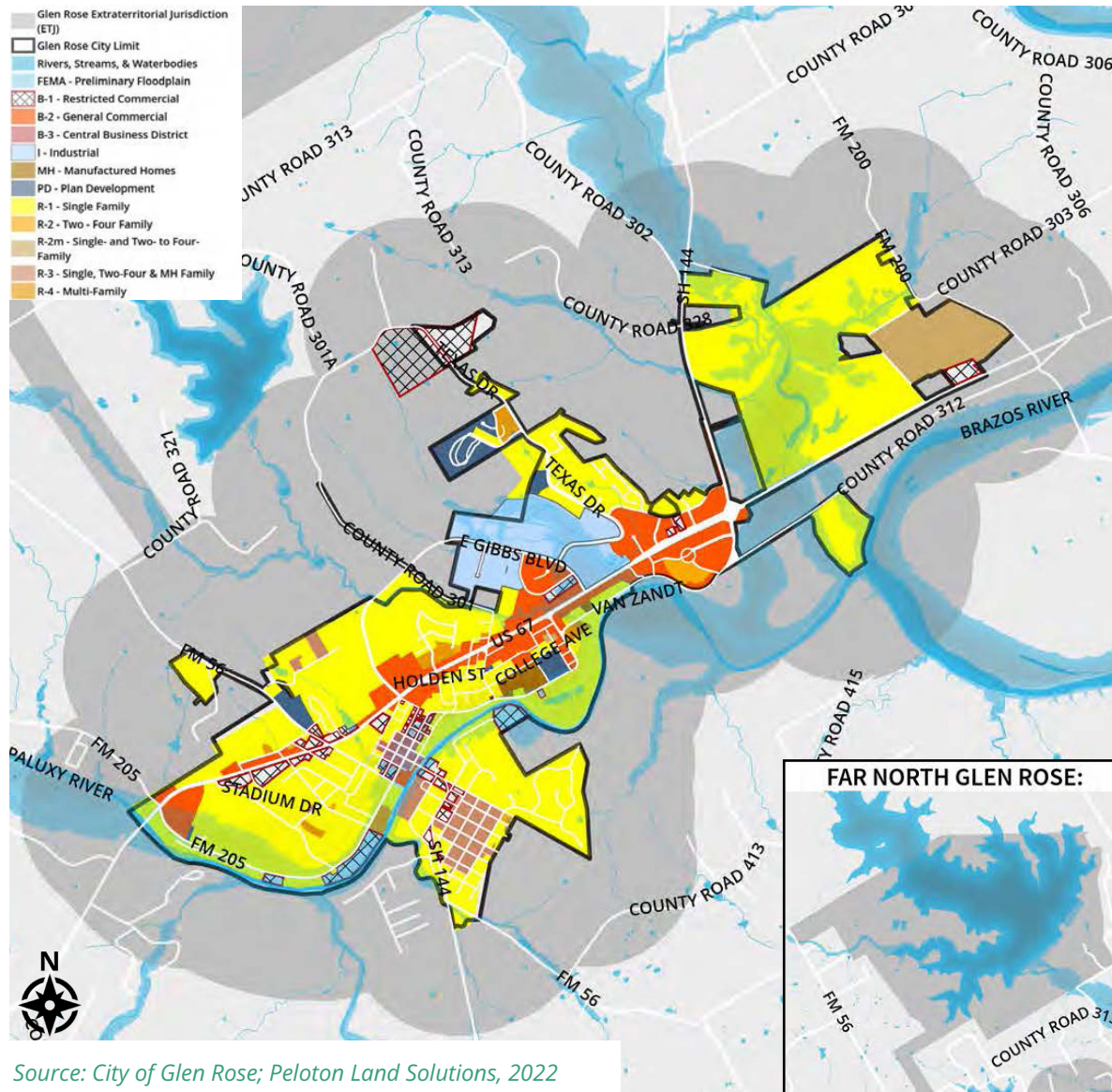
EXISTING LAND USE



Map 4. Existing Land Use

The existing land use within the Planning Area is predominately ranches, farms, timberland, and parks/recreation. Those uses are complemented by mainly single family uses, some businesses, and institutional uses relating to the City, County, and School District.

EXISTING ZONING



Source: City of Glen Rose; Peloton Land Solutions, 2022

Map 5. Existing Zoning Map

The existing zoning in Glen Rose is primarily single-family residential, with industrial and general commercial along US 67. There are multiple areas within the City Limits where existing zoning does not match the Vision of what the community has said is best for Glen Rose (ex. Downtown, waterfront areas, etc.).



CHARACTER FRAMEWORK

3.A. CHARACTER FRAMEWORK

The Character Framework outlines areas in Glen Rose that each have distinct character. With a special blend of style/design, uses, intensity, and form, the Character Framework differs from traditional Future Land Use Plans that are limited to outdated and singular uses (ex. single-family, retail, industrial, etc.), which make it more difficult to have a unique, diverse, and flexible market. The Character Framework designations are based on the anticipated function, but also what is already existing. During the planning process, the community described a future Glen Rose that has a strong and vibrant Downtown, low density overall, enhanced natural spaces, fun and scenic destinations, and a prosperous “commercial spine” down US-67. The Character Framework is a crucial and heavily used component of the Comprehensive Plan that can be a guide for new development and redevelopment, as well as for evaluation of proposed plans as they relate to the relevant Character Area where they are proposed.

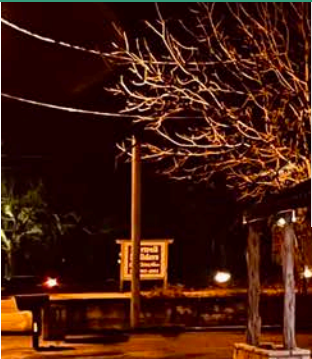


CONTEXT

COMMUNITY FEEDBACK

*“THE QUAINTESS
AND NATURAL
BEAUTY OF THIS
TOWN KEEPS
US HERE” -GLEN
ROSE RESIDENT,
COMMUNITY FORUM
1, 2022*

- More shopping, entertainment, and dining options throughout the city and Downtown
- Controlled growth with proactively managed traffic and associated infrastructure
- Connected and walkable neighborhoods
- More local jobs and services
- Mitigated impacts to waterfront areas
- Rural character with more outdoor opportunities for activities
- Walkable, low intensity, well-designed mixed-use
- Preserve Glen Rose’s small-town charm, historic and prehistoric assets, and natural scenery





FLOODPLAIN

The Floodplain Character Area was established to capitalize on Glen Rose's scenic assets while also protecting the Area's unique ecosystem. The FEMA floodplain boundaries were utilized to create the boundaries for this area and are the subject of a recent study but they had not been finalized or approved as of January 2023. Floodplain natural landscaping should be preserved and be used for its intended purpose of stormwater and flood management. Substantial development within the floodplain should be avoided, except generally for the establishment of parks, trails, and/or trailhead-related and recreation-related uses. The construction of pathways within this area allows Glen Rose to capitalize on its natural features without critically altering natural assets.

- Anticipated Land Uses: Parks, trails, and recreation
- Maximum Height: One story
- Function: Preserve and enhance existing natural features while providing scenic areas, recreation, and stormwater management
- Design: Branded wayfinding and signage with trailheads, preserved trees, and enhanced streams and waterfronts

Policy 3.A.1. Floodplain

- Utilize floodplain as a tool for stormwater, drainage, and flood management.
- Avoid development in floodplain and ensure that adjacent development provides an adequate setback from sensitive natural areas.
- Design hardscape and softscape elements in a way that keeps a natural feel.
- Enhance floodplain by providing sensitively-designed walking paths for the community to enjoy.

EXISTING NEIGHBORHOOD

The Existing Neighborhood Character Area protects existing residential areas by preventing development that is not compatible with the character of existing homes and neighborhoods. The friendly and close-knit feeling of Glen Rose is influenced by Existing Neighborhoods, which are not isolated estates but rather share at least one common street with their neighbors.

- Anticipated Land Use: Residential, parks, trails, open space, and passive recreation
- Maximum Height: Two stories
- Function: Preserve existing residential areas and minimize development impacts
- Design: New development or redevelopment should blend with the existing neighborhood, and preserve the existing look and feel



Policy 3.A.2. Existing Neighborhood

- Protect residential areas from future development that is not compatible with existing character.
- Provide transition from/to adjacent areas to avoid negative impacts existing homes and neighborhoods.
- Provide connected and accessible sidewalks and trails to nearby destinations.
- Provide parks with outdoor activities for diverse ages, backgrounds, and interests.



WATERFRONT

The Waterfront Character Area preserves, enhances, and highlights Glen Rose's natural assets, in addition to fostering ecological and recreational tourism. The Waterfront Character Area is situated near bodies of water, such as Wheeler Branch Reservoir and the Brazos and Paluxy Rivers and is adjacent to floodplain in some areas.

- Anticipated Land Uses: Low-density residential, agritourism, ecological tourism, recreational tourism, and low-intensity commercial
- Maximum Height: Two stories
- Function: Preservation of rural/natural character and fostering tourism
- Design: Low impact development, open view corridors to the water, and intentional nodes of tourism destinations along the rivers and other waterfronts

Policy 3.A.3. Waterfront

- Provide trails, trail-oriented development, and scenic overlooks along waterfronts.
- Preserve and enhance natural assets to activate ecological and agricultural tourism through Low Impact Development (LID).
- Reduce risk of flooding by elevating structures where prone to stormwater runoff or ponding.

DOWNTOWN

Downtown Glen Rose encompasses not only the historic square but also the surrounding residential areas that shape its unique character. As a main destination within the city, the Downtown Character Area is designed to preserve the distinct Texan ambiance through entertainment spaces, walkability, connectivity, and diverse uses. Development that supports sustainable economic growth and community identity is crucial for ensuring long-term success and a sense of place for the Glen Rose community.

- Anticipated Land Uses: Charming and walkable main street-style mixed-use (ex. shops, restaurants, lofts, etc.)
- Maximum Height: Four stories with residential compatibility standards
- Function: Commercial and residential hub of Glen Rose
- Design: Charming and low intensity development and redevelopment with shaded and connected sidewalks and trails



Policy 3.A.4. *Downtown*

- Provide diverse housing options to support non-residential uses.
- Revitalize existing buildings and remainder properties to add value and protect historic assets.
- Provide landscaping and features that reflect Glen Rose's small-town charm.
- Once adopted, implement the recommended future Downtown Master Plan.
- Display public art throughout Downtown in both temporary and permanent installations.
- Provide entertainment and events that activate Downtown and support Downtown business and destination owners.
- Avoid buildings and structures that create "dead zones," which are windowless, exterior building walls.

**Downtown
Glen Rose**





RURAL MIXED USE

This Character Area was created to protect the rustic, country feel of Glen Rose while still allowing for some commercial development to meet the needs of residents. The Rural Mixed-use Character Area consists primarily of rural properties, such as large residential estates, ranchettes, and farms, inside Glen Rose's Planning Area, also known as the Ultimate Municipal Boundary (UMB).

- Anticipated Uses: Shops, restaurants, and services that offer compatibility with adjacent uses
- Maximum Height: Two stories with residential compatibility standards
- Function: Conservation development, estates, ranches, and agrihoods
- Design: Connectivity via sidewalks and trails to nearby destinations with a recreation and nature focus

Policy 3.A.5. *Rural Mixed Use*

- Provide trails and trail-oriented development, when possible, along all the properties within the waterfront area to create connectivity throughout.
- Require developments to follow Floodplain Character Area policies if Floodplain is within the development sites.
- Preserve and enhance natural assets to activate ecological and agricultural tourism through Low Impact Development (LID).
- Require developments to follow floodway fringe requirements when applicable to reduce risk of flooding.

INDUSTRY LIVING

The Industry Living Character Area is intended to provide much needed and suitable industries to the area while also providing carefully planned residential components. In this Area, scattered light industrial uses coexist with natural characteristics like creeks, lakes, and farmland and open space, and future growth and development should be implemented with great care.

- Anticipated Land Uses: Rural residential estates and agritourism destinations, office, medical, light industrial, and professional uses in a rural setting with an innovation focus
- Maximum Height: Two stories
- Function: Preservation-type development to maintain rural/country feel
- Design: Preservation of nature with an integration of light industrial development



Policy 3.A.6. Industry Living

- Provide diverse housing choices that support local businesses.
- Revitalize existing buildings and provide multi-story developments where appropriate that are sensitive to existing business and residential areas.
- Provide landscaping and amenities that contribute to the small-town charm character throughout Downtown.
- Once adopted, conform to the adopted Downtown Master Plan.
- Display public art throughout Downtown.
- Provide entertainment and events that activate the Downtown experience.
- Avoid buildings and structures that create “dead zones,” which are windowless, exterior building walls.



NEIGHBORHOOD MIXED-USE

The purpose of the Neighborhood Mixed-use Character Area is to provide a transition zone between areas of different intensities, such as between Existing Neighborhoods and Community Mixed-use, and to encourage innovative and in-demand development to supply the residents of nearby neighborhoods with the amenities, services, and housing they desire.

- Anticipated Land Uses: Variety of housing options, shops, and services serving surrounding neighborhoods
- Maximum Height: Three stories with residential compatibility standards
- Function: Serves as a buffer between higher intensity uses and residential
- Design: Connected trail system with development

Policy 3.A.7. Neighborhood Mixed-use

- Avoid high-intensity developments, developments should provide sensitive transitions and buffering measures from existing neighboring developments.
- Allow mixed blockface buildings with low-density mixed-use developments.
- Provide mixed-use developments that mitigate traffic impacts, support desired retail and shopping needs of the community, and are connected to a trail system.
- Provide multi-story developments that are compatible with neighboring developments that diversify retail and housing needs.

COMMUNITY MIXED-USE

The purpose of Community Mixed-use is to increase future development density and attract the community's desired business and entertainment venues. This Area has the potential for both residential and non-residential development, like the Neighborhood Mixed-use Character Area, but it has the opportunity for increased density, height, and use intensity since it is not immediately adjacent to Existing Neighborhoods.

- Anticipated Land Uses: Community destinations (ex. shops, restaurants, hotels, etc.) and variety of housing options
- Maximum Height: Four stories with residential compatibility standards
- Function: Walkable activity and destinations establish places, entertainment, and housing options
- Design: Higher density developments that are mixed blockfaces with connected sidewalk and trail networks with shade



Policy 3.A.8.

Community Mixed-use

- Allow majority of development to be gateway-style that are multi-story unless associated with a shared amenity.
- Design areas that are compact and walkable with interactive water amenities and shade and landscaping throughout the area.
- All development should be a mixture of residential, shopping, restaurants, and entertainment to establish gathering spaces for the community and visitors.



Policy 3.A.9.

US 67 Gateway

- Medium-density development that is mixed-use preferred, prevents one-story developments to provide housing needs and retail diversity within one development.
- Make the US 67 Gateway different and unique by establishing Glen Rose Specific landscaping, lighting, branding, and wayfinding standards to make Glen Rose stand out from others.
- Architecture should reflect Glen Rose's charm while also being bold and unique to set Glen Rose apart from neighboring cities.

US 67 GATEWAY

The US 67 Gateway Character Area comprises the eastern and westernmost portions of US Highway 67 within the Glen Rose's Planning Area. These Areas will feature gateway monumentation at the city's entrances, public art elements, and businesses that reflect Glen Rose's uniqueness and the charming atmosphere.

Glen Rose can let its residents and visitors know they have arrived by strategically placing gateway monumentation along its main entry points. The US 67 Gateway Character Area has potential for major gateways, minor gateways, and branding stations that may be used to highlight Glen Rose's small-town charm and set it apart from its competition. Glen Rose's history and culture may be showcased through these gateways and monuments, which can also be included in a larger wayfinding and signage plan for the city in the future. People unfamiliar with the area can tremendously benefit from wayfinding and signage in terms of accessibility and can appreciate the City's dynamic and consistent branding while navigating to their destination.

- Anticipated Land Uses: Commercial, restaurants, offices, and theming/branding gateways and monuments
- Maximum Height: Four stories
- Function: Showcase Glen Rose's uniqueness and charm along east and west sides of US 67
- Design: Corridor branding opportunities with developments and destinations that have potential regional capture/draw

US 67 CORRIDOR

The US 67 Corridor Character Area consists of land along US Highway 67. Since US 67 is the principal thoroughfare to and through Glen Rose, the most intensive uses allowed within Character Framework will be permitted in this Area to capitalize on the influx of visitors by providing lodging, entertainment, dining, and retail establishments.

- Anticipated Land Uses: Small-town charm mixed-use development (ex. Retail, convenience stores, restaurants, hotels, housing, etc.), that has destination appeal and is walkable
- Maximum Height: Four stories
- Function: Opportunity to capture tourism revenue as travelers come to and through Glen Rose while providing desirable commercial development
- Design: Ground floor commercial with residential/lodging accommodations above with connected sidewalks that provide shade and extensive landscaping



Policy 3.A.10. US 67 Corridor

- Provide extensive landscaping and shade to bring comfort to visitors and community.
- Enhance pedestrian-scale lighting, landscaping, streetscaping, branding, and pathways to positively contribute to walkability and bikeability within the area.
- Allow development that attracts and enhances tourism for Glen Rose.
- Development should positively impact the surrounding area to avoid loss of character.

3.A. IMPLEMENTATION PROGRAM



GOAL: CONTROL FUTURE DEVELOPMENT BY ESTABLISHING CHARACTER AREAS THAT PRESERVE GLEN ROSE'S UNIQUE CHARACTER AND SMALL-TOWN CHARM WHILE ALSO REFLECTING DESIRED DEVELOPMENT.

The Character Framework designates future land use and character for different areas of Glen Rose. For each Character Area, there is an outline for the type of design and ambiance rather than using a specific type of land use such as Commercial. This allows Glen Rose to have flexibility within each area by directing future uses, intensities, and character of the city, which can encourage managed growth, retain Glen Rose's Small-town Charm, and enhance and protect the city's natural assets.

Strategy: Implement the Character Framework Plan

The City will preserve and enhance its assets, both natural and man-made, and its traditions. The Character Framework designates future land use and character for different areas of Glen Rose. For each character area, there is an outline for the type of design and ambiance for the area rather than using a specific type of land use such as Commercial. This allows Glen Rose to have flexibility within each area.

Action 3.A.1. Revise the Code of Ordinance by updating and creating zoning districts that conform with the Character Framework and overall, Vision of Glen Rose.

The Character Framework was crafted in collaboration with the public and city staff during the planning process. By aligning the zoning districts with the Character Framework, the City will be able to encourage diversified land uses through mixed-use zoning, in areas such as Downtown. Revising the Code of Ordinances will align design, scale, and compatibility desired by the community. A Character Framework is a mixed-use land use guide that requires future developments to match the area's character versus dictating a specific land use. Aligning the Character Framework and the City's zoning districts helps to ensure that new development/redevelopment incorporate desired characteristics for buildings, streets, amenities, and features multi-modal travel and connected trails and sidewalks to accomplish community priorities.

Action 3.A.2. Coordinate the rezoning of properties that are conflicting with the Character Framework.

Utilizing the character framework, evaluate the potential target properties that are not in conformance and begin the process of rezoning said properties that are more consistent with the Vision. Once the City has identified the potential target properties they can take them to City Council for approval.

Action 3.A.3. Adopt a Downtown Master Plan that outlines the community's Vision for Downtown and implementation strategies to make Downtown Glen Rose a distinct place.

Establishing a Downtown Master Plan will provide a policy guidebook that primarily focuses on encouraging development that is consistent with what the community wants to see and explores financing options to achieve it.

Action 3.A.4. Revise the Code of Ordinances to allow multiple housing types (i.e., single-family, duplexes, triplexes, accessory dwelling units, multi-family, etc.).

Providing housing choice in Glen Rose is important to the community, to City Leadership, and for the overall fiscal health of the city. Without diverse housing types in the city, it will be unnecessarily challenging for Glen Rose to attract local jobs and desired shopping, dining, and entertainment uses. From quality of life to economic development to allowing residents to “age in place,” allowing diverse housing types will add value to Glen Rose.

Action 3.A.5. Adopt storefront window requirements that encourage more ground floor uses for Downtown Character Area.

The City should explore storefront window requirements, this could be implemented through the adoption of Downtown Design Standards, that encourage more storefront activations by allowing a passerby to be integrated in the retail and restaurant activity. This can invite more active uses within ground-floor spaces throughout Downtown and improve the pedestrian experience.

Policy 3.A.11. General Project Evaluation

When evaluating development proposals, rezoning requests, city-applied area-specific zoning districts, economic development-related financing tools, and general development and/or improvement priorities the following general policies should be used:

- Consistency with Glen Rose Comprehensive Plan Vision, Guiding Principles, Goals, and Strategies.
- Enhance and integrate landscaping and open space features.
- Follow approved plans and studies that are applicable to the specific area under consideration.
- Favor Character Area’s character and Vision through land use and design.
- Ensure Glen Rose’s small-town charm, character, and assets within both the built and natural environment are preserved in the design efforts.
- Positively impact Glen Rose’s fiscal sustainability by providing diversified housing choices, mixed-use developments, walkability, and placemaking when possible.
- Provide walkability and connections through multi-modal trails and pathways that connect within the development and other neighboring existing or anticipated developments.
- Conform with the adopted Mobility Framework when applicable to mitigate negative traffic and transportation impacts.
- Design public rights-of-way (ROW) to be pleasant environments that attract visitors and encourage them to linger longer than they had planned as they travel throughout Glen Rose.
- Prepare plans and analysis for potential infrastructure improvements when applicable to mitigate negative impacts on Glen Rose’s public infrastructure system and provide long-term stability.
- Collaborate with the development community within Glen Rose and set the expectations and needs for how the mobility and connectivity objectives contribute to the realization of the Vision, with an emphasis on the importance of excellent right-of-way designs.





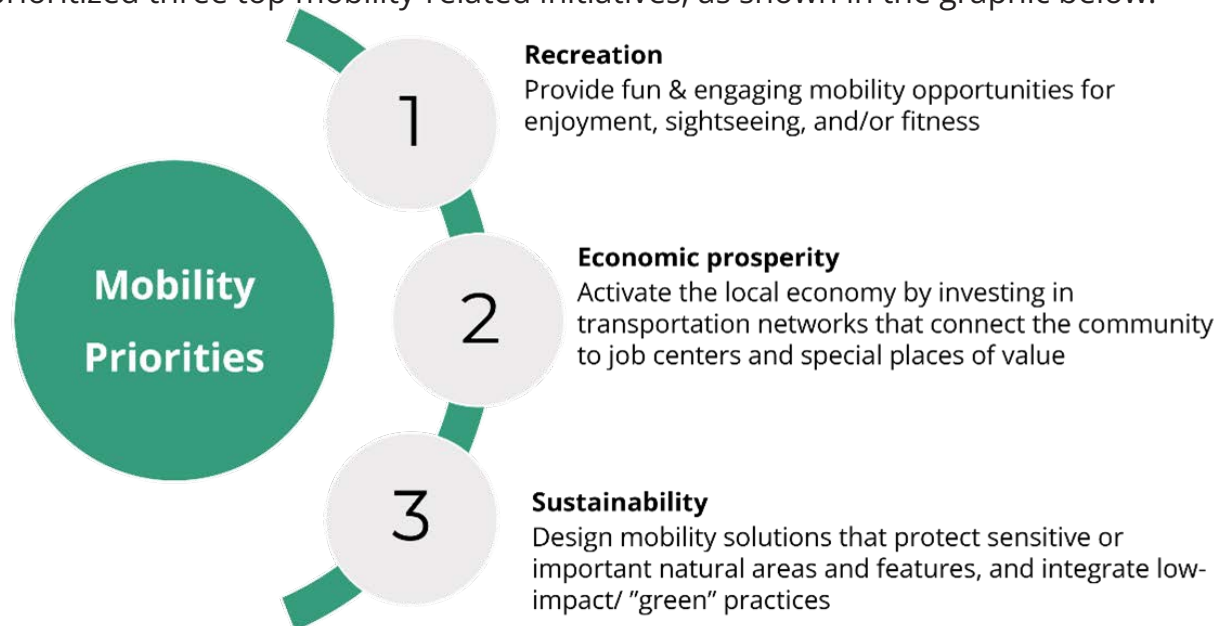
MOBILITY FRAMEWORK

3.B. MOBILITY FRAMEWORK

CONTEXT

COMMUNITY FEEDBACK

Glen Rose residents are interested in multi-modal street designs that make it safer for pedestrians, cyclists, and drivers to get around. Participants at Community Forum 1 prioritized three top mobility-related initiatives, as shown in the graphic below:



The community identified walkability, bikeability, wayfinding, monumentation, landscaping, shading, and gateways as lacking qualities while re-imagining US Highway 67. Concerns were also expressed about TxDOT's Barnard and Elm and US Highway 67 and FM 56 intersections' heavy traffic, particularly relating to commercial vehicles which rely on US Highway 67 and the narrow streets of Downtown to access southbound State Highway (SH) 144. The South Loop (SH 144 bypass) is under design by the Texas Department of Transportation (TxDOT) to reroute commercial vehicle traffic away from commuter corridors and key intersections and provide an additional emergency evacuation route.

How people travel from place to place within, to, and through Glen Rose is important for quality of life, as well as for economic development and safety. The map and Functional Classifications that make up the Mobility Framework were developed using community feedback on traffic and mobility issues, analyzing existing conditions, land use, and applying planning best practices to provide a framework that will guide future decision-making.



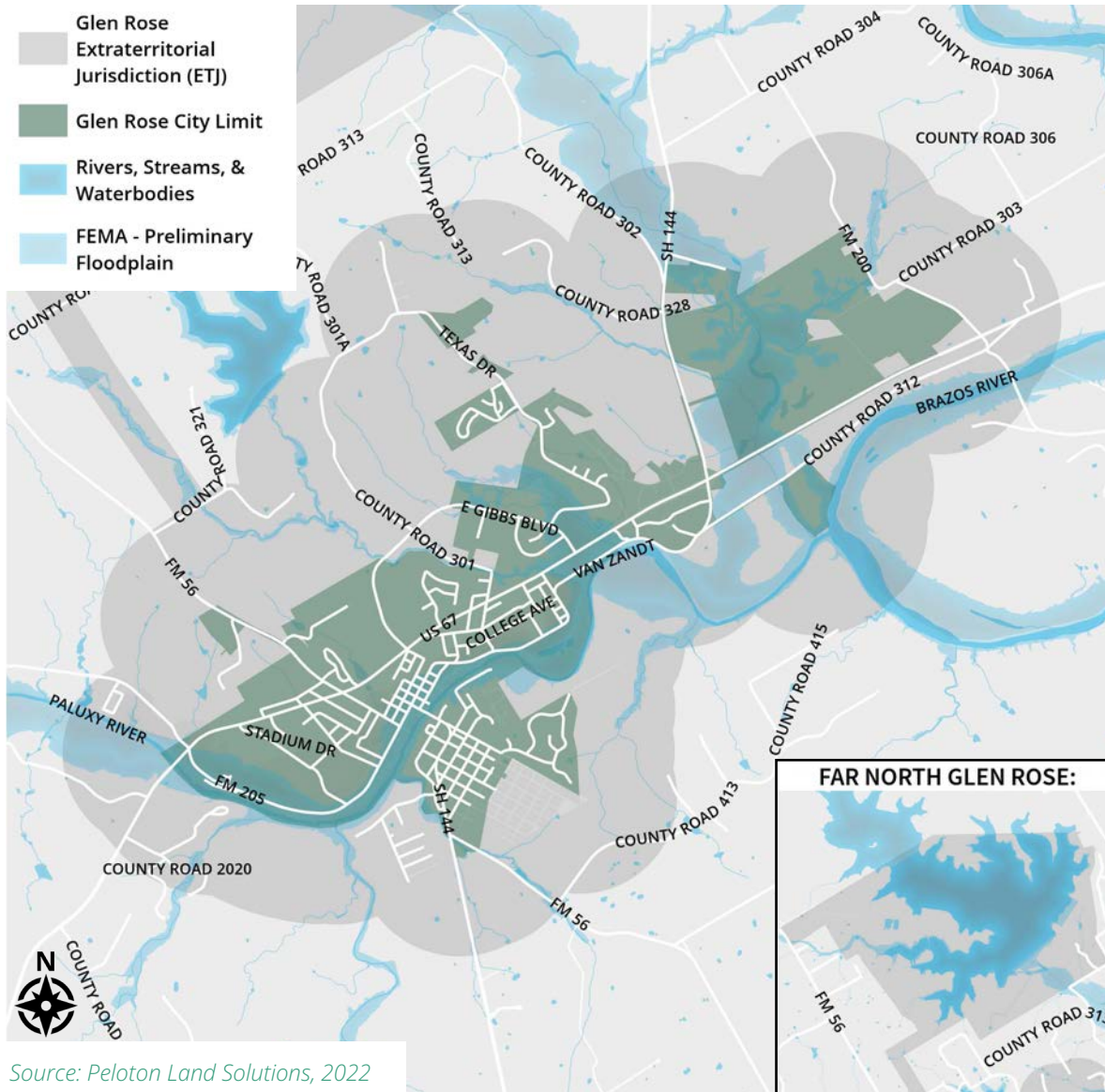
PURPOSE

Classifications of roads according to their functionality are established in the Mobility Framework, each having its own unique design, character, and purpose. Classifications were created in accordance with community values, with the goal of encouraging more connectivity within Glen Rose. The Vision produced before the planning process reflected a low-density design with natural open space rich in history and beauty; the Mobility Framework is an important part in preserving Glen Rose's assets, but it is only one piece of the puzzle.

The Mobility Framework is an essential component of the Comprehensive Plan. The Mobility Framework is a visual depiction of the Vision and expectations and a resource for evaluating new and existing development within the framework.



EXISTING STREETS



Source: Peloton Land Solutions, 2022

Map 7. Existing Streets

The existing street network within Glen Rose is mostly two-lane roads, and connectivity is limited between neighborhoods and from neighborhoods to destinations. There is also a lack of multimodal connections for other forms of transportation such as bike and pedestrian paths. Most of the traffic on the roadway network can be found along State Highway (SH) 144 and US Highway 67, which are, respectively, the key north-south and east-west routes into Glen Rose. A frequent topic was the congestion located within Downtown Glen Rose, particularly along the Barnard and Elm intersection. This is because commercial traffic depends on the narrow streets to navigate to southbound SH 144 so that they can continue to their intended destinations.

COMPLETE STREETS

A Complete Street is one that has been planned and designed with the safety, enjoyment, and function of all users in mind. Glen Rose will differ from the common assumption that a roadway's primary function is to only transport vehicles from one location to another, which is represented in most North Texas street design. In a street that is not “complete,” traffic flow and high speeds take precedence over the pedestrian-scaled elements (ex. sidewalks, shade trees, bike facilities, etc.). Provided below is a conceptual illustration of the change in street design for Glen Rose:



The illustration does not represent every future street in Glen Rose—it represents how walking, biking, safety, and other features can be incorporated to address community feedback and achieve the Vision. The National Complete Streets Coalition (NCSC), who created the illustration, also provides a framework for local governments implementing a Complete Streets policy.



Policy 3.B.1. Apply Complete Streets to future mobility network designs and improvements where possible and relevant.

The 10 elements of the NCSC framework for Glen Rose are as follows:

1. Establishes commitment and vision: How and why does the community want to complete its streets? This specifies a clear statement of intent to create a complete, connected network and considers the needs of all users. (An Action is included in the Implementation Program to adopt a Complete Streets Policy!)
2. Prioritizes diverse users: It prioritizes serving the most vulnerable users and the most underinvested and underserved communities, improving equity.
3. Applies to all projects and phases: Instead of a limited set of projects, it applies to all new, retrofit/reconstruction, maintenance, and ongoing projects.
4. Allows only clear exceptions: Any exceptions must be specific, with a clear procedure that requires high-level approval and public notice prior to exceptions being granted.
5. Mandates coordination: Requires private developers to comply, and interagency coordination between government departments and partner agencies.
6. Adopts excellent design guidance: Directs agencies to use the latest and best design criteria and guidelines and sets a time frame for implementing this guidance.
7. Requires proactive land-use planning: Considers every project's greater context, as well as the surrounding community's current and expected land-use and transportation needs.
8. Measures progress: Establishes specific performance measures that match the goals of the broader Vision, measurably improve disparities, and are regularly reported to the public.
9. Sets criteria for choosing projects: Creates or updates the criteria for choosing transportation projects so that Complete Streets projects are prioritized.
10. Creates a plan for implementation: A formal commitment to the Complete Streets approach is only the beginning. It must include specific steps for implementing the policy in ways that will make a measurable impact on what gets built and where.



FAR NORTH GLEN ROSE:

The map displays the Far North area of Glen Rose, Texas. It includes the city limits (dark green), the Glen Rose ETJ (light gray), and the FEMA Preliminary Floodplain (light blue). The map also shows rivers, streams, and waterbodies in a darker blue. Transportation infrastructure is indicated by colored lines: red for Major Arterial, Ultimate; orange for Minor Arterial, Interim and Proposed; blue for Major Collector, Interim and Proposed; green for Minor Collector, Ultimate and Proposed; and dotted lines for Minor Collector, Interim. A black circle with a white dot represents a Special Consideration Intersection.






- Glen Rose City Limit
- Glen Rose ETJ
- FEMA - Preliminary Floodplain
- Rivers, Streams, & Waterbodies
- Major Arterial, Ultimate
- Minor Arterial, Interim
- Minor Arterial, Proposed
- Major Collector, Interim
- Major Collector, Proposed
- Minor Collector, Ultimate
- Minor Collector, Interim
- Minor Collector, Proposed
- Special Consideration Intersection

MOBILITY FRAMEWORK

The Mobility Framework contains Functional Classifications of roadways, which are categories based on the roadways' purpose and ultimate design: Major Arterials, Minor Arterials, Major Collectors, Minor Collectors, and Local Streets. Roadways are additionally categorized as Proposed (they do not exist yet), Interim (they exist but are not designed and constructed fully based on their ultimate condition), and Ultimate (they are in their ultimate design and constructed state). The objective of these Classifications is to guide the future design and improvements of the mobility network in Glen Rose. Each Functional Classification is listed in Table 1 and is also reflected on the Mobility Framework in Map 8.

Table 1. Functional Classifications

The Mobility Framework contains Functional Classifications of roadways, which are categories based on the roadways' purpose and ultimate design: Major Arterials, Minor Arterials, Major Collectors, Minor Collectors, and Local Streets. Roadways are additionally categorized as Proposed (i.e., they do not exist yet), Interim (they exist but are not designed and constructed fully based on their ultimate condition), and Ultimate (they are in their ultimate design and constructed state). The objective of these Classifications is to guide the future design and improvements of the mobility network in Glen Rose. Each Functional Classification is listed in Table 1 and is also reflected on the Mobility Framework in Map 8.

	FUNCTIONAL CLASSIFICATION	RIGHT-OF-WAY WIDTH	TRAFFIC LANES
	Major Arterial	120'	4 lanes with alternating turn lane, divided
	Minor Arterial	100'	2 lanes with alternating turn lane, divided
	Major Collector	80'	2 lanes with alternating turn lane, undivided
	Minor Collector	60'	2 lanes, undivided
	Local Street	50'	2 lanes, undivided



MAJOR ARTERIAL

The following are major arterial characteristics:

- 120-foot right-of-way
- US 67
- Moves the largest amount of traffic across the city and provides connection to adjacent communities
- Two travel lanes in each direction, alternating turn lane
- Eight-foot sidewalks with pedestrian-scale lighting and shade



Existing US 67

Potential Future Design - Conceptual Illustration



MINOR ARTERIAL

The following are minor arterial characteristics:

- 100-foot right-of-way
- FM 56, FM 200, FM 205, SH 144 (South Loop different)
- Made to move traffic across neighborhoods and to destinations and carry less traffic than Major Arterials, and serve as principal thoroughfares for moving traffic to-and-through Glen Rose
- Eight-foot sidewalks within landscaped parkways



Existing SH 144

Potential Future Design - Conceptual Illustration



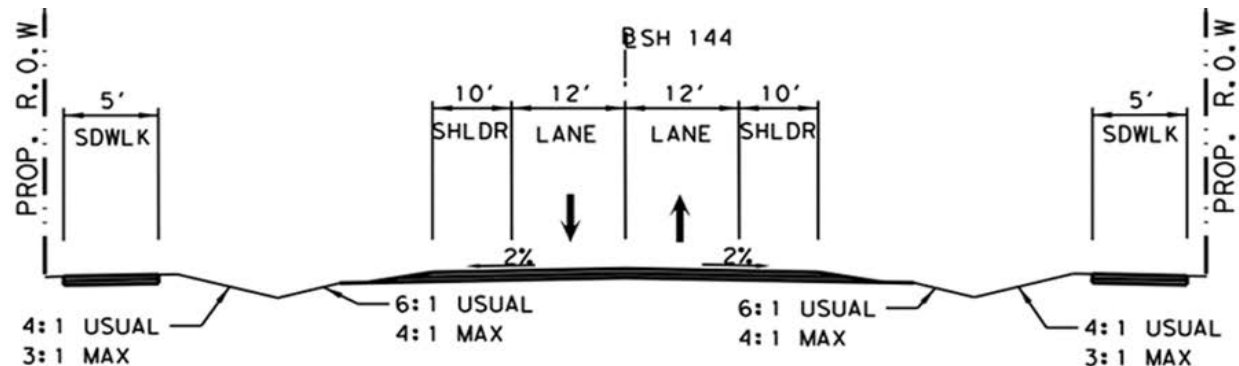
SOUTH LOOP (SH 144 BYPASS)

This roadway segment is proposed to alleviate traffic and congestion in key areas during peak travel time. This is achieved by allowing commercial truck traffic to bypass through the extension of northbound SH 144 to the existing portion of SH 144, just south of Downtown Glen Rose, and eventually back to US Highway 67 on the westernmost portion of the Planning Area.

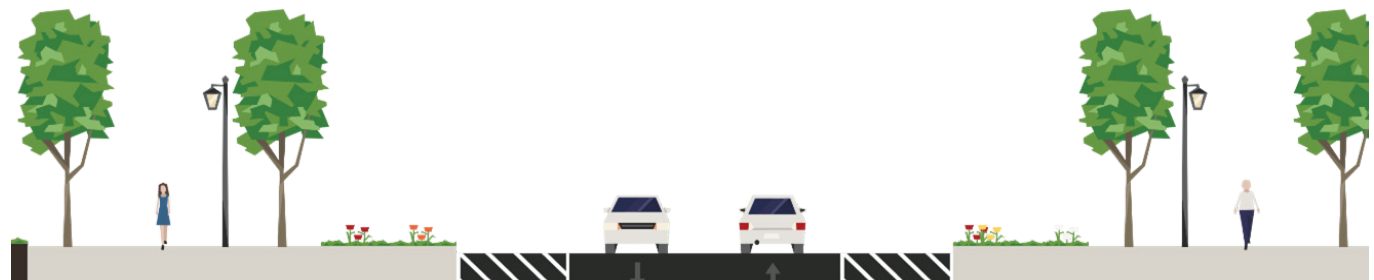
The Proposed South Loop would be classified as a Minor Arterial according to the MTP but would have a different design than the typical cross section for a Minor Arterial. A community engagement activity supported a rural design segment for the South Loop with a faster speed limit, restricted access, minimal pedestrian facilities, and no cycling facilities. City Staff can utilize this input to collaborate with TxDOT during the design process to ensure the proposed South Loop meets the community's Vision, even though the timeline for construction relies on TxDOT's funding, priorities, and other factors.

The addition of the South Loop provides an additional route around Glen Rose. This will re-route commercial trucks away from Glen Rose's core and reduce traffic. The re-route will also positively impact travel time by allowing through traffic flow without the interference of local street traffic. In Addition, the South Loop will serve as an evacuation route to provide additional safe and timely evacuation, granting effective ways to respond to hazardous conditions in Glen Rose and surrounding cities.

TxDOT Adopted Design -
Conceptual Illustration



Potential Future Design -
Conceptual Illustration: No
median with 10-foot sidewalks



MAJOR COLLECTOR

The following are major collector characteristics:

- 80-foot right-of-way
- Bo Gibbs Loop, Texas Drive
- Collect and distribute traffic to and from neighborhoods into the arterial network
- Two travel lanes with alternating turn lane
- Eight-foot sidewalks within landscaped parkways



Existing Texas Drive



Potential Future Design - Conceptual Illustration

BO GIBBS BOULEVARD

It is planned that Bo Gibbs Boulevard will become an “inner ring” within Glen Rose. Expanding the roadway width to accommodate future traffic needs, providing safe and accessible connectivity, and adding in the desired elements like sidewalks, street furniture, and wayfinding elements will be important as the region grows, especially in relation to the Character Framework.

MINOR COLLECTOR

The following are minor collector characteristics:

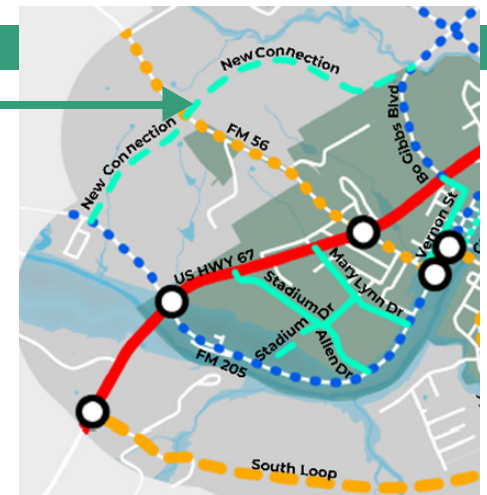
- 60-foot right-of-way
- CR 303, Stadium Drive
- Two lanes undivided, collect and distribute traffic from local streets to the arterial network
- Eight-foot sidewalks within landscaped parkways



Existing Stadium Drive

PLANNED SH 205-FM 56-BO GIBBS CONNECTION

A new link, between FM 56 and Bo Gibbs Boulevard, is included in the Mobility Framework as pictured to the right. Feedback from the community and City Staff described a need for additional east-west connections in this area so if designed and constructed, there would be another option for getting from SH 144 to FM 56.



See Mobility Framework pg. 75



Potential Future Design -
Conceptual Illustration

LOCAL STREET

The following are local street characteristics:

- 50-foot right-of-way
- Webster Street., Jefferson Avenue
- Two lanes through neighborhoods
- Six-foot sidewalk with landscaped sidewalks pedestrian scaled lighting
- Prioritizes accessibility in neighborhoods and to local destinations, less focus on mobility



Existing Jefferson Avenue



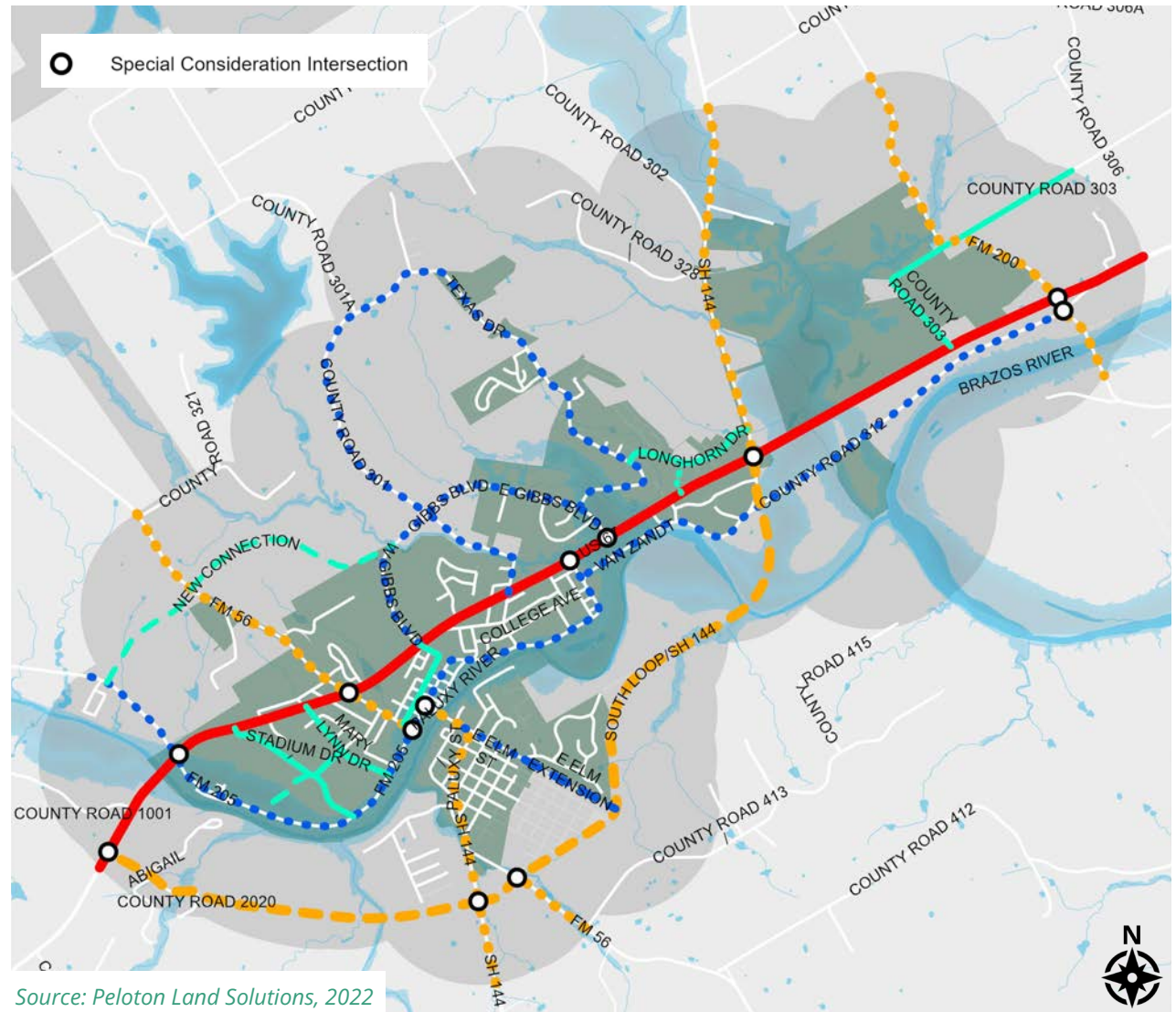
Existing Webster Street - Ultimate Local Street Right-of-Way Width



Potential Future Design -
Conceptual Illustration

SPECIAL CONSIDERATION INTERSECTIONS

There are 12 Special Consideration Intersections in the Glen Rose Mobility Framework. These intersections have distinct needs and opportunities for design enhancements to address traffic, safety, function, and/or branding of Glen Rose, especially as the region experiences additional growth and Glen Rose evolves. The safety of pedestrians, cyclists, and motorists, as well as the limitations on their movements, are all factors that should be considered during the design process. Roundabouts, overpasses and underpasses, various crosswalk configurations, gateway monumentation and design features, and public art elements are all examples of components that can be included within these intersections to calm traffic, beautify the area, and contribute to Glen Rose's uniqueness and prosperity.



See Mobility Framework pg. 75

BARNARD & ELM

Throughout the Comprehensive Planning process, the community identified the intersection of Barnard and Elm as a traffic bottleneck during peak school pick-up and drop-off hours. The City of Glen Rose, the Consultant Team, and TXDOT representatives met on December 20, 2022 to discuss the Comprehensive Plan and associated TxDOT facilities, including this intersection.

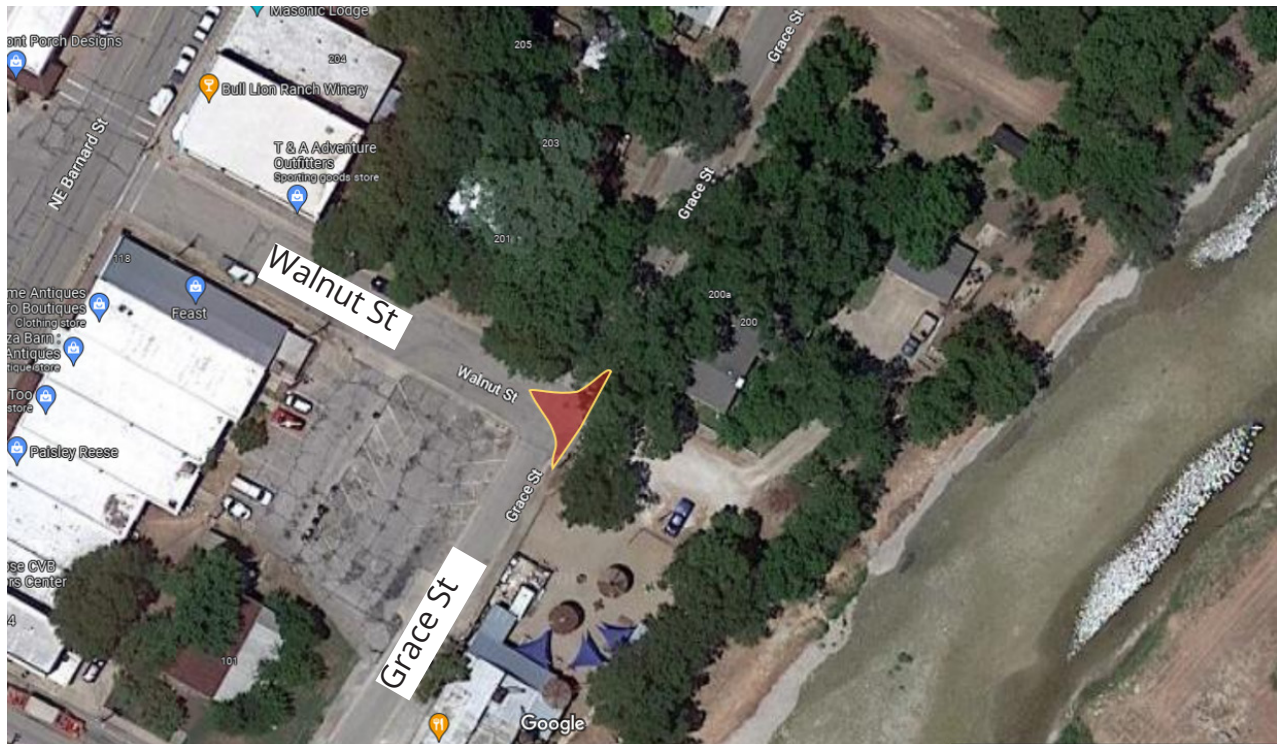
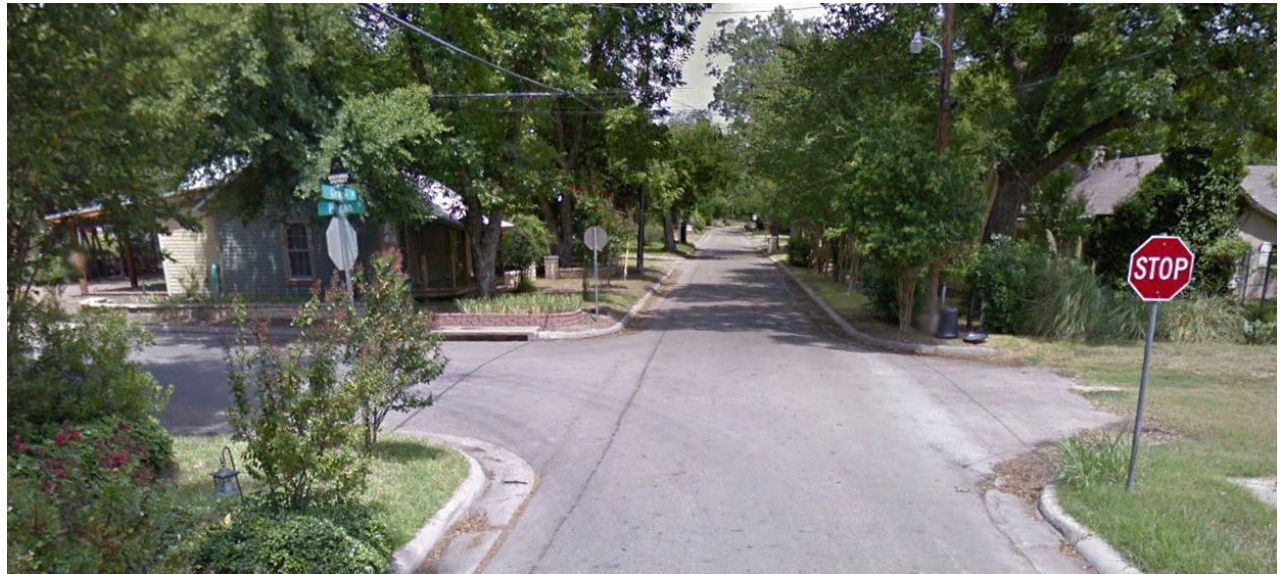
As a key partner in the planning process, TxDOT recognizes that the intersection is an opportunity for efficiency and safety improvements, and committed to evaluate the intersection for design and functionality improvements by early summer 2023. Additionally, TxDOT committed to review the intersection to see whether it meets the warrant requirements for a traffic signal. TxDOT and the City coordinated and agreed on the City providing an officer to direct traffic during peak school traffic hours until a signal or more permanent solution could be evaluated, planned, and installed. Since January 2023, this temporary solution has been implemented and well-received by the community.



GRACE STREET

Some members of the community identified Grace Street as an opportunity to improve mobility and safety for pedestrians. Due to the traffic congestion at Barnard and Elm, this residential street is sometimes used as a cut-through, especially during school drop-off and pick-up times. Concerns were raised regarding the speeds of vehicles that are traveling through the neighborhood and the absence of adequate sidewalks to keep pedestrians off the road.

Improvements that make use of creative design solutions, such as the possibility of constructing a “pork chop”/triangular traffic control island at the northeast corner of Walnut and Grace Street could improve functionality. Traffic going south on Grace Street will be directed to turn right on Walnut Street and traffic going north from Elm Street will be directed to turn left of Walnut Street under that scenario. Grace Street is depicted on the Mobility Framework as a Minor Collector, Interim, and it is anticipated that this street will undergo some form of design improvement in the future as maintenance and Capital Improvement Plan (CIP) redesign projects are prioritized.



3.B. IMPLEMENTATION PROGRAM



GOAL: KEEP GLEN ROSE'S STREETS IN GOOD CONDITION SO THAT USERS OF ALL MEANS OF TRANSPORTATION MAY TRAVEL EASILY AND SAFELY AND CREATE NEW CONNECTIONS THAT WORK TO DO THE SAME.

Strategy: Mobility Framework

Action 3.B.1. Assess the existing condition of all roadways in the city.

A Roadway Condition Assessment can be performed by City Staff or a consultant if data collection is informed, consistent, and accurate. The information collected in the field will be analyzed to determine a pavement condition index (PCI). The PCI is typically a score between zero and 100 and will be used to prioritize future roadway improvements and repairs. The Roadway Condition Assessment should be performed every two years, at minimum, to provide the most up-to-date information for the Capital Improvement Program (CIP).

Action 3.B.2. Revise the Code of Ordinances and applicable design standards to be consistent with the Mobility Framework.

Aligning City design standards and regulations with the Mobility Framework will help to achieve the Vision for development and growth within Glen Rose. Standards and regulations will guide mobility, design, and connectivity requiring new and redeveloped areas to have the streets, amenities, multimodal travel, and connected trails and sidewalks that the community desires. Providing updates to regulations helps maintain the specific character and enhance the quality and functionality of the envisioned framework.

Action 3.B.3. Revise the Code of Ordinances to limit block lengths to a maximum of 750 feet for all new developments, unless prevented or restricted by environmental or safety factors (subject to review and approval by the City Administrator or their designee).

Limiting block lengths to a maximum of 750 feet provides connectivity so that neighborhoods are walkable. Walkability can boost the appeal of an area, the opportunity for pocket parks and similar amenities, and favorably influences the character and safety of a neighborhood by reducing walking distances to destinations and encouraging neighborly interactions.

Action 3.B.4. Work with TXDOT on the plans, specifications, and estimate (PS&E) development phase to ensure TXDOT has the opportunity to complete construction of the South Loop (State Highway 144 Bypass) in a timely manner, consistent with community feedback.

The proposed South Loop is a mobility improvement is favored by a large portion of the community. Residents and stakeholders were candid about the perceived advantages that would result from the construction of this connection, particularly in providing an alternate route for truck traffic and an additional emergency evacuation route. Completing a roadway project takes time, but the City's partnership with TxDOT and support of project will help speed up the process and decrease unnecessary policy hurdles.

Action 3.B.5. Prioritize the planning, design, and improvement of Special Consideration Intersections (SCIs) designated on the Mobility Framework.

As Glen Rose makes mobility improvements, Special Consideration Intersections (SCIs) should remain a top priority. Funding and resources should go towards the design and improvement of SCIs as they are vital components to placemaking, wayfinding, and improving safety within the city. SCIs do not need to be extravagantly designed, but can be used for marketing and theming, allowing Glen Rose to highlight its community brand across the mobility network.

Action 3.B.6. Adopt a Context-Sensitive Solutions (CSS) Policy to incorporate into the Code of Ordinances and Street Design Standards.

Context-Sensitive Solutions (CSS) is a collaborative approach to advancing transportation programs and projects. As mobility improvements are made it is important that they fit into the community and environment of Glen Rose. Cities benefit from policies that work to ensure transportation projects preserve environmental, scenic, aesthetic, and historic resources while maintaining safety and mobility. Prior to completing design and construction plans, the City should collaborate with the community to distinguish characteristics for certain roadways (such as the drainage swales that contribute to Glen Rose's small-town, rural character) that should be acknowledged for potential protection when streets are rebuilt or enhanced. It is recommended that the City adopt a policy that requires stakeholders, such as property and business owners, to have feedback during the preliminary design phase. Additionally, the policy should require professionals in planning and design, such as landscape architects and urban planners, to be consulted before any considerations for improvement. Preliminary engineering studies should be used to provide solutions that integrate appropriate best practices, design standards, and specific preservation measures for the street's unique character. Standard cross-sections should be used as a reference, but streets should be versatile and customizable with Context Sensitive Solutions (CSS), where appropriate.

Action 3.B.7. Coordinate with TxDOT to identify an appropriate permanent traffic/design solution to address safety and efficiency at the Barnard/Elm Street intersection.

A local police officer to direct traffic at the Barnard and Elm intersection, during school peak times, was installed as part of the Comprehensive Planning process and has been well received by the community. While this temporary solution remains in place, the City should continue to coordinate and collaborate with TxDOT to identify an appropriate permanent traffic solution and prioritize its installation/operation. TxDOT has committed to evaluating the intersection for safety and design improvements as well as the requirements for a warrant study to install a traffic signal. By continuing to collaborate with TxDOT to implement these enhancements, the City can alleviate some of the public safety concerns of the community and work toward achieving the Mobility Framework's vision.

Action 3.B.8. Explore the possibility and need for installing removable bollards, a traffic triangle, or other appropriate traffic solution to prevent through traffic between Walnut Street and Barnard Street.

Bollards create a protective perimeter that also serves a visual guide to guide traffic. Traffic triangle would force southbound traffic on Grace Street to take a right only and northbound traffic on Grace Street from Elm Street to take a left onto Walnut Street.

Action 3.B.9. Evaluate and prioritize sidewalk/trail connectivity along Grace Street, between Elm Street and Barnard Street.

Sidewalks along Grace Street are missing in some areas and are causing some safety and mobility concerns. By planning for and constructing sidewalks and trails in the area, there will be better safety and walkability in the area.

Policy 3.B.1. Introduce gateway monuments, signage, and branded elements along key corridors that express to drivers that Glen Rose is a fun, safe, and desirable place to stop.

The image created by introducing a cohesive, orderly, and interesting streetscape along key corridors can affect a person's perspective of Glen Rose, as well as influence quality of life, safety, sense of place, and more. Although Glen Rose does not have an excessive amount of "sign clutter," efforts can be made to minimize visual clutter and improve the look and feel of key corridors. Glen Rose can require monument-style signage made from the same materials as new or existing buildings (upon significant renovation or expansion). At Special Consideration Intersections (see pages 75 and 83) and other places that arise as opportunities, gateways and public art can be scaled to the type of roadway and the natural and/or built surroundings. For example, some cities have small, medium, and large-sized monuments, sometimes just decorative but other times with wayfinding or programming. The City can work informally with property owners or contract for design standards for the gateways and theming, and reference those details in the City's ordinances and in applicable development conversations. In addition, the City can limit the maximum height and surface area of monument signs to guide design and physical consistency.

Strategy: Complete Streets Design

Action 3.B.10. Revise the Code of Ordinances to include Complete Streets design requirements for a minimum eight-foot sidewalk or trail along Major Collectors and larger classifications, unless prevented or restricted by environmental or safety factors (subject to review and approval by the City Administrator or their designee).

By requiring the development of a sidewalk or path eight-foot wide along major collectors and larger roadway classifications, connectivity can be increased, and citywide walkability enhanced. As new construction and redevelopment occur within the Planning Area, these enhancements will be implemented gradually but can help Glen Rose achieve the desired level of accessibility and connectivity.

Action 3.B.11. Revise the Code of Ordinances to include Low Impact Design (LID) elements within street design for improved stormwater management and preservation and enhancement of Glen Rose’s natural assets.

By lowering effective imperviousness to generate functional and aesthetically pleasing site drainage, stormwater can be utilized as a resource as opposed to a waste product, Glen Rose may work toward protecting and improving its natural resources. New regulations can be created through the guidance of programs such as NCTCOG’s TexasSmartScape and Integrated Stormwater Management Programs.

Strategy: Context-Sensitive Solutions (CSS)

The Federal Highway Administration (FHWA) and American Association of State Highway and Transportation Officials (AASHTO) collaboratively define CSS as: *A collaborative, interdisciplinary approach that involves all stakeholders in providing a transportation facility that fits its setting. It is an approach that leads to preserving and enhancing scenic, aesthetic, historic, community, and environmental resources, while improving or maintaining safety, mobility, and infrastructure conditions.*

Most importantly, utilizing CSS involves people who will be using the street, right-of-way, or pathway being designed in the actual process of designing it, and it is an approach that recognizes that one size does not fit all—each context is different. Some context differences can be a street in a developed area versus an undeveloped area; extra right-of-way versus not enough; commercial areas versus residential areas, etc. The Mobility Framework was crafted using CSS, and all new construction and reconstruction of facilities within rights-of-way or construction/reconstruction of trails in Glen Rose should incorporate CSS, street by street, path by path.

Action 3.B.12. Create a Trail Master Plan as part of a Parks and Recreation Master Plan.

The Plan should be developed to unify trail standards, describe where existing trails exist and any gaps, determine where essential connections and future trails are viable and outline short- and long-term trail priorities. In addition, the Plan should include criteria for determining and constructing trails. This may involve an assessment of the potential connectivity between major areas of interest, proximity to school, community interest, and construction feasibility (ex., available right-of-way, impacts to natural assets, necessary improvements, etc.).

Action 3.B.13. Conduct an ADA (Americans with Disabilities Act) Sidewalk Assessment to evaluate accessibility and mobility in neighborhoods and key locations, such as Downtown, and then prioritize Capital Improvements Plan (CIP) projects accordingly.

The present state of Glen Rose’s sidewalks and walking paths was a recurring theme of feedback received during community engagement. To better serve the community and maintain Glen Rose’s safe, family-friendly atmosphere, a Sidewalk Assessment to examine conditions and ADA compliance will be crucial in enhancing the City’s walkability, updating the Capital Improvements Plan through project prioritization, and shaping future walkability and connection installation requirements.

A night scene of a town street. In the foreground, a person wearing a cowboy hat and boots stands next to a horse. The street is paved and has some small plants and rocks. In the background, there are buildings with signs, including one that says "Rhythm" and another that says "Texas Treasures". A string of warm white lights hangs across the street. The entire image has a dark green overlay.

PARKS & RECREATION

3.C. PARKS & RECREATION

Parks and Recreation play a significant role in the character of Glen Rose. Glen Rose's scenic beauty and natural assets provide unique access to community destinations, as well as opportunities for preservation.

CONTEXT

COMMUNITY FEEDBACK

Most, if not all, people in Glen Rose see value in its rural, natural feel and availability of parks and recreation opportunities. Residents noted upkeep and improvements to the current recreation services as opportunities, such as the restrooms and parking at Big Rocks. Provided below are a few themes that community members identified as priorities:

Public Parks

- Many members of the community expressed desire for more recreation amenities, such as a splash pad or public pool and inclusive community gathering places. More indoor and outdoor recreation areas that cater to all age groups and offer age-appropriate activities are strongly desired.

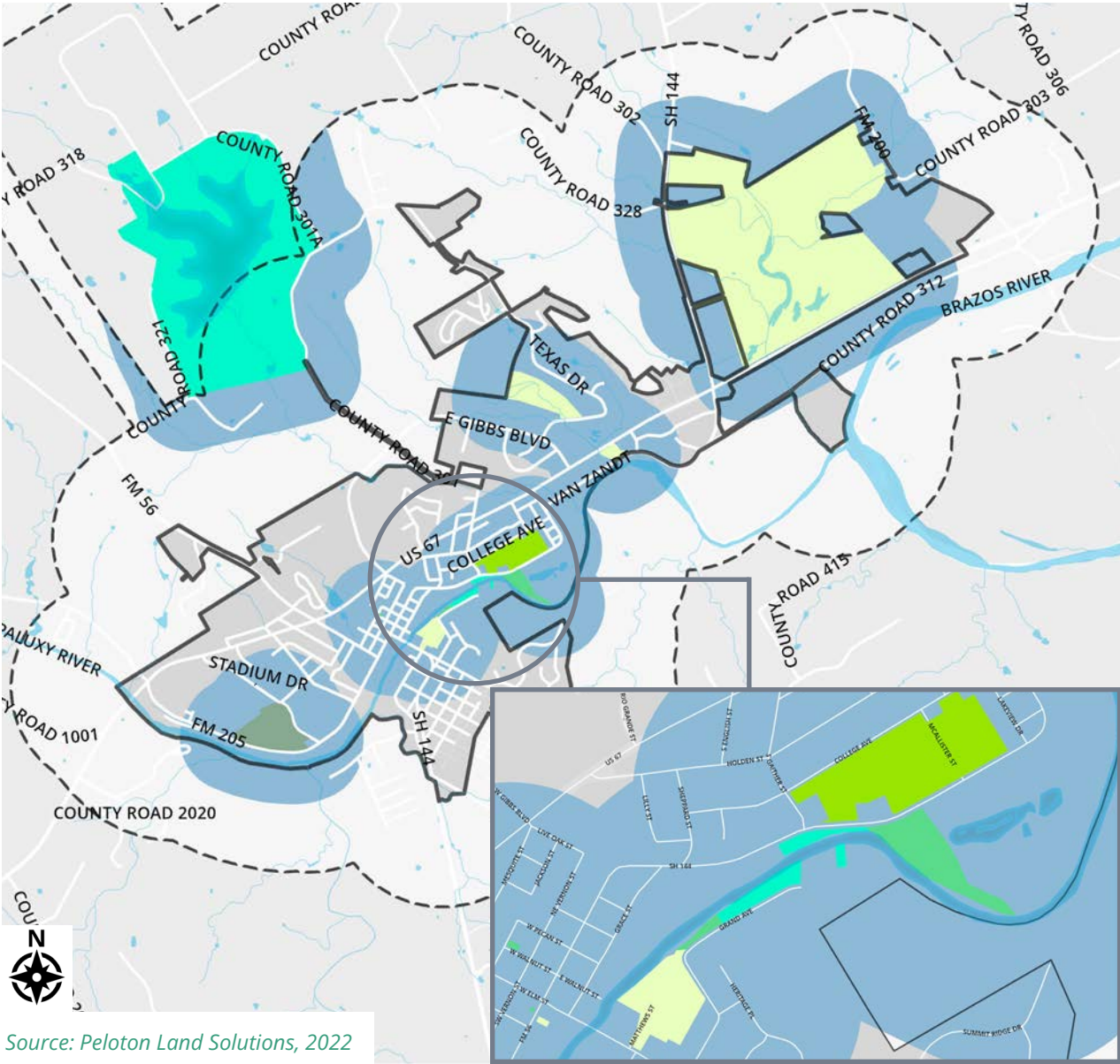
Landscaping & Shade

- Despite Glen Rose's abundance of natural beauty, many have recognized that more trees for shade and enhanced landscaping are needed and would be beneficial. The city can be more pleasant and enjoyable with additional landscaping and shade.

Trail System

- Improved connectivity and more pathways were recurring themes in community feedback. From strolling to parks, schools, Downtown, to trails for recreation and fitness, to making everyday trips to get a bite to eat, the community cited the need and desire for the option to walk or bike, not just drive a car.





Map 9. Parks in Glen Rose



- 1/4-Mile Utilization Buffer
- Park Ownership
 - City of Glen Rose
 - Somervell County
 - Glen Rose ISD
 - Private Ownership
 - Somervell County Water District

The location and ownership of all existing parks and recreation opportunities within the Glen Rose boundary are shown on Map #9. The 1/4-mile utilization buffer suggests the total distance that community members are willing to travel to utilize each identified park or recreation site.

PARKS AND RECREATION INVENTORY

■ Public, City Owned:

- ♦ Crump Park ①
- ♦ Chauncey Park ②
- ♦ Paluxy Riverwalk (partially owned) ③
- ♦ Big Rocks Park ④
 - » Utilizes the Paluxy River as a source of aquatic recreation.

■ Public, County Owned:

- ♦ Heritage Park
- ♦ Soccer Park
- ♦ Bird Sanctuary/Scenic Overlook
- ♦ Sonic Park
- ♦ Squaw Valley Golf Course
- ♦ Somervell County Expo Center
 - » Was identified in community engagement as an opportunity for recreation and tourist opportunity.
 - » Rodeo history has heavy ties to Expo Center.
 - » The center has potential for large Rodeo events and other entertainment.

■ Public, Glen Rose Independent School District Owned:

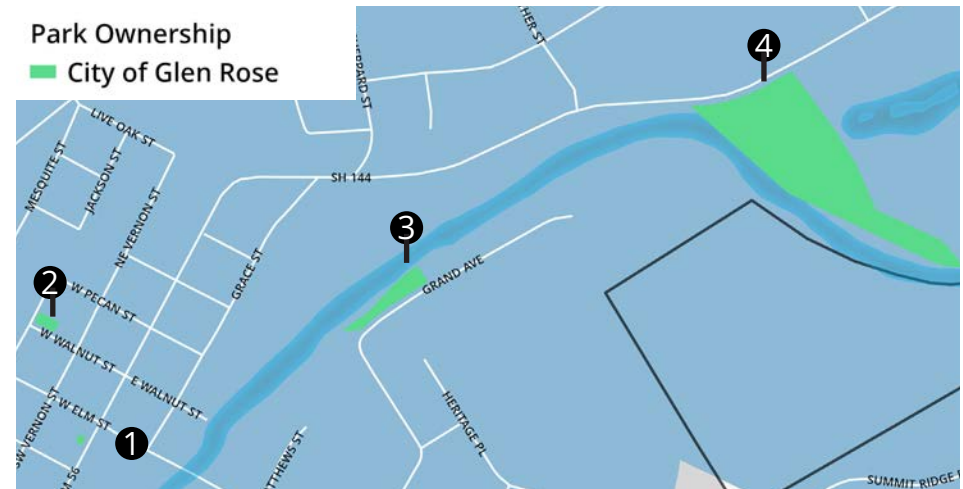
- ♦ Beck Field (Baseball Park)
 - » Currently underutilized by GRISD.

■ Public, Somervell County Water District:

- ♦ Wheeler Branch Reservoir
- ♦ Paluxy Riverwalk (partially owned)

■ Other Recreation Sites:

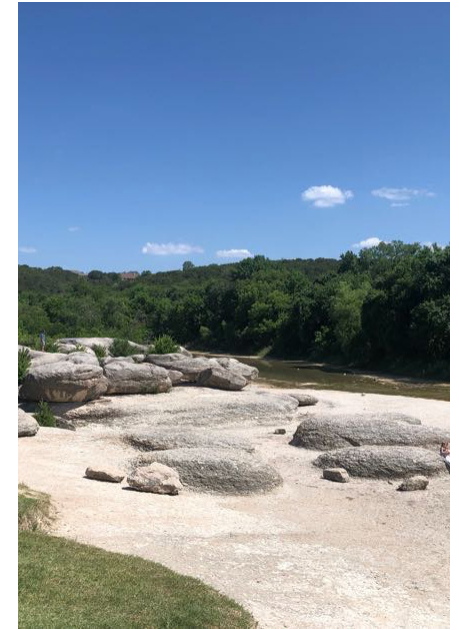
- ♦ Oakdale Park
- ♦ RV Park
- ♦ Glen Lake Camp & Retreat Center
- ♦ Glen Rose Farmer's Market
- ♦ Texas Amphitheater
 - » Established in 1989, the Texas Amphitheater is home to "The Promise," a well-known religious musical production.
 - » The Amphitheater is unique in its size and features, being the largest open amphitheater in North Texas, and the only outdoor theater with a rain curtain.



3. DESIGN || PARKS & RECREATION

Beck Field is a multi-feature park owned by GRISD. GRISD has noted that they would be willing to transfer ownership and maintenance to the City if the City is interested. The City has done this in the past but was unsuccessful due to high maintenance costs.

Not connected to Beck Field, the desire for cooling off in the summer with water within Glen Rose is strong! Public splashpads and interactive water features, can be incorporated into existing and/or future public spaces, especially with public-private partnerships. Splash pads and/or interactive water features can be implemented within existing parks and/or within Downtown and other areas as public amenities and/or art.



Implementing new trail systems can help draw visitors to the parks within Glen Rose and encourage pedestrian travel via foot and bicycle. The community can reduce vehicle traffic, improve safety, and increase physical activity by implementing trails and sidewalks connecting parks to schools, Downtown, and other destinations within Glen Rose. According to the U.S. Department of Transportation, 10-14 percent of trips during morning rush hours are for school travel. The amount of time spent in the car can be reduced by implementing walking and biking paths for students to safely travel to and from school.



There is an extensive park and recreation system in Glen Rose that works towards preserving the natural and historic charm of the City. While overall parks and recreation community feedback was positive, there is acknowledgment that there is room for improvement. Some of these parks and recreation sites fall short from providing a welcoming space for community member of all abilities and lack of connectivity to other destinations, such as schools, Downtown, and other parks and recreation areas. They provide many opportunities and positively affect overall enjoyment and quality of life in Glen Rose. Investing in improvements, such as new outdoor and indoor recreation areas, trails, pickleball courts, and other things, can refine Glen Rose's public spaces to be more functional and welcoming for visitors and the community.

Improvements identified from Community Feedback:

- Public Bathrooms
- New Outdoor and Indoor Recreation Areas
- Pickleball Courts
- New Trails
- Trash Receptacles
- Shade and Landscaping
- Playground Enhancements
- Benches
- ADA Compliance



3.C. IMPLEMENTATION PROGRAM



GOAL: THE PARKS & RECREATION WITHIN GLEN ROSE WILL BE TOP-TIER, REGIONALLY ATTRACTIVE, AND RESULT IN AN AMAZING FUTURE GLEN ROSE.

By analyzing existing parks, trails, entertainment, and open space throughout Glen Rose, the City can implement and utilize strategies and actions to expand access to recreational elements for the community and its visitors.

Strategy: Improve Existing City Parks

Action 3.C.1. Revise the Code of Ordinances to list and require elements that should be necessary within all parks (ex. Benches, trails, trash bins, recycling stations, lighting, public restrooms) and establish a maintenance schedule and procedures.

The City of Glen Rose should create and incorporate a list of elements that are necessities in a Glen Rose park. Having a list of what is considered basic for a park in Glen Rose can maintain and improve function, safety, and attractiveness. The list of elements can assist with distribution of park amenities throughout the city. In addition to essential components, maintenance of Glen Rose parks is essential to many aspects of the city. Establishing a maintenance schedule and procedures (most likely already informally in place), can assist in management of expectations with constrained funding.

Action 3.C.2. Create and adopt a Parks and Recreation Master Plan (PRMP).

The PRMP will serve as a guide to assess current and future parks and recreation needs in Glen Rose, in greater detail than the Comprehensive Plan. It will establish a more detailed vision, prioritize resources, and provide strategies for enhancements or additions within the Parks and Recreation System. Adopting a PRMP can fill gaps in the Parks and Recreation System to best ensure that the system meets diverse needs and improves accessibility. A new funding source will be gained upon adoption of a qualifying PRMP, which is Texas Parks and Wildlife Department (TPWD) grants.

Strategy: Create New City Parks

Action 3.C.3. Partner to design and construct at least one water-related amenity, such as an interactive water feature or a splashpad.

Due to the high interest in water amenities, the City will evaluate potential private-public partnership opportunities to bring one water-related amenity to Glen Rose. Since there are some concerns among City Leadership regarding design/construction cost, insurance liability, staffing, maintenance, and water cost of such amenities, this action is marked long term to allow proper evaluation of if this will be possible during the Plan horizon as resources and opportunities evolve.

Action 3.C.4. Utilize the recommendations from the PRMP to design and construct pathway connections between parks and open spaces to other areas in Glen Rose, such as new and existing neighborhoods, Downtown, and other destinations.

The major access points between trails should be established near commercial and residential developments, making them highly accessible to the surrounding community.

Action 3.C.5. Pursue trail grants and partnership opportunities through the Texas Parks and Wildlife Department (TPWD) and others to increase connectivity and provide more recreation within the City.

Once completed, the City can use the Parks and Recreational Master Plan to gain funding from other entities, such as the Texas Parks and Wildlife Departments. This partnership can help by obtaining a local parks grant.

Action 3.C.6. Utilize growth management fees to design, fund, and construct a trail loop of at least two miles that provides connection to the Downtown Glen Rose and US 67 Gateways Character Areas and surrounding areas by 2040.

The City identified adopting growth management fees as a two-year goal in the 2022- 2024 Glen Rose Strategic Plan. With the new development in Glen Rose, there is a need for connectivity between destinations. Through the creation and adoption of growth management fees there can be more opportunities to create a well-connected city through new trails to adjust for growth and the creation of new destinations.

Strategy: Improve Recreation

Action 3.C.7. With a PRMP process, conduct a recreational programming needs assessment to determine staffing needs based on growth projections.

Identify the current and future recreation facilities and programs needed to better prepare for the future and growth of the City. Glen Rose can appeal to the community by better understanding the demand for parks and recreation facilities and programs to meet those demands accordingly.

Action 3.C.8. Upon completion of the PRMP, revise the Code of Ordinances to include design and maintenance standards for trails and trailheads to include crime prevention, signage, wayfinding, and landscaping.

Setting standards can serve as a set of guidelines for on-road and typical trail amenities that are crucial to enhance safety and function for the trails and trailheads. Design standards should also apply signage to ensure that the information provided to trail users is seamless with other routes. Trailheads should have elements that include trash receptacles, lighting, parking, hydration stations, and information kiosks.

Action 3.C.9. Establish a tree protection ordinance to encourage tree protection and replacements in Glen Rose.

Conduct a tree inventory within Glen Rose parks to prioritize tree preservation. When trees are removed, it is necessary to replace them with new and specific trees that follow specific guidelines and are suitable for the area. Seek partnerships with other institutions and local organizations to implement tree planting efforts.

Action 3.C.10. In 2025, evaluate the potential need for a Parks & Recreation Coordinator.

In 2025, the City can evaluate the need for a Parks and Recreation Coordinator, based on tourism rates, community growth, and service offerings, who would lead and coordinate parks and recreation improvements, apply for grants, manage funding, and establish and maintain community events.

Strategy: Activation of Community Gathering Spaces

Action 3.C.11. Connect 3014 Country Road, 301 Country Road, Bo Gibbs Boulevard, and Texas Drive to construct a trail.

Utilize existing roads to build a trail. This trail will enhance connectivity between highways and can be used for recreational uses along with better connectivity on the north side of Glen Rose. A couple who attended a Glen Rose Community Forum, named this trail "Dino Trail." Once a name is formalized, the new trail could provide the City with the opportunity to create a Dino Trail branding strategy (or similar for the selected name).

Strategy: Enhance Beautification Efforts

Action 3.C.12. Become a designated Dark Sky community by adopting associated standards and applying for designation.

The International Dark-Sky Association helps cities preserve the night sky to reduce light pollution by monitoring and controlling where and when lighting is needed, using timers, and dimmer lights. The City will have to review the necessary guidelines to be certified and submit an inquiry to be assessed. The International Sky Places will then continue the process to see if Glen Rose is eligible. Designating Glen Rose as a Dark Sky Community can take up to three years to complete, but it can ensure Glen Rose remains a destination for a stargazing experience. The lighting standards also provide better safety/visibility for crime prevention and are more compatible with wildlife.

Action 3.C.13. Become a Keep Texas Beautiful affiliate and initiate an Adopt-a-Park and Adopt-a-Trail program.

The Keep Texas Beautiful (KTB) mission is to work together with local entities to keep the State of Texas the best place to live, work, and play. This organization can equip Glen Rose with the tools they need to build a vibrant and engaged community. KTB has resources to help initiate local clean-up, recycling, and youth engagement efforts at hand for Glen Rose to utilize. The Adopt-A-Park Program through KTB can assist in monitoring, cleaning, and enhancing parks and trails that are maintained by Glen Rose. Glen Rose has wonderful recreation amenities, and with assistance from the community, can help beautify parks, trails, and other areas for everyone to enjoy. This is a community volunteer program that anyone can apply for and participate to assist. Adopting this program will secure a group/organization to make a commitment each year to meet quarterly and work with staff to clean-up their adopted park(s) or trail(s).

Action 3.C.14. Apply for TxDOT's Green Ribbon Funding Program to fund HWY 67 landscape beautification.

Staff employees or a consultant can identify a scope for beautification efforts on U.S. 67 to apply for TxDOT Green Ribbon Grant Program. If approved, Glen Rose can fund landscape specific beautification efforts to enhance state highways. Improvements include landscape planting and irrigation improvements along TxDOT on-system highways and roads. Design and maintenance fees are not funded. Glen Rose should allocate funding for landscape design and maintenance fees once approved.



CHAPTER 4: UTILITIES, FACILITIES, & SERVICES

The chapter covers City provided infrastructure, amenities, programming, and other quality of life provisions for Glen Rose residents, businesses, and visitors. These utilities, services, and facilities involve partnerships with other entities, property owners, and providers. These foundational components of the function of the City are important, expensive, and not always noticeable.



4.A. UTILITIES

There are four major components to utilities: water, sanitary sewer, stormwater, and power/internet. As Glen Rose develops, it maintains an adequate level of service for its residents while welcoming new development. Glen Rose needs to invest in the existing infrastructure to meet capacity demands as new development is added. Strategic planning, policies, and partnerships can ensure that reliable infrastructure and utilities span across the city. While the implementation of modern technology will help provide more effective and cost-efficient services to Glen Rose.

CONTEXT

COMMUNITY FEEDBACK

PROVIDE ADEQUATE LEVELS OF SERVICE

The community agrees that private-public partnerships between developers and the City provide the most cost-efficient solution to expanding infrastructure. Partnerships such as these ensure that an adequate level of service is maintained as Glen Rose grows. The community's primary concern is ensuring that long-term residents are prioritized and not neglected. Glen Rose wants to pursue partnerships that will alleviate pressure on existing residents by providing new services without high costs. Improvements should benefit the community rather than focusing solely on new development. The rising utility rates concern the Glen Rose community, but they are optimistic that the diversification of providers will come with future growth.

UPDATED AND ENHANCED INFRASTRUCTURE

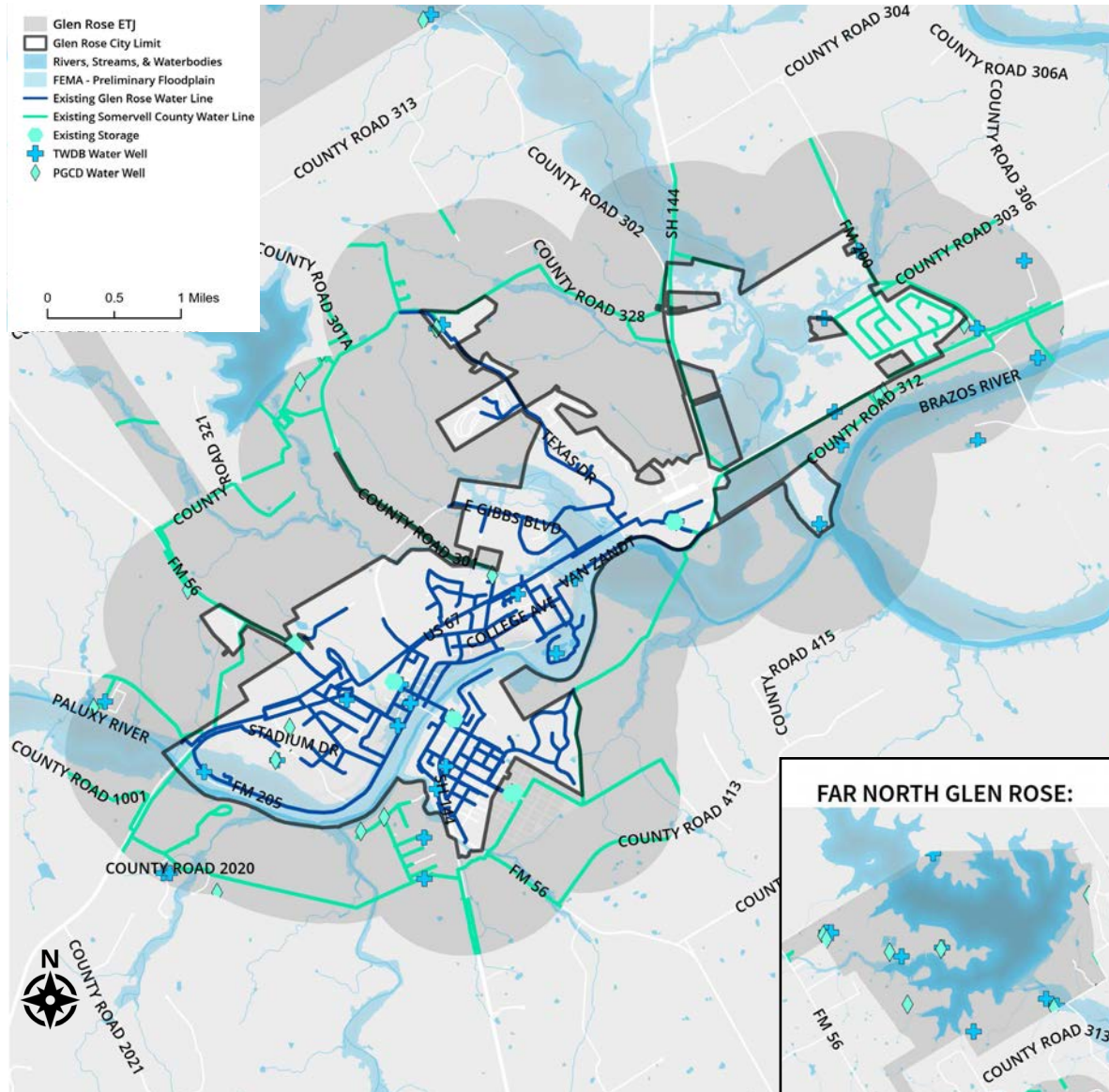
Along with their strong ties to sustainability and nature, the community wants to see more green infrastructure, improved stormwater management, connectivity, improved water and sewer services, and underground utilities. Some Glen Rose residents rely on septic systems, which require a specific amount of land that cannot be developed once allocated, and continual oversight of maintenance and operation is required. Concerns have been raised about the significant number of electrical service interruptions caused by weather or accidents in the past. The community supports the concept of burying existing utility wires, when possible, through new development or partnerships.

MODERNIZE SERVICE

The community does not see modernization as a negative. In fact, the community would like to see smart city elements such as public wi-fi hotspots near downtown or public facilities and fiber optic network expansion to increase public accessibility and attract more remote workers that want to escape the DFW metroplex.

It is a priority of the community to ensure that the right steps are taken to strategically expand infrastructure, facilities, and services as necessary while providing exceptional quality to existing areas.

WATER



Map 10. Existing Water Map

Properties within the City Limits of Glen Rose are primarily served by the City owned and maintained water lines. Properties in the ETJ are served by Somervell County. The remaining properties rely on individually maintained water wells.

The Texas Water Development Board (TWDB) updates the State Water Plan every five years. The Water Plan includes developing a regional plan for each of the 16 regions in the state, adopting the regional plan, and the following year adopting the state water plan. The Brazos G Regional Water Plan includes Somervell County and Glen Rose. The Regional Water Plan contains current and projected water demand and provides water management strategies to meet projected water shortages (as necessary) for every water user group. The City of Glen Rose is projected to have a water shortage from 2030 through the Water Plan horizon of 2070. The Water Plan recommends conservation and alternative water supply strategies to meet future water demands. See recommended plan costs (by decade) for Glen Rose in Table 2 on the next page.

Source: City of Glen Rose, 2022; Panhandle Water Conservation District, 2022; Texas Water Development Board, 2022

Table 2. Recommended Water Plan Cost by Decade - Glen Rose

PLAN ELEMENT	2020	2030	2040	2050	2060	2070
Projected Surplus/(Shortage) (acft/yr)	8	(50)	(90)	(123)	(154)	(179)
Conservation						
Supply From Plan Element (acft/yr)	0	52	108	169	179	184
Annual Cost (\$/yr)	\$0	\$28,898	\$60,585	\$94,655	\$100,198	\$103,132
Projected Surplus/(Shortage) after Conservation (acft/yr)	8	2	18	46	25	5
Alternative: Somervell County Water Supply Project						
Supply From Plan Element (acft/yr)	—	50	50	50	50	50
Annual Cost (\$/yr)	—	\$52,950	\$52,950	\$52,950	\$52,950	\$52,950
Unit Cost (\$/acft)	—	\$1,059	\$1,059	\$1,059	\$1,059	\$1,059

Source: Texas Water Development Board, 2021 Brazos Region G Regional Water Plan

Although most of the area within Glen Rose's City Limits have adequate access to public water, portions of the Planning Area do not. These properties are likely serviced by private water wells, especially outside of Glen Rose's core. A Certificate of Convenience and Necessity (CCN) grants the CCN owner (usually a municipality or special district) the exclusive right to provide retail water or sewer utility service to a specific geographic service area. Service area boundaries often follow features such as roads, rivers, streams, and/or political boundaries. Somervell County Water District (SCWD) is servicing the Planning Area. The City is attempting to acquire a Water CCN for areas of Glen Rose within the City Limits and has solicited input from SCWD regarding the proposed boundaries, collection, and service logistics. There are no CCNs on record with the Public Utilities Commission of Texas within the Planning Area (neither water nor sanitary sewer).



WATER CONTINUED

Glen Rose entered a 20-year contract with Somervell County Water District (SCWD) that benefits both parties by providing Glen Rose with dual water sources and allowing SCWD to qualify for millions of dollars in grant funding. Residential customers pay a disproportionately higher rate than retail customers; in addition, city property owners pay taxes to SCWD. Providing equitable water rates is a top priority for Glen Rose, and the City is exploring options to help reduce residential costs. The SCWD delivers water on a wholesale basis to the city. For many years, the District relied on groundwater, but due to the rapid depletion of groundwater, the District has transitioned to a surface water supply system. Wheeler Branch Reservoir, located north of Glen Rose, provides treated water to the SCWD. The reservoir's surface area is approximately 180 acres, and its annual production is approximately 650 million gallons of water. Wheeler Branch Reservoir has a maximum normal operating level of 785 feet above mean sea level and a storage capacity of 4,118 acre-feet. The eight-foot-tall Paluxy River Channel Dam is in Glen Rose, and water diverted from the river is channeled to the Reservoir. The city's consumption was approximately 162 gallons per person, per day, in 2010. If Glen Rose experiences significant expansion, the city may need to consider alternative water sources or improve the operation of the reservoir system.

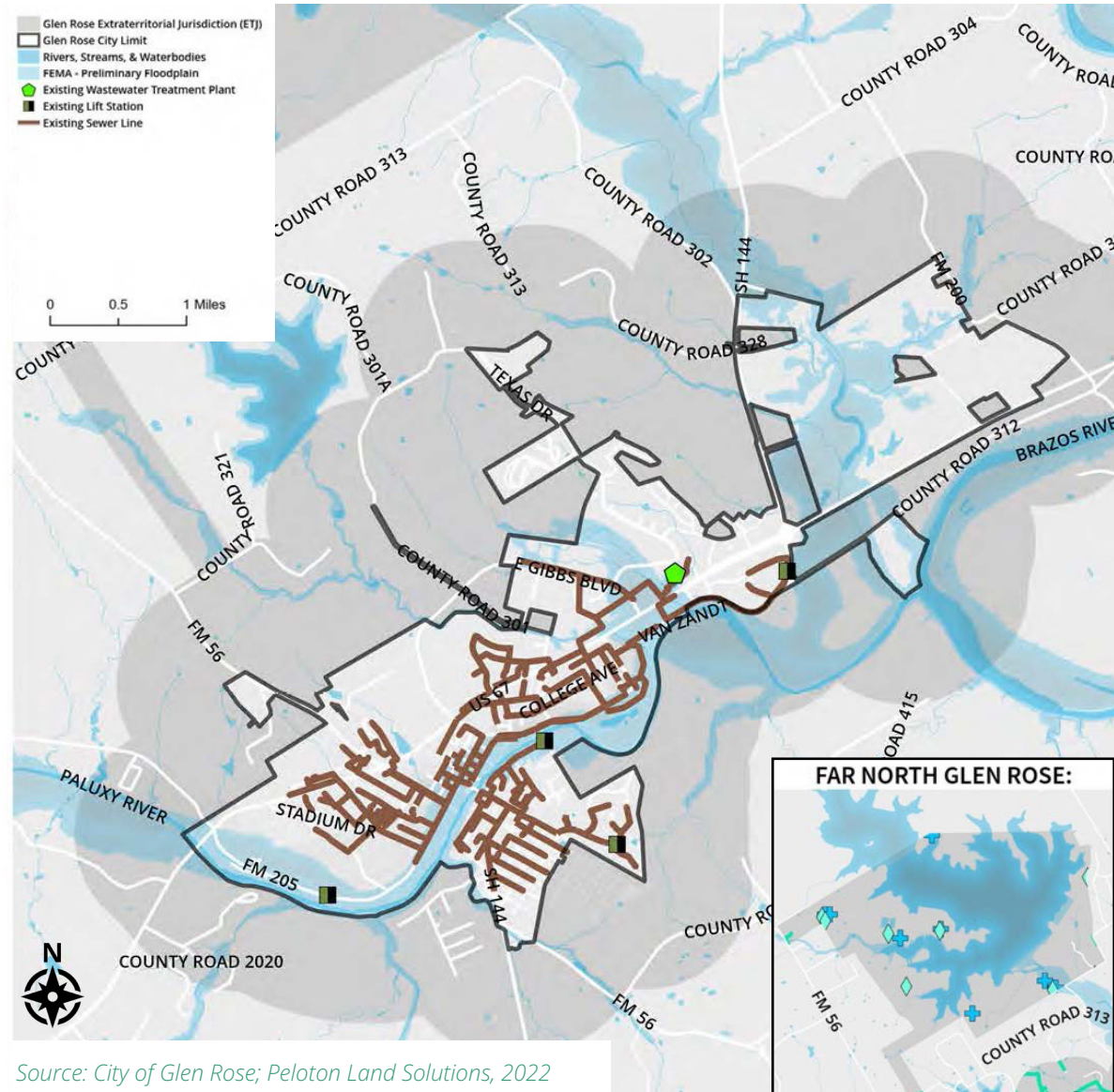
The SCWD focuses heavily on water conservation, the most successful tactic to control the water supply. The District approved its Water Conservation and Drought Contingency Plan in May 2019. On July 19, 2022, the District enacted Stage one of the Drought Contingency Plan in association with the significant wildfires that spread throughout Glen Rose and its immediate vicinity. The water in Glen Rose meets federal minimum Environmental Protection Agency (EPA) Health-based Drinking Water Standards. Additional assessments are underway by the Texas Commission on Environmental Quality (TCEQ) as part of routine procedures based on the Somervell County 2021 Water Report's findings. As is common in North Texas, there are likely areas of opportunity for enhancements to water quality. The EPA amended the Lead and Copper Rule with the Lead and Copper Rule Revisions (LCRR) on January 15, 2021. All community water systems (CWS) and non-transient non-community public water systems (NTNC) must comply with the LCRR by the October 16, 2024, deadline. The general compliance requirement includes submitting service line inventories to the Texas Commission on Environmental Quality (TCEQ) by the deadline. Community water systems that supply drinking water to schools or childcare facilities will be required to comply with the new LCRR requirements starting October 16, 2024.

SANITARY SEWER

Map 11. Existing Sanitary Sewer Lines

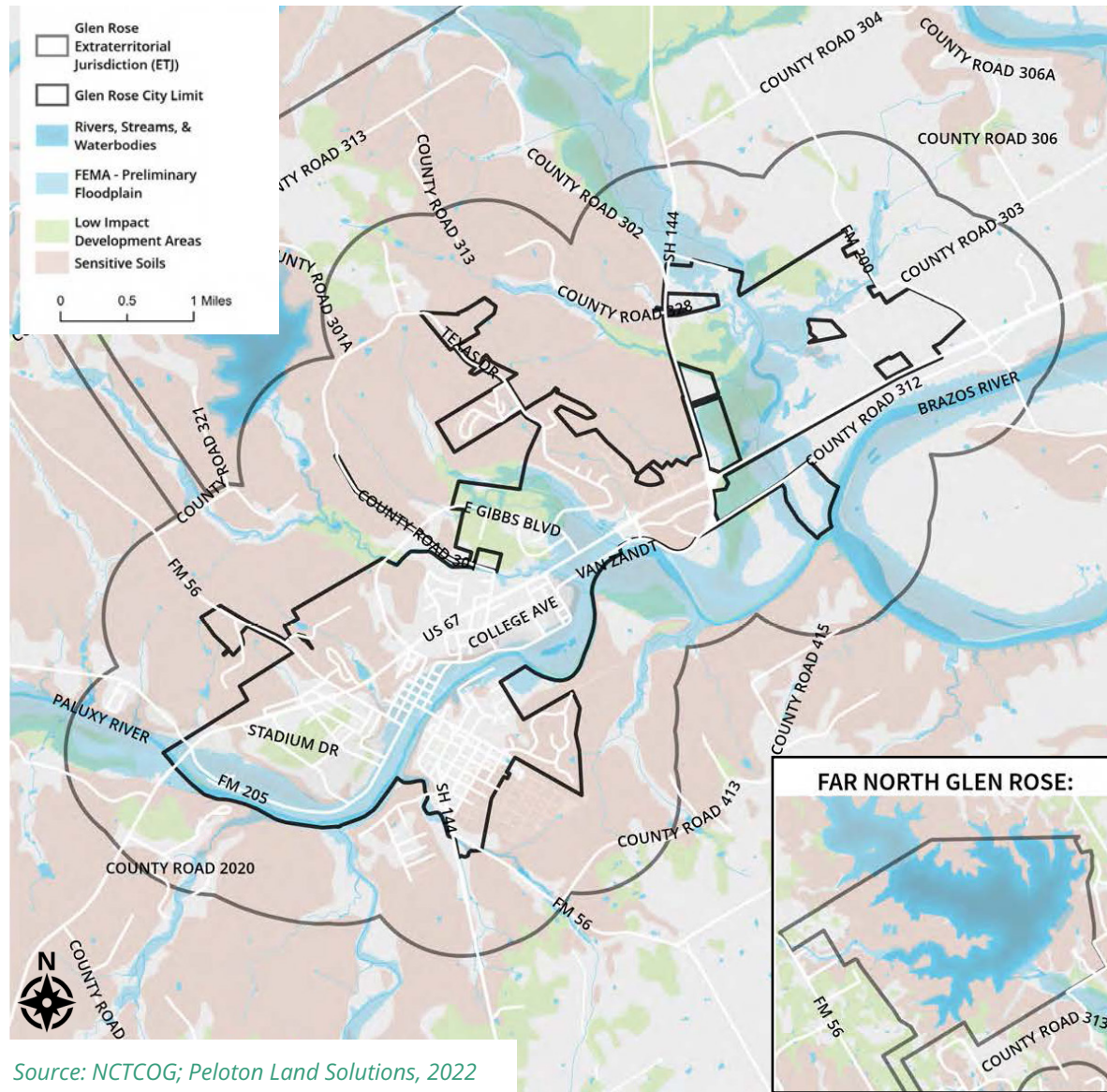
The City of Glen Rose operates the County's only Wastewater Treatment Facility on the east side of the Planning Area. It was contracted in 1950 and increased from 0.35 million gallons per day (MGD) to 0.6 MGD by 1990. Enprotec Hibbs & Todd (eHT) completed Glen Rose's most recent Wastewater Treatment Facility expansion, funded under the Texas Water Development Board Economically Disadvantaged. The City continues to improve the Facility as needs and funding become available, and further upgrades will be included in the City's Capital Improvements Plan (CIP).

The western portion of the City Limits of Glen Rose, west of SH 144, is served by City-owned and maintained sanitary sewer lines. The remaining properties either need assessment or upgrades or rely on septic systems to handle and dispose of wastewater. As the city is growing, it is critical to plan and design additional treatment capacity and levels of service through periodic wastewater master planning.



Source: City of Glen Rose; Peloton Land Solutions, 2022

STORMWATER



Source: NCTCOG; Peloton Land Solutions, 2022

Map 12. Existing Natural Features

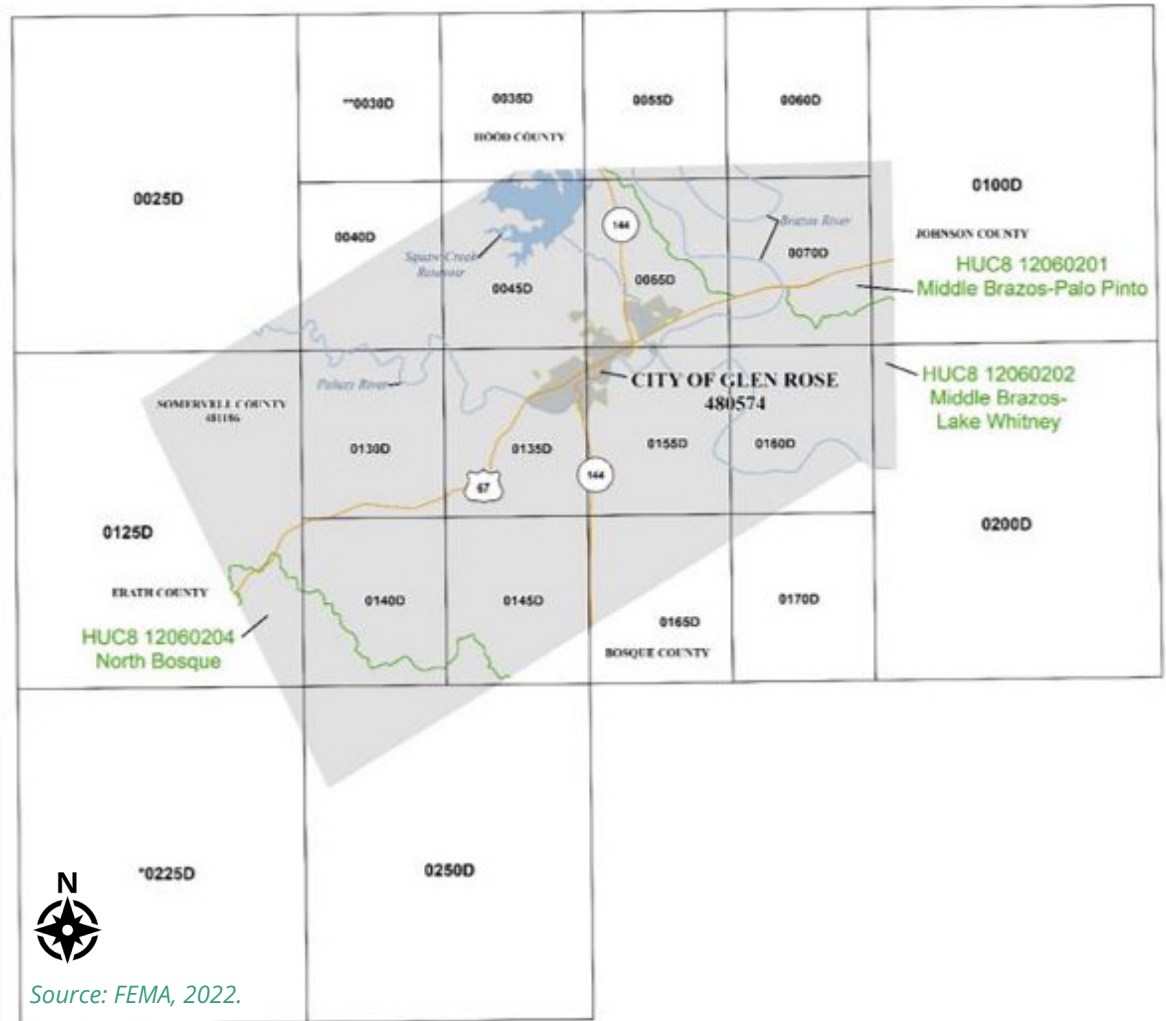
The City of Glen Rose and Somervell County have limited data and information regarding their stormwater and drainage systems. The conveyance of stormwater runoff relies mainly on ditches and culverts that carry runoff from residential and impervious areas to detention or retention basins, lakes, rivers, and/or creeks. Typically, in cities of comparable size to Glen Rose, stormwater drainage and conveyance are mostly installed with new development. Should the City begin installing stormwater and drainage improvements with roadway projects and proactively in older or developed areas, flooding and drainage challenges can be better mitigated.

Map 12 shows the soil attributes within the Planning Area. The hydrologic soil group models the amount of runoff produced by storms. When rain falls, a portion of the runoff goes into streams, channels, and stormwater systems, while the remainder gets absorbed into the soil. The physical properties of soil affect the rate at which water gets absorbed, and the amount of runoff produced by a storm. A substantial portion of development within Glen Rose is built upon soil Sensitive Soils, ranging from low runoff potential to high.

Map 13. Preliminary FIRM Map Index

As Glen Rose continues to urbanize, the potential for flooding will likely increase due to higher stormwater runoff volumes from impervious surfaces. Floodplain protection and the preservation of critical drainage ways help to reduce flood damage and capital expenditures. The current effective Federal Emergency Management Agency (FEMA) flood products are dated April 3, 1995. FEMA issued a preliminary flood insurance study (FIS) and flood insurance rate maps (FIRM) dated October 25, 2021, for Glen Rose and Somervell County. See Map 13.

The FEMA mapping update increased the number of properties within critical flood zones. There is particular concern regarding Downtown and the neighboring residential areas due to their proximity to the Paluxy River. The appeals and comments period for the preliminary FEMA information ended on July 14, 2022. Upon resolving comments and appeals, FEMA will finalize the maps. It is the responsibility of the City to administer the National Floodplain Insurance Program (NFIP) requirements. Any future development or redevelopment within the flood zones must adhere to specific elevation and safety standards.





Benefits to underground utilities can include:

- Protection from both physical and environmental abuse
- Cables and wires can be updated and maintained more easily
- Reduce fire hazards, accidents, and safety risks
- Eliminates outages due to downed lines
- Projects like sidewalk widening and tree planting can take place more easily without the obstacle of power lines
- Outdoor areas and commercial spaces can improve in appearance by reducing the number of overhead utility wires
- Improve the aesthetic of the community, making more attractive to business and stimulate the economy

ELECTRIC

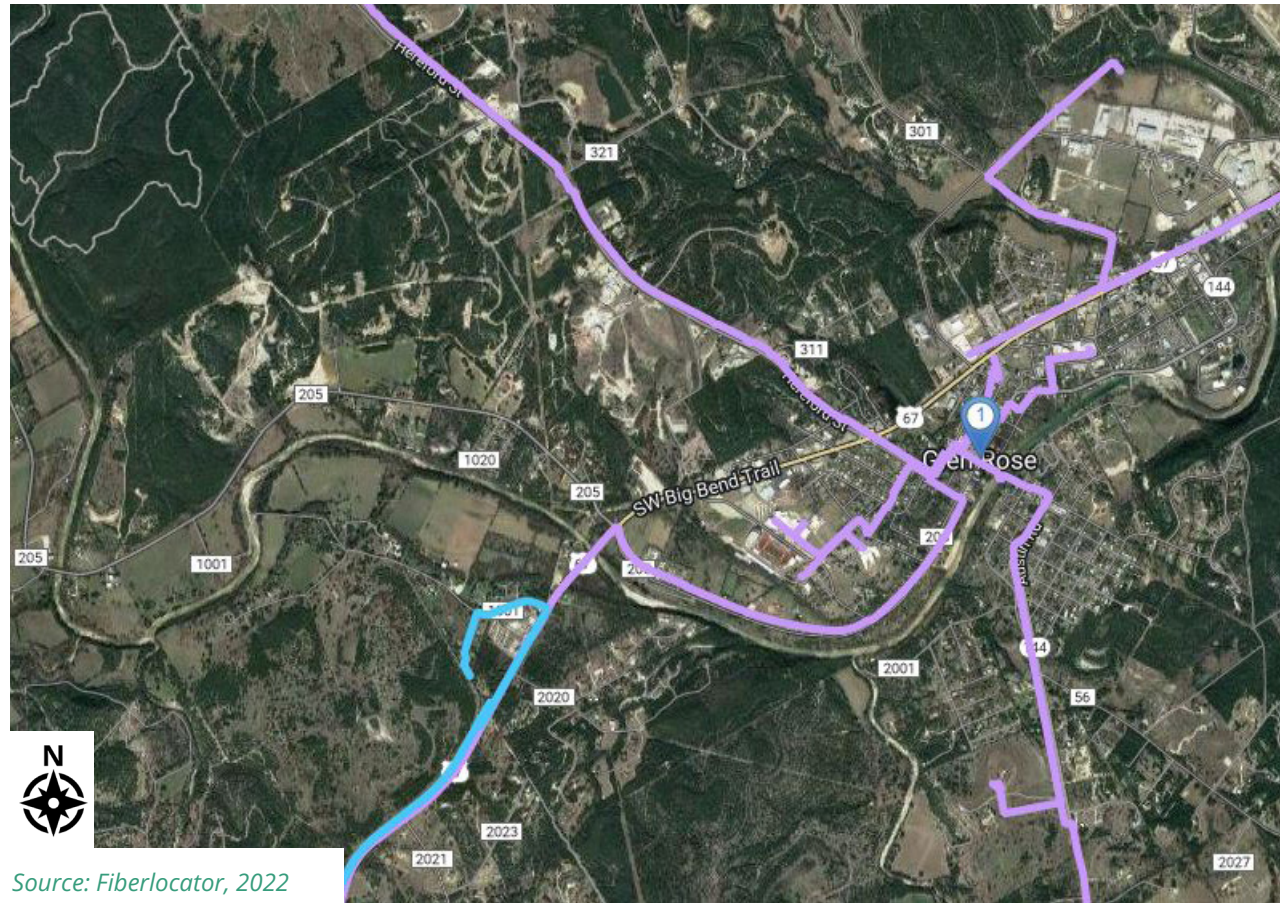
Most of the city's electric infrastructure is above ground and is owned and operated entirely by private franchise providers. The city should integrate underground utility lines wherever possible and feasible, particularly for new developments, for maintenance, safety, and aesthetics. Since the City does not have a municipal utility company, the community expressed support for additional retail electric providers (REPs). While Texas-New Mexico Power (TNMP) Company and United Cooperative serve Glen Rose, past utility suppliers still own and maintain some of the local power lines.

The City of Glen Rose has a franchise agreement with TNMP which was extended for 50 years in 1987. The agreement calls for 2% franchise fees. Recently, the City secured a franchise fee agreement with United Electrical Coop which provides a 4% fee. The City aims to negotiate a higher franchise fee with TNMP in 2023, which would substantially increase the amount of revenue that the City receives from TNMP. In 2021, the City received \$72,292 from TNMP. If the rate were raised from 2% to 5%, the City would realize an annual increase in revenue of approximately \$108,000. These franchise fees are part of TNMP's total operating costs, and are spread out over their entire customer base, so the increase to Glen Rose customers if the franchise fee were to be increased would be negligible.

INTERNET

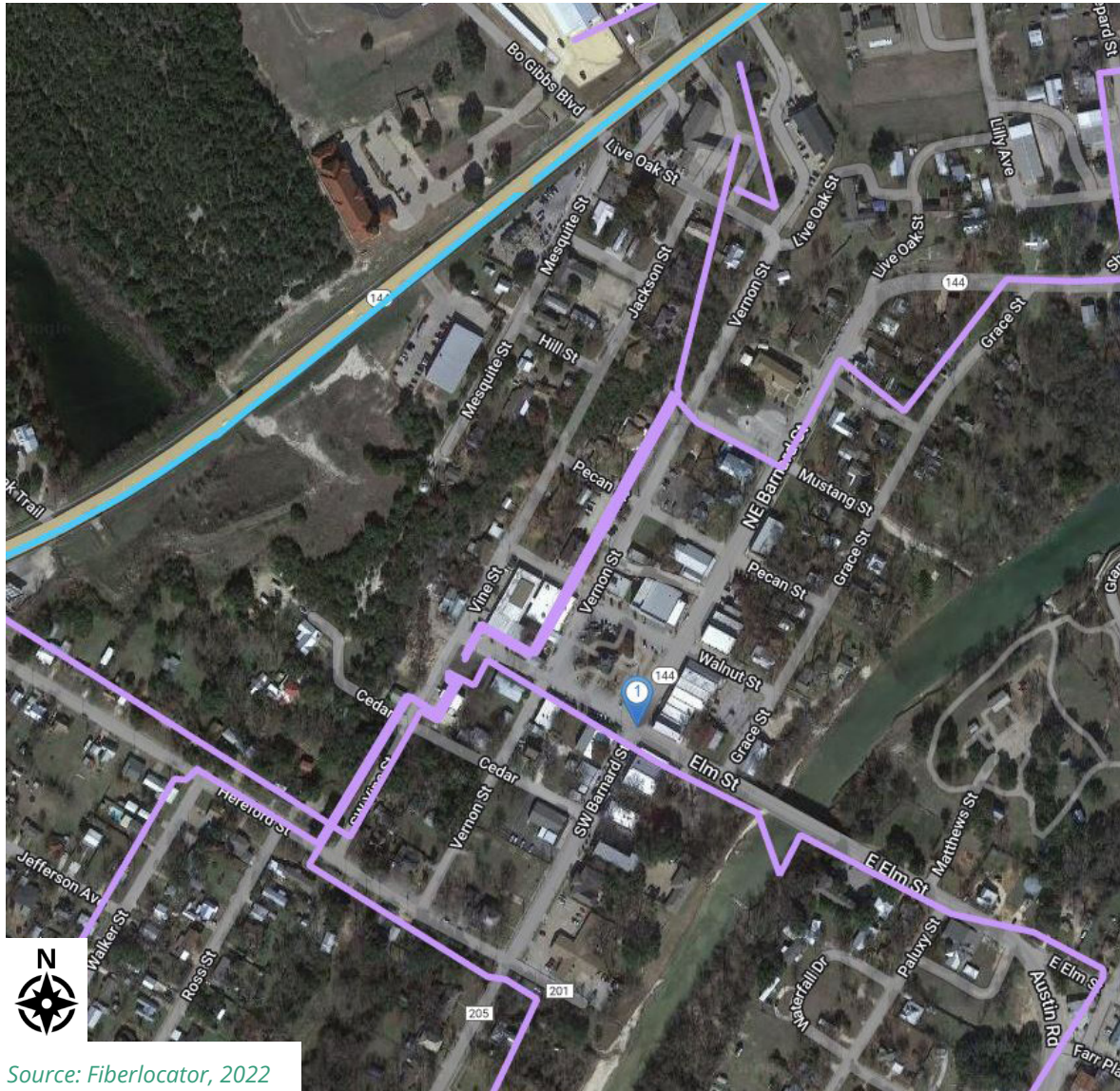
Map 14. Internet Fiber Line Map

Metro Network provides most of Glen Rose with Internet service. Metro Ethernet is a high-capacity broadband service that uses fiber optic cable between the carrier network and the end-user. The word “metro” refers to the fact that fiber optic spans from one side of the city to another. “Ethernet” refers to the IP handheld type invited at each connection end. Metro Ethernet is limited to only buildings in which a commercial Internet service provider has connected fiber. Several private Internet providers are servicing the area. However, Windstream is the primary provider and has the most significant amount of fiber optic cable within the streets, as indicated on Map 14.



Note: The map above identifies fiber optic cable owned and operated by private Internet providers within Glen Rose. The purple lines, are owned by Windstream, while the blue are owned by Fiber light

INTERNET CONTINUED



Source: Fiberlocator, 2022

Map 15. Downtown Glen Rose Internet Fiber Lines Map

As of January 2023, access to high-speed internet, for many, is as essential as water and electricity. For the Glen Rose community to fully participate in American life, they need access to reliable Internet. In addition, fiber infrastructure is critical to economic development and the City's ability to attract and retain businesses.

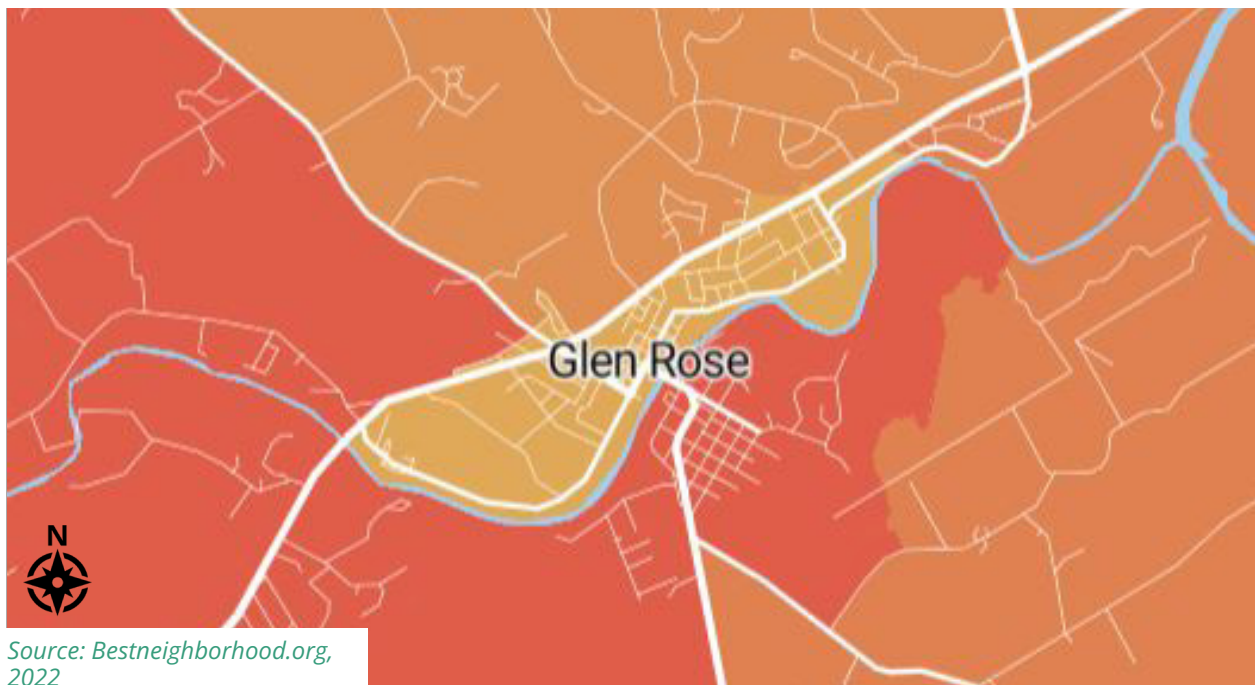
Map 15 shows the fiber optic cable within Downtown's streets. Access to fast and reliable fiber Internet Downtown is beneficial to both the private and public sector.

Note: The map above identifies fiber optic cable owned and operated by private Internet providers within Downtown Glen Rose. The purple lines are owned by Windstream, while the blue is owned by Fiber light.

Map 16. Fiber Internet Availability

Although providers, such as Spectrum, offer cable internet in Glen Rose, Windstream is the only fiber internet provider available in Glen Rose. According to Bestneighborhood.org, fiber coverage is available for only 41.66 percent or 2,659 people, leaving over half of those living in and/or surroundings Glen Rose without the fast and efficient internet services that fiber provides. Fiber internet coverage is reflected in Map 16 below.

There is no coverage in the southeast corner of the city, southwest of Barnard Street, and little coverage in the area north of southwest Big Bend Trail, at the west edge of the City Limits. As Glen Rose continues to develop, the City should pursue investment in expanding its fiber infrastructure through partnerships with private internet providers, such as Windstream, and developers.



Source: Bestneighborhood.org,
2022

Note: This map represents fiber internet availability in Glen Rose and the surrounding area. The red color indicates 0 Mbps coverage, yellow 50 Mbps, and green 1,000 Mbps. Red indicates no coverage, light orange 1-25 percent, and orange 25-50 percent.

4.A. IMPLEMENTATION PROGRAM



GOAL: CONTINUE TO MAINTAIN AND EXPAND FISCALLY SUSTAINABLE PUBLIC UTILITY INFRASTRUCTURE THAT IS TECHNOLOGICAL CURRENT, EFFICIENT, AND RESPONSIVE TO THE NEEDS OF THE GLEN ROSE COMMUNITY

Continual long-term issues such as water supply, treatment of wastewater, and drainage require Glen Rose to plan to meet future demand and needs. Meanwhile, modern utilities and infrastructure, such as internet, provide Glen Rose with the opportunity to implement technology and policies which help the City to run more efficiently and distinguishing it as an innovative economic competitor. The strategies and actions listed below will help Glen Rose to expand and maintain its existing utility infrastructure while accommodating future development.

Strategy: Improve Water and Wastewater Infrastructure

Action 4.A.1. Complete Water and Wastewater Master Plans to inform decision making and prioritize infrastructure improvements within the Capital Improvements Plan (CIP).

This Plan identifies areas within Glen Rose's Ultimate Municipal Boundary that lack water and sanitary sewer services. A Water and Wastewater Master Plan assesses the existing conditions of lines, manholes, lift stations, wells, etc., and identifies needed improvements. The information gathered will inform potential Capital Improvement Plan projects. Future growth and usage should be calculated and utilized to develop a cost estimate for a 20-year Capital Improvement Plan that would allow the City to properly maintain its existing infrastructure and plan for the future in a cost-effective, efficient, and timely manner.

Action 4.A.2. Explore the steps to acquire ownership of water and wastewater Certificates of Convenience and Necessity (CCN), in coordination with the Somervell County Water District (SCWD).

Glen Rose uses the Somervell County Water District to provide water service but is looking to acquire its own water and wastewater utilities. The City plans to solicit SCWD's input as they prepare their water CCN application and address related matters. According to the Public Utility Commission of Texas, "a municipality may not provide retail water or sewer service within the CCN service area of a retail public utility unless the municipality has a CCN to provide retail water or sewer utility service to that area." As the City proceeds in this process, it will be important that they consult the Public Utility Commission of Texas and refer to the Chapter 13 of the Texas Water Code for rules and regulations of water and sewer utilities.

Action 4.A.3. Enter an interlocal agreement with Somervell County to issue and review permits for On-Site Sewage Facilities (OSSF) by 2025.

Some properties within Glen Rose's City Limits rely on septic systems to appropriately manage and dispose of wastewater. TCEQ requires all applications and planning materials to be submitted to a permitting authority. Property owners in Glen Rose must go through the Region 04- DFW Metroplex office. However, Somervell County is a closer authorized agent. The City has taken the initial steps to pursue an interlocal agreement with the County to oversee OSSF permitting. This would create a more efficient permitting process for Glen Rose property owners.

4. UTILITIES, FACILITIES, & SERVICES || UTILITIES - IMPLEMENTATION PROGRAM

Action 4.A.4. Conduct a feasibility study to determine the actions and cost of connecting the high-pressure planes within the service area to provide redundancy to the system.

Glen Rose's water system consists of four pressure planes, divided into high and low. Explore connecting the high-pressure planes to help provide redundancy to the system. A feasibility study will provide options and cost estimates to help the City better assess its options.

Action 4.A.5. Update the City's Capital Improvements Plan (CIP), to determine fund allocation and project prioritization for large assets, equipment, repairs, and/or improvements.

The City identified updating the Capital improvement Plan (CIP) as a two-year goal in the 2022-2024 Strategic plan. The CIP for Glen Rose can include components such as the following: municipal equipment and facilities; parks and recreation facilities and amenities; streets, sidewalks, and trails; drainage, storm sewer, and flooding infrastructure; water and sanitary sewer utility lines, treatment, and storage; trees, landscaping, irrigation, lighting, and street design elements; and public art and cultural facilities/monumentation design, construction, and installation. The CIP should use this Plan, along with other studies and recommended plans, such as Water and Wastewater Master Plan to inform project decisions and funding allocation.

Strategy: Reduce Stormwater Impacts and Improve drainage

Action 4.A.6. Revise the Code of Ordinances to include Green Infrastructure and Low Impact Design (LID) elements within street design for improved stormwater management and preservation and enhancement of Glen Rose's natural assets.

Stormwater runoff becomes more of a problem as areas develop, significantly contributing to water pollution. The EPA has found that when stormwater runoff is not effectively managed, it "carries trash, bacteria, heavy metals, and other pollutants through storm sewers into local waterways." In addition, when not dealt with, heavy rain can lead to flooding and other damage. Green infrastructure and Low Impact Design (LID) can mitigate the impacts of urbanization on water quantity and quality.

Action 4.A.7. Adopt a Stormwater Master Plan with recommendations for potential improvement, future capital improvement opportunities, development standards (ex. Green Infrastructure and Low Impact Development), and priorities.

A Stormwater Master Plan is critical for protecting life and property against local and regional flooding threats. FEMA has recently updated its floodplain data within Glen Rose and Somervell County. This recent floodplain information from FEMA will provide baseline riverine conditions that can be used in the creation of a Stormwater Master Plan. A Stormwater Master Plan will typically include collecting information on the current drainage assets, analyzing the current drainage assets, and developing and analyzing proposed drainage improvements. The Storm Water Master plan could be a city-wide plan, per drainage basin, or a particular area (Downtown for example). In addition, the Master Drainage Plan informs the Capital Improvement Plan's financial considerations resulting from the construction and maintenance of storm drainage systems.

Action 4.A.8. Revise the Code of Ordinances to require new developments to integrate Green Infrastructure and Low Impact Development (LID), such as bioswales, rain gardens, bioretention ponds, and planter boxes to help decrease stormwater runoff.

As Glen Rose continues to grow, it is important that the City have regulations in place to shape development, manage flood risk, and protect its beauty and natural resources. Techniques used in LID are known as “Green Infrastructure” and facilitate the capture and disbursement of stormwater runoff in more natural processes than concrete and other antiquated drainage systems. Green Infrastructure ranges from very inexpensive to very expensive. Improvements can be installed with capital improvements or with new development, such as bioswales, cisterns, permeable walking surfaces, etc. North Central Texas Council of Governments (NCTCOG) and the Environmental Protection Agency (EPA) have online resources and model ordinances that provide guidance to local governments on the following:

- Aquatic Buffers
- Erosion & Sediment Control
- Open Space Development
- Stormwater Control Operations & Maintenance
- Illicit Discharges
- Post Construction Controls
- Source Water protection

Action 4.A.9. Review and update the building standards for development within FEMA’s floodplain and floodway and adopt measures requiring buildings to be elevated two feet above the Base Flood Elevation (BFE).

Substantial portions of Glen Rose are within the floodway or floodplain, including its Downtown. As development and redevelopment in these areas continue, the City wants to ensure the community’s safety by adopting building standards that surpass FEMA’s requirements. The BFE can be found on a community’s Flood Insurance Rate Map (FIRM). Glen Rose’s Floodplain Ordinance requires one foot of freeboard above the BFE for residential construction, nonresidential construction, and manufactured homes. Even with updated floodplain modeling and maps from FEMA, there can be unanticipated factors (debris build up on culverts, unregulated development, etc.) that can cause rises in the base BFE. Therefore, it is recommended to update the freeboard requirement from one foot to two feet above the BFE for residential construction, nonresidential construction, and manufactured homes.

Strategy: Promote Organized Infrastructure

Action 4.A.10. Evaluate how or if GIS will be utilized to inform and prioritize updates to the Capital Improvement Plan (CIP).

Esri recommends that cities consider and build upon the practices and producers listed below:

- Annually review the GIS database and conduct an analysis to identify aging infrastructure, such as water and wastewater lines.
- When prioritizing capital improvement projects, consult the GIS layer that tracks residents' concerns and community requests for infrastructure repair and/or improvement to inform decision-making.
- Include an attribute, within the GIS database, for completed data to report progress when necessary.

Strategy: Promote Modernized Infrastructure

Action 4.A.11. Explore private-public partnerships for infrastructure improvements for new development and redevelopment.

As Glen Rose develops, growth must pay for its impact on existing infrastructure and needed expansion. Glen Rose could utilize private-public partnerships to offset some of the cost of replacing its aging infrastructure. Private-public partnerships are designed so that a project's cost spans over the asset's lifetime. The private corporation's profit is often tied to performance, and they earn a return on their risk or receive a part of the higher taxes generated by the improvements. Local governments, such as Glen Rose, retain ownership and are responsible for maintenance.

Action 4.A.12. Identify areas that lack broadband fiber and pursue partnerships with developers and service providers to make needed upgrades to increase capacity.

In today's digital world high-speed and fiber Internet is now considered an essential part of infrastructure, for both the public and private sectors. Lack of Internet is seen as a barrier to economic competitiveness and being able to fully participate in modern life. This plan highlights areas that lack broadband and fiber optic connection and identified Downtown and the eastern edge of Glen Rose as areas of focus. It has become popular to use private public partnerships to bring in technology, such as fiber infrastructure, which is often too expensive for local governments alone. Having high-speed and fiber Internet is crucial for economic growth, and investment in its expansion is beneficial to both the public and private sectors. Investment in fiber infrastructure benefits the community in a few ways including job creation and tax revenues.

Action 4.A.13. Revise the Code of Ordinance to implement a "Dig Once" policy requiring that conduit and fiber optic infrastructure be installed when work is being done in the public right-of-way.

Revise the Code of Ordinances to implement a "Dig Once" policy requiring notice on the city's website of voluntary joint

underground trenching opportunities for conduit and fiber optic infrastructure in the public right-of-way. Glen Rose can reduce the cost of fiber infrastructure and underground utilities deployment by adopting policies that encourage placement of conduit or fiber optic when an underground trench is open in the public right-of-way. NEO Connect found that 60 to 80 percent of fiber optic networks' capital cost is in opening an underground trench. In rural areas such as Glen Rose, joint trenching and coordination is preferred. NEO connect recommends that "Dig Once" policy should have the following components:

- "Provides for coordination of street cuts and excavations with utilities, public works, developers, and other interested parties.
- A notice period informing other entities that an open trench will be available for placement of their conduit and/or fiber optic facilities.
- Allows for shadow conduit to be placed on behalf of the local and/or State government. The installation of empty and/or spare conduit by a public agency when excavations occur in the public right-of-way, with the local government agency's costs limited to the incremental costs of the conduit only."

Strategy: Conservation of Water Resources

Action 4.A.14. Conduct a water system audit and metering assessment to control the loss of water and validate water system improvements.

Water audits are the first step to controlling water loss. The audit identifies losses that allow Glen Rose to implement solutions and evaluate intervention measures and improvements. According to the EPA, here are some ways a water audit can help with data needs:

- "Determining flows into and out of a distribution system based on estimates or metering;
- Calculating the performance indicators;
- Assessing where water losses appear to be occurring based on available metering and estimates;
- Analyzing data gaps;
- Considering options and making economic and benefit comparisons of potential actions; and
- Selecting the appropriate interventions."

Action 4.A.15. Provide conservation strategies and information to the public on a quarterly basis. Keeping the public updated on ways to conserve water can allow them to be more aware of their water usage.

In conjunction with the Somervell County Water Supply (SCWD), the City could reduce water usage and prevent water shortages in the future. Providing smart meters to all existing and future water connections will allow City staff to continue to have the ability to be aware of any water loss or malfunctions of a connection in real-time. This will help Glen Rose conserve and manage water resources more efficiently and reduce the loss of revenue from water loss.



4.B. FACILITIES

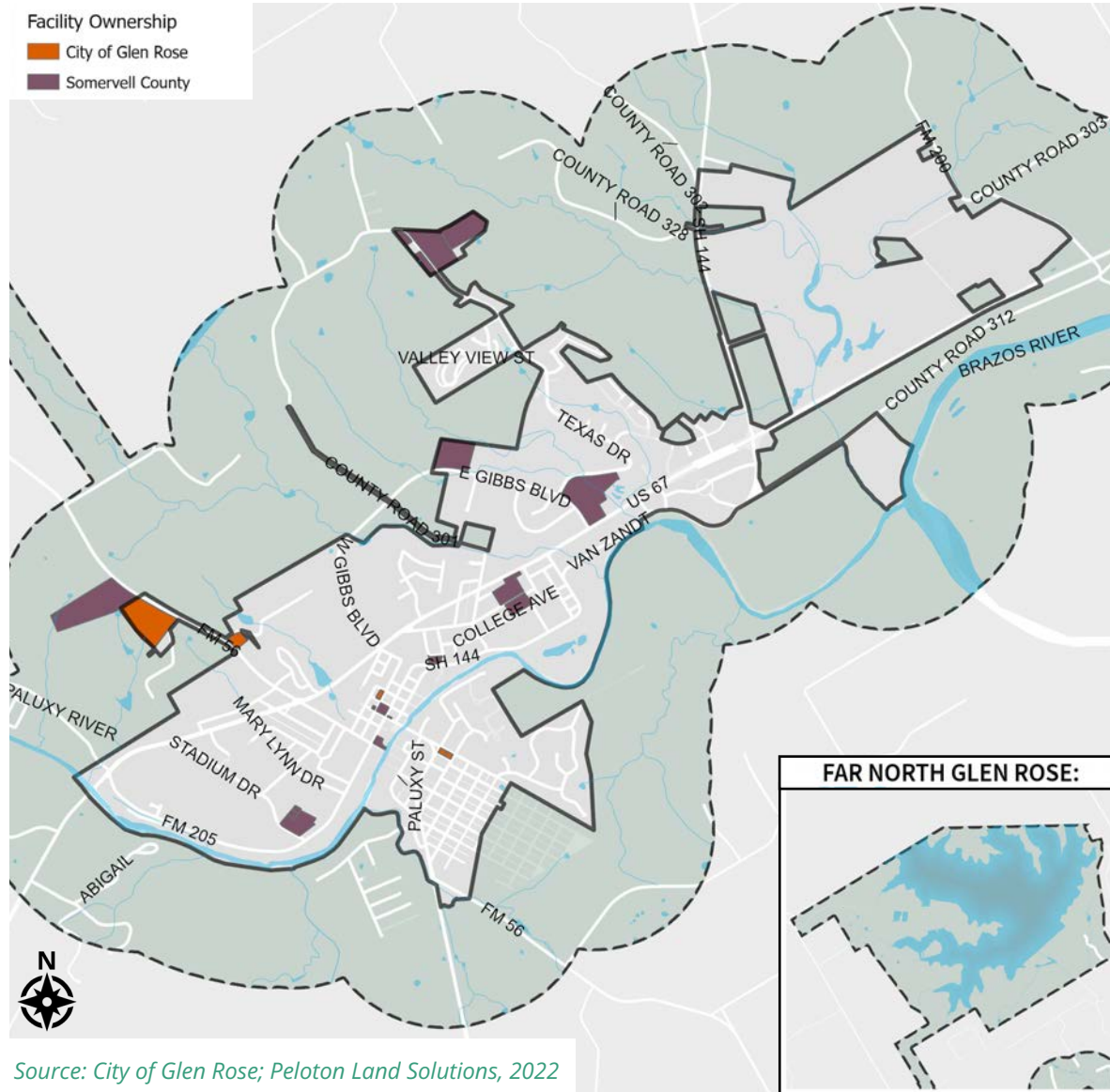
The community has access to several facilities within Glen Rose that are owned and operated by the City or Somervell County. Various facilities have specific roles and serve specific purposes. Some facilities, such as City Hall, home municipal offices that provide workspace for City Staff and a location for Government business to occur. Other facilities provide workspace for service and utility providers, which are described in further detail within their respected sections of this chapter.

CONTEXT

COMMUNITY FEEDBACK

The Glen Rose community acknowledges that significant changes can occur because of the expected growth. It was discovered that the community does not want to grow too fast and prefers controlling the growth of the community in a manageable way. According to the Community Survey, the community is generally satisfied with the current state of City Facilities. However, further engagement indicated that while this is true, the community acknowledges that their City Facilities will likely need improvements to cater to the expected growth. The community also shared that they support added amenities such as more recreation facilities inclusive to all age groups and abilities. Expanding and incorporating regular maintenance of local facilities was another theme present during the engagement process.





Map 17. Glen Rose Facilities map

The City and County work together to keep and operate several community buildings to serve and benefit Glen Rose. The shared facilities supply different services and create a partnership between the City and County. Glen Rose strives to provide their community with efficiently run facilities and associated amenities.

As Glen Rose develops, so will the needs of the community. Continuing the City and County relationship will be critical for preparing for oncoming growth, as they will need to coordinate to maintain high-quality services and updates and enhance facilities. Glen Rose aspires to improve existing facilities by incorporating regularly scheduled maintenance and expansion to meet the community's desired wants and needs.



CITY-OPERATED FACILITIES

GLEN ROSE CITY HALL

The Glen Rose City Hall is in Downtown on the corner of Walnut and Vernon Street. City Hall primarily serves as a municipal workspace for members of City Staff and serves as a central location



CVB-OPERATED FACILITY

GLEN ROSE VISITORS CENTER

The Glen Rose Visitors Center, home of the Convention and Visitors Bureau (CVB), is in Downtown Glen Rose, across from the Courthouse. The CVB works to organize, promote, and provide information for events, programs, and meetings in Glen Rose. They are the primary providers of tourism services in Glen Rose.



OTHER PUBLIC FACILITIES



SOMERVELL COUNTY JAIL

The Somervell County Jail is the only jail within the Glen Rose city limits. The jail is operated by The Somervell County Sheriff's Office and is in northern Glen Rose along Bo Gibbs Boulevard.



SOMERVELL COUNTY COURTHOUSE

Located in the center of Downtown, the Somervell County Courthouse provides workspace for County Staff and for engaging in county-related business activity. The Courthouse is a historic landmark as well and is home to the famous Barnards of the Bravos Statue, a statue of the first family to settle in Glen Rose.

SOMERVELL COUNTY MUSEUM

The Somervell County Museum was initially established in 1965, then relocated to its current location on Downtown Square in 1970. The museum is run by the Somervell County Historic Society (volunteers), so funding can be difficult for this Museum, compared to Barnard's Mill who obtains funds via fundraisers and membership donation. Despite this, there are several unique items on display that have been donated by the community, showcasing the rich history of Glen Rose.

OTHER PUBLIC FACILITIES (CONT.)

SOMERVELL COUNTY LIBRARY

The Somervell County Library is located on the southern end of Glen Rose, near to the local Elementary and Intermediate Schools. The public library is operated by Somervell County.

SOMERVELL CENTRAL APPRAISAL DISTRICT

The Somervell Appraisal District is also located on the southern end of Glen Rose, near the local elementary and intermediate schools. They house information regarding specific properties within the district and provide accurate property assessments to facilitate the local funding for our county, schools, cities, and other districts that derive budgets and other operating expenses from local property values.



OTHER PUBLIC FACILITIES (CONT.)*SOMERVELL COUNTY CITIZEN'S CENTER*

The Somervell County Citizen's Center is operated by the Somervell County Committee on Aging. The group operates this facility which includes amenities such as an exercise room, library, event space, and presentation room for informational sessions to be held. The center serves and delivers meals, conducts health and wellness checkups, and even provides rides to and from the center for those unable to drive.

*SOMERVELL COUNTY EXPO*

Somervell County Expo opened in 1993 and is a multi-purpose event center specializing in equestrian events, concerts, and more. It hosts many large rodeos and other community and private events. It is located on the northern end of Glen Rose off Bo Gibbs Boulevard.

GLEN ROSE MEDICAL CENTER

The Glen Rose Medical Center is the only hospital in the Glen Rose City Limits and is governed by The Somervell County Hospital District's seven-member Board of Directors. The facility has seen major improvements over the last 30 years with million-dollar renovations and the inclusion of state-of-the-art technology. A new Wellness Center is in the early development stages for the facility. Inclusion of this Wellness Center expands the services provided by the Medical Center, including resources for physical therapy, speech therapy, aquatic therapy, and more.



GOAL: PROVIDE FACILITIES AND AMENITIES THAT ENCOURAGE LOCAL AND REGIONAL VISITORS, PROMOTE ACCESSIBILITY TO DESTINATIONS, AND HIGHLIGHT THE AREA'S NATURAL ASSETS, HISTORY, AND EXISTING AND FUTURE SPECIAL PLACES.

The community and visitors can enjoy Glen Rose's facilities, which are maintained and operated primarily by the City and County. Partnerships and agreements between the City, County, and other institutional partners will help ensure that staffing, funding, resources, etc., are adequate as Glen Rose grows. Enhancements and expansions to facilities should focus on increasing accessibility, inclusivity, and connectivity to other city destinations within Glen Rose. The City and County can use the strategies and actions below to maintain and improve facilities over time.

Strategy: City Facilities & Governance

Action 4.B.1. Perform a City Assets and Facilities Assessment to identify administrative gaps within departments and the potential need for additional staff, training, and facilities for serving the existing and future population.

Performing regular assessments of City Staff, service providers, and associated facilities can help Glen Rose identify areas of needed improvement to provide efficient facilities to maximize the service provided to the community. These assessments should include:

- An in-depth analysis of city staff, including the various departments, facilities, and service providers. The analysis should identify missing roles and other service gaps. It is important to include input from members of the Glen Rose City Staff, associated community members, and/or stakeholders. This process creates a profile of the city, laying out the organization, responsibilities, and budgets of City Departments.
- Identification of key strengths, weaknesses, and opportunities for each department.
- Further analysis of findings to determine a set of recommended actions and changes to make, enhancing the efficiency of City Staff and their operating facilities.

Action 4.B.2. Develop a maintenance policy that includes regularly scheduled street sweeping, trash/debris/TSS removal and disposal from capture systems, and landscaping maintenance.

To contribute to cleaning Glen Rose, the Public Works Department should evaluate its current levels of service for maintaining public infrastructure in Glen Rose. After evaluating, a schedule for regular maintenance service should be implemented to enhance the cleanliness in the City and Downtown. The schedule should include regular street sweeping, landscape maintenance, and the cleaning of wastewater collection systems. Establishing this schedule will ensure that continuous maintenance is conducted and contributes to the overall cleanliness of Glen Rose, making areas more attractive to visitors and the community.

4. UTILITIES, FACILITIES, & SERVICES || FACILITIES - IMPLEMENTATION PROGRAM

While determining this schedule, it is important to make sure that the associated costs are accounted for and implemented into the Department's budget. Coordination with the Somervell County Road and Bridge Maintenance Department could help mitigate costs if a partnership agreement is made. TxDOT has Local Government Assistance Programs for cities and counties to assist with roadway maintenance. These options should be explored as a part of this process.

Action 4.B.3. Establish public wi-fi hotspots for three highly attended areas in Downtown to empower the community and positively impact tourism with social network attractions.

Glen Rose can appeal to tourists and engage the community in Downtown by providing public wi-fi hotspots at key locations, such as community facilities and destinations. Extending public wi-fi can encourage weekday traffic by enhancing work and business engagement opportunities Downtown, and can appeal to tourists by ensuring wireless, public connections to utilize while visiting.

Action 4.B.4. Conduct a Road Conditions Assessment by the end of 2025 to identify the current road conditions in Glen Rose and identify areas of needed improvement to allocate future funding.

An in-depth assessment will be conducted to closely examine the state of all existing roads, identifying the roads and intersections that require improvement, and guiding the plan for improvements and new roads coordinating with the updated Mobility Framework. The assessment will help to address concerns and future traffic control. Completing this assessment on a crucial timeframe will better prepare Glen Rose for the occurrence of its' expected growth. The sooner the city begins this process and begins its needed improvements, the better Glen Rose will be prepared for an influx of growth and tourists.





SERVICES

4.C. CITY SERVICES

Glen Rose provides many services to the community. The City works with other institutional partners, such as Somervell County, to ensure that high-quality levels of service are provided. As the community grows, strategic planning can ensure that the community's needs are met and accessible across the city. Maintaining and expanding community services for efficiency and the safety of the community is a top priority for the City.

CONTEXT

COMMUNITY FEEDBACK

Glen Rose's public services were at the forefront of discussion throughout all the community engagement initiatives. From the community survey approximately, 50 percent were satisfied, and 22 percent were very satisfied with City services. Existing services meet the needs of the city, but as the community grows so will the demand for services. The community acknowledges that partnerships between the City, County, and other entities will be crucial to ensuring that service capacity and efficiency increases as Glen Rose grows.

Multiple partners and stakeholders in the planning process indicated that there are opportunities for evaluation of services, revenues, and expenditures between the City and County (including multiple people associated with the City and the County themselves).



DEPARTMENT ROLES

GLEN ROSE CITY ADMINISTRATION

- The City Administration serves as day-to-day management for the city. The City Administration is comprised of three primary roles:
 - ◆ City Administrator
 - ◆ City Secretary
 - ◆ Deputy City Secretary

THE BUILDING AND PLANNING DEPARTMENT

- The Building and Planning Department ensures that citizens and businesses comply with the City's Code of Ordinances and regulates the distribution of special permits, such as for outdoor brush burning. The Department is led by the Building Official/Code Enforcement Officer, and the Building, Planning, and Code Enforcement Administrative Assistant. The enforcement of the City Code can include Building, Electrical, Fire, Health and Safety, and Nuisance Codes, as well as the Historical Preservation Ordinance.

GLEN ROSE CITY COUNCIL

- The Glen Rose City Council meets at least monthly, sometimes weekly, and is responsible for creating, assessing, and implementing the long-term goals of the City.

GLEN ROSE PUBLIC WORKS DEPARTMENT

- The Public Works Department accepts responsibility for maintaining and repairing public facilities, infrastructure, and sewerage planning.

GLEN ROSE PLANNING AND ZONING COMMISSION

- The Glen Rose Planning and Zoning Commission is a five-member Commission that is responsible for long term planning, zoning management, development review, and economic development.

ECONOMIC DEVELOPMENT

- The City Administrator is the primary point of contact for economic development. This responsibility can be transferred to the City Building Official or Public Works Director if necessary.
- Expenditures are governed by the annual budget. The City's Budget Officer is the Mayor, and the Deputy City Secretary maintains the City's books, reviewed by the City Council monthly.
- Ch. 380 Texas Local Government Code: 380 agreements allow for the establishment of programs that promote economic development.



SERVICES: WASTE MANAGEMENT

The City has a contract agreement with Frontier Waste Solutions for managing weekly trash collection. Poly carts are provided to residents, while commercial clients receive either a 95-gallon garbage cart or dumpster, depending on waste volumes. Both residential and commercial tenants receive collection on a weekly basis and are provided bulk waste collection on a quarterly basis for residential customers. Outside of this quarterly collection, bulky items can be disposed of at the County-operated Transfer Station (located north of I-67 on FM 56), up to two times a year, with vouchers that can be obtained from City Hall.

As of January 2023, the City of Glen Rose did not have a City-funded recycling program. There is one recycling service provided to Glen Rose residents, and it is offered at the Somervell County Transfer Station, located just north of the Glen Rose City Limits in the extra-territorial jurisdiction (ETJ). Certain recyclables can be disposed of free of charge, while bulk and brush items have associated costs. However, the costs are higher for those who are not residents of Somervell County.

Community engagement indicated that the community desires local recycling programs and a regular pickup incorporated in their collection schedule, but the topic was considered in 2022 by the community and City Council, and it was determined to be cost prohibitive.

SERVICES: PUBLIC SAFETY

FIRE & EMERGENCY MEDICAL SERVICES (EMS)

- Fire protection and EMS are provided by the Somervell County Fire Department. The department is led by the Somervell County Fire Marshal and Fire Chief. It was rewarded with a class two ISO rating from the State Fire Marshal in 2018. ISO ratings are on a one to ten rating system, one being the best. This makes the class two ranking an accomplishment for the Fire Department. There is one fire station that lies within the Glen Rose City Limits, located on Shepard Street, north of the Paluxy River.

POLICE SERVICES

- Police services are provided by the Glen Rose Police Department and Somervell County Sheriff's Office. The Somervell County Jail is in Glen Rose, north of U.S. 67 off Bo Gibbs Blvd. It was discovered during stakeholder interviews that, while the service provided is good, there is some existing confusion of roles and responsibilities between the two departments. Further coordination can mitigate these challenges and enhance this safety service for Glen Rose.

SOMERVELL COUNTY HOSPITAL DISTRICT

- There is one hospital in Glen Rose's City Limits, which is owned and operated by the Somervell County Hospital District. The District is governed by a seven-member board of community volunteers who oversee hospital staff, recommend improvements, and coordinate the hospital's budget. The facility is recognized for having state-of-the-art technology with millions of dollars being invested in renovations. The most recent renovation plan reflects the upcoming construction of an associated Wellness Center to have facility space for physical therapy, speech therapy, nutritional education, aquatics, and more.

ANIMAL CARE AND CONTROL

- Animal Care and Control operates within the Somervell County Sheriff's Office, but the only animal shelter in the County is owned and operated by the City.



SERVICES: RISK MANAGEMENT

The occurrence of dangers and natural disasters are impossible to prevent, and often difficult to predict. They can cause destruction, monetary loss, and emotional distress to all those involved. The City of Glen Rose can provide safety and reassurance to the community by executing strategic, preventative measures and by having an established plan for mitigating potential hazards and risks. Effective risk management is imperative for minimizing the impact of disasters and maximizing community resiliency. Risk factors change constantly and can create vulnerability to growing communities so it is imperative to continuously monitor and improve emergency response programs, facilities, staffing, and protocol. There are a variety of hazards that pose risks to Glen Rose. The Somervell County Hazard Mitigation Plan, adopted in March 2023, contains recommendations that can help Glen Rose maintain awareness and preparedness for potential emergencies and threats.

The Plan was done by The North Central Texas Council of Governments (NCTCOG) in coordination with City Staff, County Staff, and members of the community. The purpose of this Plan is to identify natural hazards that threaten life, property, and the economy, while proposing actions to mitigate these hazards. The city can enhance its safety and mitigation protocol by understanding concepts from this Plan and implementing the Mitigation Action Items provided. The Actions address NCTCOG's observations about Somervell County and Glen Rose's most severe risks, vulnerabilities, and what factors affect vulnerability. Major takeaways from the Plan are provided on the following page.

RISK MANAGEMENT STUDY TAKEAWAYS

The updated Hazard Mitigation Plan indicates that there has been a shift in the hazards that Glen Rose is more vulnerable to. The 2015 Plan identified extreme heat as the biggest risk to Glen Rose with drought and wildfires being considered moderate. Since then, these hazards have fallen into risk priority, which quantifies likelihood of occurrence and impact. Tornadoes have become the top risk priority for risk mitigation with thunderstorms as the second largest threat, defined by the inclusion of hail, high winds, and lightning. Thunderstorms were not examined as a hazard in the 2015 Plan, but rather hail, lightning, and wind included separately. These were observed as low priority risks but now pose a high threat level after being merged.

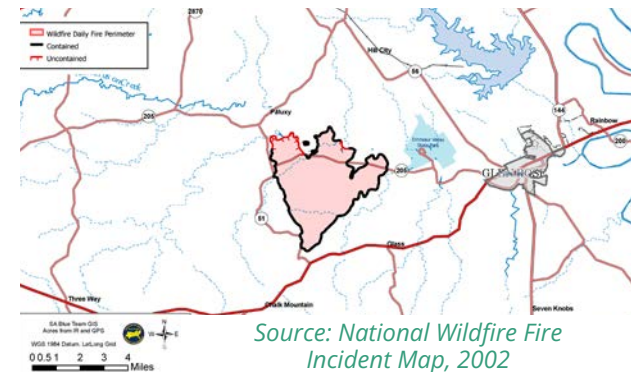
NCTCOG provided the following rankings of which hazards posed the largest threat to Glen Rose's public safety:

1. Tornadoes
2. Thunderstorms
3. Winter Storms
4. Flooding
5. Extreme Heat
6. Drought
7. Expansive Soils
8. Wildfires
9. Earthquakes

These priorities were determined by analyzing specific vulnerabilities, capabilities, and the potential effect on Glen Rose. Disaster occurrences since the previous plan's publication have contributed to the shift in risk priorities. In the last 10 years, almost all of FEMA's major disaster declarations for Somervell County have been declared as severe thunderstorms and flooding. Other declared disasters include the COVID-19 pandemic and the severe winter storm of 2021. The effect of these disasters was felt across Texas and left a huge impact on the Glen Rose community. The entire State of Texas experienced power shortages and outages that have never been experienced before in the state, indicating the need for enhancing preparedness on all levels for the occurrence of future winter storms. Hazards can cause detriment to people, the local economy, infrastructure, and the natural environment.

CHALK MOUNTAIN FIRE

In the summer of 2022, the Chalk Mountain Fire scorched more than 6,700 acres, just outside of Glen Rose. It moved along CR 1004, northeast of FM 205 and in some areas reached the Paluxy River resulting in a damage path almost exactly the shape of some of the most iconic dinosaur tracks in Glen Rose (shown below). The fire destroyed and damaged a large amount of structures, farm and ranch land, and took the lives of some animals in its path as well.



Source: 92.1 Hank FM Real Country, 2022

4.C. IMPLEMENTATION PROGRAM



GOAL: PROVIDE DEPENDABLE AND EFFICIENT PUBLIC SERVICES TO ENSURE THE PUBLIC HEALTH, SAFETY, AND WELFARE OF GLEN ROSE.

Glen Rose, along with Somervell County and other institutional partners, are responsible for protecting the public health, safety, and welfare of the community. The City and County will need to establish and enhance partnerships as Glen Rose grows, and together evaluate the availability, efficiency, and effectiveness of existing staff and resources. Using these strategies and actions Glen Rose will strategically plan to increase public service capacity as the community grows, while keeping safety at the forefront of decision-making

Strategy: City Facilities & Public Safety

Action 4.C.1. Implement, monitor, and evaluate the Mitigation Action Items from the most recently adopted Hazard Mitigation Plan.

The Hazard Mitigation Plan contains a collection of Mitigation Action Items prioritized based on the potential risks found during the planning process. Addressing high priority items will ensure that Glen Rose is prepared and protected for high-risk hazards and the community is safe from potential threats and disasters.

Action 4.C.2. Update the Hazard Mitigation Plan every five years.

Since hazards and their risk levels tend to change over time, it is important to continuously determine, acknowledge, and assess the threat levels that different hazards pose to Glen Rose. This information is provided in the Somervell County Hazard Mitigation Plan, along with actions to minimize threat levels to the community. This plan's update has been coordinated by NCTCOG, who recommends that the plan is continuously evaluated, and updated every five years. Doing so will keep Glen Rose prepared for emergencies and enhance safety for the community.

Action 4.C.3. Discuss the roles and responsibilities for the Glen Rose and Somervell County Sheriff's Office through collaboration and an associated interlocal agreement.

Expediting the response of local Sheriff Offices is important for maintaining public safety within Glen Rose. To enhance safety and facilitate communication, associated roles, and procedures between the City and County should be evaluated and discussed.

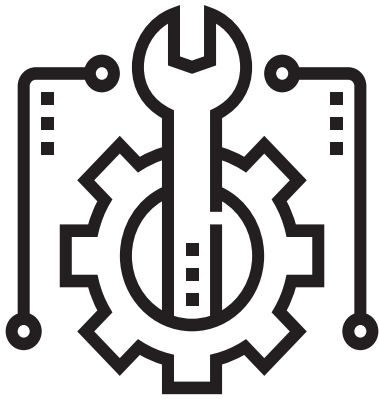
Action 4.C.4. Hire a facilitator to work through interlocal agreements, offer suggestions, and assist with collaboration between the City and the County.

As the County Seat, the City of Glen Rose has a responsibility to work collaboratively with departments of Somervell County to ensure that the best services are provided within the Glen Rose City Limits, ETJ, and the surrounding community. The two governments collaborate, but further discussions between entities can enhance the overall emergency response. Conducting regular, detailed assessments of the emergency service providers is important to maintain safety in Glen Rose. The County must ensure that the Police, Fire Department, and EMS all have the necessary equipment, staff, and training to properly serve the community. Since both the County and City provide services, constant collaboration is required to ensure the maximum level of service is achieved.

CHAPTER 5: IMPLEMENTATION

Comprehensive Plan implementation and usage are critical to achieving a city's success. This chapter creates the Plan for achieving the Vision, Goals, Strategies, and Actions provided in this Plan. Additionally, this chapter includes prioritization by designating Actions as short-term (which can be done immediately or shortly after Plan adoption and require little to no funding), mid-term, and long-term (which need more collaboration, time, and funding). Through recommendations and resources, this Plan is a vital asset to the City of Glen Rose in the pursuit of its Vision.





USAGE AND UPDATES

Recommendations and implementation address challenges and other complications that the City may face as it experiences growth. The Plan should be updated and amended in response to changes and trends, and it is essential to keep the Plan current to capture the community's sentiment as it continues to grow. Desire for controlled growth to support Glen Rose and its local economy.

Recommendations in this Plan can be implemented through development regulations (ex. Zoning and Subdivision Ordinances, Capital Improvement Plans, and more). Other recommendations can be completed by refining or amending City regulations or processes currently in place.

Two methods of implementation that can be used to implement this Comprehensive Plan:

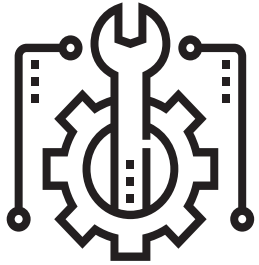
PROACTIVE IMPLEMENTATION

- Proactive implementation refers to the process of making changes before they are needed. An example of this would be the creation and/or revision of Zoning and Subdivision Ordinances and initiating City-led rezoning for properties based on Comprehensive Plan recommendations.

REACTIVE IMPLEMENTATION

- Reactive implementation refers to implementing changes whenever an opportunity presents itself. When Reactive Implementation occurs, any proposed changes must be in line with the Vision, Goals, Strategies, and Actions of this Comprehensive Plan. Some examples include reviewing site plans, subdivisions, and rezoning applications to ensure conformance.

PLAN UTILIZATION



As Glen Rose changes over time, this Plan should be utilized as a tool to manage development, redevelopment, and other improvements. Providing clear communication regarding updates and amendments to the Plan is important for continuous improvement and resiliency.

A GUIDE FOR EVERYDAY DECISION MAKING

Since previous planning efforts were a main contributor to present day Glen Rose's physical appearance, it is critical that City Staff utilize this Plan as a guide for future growth and expansion to reflect the current community's Vision and usher in a new era of development, improvement, and uses within the City. Developers and investors from the private sector should have a firm grasp on the Plan's overarching concepts and policies to understand how new projects, redevelopment, and collaboration can make positive contributions to Glen Rose's future.

FLEXIBLE AND EVOLVING

This Comprehensive Plan is meant to be a dynamic planning document for the City of Glen Rose, one that adapts to external changes and needs. Plan amendments should not be conducted without first carefully examining the immediate demands and taking into consideration the long-term implications or benefits of any proposed changes.



UPDATES AND AMENDMENTS

EVERY OTHER YEAR REVIEW

This Plan should be reviewed and updated every other year in accordance with the trends in Glen Rose, the County, the State, and the Country. The City must be consistent in its pursuit of the Actions, evaluate overall success, and consider whether other Actions can be completed sooner than the originally anticipated timeframe. The Planning and Zoning Commission should review and provide a report to the City Council with recommendations on what they believe should be amended based on the current conditions. Any amendments should be evaluated to determine their significance to the Plan. As the Plan grows and evolves, it will continue to guide the community and leaders toward a better understanding of how to achieve the Vision. There are several factors that should be taken into consideration during any formal review of the Plan, which include:

- Progress of implementation,
- Trend fluctuation that effects the basis of this Plan,
- State law changes, and
- The community's support and sentiment.

COMPLETE REVIEW AND PUBLIC PARTICIPATION

This Plan should undergo a more thorough review every three-to-five years with special consideration placed on whether the Plan is due for substantive updates and amendments. This review will require participation from various groups, including property owners, business owners, community leaders, developers, and residents. The Vision for Glen Rose should remain relevant and time-tested by using community feedback to recommend updates and to ensure proper implementation.

5.A. ADMINISTRATION

The use of the City's development regulations is essential for effective implementation. This Plan does not have legal standing, so the City must apply policies through zoning and subdivision regulations and amendments. Every policy and amendment should be in accordance with this Plan, but when the outcomes do not correspond to the plan recommendations, it is required that they provide measures that will change or alter the Plan in a way that will be consistent with decision-making in the future.



ZONING ORDINANCE

The most effective mechanism for the implementation of the Plan's recommendations is through the creation of additional regulations and amendments to the Zoning Ordinance. The recommendations in this Plan should be integrated into the City's Zoning Ordinance, and all zoning and land use changes must consider the context of the Character Framework and infrastructure capacity.

ZONING TEXT AMENDMENTS

There are many recommendations within this Plan, and it will be necessary to keep the Zoning Ordinance up to date and current with new uses and policies. These amendments enhance future development, the image, and livability of Glen Rose. Prioritized Actions within this Plan should be recognized and integrated into the Zoning Ordinance appropriately.

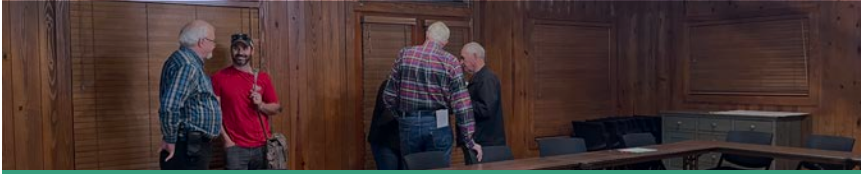
SUBDIVISION ORDINANCE

State law gives municipalities the authority to regulate land use, giving Glen Rose the ability to create and amend regulations based on this Plan. It is essential to have resources that have the correct and most up to date information, but it is not required for the City to make all necessary changes all at once. The City can choose specific areas to implement changes based on the Character Framework, which will achieve the desired development pattern over time.

ZONING MAP AMENDMENTS

An amendment revises the official Glen Rose zoning map by adjusting the boundaries of specific areas based on land use. This improvement can help with the design and image while also providing a better understanding of the physical form.

5.B. KEY PARTNERS



1 THE COMMUNITY

Community members, property owners, and business owners are important partners in Glen Rose. Through this Plan, they can better understand their role and how it helps with new developments and growth within the city.

2 INDIVIDUALS AND ORGANIZATIONS

Key partners can assist by being involved, providing funding, collaborating, and sharing responsibility during implementation. The City will look for opportunities to collaborate and partner with property owners and developers as new development and redevelopment occurs to facilitate construction of new roads, trails, sidewalks, utilities, and other infrastructure. When an opportunity to purchase land in a location that could contribute to a key connection or improvement, the City will consider the purchase and its impact to the community and immediate area. Existing and new easements can also provide potential paths to construct and improve infrastructure and public amenities.

3 GLEN ROSE SOMERVELL COUNTY CHAMBER OF COMMERCE

The Chamber of Commerce is dedicated to promoting a healthy and positive business environment and pushing for community growth and prosperity. They provide services such as insurance, wealth management, credit services, and veteran support.

4 TXDOT

The partnership of the City and TxDOT will help with the enhancement of mobility and connectivity in Glen Rose. This collaboration will continue for multiple projects beyond the scope of this plan and will require continuous and maintainable coordination.

5 SOMERVELL COUNTY

The partnership between the County and the City is important due to all the overlapping services that the County provides. This partnership allows Glen Rose to obtain amenities and provide services that they otherwise would not be able to.

5.C. FUNDING & FINANCING

Funding and financing can come from many sources such as partnerships, organizations, and grants. Knowing about funding opportunities can help provide direction and move the Plan forward with completed strategies and actions. Funding opportunities include:

✓ **RELATIONSHIP TO THE BUDGET**

The City's annual budget is one of the most effective tools for implementation as it establishes priorities for the fiscal year. Funding decisions should reflect the plan's Vision, Goals, Strategies, and Actions.

✓ **PUBLIC GRANTS & PROGRAM**

Public grants and programs can be utilized to achieve Glen Rose's Vision by providing funding for revitalization and enhancements to infrastructure, open space, and trails. This type of funding provides many opportunities for implementation.

✓ **PUBLIC-PRIVATE PARTNERSHIPS**

A partnership between public and private sectors can be fueled by the same goal. When Public-Private Partnerships are established, they should share the same vision and work with one another to address existing and future development and infrastructure-related improvements.

✓ **FINANCIAL INCENTIVES**

Offering incentive programs can be used to encourage responsible development and redevelopment in Glen Rose. Financial investments can be utilized to help improve the local business environment, local employment opportunities, and to strengthen the local economy. Incentives can be influential in decision-making.

✓ **CAPITAL IMPROVEMENT PLAN (CIP)**

This tool provides funds for the investment in prioritized actions that involve repairs, improvements, and safety. This funding tool determines the availability of funding to allocate to projects. CIP's guarantee that development happens and that it is consistent with Vision.

5.D. ACTION PRIORITIZATION



MEASURING SUCCESS

This plan is a guide for decision-making that is meant to evolve over time to adjust for local and national trends, and economic changes. To ensure that this Plan is successful, the proposed Strategies and Actions must be laid out in a way that is easy to understand and implement. Providing a measure of accountability along with a timeframe helps to understand how long an Action can take, and when the actions are finished, items can be checked off and the process can continue.





CONCEPTUAL COST & TIMEFRAME

Implementation can be difficult and take a while to execute, so it is important to set realistic timeframes for Actions to be applied. This Action Matrix compiles all the Actions from every chapter and provides a conceptual cost and timeframe for each. The table serves as a checklist for the City so it can monitor its progress.

The conceptual cost that corresponds to the actions ranges from one-to-four-dollar signs and is meant to be a purely illustrative guide. A timeframe is also provided for each Action which helps guide and prioritize Actions. This timeframe is a suggestion of how long Actions should take, but it is possible for Actions to be completed before proposed timeframe.

Short-, mid-, and long-term timeframes are estimated to be completed as follows:



ACTION			CONCEPTUAL COST	TIMEFRAME
CHAPTER 2: ECONOMIC AND FISCAL	ECONOMIC AND FISCAL	Strategy: Assets, Preservation, & Traditions		
		2.B.1. Continue to partner with the Glen Rose Preservation Board and local educational institutions, such as Tarleton State University, to complete the Historic Resource Survey Update.	\$	SHORT-TERM
		2.B.2. Create and adopt a Preservation Plan to identify and enhance historic and natural preservation in the community.	\$	MID-TERM
		2.B.3. Coordinate with the Glen Rose-Somervell County Convention & Visitors Bureau (CVB) to update the Glen Rose Historic Walking Tour.	\$\$	MID-TERM
		2.B.4. Prepare and Adopt a Downtown Master Plan.	\$\$	SHORT-TERM
		2.B.5. Add an interactive kiosk outside near the Square in Downtown that provides key information and locations for destination sites, parks, and places to visit and shop.	\$\$	LONG-TERM
		2.B.6. Create a Branding and Marketing Strategy.	\$\$	SHORT-TERM
		2.B.7. Research and pursue steps needed for Scenic City Certification.	\$	SHORT-TERM
		2.B.8. Continue discussions with Somervell County on allocation of sales tax in newly annexed areas of the City until discussions have reached resolution.	\$	LONG-TERM
		2.B.9. Revisit the collection of HOT funds from local rentals via Airbnb to evaluate how it has been working and any further opportunities that may exist for associated improvements.	\$	SHORT-TERM

		ACTION	CONCEPTUAL COST	TIMEFRAME
CHAPTER 2: ECONOMIC AND FISCAL	ECONOMIC AND FISCAL	Strategy: Relationships & Partnerships		
		2.B.10. Create a Downtown Merchants Association that meets monthly for networking, resources, partnership, and community-building, to be included on the recommended Events and Traditions Calendar.	\$	MID-TERM
		2.B.11. Collaborate with institutional partners, such as Somervell County Chamber of Commerce, to expand the “Shop Local” campaign that highlights local businesses and prompts marketability to encourage small businesses, attract new services and entertainment, and destinations.	\$	SHORT-TERM
		2.B.12. Partner with the Somervell County Expo Center and Chamber of Commerce to create twice-a-year rodeo- and western-themed events and festivals that coordinate with annual Expo Events.	\$\$	SHORT-TERM
		2.B.13. Create a map/list of vacant or under-utilized lots that could be suitable for market gaps, such as clean industrial or live-work units.	\$	SHORT-TERM
		2.B.14. Identify interlocal agreements between the City and Somervell County, their purpose, duration/ time limit and associated terms to organize them all in one place for reference.	\$	MID-TERM
		2.B.15. Create, adopt, and implement a Communications Plan.	\$\$	SHORT-TERM
		2.B.16. Initiate and establish a tradition for standing meetings with institutional partners to promote efficiency, information-sharing, teamwork, and the best results.	\$	SHORT-TERM

		ACTION	CONCEPTUAL COST	TIMEFRAME
CHAPTER 2: ECONOMIC AND FISCAL	ECONOMIC AND FISCAL	Strategy: Right Development, Right Place		
		2.B.17. Revise the Code of Ordinances and/or adopt a policy to promote trail-oriented development and ecological and recreational tourism by providing three new incentives, such as modified site development standards, reduced impact fees, and reduced parking requirements.	\$	SHORT-TERM
		2.B.18. Revise the Code of Ordinances to remove minimum lot sizes and require maximum densities instead.	\$	SHORT-TERM
		2.B.19. Create an easy-to-read handout that details desired housing and mixed-use types that can be constructed in Glen Rose.	\$	SHORT-TERM
		2.B.20. Conduct a Market Study for Glen Rose to determine desired and complementary markets to promote business growth and diversity that continue to align with the City's Vision Framework.	\$\$	MID-TERM
		2.B.21. Pursue Community Development Block Grant (CDBG) for infrastructure related initiatives that need improvements.	\$	MID-TERM
		2.B.22. After the adoption of the recommended Downtown Master Plan, create and adopt a corresponding Downtown Code.	\$\$	MID-TERM
		2.B.23. Revise the Code of Ordinances to require upsizing of utilities proposed with new development in areas without existing infrastructure.	\$	SHORT-TERM
		2.B.24. Create and adopt impact fees.	\$\$	SHORT-TERM

		ACTION	CONCEPTUAL COST	TIMEFRAME
CHAPTER 3: DESIGN	CHARACTER FRAMEWORK	Strategy: Implement Character Framework Plan		
		3.A.1. Revise the Code of Ordinance by updating and creating zoning districts that conform with the Character Framework and overall, Vision of Glen Rose.	\$	SHORT-TERM
		3.A.2. Coordinate the rezoning of properties that are conflicting with the Character Framework.	\$	SHORT-TERM
		3.A.3. Adopt a Downtown Master Plan that outlines the community's Vision for Downtown and implementation strategies to make Downtown Glen Rose a distinct place.	\$\$	SHORT-TERM
		3.A.4. Revise the Code of Ordinances to allow multiple housing types (i.e., single-family, duplexes, triplexes, accessory dwelling units, multi-family, etc.).	\$	SHORT-TERM
		3.A.5 . Adopt storefront window requirements that encourage more ground floor uses for Downtown Character Area.	\$	SHORT-TERM
	MOBILITY FRAMEWORK	Strategy: Mobility Framework		
		3.B.1 Assess the existing condition of all roadways in the city.	\$\$	SHORT-TERM
		3.B.2. Revise the Code of Ordinances and applicable design standards to be consistent with the Mobility Framework.	\$	SHORT-TERM
		3.B.3. Revise the Code of Ordinances to limit block lengths to a maximum of 750 feet for all new developments, unless prevented or restricted by environmental or safety factors (subject to review and approval by the City Administrator or their designee).	\$	SHORT-TERM

ACTION			CONCEPTUAL COST	TIMEFRAME
CHAPTER 3: DESIGN	MOBILITY FRAMEWORK	3.B.4. Work with TXDOT on the plans, specifications, and estimate (PS&E) development phase to ensure TxDOT has the opportunity to complete construction of the South Loop (State Highway 144 Bypass) in a timely manner, consistent with community feedback.	\$	LONG-TERM
		3.B.5. Prioritize the planning, design, and improvement of Special Consideration Intersections (SCIs) designated on the Mobility Framework.	\$\$\$	MID-TERM
		3.B.6. Adopt a Context-Sensitive Solutions (CSS) Policy to incorporate into the Code of Ordinances and Street Design Standards.	\$	SHORT-TERM
		3.B.7. Coordinate with TxDOT to identify an appropriate permanent traffic/design solution to address safety and efficiency at the Barnard/Elm Street intersection.	\$	SHORT-TERM
		3.B.8. Explore the possibility and need for installing removable bollards, a traffic triangle, or other appropriate traffic solution to prevent through traffic between Walnut Street and Barnard Street.	\$\$	MID-TERM
		3.B.9. Evaluate and prioritize sidewalk/trail connectivity along Grace Street, between Elm Street and Barnard Street.	\$\$	MID-TERM
		Strategy: Pathway Improvements		
		3.B.10. Revise the Code of Ordinances to include Complete Streets design requirements for a minimum eight- foot sidewalk or trail along Major Collectors and larger classifications, unless prevented or restricted by environmental or safety factors (subject to review and approval by the City Administrator or their designee).	\$	SHORT-TERM
		3.B.11. Revise the Code of Ordinances to include Low Impact Design (LID) elements within street design for improved stormwater management and preservation and enhancement of Glen Rose's natural assets.	\$	SHORT-TERM

		ACTION	CONCEPTUAL COST	TIMEFRAME
CHAPTER 3: DESIGN	MOBILITY FRAMEWORK	Strategy: Context-Sensitive Solutions (CSS)		
		3.B.12. Create a Trail Master Plan as part of a Parks and Recreation Master Plan.	\$\$	MID-TERM
		3.B.13. Conduct an ADA (Americans with Disabilities Act) Sidewalk Assessment to evaluate accessibility and mobility in neighborhoods and key locations, such as Downtown, and then prioritize Capital Improvements Plan (CIP) projects accordingly.	\$\$	SHORT-TERM
	PARKS AND RECREATION	Strategy: Improve Existing City Park		
		3.C.1. Revise the Code of Ordinances to list and require elements that should be necessary within all parks (ex. Benches, trails, trash bins, recycling stations, lighting, public restrooms) and establish a maintenance schedule and procedures.	\$	SHORT-TERM
		3.C.2. Create and adopt a Parks and Recreation Master Plan (PRMP).	\$\$	MID-TERM
		Strategy: Create New City Parks		
		3.C.3. Partner to design and construct at least one water-related amenity, such as an interactive water feature or a splashpad.	\$\$	LONG-TERM
		3.C.4. Utilize the recommendations from the PRMP to design and construct pathway connections between parks and open spaces to other areas in Glen Rose, such as new and existing neighborhoods, Downtown, and other destinations.	\$\$	MID-TERM
		3.C.5. Pursue trail grants and partnership opportunities through the Texas Parks and Wildlife Department (TPWD) and others to increase connectivity and provide more recreation within the City.	\$	MID-TERM

4. IMPLEMENTATION || ACTION PRIORITIZATION

		ACTION	CONCEPTUAL COST	TIMEFRAME
CHAPTER 3: DESIGN	PARKS AND RECREATION	3.C.6. Utilize growth management fees to design, fund, and construct a trail loop of at least two miles that provides connection to the Downtown Glen Rose and US 67 Gateways Character Areas and surrounding areas by 2040.	\$\$	LONG-TERM
		Strategy: Improve Recreation		
		3.C.7. With a PRMP process, conduct a recreational programming needs assessment to determine staffing needs based on growth projections.	\$\$	MID-TERM
		3.C.8. Upon completion of the PRMP, revise the Code of Ordinances to include design and maintenance standards for trails and trailheads to include crime prevention, signage, wayfinding, and landscaping.	\$	LONG-TERM
		3.C.9. Establish a tree protection ordinance to encourage tree protection and replacements in Glen Rose.	\$	SHORT-TERM
		3.C.10. In 2025, evaluate the potential need for a Parks & Recreation Coordinator.	\$	MID-TERM
		Strategy: Activation of Community Gathering Spaces		
		3.C.11. Connect 3014 Country Road, 301 Country Road, Bo Gibbs Boulevard, and Texas Drive to construct a trail.	\$\$	LONG-TERM
		Strategy: Enhance Beautification Efforts		
		3.C.12. Become a designated Dark Sky community by adopting associated standards and applying for designation.	\$	MID-TERM
		3.C.13. Become a Keep Texas Beautiful affiliate and initiate an Adopt-a-Park and Adopt-a-Trail program.	\$	SHORT-TERM
		3.C.14. Apply for TxDOT's Green Ribbon Funding Program to fund HWY 67 landscape beautification.	\$	SHORT-TERM

		ACTION	CONCEPTUAL COST	TIMEFRAME
CHAPTER 4: UTILITIES, SERVICES, AND FACILITIES	UTILITIES	Strategy: Improve Water and Wastewater Infrastructure		
		4.A.1. Complete Water and Wastewater Master Plans to inform decision making and prioritize infrastructure improvements within the Capital Improvements Plan (CIP).	\$\$	SHORT-TERM
		4.A.2. Explore the steps to acquire ownership of water and wastewater Certificates of Convenience and Necessity (CCN), in coordination with the Somervell County Water District (SCWD).	\$	SHORT-TERM
		4.A.3. Enter an interlocal agreement with Somervell County to issue and review permits for On-Site Sewage Facilities (OSSF) by 2025.	\$	SHORT-TERM
		4.A.4. Conduct a feasibility study to determine the actions and cost of connecting the high-pressure lines within the service area to provide redundancy to the system.	\$\$	MID-TERM
		4.A.5. Update the City's Capital Improvements Plan (CIP), to determine fund allocation and project prioritization for large assets, equipment, repairs, and/or improvements.	\$	MID-TERM
		Strategy: Reduce Stormwater Impacts and Improve Drainage		
		4.A.6. Revise the Code of Ordinances to include Green Infrastructure and Low Impact Design (LID) elements within street design for improved stormwater management and preservation and enhancement of Glen Rose's natural assets.	\$	SHORT-TERM
		4.A.7. Adopt a Stormwater Master Plan with recommendations for potential improvement, future capital improvement opportunities, development standards (ex. Green Infrastructure and Low Impact Development), and priorities.	\$\$	MID-TERM
		4.A.8. Revise the Code of Ordinances to require new developments to integrate Green Infrastructure and Low Impact Development (LID), such as bioswales, rain gardens, bioretention ponds, and planter boxes to help decrease stormwater runoff.	\$	SHORT-TERM
		4.A.9. Review and update the building standards for development within FEMA's floodplain and floodway and adopt measures requiring buildings to be elevated two feet above the Base Flood Elevation (BFE).	\$	SHORT-TERM

4. IMPLEMENTATION || ACTION PRIORITIZATION

		ACTION	CONCEPTUAL COST	TIMEFRAME
CHAPTER 4: UTILITIES, SERVICES, AND FACILITIES	UTILITIES	Strategy: Promote Organized Infrastructure		
		4.A.10. Evaluate how or if GIS will be utilized to inform and prioritize updates to the Capital Improvement Plan (CIP).	\$	SHORT-TERM
		Strategy: Promote Modernized Infrastructure		
		4.A.11. Explore private-public partnerships for infrastructure improvements for new development and redevelopment.	\$	MID-TERM
		4.A.12. Identify areas that lack broadband fiber and pursue partnerships with developers and service providers to make needed upgrades to increase capacity.	\$	MID-TERM
		4.A.13. Revise the Code of Ordinance to implement a “Dig Once” policy requiring that conduit and fiber optic infrastructure be installed when work is being done in the public right-of-way.	\$	MID-TERM
		Strategy: Conservation of Water Resources		
		4.A.14. Conduct a water system audit and metering assessment to control the loss of water and validate water system improvements.	\$\$	MID-TERM
		4.A.15. Provide conservation strategies and information to the public on a quarterly basis. Keeping the public updated on ways to conserve water can allow them to be more aware of their water usage.	\$	SHORT-TERM
	FACILITIES	Strategy: City Facilities and Governance		
		4.B.1. Perform a City Assets and Facilities Assessment to identify administrative gaps within departments and the potential need for additional staff, training, and facilities for serving the existing and future population.	\$	MID-TERM
		4.B.2. Develop a maintenance policy that includes regularly scheduled street sweeping, trash/debris/TSS removal and disposal from capture systems, and landscaping maintenance.	\$	MID-TERM

		ACTION	CONCEPTUAL COST	TIMEFRAME
CHAPTER 4: UTILITIES, SERVICES, AND FACILITIES	FACILITIES	4.B.3. Establish public wi-fi hotspots for three highly attended areas in Downtown to empower the community and positively impact tourism with social network attractions.	\$\$	MID-TERM
		4.B.4. Conduct a Road Conditions Assessment by the end of 2025 to identify the current road conditions in Glen Rose and identify areas of needed improvement to allocate future funding.	\$\$	SHORT-TERM
	SERVICES	Strategy: City Services & Public Safety		
		4.C.1. Implement, monitor, and evaluate the Mitigation Action Items from the most recently adopted Hazard Mitigation Plan.	\$	SHORT-TERM
		4.C.2. Update the Hazard Mitigation Plan every five years.	\$	MID-TERM
		4.C.3. Discuss the roles and responsibilities for the Glen Rose and Somervell County Sheriff's Office through collaboration and an associated interlocal agreement.	\$	SHORT-TERM
		4.C.4. Hire a facilitator to work through interlocal agreements, offer suggestions, and assist with collaboration between the City and the County.	\$\$	SHORT-TERM

GLEN ROSE COMPREHENSIVE PLAN

City of Glen Rose, Texas

DRAFT: April 20, 2023



Prepared by:

