



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, JULY 15, 2024, 6:30 P.M.**

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission will hold a Planning and Zoning Commission Meeting on Monday, July 15, 2024, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <https://www.glennheightstx.gov/129/Agendas-Minutes>.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

The public is invited to address the Planning and Zoning Commission on any topic. Speakers should complete a Public Comment form and submit it to the City Secretary prior to the beginning of the meeting. The Texas Open Meetings Act prohibits Planning and Zoning Commission from discussing or taking action on issues not posted on the agenda; however, the Planning and Zoning Commission Chair, City Manager or designee may provide specific factual information, recite an existing policy, or schedule a discussion of the issue for possible placement on a future agenda. Speakers are limited to a maximum of three (3) minutes.

AGENDA

1. **Zone Change and Specific Use Permit:** Public hearing to discuss and consider making a recommendation to City Council regarding amending the comprehensive Zoning Ordinance, plan and map of the City of Glenn Heights, Texas, as amended, by granting a change in zoning from business park-commercial (BP-C) ordinance 843-07) to commercial (C) and granting a special use permit for long term or permanent open storage for a 5.00+/- acre tract of land described as lots 2, 3, 4, 5, 6, 7 and 8, of block b, of the willow run addition, city of Glenn Heights, Dallas County, Texas, and being commonly known as 1523 South Beckley Road, Glenn Heights, Dallas County, Texas.

ADJOURNMENT

In accordance with the Americans with Disabilities Act, if you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in advance of the event at 972-223-1690 ext. 125 or email

brandi.brown@glennheightstx.gov. Advance notification within this guideline will enable the city to make reasonable arrangements to ensure accessibility.

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas by 6:30 P.M. on Friday, July 12, 2024.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney at any time during the course of this meeting and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary _____





CITY OF GLENN HEIGHTS PLANNING & ZONING COMMISSION REPORT

Date: July 15, 2024

SUBJECT

Zoning Case: Public Hearing to receive testimony concerning the change of Zoning request by Garret Howicz on behalf of Tractor Supply for the property located at 1523 S Beckley Rd, Glenn Heights, Dallas County, Texas. This approximately 5.00+/- acre Tract of land described as lots 2, 3, 4, 5, 6, 7 and 8, of block b, of the Willow Run Addition, City of Glenn Heights, Dallas County, Texas, and being commonly known as 1523 South Beckley Road, Glenn Heights, Dallas County, Texas; for change in zoning from Business Park-Commercial (BP-C) Ordinance 843-07 to Commercial (C) and granting a Special Use Permit for Long Term or Permanent open storage.

DISCUSSION / BACKGROUND

The applicant proposes constructing a Tractor Supply store at the above location. However, the current zoning of (BP-C) does not allow that. After reviewing the request staff recommend changing the zone from BP-C to Commercial (C).

Zoning Ordinance

Business Park Commercial to Commercial.

PRIOR COUNCIL OR BOARD ACTION

Not applicable.

PUBLIC CONTACT

Letters were sent to the neighbors within a 200' radius, and newspaper publications were also posted.

FINANCIAL IMPACT

Not applicable.

RECOMMENDATION / ALTERNATIVES

Staff recommends the APPROVAL of this Zone change and Specific Use Permit request with the condition:

1. Long-term or permanent outside display (pursuant to Sec. 2.10(G)(7)(b) of Article IX of Chapter 14A of the Code of Ordinances) shall not exceed seventy-five percent (75%) of the front façade of the main building, exclusive of doors, windows and driveways;
2. Display merchandise (pursuant to Sec. 2.10(G)(7)(c) of Article IX of Chapter 14A of the Code of Ordinances) shall not encroach into parking lot spaces that count toward the required minimum number of parking lot spaces, as well as fire lanes, walkways, rights of ways, or roadways;
3. Long-term or permanent open storage (pursuant to Sec. 2.10(G)(8) of Article IX of Chapter 14A of the Code of Ordinances) shall not exceed fifteen percent (15%) of the total area; and
4. Long-term or permanent open storage (pursuant to Sec. 2.10(G)(8)(a) of Article IX of Chapter 14A of the Code of Ordinances) in the area shown on the Site Plan attached hereto as Exhibit "B" (identified as Permanent Trailer and Sidewalk Display) need not be screened from public view. Additionally a masonry/opaque screen wall is not required in front of the area shown on the Site Plan attached hereto as Exhibit "B" (identified as Fenced Outdoor display area).

ATTACHMENTS

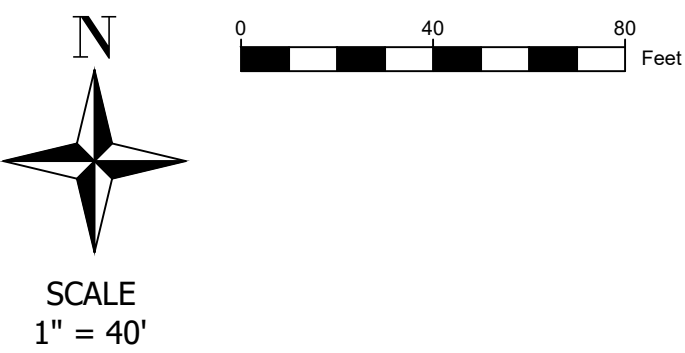
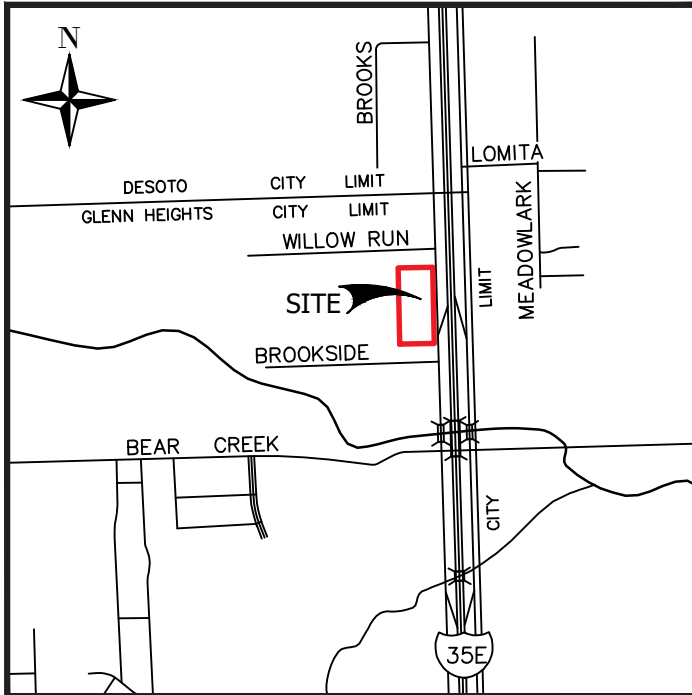
1. Site Survey
2. Proposed Site Plan
3. Building Elevations
4. Sign Plan

PREPARED BY

Parviz Pourazizian, Director of Planning and Development Services.

REVIEWED BY

Tonya Lonzie, Executive Assistant



VICINITY MAP
NOT TO SCALE

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. According to graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas, Incorporated Areas, Panel 630 of 725, Map Numbers 4811300630K, Map Revised Date: July 7, 2014, the subject property is located in: Zone X (unshaded), Table A, Item 3

Zone X (unshaded) defined as - areas determined to be outside the 0.2% annual chance floodplain.

This statement does not reflect any type of flood study by this firm.

3. Zoning report or letter not provided by client. Table A, Item 6(a) and 6(b) Per City of Glen Heights Zoning map dated June 28, 2018 tract appears to be located in BP-C (Business Park Commercial) Ordinance 043-07

4. The location of utility features shown hereon are based upon field location of physical structures. No excavations were made to verify underground utility locations and additional underground utilities may exist. Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Underground excavation can be coordinated with a Subsurface Utility Engineer for Quality Level A utility locates. Utility Plans have not been provided by client. Table A, Item 11a

5. Adjoining owners on the survey are from current tax records per the Dallas County Appraisal District, February 21, 2024. Table A, Item 13

6. Per TxDOT project tracker (02-21-2024) Table A, Item 17

Project Information - TxDOT Connect
Control Section Job: 044202167
Highway: IH 35E
From Limit: Ellis County Line
To Limit: Ann Arbor Avenue
Description: Safety Improvement Projects
Project Construction
Work Begin Date: 01/20/2022
Estimated Completion Date: TBD

Project Information - TxDOT Connect
Control Section Job: 044202162
Highway: IH 35E
From Limit: Ellis County Line
To Limit: Bear Creek Road
Description: Interchange (new or reconstructed)
Project Construction: TBD

7. Field delineation markers of wetlands conducted by a qualified specialist hired by the client were not observed in the process of conducting fieldwork. Table A, Item 20

8. Improvements in Access Denied areas obtained from Aerial Photogrammetry (AEP)
Dated: February 13, 2024

9. The following instruments of public record are located or touching the subject property.

i) Easement recorded in Volume 5068 Page 334, Real Property Records, Dallas County, Texas, as shown.

ii) Easement recorded in Volume 5068 Page 331, Real Property Records, Dallas County, Texas, as shown.

9. The surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey with the benefit of a title commitment issued by First American Title Insurance Company, GF No. NCS-1199323-NAS, with an effective date of November 8, 2023 and an issue date of November 17, 2023 and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

SCHEDULE B NOTES

The following instruments of public record as listed in Schedule B of said Title Commitment **ARE LOCATED ON OR TOUCHING** the Subject property:

1. Subject to Restrictive covenants recorded in Volume 12 Page 289, Volume 3196 Page 613, Volume 3568 Page 280, Volume 2757 Page 199, Volume 3299 Page 116, Volume 3193 Page 233, Volume 3174 Page 619 and Volume 2836 Page 569, Real Records, Dallas County, Texas.

10.e. Right-of-way deed recorded in volume 4300 page 460, Real Property Records, Dallas County, Texas, as shown.

10.f. Deed recorded recorded in volume 5259 page 380, Real Property Records, Dallas County, Texas, as shown.

10.g. Right-of-way Deed recorded in volume 4215 page 89, Real Property Records, Dallas County, Texas, as shown.

10.h. Right-of-way Deed recorded in volume 4347 page 631, Real Property Records, Dallas County, Texas, as shown.

10.i. Right-of-way Deed recorded in volume 4377 page 344, Real Property Records, Dallas County, Texas, as shown.

10.j. Easement recorded in volume 5068 page 336, Real Property Records, Dallas County, Texas, as shown.

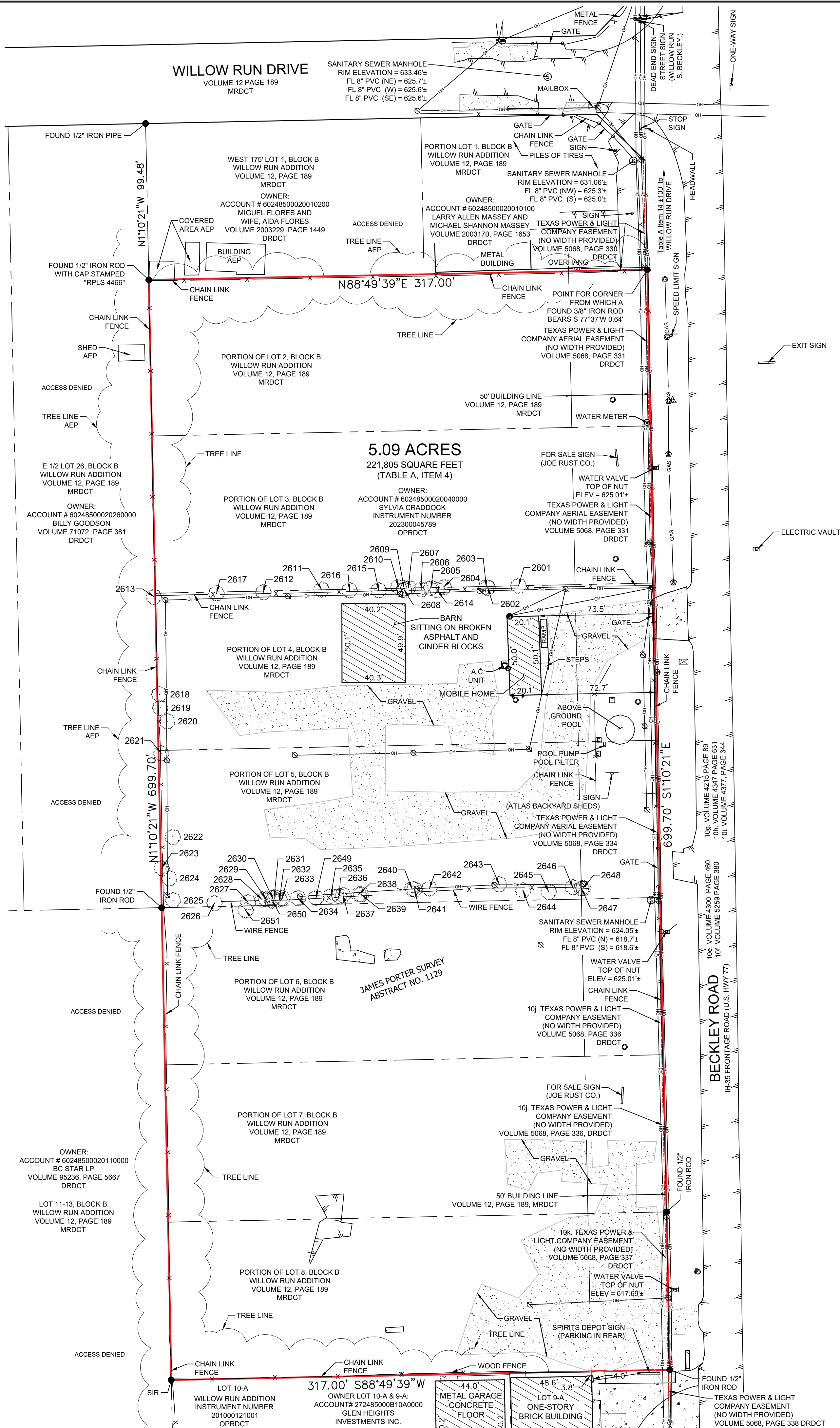
10.k. Easement recorded in volume 5068 page 337, Real Property Records, Dallas County, Texas, as shown.

10.l. Service Agreement recorded in volume 2003243 page 7519, Real Property Records, Dallas County, Texas is blanket in nature. Affects Lots 4, 5, 6, 7 and 8 of Block B.

NO.	DESCRIPTION
2601	10" HACKBERRY
2602	9" HACKBERRY
2603	5" HACKBERRY
2604	9" CEDAR
2605	9" CEDAR
2606	8" CEDAR
2607	5" CEDAR
2608	8" HACKBERRY
2609	6" CEDAR
2610	7" CEDAR
2611	5" MISC. TREE
2612	8" CEDAR
2613	15" HACKBERRY
2614	7" MISC. TREE
2615	5" HACKBERRY
2616	5" HACKBERRY
2617	7" ELM
2618	12" HACKBERRY
2619	4" CEDAR
2620	4" ELM

NO.	DESCRIPTION
2621	4" CEDAR
2622	4" MISC. TREE
2623	6" HACKBERRY
2624	4" HACKBERRY
2625	4" MISC. TREE
2626	4" CEDAR
2627	7" HACKBERRY
2628	5" HACKBERRY
2629	18" HACKBERRY
2630	6" HACKBERRY
2631	8" HACKBERRY
2632	10" HACKBERRY
2633	9" HACKBERRY
2634	8" HACKBERRY
2635	7" HACKBERRY
2636	8" HACKBERRY
2637	5" HACKBERRY
2638	5" HACKBERRY
2639	10" HACKBERRY
2640	7" HACKBERRY

NO.	DESCRIPTION
2641	9" HACKBERRY
2642	17" HACKBERRY
2643	5" HACKBERRY
2644	11" CEDAR
2645	6" CEDAR
2646	14" ELM
2647	8" HACKBERRY
2648	8" HACKBERRY
2649	9" CEDAR
2650	7" MISC. TREE
2651	5" HACKBERRY



Property Description

Being all of Lots 2, 3, 4, 5, 6, 7 and 8 in Block B, of WILLOW RUN ADDITION, an Addition to the City of Glen Heights, Dallas County, Texas, according to the Map thereof recorded in Volume 12, Page 289, of the Map Records of Dallas County, Texas.

SAVE AND EXCEPT THE FOLLOWING TRACTS OF LAND:

- That portion of Lots 2 and 3, conveyed to the State of Texas, by that Right-of-Way Deed filed 07/12/1955, recorded in Volume 4300, Page 460, Real Property Records, Dallas County, Texas.
- That portion of Lot 4, conveyed to the State of Texas, by that Right-of-Way Deed filed 1/11/1960, recorded in Volume 5259, Page 380, Real Property Records, Dallas County, Texas.
- That portion of Lot 5, conveyed to the State of Texas, by that Right-of-Way Deed filed 03/10/1955, recorded in Volume 4215, Page 89, Real Property Records, Dallas County, Texas.
- That portion of Lots 6 and 7, conveyed to the State of Texas, by that Right-of-Way Deed filed 09/22/1955, recorded in Volume 4347, Page 631, Real Property Records, Dallas County, Texas.
- That portion of Lot 8, conveyed to the State of Texas, by that Right-of-Way Deed filed 11/07/1955, recorded in Volume 4377, Page 344, Real Property Records, Dallas County, Texas.

LEGEND

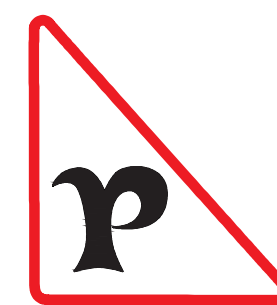
	GAS METER
	GAS MARKER FLAG/YELLOW PAINT MARK
	GAS SIGN
	GUY ANCHOR
	UTILITY POLE
	SIGN
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	WATER BOX
	SITE BENCHMARK
	WATER MANHOLE
	WATER VALVE
	WATER METER
	ELECTRIC BOX
	ELECTRIC HAND HOLE
	GAS BOX
	WATER HAND HOLE
	MAILBOX
	A.C. UNIT
AEP	OBTAINED FROM AERIAL PHOTOGRAMMETRY

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	OVERHEAD UTILITY LINE
	GRAVEL
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
OPRDCT	OFFICIAL PUBLIC DALLAS COLLIN COUNTY TEXAS
MRDCT	MAP RECORDS DALLAS COUNTY TEXAS
DRECT	DEED RECORDS DALLAS COUNTY TEXAS
SIR	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"

ALTA/NSPS LAND TITLE SURVEY OF 5.09 ACRES ACRES

SITUATED IN THE
JAMES PORTER SURVEY, ABSTRACT NUMBER 1129
CITY OF GLEN HEIGHTS
DALLAS COUNTY, TEXAS



YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 817.268.3316 ypassociates.com TBPELS 10194022
Bedford, TX 76095 info@ypassociates.com
2024-148-001 February 15, 2024 PAGE 1 OF 1

SURVEYOR'S CERTIFICATE

To: First American Title Insurance Company, TKC Land Development II, LLC, Sylvia Craddock

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a) 6(b), 8, 11(b), 13, 14, 17 and 20(a) of Table A thereof.

The field work was completed on February 15, 2024.

February 15, 2024

Desirée L. Hurst

Date

Registered Professional Land Surveyor No. 6230

This certificate is revoked and the survey null and void if this document is altered in any manner, used or relied upon by any person other than those addressed above or does not bear an original signature and embossed seal of the Surveyor.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

PRELIMINARY SITE PLAN

COLOR LEGEND

DEMISED PREMISE

- BUILDING FOOTPRINT
- PYLON SIGN
- FENCED OUTDOOR DISPLAY AREA
- PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
- PERMANENT SIDEWALK DISPLAY AREA
- FORAGE SHED
- LIVE GOODS CENTER
- FEED CENTER
- PROPANE

SCALE 1"= 60'
(11X17)

IH-35

IH-35 FRONTAGE ROAD

TSC PYLON SIGN
(height, area &
location TBD)

700.0'

R40'

PERMANENT TRAILER AND
EQUIPMENT DISPLAY 3,000 SF

STORMWATER
BASIN

317.0'

PERMANENT SIDEWALK
DISPLAY AREA 670 SF

PERMANENT SIDEWALK
DISPLAY AREA 746 SF

PERMANENT SIDEWALK
DISPLAY AREA 885 SF

PERMANENT SIDEWALK
DISPLAY AREA 740 SF

PROPANE

LIVE GOODS
CENTER

FENCED
OUTDOOR
DISPLAY
AREA
25,000 SF
(15,698 SF
NET)

FORAGE SHED
1,250 SF

PROPOSED TRACTOR
SUPPLY STORE
C+ LAYOUT
23,571 SF

VESTIBULE = 0 SF
SALES AREA = 16,857 SF
OFFICE CORE = 937 SF
STOCKROOM &
FEED CENTER= 5,428 SF
STRUCTURAL
WALLS = 349 SF

FEED CENTER

DUMPSTER
DOCK

700.0'

PROJECT INFORMATION

SITE AREA		
LOT		± 5.00 AC
TOTAL		± 5.00 AC

PARKING COUNT SUMMARY		
TSC	23,571 SF	97 SP
TOTAL PROVIDED		97 SP
REQUIRED BY CITY		
BLDG 1/ PER 300 SF		79 SP
OUT SALES 1/600 SF		54 SP
TOTAL REQUIRED		133 SP

ZONING CLASSIFICATION	
EXISTING	BP-C
PROPOSED	C

REQUIRED SETBACKS	
FRONT	60'
SIDE	20'
REAR	20'

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE, PAVEMENT LINES AND UTILITY REQUIREMENTS MUST BE VERIFIED.
- ALL CURB CUTS SHOWN ARE PROPOSED AND MUST BE VERIFIED.

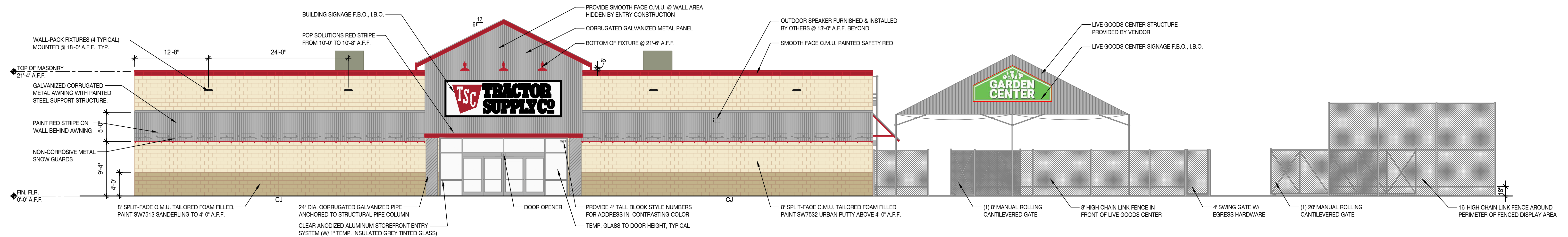
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	DRAWN BY
10/1/23	INITIAL RELEASE	SE3
10/11/23	REVISIONS	SE3
11/16/23	REVISIONS	SE3
2/12/24	REVISIONS	SE3
6/20/24	REVISIONS	SE3

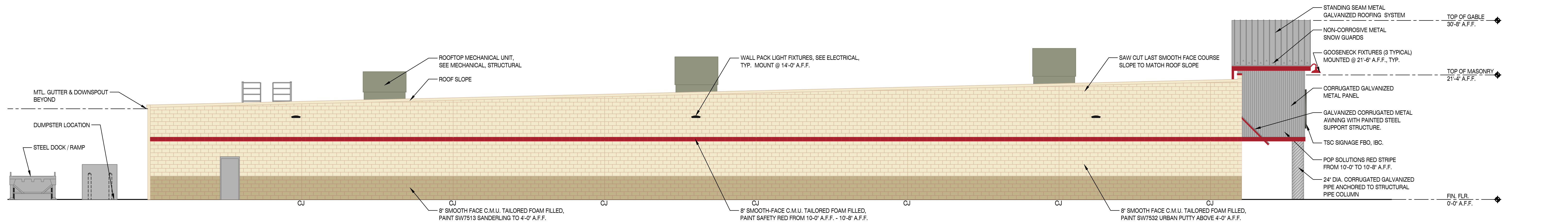
C+ PROTOTYPE

TRACTOR SUPPLY
GLENN HEIGHTS, TX - SITE 2

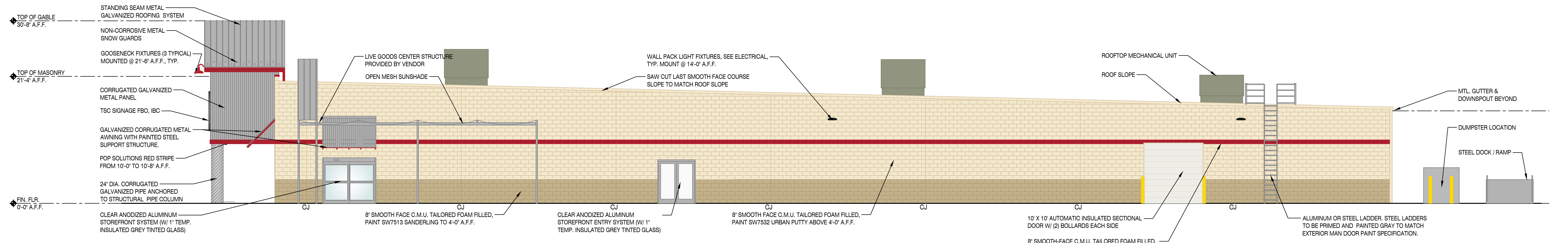
101



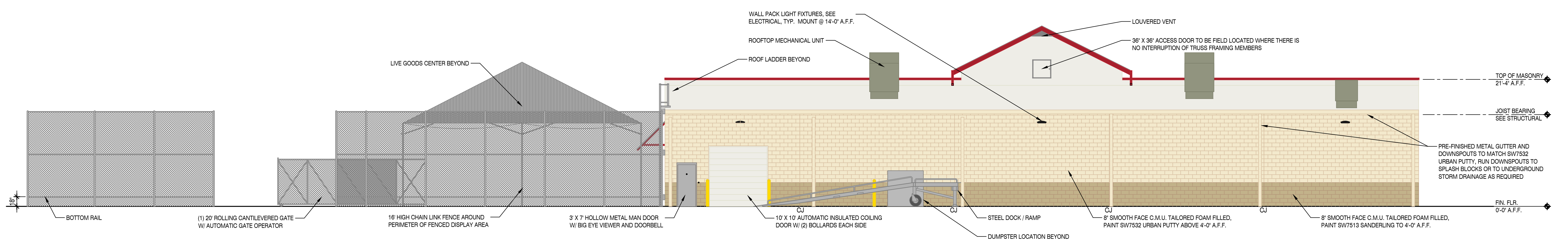
1 ELEVATION
SCALE: 1/8"=1'-0"



2 ELEVATION
SCALE: 1/8"=1'-0"



3 ELEVATION
SCALE: 1/8"=1'-0"



4 ELEVATION
SCALE: 1/8"=1'-0"

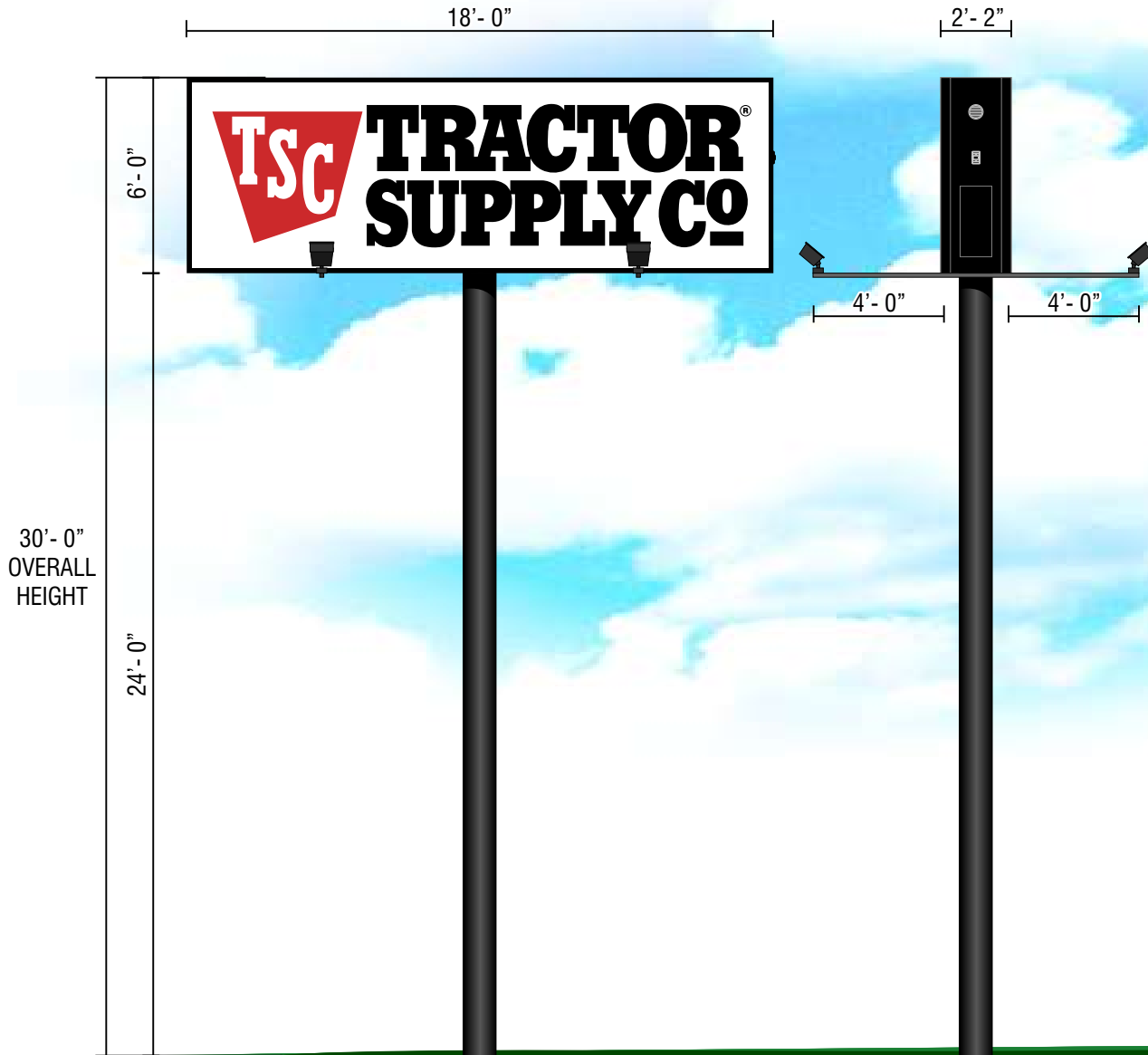
TRACTOR SUPPLY COMPANY
GLENN HEIGHTS, TEXAS



**OXFORD
ARCHITECTURE**

2934 Sidco Drive
Suite 120
Nashville, TN 37204

Architecture
Planning
Interior Architecture



MANUFACTURING NOTES:

- 6'-0" X 18'-0" X 26" DEEP DOUBLE FACE CABINET
- 2" (.050) ALUMINUM RETAINERS
- .050 ALUMINUM FILLER
- 3M PANAGRAPHICS III FLEXIBLE SIGN FACE MATERIAL
- JR. BLEED EXTRUSION RETENSION SYSTEM
- FRAMED WITH 2" X 2" X 16GA T.S. & 2' X 2" X 3/16" ANGLE IRON SADDLES
- 108 SQUARE FEET

COLOR NOTES:

- CABINET & STEEL PAINTED GLOSS BLACK
- BACKGROUND - WHITE
- LOGO - 3M 3630-33 RED VINYL WITH WHITE COPY
- "TRACTOR SUPPLY CO" - 3M 7725-12 GLOSS BLACK VINYL
- SUB-COPY - 3M 3630-33 RED VINYL WITH WHITE COPY

ELECTRICAL NOTES:

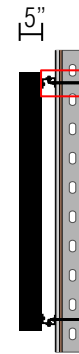
- UNIVERSAL 120/277 VOLT 20 AMP PRIMARY POWER TO SIGN & FINAL CONNECTION BY OTHERS
- EXTERNAL ILLUMINATION
- (4) 40 WATT LED FLOOD LAMPS
- 2" X 4" WEATHER PROOF J-BOXES
- POWER SWITCH WITH MOUNTING HARDWARE FOR TUBE STEEL
- 1 1/2" X 1 1/2" TUBE STEEL CENTERED & SPACED FOR MAXIMUM ILLUMINATION.

COLORS:

		
3M 3630-33 RED VINYL	3M FLEXIBLE SUBSTRATE	3M 7725-12 BLACK VINYL

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

NON-ILLUMINATED WALL SIGN



SEE MOUNTING DETAIL

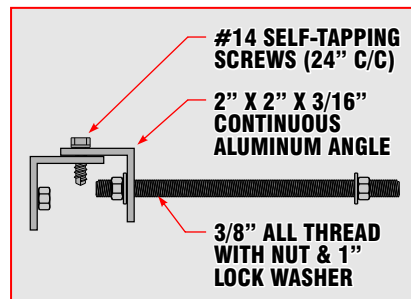
Minimum required backing (between fascia and studs and/or girts) for wall sign is 3/4" pressure treated plywood, to be the full height and length of the sign area provided by landlord/ Gen. Contractor. We must have access behind the wall to penetrate through with 3/8" allthread in order to secure sign to studs or girts in wall structure w/ 2" x 4" bracing provided by sign installer.

NOTES:

8'-0" X 24'-0" X 5" DEEP SINGLE FACE CABINET
2" ALUMINUM RETAINERS (.050)
3M PANAGRAPHS III SUBSTRATE / VINYL GRAPHICS FIRST SURFACE
CABINET FRAMED W/ 2" X 2" X 1/8" ALUM. TUBE.

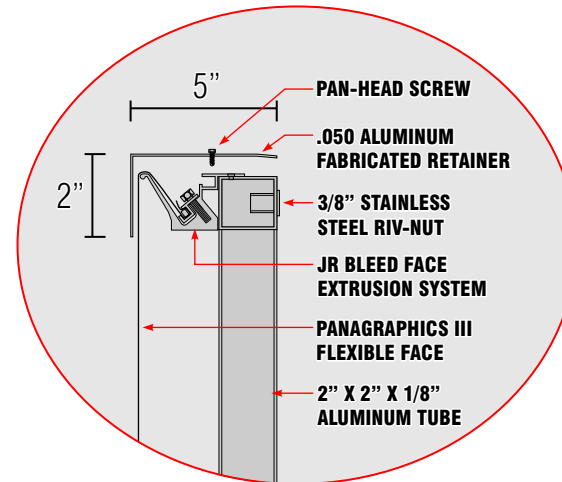
COLORS:

CABINET - GLOSS BLACK
BACKGROUND WHITE
LOGO - 3M 3630-33 RED VINYL WITH WHITE COPY
TRACTOR SUPPLY CO. - 3M 7725-12 BLACK



MOUNTING DETAIL

(5) ALL THREAD ON TOP.
(5) ALL THREAD ON BOTTOM



SIDE WALL SIGN DETAIL

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

CLIENT:	TRACTOR SUPPLY CO.	STORE NO:	N/A	REV.		REV.		REV.		REV.	
LOCATION:	VARIOUS	DATE:	04/20/20	REV.		REV.		REV.		REV.	
ACCOUNT REP:	D. PAYNE	DRAWN BY:	DMS	REV.		REV.		REV.		REV.	
DRAWING NO:	TSC_USA_VARIOUS-8X24 NI WALL SIGN			REV.		REV.		REV.		REV.	
EXHIBIT APPROVED BY:										Underwriters Laboratories Inc.®	

TRACTOR SUPPLY CO 5'-7 1/4" x 12'-0 13/16" GARDEN CENTER SIGN
SCALE: 1/2" = 1'-0"

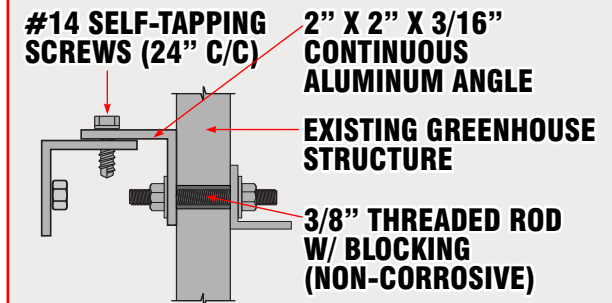


67.6 SQFT

****CABINET BACK, ALUM RETURNS
ALUM RETAINERS PAINTED TO
MATCH FACE****

**.150 POLYCARBONATE
FLAT WHITE LEXAN FACE
W/ FIRST SURFACE
GRAPHICS**

MOUNTING DETAIL



NOTES:

FLAT WHITE LEXAN FACES W/ GRAPHICS FIRST SURFACE
INTERNALLY ILLUMINATED WITH LEDs
POWER SUPPLIES 120V/277V SELF-ADJUSTING
BENT .090 ALUMINUM BODY AND 2" RETAINERS

COLORS:

CABINET AND RETAINERS - PAINTED GREEN TO MATCH FACE COLOR.
FACE - FLAT WHITE LEXAN W/ DIGITALLY PRINTED GRAPHICS

TRACTOR SUPPLY



PARVIZ POURAZIZIAN, DIR. DEVELOPMENT SERVICES

JULY 15, 2024

Zone Change and SUP



Public Hearing to discuss and consider making a recommendation to City Council regarding amending the Comprehensive Zoning Ordinance, plan and map of the City of Glenn Heights, Texas, as amended, by granting a change in zoning from Business Park-Commercial (BP-C) Ordinance 843-07) to Commercial (C) and granting a Special Use Permit for Long term or Permanent open storage for a 5.00+/- acre tract of land described as lots 2, 3, 4, 5, 6, 7 and 8, of Block B, of the Willow Run Addition, City of Glenn Heights, Dallas County, Texas, and being commonly known as 1523 South Beckley Road, Glenn Heights, Dallas County, Texas.

Zoning Request



Applicant: Garret Howicz, on behalf of SE3, LLC

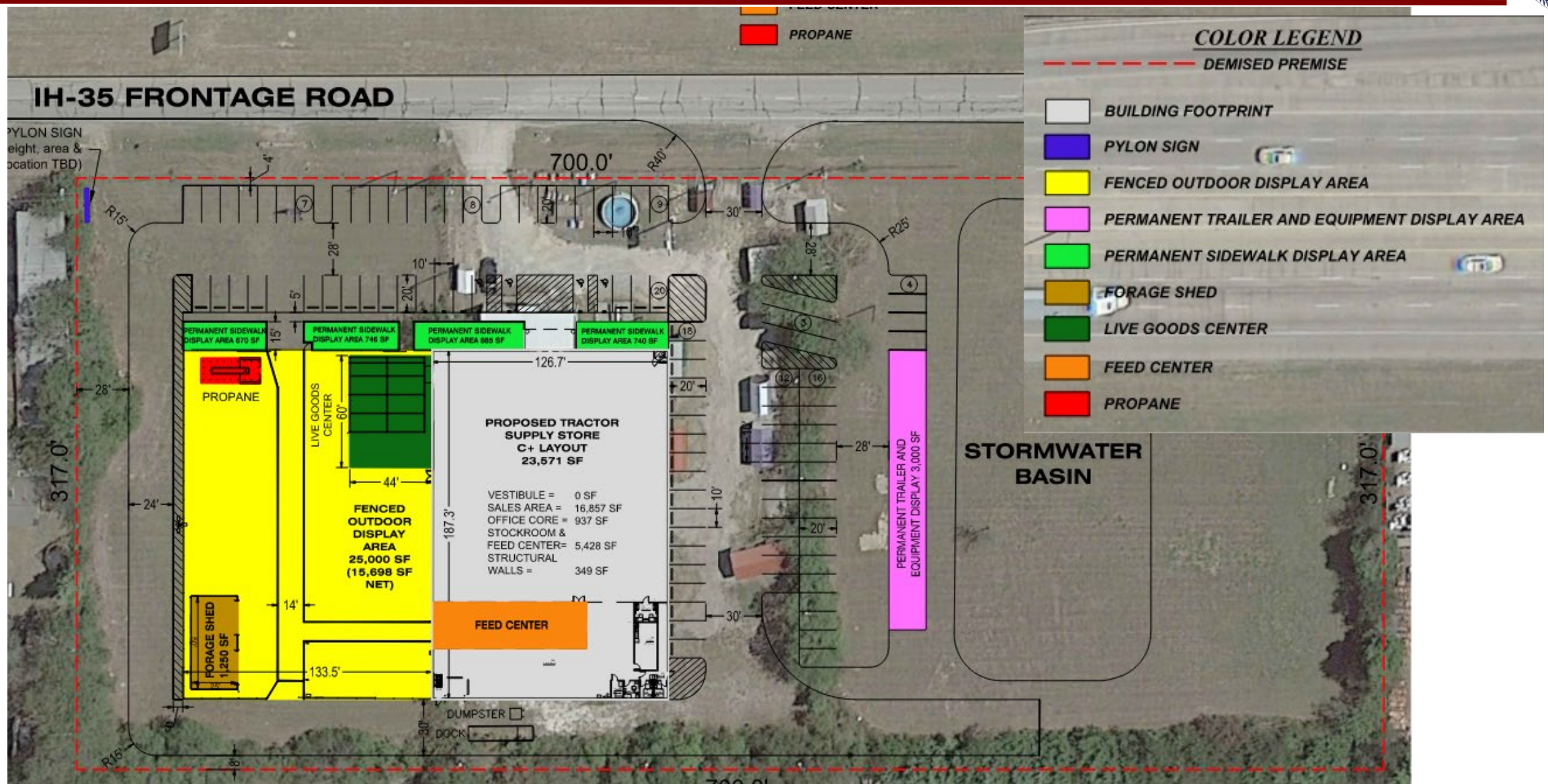
Location: 1523 S Beckley Rd, Glenn Heights

Request: Request for Zone change and SUP

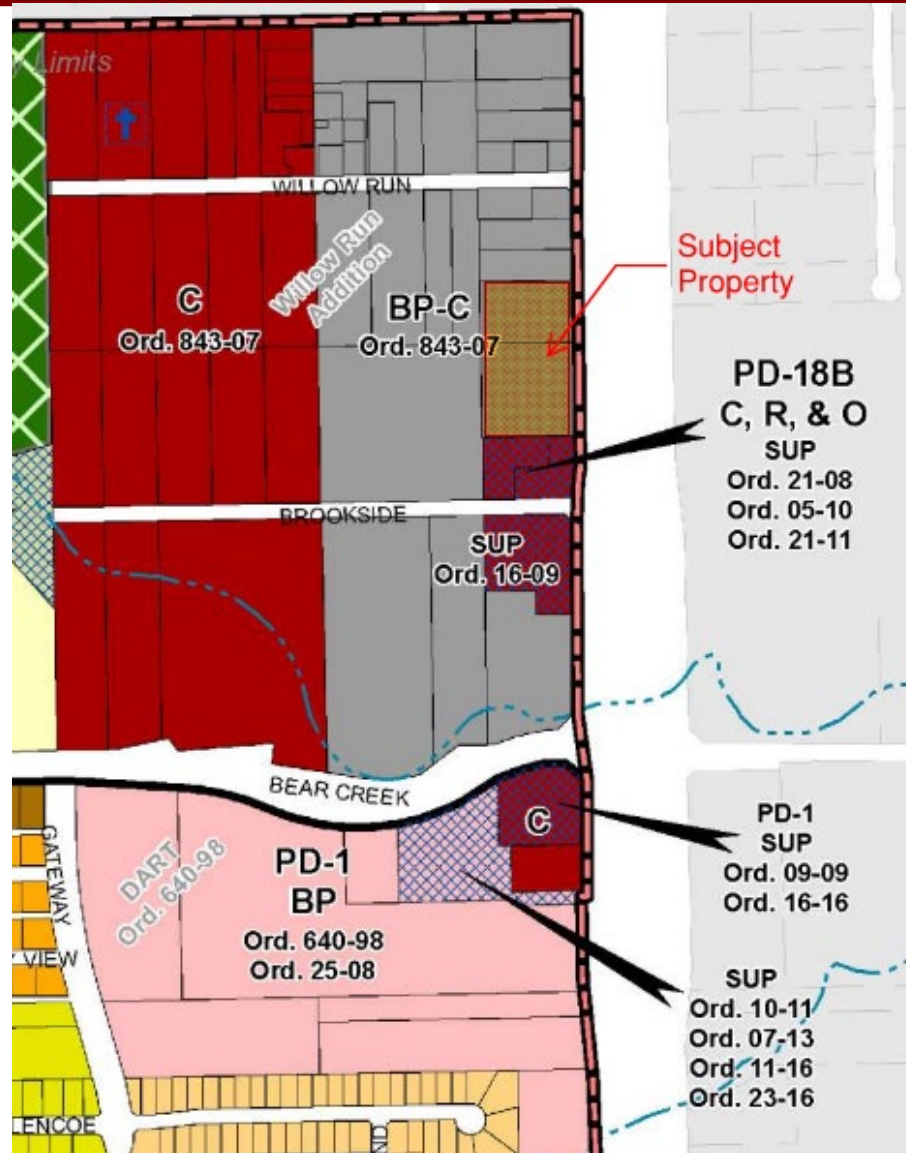
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The logo of the City of Glenn Heights is a circular seal. It features a blue outer ring with the words "CITY OF" at the top and "GLENN HEIGHTS" at the bottom in white capital letters, separated by two white stars. The center of the seal is white and contains a stylized graphic of a star and a building. The star is blue and positioned to the left of a red and white building silhouette.

SITE PLAN



ZONING MAP



PICTURES



PICTURES



PICTURES



RECOMMENDATION



- ❑ Staff recommends the APPROVAL of this Zone change and Specific Use Permit (SUP) requests with following conditions:
 - 1. Long-term or permanent outside display (pursuant to Sec. 2.10(G)(7)(b) of Article IX of Chapter 14A of the Code of Ordinances) shall not exceed seventy-five percent (75%) of the front façade of the main building, exclusive of doors, windows and driveways;
 - 2. Display merchandise (pursuant to Sec. 2.10(G)(7)(c) of Article IX of Chapter 14A of the Code of Ordinances) shall not encroach into parking lot spaces that count toward the required minimum number of parking lot spaces, as well as fire lanes, walkways, rights of ways, or roadways;
 - 3. Long-term or permanent open storage (pursuant to Sec. 2.10(G)(8) of Article IX of Chapter 14A of the Code of Ordinances) shall not exceed fifteen percent (15%) of the total area; and
 - 4. Long-term or permanent open storage (pursuant to Sec. 2.10(G)(8)(a) of Article IX of Chapter 14A of the Code of Ordinances) in the area shown on the Site Plan attached hereto as Exhibit “B” (identified as Permanent Trailer and Equipment Sidewalk Display) need not be screened from public view. Additionally, a masonry/opaque screen wall is not required in front of the area shown on the Site Plan attached hereto as Exhibit “B” (identified as Fenced Outdoor display area).

QUESTIONS



COMMENTS