



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, AUGUST 12, 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, August 12, 2024, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, 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. **Replat Case RP-002-24:** Public hearing to discuss and take action to recommend approval for a residential replat request for a tract of land situated in the Abraham Hart Survey, Abstract Number 563, Dallas County, Texas, for an approximate 2.5019 acre tract of land described as being lot 1, Block 1, Cannon Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in County Clerk Instrument 201400100244

and being commonly known as 925 W. bear Creek Road, Glenn Heights, Texas to create two residential lots “1A” and “ 1B” from the existing tract.

2. **Replat Case RP-003-24:** Public hearing to discuss and take action to recommend approval for a replat request for a tract of land situated in the W.P. Holman Survey, Abstract Number 619, in the City of Glenn Heights, Dallas County, Texas, being all of Lot 2A-1, Block B, of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas according to the plat thereof recorded in County Clerk Instrument 201900112593, Official Public Records, Dallas County, Texas, to create two lots “2A-1R” and “2B” from the existing tract
3. **Zone Change:** Public hearing to discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, 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 Willow Run Addition, City of Glenn Heights, Dallas County, Texas, and being commonly known as 1523 South Beckley Road, Glenn Heights, Dallas County, Texas.
4. **Maplewood South Preliminary Plat:** Discuss and take action to approve a Preliminary Plat Request by Cody Crannell with CCM Engineering, for a 45.296+/- acre tract of land, situated in the William Rawlings Survey, Abstract Number 1205 in the City of Glenn Heights, Dallas County, Texas, being a part of that certain tract of land conveyed to Glenn Heights Beltline GP LLC, as described in deed recorded in Instrument Number 202100305245 of the Official Public Records, 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, August 9, 2024.

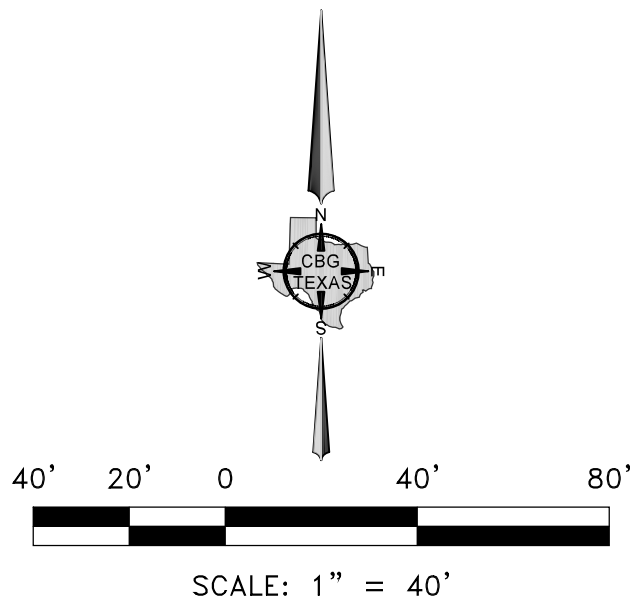
Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney at any time during the course of this meeting and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary

[illegible]



VICINITY MAP
1" = 1000'



LINE	BEARING	DISTANCE
L1	S 00°52'41" E	9.00'
L2	N 89°27'24" E	45.00'

CANNON LEGACY BUILDERS, LLC
INST. NO. 202100256719
O.P.R.D.C.T.

REMAINDER
JACOB CANNON
INST. NO. 202100363927
O.P.R.D.C.T.

LOT 1B, BLOCK 1
38,874 Sq. Feet
0.89 Acres
ZONING: SF-2

LOT 1, BLOCK 1,
CANNON ADDITION
INST. NO. 201400100244
O.P.R.D.C.T.

PFC
STATE PLANE
COORDINATES
N=6,890,873.96
E=2,468,371.83

ABRAHAM HART SURVEY,
ABSTRACT NO. 563

30' R.O.W. DEDICATION
INST. NO. 201400100244
O.P.R.D.C.T.

WEST BEAR CREEK ROAD
VARIABLE WIDTH R.O.W.

WENDELL STEWART AND WIFE,
MARTHA STEWART
VOL. 93054, PG. 3907
D.R.D.C.T.

ELIAS R. PARKS SURVEY,
ABSTRACT NO. 1131

NEKAYA DUFFEY, A SINGLE WOMEN
INST. NO. 202000356715
O.P.R.D.C.T.

KRAWCZYK ADDITION
VOL. 95047, PG. 1607
M.R.D.C.T.

DON F. JOHNSON AND FRANCES
JOHNSON, AND WIFE
VOL. 94195, PG. 5281
D.R.D.C.T.

DON F. JOHNSON ADDITION
VOL. 95244, PG. 1829
M.R.D.C.T.

SANTIAGO D.
MARTINEZ-VAZQUEZ
INST. NO. 202200303457
O.P.R.D.C.T.

JOSE H CASTILLO
INST. NO. 202100363507
O.P.R.D.C.T.

BARBARA RELIFORD AND
JOHN RELIFORD
INST. NO. 202200176600
O.P.R.D.C.T.

JOHN ARTHUR RELIFORD
AND BARBARA RELIFORD,
HUSBAND AND WIFE
INST. NO. 202000312215
O.P.R.D.C.T.

ALAN B. HAMPTON AND
RACHEL CANTU
VOL. 2004172, PG. 4300
D.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, Santiago D. Martinez-Vazquez and Jacob Cannon, are the sole owners a tract of land situated in the Abraham Hart Survey, Abstract Number 563, Dallas County, Texas, same being all of that tract of land conveyed to Santiago D. Martinez-Vazquez, by General Warranty Deed recorded in Instrument Number 202200303457, Official Public Records, Dallas County, Texas, same being a portion of a tract of land conveyed to Jacob Cannon, by General Warranty Deed recorded in Instrument Number 201200363927, Official Public Records, Dallas County, Texas, same being a portion of Lot 1, Block 1, Cannon Addition, an Addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 201400100244, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being along the West line of Don F. Johnson Addition, an Addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in Volume 95244, Page 1828, Map Records, Dallas County, Texas, same being along the North right-of-way line of West Bear Creek Road (a variable width right-of-way);

THENCE South 89 degrees 28 minutes 42 seconds West, along the North right-of-way line of said West Bear Creek Road, a distance of 295.00 feet to a point for corner, said corner being along the North right-of-way line of said West Bear Creek Road, same being along the East line of a tract of land conveyed to Cannon Legacy Builders, LLC, by deed recorded in Instrument Number 202100256719, Official Public Records Dallas County, Texas;

THENCE North 00 degree 51 minutes 46 seconds West, along the East line of said Cannon Legacy Builders tract, a distance of 370.74 feet to a 1/2-inch iron rod found for corner, said corner being along the East line of said Cannon Legacy Builders tract, same being the Southwest corner of a tract of land conveyed to John Arthur Reliford and Barbara Reliford, husband and wife, by deed recorded in Instrument Number 202000312215, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 27 minutes 16 seconds East, along the South line of said Reliford tract (202000312215), a distance of 250.00 feet to a 1/2-inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Barbara Reliford and John Reliford, by deed recorded in Instrument Number 202200176600, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 52 minutes 41 seconds East, along the West line of said Reliford tract (202200176600), a distance of 9.00 feet to 3/8-inch iron rod found for corner, said corner being Southwest corner of said Reliford tract (202200176600), from which a 60d nail found bears South 82 degrees 22 minutes 02 seconds West, a distance of 0.51 feet for witness;

THENCE North 89 degrees 27 minutes 24 seconds East, along the South line of said Reliford tract (202200176600), a distance of 45.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest of a tract of land conveyed to Jose H Castillo, by deed recorded in Instrument Number 202100363507, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears South 75 degrees 27 minutes 47 seconds West, a distance of 1.48 feet for witness;

THENCE South 00 degree 51 minutes 46 seconds East, along the West line of said Castillo tract, a distance of 361.86 feet to the POINT OF BEGINNING and containing 108,982 square feet and or 2.50 acres of land.

SURVEYOR'S STATEMENT:

THAT I, Bryan Connally, do hereby certify that I prepared this Plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the Development Code regulations of the City of Glenn Heights, Texas.

Dated this the _____ day of _____, 2024.

RELEASED FOR REVIEW ON 06/28/2024, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the State of Texas
My commission expires:

WAIVER OF CLAIM FOR DAMAGES

THE OWNER AND THE DEVELOPER RELEASE THE CITY OF GLENN HEIGHTS FROM ANY AND ALL CLAIMS, DAMAGES, OBLIGATIONS, OR LIABILITIES BY THE ESTABLISHMENT OF GRADES, OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, TO CONFORMS THE GRADES ESTABLISHED IN THIS PLAT.

PLANNED DEVELOPMENT

SAID PLAT SHALL BE SUBJECT TO ALL REQUIREMENTS AS ESTABLISHED BY ZONING ORDINANCE SF-1.

APPROVED FOR PREPARATION OF FINAL PLAT

CHAIRPERSON, PLANNING AND ZONING COMMISSION

DATE

MAYOR

DATE

SECRETARY-PLANNING AND ZONING COMMISSION

DATE

CITY SECRETARY

DATE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Santiago D. Martinez-Vazquez and Jacob Cannon, do hereby adopt this Plat designating the herein above described property as **MARTINEZ-VAZQUEZ ADDITION**, an Addition to the City of Glenn Heights, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the Plat for mutual use and accommodation of all public utilities desiring to use of using same, no buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall at all times have the right or ingress or egress to an and from and upon any said easement for the purpose of constructing, reconstructing, egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. Further, Santiago D. Martinez-Vazquez and Jacob Cannon do hereby agree to waive and release the City and its Officers and employees for any claim of damages occasioned by the established of grades or alterations of the surface of any portion of any occasioned by the established of grades of alterations of the surface of any existing streets and alleys to conform to the grades established in this approved subdivision. This Property does not alter or remove existing deed restriction or covenants, if any, on this property, pursuant to section 12.0002 of the Texas property code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivisions indicating that no delinquents and valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Glenn Heights, Dallas County, Texas for filing and recording with the Dallas County Clerk's Office.

WITNESS, my hand, Texas, this the _____ day of _____, 2024.

By: _____
Santiago D. Martinez-Vazquez (Owner)

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Santiago D. Martinez-Vazquez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the State of Texas
My commission expires:

WITNESS, my hand, Texas, this the _____ day of _____, 2024.

By: _____
Jacob Cannon (Owner)

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jacob Cannon known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the State of Texas
My commission expires:

WITNESS, my hand, Texas, this the _____ day of _____, 2024.

By: _____
Sonja A. Brown, Mayor

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Sonja A. Brown known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the State of Texas
My commission expires:

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS FROM LOT 1, BLOCK 1, CANNON ADDITION.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- 6) THERE IS A MINIMUM GARAGE SETBACK LINE OF 20 FEET RECORDED IN INSTRUMENT NUMBER 201400100244. O.P.R.D.C.T.
- 7) SET BACKS SHALL FOLLOW TO THE CITY OF GLENN HEIGHTS ZONING ORDINANCE AT THE TIME OF DEVELOPMENT
- 8) THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- 9) PER THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 48113C0620K, EFFECTIVE DATE JULY 7, 2014, THIS PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- 10) THE OWNER AND THE DEVELOPER RELEASE THE CITY OF GLENN HEIGHTS FROM ANY AND ALL CLAIMS, DAMAGES, OBLIGATIONS, OR LIABILITIES BY THE ESTABLISHMENT OF GRADES, OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE EXISTING STREETS AND ALLEYS, TO CONFORMS THE GRADES ESTABLISHED IN THIS PLAT.

LEGEND:

CM
IRF
IRFYC
PFC
ESMT.
VOL.
PG.
INST. NO.
SQ. FT.
R.O.W.
M.R.D.C.T.
D.R.D.C.T.
O.P.R.D.C.T.

CONTROLLING MONUMENT
IRON ROD FOUND
1/2 INCH IRON ROD FOUND WITH A PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"
POINT FOR CORNER
EASEMENT
VOLUME
PAGE
INSTRUMENT NUMBER
SQUARE FEET
RIGHT-OF-WAY
MAP RECORDS, DALLAS COUNTY, TEXAS
DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

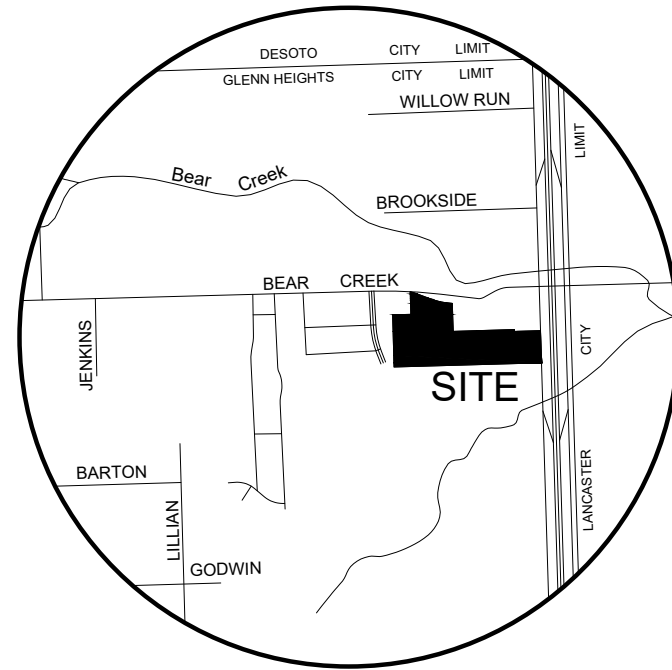
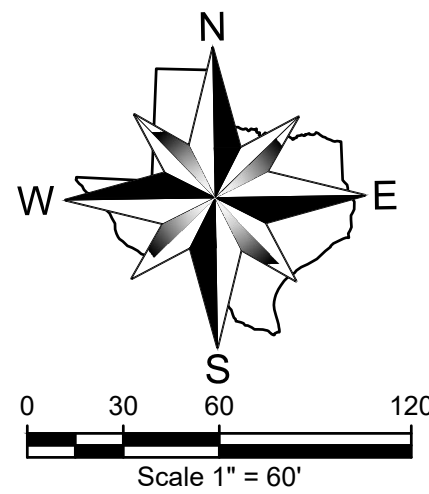
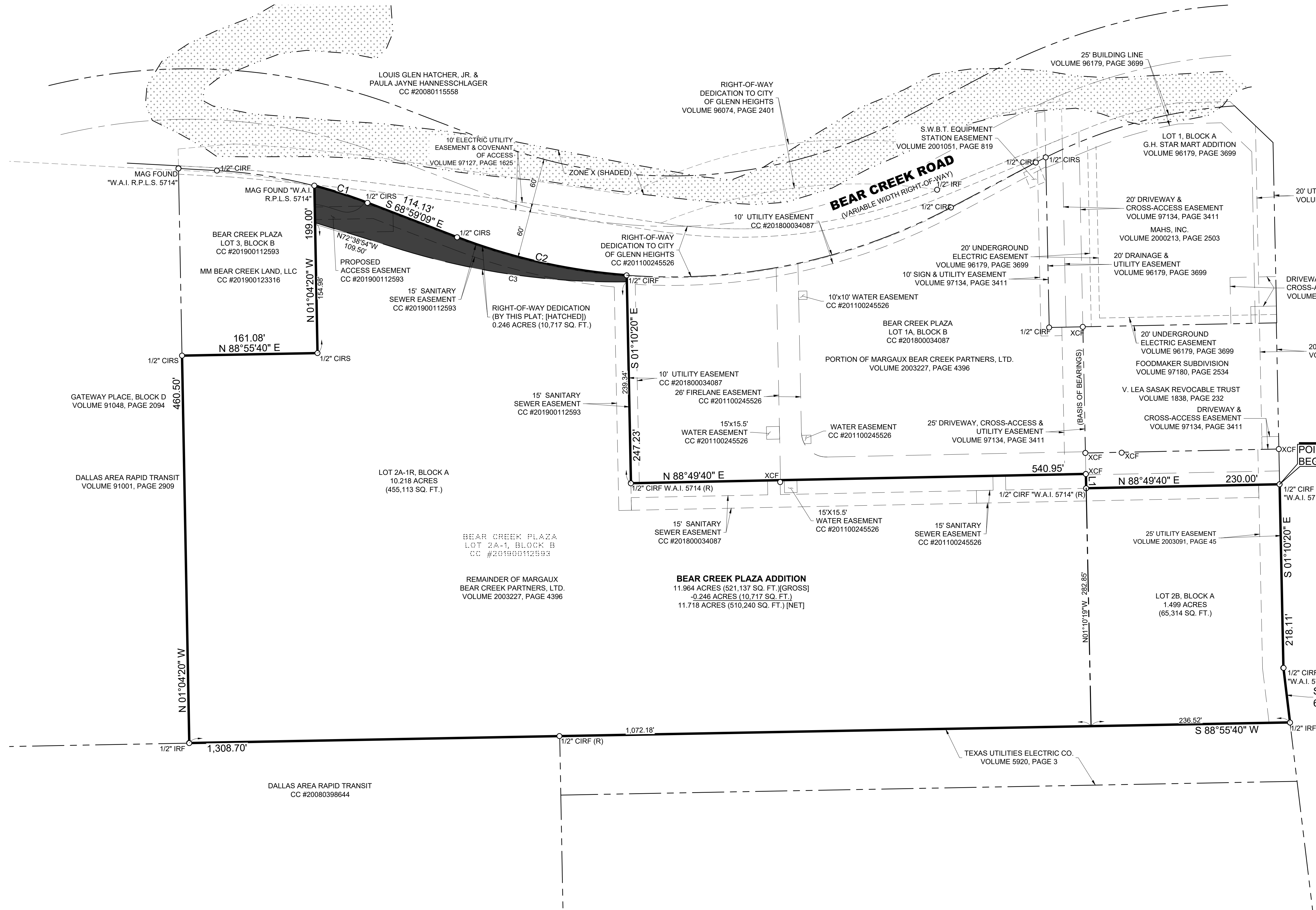
OWNER: JACOB CANNON
11700 COUNTY ROAD WEST
MIDLAND, TEXAS 79707

OWNER: SANTIAGO D.
MARTINEZ-VAZQUEZ
213 MONICA STREET
GLENN HEIGHTS, TEXAS 75154
PHONE: 214-356-7392



SCALE: 1"=40' / DATE: 06/28/2024 / JOB NO. 2217745-05 / DRAWN BY: JLA

[illegible]



VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND	
ABBR.	DEFINITION
IRF	Iron rod found
CIRS	Iron rod w/ red plastic cap stamped "W.A.I. 5714" set
CIRF	Iron rod with a plastic cap (as noted)
XCF	"X" cut in concrete found
(R)	Red
CC #	County Clerk's Instrument No.
CM	Controlling Monument
MAG	Mag-nail with metal disk stamped "W.A.I. R.P.L.S. 5714"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S01°10'19"E	17.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	6°26'58"	590.00'	66.41'	66.38'	S72°12'39"E
C2	16°43'32"	710.00'	207.26'	206.52'	S77°20'54"E
C3	17°46'07"	870.00'	269.81'	268.73'	S81°56'35"E

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0605 J, dated August 23, 2001, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

- This replat does not attempt to amend or remove any covenants or restrictions.
- Building setbacks shall comply with the zoning ordinance at the time of the building permit.

OWNER:

Margeaux Bear Creek Partners, Ltd.
307 W. 7th Street, Suite, 1912
Fort Worth, Texas 76102

SURVEYOR:

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

ENGINEER:

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

REPLAT
LOT 2A-1R & 2B, BLOCK A
BEAR CREEK PLAZA ADDITION

BEING A REPLAT OF LOT 2A-1, BLOCK A, RECORDED IN CC #201900112593, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING 11.964 ACRES (521,137 SQ. FT.) OUT OF THE W. P. HOLMAN, ABSTRACT NO. 619, CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS
PREPARED: May, 2024
CASE NO. _____

Date : 05.07.24

Scale : 1" = 60'

File : 34224.0D-PPLT

Project No. : 34224.0D

SHEET

1
OF
2

W. P. HOLMAN SURVEY
ABSTRACT NO. 619

CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS

MARGEAUX BEAR CREEK PARTNERS, LTD.
307 W. 7TH STREET, SUITE, 1912, FORT WORTH, TEXAS

76102

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
1500 W. 7TH STREET, SUITE 315
DALLAS, TEXAS 75201
TEL: (972) 490-7090 FAX: (972) 490-7099
Texas Engineers Registration No. 00100204
COPYRIGHT © 2024 Winkelmann & Associates, Inc.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, We, Margeaux Bear Creek Partners, Ltd., are the sole owner of a tract of land situated in the W. P. HOLMAN SURVEY, ABSTRACT NO. 619, in the City of Glenn Heights, Dallas County, Texas, being all of Lot 2A-1, Block B, of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in Volume 97180, Page 2534, Official Public Records, Dallas County, Texas, and the most Easterly Northeast corner of said Lot 2A-1, Block B, on the West right-of-way of Interstate Highway 35-E, a 350-foot right-of-way;

BEGINNING at 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for the Southeast corner of Food maker Subdivision, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in Volume 97180, Page 2534, Official Public Records, Dallas County, Texas, and the most Easterly Northeast corner of said Lot 2A-1, Block B, on the West right-of-way of Interstate Highway 35-E, a 350-foot right-of-way;

THENCE South 01 degrees 10 minutes 20 seconds East, along the East line of said Lot 2A-1, Block B, and the West right-of-way of said Interstate 35-E, a distance of 218.11 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for corner;

THENCE South 06 degrees 53 minutes 20 seconds East, continuing along the East line of said Lot 2A-1, Block B, and the West right-of-way of said Interstate 35-E, a distance of 65.48 feet to a 1/2-inch iron rod found for the Southeast corner of said Lot 2A-1, Block B;

THENCE South 88 degrees 55 minutes 40 seconds West, departing the West right-of-way of said Interstate Highway 35-E, along the South line of said Lot 2A-1, Block B, a distance of 1,308.70 feet to a 1/2-inch iron rod found for the Southwest corner of said Lot 2A-1, Block B, and the Southeast corner of Lot 1, Block D, of Gateway Place Addition, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in Volume 91048, Page 2094, Official Public Records, Dallas County, Texas;

THENCE North 01 degrees 04 minutes 20 seconds West, along the West line of said Lot 2A-1, Block B, and the East line of said Lot 1, Block D, a distance of 460.50 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of Lot 3, Block B, of said Bear Creek Plaza Addition;

THENCE North 88 degrees 55 minutes 40 seconds East, departing the East line of said Lot 1, Block D, along the South line of said Lot 3, Block B, and the most Westerly North line of said Lot 2A-1, Block B, a distance of 161.08 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said Lot 3, Block B;

THENCE North 01 degrees 04 minutes 20 seconds West, along the East line of said Lot 3, Block B, and the most northerly West line of said Lot 2A-1, Block B, a distance of 199.00 feet to a mag-nail with a metal disk stamped "W.A.I. R.P.L.S. 5714" found for the Northeast corner of said Lot 3, Block B, and the most Northerly Northwest corner of said Lot 2A-1, Block B, on the south right-of-way of Bear Creek Road, a variable width right-of-way, as established by right-of-way dedication to the City of Glenn Heights per plat of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, according to the Plat thereof recorded in County Clerk's Instrument No. 201100245526, Official Public Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the right having a radius of 590.00 feet, a central angle of 06 degrees 26 minutes 58 seconds, a chord bearing of South 72 degrees 21 minutes 39 seconds East, and a chord length of 66.38 feet;

THENCE along the South right-of-way of said Bear Creek Road, the North line of said Lot 2A-1, Block B, and said non-tangent curve to the right, an arc distance of 66.41 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 68 degrees 59 minutes 09 seconds East, continuing along the South right-of-way of said Bear Creek Road and the North line of said Lot 2A-1, Block B, a distance of 114.13 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 710.00 feet, a central angle of 16 degrees 43 minutes 32 seconds, a chord bearing of South 77 degrees 20 minutes 54 seconds East, and a chord length of 206.52 feet;

THENCE continuing along the South right-of-way of said Bear Creek Road, the North line of said Lot 2A-1, Block B, and along said curve to the left, an arc distance of 207.26 feet to a 1/2-inch iron rod found for the Northwest corner of Lot 1A, Block B, of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 201800034087, Official Public Records, Dallas County, Texas;

THENCE South 01 degrees 10 minutes 20 seconds East, departing the South right-of-way of said Bear Creek Road, along the West line of said Lot 1A, Block B, and the Northerly East line of said Lot 2A-1, Block B, a distance of 247.23 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of said Lot 1, Block B;

THENCE North 88 degrees 49 minutes 40 seconds East, along the most Easterly North line of said Lot 2A-1, Block B, and the South line off said Lot 1A, Block B, a distance of 540.95 feet to an "X" cut in concrete found for corner;

THENCE South 01 degrees 10 minutes 19 seconds East, continuing along the Easterly North line of said Lot 2A-1, Block B, and the South line off said Lot 1A, Block B, a distance of 17.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for corner;

THENCE North 88 degrees 49 minutes 40 seconds East, continuing along the Easterly North line of said Lot 2A-1, Block B, and the South line off said Lot 1A, Block B, a distance of 230.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds, 11.964 acres or 521,137 square feet or lane, more or less.

NOW THEREFORE, NOW ALL MEN BY THESE PRESENTS:

That, Margeaux Bear Creek Partners, Ltd. do hereby adopt this plat, designating the above described as **BEAR CREEK PLAZA ADDITION**, an addition to the City of Glenn Heights, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane, easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility). Water main and waste water easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and waste water services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Glenn Heights, Texas.

WITNESS, my hand at Dallas, Texas, this the ____ day of ____, 2024 .

By:

Donald Silverman; Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Donald Silverman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Margeaux Bear Creek Partners, Ltd., and that he/she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of ____, 2024.

Notary public in and for the State of Texas

My Commission Expires _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Gordon A. Edwards, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ day of ____, 2024.

(signature of notary public)

Notary Public in and for
Dallas County, Texas

SURVEYOR'S CERTIFICATE

I, Leonard J. Lueker, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this final plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City of Glenn Heights, Texas.

Leonard J. Lueker (Original signature in red ink)
Registered Professional Land Surveyor
Texas Registration No. 5714
l.lueker@winkelmann.com

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090 www.winkelmann.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ day of ____, 2024.

(signature of notary public)

Notary Public in and for
Dallas County, Texas

CERTIFICATE OF APPROVAL:

Approved this ____ day of ____, 2024, by the
City of Glenn Heights, Texas

Mayor of Glenn Heights, Texas

City Secretary

OWNER:
Margeaux Bear Creek Partners, Ltd.
307 W. 7th Street, Suite, 1912
Fort Worth, Texas 76102

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

REPLAT
LOT 2A-1R & 2B, BLOCK A
BEAR CREEK PLAZA ADDITION
BEING A REPLAT OF LOT 2A-1, BLOCK A, RECORDED IN CC
#201900112593, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
AND BEING 11.964 ACRES (521,137 SQ. FT.) OUT OF THE W. P. HOLMAN,
ABSTRACT NO. 619
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS
PREPARED: May, 2024
CASE NO. _____



W. P. HOLMAN SURVEY
ABSTRACT NO. 619
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS
MARGEAUX BEAR CREEK PARTNERS, LTD.
307 W. 7TH STREET, SUITE, 1912, FORT WORTH, TEXAS
76102

REPLAT
BEAR CREEK PLAZA ADDITION
LOT 2A-1R & 2B, BLOCK A

Date : 05.07.24
Scale : N/A
File : 34224.0D-PPLT
Project No. : 34224.0D

SHEET
2
2



AGENDA SUMMARY SHEET

August 12, 2024

AGENDA, ITEM 3

Zone Change: Public hearing to discuss and consider making a recommendation to the City Council of the City of Glenn Heights, Texas, 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 Willow Run Addition, City of Glenn Heights, Dallas County, Texas, and being commonly known as 1523 South Beckley Road, Glenn Heights, Dallas County, Texas.

[illegible]



CITY OF GLENN HEIGHTS PLANNING & ZONING COMMISSION REPORT

Date: August 12, 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.

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.

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

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.

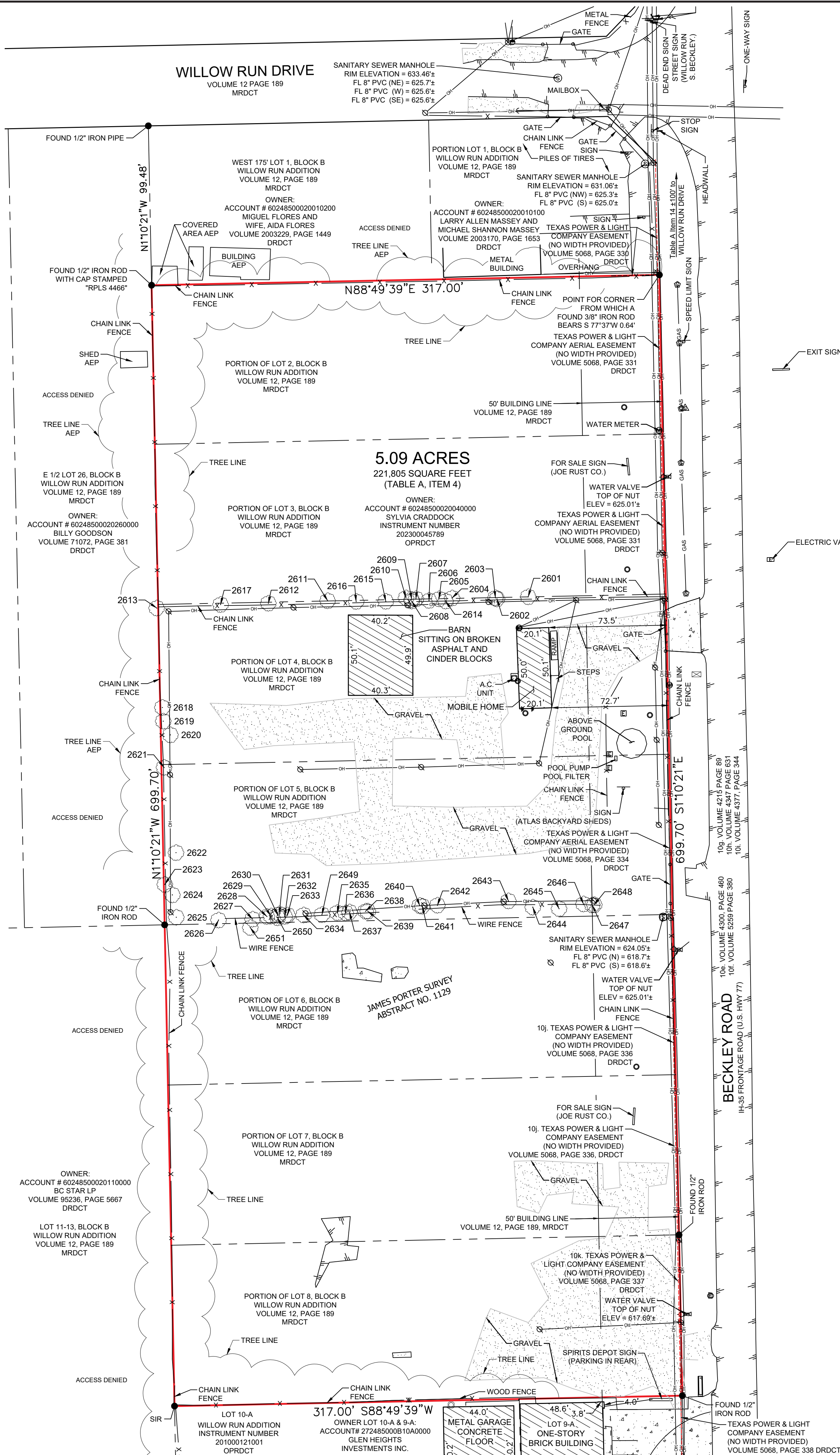
February 15, 2024

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.



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 Glenn 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

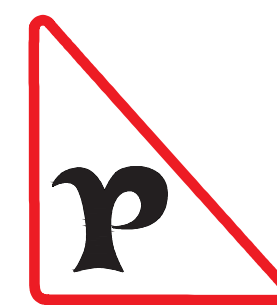
	GAS METER
	GAS MARKER FLAG/YELLOW PAINT MARK
	GAS SIGN
	GUY ANCHOR
	UTILITY POLE
	SIGN
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	WATER BOX
	SITE BENCHMARK
	WATER MANHOLE
	WATER VALVE
	WATER METER
	ELECTRIC BOX
	ELECTRIC HAND HOLE
	GAS BOX
	WATER HAND HOLE
	MAILBOX
	A.C. UNIT
AEP	OBTAINED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

PRELIMINARY SITE PLAN

COLOR LEGEND

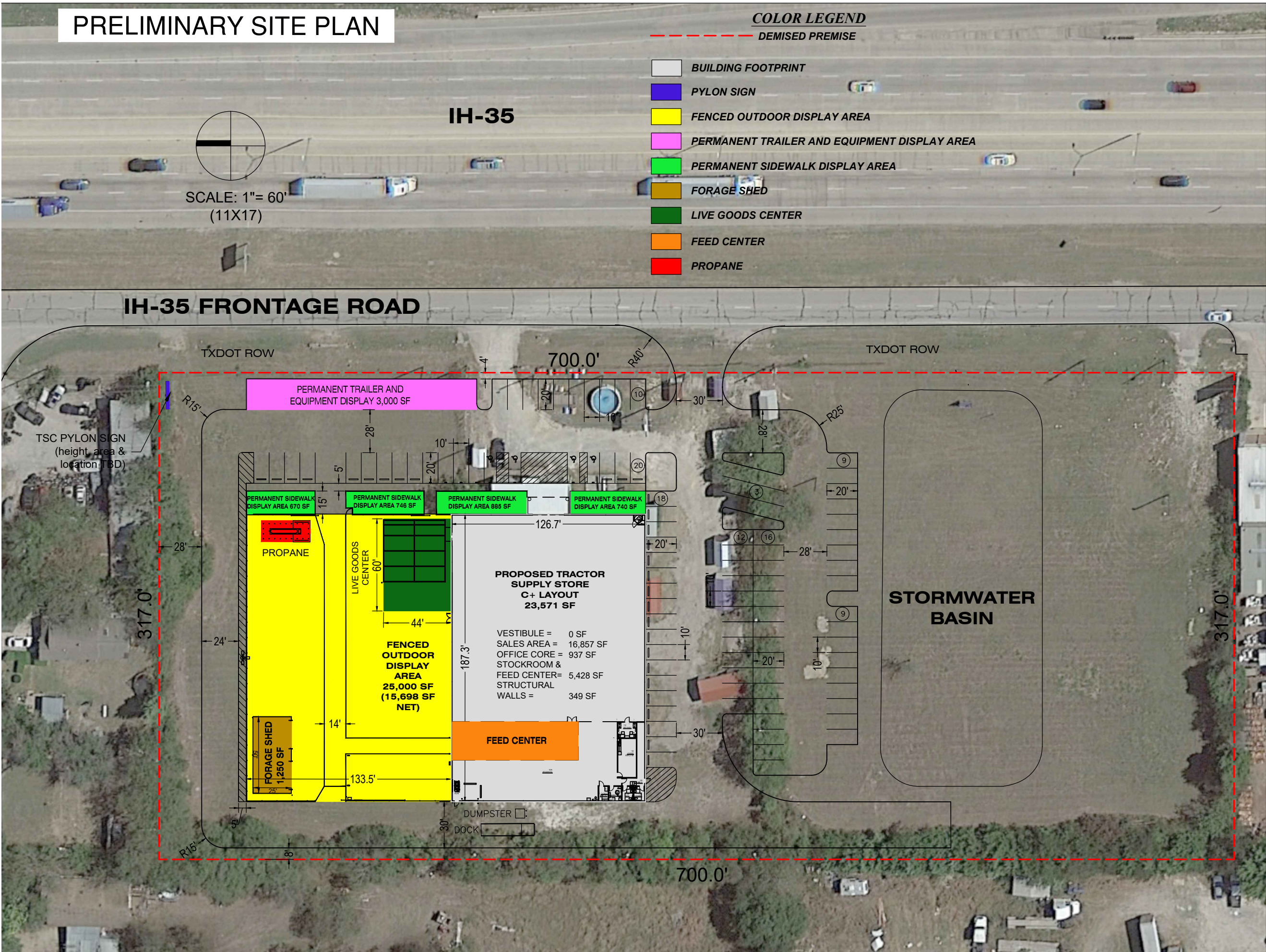
DEMISED PREMISE

- 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



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'

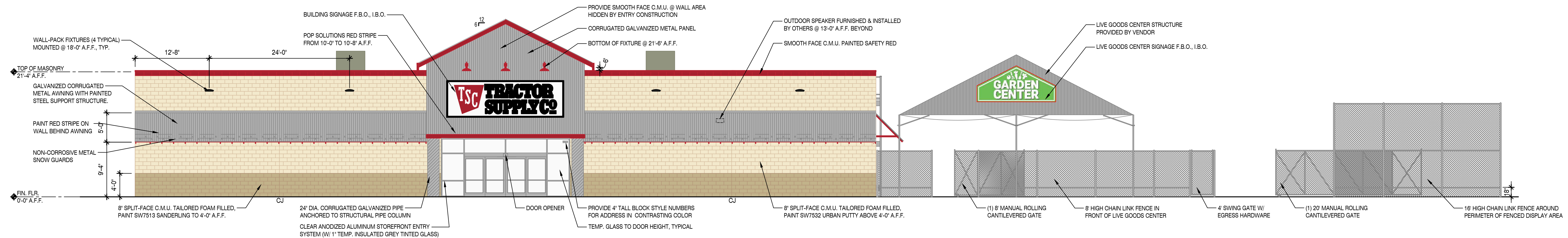
- PROJECT NOTES
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE, PAVEMENT LINES AND UTILITY REQUIREMENTS MUST BE VERIFIED.
 - ALL CURB CUTS SHOWN ARE PROPOSED AND MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

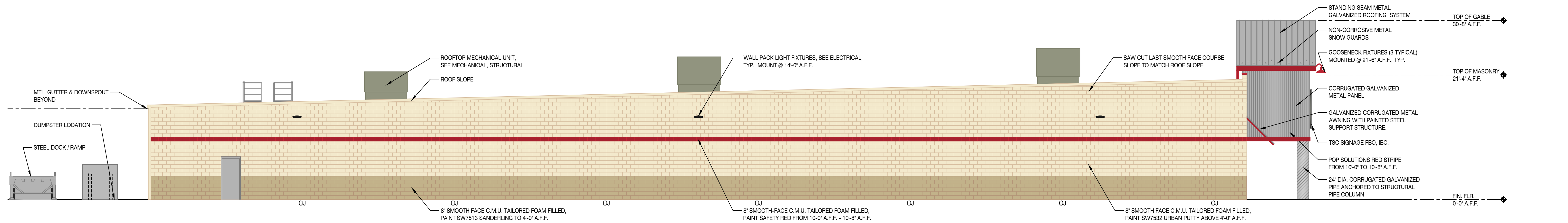
DATE	NARRATIVE	DRAWN BY
10/1/23	INITIAL RELEASE	SE3
10/11/23	REVISIONS	SE3
11/16/23	REVISIONS	SE3
2/12/24	REVISIONS	SE3
6/20/24	REVISIONS	SE3
8/7/24	REVISIONS	SE3

C+ PROTOTYPE

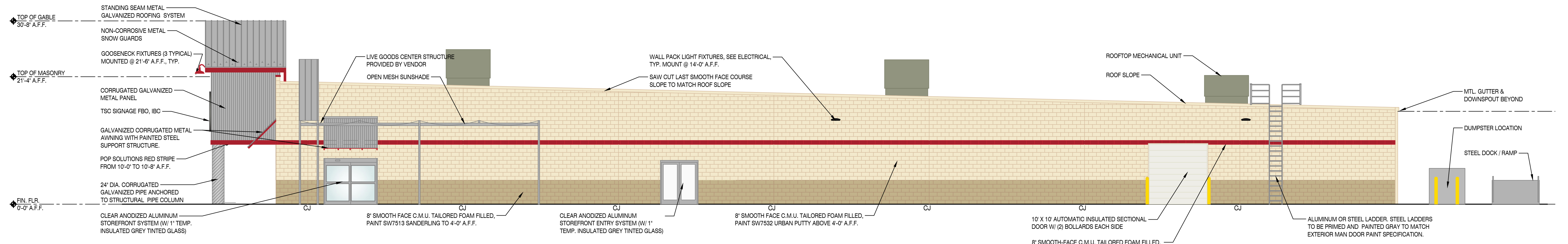
TRACTOR SUPPLY
GLENN HEIGHTS, TX - SITE 2



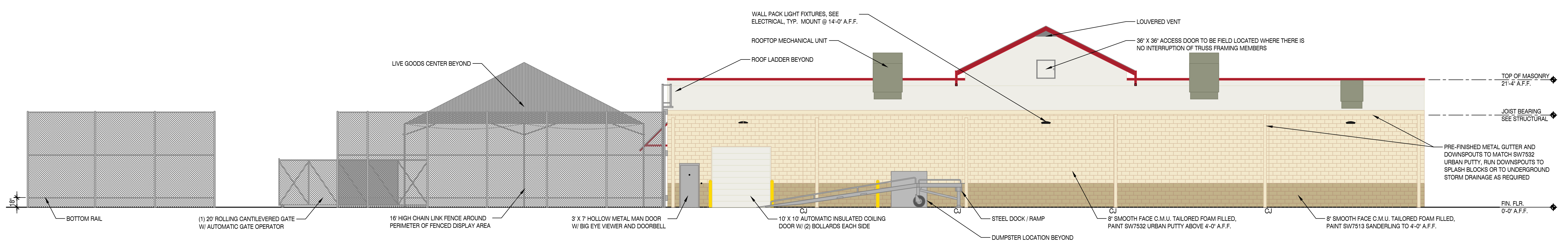
1 ELEVATION
SCALE: 1/8"=1'-0"



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

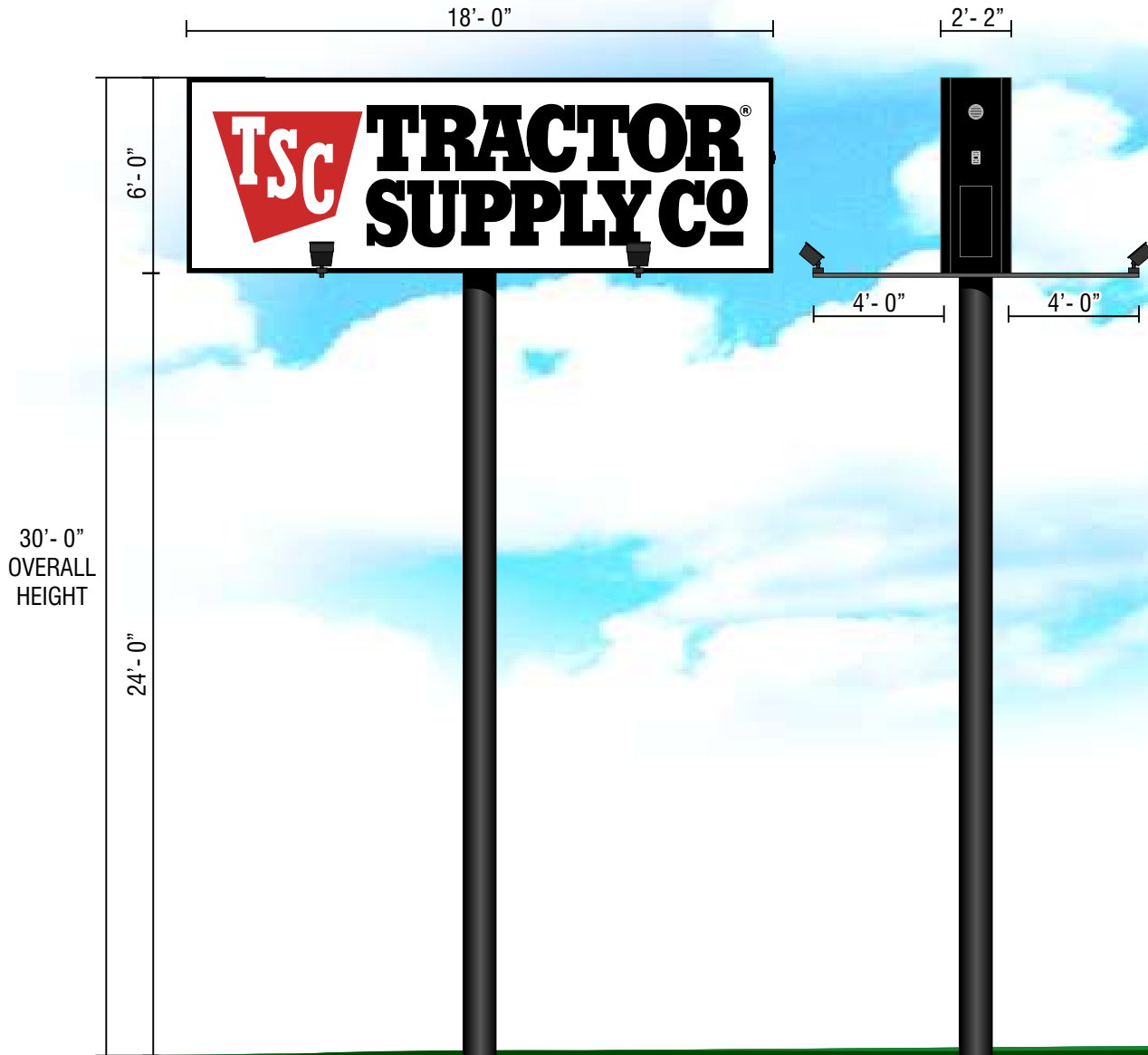


3 ELEVATION
SCALE: 1/8"=1'-0"



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

TRACTOR SUPPLY COMPANY
GLENN HEIGHTS, TEXAS



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.

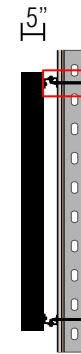
COLORS:

		
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.

CLIENT: TRACTOR SUPPLY CO.	STORE NO:	REV.	REV.	REV.	REV.
LOCATION: VARIOUS, USA	DATE: 10/14/20	REV.	REV.	REV.	REV.
ACCOUNT REP: DEANNA PAYNE	DRAWN BY: JAS	REV.	REV.	REV.	REV.
DRAWING NO: TRACTOR SUPPLY CO-VARIOUS USA-6 x 18 PYLON @ 30 OAH 120-277v		REV.	REV.	REV.	REV.
EXHIBIT APPROVED BY:					

NON-ILLUMINATED WALL SIGN



SEE MOUNTING DETAIL

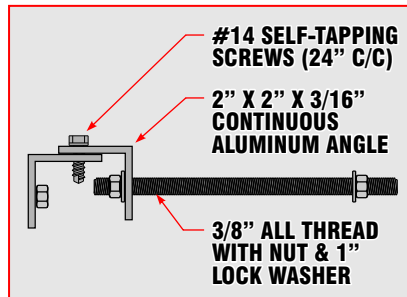
Minimum required backing (between fascia and studs and/or girts) for wall sign is 3/4" pressure treated plywood, to be the full height and length of the sign area provided by landlord/ Gen. Contractor. We must have access behind the wall to penetrate through with 3/8" allthread in order to secure sign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

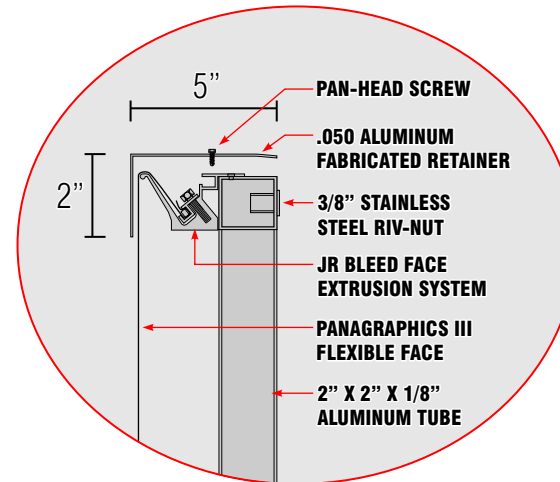
COLORS:

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"

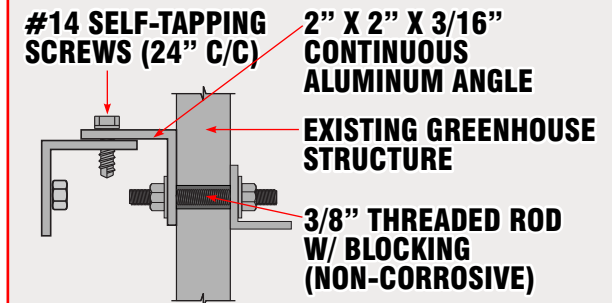


67.6 SQFT

****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

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

Acres: +- 5.00 ACRES

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. Inside the ring is a white circle containing a blue five-pointed star on the left and a stylized red and white building on the right.

PRELIMINARY SITE PLAN

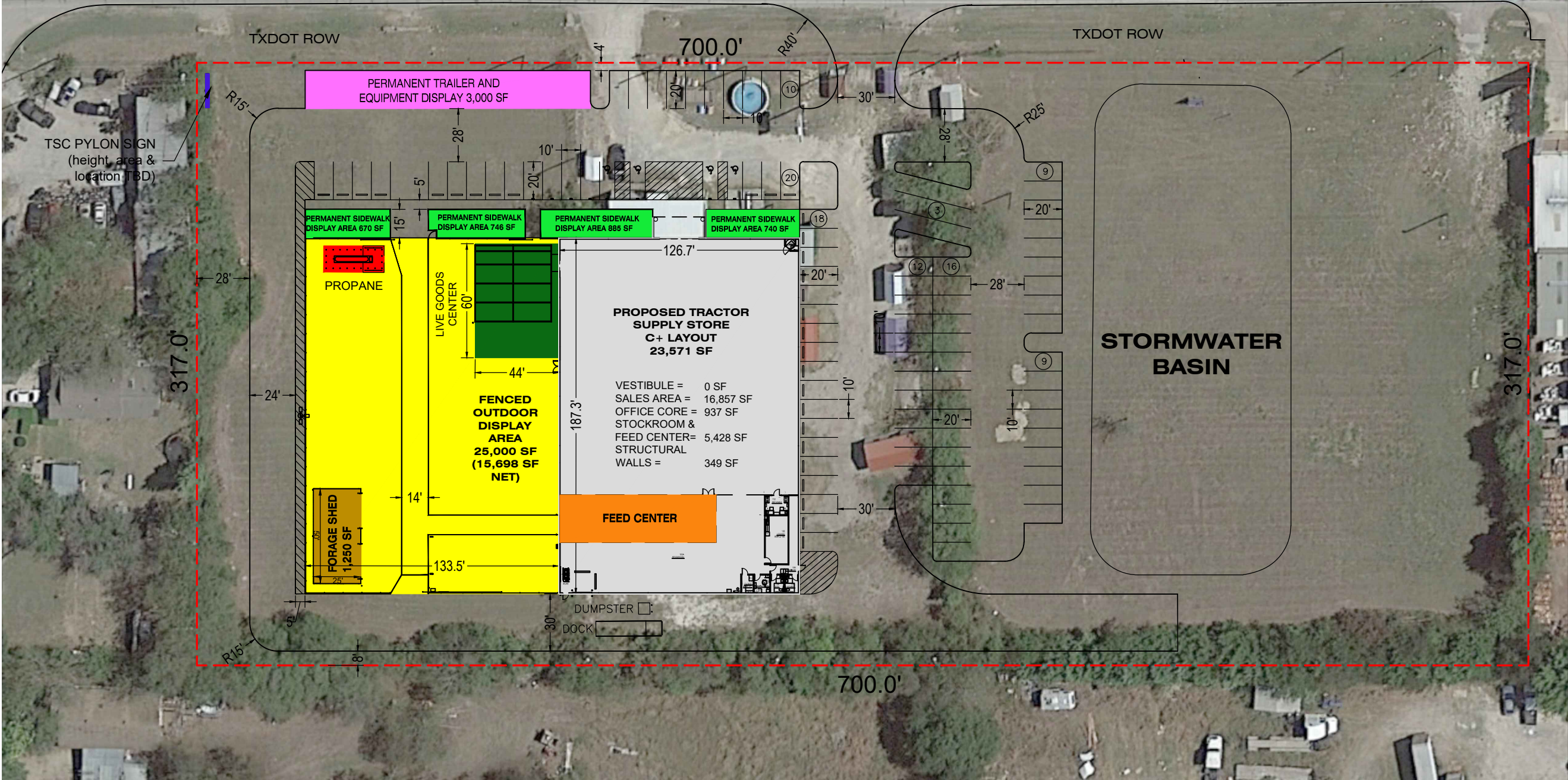
COLOR LEGEND
DEMISED PREMISE

- 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



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.

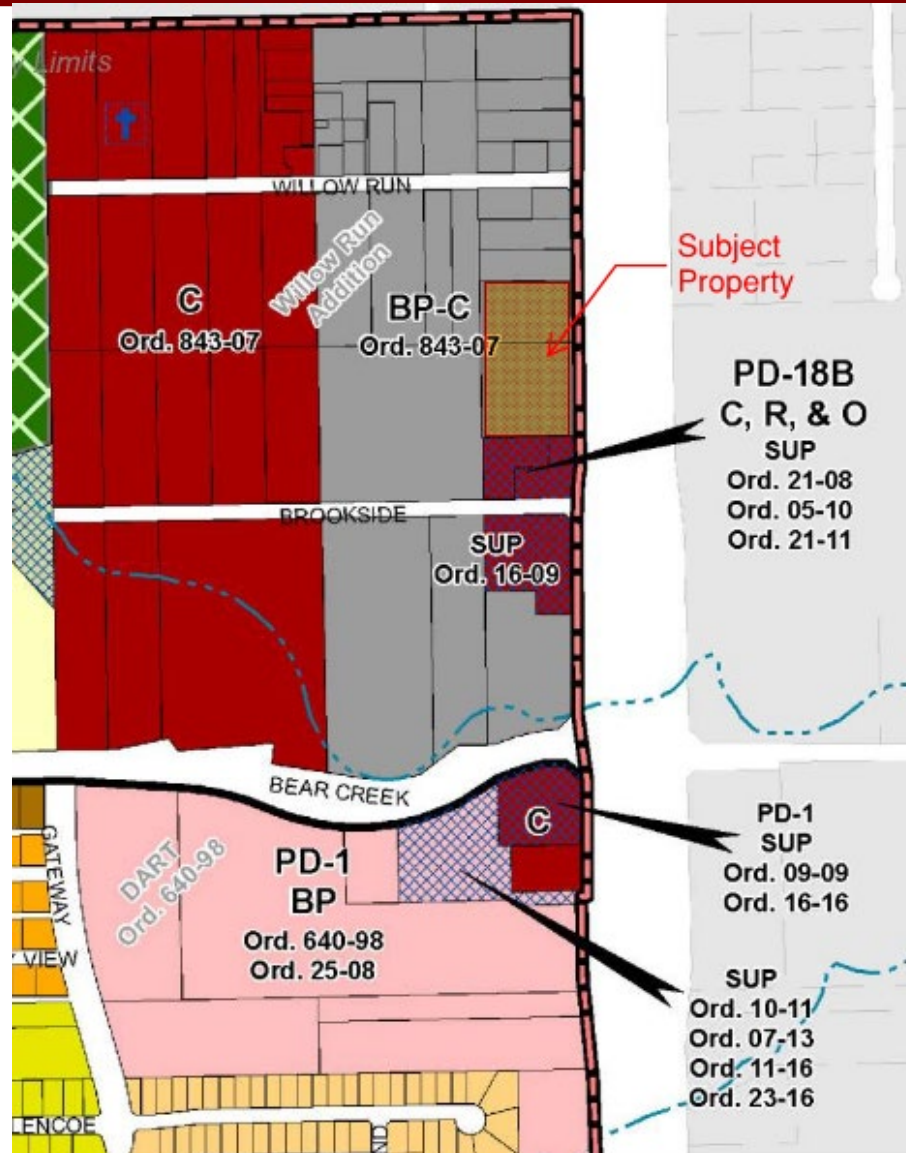
DRAWING ISSUE/REVISION RECORD

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
8/7/24	REVISIONS	SE3

C+ PROTOTYPE

TRACTOR SUPPLY
GLENN HEIGHTS, TX - SITE 2

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



AGENDA SUMMARY SHEET

August 12, 2024

AGENDA, ITEM 4

Maplewood South Preliminary Plat: Discuss and take action to approve a Preliminary Plat Request by Cody Crannell with CCM Engineering, for a 45.296+/- acre tract of land, situated in the William Rawlings Survey, Abstract Number 1205 in the City of Glenn Heights, Dallas County, Texas, being a part of that certain tract of land conveyed to Glenn Heights Beltline GP LLC, as described in deed recorded in Instrument Number 202100305245 of the Official Public Records, Dallas County, Texas.

[illegible]



LEGAL DESCRIPTION
BEING all that certain lot, tract, or parcel of land situated in the William Rawlings Survey, Abstract Number 1205 in the City of Glenn Heights, Dallas County, Texas, being a part of that certain tract of land conveyed to Glenn Heights Beltline GP LLC, as described in deed recorded in Instrument Number 202100305245 of the Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.) and being more particularly described as follows:
BEGINNING at a 1/2 inch iron pipe found for the southeast corner of said Glenn Heights Beltline GP tract and the northeast corner of that certain tract of land conveyed to First Texas Homes Inc, as recorded in Instrument Number 202000143401, O.P.R.D.C.T., said point also being the northwest corner of that certain tract of land conveyed to Sheffield Development Company Inc, as recorded in Volume 96227, Page 1216 of the Deed Records, Dallas County, Texas (D.R.D.C.T.); THENCE South 88 degrees 42 minutes 11 seconds West, with the south line of said Glenn Heights Beltline GP tract and the north line of said First Texas Homes tract, a distance of 18.97 feet to a 1/2 inch iron rod found with "TXDOT" cap in the northeast right-of-way line of proposed State Loop Number 9;
THENCE over and across said Glenn Heights Beltline GP tract and with the northeast right-of-way line of proposed State Loop Number 9, the following six (6) courses:
North 73 degrees 35 minutes 54 seconds West, a distance of 1270.55 feet to a point for corner;
North 74 degrees 28 minutes 36 seconds West, a distance of 466.48 feet to a point for corner;
North 75 degrees 21 minutes 18 seconds West, a distance of 383.78 feet to 1/2 inch iron rod found with "TXDOT" cap for corner;
North 59 degrees 19 minutes 33 seconds West, a distance of 162.97 feet to 1/2 inch iron rod found with "TXDOT" cap for corner;
North 75 degrees 21 minutes 18 seconds West, a distance of 14.40 feet to a point for corner in the north line of said Glenn Heights Beltline GP tract and the south line of Meadow Springs Phase I, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Map thereof recorded in Document Number 2003119116 of the Map Records of Dallas County, Texas, (M.R.D.C.T.); THENCE North 89 degrees 08 minutes 18 seconds East, with the north line of said Glenn Heights Beltline GP tract and the north line of Meadow Springs Phase I, a distance of 2547.92 feet to a point for the northeast corner of said Glenn Heights Beltline GP tract and the southeast corner of said Meadow Springs Phase I, said point also being in the west line of Lot 42-X, Block G of said Meadow Springs Phase I, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Map thereof recorded in Document Number 202200309853, M.R.D.C.T.; THENCE South 01 degrees 18 minutes 26 seconds East, with east line of said Glenn Heights Beltline GP tract, a distance of 802.75 feet to the PLACE OF BEGINNING and containing 24.128 acres of land.

SURVEYOR'S CERTIFICATE
Certified to First American Title Guaranty Company and Bloomfield Homes LP
I hereby certify that this survey was made on the ground under my supervision and that it correctly represents the facts found at the time of the survey. I further certify that all easements and rights-of-way of which I have been advised are shown hereon. There were no visible encroachments or conflicts in the boundary lines apparent on the ground except as shown hereon. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
CRYSTAL ROBERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5447

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.
Notary Public in and for the State of Texas



KNOW ALL MEN BY THESE PRESENTS:
THAT I, _____, do hereby certify that I prepared this Plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the Development Code regulations of the City of Glenn Heights, Texas.
Certificate of approval by the city council to be placed on plat in manner that will allow filling in of the certificate:
I hereby certify that the above and foregoing plat of _____ addition to the City of Glenn Heights was approved this ____ day of _____, 20____, by the city council of the City of Glenn Heights, Texas.
Mayor _____
City Secretary _____
Said addition shall be subject to all the requirements of the development code of the City of Glenn Heights.
Witness my hand this ____ day of _____, 20____.
City Secretary _____

OWNER'S DEDICATION
NOW THEREFORE, KNOW AL MEN BY THESE PRESENTS:
That Glenn Heights Beltline GP, L.L.C., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as maplewood south, an addition to the City of Glenn Heights, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same all, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvement or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all time have the full right of ingress and egress to or from the said easements for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).
Water main and wastewater easements shall also include additional area or working space for construction and maintenance of the systems additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and descriptions of such additional easements herein granted shall be determined by their location as installed.
This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the city of Dallas.
WITNESS my hand at Dallas, Texas, this the ____ day of _____, 20____.
Glenn Heights Beltline GP, L.L.C.
By: _____
Derek Murway Authorized Representative

OWNER:
GLENN HEIGHTS BELTLINE GP, LLC
CONTACT: XX
SURVEYOR:
CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
CONTACT: CODY CRANNELL
EMAIL: CODY@CCM-ENG.COM
(972) 691-6633
ENGINEER:
CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
CONTACT: CODY CRANNELL
EMAIL: CODY@CCM-ENG.COM
(972) 691-6633

CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
(972) 691-6633
TBPE FIRM #605
TBLS FIRM #1019474

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	99.54	50.00	114.06	N31° 57' 16"E	83.90
C2	54.07	50.00	61.95	N56° 03' 12"W	51.47
C3	37.52	50.00	42.99	S71° 28' 23"W	36.64
C4	4.93	475.00	0.59	N74° 10' 41"W	4.93
C5	2.36	475.00	0.28	N73° 44' 20"W	2.36
C6	46.79	303.36	8.84	N76° 00' 26"W	46.74
C7	45.22	303.36	8.54	N84° 41' 46"W	45.18
C8	61.82	200.00	17.71	S82° 27' 07"E	61.57
C9	76.57	252.45	17.38	N79° 50' 21"W	76.28
C10	28.75	182.60	9.02	N2° 21' 46"E	28.72
C11	52.83	200.00	15.14	N6° 16' 16"E	52.68
C12	12.32	108.40	6.51	N0° 43' 12"E	12.32
C13	61.45	50.00	70.42	N9° 04' 00"E	57.66
C14	41.89	50.00	48.00	N50° 08' 38"W	40.68

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	24.35	50.00	27.90	S80° 21' 26"W	24.11
C16	62.44	49.48	72.30	N37° 26' 49"W	58.37
C17	54.89	225.00	13.98	N80° 35' 09"W	54.75
C18	75.26	250.00	17.25	N82° 13' 15"W	74.97
C19	95.47	75.00	72.93	S51° 59' 30"W	89.15
C20	64.25	50.00	73.63	S52° 20' 23"W	59.92
C21	32.13	25.00	73.63	S52° 20' 23"W	29.96
C22	7.66	500.00	0.88	N74° 02' 10"W	7.66
C23	31.73	125.00	14.55	S6° 25' 40"W	31.65
C24	25.39	100.00	14.55	S6° 25' 40"W	25.32
C25	19.04	75.00	14.55	S6° 25' 40"W	18.99
C26	3.07	100.01	1.76	S74° 54' 52"E	3.07
C27	70.44	50.00	80.71	N50° 39' 12"W	64.75

PRELIMINARY PLAT
MAPLEWOOD SOUTH
45.296 ACRES
SITUATED IN THE
WILLIAM RAWLINGS SURVEY,
ABSTRACT NO. 1205
CITY OF GLENN HEIGHTS
DALLAS COUNTY, TEXAS
77 RESIDENTIAL LOTS
4-X LOTS
21.16 ACRES OF TXDOT R.O.W. DEDICATION
AUGUST 2024