AMENDED

NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, OCTOBER 7, 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, October 7, 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.

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of August 12, 2024.
2. Discuss and take action to approve the meeting minutes of September 9, 2024.

AGENDA

1. **Zone Change with Specific Use Permit ZC-03-24:** A Public Hearing will be held to discuss and receive testimony to consider making a recommendation

to City Council of the City of Glenn Heights, Texas, regarding changing the zoning classification from base zone Single Family-1 (SF-1) to Single Family-1 with a Specific Use Permit (SF-1 SUP) for the purpose of a Rehabilitation Care Institution, for approximately 2.784 acres tract of land situated in the James Porter, Abstract No. 1129 Glenn Heights, Dallas County, Texas, being a portion of a 50 acre tract conveyed to Leonard Bradford by Deed Records as recorded in Volume 67080, Page 1036 of the Deed Records, Dallas County, Texas and being commonly known as 1201 and 1205 E. Bear Creek 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, October 4, 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

AGENDA SUMMARY SHEET

October 7, 2024

CONSENT AGENDA, ITEM 1

Discuss and take action to approve the meeting minutes of August 12, 2024.

MINUTES OF THE PLANNING AND ZONING COMMITTEE OF THE CITY OF GLENN HEIGHTS, TEXAS

AUGUST 12, 2024

STATE OF TEXAS *
COUNTIES OF DALLAS AND ELLIS *
CITY OF GLENN HEIGHTS *

On the 12th day of August 2024, the Planning and Zoning Committee of the City of Glenn Heights, Texas met in a joint meeting in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, with the following members present:

BOARD MEMBERS:

Austin Kelley	*	Chair, Place 1
Arnold Davis, Jr.	*	Board Member, Place 3
Stevelyn Miller	*	Board Member, Place 4
Dr. Kelvin Stroy	*	Board Member, Place 6
Tabitha Gamble	*	Board Member, Place 7

STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services
Dr. LaSheyla Jones	*	City Planner

CALL TO ORDER

After establishing a quorum, Commissioner Austin Kelley called the Meeting of the Planning and Zoning Committee to order at 6:32 PM

INVOCATION

Commissioner Kelly delivered the Invocation at 6:32 PM

PLEDGE OF ALLEGIANCE

Commissioner Kelly led the assembly in the 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. (Parviz Pourazizian – Presentation)

   Public Hearing Opened
   Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE – Kelley, Davis, Miller, Stroy
CARRIED (4-0)

   Closed Public Hearing
   Commissioner Davis Motion, Commissioner Stroy 2nd

VOTE – Kelley, Davis, Miller, Stroy
CARRIED (4-0)

RECOMMEND – Approval
CARRIED (4-0)

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. (Parviz Pourazizian – Presenter)

   Real Estate Broker Joe Rusk was present to represent the developer. Commissioner Davis and Commissioner Miller asked questions to the representative.

   Public Hearing Opened
   Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE – Kelley, Davis, Miller, Stroy
CARRIED (4-0)

   Closed Public Hearing
   Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE – Kelley, Davis, Miller, Stroy
CARRIED (4-0)

RECOMMEND - Approval
CARRIED (4-0)

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. (Parviz Pourazizian – Presentation)

   Matt Gaunt – Presented on behalf of developer, Commissioner Stroy asked questions and made comments. Commissioner Davis also made a comment.

   Public Hearing Opened
   Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE – Kelley, Davis, Miller, Stroy, Gamble
CARRIED (5-0)

   Closed Public Hearing
   Commissioner Davis Motion, Commissioner Stroy 2nd

VOTE – Kelley, Davis, Miller, Stroy, Gamble
CARRIED (5-0)

RECOMMEND - Approval
CARRIED (5-0)

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.

   Public Hearing Opened
   Commissioner Davis Motion, Commissioner Stroy 2nd

VOTE – Kelley, Stokes, Davis, Miller, Alvarez, Gamble

CARRIED (5-0)

Closed Public Hearing
Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE – Kelley, Davis, Miller, Stroy, Gamble
CARRIED (5-0)

RECOMMEND - Approval
CARRIED (5-0)

ADJOURNMENT

Motion to Adjourn by Commissioner Stroy, 2nd by Commissioner Gamble

VOTE – Kelley, Davis, Miller, Stroy, Gamble
CARRIED (5-0)

Commissioner Austin Kelley adjourned the meeting at 7:09 PM

_____
Austin Kelley, Chairperson

Attest:

_____
Dr. LaSheyla Jones, City Planner
Passed and approved on the 7th day of October 2024

AGENDA SUMMARY SHEET

October 7, 2024

CONSENT AGENDA, ITEM 2

Discuss and take action to approve the meeting minutes of September 9, 2024.

MINUTES OF THE PLANNING AND ZONING COMMITTEE OF THE CITY OF GLENN HEIGHTS, TEXAS

SEPTEMBER 9, 2024

STATE OF TEXAS *
COUNTIES OF DALLAS AND ELLIS *
CITY OF GLENN HEIGHTS *

On the 9th day of September 2024, the Planning and Zoning Committee of the City of Glenn Heights, Texas met in a joint meeting in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, with the following members present:

BOARD MEMBERS:

Austin Kelley	*	Chair, Place 1
April Stokes	*	Board Member, Place 2
Arnold Davis, Jr.	*	Board Member, Place 3
Stevelyn Miller	*	Board Member, Place 4
Dr. Kelvin Stroy	*	Board Member, Place 6

ADVISORY MEMBERS:

Mr. Acosta	*	Advisor

STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services
Dr. LaSheyla Jones	*	City Planner

CALL TO ORDER

After establishing a quorum, Commissioner Austin Kelley called the Meeting of the Planning and Zoning Committee to order at 6:32 PM

INVOCATION

Commissioner Stroy delivered the Invocation at 6:32 PM

PLEDGE OF ALLEGIANCE

Commissioner Kelly led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

The Planning and Zoning Commission will recess temporarily.

GLENN HEIGHTS CAPITAL IMPROVEMENT ADVISORY COMMITTEE COMMISSION MEETING

1. Discussion and Take Action of Land Use assumption (LUA) and water, wastewater and Roadway (Traffic) Capital Improvement Project (CIP).

Julia presented the LUA, Traffic, and CIP to the commissioners. Commissioner Stroy question on area outside of city limits with water. Commissioner Davis question why it was not included in the Roadway. Frees and Nichols representative responded to their question and informed them it would be ongoing. Mr. Acosta questions what the order of the roadway development would be. They explained it would be phased.

Land Use Assumption
Commissioner Stroy Motion, Commissioner Stokes 2nd

VOTE – Kelley, Davis, Miller, Stroy, Stokes, Acosta
CARRIED (6-0)

Water, Wastewater, Roadway
Commissioner Davis Motion, Commissioner Stroy 2nd

VOTE – Kelley, Davis, Miller, Story, Stokes, Acosta
CARRIED (6-0)

RECOMMEND – Approval
CARRIED (6-0)

Adjourn. The Capital Improvement Advisory Committee will adjourn its meeting.

Motion to Adjourn by Commissioner Stroy, 2nd by Commissioner Gamble

VOTE – Kelley, Davis, Miller, Stroy, Gamble
CARRIED (5-0)

The Planning and Zoning Commission will reconvene into its Regular Called Meeting.

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of May 13, 2024.
2. Discuss and take action to approve the meeting minutes of May 20, 2024.
3. Discuss and take action to approve the meeting minutes of June 24, 2024.

Accept meeting minutes:
Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE – Kelley, Davis, Miller, Stroy, Stokes

CARRIED (5-0)

RECOMMEND – Approval
CARRIED (5-0)

ADJOURNMENT

Motion to Adjourn by Commissioner Stroy, 2nd by Commissioner Stokes

VOTE – Kelley, Davis, Miller, Stroy, Stokes
CARRIED (5-0)

Commissioner Austin Kelley adjourned the meeting at 6:51 PM

_____
Austin Kelley, Chairperson

Attest:

_____
Dr. LaSheyla Jones, City Planner
Passed and approved on the 7th day of October 2024

AGENDA SUMMARY SHEET

October 7, 2024

AGENDA, ITEM 1

Zone Change with Specific Use Permit ZC-03-24: A Public Hearing to receive testimony and discussion to consider making a recommendation to City Council of the City of Glenn Heights, Texas, Amending the Comprehensive Zoning Ordinance, Plan and Map of the City of Glenn Heights, as heretofore amended, by granting a Specific use permit to allow for the continuation of use as a Rehabilitation Care Institution on a 2.784-acre +/- tract of land located at 1201 and 1205 E Bear Creek Road, Glenn Heights, Dallas County, Texas situated in the James Porter, Abstract No. 1129 Glenn Heights, Dallas County, Texas

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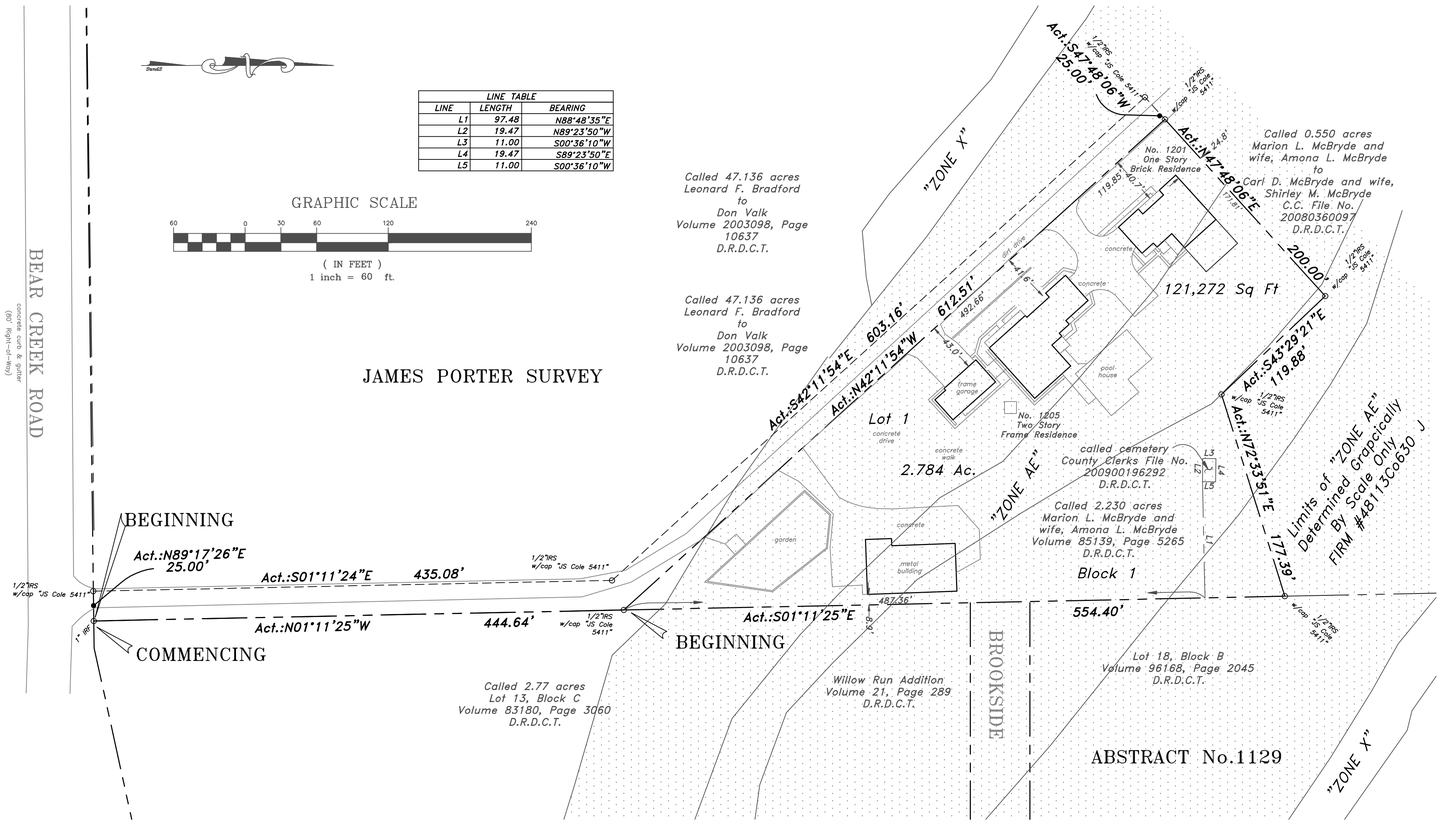

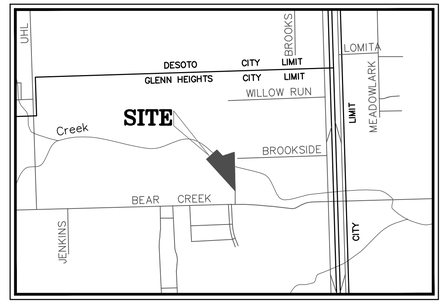

VICINITY MAP

"APPROVED"

_____ _____, 2011 _____ _____, 2011
Chairman Date Mayor Date

_____ _____, 2011 _____ _____, 2011
Secretary Date City Secretary Date

_____, 2011
Date of Approval

SANDS SURVEYING CORPORATION
1001 W. Euless Blvd. Ste. 107
Euless, TX 76040
(817) 355-5253 ph
(817) 510-0432 e-fax
www.SandsSurveyingTX.com
Land Surveying

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SCALE: 1"=60'
DATE: 03/03/2011
W.O.: 116778
DRAWN BY: JSC II
CHECKED BY: SC

Owner:
Marion L. McBryde
1205 E. Bear Creek Rd.
Glenn Heights, Texas 75154

25 FOOT INGRESS AND EGRESS EASEMENT

BEING a 25 foot INGRESS AND EGRESS Easement over and across that certain called 47.136 acre tract of land situated in the James Porter Survey, Abstract No. 1129 City of Glenn Heights, Dallas County, Texas as described in Deed from Leonaerd F. Bradford to Don Valk and recorded in Volume 2003098, Page 10637 of the Deed Records Dallas County Texas said 25 foot INGRESS AND EGRESS Easement being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron rod found for corner in the North line of Bear Creek Road a (80 wide Right-of-Way) at the Southeast corner of said 47.136 acre tract of land, same being the Southwest corner of that certain called Willow Run Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 12, Page 289, Map Records of Dallas County, Texas;

THENCE North 01°11'25" West with the East line of said 47.136 acre and the West line of said Willow Run Addition a distance of 444.64 feet to a 1/2" iron rod with plastic cap marked "JS COLE 5411" set for corner in said East and West lines and being at the South corner of that certain called 2.230 acre tract of tract of land described in Deed from Marion L. McBryde and wife Amona L. McBryde and recorded in Volume 85139, Page 5265 of said Deed Records;
THENCE North 42°11'54" West with the South line of said 2.230 acre tract a distance of 612.51 feet to a 1/2" iron rod with plastic cap marked "JS COLE 5411" set for corner at the Northeast corner of said Easement, same being the Northwest corner of that certain called 0.554 acre tract of land described in Deed from Marion L. McBryde and wife, Amona L. McBryde to Carl D. McBryde and wife, Shirley M. McBryde and recorded by County Clerks File No.20080360097 of said Deed Records;
THENCE South 47°48'06" West across said 47.136 acre tract a distance of 25.00 feet to a 1/2" iron rod with plastic cap marked "JS COLE 5411" set for corner;
THENCE South 42°11'54" East a distance of 603.16 feet to a 1/2" iron rod with plastic cap marked "JS COLE 5411" set for corner;
THENCE South 01°11'24" East a distance of 435.08 feet to a 1/2" iron rod with plastic cap marked "JS COLE 5411" set for corner in the North line of said Bear Creek Road, same being the South line of said 47.136 acre tract;
THENCE North 89°17'26" East with the South line of said 47.136 acre tract and the North line of said Bear Creek Road a distance of 25.00 feet back to the POINT OF BEGINNING and CONTAINING 26,192 square feet or 0.60 acres, more or less.

WHEREAS MARION L. MCBRYDE is the owner of a 2.784 acre parcel of land situated in the James Porter Survey, Abstract No. 1129, Dallas County, Texas and being all of that certain called 2.230 acre tract of land described in Deed from Marion L. McBryde and wife Amona L. McBryde amd recorded in Volume 85139, Page 5265 of the Deed Records of Dallas, County, Texas and being all of that certain called 0.554 acre tract of land described in Deed from Marion L. McBryde and wife, Amona L. McBryde to Carl D. McBryde and wife, Shirley M. McBryde and recorded in County Clerks File No. 20080360097 of said Deed Records, said 2.784 acre parcel of land being more particularly described by metes and bounds as follows:

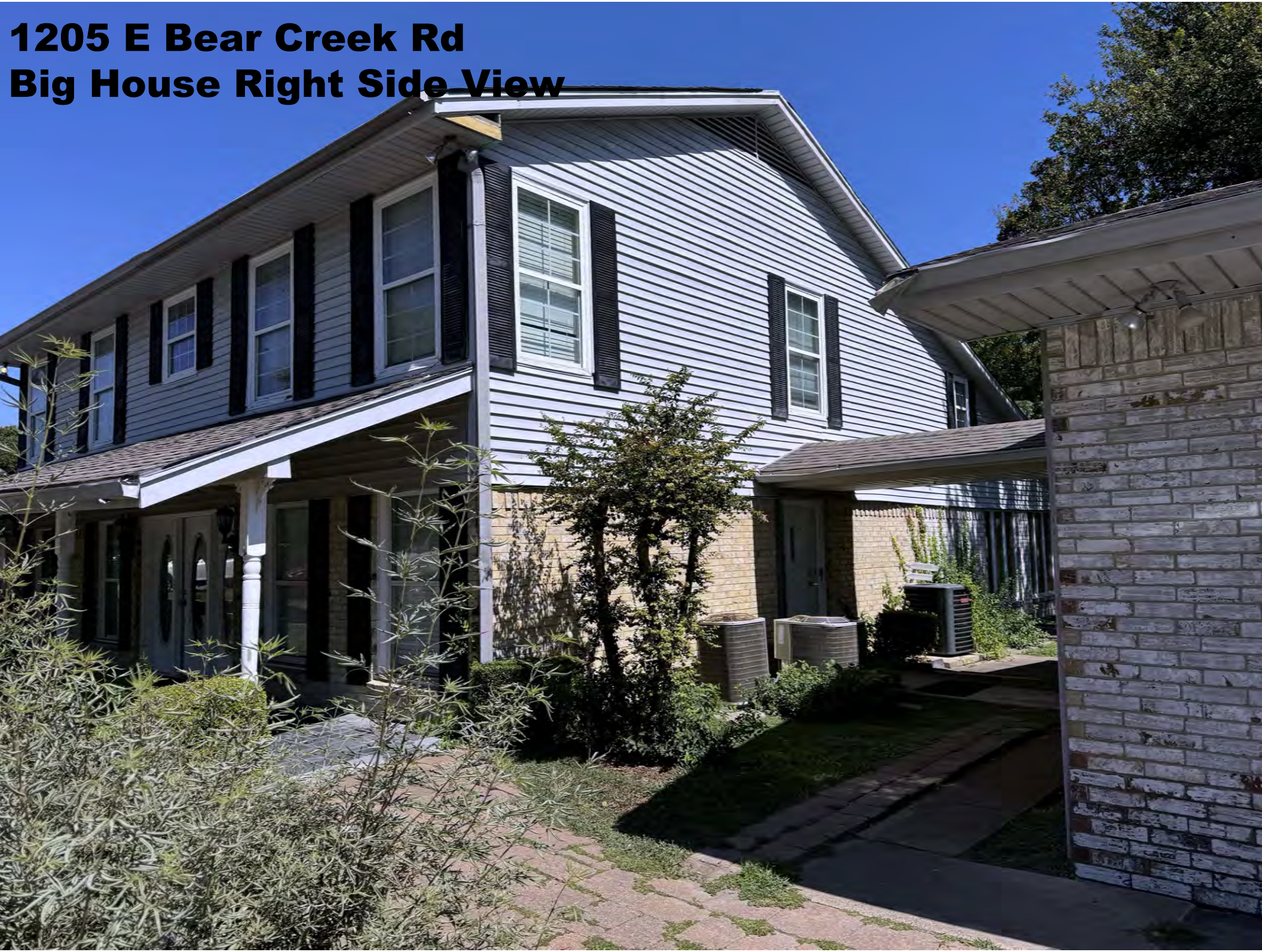
COMMENCING at a 1" iron rod found in the North line of Bear Creek Road a (80 foot wide Right-of-Way) and being at the Southeast corner of that certain called 47.136 acre tract of land described in deed from Leonard F. Bradford to Don Valk and recorded in Volume 2003098, Page 10637 of said Deed Records same being the Southwest corner of that certain called Willow Run Addition, an Addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 12, Page 289 of the Map Records of Dallas County, Texas;
THENCE North 01°11'25" West with the East line of said 47.136 acre and the West line of said Willow Run Addition a distance of 444.64 feet to a 1/2" iron rod with plastic cap marked "JS COLE 5411" set for corner in said East and West lines and being at the South corner of said 0.230 acre tract at the POINT OF BEGINNING:

THENCE North 42°11'54" West with the South line of said 2.230 acre tract at a distance of 492.66 feet passing the Northwest corner of said 2.230 acre tract same being the Southwest corner of said 0.554 acre tract and continuing a total distance of 612.51 feet to a 1/2" iron rod with plastic cap marked "JS COLE 5411" set for corner at the Northwest corner of said 0.554 acre tract;
THENCE North 47°48'06" East with the North line of said 0.554 acre tract at a distance of 171.81 feet passing a 1/2" iron rod found on the bank of Bear Creek and continuing a total distance of 200.00 feet to a 1/2" iron rod with plastic cap marked "JS COLE 5411" set for corner in said Creek and being at the Northwest corner of said 0.554 acre tract;
THENCE South 43°29'21" East with the East line of said 0.554 acre tract a distance of 119.88 feet to a 1/2" iron rod with plastic cap marked "JS COLE 5411" set for corner in said Bear Creek at the Southeast corner of said 0.554 acre tract and being at an angle corner in the North line of said 2.230 acre tract;
THENCE North 72°33'51" East with the North line of said 2.230 acre tract a distance of 177.39 feet to a 1/2" iron rod with plastic cap marked "JS COLE 5411" set for corner at the Northeast corner of said 2.230 acre tract and being in the West line of said Willow Run Addition;
THENCE South 01°11'24" East with the East line of said 2.230 acre tract and West line of said Addition a distance of 554.40 feet back to the POINT OF BEGINNING and CONTAINING: 121,272 square feet or 2.784 acres of land, more or less.

SITE PLAN
Athletes Helping Kids
Lot 1, Block 1
a 2.784 acre tract
James Porter Survey
Abstract No. 1129
City of Glenn Heights
Dallas County, Texas
April 20, 2011

1205 E Bear Creek Rd
Big House

1205 E Bear Creek Rd
Big House Right Side View



1205 E Bear Creek Rd
Big House Back Side View

1205 E Bear Creek Rd
Big House Left Side View

1205 E Bear Creek Rd
New Dorm

1205 E Bear Creek Rd
New Dorm Right Side View

1205 E Bear Creek Rd
New Dorm Back Side View

1205 E Bear Creek Rd
New Dorm Left Side View

1205 E Bear Creek Rd
Pool House

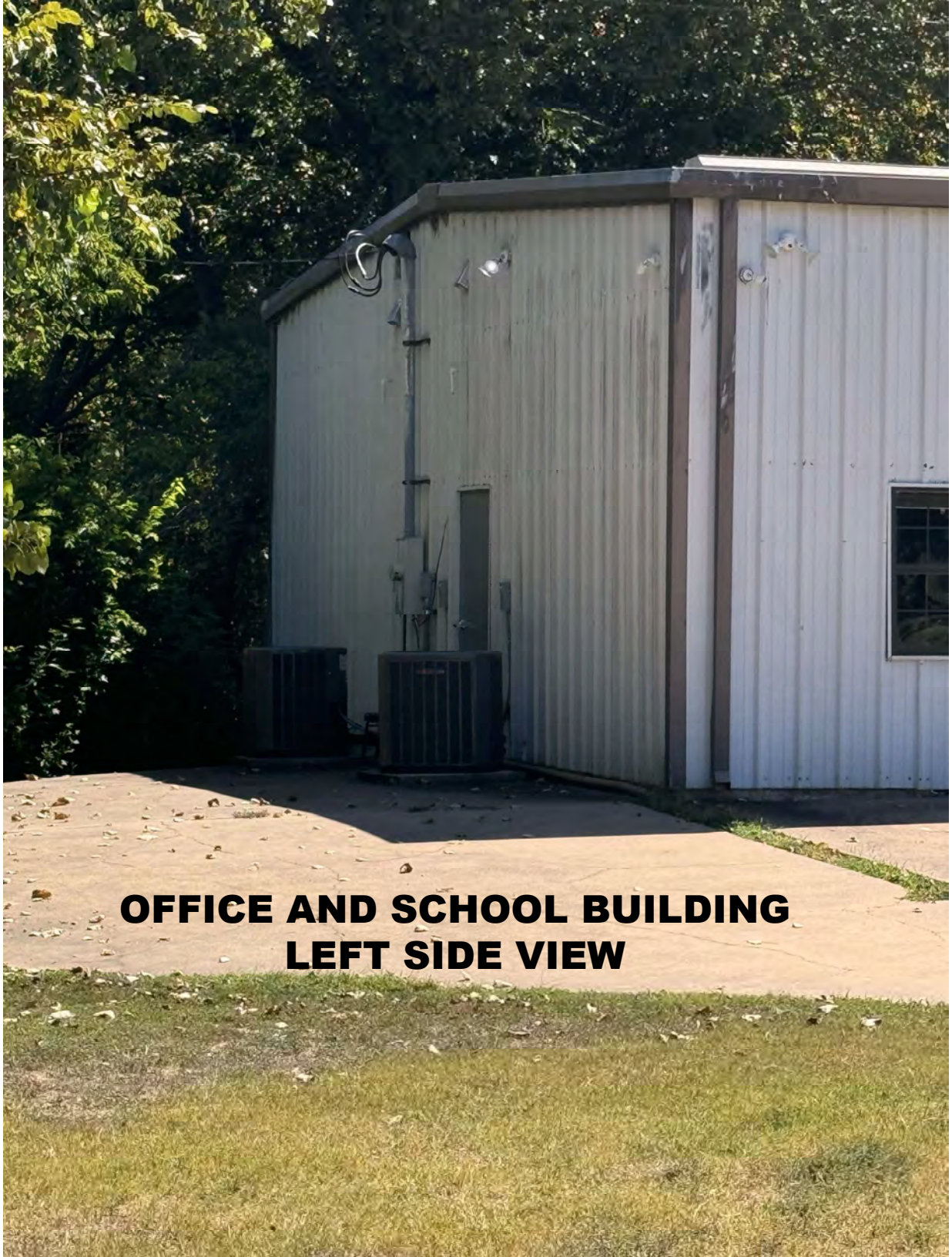
1205 E Bear Creek Rd
Pool House Left Side View

1205 E Bear Creek Rd
Pool House Back View

1205 E Bear Creek Rd
Pool House Right Side View

1205 E Bear Creek Rd
OFFICE AND SCHOOL BUILDING

OFFICE AND SCHOOL BUILDING
RIGHT SIDE VIEW



OFFICE AND SCHOOL BUILDING
LEFT SIDE VIEW

1201 E Bear Creek Rd
Small House

1201 E Bear Creek Rd
Small House Right Side View

1201 E Bear Creek Rd
Small House Back View

1201 E Bear Creek Rd
Small House Left Side View

LANDSCAPE PLAN

Athletes For Change
1205 and 1201
E Bear Creek Rd.
Glenn Heights, TX

LIGHTING PLAN

Athletes For Change
1205 and 1201
E Bear Creek Rd.
Glenn Heights, TX

SITE PLAN

Athletes For Change
1205 E Bear Creek Rd
4 Buildings:
School/Offices
New Dorm
Big House
Indoor Pool

1201 E Bear Creek Rd
Small House