



Board of Adjustments (BOA)
City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989

Staff use only
Date Received: 10/14/22
Fee: \$ 100 Paid on: _____

Request for Board of Adjustment (BOA) Hearing

Address of property: 1420 NE Barnard St. Glen Rose, TX. 760043

Applicant's Name: J3 Group LLC Date: 10-11-22

Property Owner/Applicant Information

Full Name: J3 Group LLC

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: B2

I am requesting this hearing for the following reason(s): ☒ Parking Variance

☐ Setback variance for ☐ side yard ☐ rear yard ☐ front yard

☐ Lot size variance ☐ Lot coverage variance

☐ Lot frontage width variance ☐ Lot depth variance ☐ Building height variance

☐ Challenging the decision of the ☐ Zoning Administrator ☐ Building Official
☐ Other City Official

Explain, in detail, the reason for appearing before the BOA: (Use a separate page if necessary.
Attach all photos, maps, drawings, etc).

The Present City required parking Spaces is 53 Spaces for our current
Site plans for the Proposed new Family Dollar/Dollar Tree.

This is an unusually high amount of parking spaces that a typical building
this size has. Attached is our site plan showing the amount of spaces
we can currently confiure on the size of lot that is proposed.

J3 Group LLC is requesting a parking variance as shown on the Attached
Site plan.

I hereby certify that all the information provided is true and correct to the best of my knowledge.

Applicant's Signature:

Angie B. Bain

Date: 10-11-22

Letter of Authorization for Owner Representation

I, William Green, hereby grant J3 Group LLC to request a parking variance for the property located at 1420 NE Barnard Street, Glen Rose, TX.

W B Green



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

November 19, 2022

Public hearing, discussion and possible action by the Board of Adjustment at the request of J3 Group LLC, applicant, for a variance for Acres 1.000, Tract B4-10, Abst A136 MILAM CO SCH LD, located just north of 1420 NE Barnard Street.

RE:

- **Variance request from the 1 parking space/200 SF requirement for a small discount store found in the Zoning Ordinance's schedule of uses.**

Dear Property Owner:

This letter is to inform you of a setback variance request in the area of your property ownership near 1420 NE Barnard Street. The purpose of the variance is to reduce the parking requirement from the 1 parking space/200 SF for a small discount store. State law requires the City to notify all property owners (most recent tax rolls) within 200' of the proposed request. The Board of Adjustment will hold a public hearing on November 8, 2022 at 5:30 p.m. in the City Council Chambers of City Hall, 201 NE Vernon Street, Glen Rose, Texas, 76043 to hear public comment on this request for variance. Immediately following the public hearing, the Board of Adjustment will take action to approve or deny the request.

It is important that you submit your opinion in writing to the Building and Planning Office for consideration by the Board. A form is included with this letter which you may mail or return to one of the drop boxes located at City Hall.

Questions regarding the variance request or this letter may be directed to Jodi Holthe, (254)-897-2272, ext:109. Thank you.

Sincerely,

Building and Planning / Code Enforcement

NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas
Building, Planning, Code Enforcement Department
P.O. Box 1949, Glen Rose, TX 76043
Ph: (254) 897-2272 Fax: (254) 897-7989

Public hearing, discussion and possible action by the Board of Adjustment at the request of J3 Group LLC, applicant, for a variance for Acres 1.000, Tract B4-10, Abst A136 MILAM CO SCH LD, located just north of 1420 NE Barnard Street.

RE:

- **Variance request from the 1 parking space/200 SF requirement for a small discount store found in the Zoning Ordinance's schedule of uses.**

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

NAME: _____

ADDRESS: _____

I AM () IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Building and Planning / Code Enforcement

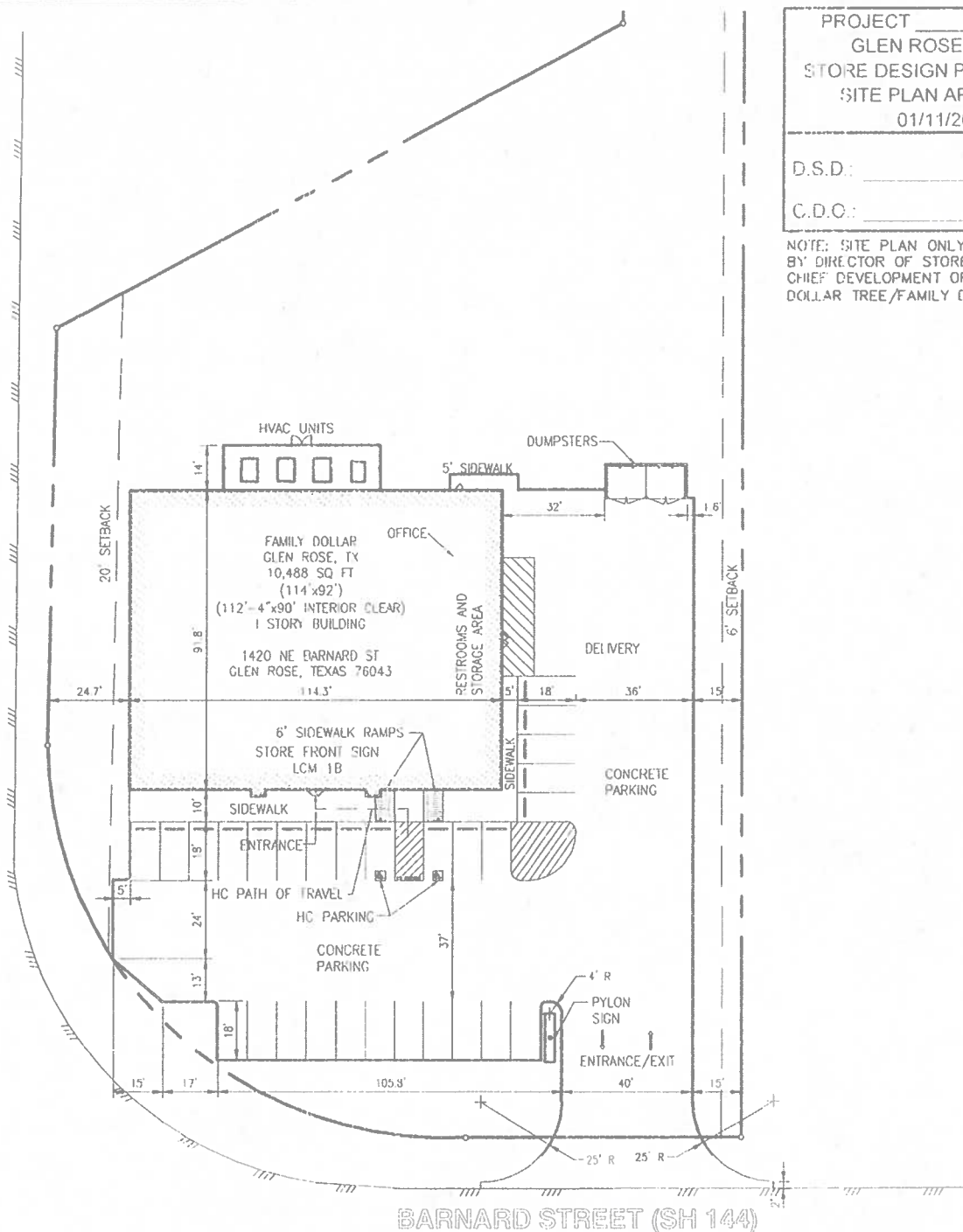
PROJECT
GLEN ROSE, TEXAS
STORE DESIGN PRELIMINARY
SITE PLAN APPROVAL
01/11/2021

D.S.D.:

C.D.O.:

NOTE: SITE PLAN ONLY VALID IF SIGNED
BY DIRECTOR OF STORE DESIGN AND
CHIEF DEVELOPMENT OFFICER OF
DOLLAR TREE/FAMILY DOLLAR.

BIG BEND TRAIL (US 67)



PARKING SPACES (ALL SPACES 9'x18')

STANDARD	26
ASSESSIBLE	2
TOTAL	(REQUIRED 53) PROVIDED 28

GENERAL NOTES

1. THE CITY OF GLEN ROSE HAS ORDINANCES REGARDING SETBACKS (AS SHOWN).
2. THERE ARE NO KNOWN EASEMENTS AFFECTING THIS PROPERTY.
3. THERE ARE NO KNOWN CROSS ACCESS ISSUES AFFECTING THIS PROPERTY.
4. THE CITY OF GLEN ROSE MAY REQUIRE STORMWATER DETENTION.
5. THE CITY OF GLEN ROSE HAS ORDINANCES REGARDING PARKING SPACES. A VARIANCE WILL BE REQUIRED.

SCALE: 1" = 50'



FOR REVIEW
PURPOSES ONLY

NOT FOR
CONSTRUCTION

Brb Staehs, P.E. 72828

Date: 01/11/2022

ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
408 NORTH THIRD STREET, LUFKIN, TEXAS 75901
936-634-5528
TX ENGINEERING FIRM NO. F-1156
TX SURVEYING FIRM NO. 100291-00

**FAMILY DOLLAR STORE
GLEN ROSE, TEXAS**

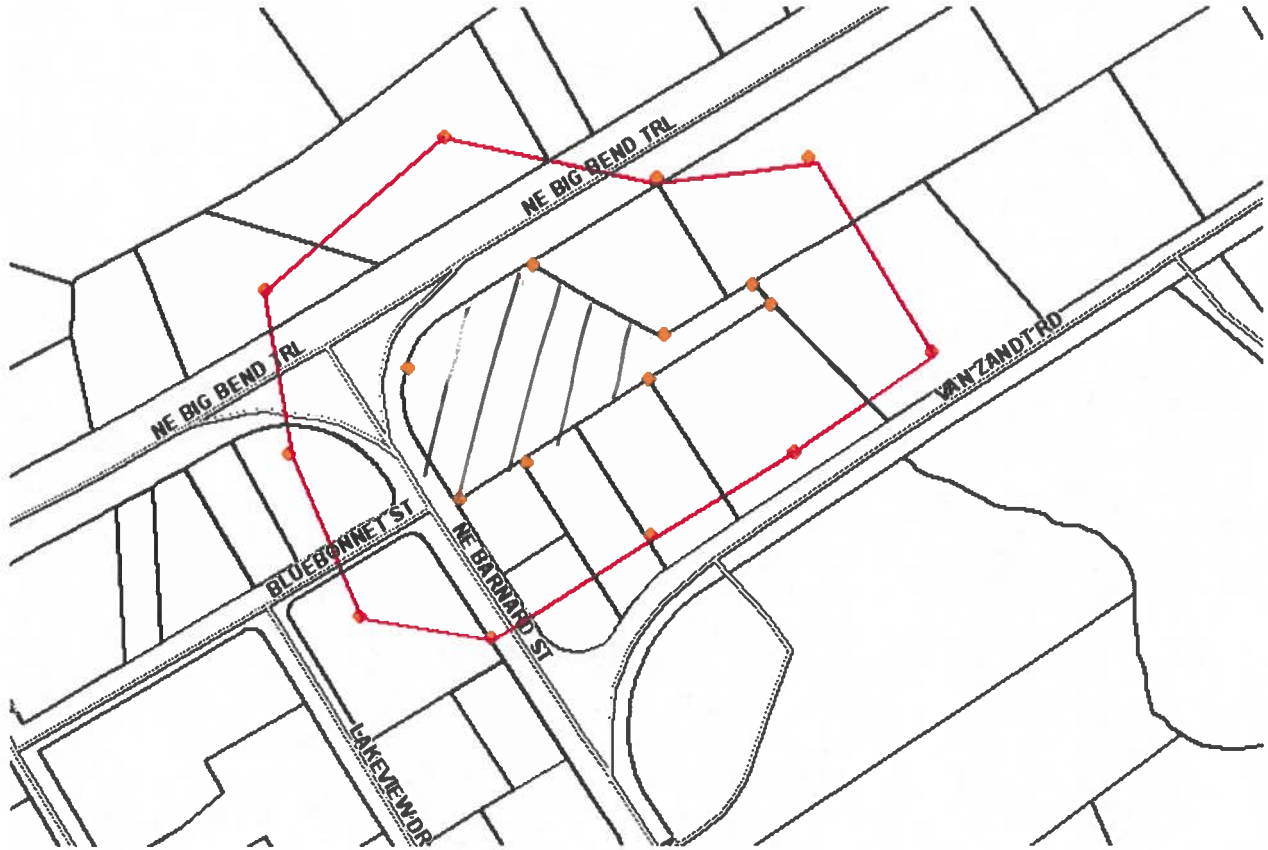
PRELIMINARY SITE PLAN

Designed by	Drawn By	Scale
Surveyed By	Checked By	F.R.N.
Calculated by	Date	Save Name

Drawing
or
Job No.
E
F-067
Sheet
1
of
4

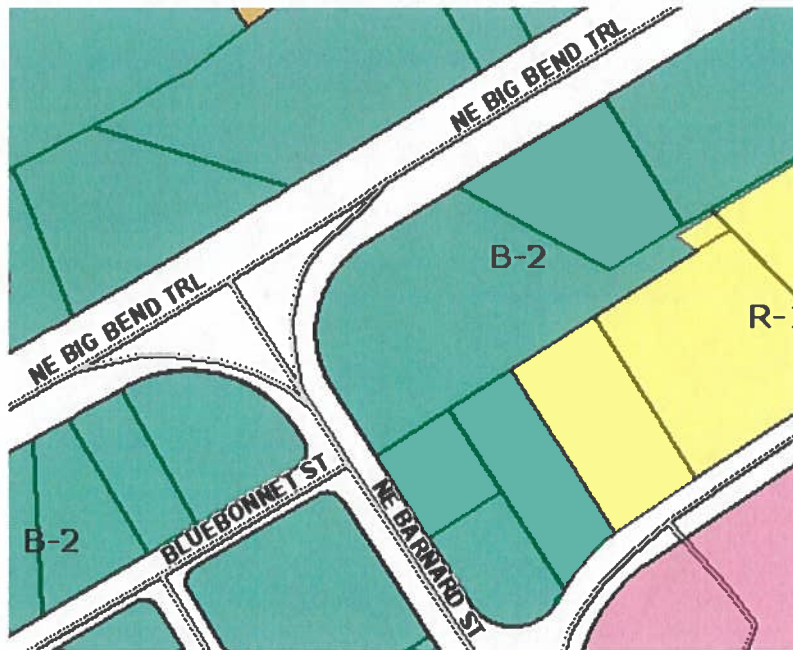
1420 NE Barnard Street

Variance Request

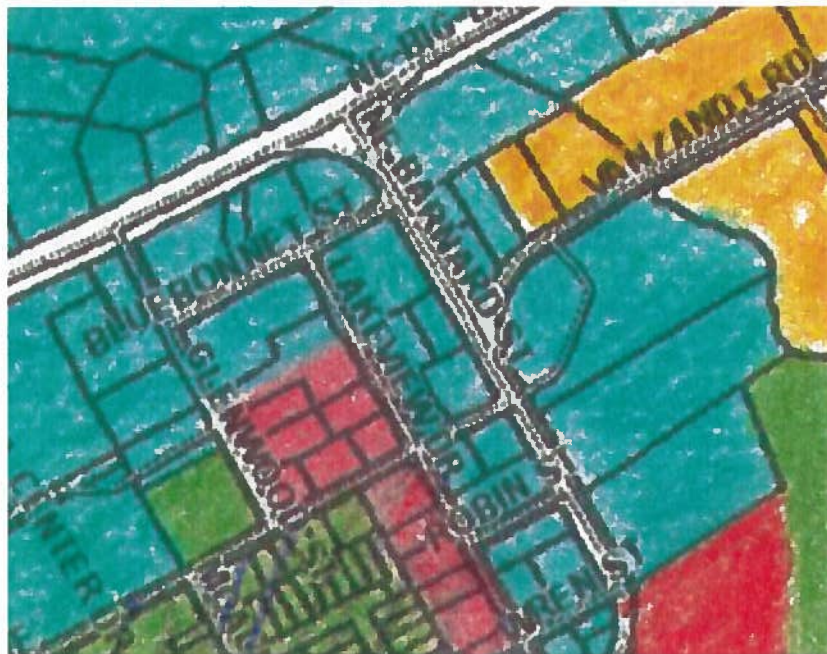


1420 NE Barnard Street




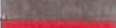







Current Zoning



Future Zoning



LEGEND

Zone	Map Section/Area	Color	Color Name
R-1	Single Family		Golden Yellow
R-2M	Single Family/Duplex/Cabin		Pink
R-3	Single/Two-Four/MH		Tan
R-4	Multi-Family		Gray
B-1	Restricted Commercial		Orange
B-2	General Commercial		Aqua Green
I	Industrial		Brown
OSP	Open Space Parks		Yellow Green
PD	Planned Development		Mahogany Overlay
PF	Public Facilities		Violet Purple Overlay
H	Historic District		Black Overlay

14.02.048 B-2 General Commercial District

- (a) Purpose. The B-2 General Commercial District is established to accommodate most commercial activities that cannot generally be accommodated in the B-1 district. This district permits the storage of goods, materials, equipment, machinery and vehicles outside of enclosed buildings.
- (b) Permitted uses. The uses permitted in the B-2 district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
- (c) Specific use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward its recommendations of action to the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for the uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percentage of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. No enclosed or covered parking is specifically required.

(Ordinance 240 adopted 3/15/94; 2007 Code, sec. 155.22)

4) Commercial Type, Retail, and Service Uses

[illegible][illegible]

1420 NE Barnard Street

200 Ft Radius

1. (Owner)
William Green
P O Box 386
Glen Rose, TX 76043-1386
(R2342, R3929 & R10532)
2. (Applicant)
J3 Group LLC
PO Box 158
Camden, TX 75934
3. Cossio & Van Marweijk LLC
PO Box 825
Glen Rose, TX 76043
4. Winton Dale Glass
P.O. Box 1212
Glen Rose, TX 76043-1212
5. Sharlin Janell Sifford ET UX
P O Box 1226
Glen Rose, TX 76043-1226
6. Henry C Womack III
P.O. Box 332
Rainbow, TX 76077
7. Lillian Loveta Willey ET AL
PO Box 732
Glen Rose, TX 76043
(R105588 & R4382)
8. JRC Repair Services LLC
1024 CR 1024
Glen Rose, TX 76043
(R2511 & R1021)

9. Daniels Jones Real Estate Group, LLC
PO Box 1324
Glen Rose, TX 76043

10. Jappa Corporation
126 Lakeview Dr
Sunnyvale, TX 75182

11. R.N.P Venture, LLC
4342 S FM 56
Glen Rose, TX 76043

NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas
Building, Planning, Code Enforcement Department
P.O. Box 1949, Glen Rose, TX 76043
Ph: (254) 897-2272 Fax: (254) 897-7989

Public hearing, discussion and possible action by the Board of Adjustment at the request of J3 Group LLC, applicant, for a variance for Acres 1.000, Tract B4-10, Abst A136 MILAM CO SCH LD, located just north of 1420 NE Barnard Street.

RE:

- Variance request from the 1 parking space/200 SF requirement for a small discount store found in the Zoning Ordinance's schedule of uses.

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

NAME: Mike Daniels

ADDRESS: 1107 N.E. Big Bend Trail Glen Rose, TX 76043

I AM ☒ IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Building and Planning / Code Enforcement

A handwritten signature in blue ink that reads "Mike Daniels". The signature is written in a cursive, flowing style.

10-26-22

NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas
Building, Planning, Code Enforcement Department
P.O. Box 1949, Glen Rose, TX 76043
Ph: (254) 897-2272 Fax: (254) 897-7989

R2342
R3929
R10532

Public hearing, discussion and possible action by the Board of Adjustment at the request of J3 Group LLC, applicant, for a variance for Acres 1.000, Tract B4-10, Abst A136 MILAM CO SCH LD, located just north of 1420 NE Barnard Street.

RE:

- Variance request from the 1 parking space/200 SF requirement for a small discount store found in the Zoning Ordinance's schedule of uses.

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

NAME: William B. Green

ADDRESS: P.O. Box 386 Glen Rose, Tex 76043

I AM ☒ IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Building and Planning / Code Enforcement



Board of Adjustments (BOA), City of Glen Rose, Texas

P.O. Box 1949, Glen Rose, Texas 76043

BOARD OF ADJUSTMENTS (BOA) DETERMINATION

Purpose of hearing: Public hearing, discussion and possible action by the Board of Adjustment at the request of J3 Group LLC, applicant, for a variance for Acres 1.000, Tract B4-10, Abst A136 MILAM CO SCH LD, located just north of 1420 NE Barnard Street.

- Variance request from the 1 parking space/200 SF requirement for a small discount store found in the Zoning Ordinance's schedule of uses.

Date and time of public hearing: **Tuesday, November 8, 2022 at 5:30 p.m.**

After considering all information submitted, the Board of Adjustments has made the following determination:

☐ Deny the variance. ☐ Approve the variance.

☐ Approve the variance with the following provisions.

Signature
Position: Chairman, Board of Adjustments

Date