

ORDINANCE NO. 7401

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A CHANGE IN ZONING FROM SINGLE-FAMILY-7 (SF-7) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY-7 (SF-7) USES; (2) A SPECIFIC USE PROVISION FOR A GUEST HOUSE ON A PROPERTY ZONED SINGLE-FAMILY-7 (SF-7) DISTRICT AND (3) A DETAIL PLAN FOR A GUEST HOUSE ON A 0.22-ACRE TRACT OF LAND LOCATED AT 2112 BROOKHOLLOW DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 12th day of December, 2022, the Plan Commission did consider and make recommendations on a certain request for (1) a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses; (2) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and (3) a Detail Plan for a Guest House by **Claudia Rodriguez**; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFOR, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:

Section 1

The Garland Development Code is hereby amended by approving (1) a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses; (2) a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District and (3) a Detail Plan for a Guest House on a 0.22-acre tract of land located at 2112 Brookhollow Drive and being more particularly described in Exhibit "A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit "A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

FILE NO. Z 22-17

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this 21st day of February, 2023.

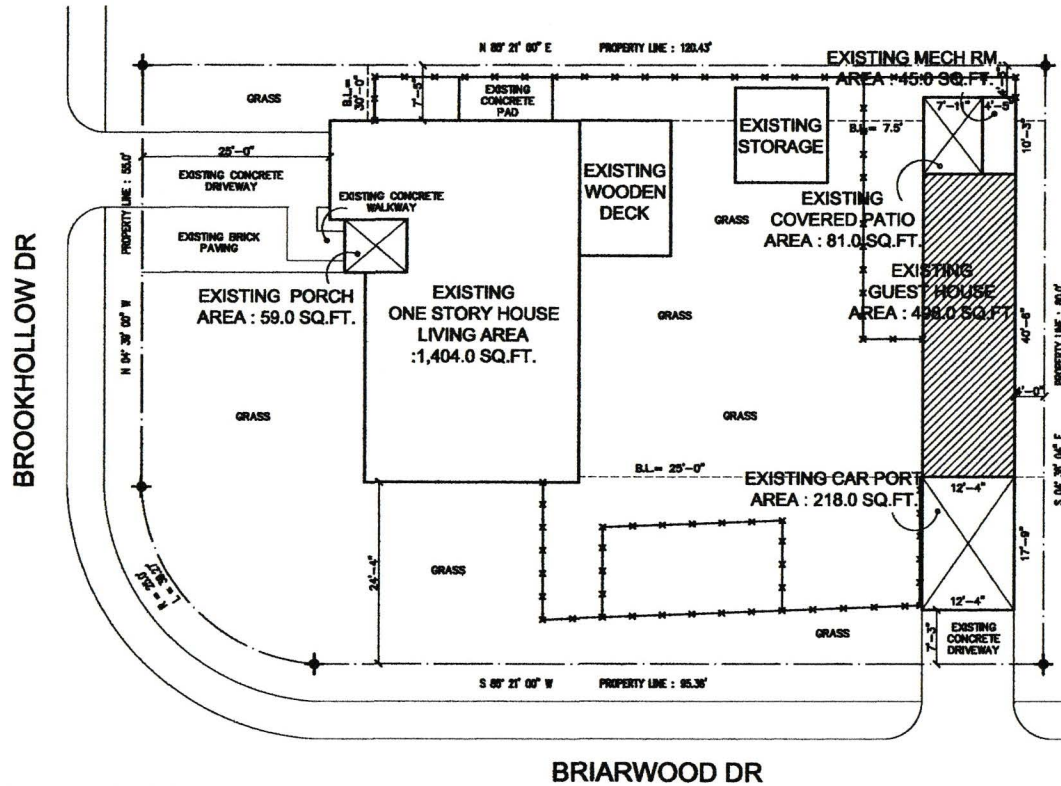
THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:



SITE PLAN

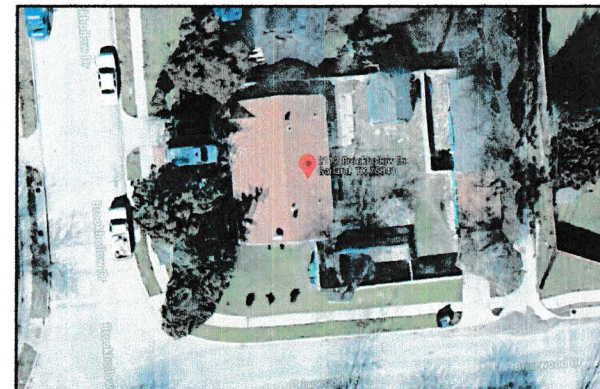
SCALE: 1/16" = 1'-0"

PROJECT DATA

PROJECT NAME: EXISTING MOTHER IN LAW TO BE REPAIRED
 ADDRESS: 2112 BROOKHOLLOW DR
 LOT No.: 1
 BLOCK No.: 2
 GUEST HOUSE PARKING SPACES: 1

AREAS IN SQUARE FEET

EXISTING LIVING AREA: 1,404.0 sqft.
 EXISTING PORCH AREA: 59.0 sqft.
 EXISTING GUEST HOUSE AREA: 498.0 sqft.
 EXISTING CAR PORT AREA: 218.0 sqft.
 EXISTING COVERED PATIO AREA: 81.0 sqft.
 EXISTING MECHANICAL RM AREA: 45.0 sqft.



DESIGN

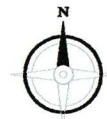
shp@lradesign.com
214-704-6233

GENERAL NOTES

1. THE GENERAL CONTRACTOR/OWNER SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/CONTRACTS. THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER IF THERE ARE ANY DISCREPANCIES/CONFLICTS BEFORE THE BEGINNING OF THE CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL INFORMATION. CONSTRUCTION PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION AND SHALL BE SOLELY RESPONSIBLE TO BRACK, VERIFY, MEASURE, AND INSTALL ALL EQUIPMENT AND MATERIALS AS WELL AS TO MAINTAIN THE QUALITY OF THE PROJECT.
4. ALL WORK PERFORMED ON THE PROJECT SHALL MEET OR EXCEED THE CURRENT CODES OF THE APPLICABLE BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY DEMONSTRATION NECESSARY TO THE QUALITY OF THE STRUCTURES OF THE PROJECT. FURTHERMORE IT IS RECOMMENDED THAT THESE PLANS SHALL BE PROVIDED BY A QUALIFIED PROFESSIONAL ENGINEER AND TO BE APPROVED BY A LICENSED PROFESSIONAL ENGINEER AND TO BE APPROVED BY A LICENSED PROFESSIONAL ENGINEER.

SQUARE FOOTAGE

CITY OF GARLAND CASE NUMBER:
(220113-3)



Project Name:

EXISTING MOTHER IN LAW TO BE REPAIRED

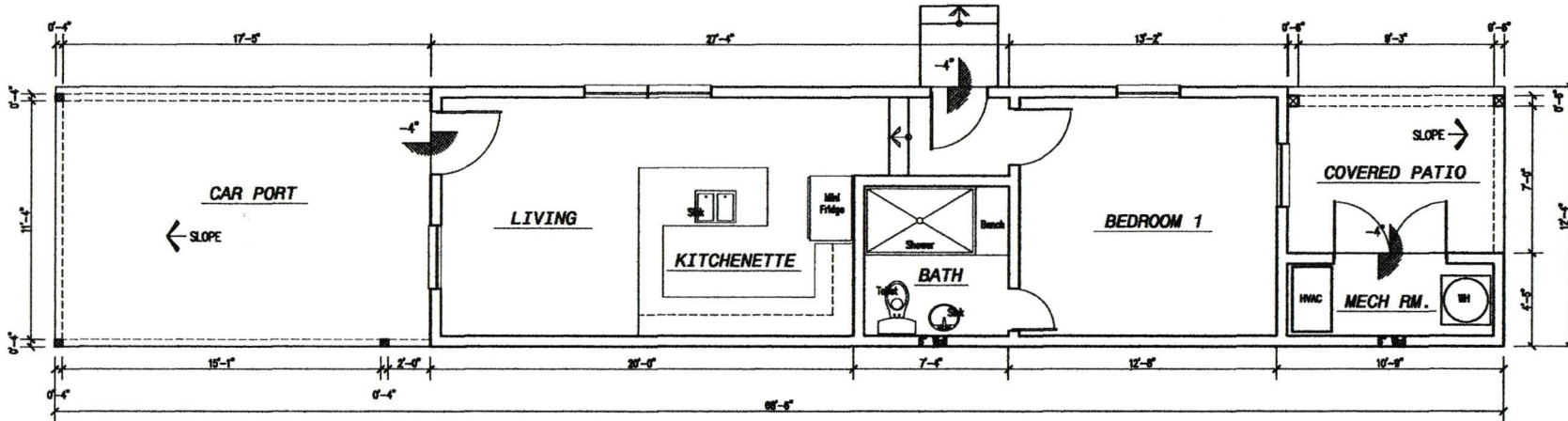
Project Address:

2112 BROOKHOLLOW DR
GARLAND, TX 75041

SITE PLAN

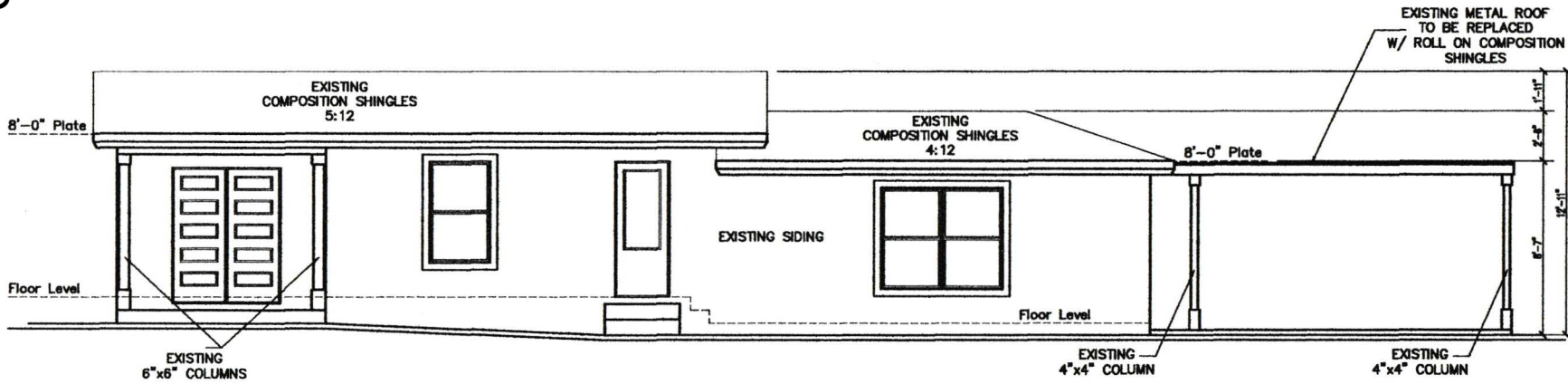
Project #: 012922 Drawn By: AP
 Date: 01-29-22 Scale: 1/16" = 1'-0"
 Sheet #: 1 of 3

EXHIBIT D



EXISTING FLOOR PLAN

SCALE : 3/16" = 1'-0"



FRONT ELEVATION

SCALE : 3/16" = 1'-0"



DESIGN

lra@lradesign.com
214-704-6283

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY THE CORRECTNESS OF THE PLANS AND ANY DISCREPANCIES AND CORRECT THEM PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR GENERAL INFORMATION. CONSTRUCTION PERFORMED ONLY AND ARE NOT GUARANTEED OR Warranted.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION AND SHALL BE RESPONSIBLE TO SELECT, VERIFY, APPROVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AS WELL AS TO CONTROL THE QUALITY OF THE PROJECT.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE APPLICABLE BUILDING CODES AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE OF THE PROJECT. ENGINEERING IS NECESSARY THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TO PROVIDE SPECIALITY

SQUARE FOOTAGE

CITY OF ENGLAND CASE NUMBER:

(220113-3)



Project Name:

EXISTING MOTHER IN LAW TO BE REPAIRED

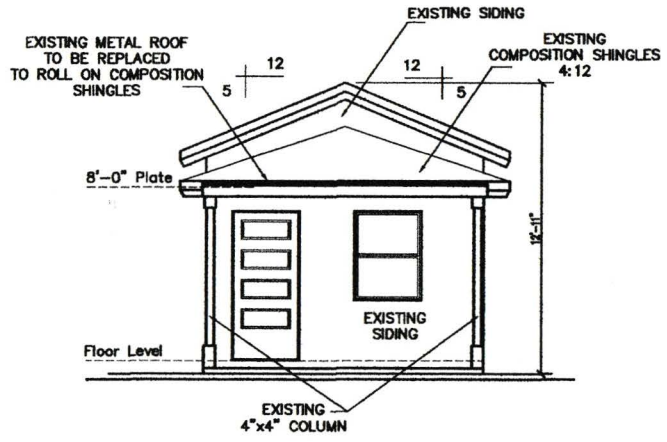
Project Address:

2112 BROOKHOLLOW DR
GARLAND, TX 76041

Plan Name:
EXISTING FLOOR PLAN
ELEVATIONS

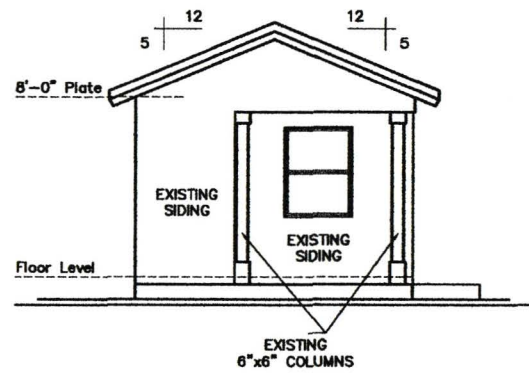
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Date:	01-29-22	Scale:	3/16" = 1'-0"
Sheet #:	2	Of:	3

EXHIBIT D



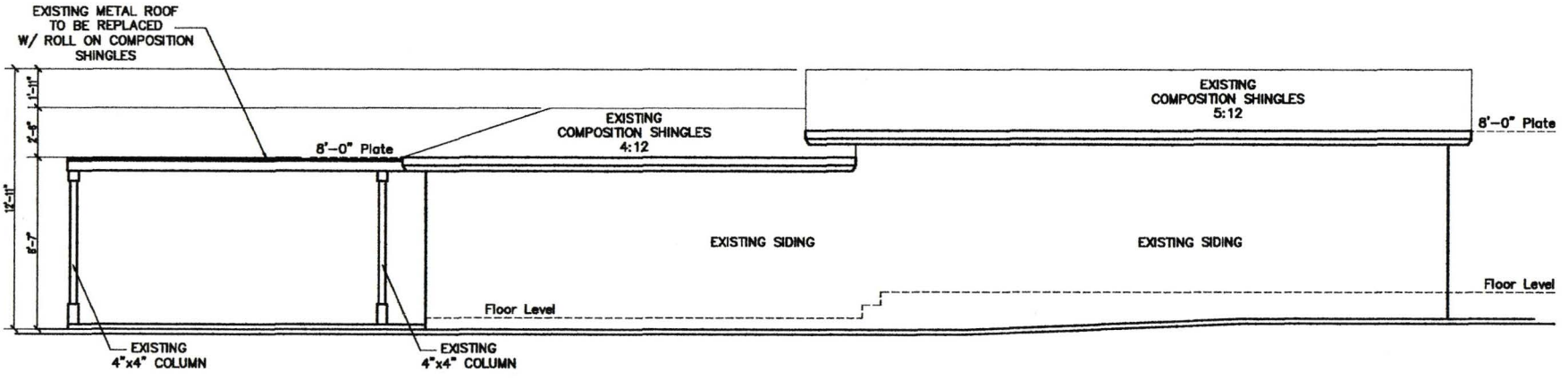
RIGHT ELEVATION

SCALE : 3/16" = 1'-0"



LEFT ELEVATION

SCALE : 3/16" = 1'-0"



REAR ELEVATION

SCALE : 3/16" = 1'-0"



algraves@lra.com
214-754-6220

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL OBTAIN AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DETAILS. THE CONTRACTOR SHALL ALSO VERIFY THE CORNER OF THESE ARE ANY DISCREPANCIES AND/OR CONCERNS PRIOR TO THE BEGINNING OF THE CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL CONTRACTOR'S USE ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION AND SHALL BE RESPONSIBLE TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AS WELL AS TO CONTROL THE QUALITY OF THE PRODUCT.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE LATEST BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE OF THE PROJECT. ENGINEERING IS REQUIRED THAT THESE PLANS WILL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TO SIGNIFICANT SPECIFY.

SQUARE FOOTAGE

CITY OF GARLAND CASE NUMBER:
(220113-3)



Project Name:

EXISTING MOTHER IN LAW TO BE REPAIRED

Project Address:

2112 BROOKHOLLOW DR
GARLAND, TX 75041

ELEVATIONS

Project #:	012822	Drawn by:	AP
Date:	01-29-22	Scale:	3/16" = 1'-0"
Sheet #:	3	of:	3

ZONING FILE NUMBER Z 22-17

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-17

BEING a 0.22-acre tract of land situated in Lot 1, Block 3 of BROOK HOLLOW ADD., an addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 18, Page 223, of the Map Records Dallas County, Texas,

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-17

2112 Brookhollow Drive

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for a Guest House.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Single-Family-7 (SF-7) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit D. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Permitted Uses: Land Uses are permitted as in the Single-Family-7 (SF-7) District.

B. Building Area: The maximum building area for the Guest House shall be 543 square feet.

C. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.

D. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit D.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-17

2112 Brookhollow Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of

abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

IV. General Regulations: All regulations of the Single-Family-7 (SF-7) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

V. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan and Elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

VI. Specific Use Provision:

E. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for a time period of ten (10) years.