

ORDINANCE NO. 7452

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 03-54 AND (2) A DETAIL PLAN FOR AN AUTOMOBILE REPAIR, MINOR USE ON A 9.488-ACRE TRACT OF LAND LOCATED AT 11511 & 11611 LBJ FREEWAY; 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 26th day of June, 2023, the Plan Commission did consider and make recommendations on a certain request (1) an Amendment to Planned Development (PD) District 03-54 and (2) a Detail Plan for an Automobile Repair, Minor Use by **Petitt-ECD**; 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, THEREFORE, 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) an Amendment to Planned Development (PD) District 03-54 and (2) a Detail Plan for an Automobile Repair, Minor Use 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.

Section 7

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

FILE NO. Z 23-18

PASSED AND APPROVED this 1st day of August, 2023.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-18

BEING 413,315 square feet or 9.488 acres of land situated in the City of Garland, Dallas County, Texas, and being part of the HINSON C. DAVIS SURVEY, ABSTRACT No. 410, also being comprised in part by all of that certain tract of land described as REPLAT OF LOT 1, BLOCK 1, JUPITER CHEVROLET GEO ADDITION, recorded in Volume 95126, at page 1254, of the Deed Records of Dallas County, Texas and being part of a called 16.4872 acre tract of land described in deed to Robert M. Brittingham and John G. Brittingham by deed recorded in Volume 90172, at Page 3742, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a plastic yellow cap stamped "R-DELTA ENGRS", said point being in the north right-of-way line of Interstate Highway Number 635, said point also being the southeast corner of the LBJ Jupiter Road Addition No. 2 recorded in Volume 77099, Page 0413 of Dallas County Deed Records;

THENCE North 49 degrees 58 minutes 28 seconds East, leaving said north right-of-way line, with the East line of said LBJ Jupiter Addition No. 2, for a distance of 292.31 feet, to the point of curve of a non-tangent curve to the right, from which a 1/2 inch iron rod found bears north 23 degrees east for a distance of 0.34 feet, said curve having a radius of 50.00 feet, a central angle of 41 degrees 24 minutes 19 seconds, a long chord which bears North 34 degrees 53 minutes 39 seconds West, a distance of 35.35 feet;

THENCE northwesterly, with the arc of said curve to the right, for an arc distance of 36.13 feet to the point of reverse curve, from which a 1/2 inch iron rod found bears north 23 1/4 degrees east for a distance of 0.31 feet, said curve having a radius of 50.00 feet, a central angle of 41 .degrees 24 minutes 14 seconds, a long chord which bears North 34 degrees 53 minutes 37 seconds West a distance of 35.35 feet;

THENCE continuing in a northwesterly direction with the arc of said curve, an arc distance of 36.13 feet to a point for the end of said curve, from which an "X" cut in concrete bears north 25 degrees east for a distance of 0.35 feet;

THENCE North 55 degrees 35 minutes 44 seconds West, for a distance of 679.53 feet to a ½-inch iron rod set with a plastic yellow cap stamped "R-DELTA ENGRS" set on the east line of Jupiter Road (a variable width R.O.W.);

THENCE North 00 degrees 43 minutes 23 seconds West, with the east right-of-way line of Jupiter Road, for a distance of 30.57 feet to a 1/2 inch iron rod set with a plastic yellow cap Stamped "R-DELTA ENGRS" on the south line of the A.T. & S.F. Railroad right-of-way (a variable width right-of-way);

THENCE leaving said east line of Jupiter Road, continuing with said railroad right-of-way line the following courses;

South 55 degrees 35 minutes 44 seconds East, for a distance of .805.69 feet to a point for corner, from which a 1/2 inch iron rod found bears north 37 1/2 degrees east for a distance of 0.19 feet;

South 89 degrees 13 minutes 12 seconds West, for a distance of 43.40 feet to a 2-1/2-inch aluminum disk found for corner;

South 55 degrees 35 minutes 53 seconds East, at a distance of 814.01 feet passing the most easterly corner of said Replat of Jupiter Chevrolet Geo Addition, and continuing for a total distance of 967.96 feet to a 1/2 inch iron rod set with a plastic yellow cap stomped "R-DELTA ENGRS" for corner, from which a 1/2 inch iron rod set with a plastic yellow cap stamped "R-DELTA ENGRS" bears South 55 degrees 23 minutes 36 seconds East for a distance of 4.26 feet and being the point of curve of a curve to the right having a radius of 6800.60 feet, a central angle of 08 degrees 39 minutes 02 seconds and an arc length of 1026.76 feet;

THENCE South 34 degrees 17 minutes 32 seconds West, leaving said railroad right-of-way, for a distance of 397.34 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "R-DELTA ENGRS" and being the point of curvature of a non-tangent curve to the right, having a radius of 2864.79, a central angle of 20 degrees 04 minutes 51

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seconds, a long chord which bears North 51 degrees 18 minutes 55 seconds West a distance of 998.91 feet; THENCE with said north right-of-way line of I.H. No., 635 the following courses;

Northwesterly with the arc of said curve to the: right, an arc distance of 1004.04 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "R-DELTA ENGRS" and being the end of said curve;

North 40 degrees 01 minutes 32 seconds West, for a distance of 60.25 feet, to the POINT OF BEGINNING and containing 413,315 square feet or 9.488 acres of land.

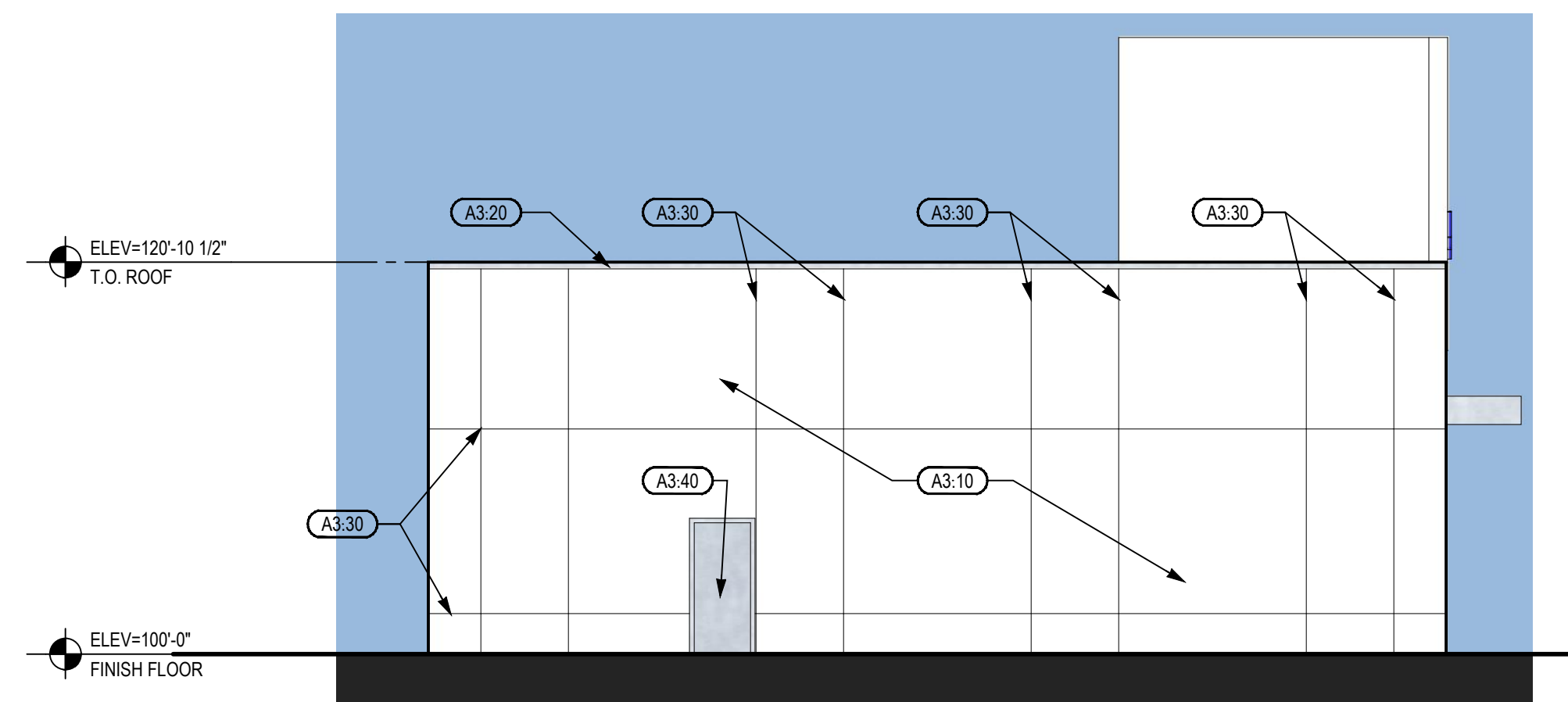
PLANNED DEVELOPMENT CONDITIONS

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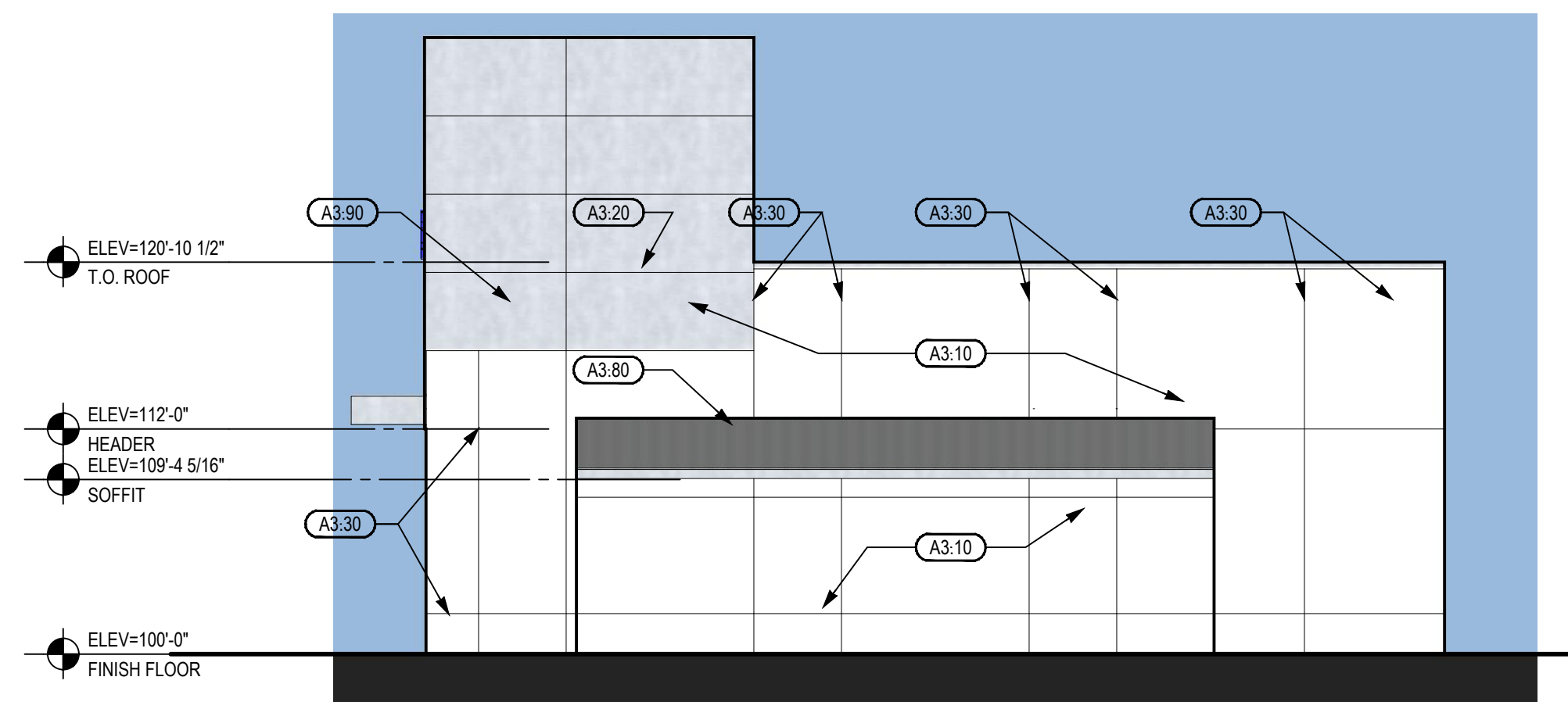
11511 & 11611 LBJ Freeway

- I. Statement of Purpose:** The purpose of this Planned Development is to allow and regulate the development of an additional automotive service building on the subject property.
- II. Statement of Effect:** This Planned Development (PD) 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 Planned Development (PD) District 03-54 and Heavy Commercial (HC) District and Site Development Standards 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 E. 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. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- B. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- C. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

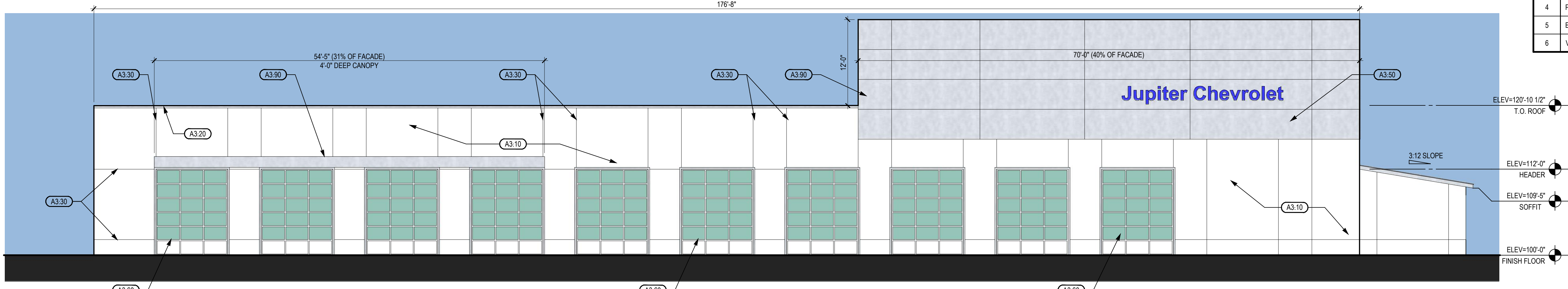
D. Signage: All signage shall comply with the standards in the Garland Development Code.



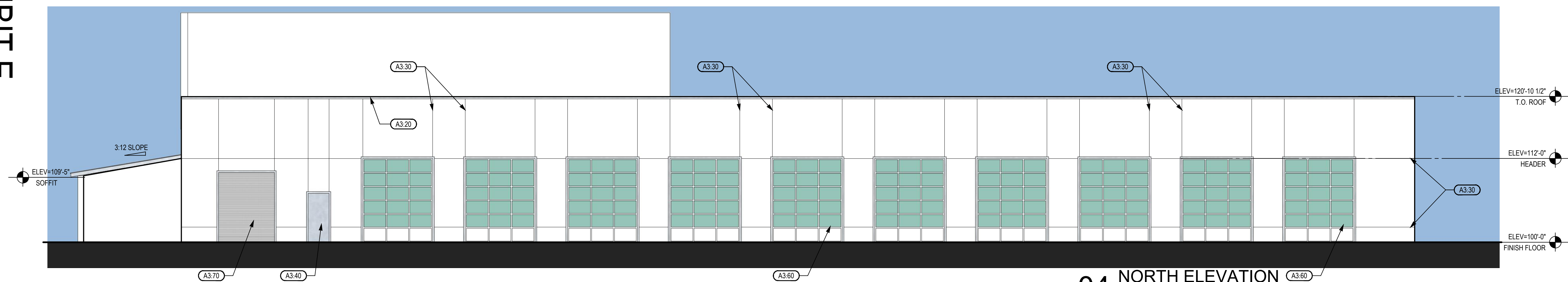
01 WEST ELEVATION
1/8" = 1'-0"



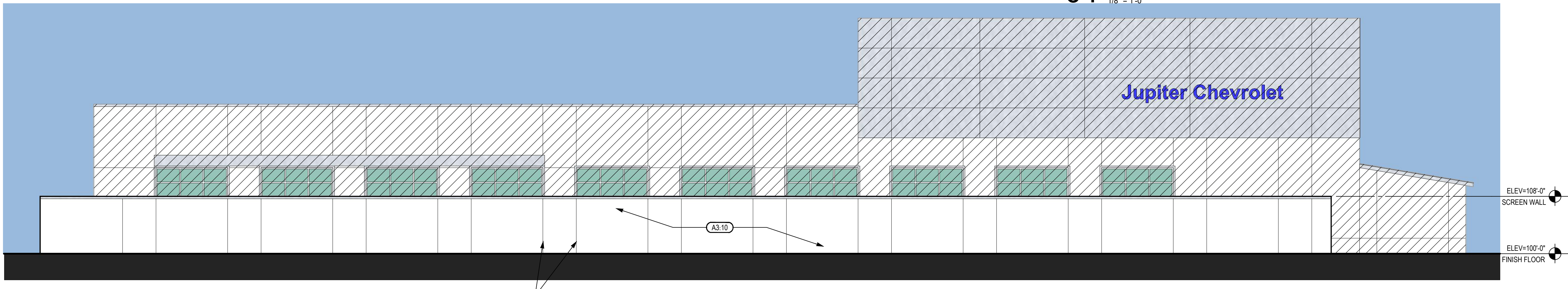
02 EAST ELEVATION
1/8" = 1'-0"



03 SOUTH ELEVATION (STREET FACING)
1/8" = 1'-0"



04 NORTH ELEVATION
1/8" = 1'-0"



05 SOUTH ELEVATION W/ SCREEN WALL
1/8" = 1'-0"

KEY NOTES	
A3.10	3-STEP STUCCO WHITE COLOR (ST-1)
A3.20	PRE-FINISHED METAL COPING (MTL-1)
A3.30	CONTROL JOINT
A3.40	DOOR AS SCHEDULED
A3.50	SIGNAGE BY OTHERS
A3.60	FACTORY FINISHED SECTIONAL OH DOOR AS SCHEDULED
A3.70	FACTORY FINISHED COILING DOOR AS SCHEDULED
A3.80	PRE-FINISH METAL ROOFING (MTL-2)
A3.90	ALUMINUM COMPOSITE PANEL AS SCHEDULED (ACM-1)

ARCHITECTURAL ELEMENTS		
DESCRIPTION	NOTES	
1	AWNINGS	
2	DIVIDED LIGHT WINDOWS	
3	DISTINCTIVE LIGHTING FEATURES	
4	PLANTERS	REFERENCE SITE PLAN
5	BENCHES FOR OUTDOOR SEATING	REFERENCE SITE PLAN
6	VARIED ROOF HEIGHTS	

NOTE:
REF. TO 03/F1.0 FOR FACADE
TAGS AND KEY NOTES

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DATE	DESCRIPTION
06-26-2023	CITY COMMENTS

PRELIMINARY
THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. RELEASED UNDER THE AUTHORITY OF NICHOLAS K. CADE, TBAE LICENSE #9301

NCA JOB #: 22066

COLOR ELEVATIONS

F1.0