

ORDINANCE NO. 7537

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR TRUCK/BUS SALES & LEASING/RENTAL USE ON A 3.29-ACRE TRACT OF LAND LOCATED AT 2502, 2504, & 2550 MCCREE ROAD, 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 13th day of May 2024, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for Truck/Bus Sales & Leasing/Rental on a property zoned Industrial (IN) District and by **U-Haul Company of East Dallas**; 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 a Specific Use Provision for Truck/Bus Sales & Leasing/Rental on a property zoned Industrial (IN) District 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 23-50

PASSED AND APPROVED this the 18th day of June, 2024.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

Deputy City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-50

BEING a survey of a tract of 2.000 acres of land in the W.W. Keen survey, abstract no. 740, Dallas County, Texas and being in the City of Garland, Texas, and being a portion of access reserve of all of South development, an addition to the city of garland, Dallas County, Texas, according to the plat thereof recorded in volume 73162, page 2348, map records of Dallas county, Texas; and said 2.000 acre tract being more particularly described as follows:

COMMENCING at the point of intersection of the south line of McCree Road with the northeast line of a certain 1.84-acre tract described in deed to Dallas power & light co., recorded in volume 4520, page 25, deed records of Dallas county, Texas. thence North 89 degrees 50 minutes 50 seconds east, along the south line of McCree Road, 2164.75 feet to the point of beginning of the 2.000-acre tract described herein;

THENCE North 89 degrees 50 minutes 50 seconds east, along the south line of McCree Road 207.02 feet to the northwest corner of a certain 56,560 square foot tract;

THENCE in a southerly direction, along the westerly lines of said 56,560 square foot tract, as follows: 1st. south 00 degrees 09 minutes 10 seconds east - 371.73 feet; 2nd.

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South 31 degrees 09 minutes 55 seconds west - 62.36 feet to a point in the north line of the all south addition.

THENCE south 89 degrees 50 minutes 50 seconds west, along said north line, 174.61 feet;

THENCE north 00 degrees 09 minutes 10 seconds west - 425.0 feet to the point of beginning and containing 2.000 acres of land.

BEING a tract of 13,001 square feet of land in the W.W. Keen survey, abstract no. 740, Dallas County, Texas and being in the city of garland, Texas; and being a portion of access reserve of all of south development, an addition to the city of garland, Dallas county, Texas, according to the plat thereof recorded in volume 73162, page 2348, map records of Dallas county, Texas; and being part of a certain 74.238 acre tract as described in probate minutes 105 -489 to the city of Dallas park board, and being a part of a conditional ingress & egress easement as per volume 73204, page 529, deed records, Dallas county, Texas; and said 13,001 square foot tract being more particularly described as follows:

COMMENCING at the point of intersection of the south line of McCree Road with the northeast line of a certain 1.84-acre tract as described in deed to Dallas power & light co., in volume 4520, page 25, deed records, Dallas county, Texas;

THENCE North 89 degrees 50 minutes east, along the south line of said McCree Road, passing the most northerly

EXHIBIT A

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northwest corner of said easement at 2341.77 feet and continuing for a total distance of 2371.77 feet to the point of beginning of the 13,001 square foot tract described herein;

THENCE North 89 degrees 50 minutes 50 seconds east, along the south line of McCree Road, 30.0 feet to the most northerly northeast corner of said easement, said point being the northwest corner of a certain 43,559 square foot tract;

THENCE South 00 degrees 09 minutes 10 seconds east, along the east line of said easement, 380.13 feet to a point in the northwest line of Garland Road;

THENCE South 31 degrees 09 minutes 55 seconds west, along the northwest line of Garland Road, 52.52 feet;

THENCE South 89 degrees 50 minutes 50 seconds west, 35.11 feet to a point in the centerline of said easement (60.0 feet wide at right angles);

THENCE northerly along the centerline of said easement as follows: 1st. north 31 degrees 09 minutes 55 seconds east, 62.36 feet, 2nd. North 00 degrees 09 minutes 10 seconds west, 371.72 feet to the point of beginning and containing 13,001 square feet of land.

BEING lot 1, block 1, of U-Haul addition to garland, an addition to the city of Garland, Dallas County, Texas, according to the plat thereof recorded in volume 82140, page 2153, map records, Dallas county, Texas.

EXHIBIT A

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the property surveyed and listed here is the same property as described in the first American title insurance company's title commitment file no. ncs-848928-phx1 with an effective date of May 4, 2017.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-50

2502, 2504, & 2550 McCree Road

- I. Statement of Purpose:** The purpose of this Planned Development District is to allow a Truck/Bus Sales & Leasing/Rental Use by Specific Use Provision and allow certain site and additional use conditions.
- 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 Industrial (IN) District and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D and Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Uses: Only Truck/Bus Sales & Leasing/Rental Use is allowed on the subject property, by Specific Use Provision approval only.
- B. Site Layout and Parking: The development shall be in conformance with the site layout in Exhibit C.
- C. Landscaping: Landscaping shall be in conformance with the proposed landscaping buffer and layout in Exhibit C.
- D. Building Elevations: Building elevations shall be in general conformance with Exhibit D.
- E. Signage: Four (4) attached signs will be allowed as per Exhibit E. The attached signage on the North facing elevation shall be allowed 100 square feet of

signage, the East facing elevation 200 square feet, the South facing elevation 125 square feet, and the West facing elevation 200 square feet.

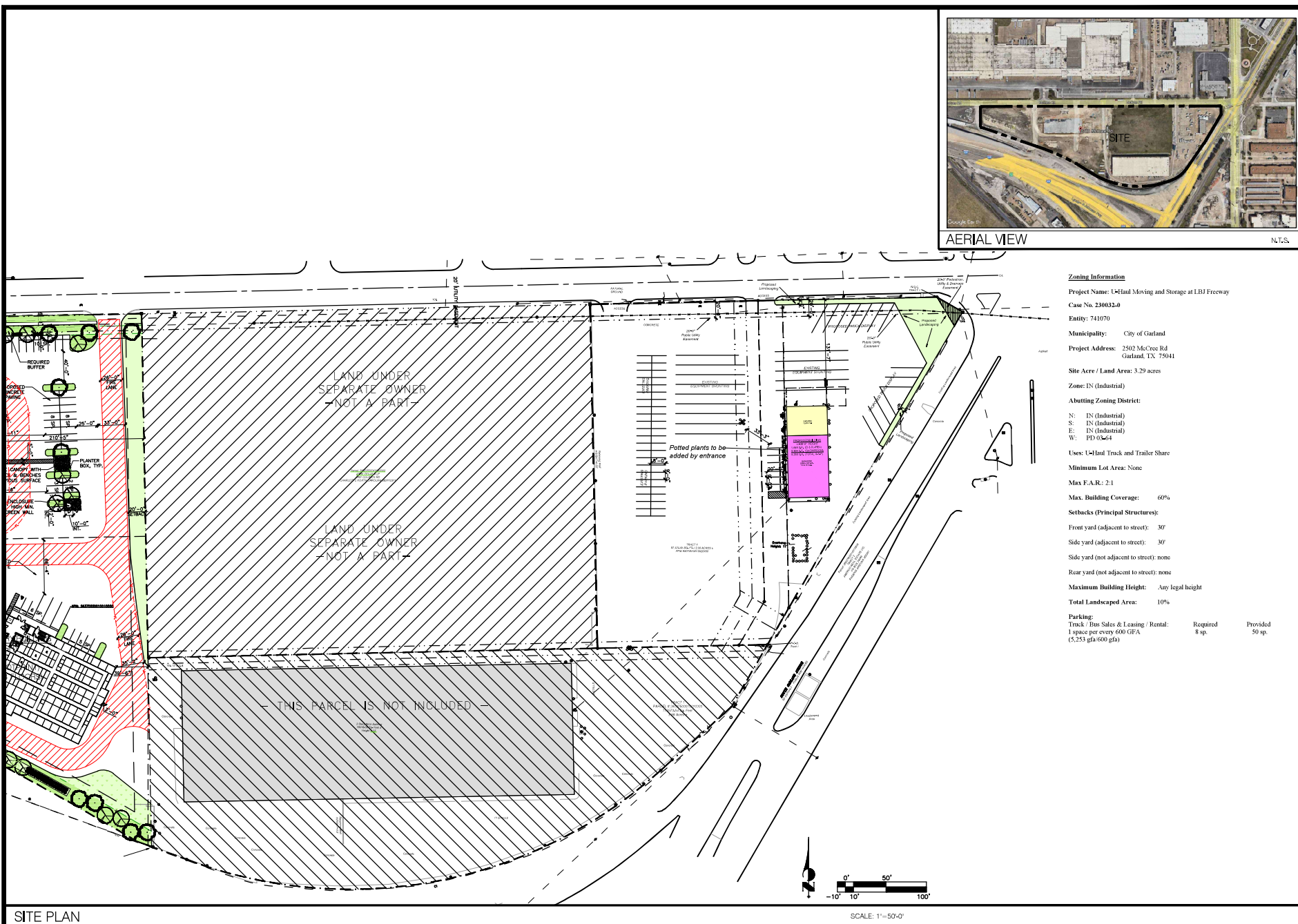
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-50

2502, 2504, & 2550 McCree Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Truck/Bus Sales & Leasing/Rental Use.
- II. Statement of Effect:** This Specific Use Provision 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.
- VI. General Regulations:** All regulations of the Industrial (IN) District and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- VII. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for the Truck/Bus Sales & Leasing/Rental Use shall be in effect for a period of fifteen (15) years.
- B. Truck Display/Parking: Truck display is limited along McCree Road to six (6) truck spaces, and truck display along South Garland Avenue is limited to five (5) truck spaces, as shown in Exhibit C.

EXHIBIT C



AERIAL VIEW

N.T.S.

Zoning Information

Project Name: U-Haul Moving and Storage at LBJ Freeway
 Case No. 230032-0
 Entity: 741070
 Municipality: City of Garland
 Project Address: 2502 McCree Rd
 Garland, TX 75041
 Site Acre / Land Area: 3.29 acres
 Zone: IN (Industrial)
 Abutting Zoning District:
 N: IN (Industrial)
 S: IN (Industrial)
 E: IN (Industrial)
 W: PD 03-64
 Uses: U-Haul Truck and Trailer Share

Minimum Lot Area: None

Max F.A.R.: 2:1

Max. Building Coverage: 60%

Setbacks (Principal Structures):

Front yard (adjacent to street): 30'

Side yard (adjacent to street): 30'

Side yard (not adjacent to street): none

Rear yard (not adjacent to street): none

Maximum Building Height: Any legal height

Total Landscaped Area: 10%

Parking:
 Truck / Bus Sales & Leasing / Rental: Required
 1 space per every 600 GFA 8 sp. Provided
 (5,253 gfa 600 gfa) 50 sp.

GENERAL NOTES:

REVISIONS:

NO.	DATE	REVISED BY	REVISIONS
1	03/24/24	JG	PER CITY COMMENTS
2	06/22/24	JG	8' TALL TRASH ENCLOSURE PER PLANNER COMMENTS
3	10/31/24	JG	NEW OPTION - SR BLDG 'X' CONVERSION
4	12/05/24	JG	REVS TO PROPOSED ADA BATHROOM
5	12/30/24	JG	VEHICLE PATH OPTIONS/ EXITS FLOOR PLAN REVS
6	01/19/25	JG	ADDITION OF PRELIM. U-BOX OPTION
7			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
 CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-HAUL OF GARLAND, TX
 2502 McCree Rd
 GARLAND, TX 75041

SHEET CONTENTS:

SITE PLAN
 EX'G UHC SITE PLAN
 Case No. 230032-0

741070

SP2

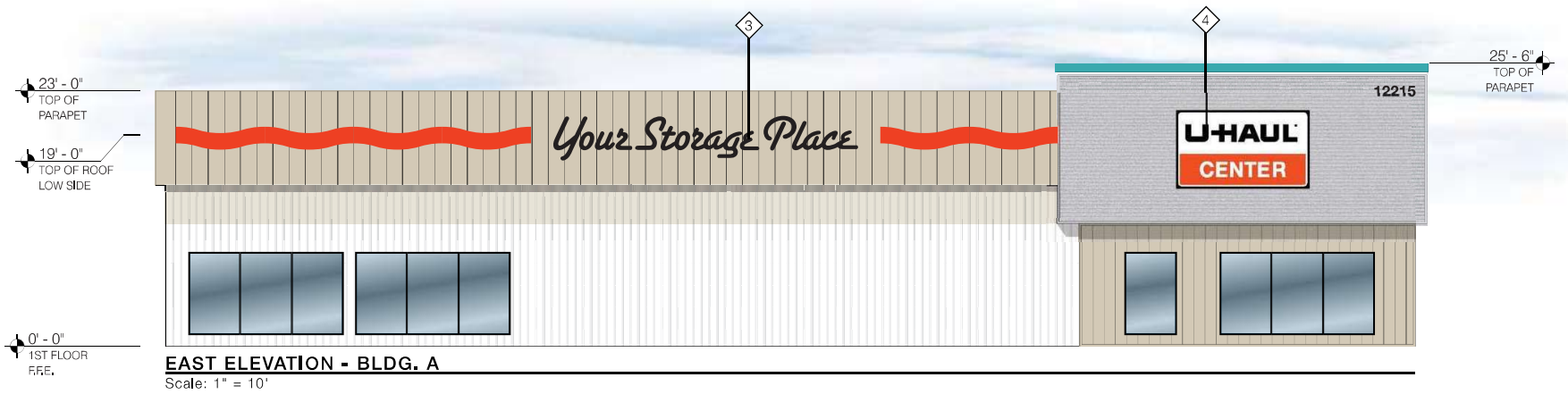
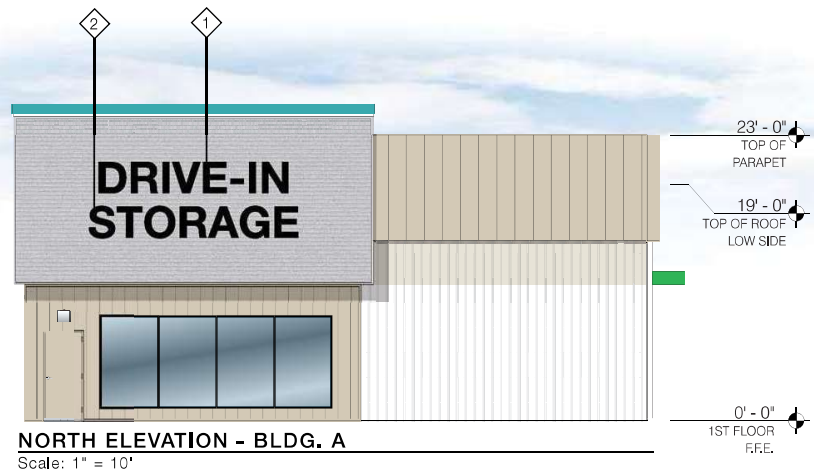
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DATE: 12/30/2022

741060-741070 A1W

SITE PLAN

SCALE: 1"=50'-0"



SIGNAGE CALCULATIONS	
1	DIRECTIONAL DIMENSIONAL LETTERS 15.19"W X 2.5"H (37.95 SQFT)
2	DIRECTIONAL DIMENSIONAL LETTERS 16.77"W X 2.5"H (41.92 SQFT)
3	11 GA. STEEL BLACK POWDERCOATED 27.43"W X 4"H (109.72 SQFT)
4	ID SIGN 12"W X 7"H (84 SQFT)

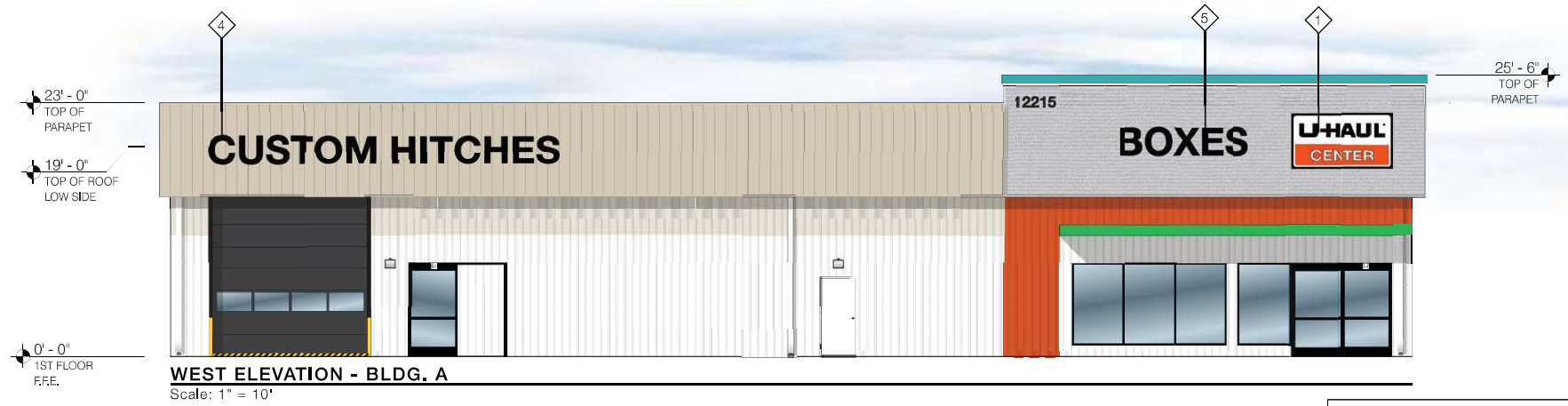
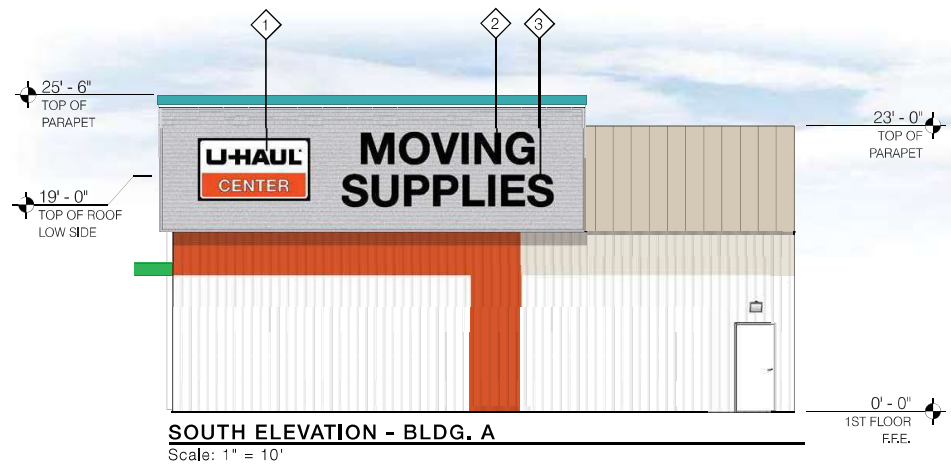
a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

U-HAUL
of LBJ Frwy.
Garland, TX
(741070)

Sign Calculations

SHEET 03

CASE NO: 230032-0



SIGNAGE CALCULATIONS	
1	ID SIGN 9'W X 5'H (45 SQFT)
2	DIMENSIONAL LETTERS 13.95'W X 2.5'H (34.87 SQFT)
3	DIMENSIONAL LETTERS 17.02'W X 2.5'H (42.55 SQFT)
4	DIMENSIONAL LETTERS 31.75'W X 2.5'H (79.37 SQFT)
5	DIMENSIONAL LETTERS 11.74'W X 2.5'H (29.35 SQFT)

*TEMPORARY ART SUBJECT TO CHANGE

CASE NO: 230032-0

a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

U-HAUL
of LBJ Fwy,
Garland, TX
(741070)

Sign Calculations

SHEET 04

EXHIBIT D



a&m
 A&M ASSOCIATES, INC.
 2727 N. CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: 602.263.6841

CASE NO: 230032-0

U-HAUL
 of LBJ Frwy.
 Garland, TX
 (741070)

Northeast Elevation
 Composite Rendering

SHEET 01

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EXHIBIT D



a&m
 A&M ASSOCIATES, INC.
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 PHOENIX, ARIZONA 85004
 P: 602.263.6841

CASE NO: 230032-0

U-HAUL
 of LBJ Frwy.
 Garland, TX
 (741070)

Southwest Elevation
 Composite Rendering

SHEET 02

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