

ORDINANCE NO. 7544

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE IN ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT 22-20 FOR SINGLE-FAMILY ATTACHED (SFA) USES TO SINGLE-FAMILY ATTACHED (SFA) DISTRICT ON A 8.18-ACRE TRACT OF LAND LOCATED AT 2302 WEST CAMPBELL 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 8th day of July 2024, the Plan Commission did consider and make recommendations on a certain request for a Change in Zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to Single-Family Attached (SFA) District by **Spiaers Engineering**; 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 Change in Zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to Single-Family Attached (SFA) District 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 24-12

PASSED AND APPROVED this 20th day of August 2024.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 24-12

BEING a tract of land situated in the D. Manning Survey, Abstract No. 945, City of Garland, Dallas County, Texas, being part of a tract conveyed to Peter Baldwin by deed recorded in Volume 69079, Page 483 of the Deed Records, Dallas County, Texas (DRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the north end of a corner clip being the intersection of the west line of North Shiloh Road, a variable width public right-of-way, with the south line of West Campbell Road, created by right-of-way dedication to the City of Garland, recorded in Volume 93023, Page 2551 DRDCT;

THENCE S 41°45'31" E, 98.28 feet along said corner clip to a 1/2" iron rod with plastic cap found for the south end thereof;

THENCE along the west line of North Shiloh Road, the following:

S 00°52'14" E, 160.00 feet to a 3/8" iron rod found;

S 02°05'34" E, 374.35 feet to a 1/2" iron rod with plastic cap found;

And S 00°52'14" E, 180.65 feet to a 1/2" iron rod with plastic cap found for a northeasterly corner of a tract conveyed to the City of Garland, recorded in Volume 95168, Page 4277 DRDCT;

THENCE along the common line thereof, the following:

S 89°07'46" W, 64.52 feet to a 1/2" iron rod with plastic cap found;

A non-tangent curve to the left having a central angle of 21°07'48", a radius of 300.00 feet, a chord of N 39°10'49"

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W - 110.01 feet, an arc length of 110.64 feet to a 1/2" iron rod with plastic cap found;

N 49°20'21" W, 451.07 feet to a 1/2" iron rod with plastic cap found;

A non-tangent curve to the right having a central angle of 17°34'28", a radius of 1007.00 feet, a chord of N 40°42'04" W - 307.67 feet, an arc length of 308.88 feet to a 1/2" iron rod with plastic cap found;

And a non-tangent curve to the left having a central angle of 26°17'30", a radius of 310.00 feet, a chord of N 44°48'14" W - 141.01 feet, an arc length of 142.25 feet to an "X" found in concrete on the south line of West Campbell Road;

THENCE along the south line of West Campbell Road, the following:

A non-tangent curve to the right having a central angle of 14°17'21", a radius of 1036.00 feet, a chord of N 70°46'50" E - 257.70 feet, an arc length of 258.37 feet to a 1/2" iron rod found;

A non-tangent curve to the right having a central angle of 17°43'22", a radius of 1036.00 feet, a chord of N 88°29'32" E - 319.18 feet, an arc length of 320.46 feet;

And S 82°38'47" E, 130.55 feet to the POINT OF BEGINNING with the subject tract containing 356,300 square feet or 8.180 acres of land.