

**ORDINANCE NO. 7565**

**AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE IN ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT 85-62, PLANNED DEVELOPMENT (PD) DISTRICT 86-5, AND SINGLE-FAMILY-7 (SF-7) DISTRICT TO AGRICULTURAL (AG) DISTRICT ON A 91.378-ACRE TRACT OF LAND LOCATED AT 2701 EAST CENTERVILLE 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 11th day of November 2024, the Plan Commission did consider and make recommendations on a certain request for a change in zoning from Planned Development (PD) District 85-62, Planned Development (PD) District 86-5, and Single-Family-7 (SF-7) District to Agricultural (AG) District by **City of Garland**; 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 85-62, Planned Development (PD) District 86-5, and Single-Family-7 (SF-7) District to Agricultural (AG) District on a 91.378-acre tract of land located at 2701 East Centerville Road 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**

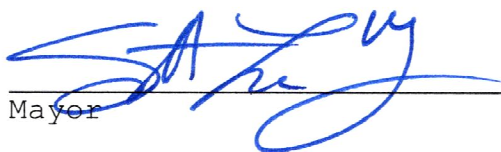
That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

**Section 7**

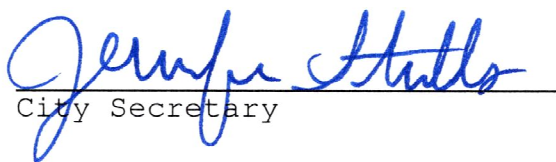
That this Ordinance shall be and become effective immediately upon and after its passage and approval.

**PASSED AND APPROVED** this 7th day of January, 2025.

**THE CITY OF GARLAND, TEXAS**

  
\_\_\_\_\_  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
City Secretary



Published: 2-7-2025

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 24-34**

WHEREAS the City of Garland, Texas, a home-rule municipality, is the owner of a 91.378 acre tract of land situated in the E. Crockett Survey, Abstract 227, and the E. Mills Survey, Abstract 952, located in the City of Garland, Dallas County, Texas, being all of that called 49.8794 acre tract described in Deed without Warranty from the Garland Independent School District to the City of Garland, as recorded in County Clerk Instrument Number 202400036808 of the Official Public Records of Dallas County, Texas (OPRDCT), and also being all of Mill Creek Crossing No. 8, an Addition to the City of Garland, Texas, according to the plat thereof as recorded in Volume 86244, Page 2040 OPRDCT, and also being all of Mill Creek Crossing No. 9, an Addition to the City of Garland, Texas, according to the plat thereof as recorded in Volume 86244, Page 2048 OPRDCT, and also being all of Mill Creek Crossing No. 7, an Addition to the City of Garland, Texas, according to the plat thereof as recorded in Volume 86217, Page 2790 OPRDCT, and being more particularly described by metes and bounds as follows:

BEGINNING at the centerline intersection of East Centerville Road (100-foot right-of-way) and Dallas Area Rapid Transportation (DART) right-of-way (100 feet at this point);

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THENCE South 00 degrees 39 minutes 49 seconds East with said centerline of E. Centerville Road a distance of 1,127.35 feet to point for corner;

THENCE South 89 degrees 20 minutes 11 seconds West, departing said centerline, a distance of 50.00 feet to the most easterly northeast corner of Summerfield Addition, Revised, an Addition to the City of Garland, Texas, according to the plat thereof, as recorded in Volume 2001058, Page 1642, OPRDCT;

THENCE with the north lines of said Summerfield Addition, Revised the following courses:

South 71 degrees 41 minutes 12 seconds West a distance of 5.31 feet;

North 86 degrees 14 minutes 48 seconds West a distance of 59.50 feet;

South 59 degrees 10 minutes 12 seconds West a distance of 56.00 feet;

South 56 degrees 10 minutes 12 seconds West a distance of 80.00 feet;

North 63 degrees 24 minutes 48 seconds West a distance of 103.00 feet;

North 11 degrees 14 minutes 48 seconds West a distance of 119.50 feet;

North 49 degrees 35 minutes 12 seconds East a distance of 43.00 feet;

North 02 degrees 14 minutes 48 seconds West a distance of 44.12 feet;

North 46 degrees 19 minutes 48 seconds West a distance of 81.05 feet;

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North 12 degrees 39 minutes 48 seconds West a distance of 67.20 feet;

North 19 degrees 24 minutes 48 seconds West a distance of 96.00 feet;

South 72 degrees 00 minutes 12 seconds West a distance of 67.40 feet;

South 77 degrees 20 minutes 12 seconds West a distance of 109.00 feet;

North 58 degrees 29 minutes 48 seconds West a distance of 89.00 feet;

North 25 degrees 59 minutes 48 seconds West a distance of 71.50 feet;

North 09 degrees 20 minutes 12 seconds East a distance of 60.90 feet;

North 49 degrees 14 minutes 48 seconds West a distance of 119.40 feet;

North 29 degrees 49 minutes 48 seconds West a distance of 62.90 feet;

South 48 degrees 20 minutes 12 seconds West a distance of 106.30 feet;

South 43 degrees 29 minutes 48 seconds East a distance of 55.40 feet;

South 31 degrees 55 minutes 12 seconds West a distance of 90.70 feet;

North 81 degrees 54 minutes 48 seconds West a distance of 238.20 feet;

South 77 degrees 05 minutes 12 seconds West a distance of 100.00 feet;

South 08 degrees 33 minutes 18 seconds West a distance of 171.26 feet to the northeast corner of Mill Creek Crossing No. 3, an Addition to the City of Garland, Texas, according

**EXHIBIT A**

to the plat thereof, as recorded in Volume 89108, Page 3328, OPRDCT;

THENCE with the north lines of said Mill Creek Crossing No. 3 the following courses:

North 75 degrees 16 minutes 50 seconds West a distance of 224.99 feet;

South 64 degrees 11 minutes 36 seconds West a distance of 107.02 feet;

North 83 degrees 16 minutes 49 seconds West a distance of 310.00 feet;

North 78 degrees 16 minutes 49 seconds West a distance of 120.00 feet;

North 59 degrees 46 minutes 49 seconds West a distance of 120.00 feet;

North 41 degrees 16 minutes 49 seconds West a distance of 320.00 feet;

North 59 degrees 46 minutes 49 seconds West a distance of 179.99 feet;

North 04 degrees 44 minutes 11 seconds East a distance of 137.35 feet;

North 62 degrees 16 minutes 49 seconds West a distance of 190.00 feet;

South 72 degrees 43 minutes 11 seconds West a distance of 160.00 feet;

South 00 degrees 16 minutes 49 seconds East a distance of 125.00 feet;

South 36 degrees 35 minutes 23 seconds West a distance of 250.00 feet;

South 89 degrees 43 minutes 11 seconds West a distance of 25.00 feet to the most westerly northwest corner of said

**EXHIBIT A**

