

ORDINANCE NO. 7613

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A PLANNED DEVELOPMENT AMENDMENT TO ALLOW FOR AN ADDITIONAL PAD SITE AND UPDATES TO THE PERMITTED USES IN THE EXISTING PLANNED DEVELOPMENT (2) A CONCEPT PLAN FOR AN ADDITIONAL PAD SITE, ON A PROPERTY ZONED WITH A BASE ZONING OF COMMUNITY RETAIL (CR) DISTRICT ON A 6.27 ACRE TRACT OF LAND LOCATED AT 930 WEST 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 14th day of July 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development (2) a Concept Plan for an additional pad site, as shown in Exhibit "C" for future development, on a property with a base zoning of Community Retail (CR) District by **Jared Trozzo**; 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) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development (2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District on a 6.27 acre tract of land located at 930 West 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, except as otherwise specified by the conditions identified in Exhibit "B", attached hereto and made a part hereof.

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 25-07

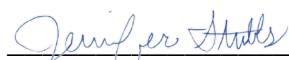
PASSED AND APPROVED this 19th day of August, 2025.

THE CITY OF GARLAND, TEXAS



Mayor

ATTEST:



City Secretary

Published: 9-9-2025
9-11-2025

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 25-07

BEING a tract of land situated in the THEOPHALUS THOMAS SURVEY, ABSTRACT NO. 1461, City of Garland, Dallas County, Texas and being a portion of Lot 1R, Block A, of Montclair Addition No. 5, an addition to the City of Garland, according to the map recorded in Volume 90175, Page 1642 of the Plat Record of Dallas County, Texas (P.R.D.C.T.) and being more particularly described as follows:

COMMENCING at the intersection of the northerly right-of-way of Chevy Chase (50' right-of-way) and the easterly right-of-way of Broadmoor Drive (50' right-of-way);

THENCE North 44 deg 48 min 00 sec West, along the easterly right-of-way of said Broadmoor Drive, a distance of 131.95 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set at the most southwesterly corner of said Montclair Addition, said iron rod also being the POINT OF BEGINNING;

THENCE North 44 deg 48 min 00 sec West, continuing along the easterly right-of-way of said Broadmoor Drive, a distance of 374.00 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 250.00 feet, a central angle of 11 deg 32 min 55 sec, a chord bearing of North 38 deg 31 min 22 sec West and a chord length of 50.30 feet;

THENCE along said curve to the right an arc distance of 50.39 feet to an "X" cut in concrete set for corner and the beginning of a curve to the left having a radius of 250.00 feet, a central angle of 11 deg 32 min 55 sec, a chord bearing of North 38 deg 31 min 22 sec West and a chord length of 50.30 feet;

THENCE along curve to the left, an arc distance of 50.39 feet to a 1/2 inch iron rod found for corner;

ZONING FILE NUMBER Z 25-07

THENCE North 44 deg 48 min 00 sec West, a distance of 44.00 feet to a 1/2 inch iron rod found for corner and the beginning of a curve to the right having a radius of 65.00 feet, a central angle of 89 deg 59 min 54 sec, a chord bearing of North 00 deg 12 min 00 sec East and a chord length of 91.92 feet;

THENCE along said curve to the right, an arc length of 102.10 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner in the southerly right-of-way of Centerville Road (100' right-of-way);

THENCE North 45 deg 12 min 00 sec East, along the southerly right-of-way of said Centerville Road, a distance of 396.00 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner at the most northeasterly corner of said Montclair Addition No. 5;

THENCE South 44 deg 48 min 00 sec East, departing the southerly right-of-way of said Centerville Road, a distance of 129.30 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 deg 12 min 00 sec East, a distance of 9.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 44 deg 48 min 00 sec East, a distance of 99.10 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 deg 12 min 00 sec West, a distance of 9.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 44 deg 48 min 00 sec East, a distance of 354.60 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner at the most southeasterly corner of said Montclair Addition No. 5;

THENCE South 45 deg 12 min 00 sec West, a distance of 472.00 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 6.277 acres or 273,412 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 5th day of December, 2014, utilizing a plat bearing of South 44 deg 48 min 00 sec East, along a Northeasterly line of Lot 1R, Block A,

EXHIBIT A

ZONING FILE NUMBER Z 25-07

Montclair Addition No. 5, recorded in Volume 90175, Page
1642, D.R.D.C.T.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-07

930 West Centerville Road

I. Statement of Purpose: The purpose of this Planned Development is to amend certain requirements regarding permitted uses in Planned Development (PD) District 88-40.

II. Statement of Effect: This Planned Development amendment 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 88-40 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:

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

V. Specific Conditions:

A. Concept Plan: The site layout, pad site location, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.

B. Uses: The following uses, in addition to those listed in Planned Development District (PD) District 88-40, shall be permitted by right:

Medical and Dental Office/Clinic
Health and Fitness Gym (indoor)
Antique Shop (indoor only)
Bakery, Retail
Business & Media Service
Convenience Store (1,000-5,000sf)

Financial Institution
Furniture, Household Furnishing, and Appliance
Sales/Rental
Grocery/Supermarket (>5,000sf)
Indoor Shopping Mall
Laundry, Drop Off (with drive-thru or window)
Laundry, Drop Off (without drive-thru or window)
Office, General
Personal Services
Pet Store (indoors only)
Pharmacy (with drive thru or window)
Pharmacy (without drive thru or window)
Restaurant
Retail Store
Printing/Publishing House
Recording Studio/Media Production
Veterinary Clinic, Small Animal (indoors only)

The following uses shall be allowed by SUP:

Restaurant, Drive-through
Used Goods, Retail Sales (indoors)
Commercial Blood, Plasma, Tissue, and Cell Collection
Center
Kiosk, Trailer, or Mini-Structure (attended):
Retail/Service

However, the following uses included in Planned
Development (PD) District 88-40 shall be prohibited:

Light Equipment Renting - Indoor
Automatic Car Wash - Only as a secondary use w/ Gas Sales
New or Rebuilt Parts and Supplies - Indoors
Convenience Food Store with Gas Pumps
Laundry or Cleaners Self Service

C. Pad Sites: The number of free-standing pad sites within
this Planned Development shall be restricted to two.

Exhibit C

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
PP	POWER POLE
GW	GUY WIRE
MH	MANHOLE
WV	WATER VALVE
TP	TELEPHONE PEDESTAL
WM	WATER METER
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
CO	CLEANOUT
AC	AIR CONDITIONER
SB	SIGNAL BOX
SP	SIGNAL POLE
SN	SIGN
SS	SANITARY SEWER
SW	STORM SEWER
TPAD	TRANSFORMER PAD

ABBREVIATION LEGEND

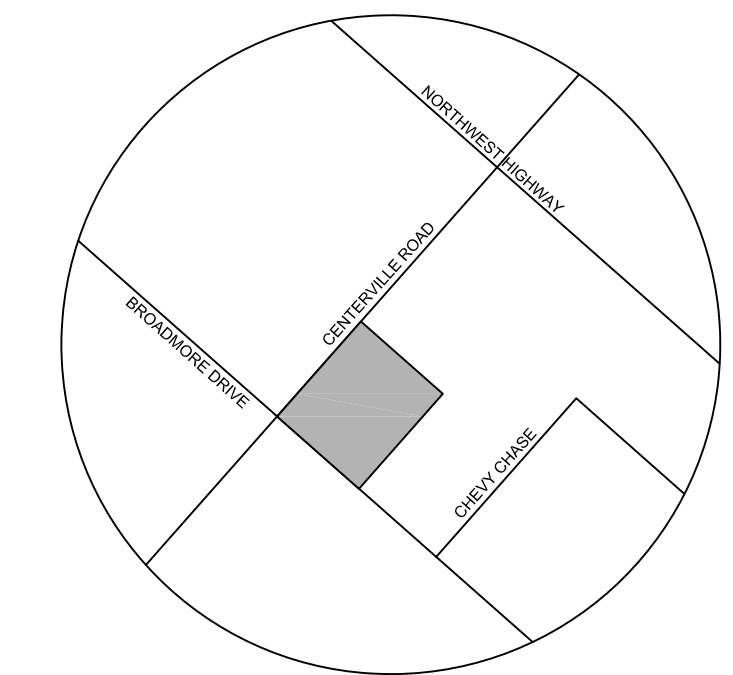
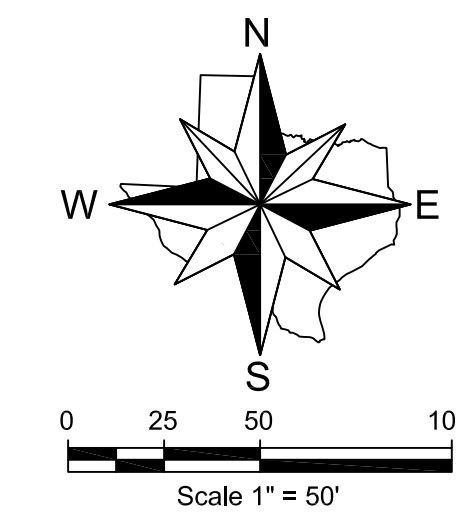
ABBR.	DEFINITION
GM	GAS METER
GMK	GAS MARKER
TMK	TELEPHONE MARKER
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
GI	GRATE INLET
IN	INLET
HC	HANDICAPPED
MP	METAL POST
MB	MAIL BOX
BILLB	BILLBOARD
GLV	GROUND LIGHT
LP	LIGHT POLE
GR	GAS RISER
PM	PAINT MARK
PF	PIN FLAG
WP	WOOD POST
MP	METAL POST
HI	BUILDING HEIGHT

PARKING	
TYPE	NUMBER
REGULAR	270
HANDICAP	11
TOTAL	281

AREA TABLE	
TYPE	NUMBER
LOT 1R, BLOCK A, MONTCLAIR ADDITION NO. 5	6.338 ACRES
R.O.W. DEDICATION, MONTCLAIR ADDITION NO. 5	0.061 ACRES
REMAINDER OF LOT 1R, BLOCK A	6.277 ACRES

PLEASE NOTE: RIGHT-OF-WAY DEDICATION SHOWN ON THE PLAT LISTS THE ACRES AS "0.610" AND SQUARE FEET AS "2,655".
2,655/43,560=0.061

LEGEND	
	EXISTING LANDSCAPE AREA
	EXISTING SIDEWALK
	EXISTING PAVEMENT
	EXISTING BUILDING
	EXISTING FIRE LANE
	PROPOSED PAD SITE



VICINITY MAP
NOT TO SCALE

NOTES:

With regard to Table A, item 16, there was no observed evidence of current earth moving work, building construction or building addition on the subject site at the time of this survey.

With regard to Table A, item 18, there was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill at the time of this survey.

With regard to Table A, item 19, No wetlands were delineated, this was a fully developed site at the time of this survey.

LOT AREA:

6.277 Acres

ZONING:

"Zoning Report" prepared by Partner Engineering and Science, Inc., dated February 3, 2015, Partner Project No. 14-130124.2.

This site is located in the CR, Community Retail District

BUILDING SET BACK LINES:

- (a) PD #88-40 along Broadmoor Drive and Centerville Road - 45 feet
- (b) PD #88-40 next to existing apartments - 20 feet
- (c) GZO Sec. 24-430 Yards adjacent to Streets (Front, Side and Rear) - 60 feet
- (d) GZO Sec. 24-432 Yards not adjacent to streets (Front, Side and Rear) - None, except 20 feet when side or rear abuts a residential district

LOT COVERAGE:

Maximum lot coverage - 40%

BUILDING HEIGHT:

Maximum Building Height - 30 feet

FLOOR AREA:

Maximum floor area Ratio - 0.8 to 1

PARKING:

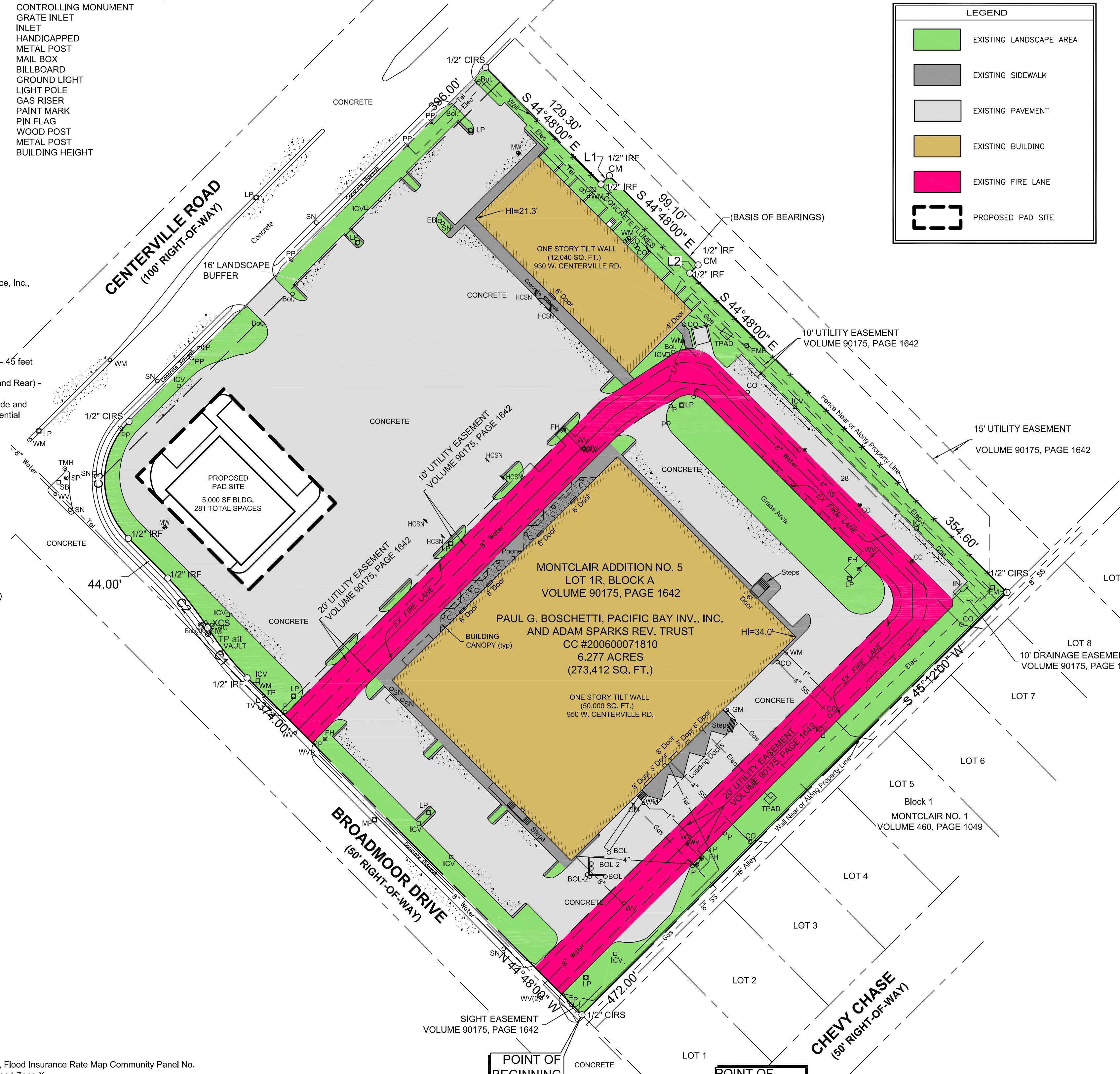
- Retail - 1 space per 333 square feet of gross floor area(GFA)
- Alternative Financial - 1 space per 250 GFA
- General Office - 1 space per 300 GFA
- Medical Office - 1 space per 250 GFA

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0360L, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



"Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD."

CASE NUMBER: 240820-3

REV.	DATE	REMARKS				
GARLAND P.D. AMENDMENT						
MONTCLAIR ADDITION NO. 5						
SEC CENTERVILLE ROAD & BROADMOOR DRIVE						
THE CITY OF GARLAND, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CAC	CAC	03.12.25	1"=50'	X.X.	137-019 SITE	-

OWNER:
PCDF BROADMOOR, LLC