



GARLAND
NOTICE OF MEETING
CITY OF GARLAND, TEXAS

Plan Commission
Public Meeting
Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
December 8, 2025
6:30 PM

A meeting of the Plan Commission of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

INVOCATION AND PLEDGE OF ALLEGIANCE: It is the custom and tradition of the members of the Plan Commission to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Plan Commission and will not affect the decisions to be made during the meeting.

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via GarlandTX.gov, channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live-streaming, on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

Public Comments

Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

IN-PERSON COMMENTS: Registration will be required for any citizen wishing to speak. Speaker cards are available with the Secretary.

Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted between and among the members of the Plan Commission and relevant City staff. Public access to that meeting is prohibited by State law.

AGENDA:

- 1. ITEMS FOR INDIVIDUAL CONSIDERATION**
 - a. November 24, 2025 Plan Commission Minutes**

2. PUBLIC HEARING

a. Z 25-38 Jerry W. Cook (District 5)

Hold a public hearing and consider the application of Jerry W. Cook, requesting approval of a Specific Use Provision (SUP) for the expansion of an existing Heavy Manufacturing use and 2) a Concept Plan for the expansion of an existing Heavy Manufacturing Use. The site is located at 2945 Market Street on a property zoned Industrial (IN) District. (District 5) (File Z 25-38)

b. GDC Amendment ORD 25-08

Hold a public hearing and consider amendments to several Garland Development Code sections as it relates to Senate Bill 840, multifamily and various other standards.

3. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on November 24, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts
Julius Jenkins
Stephanie Paris
Georgie Cornelius
Jaric Jones
Patrick Abell
Bob Duckworth
Wayne Dalton

Staff Present: Nabila Nur, Planning Director
Emma Chetuya, Planning Administrator - Development
Kurt Banowsky, Sr. Assistant City Attorney II
Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. November 10, 2025 Plan Commission Minutes

Motion was made by Commissioner Abell to **approve** the Minutes as presented. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

2. PUBLIC HEARING

a. GDC Amendment ORD 25-08

Hold a public hearing and consider amendments to several Garland Development Code sections as it relates to Senate Bill 840 and multifamily standards.

Motion was made by Commissioner Abell to **postpone** this item to the December 8, 2025 Plan Commission Meeting. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

b. South Garland Lakeside Area Plan

Hold a public hearing and consider approval of the South Garland Lakeside Area Plan.

Planning Director, Nabila Nur, provided an overview of the plan and remained available for questions.

Resident speaking on the request:

Shannon Phillips, 4448 Chaha Road #206, Garland, TX 75043

The resident speaking expressed his concern about some aspects of the plan.

Motion was made by Commissioner Paris to close the public hearing. Seconded by Commissioner Duckworth. **Motion carried: 8 Ayes, 0 Nays.**

Motion was made by Commissioner Paris to **approve** the plan as presented with the provisions of working to protect Windsurf Bay and ongoing community involvement as an action plan. Seconded by Commissioner Cornelius, Commissioner Dalton and Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 8:14 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary



Planning Report

File No: Z 25-38/District 5

Agenda Item:

Meeting: Plan Commission

Date: December 08, 2025

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for the expansion of an existing Heavy Manufacturing use and 2) a Concept Plan for the expansion of an existing Heavy Manufacturing Use. The site is located at 2945 Market Street on a property zoned Industrial (IN) District.

LOCATION

2945 Market Street

APPLICANT

Jerry W. Cook

OWNER

JCLLC

BACKGROUND

The subject property is an existing Heavy Manufacturing use, *Master Hatters*, and is zoned Industrial (IN) District. The applicant proposes an expansion to the existing building, as well as additional paved parking to meet current parking requirements. Given the scope of the proposed expansion, the project will be required to comply with all applicable screening, landscaping, architectural, and other relevant development standards in the Garland Development Code (GDC). While the original CO for this site identified the use as Manufacturing of Western Hats, at the time there was no distinction between heavy and light manufacturing as there is in the GDC today. In line with current standards a Specific Use Provision (SUP) is required for all Heavy Manufacturing uses.

SITE DATA

The subject site is a 2.609-acre tract of land classified as a Heavy Manufacturing use as the current operations include the manufacture and assembly of hats using raw products. The site is currently accessible from Market Street on the east. The proposed expansion is approximately 12,800-square feet and is meant to aid the existing operations through storage and shipping of the finished products.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Industrial District. The Industrial (IN) district is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial district also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial district regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

CONSIDERATIONS

1. Although the SUP Time period guide does not list the Heavy Industrial use, staff recommends an SUP time frame of 20-30 years. The applicant requests 30 years.
2. A Heavy Manufacturing use is defined as Heavy industrial manufacturing, processing, assembling, researching and developing, packaging, shipping, storing, servicing or other similar activities that are not prohibited by law and typically involve the processing or manufacture of non-consumable products from raw materials, which do not meet standards set forth in the definition of Light Industrial or Manufacturing uses

SITE DEVELOPMENT STANDARDS

1. Vertical and horizontal articulations will be required for the portion of the building that is being expanded.
2. A 10-foot landscape buffer along Market Street, including 10 canopy trees, will be required.
3. Shrubs will be required where parking areas abut the right-of-way. This requirement is currently being met.
4. A minimum of 43 parking spaces will be required.
5. A minimum of 4 parking-lot canopy trees will be required.
6. The proposed dumpster enclosure must be screened with an 8-foot-tall masonry wall enclosure.

These requirements will be reviewed for compliance during the site and building permit review process.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry centers for the subject site. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The proposed Heavy Manufacturing use aligns with the Comprehensive Plan's vision for this area as it is an established industrial employer with similar adjacent uses. The proposed use is consistent with what is expected in designated Industry Centers such as this one.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

All properties surrounding the subject site are zoned Industrial (IN) District. The property to the north is a Heavy Manufacturing use. The property to the west is currently under development for a warehouse, office/showroom use. The property to the south is a Vehicle Dispatch and Storage use. The property to the east across Market Street, is a Wrecker Service use. Given the existing site's similarity in use type and intensity, the proposed use is compatible with the surrounding area.

STAFF RECOMMENDATION

Staff recommends approval of the Specific Use Provision request for an approximately 12,800-square-foot expansion to the existing Heavy Manufacturing use at the subject property. The proposed use is compatible with surrounding development patterns and aligns

with the Comprehensive Plan's vision for Industrial Centers. It also aligns with the existing zoning designation for the area.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Concept Plan
- iii. Site Photos
- iv. SUP Conditions
- v. Written Narrative

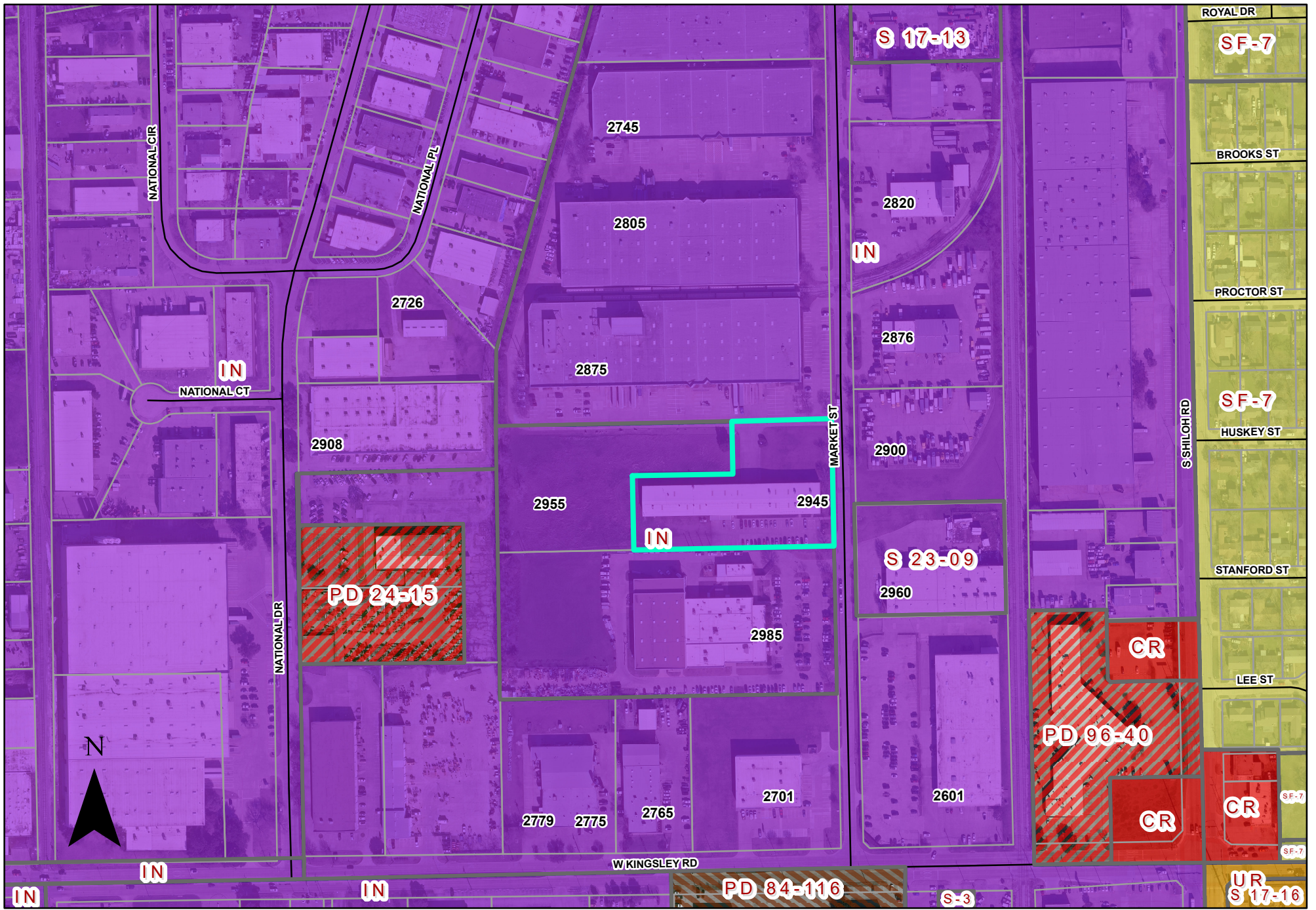
CITY COUNCIL DATE: January 6th, 2026

PREPARED BY:

Stewart Starry
Planner II
Planning and Development
972-205-2833
starry@garlandtx.gov

REVIEWED BY:

Emma Chetuya Ph.D., AICP
Planning Administrator
Planning and Development
972-205-2453
echetuya@garlandtx.gov



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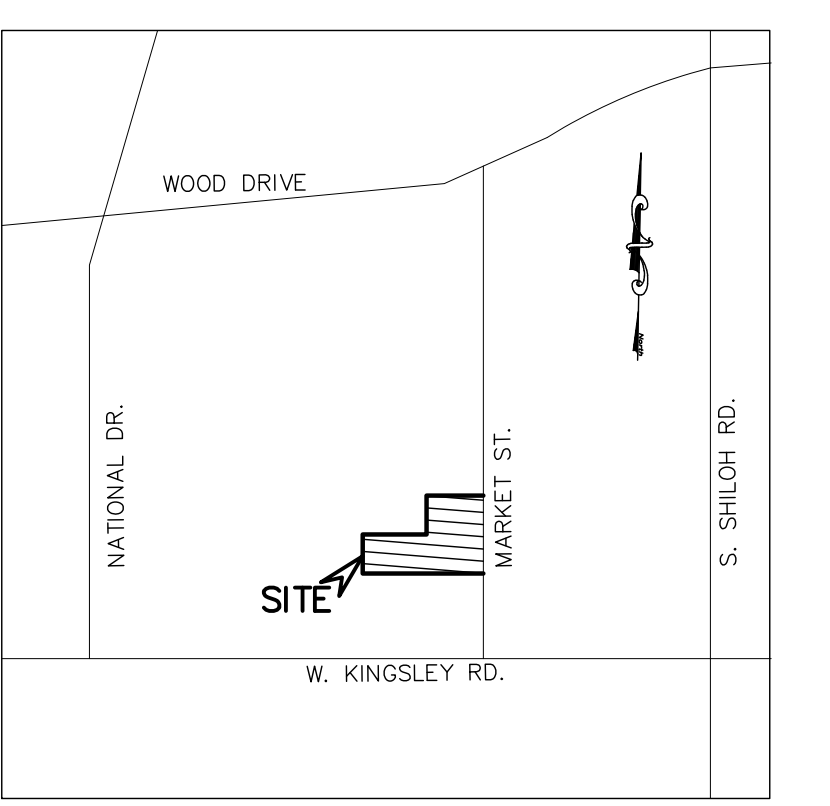
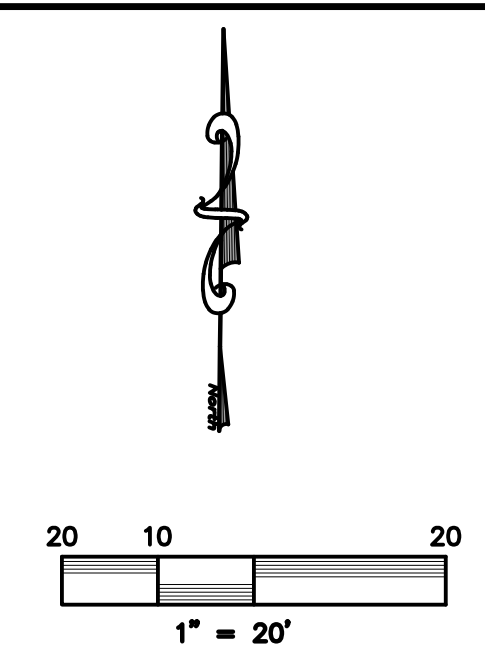
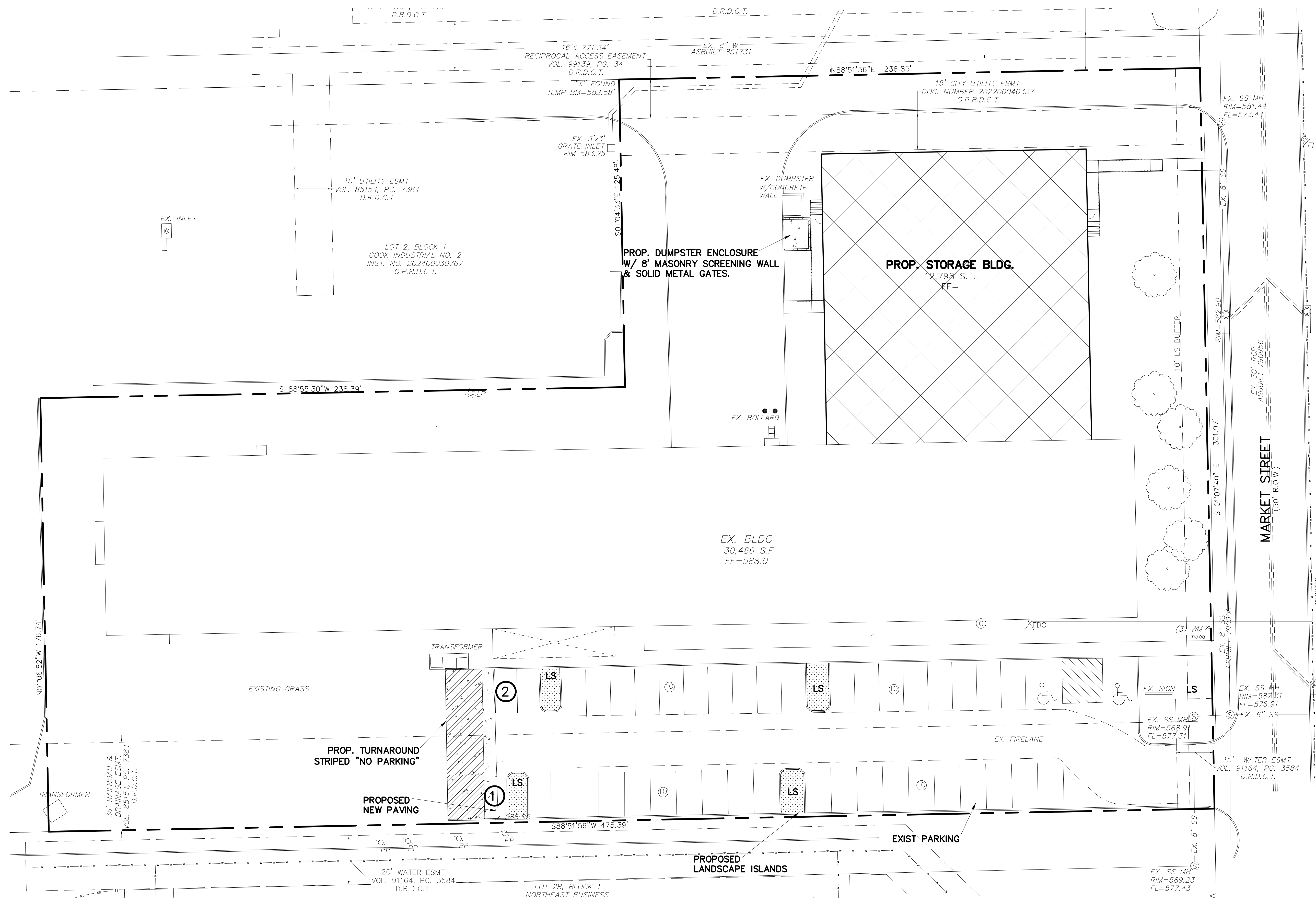
1 inch = 300 feet

ZONING MAP Z 25-38



INDICATES AREA OF REQUEST

2945 Market St



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. W --- = EX. WATER
- EX. SS --- = EX. SANITARY SEWER
- ⊙ = EX. SS MANHOLE
- ⊙ CO = EX. SS CLEANOUT
- ⊙ G = EX. GAS METER
- ⊙ WM = EX. WATER METER
- ⊙ T LP = EX. WATER VALVE
- ⊙ LP = EX. LIGHT POLE
- ⊙ PP = EX. POWER POLE
- ⊙ = EX. TELEPHONE BOX
- ⊙ = EXISTING STORM MANHOLE
- ⊙ FH = EX. FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB
- ⊕ = CENTERLINE
- V.T. = VISIBILITY TRIANGLE
- ⊙ = PROP. FIRE HYDRANT
- D.E. = DRAINAGE EASEMENT
- [Pattern] = PROP. CONCRETE PAVING
- [Pattern] = PROP. NO PARKING
- [Pattern] = PROP. LANDSCAPE
- [Pattern] = PROP. BLDG ADDITION

SITE DATA:
PROPOSED USE:
 HEAVY MANUFACTURING
EXISTING ZONING:
 IN - INDUSTRIAL DISTRICT

"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 #: 251007-1

CONCEPT PLAN

MASTER HATTERS OF TEXAS

2945 MARKET STREET
 LOT 2, BLOCK 1, 2.61 Acres
 COOK INDUSTRIAL NO. 2 ADDITION
 City of Garland, Dallas County, Texas

owner/developer
JERRY COOK
 972-864-5523
 JCOOK@MASTERHATTERS.COM

prepared by
MONK CONSULTING ENGINEERS
 1200 W. State Street, Garland Texas 75040
 972 272-1763 Fax 972 272-8761

REG. NO.: F-2567

date: 12/1/25 scale: 1"=20' sheet: C101

Z 25-38



Facing South viewing site



Facing West viewing site



Facing North viewing site

SPECIFIC USE PROVISION

ZONING FILE Z 25-38

2945 Market Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Heavy Manufacturing 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.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the IN District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

Time Period: The Specific Use Provision shall have a 30-year time period.

MONK CONSULTING ENGINEERS, INC.

October 8, 2025

RE: Master Hatters Summary of Use

The present use is manufacturing of hats

The proposed land use will be an addition to the existing building for storage and shipping of the finished products

The proposed building is in line with surrounding properties in this industrial district

There will be a zoning request change to "Heavy manufacturing" due to current zoning being outdated

The SUP time period will be 7 days a week, operation typical of area

The proposed building addition is 13,608 sf added to the existing building which is 30,300 sf. Height will be 24 ft.

No detention is considered at this time, engineering to follow

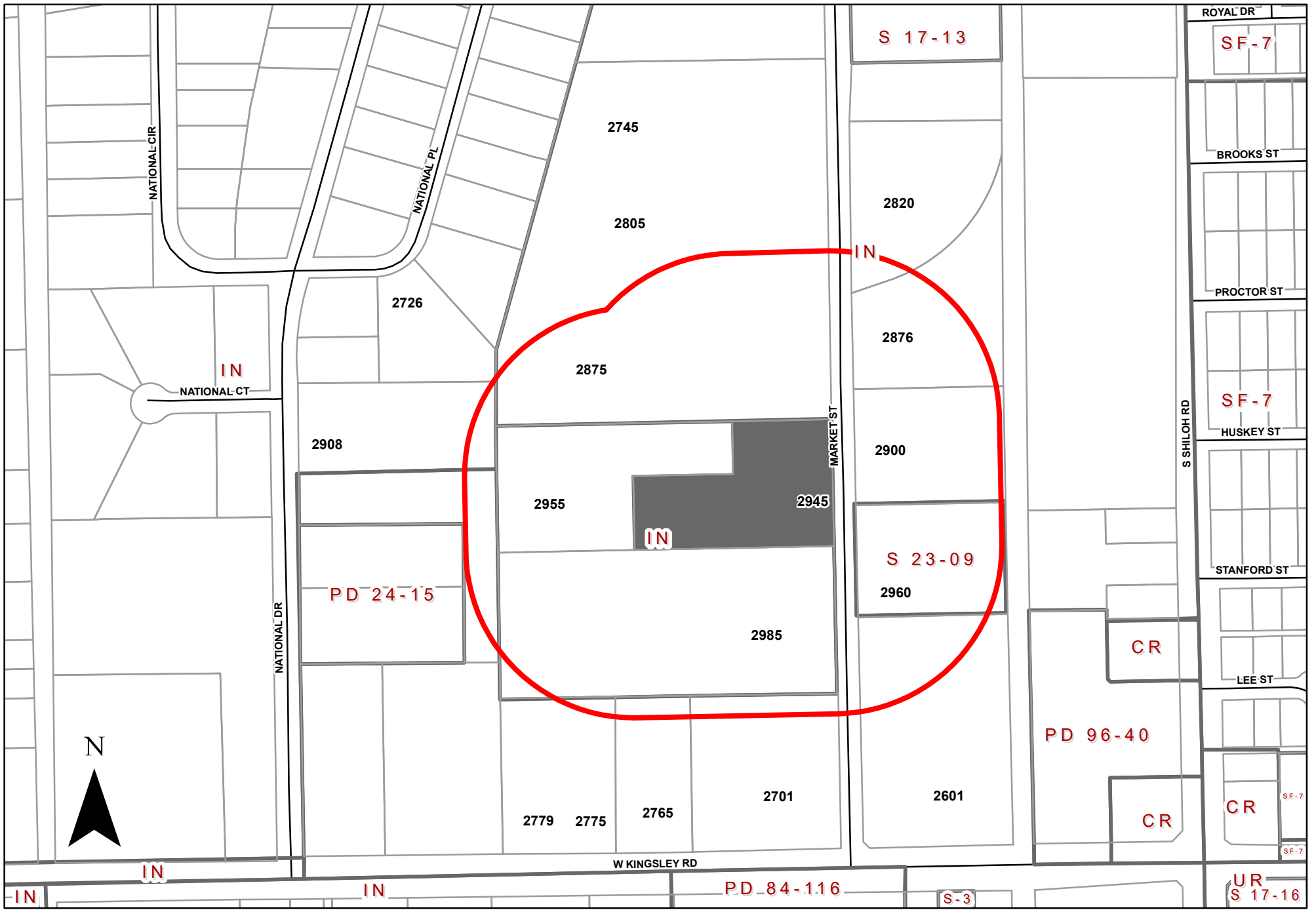
There is a 10 ft Landscaping buffer proposed as required

Property is not in a floodplain

Perimeter screening, other than dumpster is not required, the existing loading dock will be screened by the new addition

This is an industrial facility, no residency allowed

No new signage proposed



0 300 Feet
1 inch = 300 feet

ZONING MAP Z 25-38

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

2945 Market St

To date we have not received any responses for this case.

Planning Report



GARLAND

TEXAS MADE HERE

Agenda Item:

Meeting: Plan Commission

Date: December 8, 2025

REQUEST

Hold a public hearing and consider amendments to several Garland Development Code sections as it relates to Senate Bill 840, multifamily and various other standards.

BACKGROUND

During the 89th Texas legislative session, Senate Bill 840 was passed, which inflicts substantial restrictions upon applicable cities regarding multifamily developments. Primarily, this bill deems multifamily and mixed uses an allowed use in commercially zoned areas, and limits the city's ability to regulate maximum height, setbacks, FAR, parking etc.

In order to address the new state law, City Council asked staff to look into updating and strengthening the multifamily standards within the Garland Development Code. Staff has developed a robust updated section for multifamily developments and presented it to the Development Services Committee and City Council work session. Through multiple meetings and brainstorming, several updates have been formulated. The updates include but are not limited to:

- Include a new subsection in Section 2.52 – Special Standards for Multifamily Developments or expand/revise Section 2.39 MF, Multifamily District
 - Increasing minimum height requirements to 40 feet (3-4 stories)
 - Increasing maximum height requirements to 60 feet (5-6 stories)
 - Restricting surface parking in the front yard and adding design standards for structured parking
 - Requiring eight feet wide sidewalks
 - Requiring horizontal and vertical building articulations and restricting unattractive rooflines
 - Adding site design criteria (block length, yard and build-to-lines)
 - Incorporating amenities list with a point system and requirement per size of development
 - Building flexibility/incentives for environmental sustainability, enhanced glazing, and unique/distinct development elements
- Update Section 4.39 to strengthen the perimeter screening requirements when adjacent to existing single-family developments
- Allow townhomes wherever multifamily is permitted in order to encourage a mix of housing options in those locations (update in the Land Use Matrix)
- Require applicant-paid construction signage to ensure community understanding on the state regulations
- Revise the definition of "Development" to include conversion projects and clarify the applicability section for Chapter 3 for water/wastewater capacity analysis

PREPARED BY:

Nabila Nur, AICP

Planning Director

Planning & Development

972-205-2449

nnur@garlandtx.gov

§ 2.39. MF, Multifamily District.

- (A) Purpose. The multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of ~~eighty~~eighteen dwelling units per acre. The principal allowed land uses include ~~low-rise to mid-rise~~ multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums. ~~The MF-0 district is intended for multiple dwelling units, developed in a single-family style, but not on individually platted lots. The MF-1 district, as mentioned in certain sections of the Garland Development Code, is intended to accommodate standard multifamily development. The MF-2 District is intended to accommodate moderately higher densities and building height in order to reflect a more urban style of multifamily development. All MF standards are applicable MF-0, except where otherwise noted in this Section. All MF standards are applicable to both MF-1 and MF-2, except otherwise noted in Table 2-4.~~
- (B) Allowed Uses. All allowed land uses (whether by right or by SUP) in the MF district are indicated within the Land Use Matrix, Article 5 of this Chapter 2.
- (C) Lot and Density Requirements. Lots used for multifamily purposes must conform to the minimum lot area, width and depth requirements, and to the maximum density requirements, as described in Table 2-4.
- (D) Minimum Dwelling Unit Area. The minimum floor area requirements, exclusive of garage square footage, for each residential dwelling unit in the MF district are described in Table 2-4.
- (E) Efficiency Dwelling Units. The maximum number of efficiency dwelling units may not exceed ten percent of the total number of units in the same development. Any fractional number of units must be rounded up to the next whole number of units.
- (F) Yard Setback Requirements.
- (1) General. The yard setback requirements for all structures in a MF district are provided in Table 2-4 and in Section 2.34 of this Chapter 2, and in Section 2.39 (K)(5)(b) unless otherwise expressly provided below.
 - (2) Special Side and Rear Setbacks. Where an MF district is located adjacent to a single-family zoning district, an existing single-family development, or a single-family Planned Development district, all portions of the building above forty-five feet in height must be set back to fit within a forty-five degree slope measured from the residential property line to maintain privacy for adjacent traditional single-family detached or single-family attached zoning/development. the side and rear setbacks must be 1.25 times the maximum height of each building or a maximum of fifty feet.

~~(G)(3) Building Placement. All portions of a multifamily dwelling structure must be a minimum of twenty feet from other multifamily dwelling structures, or any portions thereof; ~~except that the minimum building separation between dwelling structures is ten~~ (10) feet~~

~~(H)~~(G) Exterior Construction.

- (1) Construction Materials. Exterior design and construction materials of all MF structures must comply with provisions in Article 6 of Chapter 4 of this GDC.
- (2) Roofscapes.
 - (a) Roofing Materials. Roofing materials on a MF Structure must comply with the provisions of Article 6 of Chapter 4 of this GDC.
 - (b) Rooftop Equipment. Rooftop-mounted air-conditioning and other mechanical equipment on a MF structure must be screened in compliance with Section 4.46 in Article 3, Chapter 4 of this GDC.

~~(I) Other Requirements.~~

- ~~(1) Clubhouse. A clubhouse must be constructed on-site and made available to all residents of a MF development, with the following minimum interior (that is, air-conditioned space) square footage requirements:

 - ~~(a) An MF development with two hundred dwelling units or less must have a clubhouse that is a minimum 2,500 square feet in size.~~
 - ~~(b) An MF development with two hundred and one dwelling units to three hundred and fifty dwelling units must have a clubhouse that is a minimum 3,500 square feet in size.~~
 - ~~(c) An MF development with over three hundred and fifty dwelling units must have a clubhouse that is a minimum 4,000 square feet in size. Alternatively, a MF development may have two clubhouses, each a minimum of 2,000 square feet in size.~~~~
- ~~(2) Swimming Pool(s). One swimming pool having a minimum of eight hundred square feet of surface water must be provided for each MF development. A second swimming pool having a minimum of eight hundred square feet of surface water must be provided for any MF development that has more than two hundred and fifty dwelling units.~~
- ~~(3) Leisure Areas. One leisure area having a minimum area of one thousand square feet, containing at least two pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each MF development. A second leisure area (having the same requirements for amenities as the first leisure area) must be provided for any MF development that has more than two hundred and fifty dwelling units.~~
- ~~(4)~~(3) Development Residential Types Other Than Multifamily. Within the MF district, residential types other than apartments or condominiums must comply with the following development standards:
 - (a) Single-family detached homes must comply with the SF-5 district

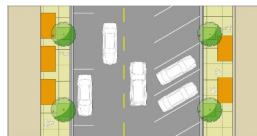
standards.

- (b) Zero-lot-line homes must comply with the SF-5 district standards.
- (c) Two-family (duplex) homes must comply with the 2F district standards.
- (d) Single-family attached (townhouses) must comply with the SFA district standards.
- (d)(e) Multifamily within mixed-use development must comply with the MF standards.

(H) Parking.

- (1) Location. Surface off-street parking areas shall be prohibited in front of any structure within a designated front yard. A maximum of 5% of the provided parking may be permitted in the front of the structure or visible from a public street as long as they are not located within the front yard. Surface off-street parking areas must be located generally to the side or rear of the main buildings in designated side or rear yards.
- (2) On-Street Head-In or Angled Parking. Unless a street segment is restricted by City ordinance as a “No Parking” zone, a single bay of angled or parallel parking may be provided along the street in front of main buildings (see Illustration 2-7).

Example of Angled and Parallel Parking



- (3) Shared and Off-Site Parking. Shared or off-site parking arrangements may be approved during the review and approval of the initial development application. The requirements and procedures for a shared or off-site parking arrangement are provided in Article 2, Division 3 in Chapter 4 of this GDC.
- (4) Structured (Garage) Parking. To enhance the overall visual character of a multifamily development, and to mitigate overall bulk appearance of parking structures, the following design standards apply to parking structures:
 - (a) All above-grade parking structures must be designed to be consistent with and complementary to the architectural style of the main building(s), and must incorporate at least two of the following design elements:
 - i. Distinctive architectural elements (cornices, piers, columns, friezes, quoins, mullions, fenestration, pilasters, rustication, or accentuating belt courses - see Illustration);
 - ii. Variation in wall planes (wall openings, canopies, articulations, wall convexities and/or concavities, balconies, or awnings - see Illustration);

iii. Change in materials (defined as a minimum of two separate, compatible materials excluding glazing - each separate material must be at least twenty percent of each facade’s surface area, excluding glazing);

iv. Change in colors (defined as a minimum of two separate, compatible colors excluding glazing - each separate color must be at least twenty percent of each facade’s surface area, excluding glazing).

(b) All above-grade parking structures must be designed with a distinguishable first floor, upper facades, and roofs. Parking garage first floors must be designed at human scale with pedestrian-scale elements such as awnings, canopies, window breaks, and door openings.

(c) Above-grade parking garages may be designed using decorative metal elements such as ornate meshes, screens, and the like, but non-decorative steel guard cables that are visible to the public or to adjacent properties are prohibited.

Examples of Acceptable Facade Articulation for Parking Structures



~~(J) Special Standards for MF-0 District.~~

~~(1) Screening. The screening requirements of Sections 4.39 and 4.40 apply for the MF-0 District.~~

- ~~(2) Design. The Residential Building Design standards of Section 4.84 apply to the MF-0 District, except that the standards apply per building rather than per unit, and there is no minimum roof pitch requirement.~~
 - ~~(3) Amenities. The provisions of Section 2.39(I), “Other Requirements,” apply to the MF-0 District.~~
 - ~~(4) Parking. The parking requirements of the “Dwelling, Multifamily,” as enumerated within the Land Use Matrix, apply to the MF-0 District.~~
 - ~~(5) Attached Enclosed Garages. There must be one (1) attached enclosed garage, a minimum of 10 feet wide by twenty feet long, for each unit within the MF-0 District.~~
- (I) Pedestrian Access - Sidewalks. Sidewalks must be provided between the street and the building and shall be a minimum of eight feet in width except in pre-developed areas where the sidewalk system is already established prior to the effective date of this GDC. In those areas, redevelopment of lots or tracts must include repairs or replacement of the adjacent portion of the existing sidewalk, as determined by the Director of Transportation and in compliance with the City’s standards in effect at the time. Barrier-free ramps must be added (or replaced) at all street corners and at any designated mid-block pedestrian crossings in accordance with local, state, and federal law.
- (J) Landscaping. Landscaping must be provided in accordance with Chapter 4 of the GDC. The Planning Director may approve the required large canopy trees within the landscape buffer to be supplemented with ornamental trees where practical to facilitate the build-to-line zone.
- (K) Building/Architectural Design.
- (1) Articulation. Architectural features of buildings must provide diversity and articulation of wall surfaces through use of one or more of the following architectural elements: pilasters, quoins, projected awnings, solid canopies, bay windows, or towers. Additional horizontal and vertical building articulation requirements are as follows:
 - (a) Horizontal Building Articulation.
 - i. Building facades that are visible to a public street and that are between forty feet and one hundred feet in length require at least one horizontal articulation break that is a minimum of two feet in depth for at least twenty percent of the total length of the building facade. Curved facades may be used to meet the articulation requirement if at least one-half of the curved facade meets the minimum two-foot depth.
 - ii. Building facades that are visible to a public street and that are over one hundred feet in length require at least one horizontal articulation break per fifty linear feet that is a minimum of two feet in depth, so that the cumulative articulation breaks total at least twenty percent of the building facade’s total length. Curved facades may be used to meet the articulation requirement if at least one-half of the curved facade meets the minimum two-foot depth.
 - iii. No uninterrupted wall plane visible from a public street may exceed sixty (60) feet in length without a change in plane, balcony, bay window, or

comparable architectural feature.

(b) Vertical (Roofline) and Building Articulation.

i. Building facades that are visible to a public street and that are between forty feet and one hundred feet in length require at least one vertical articulation break that is a minimum of twenty percent higher or lower than the building facade's average unarticulated height for at least twenty percent of the building facade's total length.

ii. Building facades that are visible to a public street and that are over one hundred feet in length require at least one vertical articulation break that is a minimum of twenty percent higher or lower than the building facade's average unarticulated height for every fifty linear feet, so that the cumulative vertical articulation breaks total at least twenty percent of the building facade's total length.

(c) Each sequential block of new development must contain a unique, but visually compatible, building facade to encourage architectural variety within larger projects by using a combination of architectural elements.

(2) Roofs.

(a) Roof lines in a multifamily development must be consistent with the coordinated architectural theme and variable in terms of shape, pitch, and height, in order to avoid long expanses of flat similar roof lines.

(b) Roofs must be designed as individual design elements, and must be utilized to screen roof-mounted mechanical equipment and satellite dishes.

(c) The use of mansard or gambrel roofs is prohibited.

(d) False front façades or parapet extensions projecting more than eight (8) feet above the actual roofline are prohibited.

(3) Entry.

(a) At least one (1) primary building entrance shall be provided for every seventy-five (75) linear feet of primary street-facing façade.

(b) Entrances shall be directly accessible from the public or private sidewalk or plaza and clearly visible from the street.

(c) Entrances shall be emphasized through stoops, porches, canopies, awnings, or other architectural features.

(d) Courtyards or passageways count as entries.

(e) Exterior stairways to access dwelling units shall be prohibited, unless required for ADA compliance, building code, or fire safety purposes.

(4) The Planning Director, through an alternative compliance process (as set forth in Chapter 4, Article 1, Division 2 of this GDC), is authorized to waive up to five (5) provisions of the Building/Architectural Design standards as set forth in this subsection if ~~the proposed development incorporates one or more of~~ the following

provisions are met: The Planning Director may approve the waiver only upon a finding that the proposed alternative is: (i) proportionally consistent with the purpose and intent of this GDC, as applicable; and (ii) promotes the public health, safety, morals, or general welfare by complying with at least one of the following:

- (a) Environmental sustainability. Use of building materials, construction techniques, or other elements within the development that promote environmental sustainability for the overall project.
- (b) Windows and Glazing. Windows constituting a minimum of 35% of each street-facing façade. Reflective or opaque glass shall not count toward this provision.
- (c) Unique architectural features that may not comply with the technical standards outlined in this subsection, but can achieve a distinct desired identity for the development. These features may include unique building design elements, entryway features, signage, mural, or other elements located at a key location within the development.

(5) Site Design.

(a) Site Design.

- i. Block Lengths. Block lengths must be characterized by smaller, walkable blocks that are connected to each other; cul-de-sacs or other single-entrance streets are prohibited unless, due to topography or existing development patterns, there is no other reasonable alternative to serve the Urban development. Single-entrance streets may be approved by the Planning Director during the development review process based on the foregoing criteria. Small block lengths and connected street patterns provide opportunities for traffic efficiency and pedestrian connectivity.
 - 1. The minimum length of a street block is two hundred feet.
 - 2. The maximum length of a street block is five hundred feet.
- ii. Scale. The massing of new buildings must be articulated in a variety of ways, including the use of projecting and recessed elements such as porches, cantilevers, balconies, bay windows, and roof dormers, to reduce their apparent overall bulk and volume, to enhance visual quality, and to contribute to human-scale development. Large-scale buildings with a box-like appearance are prohibited.

(b) Yard and Build-To Lines.

- i. Yards must be free from any encroachments, unless otherwise provided for in this GDC, including primary buildings, accessory buildings, detached garages, and ground-mounted mechanical equipment.
- ii. The build-to- line shall be measured from the property line.
- iii. Buildings and structures must be in compliance with the following provisions (all setbacks are measured from the property line):
 - 3. Front maximum build-to line is thirty feet; all areas adjacent to a street

are front yards; no parking is allowed in the front yard unless otherwise approved during the site permitting process per Section 2.39 (H)(1).

4. Front minimum build-to line is fifteen feet from a public street right-of-way line, and zero feet from a private street or access easement provided that utilities and pedestrian circulation (sidewalks) are accommodated.
 5. The maximum front porch setback is fifteen feet.
 6. All rear yards must be a minimum of ten feet.
 7. All side yards must be a minimum of five feet for residential structure and a minimum of ten feet for all other structures.
 8. Dwelling units may be attached to each other with appropriate fire walls (in accordance with the City Code).
- iv. At least seventy-five percent of the front facade of any structure facing a street must be located between the minimum and the maximum build-to lines. Up to twenty-five percent of the facade may be located further from the back-of-curb than the front yard maximum build-to line but may not be located greater than fifty feet beyond the front street maximum build-to line and not greater than thirty-five feet beyond the side street maximum build-to line. No part of any front facade may be located between the back-of-curb and the minimum build-to line.

(L) Other Requirements.

(1) Amenities. A multifamily development must incorporate and provide communal and personal convenience amenities on-site (that is, within the development), in accordance with the minimum points requirements provided in Subsection (4) below, unless provision of the amenities is approved in an off-site location in accordance with Subsection (5) below. Communal and personal amenities may include the following:

(a) Swimming pool; (20 points):

- i. One swimming pool of a minimum of 512 sq. ft. for two hundred units or less;
- ii. One swimming pool of a minimum of 800 sq. ft. for two hundred and one dwelling units to five hundred units;
- iii. Two swimming pools each being a minimum of 800 sq. ft. for five hundred and one dwelling units and above. The Planning Director may allow 10 points toward amenities if only one 800 sq. ft. swimming pool is provided instead.

(b) Clubhouse; (20 points):

- i. A minimum of 2,000 sq. ft in size for two hundred units or less;
- ii. A minimum of 3,500 sq. ft. in size for two hundred and one dwelling units to five hundred units;

iii. A minimum of 4,000 sqf. Fft. in size for five hundred and one dwelling units and above.

- (c) Dog Park; (5 points);
- (d) Fitness center; (10 points);
- (e) Business center; (5 points);
- (f) Dining establishment; (10 points);
- (g) Game and leisure room; (5 points);
- (h) Shared grill or picnic area; (5 points);
- (i) Personal services (such as, hair salon, therapeutic massage); (10 points);
- (j) Multi-purpose gymnasium; (15 points);
- (k) Meeting/conference rooms; (5 points);
- (l) Convenience/sundries shop; (5 points);
- ~~(a)~~(m) Child care center; (15 points);
- (n) Another acceptable amenity (up to 15 points).

(2) Amenities Required by Size of Development. The minimum number of amenities that must be provided on-site (or as may be approved off-site pursuant to Subsection (3) below) for a multifamily development are as follows:

- (a) A development having up to, and including, twenty dwelling units must receive at least 10 points as listed in Subsection (3) above
- (b) A development having twenty-one dwelling units to seventy-five dwelling units must receive at least 20 points of the amenities as listed in Subsection (3) above;
- (c) A development having seventy-six dwelling units to two hundred dwelling units must receive at least 30 points as listed in Subsection (3) above;
- (d) A development having two hundred and one dwelling units to five hundred units must receive at least 50 points as listed in Subsection (3) above; and
- (e) A development having five hundred and one or more dwelling units must receive at least 70 points as listed in Subsection (3) above.

~~(6)~~(3) Shared Amenities. The Planning Director may, using the procedure for alternative compliance (as set forth in Chapter 4, Article 1, Division 2 of this GDC), approve shared use of amenities among two or more developments provided that use of the amenities by residents of all applicable developments is ensured in perpetuity in a form that is acceptable to the City.

(4) Site Furnishings. Site furnishings in a multifamily development must comply with the following:

- (a) Site furnishings, including (but not limited to) benches, litter receptacles,

planters, bollards, lighting, bicycle racks, and public art must emphasize the architectural character of the corresponding multifamily development. Plastic furnishings, moveable resin furniture, or other temporary fixtures ~~may~~ not satisfy this requirement.

(b) Multifamily developments maintain continuity in the style, forms, materials, and colors of site furnishings. Site furnishings must be of the same architectural character as the buildings in the development. Plastic furnishings, moveable resin furniture, or other temporary fixtures ~~may~~ not satisfy this requirement.

(c) Site furnishings must be durable, low-maintenance, and resistant to vandalism. All bicycle racks must be securely anchored and accommodate U-locks.

(d) Site furnishings must be placed so as to maintain an unencumbered walkway of at least four feet in width for pedestrians.

(e) Lighting for off-street parking facilities and pedestrian corridors must be of the same height, style, and color. Lighting must complement the architectural style and character of the buildings in the development. Pedestrian-scaled lighting (maximum fourteen (14) feet in height) must be provided along sidewalks, courtyards, and other primary walkways.

~~(7)(5) —Miscellaneous.~~ When multifamily development is constructed on a property zoned as a nonresidential district, the applicant is required to place and maintain a 48”x24” sign onsite visible from the public right-of-way specifying the project’s eligibility per ~~Senate Bill 840, approved at the 89th Texas Legislature~~ Chapter 218 of the Texas Local Government Code.

ORDINANCE NO. _____

AN ORDINANCE AMENDING IN PART 2 ATTACHMENT 1:4 TO SECTION 2.51, "THE LAND USE MATRIX," AND SECTION 2.52, "SPECIAL STANDARDS FOR CERTAIN USES," OF DIVISION 2, "LAND USE MATRIX," OF ARTICLE V, "USE REGULATIONS," OF CHAPTER 2, "ZONING REGULATIONS," OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That 2 Attachment 1:4 to Section 2.51, "The Land Use Matrix," of Division 2, "Land Use Matrix," of Article V, "Use Regulations," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* as follows:

[Remainder of page intentionally left blank.]

ZONING REGULATIONS

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	U R	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Dwelling, Two-Family (duplex)							P	P										-	2 enclosed/dwelling unit	Sec. 2.38
Dwelling, Industrialized Housing Unit	P	P	P	P	P	P	P											-	2 enclosed/dwelling unit	Sec. 2.52(A)(5)(d)
Dwelling, Manufactured/HUD-Code Home	S																	-	2 enclosed/dwelling unit	-
Dwelling, Mobile Home	S																	-	2 enclosed/dwelling unit	-
Dwelling, Multifamily								P	*	*	*	*	*	*		P	P	-	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	Sec. 2.39; See: 2.52(A)(39)
Dwelling, Live/Work																P	P	-	2 spaces, plus nonresidential requirement	Sec. 2.52(A)(5)(e)
Dwelling, Zero-Lot-Line Home					P			P										-	2 enclosed/dwelling unit	Sec. 2.36(C)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P										-	2 enclosed/dwelling unit	Sec. 2.36
Dwelling, Single-Family Attached (Townhouse)						P		P	*	*	*	*	*	*		P	P	-	2.25 enclosed/dwelling unit	Sec. 2.37
Dwelling, Apartment									*	*	*	*	*	*		P	P	-	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces 1 space/dwelling unit	Sec. 2.39; See: 2.52(A)(39)
Manufactured/Mobile Home Park or Subdivision																		-	-	-
ACCESSORY & TEMPORARY USES																				
Accessory Building	P	P	P	P	P	P	P	P										-	N/A	Sec. 2.58

ZONING REGULATIONS

Convenience Facilities:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Section 2

That Section 2.52, "Special Standards for Certain Uses," of Division 2, "Land Use Matrix," of Article V, "Use Regulations," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* by adding subsection (A)(39) to read as follows:

(39) Mixed-use and Multifamily Residential Use. Mixed-use and Multifamily residential use must comply with the following provisions of this Subsection (39):

(a) Definitions. For purposes of this Subsection:

(i) For purposes of this subsection, "Mixed-use residential" shall have the definition set forth in Section 218.001 of the Texas Local Government Code.

(ii) For purposes of this subsection, "Multifamily residential" shall have the definition set forth in Section 218.001 of the Texas Local Government Code.

(b) In accordance with Section 218.101 of the Texas Local Government Code and notwithstanding any other provision of this Garland Development Code to the contrary, Mixed-use residential and Multifamily residential uses and development are allowed in zones NO, CO, NS, CR, LC, HC, UR, UB, and DT, subject to the following restrictions:

(i) The maximum density shall be thirty-six (36) units per acre.

(ii) The maximum building height shall be the greater of:

(1) The highest height that is allowed under the applicable base zoning for the site;
or

(2) Forty-five feet (45').

(iii) The maximum setback requirement shall be the lesser of:

(1) The maximum setback distance requirement allowed under the applicable based zoning for the site; or

(2) Twenty-five feet (25').

(iv) The parking requirement shall be one space per dwelling unit.

(v) Mixed-use residential and Multifamily residential use shall not be permitted within:

(1) One thousand feet (1,000') of an existing heavy industrial use or development site;

- (2) Three thousand feet (3,000') of an airport or military base; or
(3) Within an area which has been designated as a clear zone or accident potential zone.

Section 3

That Division 2, "Land Use Matrix," of Article V, "Use Regulations," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 5

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 6

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

PASSED AND APPROVED this the ____ day of _____, 2025.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED :

ZONING REGULATIONS

2 Attachment 3

Table 2-4 - Other Residential District Standards

District	Minimum Lot Area Maximum Density/Acre Standard Requirement/ Average	Minimum Yard Setbacks					Min. Dwelling Unit Area	Min. Lot Width	Min. Lot Depth	Max. Lot Coverage Max. FAR	Min./ Max. Height
		Adjacent to Street			Not Adjacent To Street						
		Front	Side	Rear	Side	Rear					
2F	8,000sf/pair 4,000sf/du	25' 20' curvil. or staggered or cul-de-sac	25' 20' curvil. or staggered or cul-de-sac	25' 20' curvil. or staggered or cul-de-sac	7.5' each side	10'	2,600sf/ pair 1,300sf/du	75'/lot or pair of lots if platted separately	100'	40%	35'
SFA	2,000sf/ 1,900 avg max. 12/acre	10'	10'	10'	5'	5'	1,400sf/ 1,300 avg	20' internal 30' end	90'	75%	40'
MF	None Max 80 12/acre in MF-0 Max. 18/acre in MF-1 Max. 32/acre in MF-2	20' <u>Build to line</u> <u>Minimum 15'</u> ; <u>Maximum 30'</u>	20' <u>Build to line</u> <u>Minimum 15'</u> ; <u>Maximum 30'</u>	20' <u>Build to line</u> <u>Minimum 15'</u> ; <u>Maximum 30'</u>	12'	12'	Efficiency: 500sf 1-BR: 650sf 2-BR: 800sf Add'l BR: 150sf Avg: 725sf	75'	100'	60%	35' in MF-0 40' in MF-1 50' in MF-2 <u>Min. 40'</u> <u>Max. 60'</u>

ZONING REGULATIONS

2 Attachment 4

Table 2-5 - Nonresidential District Standards*

District	Minimum Lot Area Maximum Lot Area	Minimum Yard Setbacks				Min. Lot Width	Min. Lot Depth	Max. Building Coverage	Max. FAR	Max. Height
		Adjacent to Street			Not Adj./ Street (Side and Rear)					
		Front	Side	Rear						
NO	Min: none Max: 3 acres	25'	20'	25'	none, except 20' when adjacent to residential district	none	none	40%	none	1 story (max. 16'), except pitched roofs may be 20'
CO	Min: none Max: none	1-2 stories: 25'	1-2 stories: 20'	1-2 stories: 25'	30' in height or less: none, except 20' when adjacent to residential district	none	none	none	none	Any legal height, subject to yard provisions in Section 2.43
		over 2 stories: see Section 2.41(B)(1)b			above 30' in height: see Section 2.41(B)(1)b					
NS	Min: none Max: 3 acres	25'	20'	25'	none, except 20' when adjacent to residential district	none	none	40%	none	1 story (max. 16'), except pitched roofs may be 20'
CR	Min: none Max: none	30'	20'	30'	none, except 20' when adjacent to residential district	none	none	40%	none	35'
LC	Min: none Max: none	30'	20'	20'	none, except 20' when adjacent to residential district	none	none	50%	none	35'
HC	Min: none Max: none	30'	20'	20'	none, except 20' when adjacent to residential district	none	none	50%	none	35'
IN	Min: none Max: none	1-2 stories: 30'	1-2 stories: 20'	1-2 stories: 30'	30' in height or less: none, except 20' when adjacent to residential district	none	none	60%	2:1	Any legal height, subject to yard provisions in Section 2.47
		over 2 stories: see Section 2.41(B)(1)b			above 30' in height: see Section 2.41(B)(1)b					

***Multifamily projects in the nonresidential districts must follow standards set forth in Table 2.4 and Section 2.39.**

§ 4.39. Perimeter Screening Between Nonresidential, Multifamily, Single-Family Development.

- (A) Nonresidential, Multifamily, and Senior Living Developments. Nonresidential, Multifamily, and Senior Living developments that are located adjacent to single-family (whether attached or detached) and two-family residential district boundary lines must provide screening in the form of one of the options listed below:
- (1) Option 1 - Brick or Stone Masonry Wall. A minimum ~~eight~~six-foot tall, and maximum ~~ten~~eight-foot tall, masonry wall is required along all common property lines. The wall must be constructed of brick or stone, in accordance with the City's *Technical Standards*, or a simulated product with the appearance of hand-laid brick or stone with the same structural integrity of the City's standard screening wall details. In addition to the screening wall, one large canopy tree for every twenty-five linear feet, or portion thereof, is required and must be equally spaced for the entire length of the wall on the development's side of the wall. A masonry wall composed of color-intrinsic stucco or highly articulated (such as split-faced) masonry may be used in lieu of the brick or stone masonry wall, provided that the wall is offset at least one foot for at least twenty-five feet for every one-hundred-foot section of wall.
 - (2) Option 2 - Ornamental Metal Fence. A minimum five-foot tall ornamental metal fence with masonry columns, spaced with a maximum of fifty feet between the centers of each column, is required along all common property lines. A continuous row of evergreen high-level screening shrubs (see Table 4-3 in Division 7 of this Article 3) are required along all portions of the fence that are not opaque masonry. All landscaping must be located on the development's side of the fence.
 - (3) Option 3 - Earthen Berms. An earthen berm (see Section 4.33(L)), or an undulating series of berms, with a living screen may be used provided that each berm is a minimum of six feet in height upon installation for at least eighty percent of the screening length, and provided that each berm and landscaping provides continuous, mostly opaque, screening within three hundred and sixty-five calendar days following installation. Large canopy trees are required for every fifty linear feet, or portion thereof, of the berm screening (on top of, beside, or meandering in and out of berms). Up to twenty-five percent of the required large canopy trees may be substituted in accordance with Section 4.34(B)(3)(d) in this Article 3.
- (B) Replacement of Existing Screening. Replacements of existing screening devices between nonresidential and multifamily developments that are located adjacent to single-family (whether attached or detached) and two-family residential district boundary lines must provide a similar, or more opaque, level of screening to what was previously provided and must be constructed of the same or substantially similar building materials.
- (C) Alternative Screening Options. Alternative designs to meet screening requirements may be submitted for consideration, and possible approval, for expansion, rehabilitation, or redevelopment projects using the alternative compliance process outlined in Article 1, Division 2 of this Chapter 4. However, the replacement of existing screening devices must follow the requirements in Section 4.39(B).

(Ordinance 6773 adopted 5/19/15; Ordinance 7107, sec. 65, adopted 12/3/19; Ordinance 7404 adopted 2/21/2023)

Article 1 Definitions

6.03 Definitions

DEVELOPMENT:

Initiation of any activities related to the platting of land or construction of buildings or structures (including activities such as the filing of a preliminary plan or plat, a plan for development, or plat application), the construction of impervious surfaces (such as, parking lots), the installation of utilities, roadways, drainage facilities or other infrastructure; or any disturbance of the surface or subsurface of the land in preparation for such construction activities, including without limitation removal of vegetation, grading, clearing, filling or removal of soil. The definition includes any of the above-contemplated activities performed for conversions of structures from nonresidential occupancy to mixed-use residential or multifamily residential occupancy.