



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
City of Garland
- REMOTE MEETING -
July 13, 2020
7:00 p.m.**

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, July 13, 2020 at 7:00 p.m. The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://garlandtx.zoom.us/webinar/register/WN_4rlCkq9tQfWJWMyEHc1UeQ

After registering, you will receive a confirmation email containing information about joining the webinar.

For those without internet access to the meeting, a dial-in option is available. The toll-free numbers are:

877-853-5247
888-788-0099

Additionally, the meeting may be accessed by phone at the following numbers:

346-248-7799
470-250-9358
470-381-2552

The Meeting ID is: 938 7375 2398

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the "raise hand" feature in order to be recognized.

Those joining the meeting by phone may press *9 to raise your hand. After speaking, please re-mute your phone by pressing *6.

The meeting will also be recorded and made available online at www.garlandtx.gov.

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

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a. Consider approval of Minutes for the June 8, 2020 meeting.

2. PLATS

- a. Ventura Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

3. ZONING

- a. Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses and 2) a Detail Plan for a Truck/Bus Repair Use. This property is located at 2700-2816 McCree Road. This application was submitted prior to September 1, 2019. (District 5) (Z 19-27)
- b. Consideration of the application of **Tilson Custom Homes**, requesting approval of a Specific Use Provision for a Guest House on a property zoned Agriculture (AG) District. This property is located at 1620 Pleasant Valley Road. (District 1) (Z 20-15)

- c. Consideration of the application of the **City of Garland**, requesting approval to amend Planned Development (PD) District 17-35 for Mixed Use to 1) Amend Table 5-1 (Schedule of Uses) to remove Dwelling, Multi-Family Use and Elder Care - Independent Living Use from several Character Zones; and 2) Change the Character Zones of certain properties. This area is generally located northeast of President George Bush Turnpike, west of Holford Road, and south of the city limits line. (District 1) (Z 20-17)

4. 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

Plan Commission

1. a.

Meeting Date: 07/13/2020

Item Title: Plan Commission Minutes for June 8, 2020

Summary:

Consider approval of Minutes for the June 8, 2020 meeting.

Attachments

Plan Commission Minutes for June 8, 2020

Minutes of the Garland Plan Commission Meeting

Due to the COVID-19 mandated guidelines and to conform with social distancing requirements, the Plan Commission meeting was held via teleconferencing. The meeting was broadcast live on the City's Website (<https://www.garlandtx.gov/721/CGTV---Government-Access-Television>), through local cable (Channel 16 (Spectrum), Channel 44 (Frontier) and Channel 99 (AT&T U-verse)).

The Plan Commission of the City of Garland met in regular session on Monday, June 8, 2020, at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Stephen Hallman
Commissioner	Preston Edwards
Commissioner	Truett Welborn
Commissioner	John O'Hara
Commissioner	Douglas Williams
Commissioner	Mike Rose
Commissioner	Christopher Ott

STAFF PRESENT

Senior Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed
Staff	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Rose to **approve** the Consent Agenda as presented, seconded by Commissioner Hallman. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of Minutes for the May 11, 2020 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

2a. APPROVED Consideration of the application of **Kirkman Engineering**, requesting approval of 1) a Change of

Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses including Food Processing & Storage, and Outdoor Storage and Tank Battery; 2) a Detail Plan; and 3) Landscape Variances. This property is located at 515 Mills Road. This application was submitted prior to September 1, 2019. (District 2) (File Z 19-21)

Kira Wauwie, Principal Planner presented the staff report.

Representing the applicant, Shea Kirkman, 5200 SH 121, Colleyville, TX, provided an overview of the request.

Commissioner Rose requested additional information regarding the building style.

Mr. Kirkman stated the building would be painted steel siding to match the existing buildings.

Commissioner Ott asked what would be stored in the additional storage tanks.

Mr. Kirkman and Mr. Hunn, 515 Mills Road, Garland, TX, explained the tank would be used to store and process pickles.

Chairman Roberts asked the applicant about the absence of landscaping at the rear of the property.

Mr. Kirkman explained this was for safety reasons to allow for larger vehicles. Mr. Kirkman also explained the relocation of power lines.

Motion was made by Commissioner Hallman to close the public hearing and open for discussion, seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

Commissioner Hallman and Ott spoke in support of this request with the exception of the staff recommendation calling for additional landscape islands.

Motion was made by Commissioner Hallman to **approve** the application as presented, seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays**

2b. APPROVED

Consideration of the application of **Geoffrey Bossiere**, requesting approval of a Change in Zoning from

Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add Uses not currently permitted. This property is located at 3630 North Shiloh Road. (District 7) (File Z 19-39)

Nabiha Ahmed, Development Planner presented the staff report and read into the record the proposed additional uses by the applicant:

Antique Shop (indoors only), Permitted
Athletic Event Facility, Indoor, Permitted
Civic Club/Fraternal Lodge, Permitted
Commercial Amusement, Indoor, Permitted
Convenience Store (1,000–5,000sf), Permitted
Cultural Facility, Permitted
Furniture, Household Furnishings and Appliance Sales/Rental, Permitted
Grocery/Supermarket (>5,000sf), Permitted
Health and Fitness Gym (Indoor), Permitted
Landscape Nursery (retail), Specific Use Provision
Laundry, Self-Serve (Laundromat), Permitted
Learning Center, Specialized, Permitted
Mortuary/Funeral Home, Permitted
Pet Store (Indoors only), Permitted
Pharmacy (without drive-through or window), Permitted
Post Office, Permitted
Printing/Publishing House, Permitted
Recording Studio/Media Production, Permitted
Restaurant, Permitted
Restaurant, Drive-Through, Specific Use Provision
School, Business, Permitted
School, Private, Religious or Charter, Permitted
School, Private, Religious or Charter, Permitted
School, Retail/Personal Services Training, Permitted
Social Service Facility/Agency, Permitted
Theater, Small Scale, Permitted
Veterinary Clinic, Small Animal (indoors only), Permitted

Commissioner Rose asked for clarification in the difference between a drive-thru window and a take-out window.

Staff explained that a drive-thru window would require

additional modifications such as stacking lanes and menu board and a take-out window would be strictly for picking up or dropping off of items only.

Chairman Roberts explained this would be less traffic intensive.

Mr. Guerin further explained the staff recommendation of eliminating Restaurant, Drive-Through and instead allowing only take-out windows for Restaurant uses was a compatibility concern with the surrounding area.

The applicant Geoffrey Bossiere, 1515 7th Street, Suite 8, Santa Monica, CA, provided an overview of the request.

Motion was made by Commissioner Hallman to close the public hearing and open for discussion, seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

Chairman Roberts raised concern regarding a few of the proposed uses due to noise or convenience issues.

Mr. Guerin clarified the allowed usable veterinary clinic uses and provided the notification letter response count to the Commission.

Mr. Bossiere stated to the Commission he is aware of the signage requirements.

Motion was made by Commissioner Rose to **approve** the application per staff recommendation, seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

2c. APPROVED

Consideration of the application of **Geoffrey Bossiere**, requesting approval of a Detail Plan for Commercial Uses. This property is located at 3630 North Shiloh Road. (District 7) (File Z 19-39)

Motion was made by Commissioner Rose to **approve** the application per staff recommendation, seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays**

2d. APPROVED

Consideration of the application of **Haskell**, requesting approval of a Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District. This property is located at 2305 Sherwin Street. (District 5) (File Z 20-

10)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Ott asked of staff if the applicant is upgrading or adding an additional tank.

Ms. Hopkins stated the tank is being upgraded and relocated outside of the building to the proposed location.

Commissioner Welborn asked if the Fire Department has reviewed this request.

Mr. Guerin stated the Fire Department authorized the case to proceed.

Commissioner Rose stated the language should reflect the requirement of an annual inspection by the Fire Department.

Commissioner Welborn inquired to the length of the Specific Use Provision and stated he would like to see a 20 years Specific Use Provision versus the 30 year request.

Representing the applicant Brad Crooks, 821 Eagle Ridge Lane, Stillwater, MN, provided an overview of the request and clarified a 20 year Specific Use Provision was requested.

Commissioner Dalton inquired as to the total volume of the proposed tank and expressed concern regarding the canopy only covering the top of the tank.

Mr. Crooks stated it is a stainless steel tank, contained within a concrete wall containment area, with a gross volume of 12,000 gallons.

The applicant, James Allen, 2305 Sherwin Street, Garland, TX provided additional information regarding the request and the tank canopy.

Motion was made by Commissioner Welborn to **approve** the request with a 20 year Specific Use Provision with the condition to require an annual inspection by the Fire Department, seconded by Commissioner Hallman. **Motion carried: 9 Ayes, 0 Nays**

2e. APPROVED

Consideration of the application of **Vincent Gerard & Associates**, requesting approval of Amending Specific Use Provision 96-19 to allow additional Commercial Antennas on a property zoned Community Retail (CR) District. This property is located at 3200 Broadway Boulevard. (District 3) (File Z 20-11)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Dalton questioned the relative location of the towers.

Mr. Guerin clarified a tower is freestanding and the proposed antenna will be mounted on the commercial building.

The applicant, Vincent Gerard, 1750 Capitol Texas Hwy, Austin, Texas provided an overview of the request.

Commissioner Edward inquired as to the type of antenna being installed.

Mr. Gerard stated the antenna type would be similar to what is currently installed.

Motion was made by Commissioner Edwards to **approve** the application per staff recommendation, seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays**

2f. APPROVED

Consideration of the application of **BGE, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through [Take-out Window]; and 2) a Detail Plan for a Commercial Building with Restaurant, Retail, and Restaurant, Drive-Through [Take-out Window] Uses on a property zoned Planned Development (PD) District 19-18 for Community Retail (CR) Uses (Town Center Styled Regional Shopping Mall and Complementary Peripheral Development). Approval of this item may include amendments to Planned Development (PD) 19-18. This property is located at 270 Town Center Boulevard. (District 1) (File Z 20-12)

Kira Wauwie, Principal Planner, presented the staff

report.

Chairman Roberts asked of staff if the Commission was required to conduct two separate votes due to the Specific Use Provision and Detail Plan being requested.

Mr. Guerin stated that because there are no amendments or conditions to the Planned Development, the Commission may conduct one vote.

Representing the applicant, Asher Reilly, 1100 Northeast Loop 410, San Antonio, TX was available for questions.

Commissioner Rose asked of the applicant the time frame for this project in regards to construction and tenant lease.

Mr. Reilly communicated to the Commission they would like to proceed as soon as possible.

Chairman Roberts suggested the applicant extend the sidewalk to provide a continuous walkway from the hotel to the applicant's site.

Motion was made by Commissioner Dalton to **approve** the application per staff recommendation, seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:34 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 07/13/2020

Item Title: P 20-17 Ventura Addition Final Plat

Summary:

Ventura Addition Final Plat

Attachments

P 20-17 Ventura Addition Final Plat Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 20-17/District 2

Agenda Item:

Meeting: Plan Commission

Date: July 13, 2020

FINAL PLAT

Ventura Addition Final Plat

LOCATION

1110 Dairy Road

ZONING

Single Family-7 (SF-7) District

NUMBER OF LOTS

4

ACREAGE

1.847

BACKGROUND

The applicant requests approval of a Final Plat. The purpose of the Final Plat is to create four (4) lots for single-family homes.

STAFF RECOMMENDATION

Approval of the Final Plat. All technical requirements of the plat have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

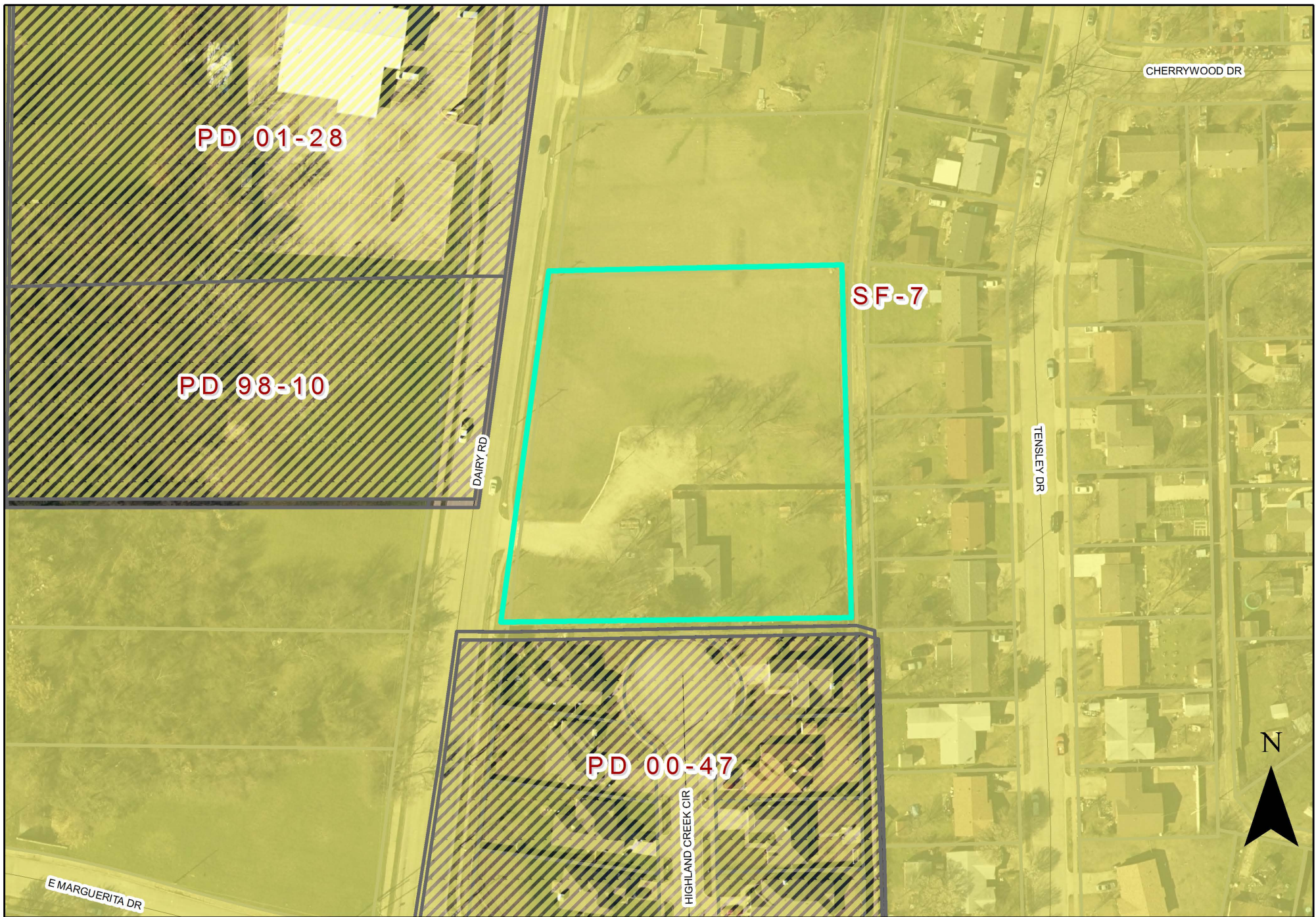
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

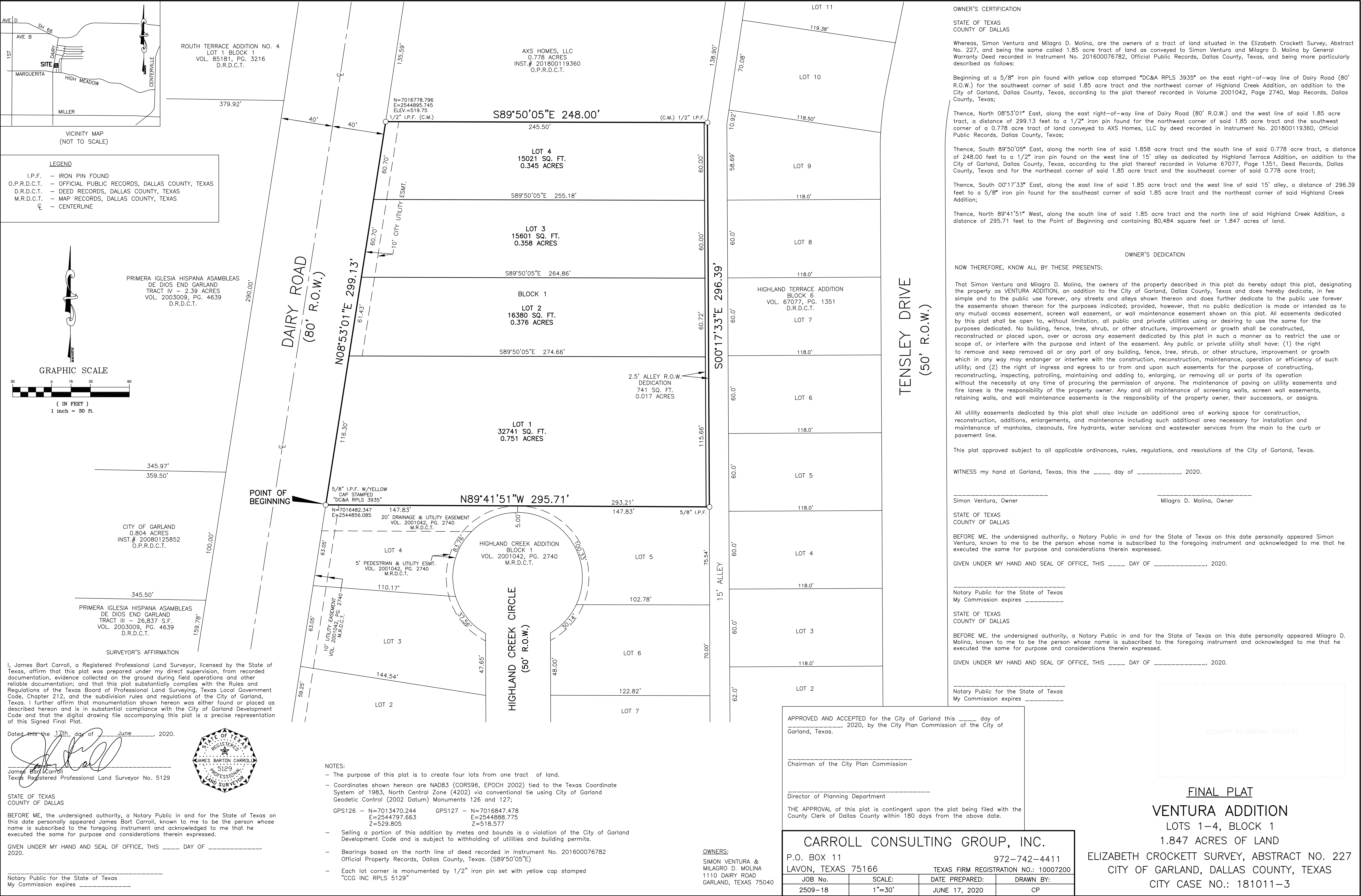


0 75 150 Feet
1 inch = 106 feet

Plat Map P 20-17



INDICATES AREA
OF REQUEST





GARLAND

Plan Commission

3. a.

Meeting Date: 07/13/2020

Item Title: Z 19-27 Kimley-Horn and Associates, Inc. (District 5)

Summary:

Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses and 2) a Detail Plan for a Truck/Bus Repair Use. This property is located at 2700-2816 McCree Road. This application was submitted prior to September 1, 2019. (District 5) (Z 19-27)

Attachments

Z 19-27 Kimley-Horn and Associates, Inc. Report and Attachments

Planning Report

File No: Z 19-27/District 5

Agenda Item:

Meeting: Plan Commission

Date: July 13, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses and 2) a Detail Plan for a Truck/Bus Repair Use

LOCATION

2700-2816 McCree Road

APPLICANT

Kimley-Horn and Associates, Inc.

OWNER

U-Haul International and Amerco Real Estate Co.

BACKGROUND

In 1993, City Council approved Planned Development (PD) 93-11 District to allow Retail Sales with Outside Display in the Industrial (IN) District. A Detail Plan was not required as part of the Planned Development.

Per the Garland Development Code (GDC), the Truck/Bus Repair Use requires approval of a Specific Use Provision in the Industrial (IN) District. However, the applicant requests to allow the Truck/Bus Repair Use as a permitted use without a Specific Use Provision.

The subject property is currently undeveloped. The applicant requests development of a Truck/Bus Repair Use on a 6.41-acre tract of land (Sub-District A). Development of the southern 3.21-acre tract of land (Sub-District B) is not proposed at this time and will require Detail Plan approval in the future prior to development.

SITE DATA

The overall site consists of approximately 9.62 acres with frontage along IH 635 service road and McCree Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned PD 93-11 District to allow Retail Sales with Outside Display in the Industrial (IN) District. More specifically, the uses allowed on the site include all uses in the Industrial (IN) District and Retail Sales with Outside Display.

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 (IN) 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.

CONSIDERATIONSSite Plan and Proposed Use

1. The applicant requests the development of a 42,580 square-foot truck/bus repair shop on the north side ("Sub-District A") of the property. The proposed shop is considered a "Preventive Maintenance" facility which will be used by mechanics to perform oil/filter changes, tire changes, rotations, minor van body repairs and yearly inspections of the brakes and electrical equipment for trailers. Any major repairs will be done at another facility.
2. Summary of Deviations:

Development Standards	Required	Proposed	Analysis
Truck/Bus Repair Use	Specific Use Provision in the Industrial (IN) District	Planned District (PD) to allow the use of a Truck/Bus Repair without a Specific Use Provision	If approved, Truck/Bus Repair use will be allowed by right.
Automotive Service Bays	Section 2.52 (3)(c) states that automotive service repair bays cannot face any street.	Automotive Service Bays will be visible from IH 635 due to the site configuration.	The site has frontage from IH 635 and McCree Road. Therefore, it is difficult to completely hide the automotive service bays from public streets. The service bays are distanced from the freeway and a landscape buffer will provide some screening.

3. The Truck/Bus Repair Use currently requires a Specific Use Provision approval in the Industrial (IN) District. The applicant requests to amend the existing Planned Development (PD) District to allow the Truck/Bus Repair Use. The proposed use is indicated as "Preventative Maintenance" without major repair activity, which lessens the intensity of the repair use. Although no Truck/Bus Repair uses are nearby, there are two automobile dealerships with ancillary repair shops (east of this site on McCree Road; and to the west on IH-635). Additionally an automobile dealership with a "collision center" is located to the west of this site, on IH-635. Also, the site is located adjacent to an existing U-Haul facility which includes a repair use in the building located at the corner of South Garland Avenue and McCree Road.
4. The site plan indicates "Proposed Concrete Pavement" west of the western-most access drive from McCree Road. That concrete pavement area will be used for queuing and staging of vehicles serviced by U-Haul. Overnight parking and storage of any heavy vehicles and non-U-Haul vehicles are prohibited.

5. Parking

The GDC requires seventy-one (71) parking spaces for this development. The site plan (Exhibit C) shows seventy-three (73) parking spaces. Therefore, the applicant is complying with the parking requirements.

6. Automotive Service Bays

Section 2.52 (3)(c) of the GDC states that automotive service repair bays cannot face any street. Due to the site configuration, the automotive service bays will be visible to the south and southwest from the IH-635 service road. The applicant requests relief from Section 2.52 (3)(c) to allow the service bay doors to be visible from IH 635 service road.

7. Screening and Landscaping

The landscape plan (Exhibit D) complies with the landscaping standards per the GDC.

8. Building Design

The building design complies with the architecture elements and articulation requirements of the GDC. (Exhibit E)

- At least six (6) architectural elements must be incorporated into the design of the building. The north, south, east and west facades meet the GDC requirement.
- Street-facing elevations should be horizontally and vertically articulated on street-facing facades. The articulation of the building meets the GDC standards.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

A study of the Centerville/Marketplace Catalyst Area was adopted in 2016 but included only the east side of South Garland Avenue and IH-635 extending towards the Centerville Road area, and included the former Hypermart site as well. The greater area that includes the subject property, west of South Garland Avenue and IH-635, is identified in the Envision Garland Plan as Business and Industry designations which generally correspond with industrial and employment-related uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Property to the north, across McCree Road, is zoned Industrial (IN) District. It is developed with a food product supplier facility. The property to the east is zoned Planned Development (PD) District for Industrial Uses; it is developed with a U-Haul storage facility, and includes a U-Haul rental and repair use. Also east of the site is an unimproved property zoned Industrial (IN) District. The property to the west is zoned Industrial (IN) District; it is currently vacant. To the west is an unimproved property zoned PD 93-11 for Industrial (IN) District Uses in addition to Retail Sales with Outside Display; this property will be a remainder of the larger PD 93-11 site which is the subject of this Z 19-27 application.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses; and 2) a Detail Plan for a Truck/Bus Repair Use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

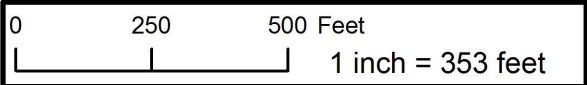
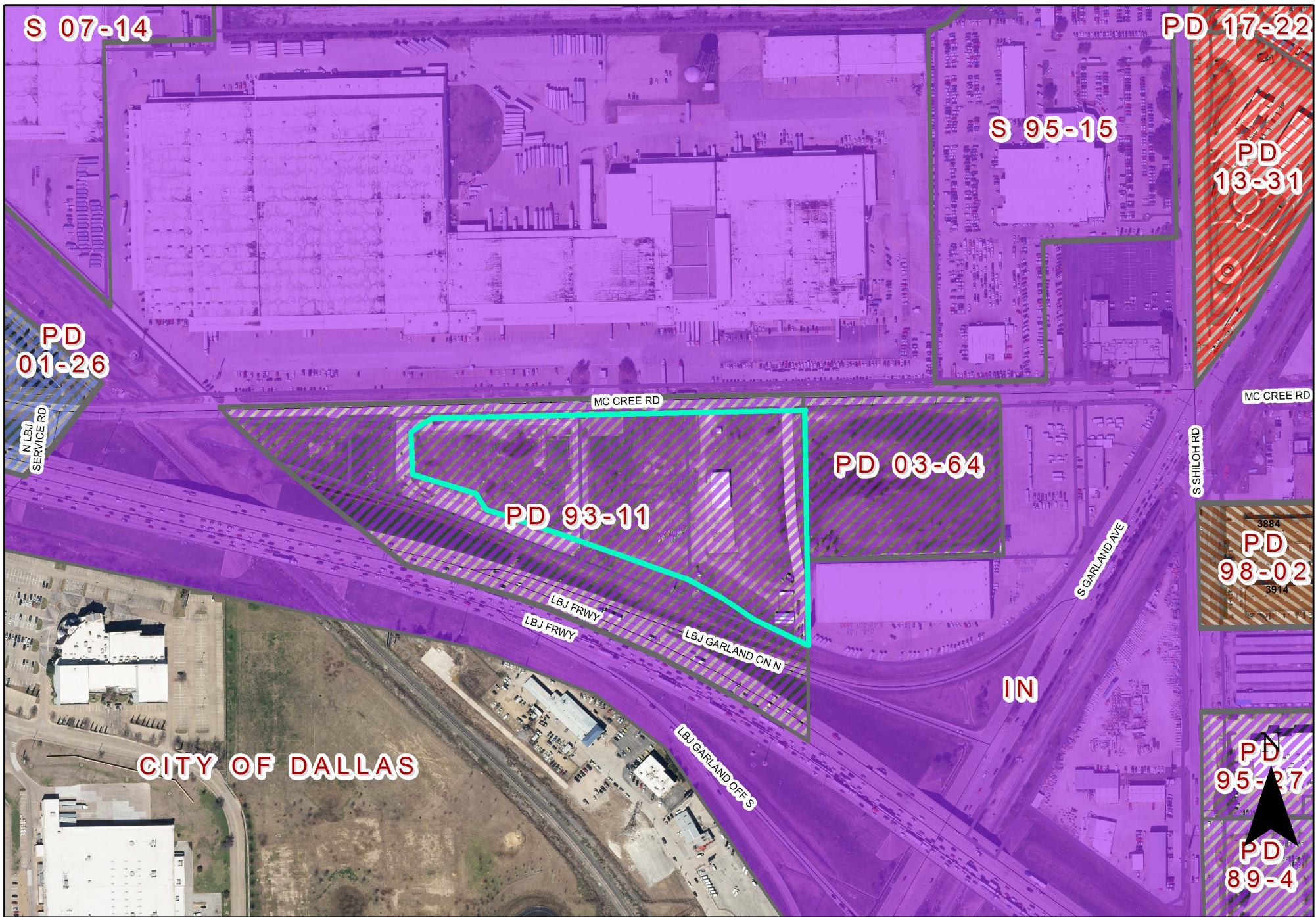
CITY COUNCIL DATE: August 4, 2020

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 19-27



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-27

2700-2816 McCree Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for a Truck/Bus Repair Use for "Sub-District A".

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) 93-11 District 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 and Planned Development (PD) 93-11 District are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Future developments for Sub-District B shall require approval of a Detail Plan.

V. Specific Conditions:

A. Permitted Uses: Land Uses are permitted as in Planned Development (PD) District 93-11., additionally:

- a. Truck/Bus Repair Use will be allowed by right, and is limited to: "Preventative Maintenance" including oil/filter changes, tire changes and rotation, minor van body repairs and yearly inspection of brakes and electrical equipment for trailers; major repairs are not permitted.
- b. Overnight parking or storage of 18-wheelers (tractor cabs and trailers) and non-U-Haul vehicles will be prohibited.
- c. Overnight parking and after-hours access to the concrete area west of the shop building is prohibited.

d. Subdistrict B shall not be used for parking, maneuvering, or any other use until a Detail Plan is approved and required permits have been issued.

B. Phasing Plan: The site is allowed to be developed in Phases as indicated on the Phasing Plan in Exhibit C.

C. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

D. Automotive Service Bays: The automotive service bays are allowed to face the IH-635 frontage road.

E. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

F. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

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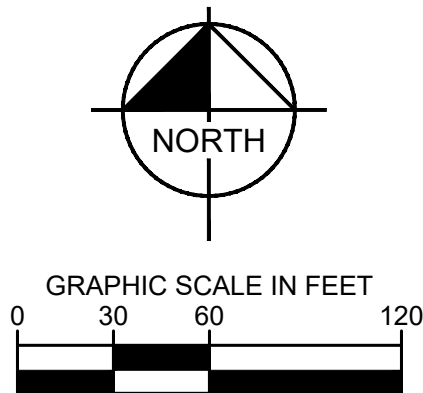
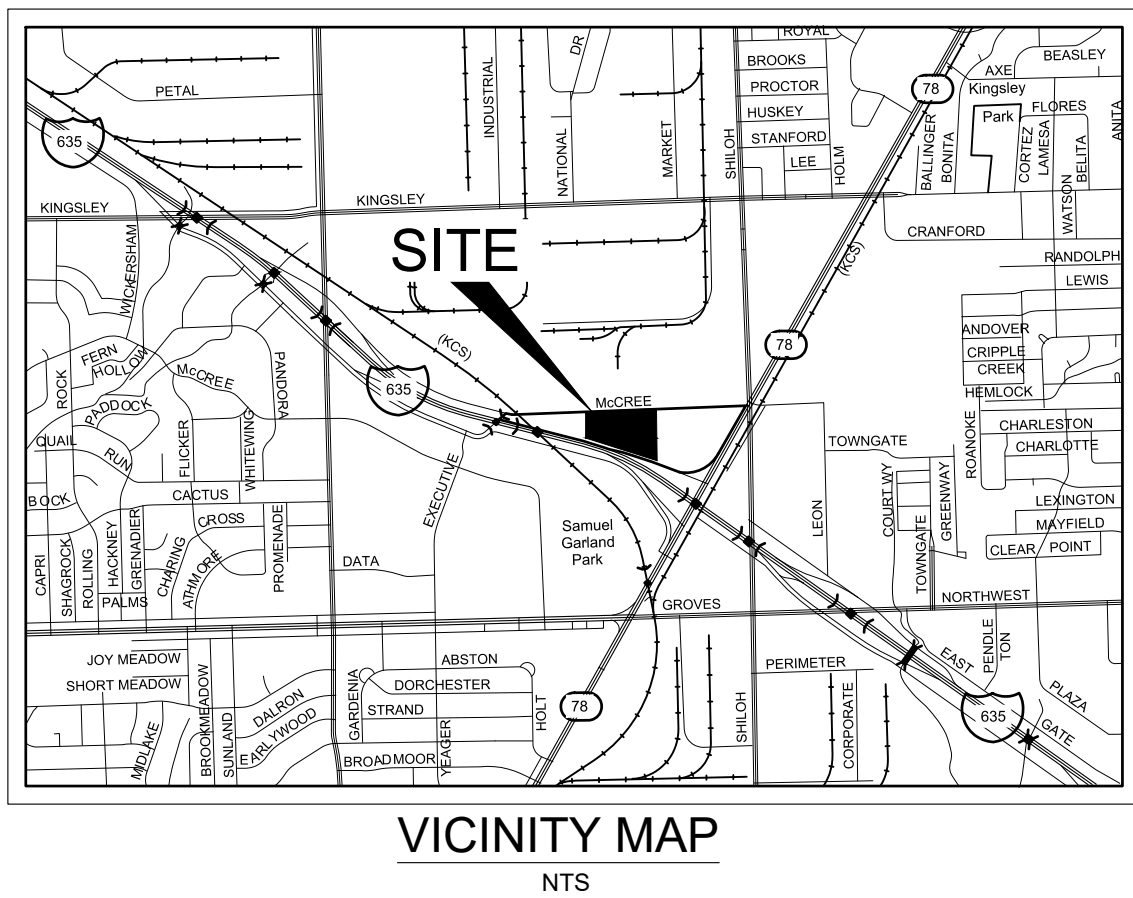
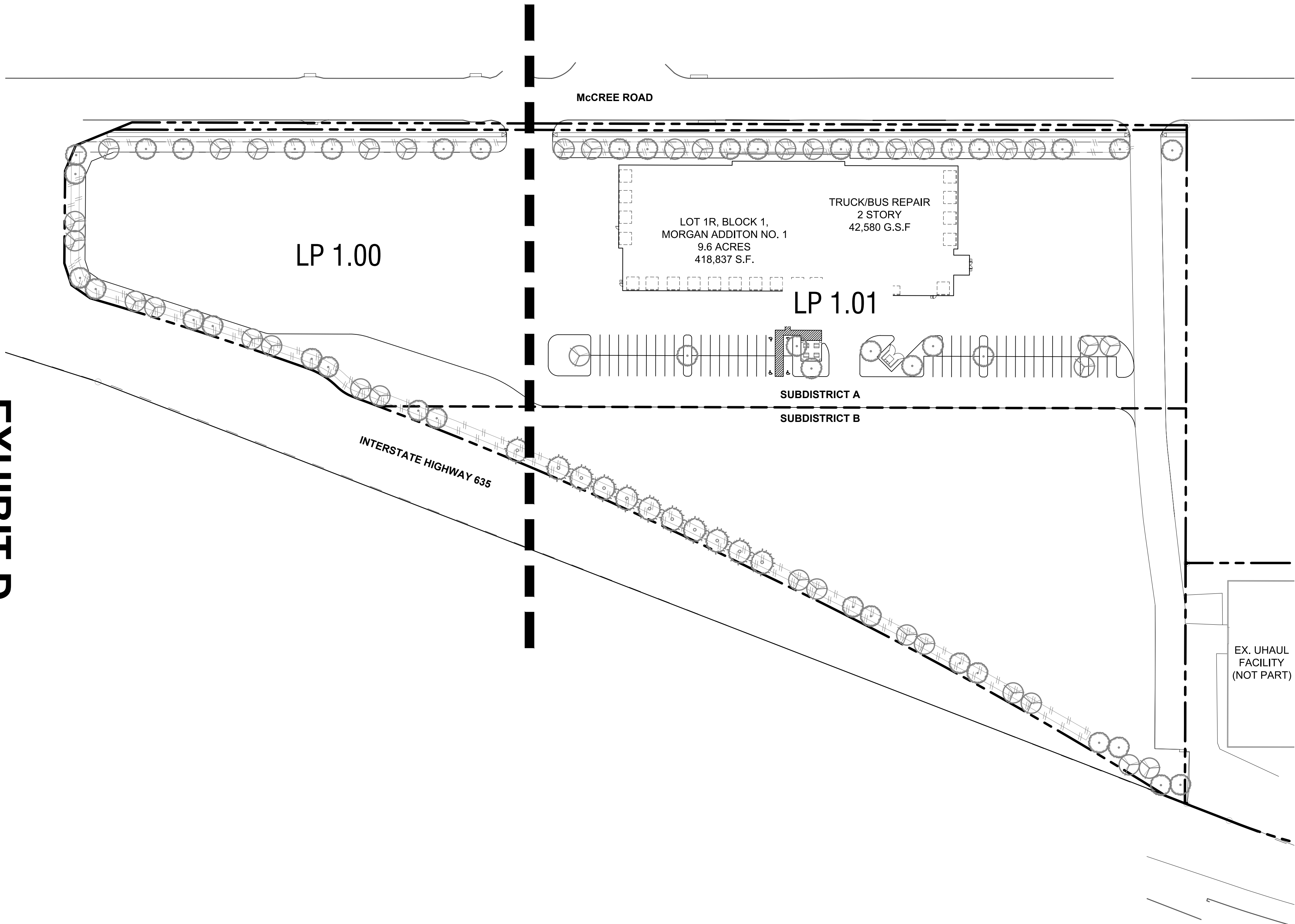
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EXHIBIT D



Know what's **below**.
Call before you dig.

**LANDSCAPE PLAN
UHAUL GARLAND
SWC McCREE ROAD & S SHILOH ROAD
GARLAND, TEXAS
SUBMITTED: JULY 9, 2020**

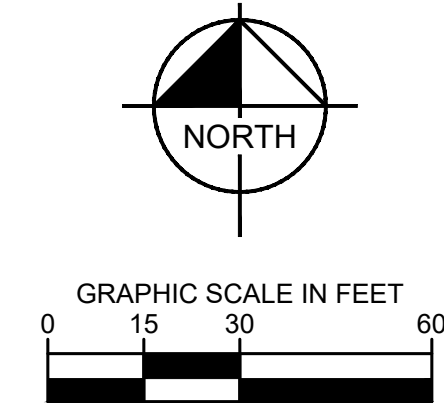
APPLICANT/OWNER:
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE
PHOENIX, ARIZONA 85004
TEL. NO. 602-263-5824
CONTACT: DAVID POLLUCK

LANDSCAPE ARCHITECTS
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TEL. NO. 972 770- 1300
CONTACT: PATRICK B. HART, PLA

[illegible]

FULL PLANT SCHEDULE ON DETAIL SHEET LP 2.00

TREES	
	CODE <u>BOTANICAL / COMMON NAME</u> TD TAXODIUM DISTICHUM / BALD CYPRESS QR QUERCUS RUBRA / RED OAK UP ULMUS PARVIFOLIA 'EMER II' / 'EMER II' ALLEE ELM
SHRUBS	
	CODE <u>BOTANICAL / COMMON NAME</u> DB ILEX CORNUTA / BURFORD HOLLY IC ILEX CORNUTA 'CARISSA' / CARISSA HOLLY RI RHAPHIOLEPS INDICA / INDIAN HAWTHORN LF LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	
	CODE <u>BOTANICAL / COMMON NAME</u> TR TRACHELOSPERMUM ASIATICUM 'ASIATIC' / ASIATIC JASMINE
	SOD CYNODON DACTYLON / BERMUDA GRASS
	SEED CYNODON DACTYLON / COMMON BERMUDA GRASS
	NT NASSELLA TENUISSIMA / MEXICAN FEATHERGRASS



NOTE:

1. ALL LANDSCAPE AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN/FREEZE SENSORS.
2. ALL BED AREAS MUST BE SEPARATED FROM TURF AREAS BY STEEL EDGE
3. THE PROPERTY OWNER MUST MAINTAIN ALL LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY THE CITY.
4. CONTRACTOR TO SEED ALL DISTURBED AREAS.



APPLICANT/OWNER:
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE
PHOENIX, ARIZONA 85004
TEL. NO. 602-263-5824
CONTACT: DAVID POLLUCK

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TEL. NO. 972 770- 1300
CONTACT: PATRICK B. HART, PLA

Kimley»»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT 064444109	DATE 07/09/2020	SCALE	AS SHOWN	DESIGNED BY	LLL	DRAWN BY	AMP	CHECKED BY	PBH
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U-HAUL - GARLAND, TX
PREPARED FOR
U-HAUL INTERNATIONAL &
AMERCO REAL ESTATE CO.
LOT 1R, BLOCK 1,
MORGAN ADDITION NO. 1
CITY OF GARLAND, TEXAS

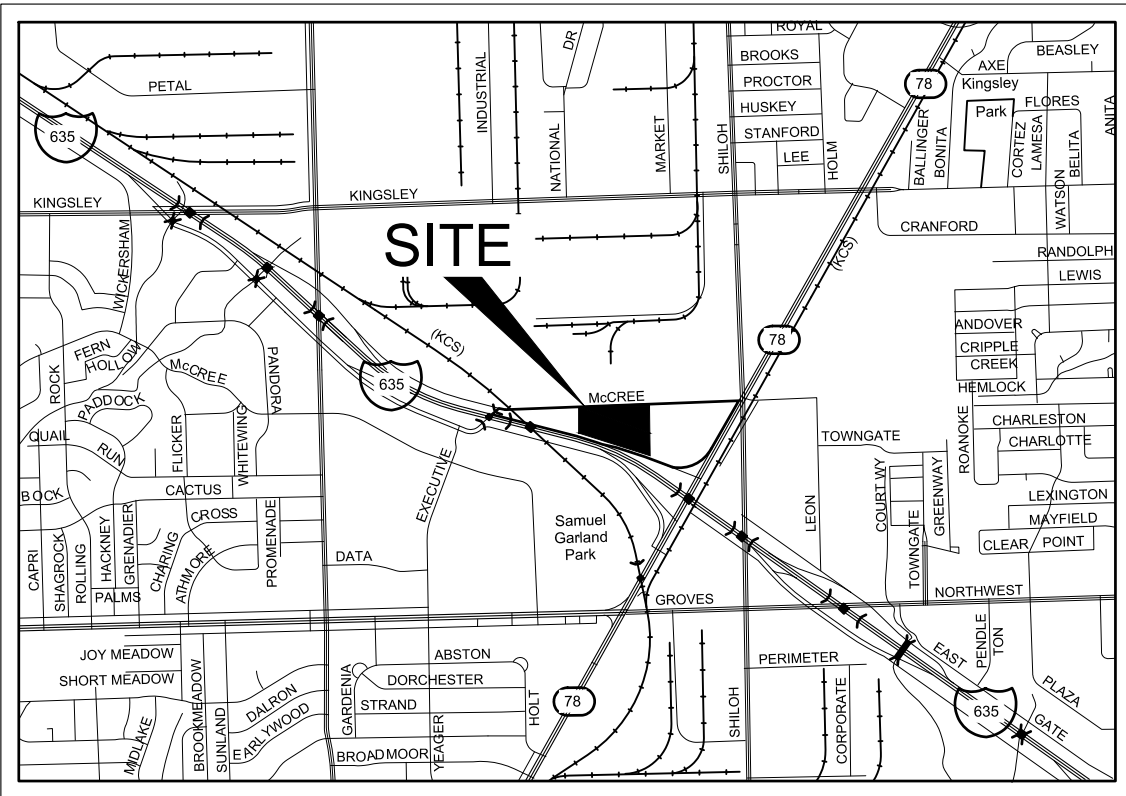
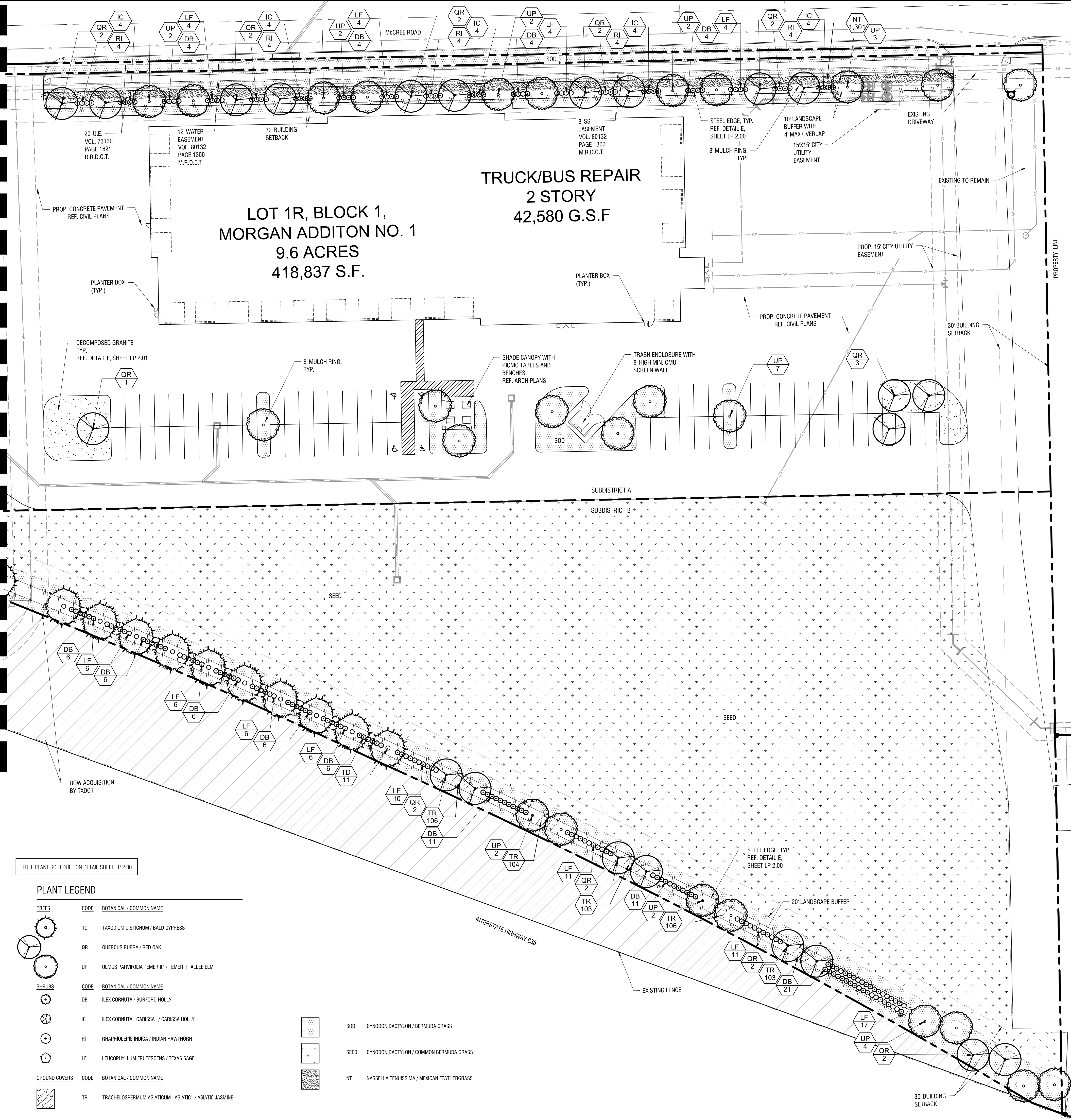
LANDSCAPE PLAN
CASE NO. 190723-2

SHEET NUMBER
LP 1.00

DATE: 07/09/2020
DRAWN BY: KIMLEY-HORN
CHECKED BY: KIMLEY-HORN
PROJECT: UHAUL GARLAND, TX
SHEET: LANDSCAPE
CASE NO. 190723-2

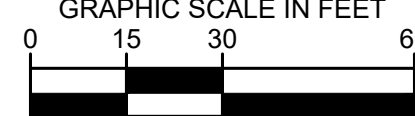
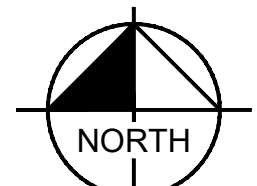
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MATCH LINE LP 1.00



City of Garland Landscape Requirements - Article III - Section 4		
LANDSCAPE SUMMARY		
	REQUIRED	PROVIDED (SUBDISTRICT A)
MINIMUM LANDSCAPE AREA REQUIREMENTS		
PERCENTAGE OF TOTAL SITE IN PERMANENT LANDSCAPING (418,837 SF x 10% = 41,884 SF)	10% (41,884 SF)	23% (178,624 SF)
NO MORE THAN 50% OF TOTAL TREES TO BE ONE SPECIES (11 BALD CYPRESS, 35 RED OAK, 42 ALLEE ELM) = 88 TREES x 50% = 44 (NO MORE THAN 44 TREES CAN BE ONE SPECIES)	YES	YES
MINIMUM STREET BUFFER REQUIREMENTS		
FOR EVERY 30 LINEAR FEET, OR FRACTION THEREOF, ONE LARGE CANOPY TREE IS REQUIRED ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GRASSES INTERSTATE 635 (TYPE A-A) (1,328 LF FRONTAGE / 30 = 45 CANOPY TREES & 315 SHRUBS)	45 CANOPY TREES 315 SHRUBS	45 CANOPY TREES 316 SHRUBS
FOR EVERY THIRTY LINEAR FEET, OR FRACTION THEREOF, ONE LARGE CANOPY TREE IS REQUIRED McCree Road (TYPE F) (960 LF FRONTAGE / 30 = 32 CANOPY TREES)	32 CANOPY TREES	32 CANOPY TREES
SCREENING PARKING LOTS ADJACENT TO STREETS (CONTINUOUS OR UNDULATING ROW OF SHRUBS OR ORNAMENTAL GRASSES THAT ARE A MINIMUM OF TWENTY-FOUR INCHES IN HEIGHT AT INSTALLATION)	YES	YES
TURF (GRASS) MUST PROVIDE A MAXIMUM OF SEVENTY-FIVE PERCENT OF COVERAGE WITHIN THE LOT AREA. 109,642 SF x 5% = 5,483 SF A LANDSCAPED ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY 10 PARKING SPACES 73 PARKING SPACES / 10 = 8 TREES HAVE A LARGE CANOPY TREE WITHIN AT LEAST 65 FEET OF EVERY PARKING SPACE	YES	YES
INTERIOR LANDSCAPE REQUIREMENTS		
LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING LOT AREA. 109,642 SF x 5% = 5,483 SF	5,483 SF	6,340 SF
A LANDSCAPED ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE	YES	YES
ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY 10 PARKING SPACES 73 PARKING SPACES / 10 = 8 TREES	8 CANOPY TREES	8 CANOPY TREES
HAVE A LARGE CANOPY TREE WITHIN AT LEAST 65 FEET OF EVERY PARKING SPACE	YES	YES
DETENTION POND LANDSCAPE REQUIREMENTS		
TREES, ORNAMENTAL GRASSES, SHRUBS, AND GROUND COVER ARE REQUIRED AROUND THE PERIMETER OF A DETENTION AND RETENTION POND, LOCATED WITHIN ONE HUNDRED FEET OF A TYPE D OR LARGER THOROUGHFARE.	N/A	N/A
SCREENING REFUSE CONTAINERS		
MUST BE SCREENED ON THREE SIDES WITH A MINIMUM SIX-FOOT TALL MASONRY WALL	YES	YES

- NOTE:
- ALL LANDSCAPE AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN/FREEZE SENSORS.
 - ALL BED AREAS MUST BE SEPARATED FROM TURF AREAS BY STEEL EDGE.
 - THE PROPERTY OWNER MUST MAINTAIN ALL LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY THE CITY.
 - CONTRACTOR TO SEED ALL DISTURBED AREAS.



Know what's below.
Call before you dig.

LANDSCAPE PLAN
UHAUL GARLAND
SWC McCREE ROAD & S SHILOH ROAD
GARLAND, TEXAS
SUBMITTED: JULY 9, 2020

APPLICANT/OWNER:
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE
PHOENIX, ARIZONA 85004
TEL. NO. 602-263-5824
CONTACT: DAVID POLLUCK

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
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TEL. NO. 972-770-1300
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13455 NOEL ROAD, TWO GALLERIA OFFICE
OFFICE TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-225-3820
WWW.KIMLEY-HORN.COM TX 1-928
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FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn
P.L.A. - PATRICK B. HART
L.A. No. 2839 Date: JULY 2020

KHA PROJECT	064444109
DATE	07/09/2020
SCALE	AS SHOWN
DESIGNED BY	LLL
DRAWN BY	AMP
CHECKED BY	PBH

U-HAUL - GARLAND, TX
PREPARED FOR
U-HAUL INTERNATIONAL &
AMERCO REAL ESTATE CO.
LOT 1R, BLOCK 1,
MORGAN ADDITON NO. 1
CITY OF GARLAND, TEXAS

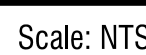
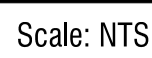
LANDSCAPE PLAN
CASE NO. 190723-2

SHEET NUMBER
LP 1.01

NO.	REVISIONS	DATE	BY

Scale: 1 1/2" = 1'-0"

Scale: 1 1/2"=1'-0"



SHEET NUMBER
LP 2.00



Garland Shop

Date:

July 6th 2020

Description:

Paint Callout

Client:



365000

Location:

12215 LBJ Fwy,
Garland, TX 75041

Project Status:

Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:

Concept Design - 6
Design Presentation - 6

Additional Notes:

NORTH ELEVATION



MBCI
Igloo
White



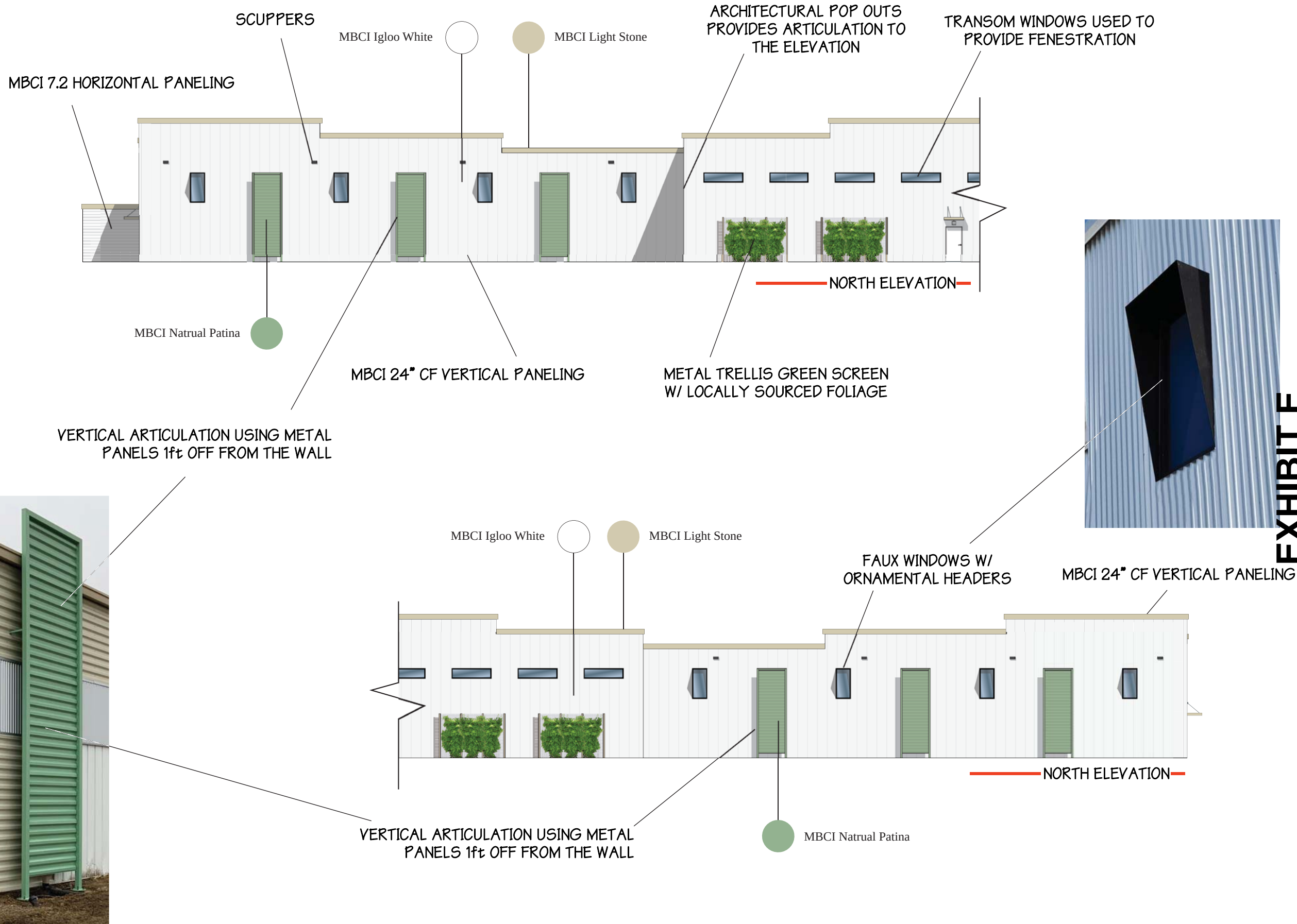
MBCI
Light Stone



Eggshell
Blue-Black
(SW)



MBCI
Natural
Patina



U-HAUL
Garland Shop

Date:
July 6th 2020

Description:
Paint Callout

Client:
U-HAUL 365000

Location:
12215 LBJ Fwy,
Garland, TX 75041

Project Status:
Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:
Concept Design - 6
Design Presentation - 6

Additional Notes:

EAST ELEVATION



MBCI
Igloo
White



MBCI
Light Stone



Eggshell
Blue-Black
(SW)

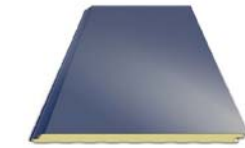


CF ARCHITECTURAL &
CF ARCHITECTURAL/
HORIZONTAL

The CF Architectural (vertical) and CF Architectural/Horizontal wall panel employs a flat appearance providing a monolithic look that is great for high-profile architectural applications. The panel allows designers to mix multiple panel widths and colors on the same wall. It also allows flexibility for continuous corners along with a complete line of aluminum extrusions and accessories to complete the wall system. When desired, these panels can also be mixed with vertical or horizontal panels to achieve almost any look a design requires, and can be used in vertical or horizontal applications.

Product Specifications

- Application: Wall (vertical and horizontal)
- Gauges: Exterior: 22 | Interior: 26 (standard); 24, 22 (optional)
- Widths: 24", 30", 36"
- Thicknesses: 2", 2 1/2", 3" (4" available for vertical)
- Length: 8'-0" to 32'-0" for embossed; 8'-0" to 16'-0" for unembossed
- Panel Attachment: Concealed Fastening System
- Standard Coatings: Signature® 300, Signature® 300 Metallic
- Reveal: Up to 1" reveal options in 1/8" increments or up to 3" reveal options in 1/2" increments



7.2 PANEL

When your design calls for a commercial or industrial exposed fastener panel, the 7.2 Panel is an ideal choice. This panel offers versatility and functionality for roofs and walls. The symmetrical rib 7.2 Panel offers excellent spanning and cantilever capabilities, making it an excellent choice for carports and walkway canopies. When used on walls, the 7.2 Panel is typically ordered as "reverse rolled" and can be installed either vertically or horizontally.

Product Specifications

- Applications: Roof and Wall
- Coverage Width: 36"
- Rib Spacing: 7.2" on Center
- Rib Height: 1 1/2"
- Minimum Slope: 1/4:12
- Panel Attachment: Exposed Fastening System
- Gauges: 24 (standard); 26, 22 (optional)
- Finishes: Smooth (standard); Embossed (optional)
- Coatings: Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

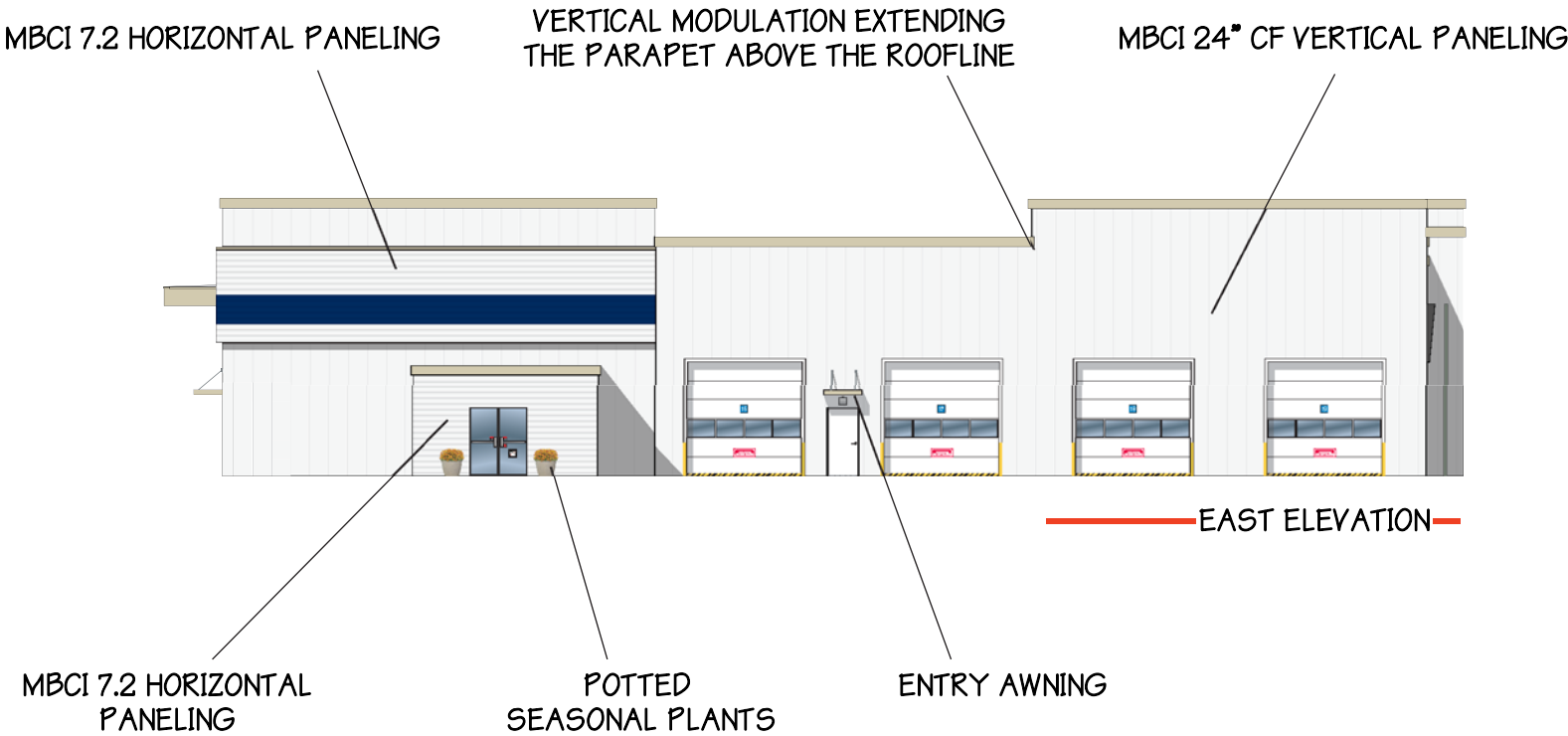
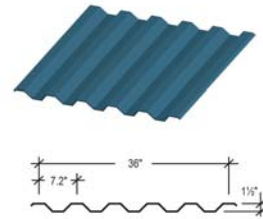


EXHIBIT E

U-HAUL
Garland Shop

Date:
July 6th 2020

Description:
Paint Callout

Client:
U-HAUL 365000

Location:
12215 LBJ Fwy,
Garland, TX 75041

Project Status:
Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:
Concept Design - 6
Design Presentation - 6

Additional Notes:

SOUTH ELEVATION

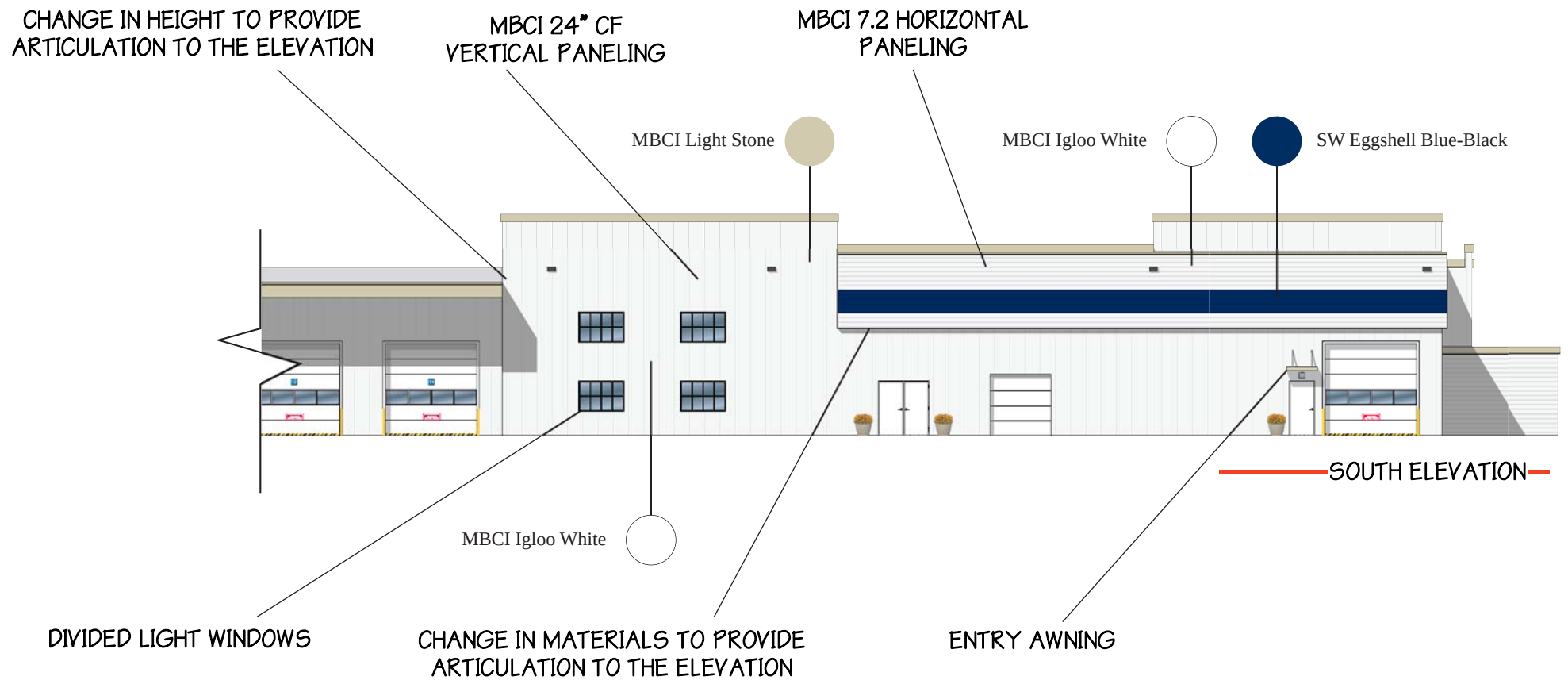
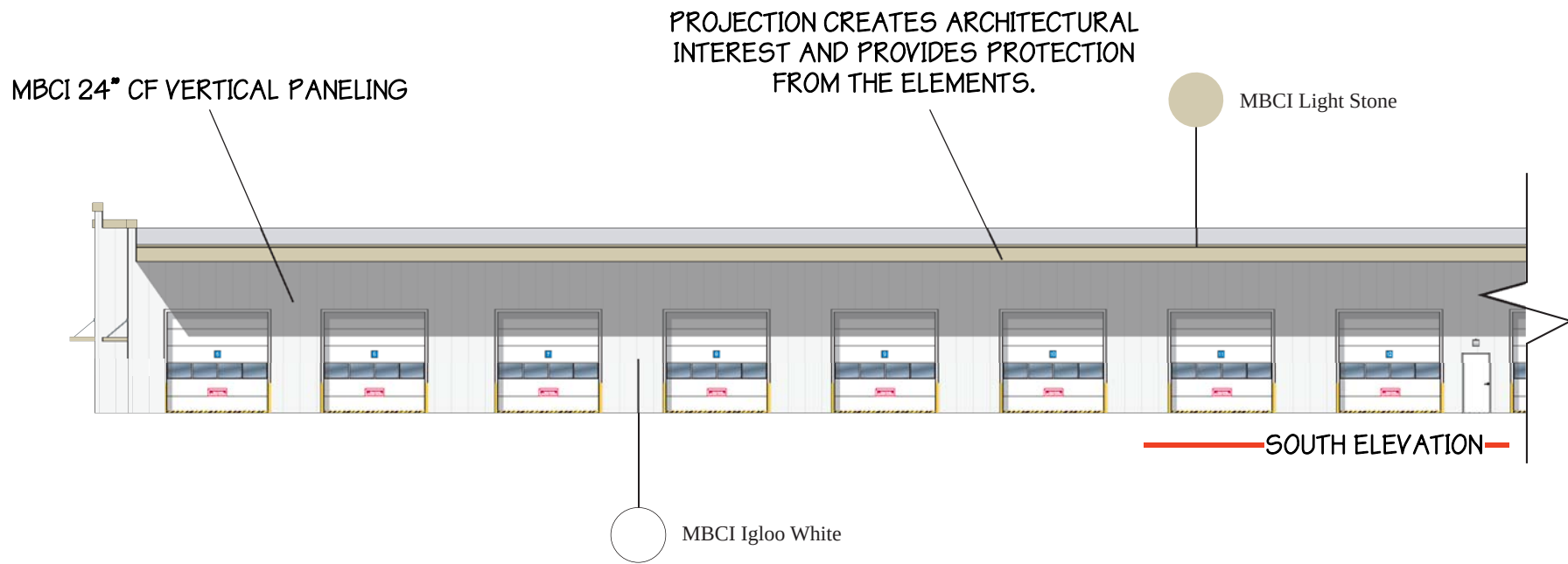


EXHIBIT E

U-HAUL
Garland Shop

Date:
July 6th 2020

Description:
Paint Callout

Client:
U-HAUL 365000

Location:
12215 LBJ Fwy,
Garland, TX 75041

Project Status:
Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:
Concept Design - 6
Design Presentation - 6

Additional Notes:

WEST ELEVATION



MBCI
Igloo
White



MBCI
Light Stone



Eggshell
Blue-Black
(SW)



MBCI
Natural
Patina



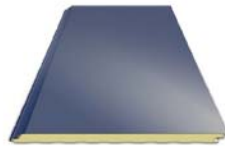
WEST ELEVATION

CF ARCHITECTURAL & CF ARCHITECTURAL/ HORIZONTAL

The CF Architectural (vertical) and CF Architectural/Horizontal wall panel employs a flat appearance providing a monolithic look that is great for high-profile architectural applications. The panel allows designers to mix multiple panel widths and colors on the same wall. It also allows flexibility for continuous corners along with a complete line of aluminum extrusions and accessories to complete the wall system. When desired, these panels can also be mixed with vertical or horizontal panels to achieve almost any look a design requires, and can be used in vertical or horizontal applications.

Product Specifications

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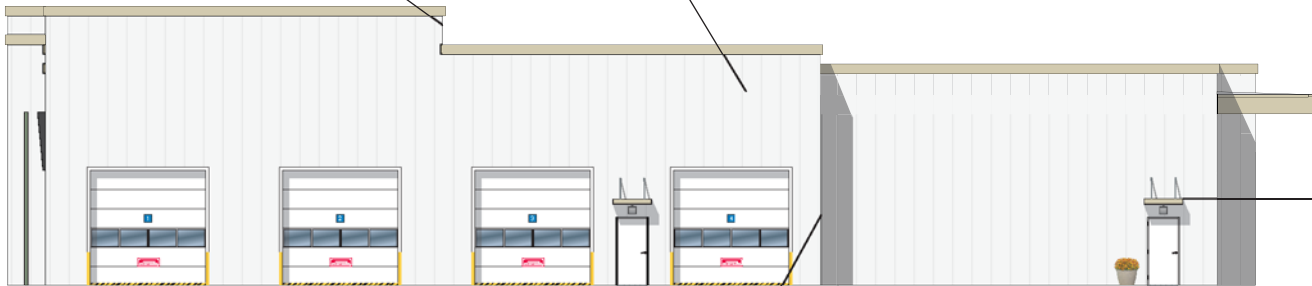
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- Panel Attachment: Exposed Fastening System
- Gauges: 24 (standard); 29, 26, 22 (optional)
- Finishes: Smooth (standard); Embossed (optional)
- Coatings: Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



VERTICAL MODULATION EXTENDING
THE PARAPET ABOVE THE ROOFLINE

MBCI 24" CF VERTICAL PANELING



WEST ELEVATION

ENTRY AWNING

ARCHITECTURAL POP OUTS
PROVIDES ARTICULATION TO
THE ELEVATION

EXHIBIT E



North of the subject property from McCree Road



View of Subject Property from McCree Road



East of subject property



West of Subject Property



GARLAND

Plan Commission

3. b.

Meeting Date: 07/13/2020

Item Title: Z 20-15 Tilson Custom Homes (District 1)

Summary:

Consideration of the application of **Tilson Custom Homes**, requesting approval of a Specific Use Provision for a Guest House on a property zoned Agriculture (AG) District. This property is located at 1620 Pleasant Valley Road. (District 1) (Z 20-15)

Attachments

Z 20-15 Tilson Custom Homes Report and Attachments

Planning Report

File No: Z 20-15/District 1

Agenda Item:

Meeting: Plan Commission

Date: July 13, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Guest House on a property zoned Agriculture (AG) District.

LOCATION

1620 Pleasant Valley Road

APPLICANT

Tilson Custom Homes

OWNER

Robert Fishbein and Doug Michel

BACKGROUND

This site is zoned Agriculture (AG) District and is unimproved, except for one existing building which will remain on the site according to the applicant. The applicant intends to build a single-family dwelling (primary house) on the site and also desires to build a Guest House. The Guest House, if approved, would be located behind the primary house. The proposed Guest House requires a Specific Use Provision.

SITE DATA

The site contains approximately 1.797 acres with approximately one hundred and one (101) lineal feet of frontage along Pleasant Valley Road. The property has access from Pleasant Valley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agriculture (AG) District which allows single-family residential use. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

1. The applicant proposes a 906-square foot Guest House, to be located behind the proposed primary house. The primary house will be approximately 3,000 square feet.
2. The GDC defines Guest House as an incidental, on-site dwelling unit that is either attached or detached from the primary residential structure, is used for temporary occupancy by guests or relatives of the owners of the property, is not for rent, is incidental to the main structure (the building area does not exceed thirty percent of the floor area of the main structure), and is not involved in the conduct of a business.
3. The Garland Development Code (GDC) establishes a parking ratio of one (1) space for the Guest House and two (2) enclosed spaces for the proposed single-family home. The proposal complies with this requirement.
4. The design of the building complies with the applicable building design regulations of GDC.
5. The applicant requests a Specific Use Provision for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with Planned Developments and Single Family (SF-7) District. The site to the north is zoned Planned Development (PD) 94-53 District for retail, restaurants, and commercial service; this is currently undeveloped. The property to the south is zoned Single Family (SF-7) District and is developed with single family homes. The property to the immediate west is zoned Agriculture (AG) District and has a single-family residence. Further west is zoned Planned Development (PD) 00-52 District and is developed with single-family homes. The property to the east is zoned Planned Development (PD) 07-42 District for Office use; this is currently undeveloped.

Additionally, the applicant has provided a design that is contextually compatible and complimentary to the site and general area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Guest House on a property zoned Agriculture (AG) District as requested by the applicant.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Photos

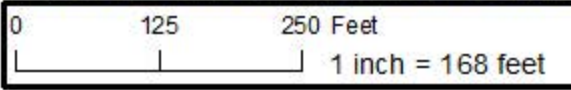
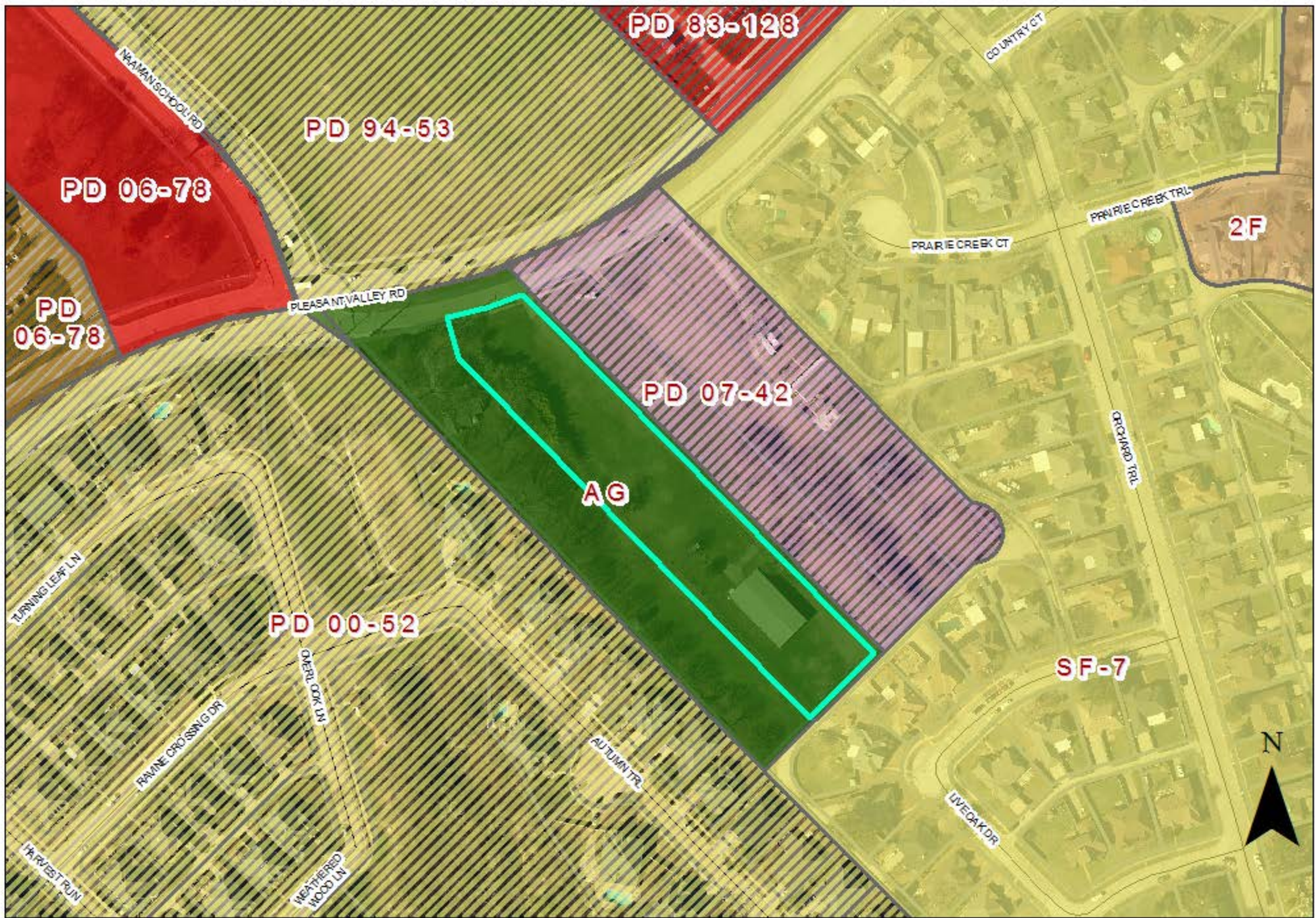
CITY COUNCIL DATE: August 4, 2020

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 20-15

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

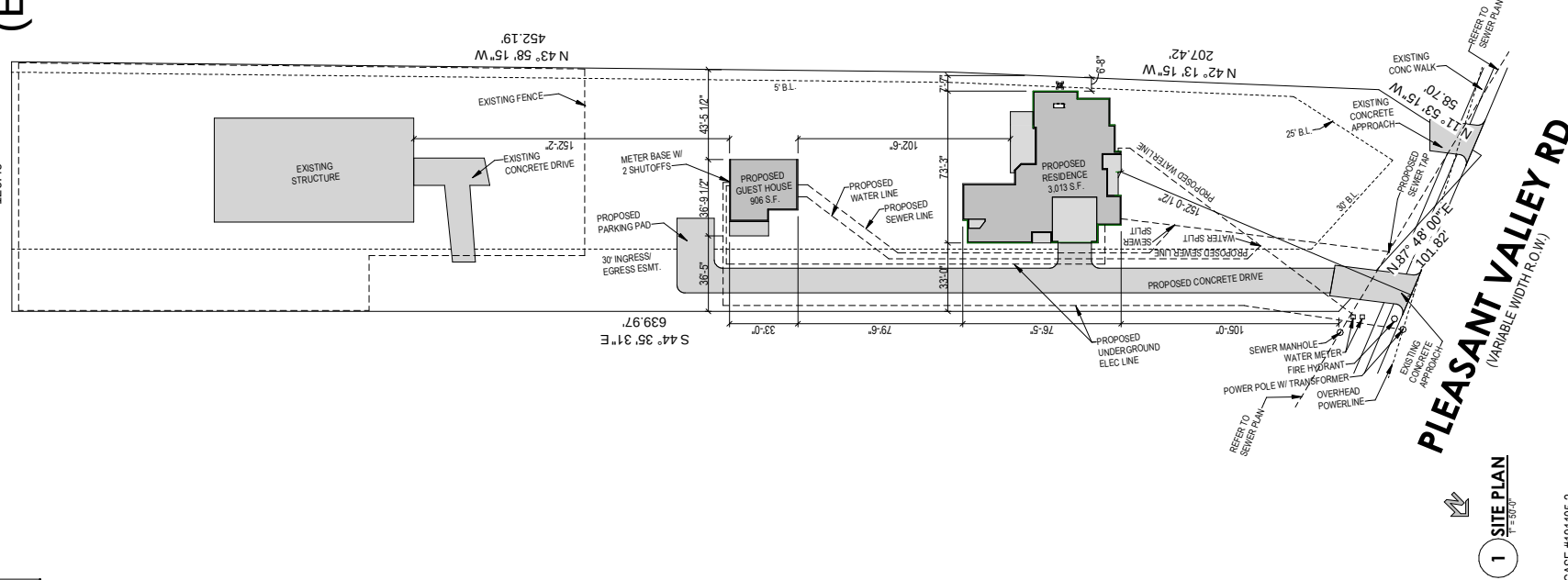
ZONING FILE Z 20-15

1620 Pleasant Valley Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Agriculture (AG) 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.
- III. Development Plans:**
- Site Layout: The site shall be in general conformance with the approved Site Plan labeled Exhibit C. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.
- IV. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for a period of twenty (20) years.

(EXHIBIT C)

IMPERVIOUS COVERAGE	
SITE AREA	78,285 SQFT
EXISTING STRUCTURE	4,829 SQFT
MAIN HOUSE	4,142 SQFT
GUEST HOUSE	1,038 SQFT
TOTAL BUILDING COVERAGE %	12.8 %
TOTAL IMPERVIOUS SURFACE	18,275 SQFT
TOTAL IMPERVIOUS COVERAGE %	20.8 %
PARKING CALCULATION	
GROSS AREA	3 SPACES REQUIRED
PARKING PROVIDED	3 SPACES



CASE #191105-2
CASE #190917-2

MR. & MRS. ROBERT FISHBIEN & MR. DOUG MICHEL
Job #1201150
Dallas County

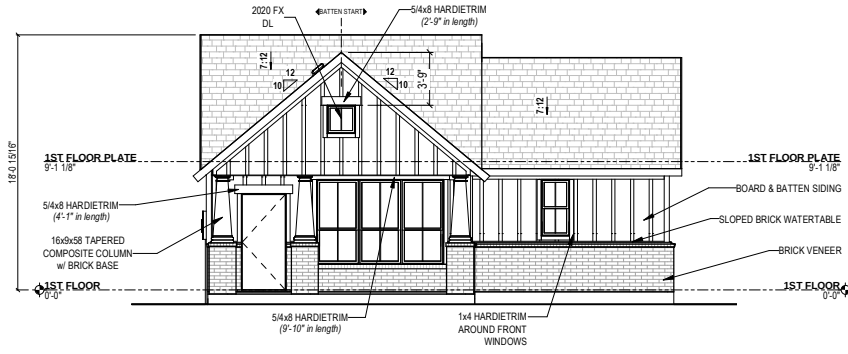
TILSON
CUSTOM HOME BUILDERS

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

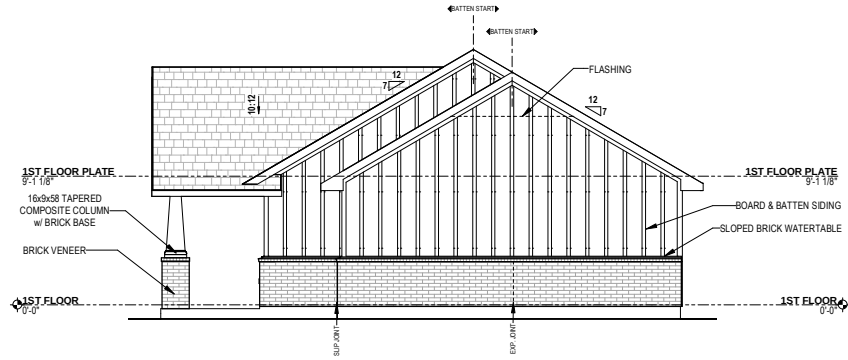
FINAL PLANS
1033
ROCKWALL B

**1702 PLEASANT VALLEY RD
GARLAND, TEXAS 75040
BLOCK 8,
COUNTRY BROOK SOUTH II**

EXHIBIT D



1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

CASE #190917-2

MR. & MRS. ROBERT FISHBEIN & MR. DOUG MICHEL
Job #1201151
Dallas County

A2.0

TILSON
CUSTOM HOME BUILDERS

The measurements, dimensions, and other specifications shown on this document are guidelines for construction only. The actual specifications of materials and workmanship may not be related to all representation of what the completed structure will look like.

PC: 03/05/2020, BH
PERMIT: 03/05/2020, ZO
CHECKOUT: 03/05/2020, ZO

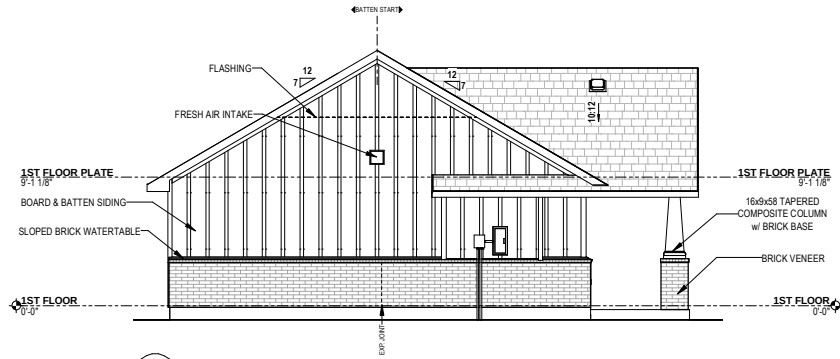
FINAL PLANS

4124
SAN ANTONIO D

EXHIBIT D



1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

CASE #190917-2

MR. & MRS. ROBERT FISHBEIN & MR. DOUG MICHEL
Job #1201151
Dallas County

TILSON
CUSTOM HOME BUILDERS

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of materials and construction may vary from those shown and may not be relied on as representation of what the completed structure will look like.

FINAL PLANS
4124
SAN ANTONIO D

P.C. 00052020.BH
PERMIT - 03052020.ZO
CHECKOUT - 05052020.ZO

A2.1

Z 20-15



Looking at the subject property



Looking north at the property across Pleasant Valley Road from the subject property



Looking west at the property along Pleasant Valley Road from the subject property.



Looking east at the property along Pleasant Valley Road from the subject property.



GARLAND

Plan Commission

3. c.

Meeting Date: 07/13/2020

Item Title: Z 20-17 City of Garland (District 1)

Summary:

Consideration of the application of the **City of Garland**, requesting approval to amend Planned Development (PD) District 17-35 for Mixed Use to 1) Amend Table 5-1 (Schedule of Uses) to remove Dwelling, Multi-Family Use and Elder Care - Independent Living Use from several Character Zones; and 2) Change the Character Zones of certain properties. This area is generally located northeast of President George Bush Turnpike, west of Holford Road, and south of the city limits line. (District 1) (Z 20-17)

Attachments

Z 20-17 City of Garland Report and Attachments

Planning Report

File No: Z 20-17/District 1

Agenda Item:

Meeting: Plan Commission

Date: July 13, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change of Zoning to amend Planned Development (PD) District 17-35 for Mixed Use to 1) Amend Table 5-1 (Schedule of Uses) to remove Dwelling, Multi-Family Use and Elder Care - Independent Living Use from several Character Zones; and 2) Change the Character Zones of certain properties.

LOCATION

Generally northeast of President George Bush Turnpike, west of Holford Road, and south of the city limits line.

APPLICANT

City of Garland

OWNER

Multiple Owners

BACKGROUND

Planned Development (PD) District 15-20 was approved by City Council in June 2015. The Change in Zoning effort brought together multiple owners to unify a vision and implementation plan through PD 15-20 for approximately 300 acres and 10 land owners. The resulting approved PD 15-20 consists of a conceptual development plan for a mixture of compatible uses that support an employment-generating center along with residential uses.

Within the 300-acre area, PD 15-20 established unique zoning districts specific to the Planned Development. These zoning districts (which are called "zones" in the PD documents) included: Employment Mixed Use, Retail Mixed Use, Mixed Use/Mixed Residential; Transition; and Mixed Residential. At the time of the PD 15-20 approval these unique zoning districts were geographically assigned to properties shown on a Zoning Framework Plan (a map within PD 15-20).

In 2017, the City Council approved an amendment to the PD 15-20 Zoning Framework Plan map, to change the zoning designation at the southwest corner of Lookout Drive and West Campbell Road to remove the Transition Zone west of Campbell Road to expand data center use allowance.

Several development projects have been implemented through administration of the PD 15-20 and PD 17-35. This proposal is a Zoning Framework Plan map amendment and amendment to the Use Table in order to further the goals of the initial plan.

SITE DATA

The subject property has an area of 300 acres with frontage along President George Bush Turnpike, Telecom Parkway, Lookout Drive, and Campbell Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 17-35 for Mixed Uses. The Planned Development (PD) 17-35 includes its own controlling uses and development standards as well as conceptual plan. Proposed development projects are implemented through the PD 17-35 regulations with either administrative review or through public hearings (Plan Commission and City Council).

CONSIDERATIONS

1. The intent of the proposed Planned Development amendment is to amend Table 5-1 (Schedule of Uses) to remove Dwelling, Multi-Family Use and Elder Care - Independent Living Use from several Character Zones: Employment Mixed-Use, Retail Mixed-Use and Transition. The proposal would also change the Character Zones of certain properties, described further in Consideration 2 below. Dwelling, Multi-Family Use and Elder Care - Independent Living Use would continue to be allowed in Mixed-Use/Mixed-Residential, but would be limited only to this Character Zone. It should be noted that the three existing apartment complexes (one under construction) abutting the west side of Campbell Road would remain in the Mixed-Use/Mixed-Residential Character Zone.
2. The specific changes include:
 - a. Remove Mixed-Use/Mixed Residential east of Telecom Road, south of Lookout Drive, extending to the President George Bush Turnpike (generally the west half of the large block between Campbell Road and Telecom Parkway). In this location add Retail Mixed-Use.
 - b. Remove Mixed-Use/Mixed Residential north of Lookout Road at its intersection with Campbell Road. In this location add Employment Mixed-Use.
 - c. Remove Mixed-Use/Mixed Residential between Holford Road and Campbell Road north of Ferris Road. Replace that area with Retail Mixed-Use.
 - d. Remove Dwelling, Multi-Family and Elder Care - Independent Living use shown in the Use Table from Employment Mixed-Use, Retail Mixed-Use, and Transition. These uses would remain permitted in the Mixed-Use/Mixed Residential Land Use Category. In addition, Independent Living is allowed in Mixed Residential (MR) but only in a single-family (detached or attached) or duplex, triplex, quadplex setting.

The proposal would allow existing developed uses to remain legal conforming. The remaining Mixed-Use Mixed-Residential Character Zone would be limited to the above apartment complex properties abutting the west side of Campbell Road.

3. The subject property is zoned Planned Development (PD) District 17-35 for Mixed Uses. The Planned Development (PD) 17-35 includes its own controlling uses and development standards as well as conceptual plan. Proposed development projects are implemented through the PD 17-35 regulations with either administrative review or through public hearings (Plan Commission and City Council).

COMPREHENSIVE PLAN

The Future Land Use Map for Envision Garland identifies this area as appropriate for Business Centers. Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent development types. This includes supporting land uses (retail, services, restaurants,

meeting facilities, and entertainment) and may include residential components within a coordinated development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The PD 17-35 has been implemented with several projects following its establishment in 2015 with its preceding PD 15-20. Newer development in the Planned Development includes a mix of employment, public and private electrical facilities, data centers, offices, retail/entertainment, and a variety of residential projects.

STAFF RECOMMENDATION

Approval of a Change of Zoning to amend Planned Development (PD) District 17-35 for Mixed Use to 1) Amend Table 5-1 (Schedule of Uses) to remove Dwelling, Multi-Family Use and Elder Care - Independent Living Use from several Character Zones; and 2) Change the Character Zones of certain properties.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Draft PD 20-17 Regulating Plan
- iii. Existing PD 17-35 Framework Plan (Use Map)
- iv. Proposed PD 20-17 Framework Plan (Use Map)
- v. Existing PD 17-35 Illustrative Plan
- vi. Proposed PD 20-17 Illustrative Plan
- vii. Photos

CITY COUNCIL DATE: August 4 2020

PREPARED BY:

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972-205-2456
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REVIEWED BY:

Will Guerin, AICP
Director of Planning

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 20-17

**Northeast of PGBT/SH 190, west of Holford Road, and south of
the City Limits line**

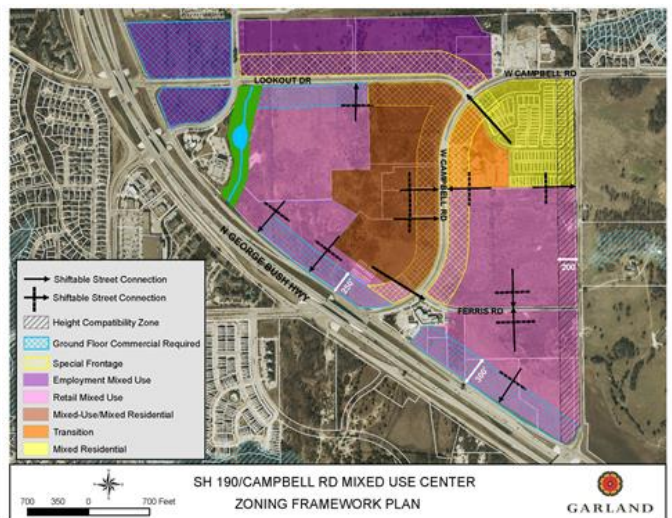
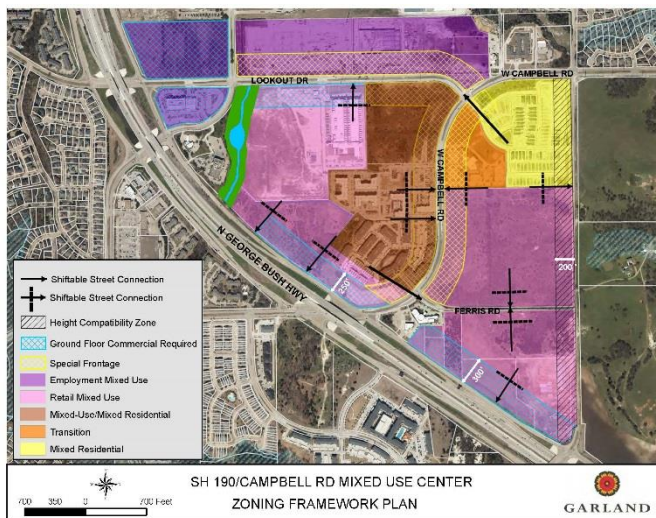
- I. Statement of Purpose:** The purpose of this Planned Development District is to allow for a mix of uses subject to conditions.
- II. Statement of Effect:** This Planned Development District shall not affect any regulation found in the Garland Development Code (GDC), Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations in Ordinance 6773 Garland Development Code (GDC), are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Regulating Plan:** All uses, conditions, processes and standards shall be as provided within Exhibit C.

City of Garland SH 190/Campbell Mixed Use Center Planned Development District

June 8, 2015 -- Z 15-20

AMENDED September 19, 2017 -- Z 17-35

(**ADD CITY COUNCIL ORDINANCE DATE FOR Z 20-17**)



Created for



By:

GATEWAYPLANNING
A VIALTA GROUP PARTNER

UPDATES BY CITY OF GARLAND, AS INDICATED ABOVE

EXHIBIT C

City of Garland SH 190/Campbell Mixed Use Center Planned Development District

Table of Contents

- I. Purpose and Intent
- II. Applicability
- III. SH 190/Campbell MUC-PD District Structure
- IV. Administration
- V. Schedule of Uses
- VI. Development Standards
 - A. General to all sites
 - B. Performance and Design Standards
 - C. Site Development Standards
- VII. Definitions

Appendices:

- A. Zoning Framework Plan
- B. Sample Illustrative Plans
- C. SH 190/Campbell MUC-PD District Structure and Review Process Flow Chart
- D. Street Design Standards and Typical Cross Sections

SH 190/Campbell Mixed Use Center Planned Development District

I. Purpose and Intent

The purpose and intent of the SH 190/Campbell Mixed Use Center Planned Development District (here after known as “MUC-PD”) is to implement the City’s vision for a vibrant and sustainable approach to the development of SH 190 Corridor and to encourage the continuation of the Telecom Corridor® through Garland by becoming a center for major employment office, technology, healthcare and support services, while encouraging, where feasible, a mix of complementary uses including housing, retail, offices, commercial services, and civic uses, supporting long term attractiveness for both employment uses and neighborhood uses. Specifically, the MUC-PD is intended to:

- A. Create short-term development momentum while allowing for long-term market opportunities for larger-scale employment uses;
- B. Establish a high level of development standards to create development of exemplary and enduring quality that fits into the City’s vision including Envision Garland 2030 as amended;
- C. Encourage the development of vertical and horizontal mixed-use areas that are safe, comfortable and attractive to pedestrians while protecting significant environmentally sensitive areas;
- D. Provide flexibility on the site and with design of new development to anticipate changes in the marketplace while establishing human-scaled buildings;
- E. Leverage the frontage and access to SH 190 and other regional corridors while preserving environmentally significant areas as “features” and not constraints, encouraging destination retail and other uses along the SH 190 Corridor with adjacent transitions to sustainable mixed use development patterns so that destination uses directly along the corridor are accessible internally by walking, cycling and driving;
- F. Create a variety of connected community gathering places and passive open spaces with trails to make walking and biking easy from one place to another and connect to off-site trails;
- G. Include a range of residential options that reflect changing lifestyles considering both market demand and City preferences;
- H. Provide appropriate transitions to protect adjacent neighborhoods and to promote sustained value;
- I. Encourage efficient uses of land; and
- J. Utilize existing and future transportation and parking assets efficiently in order to optimize both auto traffic on surrounding streets and on-site parking demand through design strategies and policy incentives that support use of multiple modes of transportation.

II. Applicability

- A. The MUC-PD District (this Code) applies to the property shown as the PD 15-20 on the Zoning Map and the boundaries are as established in the Zoning Framework Plan in Appendix A.
- B. The provisions of the MUC-PD District (this Code), when in conflict, shall take precedence over those in the Garland Development Code (GDC) as amended except as noted herein. Development standards not addressed in this Code shall be governed by the GDC to the extent they are not in conflict with the intent of the MUC-PD District standards.

III. SH 190/Campbell MUC-PD District Structure

A. MUC-PD District Structure: The following plans establish the structure within which the details of the PD District are calibrated to a specific Master Concept Plan (MCP) at the time of development. The Sample Illustrative Plans are included to provide an overall guidance on the desired pattern and character of development envisioned under this code while the Zoning Framework Plan establishes the major street network and character zone allocations within the PD District.

1. Sample Illustrative Plans – are conceptual plans generated for different areas of the MUC-PD District that provide guidance on the intended character and layout of development based on the context and vision for the different character zones. These are to be used as prototypical development scenarios that would inform the ultimate Master Concept Plan by the individual developers/property owners. The Sample Illustrative Plans illustrate important principles of planning a mixed use, walkable neighborhood.
2. Zoning Framework Plan – is the plan that is adopted at the time of creation of this PD and associated rezoning and establishes the different Character Zones and the major street network envisioned for MUC-PD District. Using the Zoning Framework Plan (ZFP) (Appendix A) and this Code, an applicant shall specify certain details of the development and may refine ZFP elements at the time of MCP per the criteria established in this Code.

Five (5) Character Zones are established within the MUC-PD, each of which implements specific aspects of the vision for a regional mixed use destination with significant employment and residential uses. Prior to any new development within these areas, a Master Concept Plan (MCP) consistent with the adopted ZFP (Appendix A) and this PD shall be developed by the applicant/property owner or developer.

- i. Employment Mixed Use Zone (EMU): This is the Character Zone the area adjacent to the SH 190 frontage and along Lookout Drive. This zone is appropriate for the long-term development of large-scale regional employment and office uses due to its proximity to the Telecom Corridor®. The direct access to regional roadways including SH 190 offers adequate capacity for such an employment hub. The major roadway frontages along SH 190, Lookout Drive, and Telecom Parkway are not appropriate for ground floor residential uses. The vision for this zone is mid-to high-rise office buildings with structured parking.
- ii. Retail Mixed Use Zone (RMU): This is the area adjacent to SH 190 with access conducive to destination and regional retail uses. This area shall contain design and development standards that allow for retail and office uses; but that also encourage connections and transitional uses with the adjacent development.
- iii. Mixed Use-Mixed Residential Zone (MU-MR): This area is the core mixed use development opportunity for the area, linking the other areas together and encouraging development standards and uses that create a variety of higher density residential types as well as office and retail uses that do not require visibility from SH 190, but in a walkable development context.

- iv. Transition Zone (T): This area is located to provide opportunities for residential and neighborhood serving smaller scale professional office and retail within a design context that respects the scale of the adjacent Mixed Residential Zone (MR).
 - v. Mixed Residential Zone (MR): This area is primarily residential in character and intended to provide a transition to the single family neighborhoods to the northeast. This area shall provide a variety of lower density attached and detached housing types within a walkable context including integrated small open spaces.
3. Master Concept Plan – A Master Concept Plan shall establish the exact location of Character Zones, land uses and open spaces, blocks, lots, building and street layout, treatment of transition areas to adjacent uses and any other appropriate information required by this PD. The Master Concept Plan shall illustrate the design direction of the site with dimensional standards that provide substantial certainty about the development outcomes, intensity, and phasing of the proposed development. It shall be created and submitted by the applicant/developer prior to any new development within the MUC- PD in conformance with Type 1 or Type 2 MCP applications as established in Section IV.B.2 of this Code. A Master Concept Plan shall meet the standards established in the Zoning Framework Plan and this PD and shall be developed for a minimum acreage even if the actual development is phased.
- i. Minimum Acreage Required: The minimum acreage required for any initial Master Concept Plan shall be no smaller than any one of the following: (1) all the contiguous property under one single ownership; or (2) all property under one Character Zone as established in the adopted Zoning Framework Plan; or (3) all property circumscribed by any proposed new or existing streets per the Zoning Framework Plan.
 - ii. Amendments to Approved Master Concept Plans: After the initial Master Concept Plan approval, subsequent amendments to approved MCPs shall include the entire area of the initial Master Concept Plan approval regardless of the standards in III.A.3.i. above.
4. Detail Plan: Detail plans shall be the lot and buildings level plans and shall be required for individual lots and/or buildings prior to Site Permit and/or Building Permit approval for all development. The approval process for detail plans shall be based on the process established for Type 1 or 2 applications in Section IV.B.3 of this PD and as outlined within Section 2.12 of the GDC.

IV. Administration

- A. General: No building or structure may be erected or moved unless in conformity with this MUC-PD.
- B. Authority for Approval (See Appendix C for a flow chart illustrating the Application Process):
 - 1. Zoning Framework Plans: may only be approved by City Council after recommendation by the Plan Commission. The process for Zoning Change applications in Chapter 2, Article 2, Division 1 of the GDC shall be followed. Modifications to adopted ZFPs may also be processed in conjunction with MCP applications per IV.B.2 below.

2. Master Concept Plans: Master Concept Plans may be classified into Type 1 and Type 2 MCP applications.
 - i. Type 1 MCP Applications:
 - a. Shall include any new or revised MCP applications consistent with the adopted ZFP, requirements of this PD, and applicable sections of the GDC. They may include minor modifications to ZFP elements per Table 4-1.
 - b. May be approved administratively by the Director.
 - c. Appeals to the Director's decision shall be heard by the City Council after a recommendation from the Plan Commission. In reviewing such appeals, the Plan Commission and City Council shall only consider the items identified by the Director as not meeting this PD.
 - ii. Type 2 MCP Applications:
 - a. Shall include any new or revised MCP applications that are NOT consistent with the adopted ZFP, requirements of this PD, or applicable sections of the GDC or propose alternative standards to the standards in this PD or an approved ZFP beyond the standards established under Table 4-1 for minor modifications to Zoning Framework Plan elements.
 - b. May only be approved by City Council after recommendation by the Plan Commission.
 - c. The process for Type 2 MCP Applications shall follow the process for Concept Plan Review under Section 2.12 of the GDC. In considering Type 2 MCP Applications, the Plan Commission and the City Council may use any of the following criteria:
 - 1) The extent to which the proposed modifications to street layout and/or character zones impact adjoining properties with respect to continuity and adjacency predictability;
 - 2) The overall purpose and intent of the regional Mixed Use Center;
 - 3) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
 - 4) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, affordable housing, structured and/or shared parking, and linkages to transit; and
 - 5) The extent to which the proposal does not hinder future opportunities for higher intensity development.
3. Detail Plans: Detail Plans may be classified into Type 1 and Type 2 applications.
 - i. Type 1 Detail Plan Applications:
 - a. Shall include any new or revised Detail Plans consistent with the requirements of this PD, an approved MCP, and applicable sections of the GDC.
 - b. May be approved administratively by the Director.
 - ii. Type 2 Detail Plan Applications:
 - a. Shall include any new or revised Detail Plans that are NOT consistent with the requirements of this PD, an approved MCP, or applicable sections of the GDC

- or propose alternative standards to the standards in this PD or an approved MCP.
- b. May only be approved by City Council after recommendation by the Plan Commission.
 - c. The process for Type 2 Applications shall follow Section 2.12 of the GDC. In considering Type 2 Applications, the Plan Commission and the City Council may use any of the following criteria:
 - 1) The extent to which the proposed application impacts adjoining properties with respect to continuity and adjacency predictability;
 - 2) The extent to which the application meets the overall purpose and intent of the regional Mixed Use Center;
 - 3) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
 - 4) The extent to which the application provides public benefits such as usable civic and open spaces, livable streets, affordable housing, structured and/or shared parking, and linkages to transit; and
 - 5) The extent to which the application does not hinder future opportunities for higher intensity development.
- C. Master Concept Plan Requirements: The Master Concept Plan is intended to illustrate the building and block level development pattern of the MUC-PD District consistent with the purpose and intent of the Section and establish the detailed standards and rules for any new development within the MUC-PD District and the corresponding Character Zones.
- 1. The applicant shall submit a Master Concept Plan for the minimum acreage as established in Section III.A.3.i. The Master Concept Plan application shall be made prior to detail plan application for any new development.
 - i. Each MCP application shall:
 - a. demonstrate compliance with this PD's purpose, intent, and development standards;
 - b. include exhibits meeting all the informational requirements for a Concept Plan under Section 2.11 of the GDC, and meeting the standards of this PD and adopted ZFP including:
 - 1) Delineation of the Character Zones per the adopted ZFP (including any modifications to adopted ZFP elements);
 - 2) The layout of proposed blocks, major and minor streets, bikeways, sidewalks, and trails;
 - 3) the location and acreage of open space areas and whether each will be privately owned, a common area for residents only or dedicated to public use;
 - 4) Type "A" and "B" Development Frontage designations based on the standards in this PD.
 - 5) A conceptual level plan for the accommodation of stormwater drainage and detention and other major water and sewer infrastructure elements for the overall area included in the MCP;

- 6) the location and area of retail, office, industrial, residential, civic, and open space uses;
- 7) the approximate shape, size, and placement of buildings;
- 8) the general parking location relative to streets and buildings and approximate parking count, with indication of parking lot landscape areas; and
- 9) any minor modifications to adopted ZFP elements per Table 4-1 below.

Table 4-1: Minor Modifications Table		
Framework Plan Element	Extent of Minor Modification Permitted	Criteria
a. Area/boundary of a Character Zone	Area/boundary of a specific Character Zone may be adjusted no more or less than 30%.	i. Shall not eliminate any character zone ii. Modified area shall be contiguous with the corresponding character zone that is changed iii. Boundary modifications may be due to physical constraints on the property, or shifting of internal roadways or to better align with ownership boundaries.
b. Location of any Required Street	Location may be shifted no more than 150' in any direction	i. Shall maintain the connectivity intended by the Framework Plan ii. Shall maintain the continuation and/or connectivity with any existing streets or driveways where possible
c. Area of any Required Civic/Open Space	May be reduced by no more than 25%	i. Shall maintain the frontages required by the Framework Plan ii. Area may be adjusted to accommodate shifting of any new Required Streets or any required easements only

- c. Include a Street Classification Master Plan with associated with cross-sections and street classifications for the proposed MCP area (or for each phase, if it is to be developed in phases) specifying right-of-way width, minimum pavement width, on-street parking, approximate location of street trees, bikeways and sidewalks (Appendix D, Institute of Transportation Engineers' Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall be used to guide the development of the proposed cross sections in lieu of the street standards in the GDC. See Definitions for complete citation).
- d. Include a report in the form of text, statistical information, tables, guidelines, and graphics that includes:
 - 1) a statement of the purpose and intent of the proposed development consistent with the vision and ZFP for the MUC-PD District and its Character Zones;
 - 2) a description of the mix of land uses and the factors which ensure compatibility both within the development site, with adjacent land uses, and compliance with the recommendations of all the adopted elements of the Comprehensive Plan;
 - 3) any special standards for signage in the form of a Master Sign Plan application that provides a design palette addressing the location, size,

type, lighting, colors, and materials for all signage in the proposed development unless meeting the Sign Regulations in Chapter 4, Article 5 of the GDC;

4) statistical information including:

- a) gross acreage of the site, and net acreage of the site excluding jurisdictional wetlands, regulatory floodplains, and slopes over 20%;
- b) the amount of land devoted to open space, both in acres and as a percentage of the gross acreage of the site;
- c) the amount of land devoted to retail, office, industrial, residential, and civic uses;
- d) a plan for pedestrian, bicycle, and vehicular circulation describing the general design capacity of the system as well as access points to any regional trail system;
- e) a daily and peak hour trip generation and directional distribution report by use unless the Director of Transportation finds that the traffic to be generated by the proposed development does not warrant the preparation and submission of a study;
- f) the maximum allowable building coverage and height; and
- g) the minimum and maximum building setbacks.

- e. Development standards for the proposed development that meet Section VI.B of this PD and specifying standards for all the “flexible” elements by each Character Zone within the specific MCP area in the form of a table (see Table 6-3 in Section VI for criteria and format);
- f. Compliance with frontage and housing mix and type standards in Section VI.A.4 for the specific Character Zones and locations to be included with the MCP;
- g. Building design and general architectural design standards that meet Sections VI.A.8 and VI.A.9 of this PD for the proposed development specifying general materials and configurations permitted for facades, roofs, and openings;
- h. a landscape concept plan that includes the design direction and general for streetscapes and public/open spaces types; and
- i. a non-binding schedule for the entire development (or for each phase, if it is to be developed by phases), which shall show generally how the applicant will complete the project containing the following information:
 - 1) The proposed order of construction by section delineated on the Master Concept Plan;
 - 2) The proposed schedule for construction of improvements to open space areas; and
 - 3) The proposed schedule for the installation of required public streets, utilities improvements and the dedication of public rights-of-way and/or easements.

D. Detail Plans and Minor Amendments to Approved MCPs:

1. Detail Plan Requirements: A Detail Plan shall be required for all development. Detail Plans within the MUC-PD District shall meet the submittal requirements for Detail Plans established under the Section 2.12 of the GDC. Additional information that adequately illustrates the detail plan's compliance with this PD and the applicable MCP shall also be required. The process for approval of Detail Plans is established in Section IV.B.3 of this PD and within Chapter 2, Article 2, Division 2 of the GDC.
2. The Director of Planning may approve minor changes to a previously approved MCP or detail plan with the applicant's written justification for such changes. Any significant changes to and deviations from approved plans shall be regarded as an amendment to that particular plan and may be reviewed by the Director of Planning and processed per the standards established in this PD. The Director of Planning shall make the determination as to whether a proposed change is minor or significant, based upon consideration of the following facts:
 - i. whether the proposed change substantially alters the arrangement of component zones, buildings or changes the use of building space designated on the original plan;
 - ii. whether there is an increase of greater than 10% in the number of residential dwelling units beyond the threshold established in the approved MCP;
 - iii. whether the proposed change substantially alters vehicular circulation or the placement/ arrangement of parking areas; or
 - iv. whether the proposed change will reduce or lessen the effectiveness of open space, landscape buffers, and edges.

V. Schedule of Uses

- A. No permit may be issued for a use that is not allowed by this MUC-PD.
- B. Use Categories: In order to regulate use, categories of uses have been established. Use categories provide a systematic basis for assigning land uses to appropriate categories with other, similar uses. Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.
- C. Principal Uses: Allowed principal uses by MUC-PD District and Character Zones are listed in Table 5.1 Permitted Use Table. Principal uses are grouped into categories of uses (see Definitions for description of land use categories). The example uses listed are not an exhaustive list. The Director of Planning has the responsibility for categorizing all uses.
- D. Accessory Uses: The following standards shall apply to Accessory Uses:
 1. Unless otherwise expressly stated, accessory uses are permitted in conjunction with allowed principal uses. Accessory uses shall be accessory and customarily incidental and subordinate to a permitted principal use.
 2. No accessory use may be established on a site prior to the establishment of a permitted principal use.
 3. The Director of Planning is authorized to determine when a structure or use meets the definition of an accessory use. In order to classify a structure or use as accessory, the Director of Planning must determine that the use:
 - i. Is subordinate to the principal use in terms of area, extent and purpose;
 - ii. Contributes to the comfort, convenience or necessity of occupants of the principal use served;
 - iii. Is located on the same lot as the principal structure or use, or on a contiguous lot in the same ownership;
 - iv. Does not involve operations not in keeping with the character of the principal use served; and
 - v. Is not of a nature likely to attract visitors in larger numbers than would normally be expected for the principal structure or use.
 4. Home Occupations: Standards in Section 2.61 of the GDC shall apply.
 5. Live-Work Uses and Structures: Live-work uses and structures are permitted per Section V of this PD. A live-work structure is a mixed use building type with a dwelling unit that is also used for work purposes, provided that the 'work' component is (1) restricted to the uses of professional office, personal service, cottage industrial, artist's workshop, studio, or other similar uses, (2) is located on the street level and ground floors constructed to Commercial Ready standards, and (3) is constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (adjacent to the work component) or any other level of the building. Live-work dwelling is distinguished from a home occupation otherwise defined by this Section in that the "work" component is not required to be incidental and secondary to the "live"

component. The business owner or a full-time employee may reside in the residential unit associated with the commercial use.

- E. Accessory Structures: All accessory structures shall be clearly subordinate to the principal structure on the lot. All accessory structures shall meet the applicable principal structure standards per the Character Zone unless alternative standards are proposed by the applicant and adopted as part of the MCP approval.

P	The land use is allowed by right in the zoning district indicated.
	The land use is prohibited in the zoning district indicated.
S	The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

Table 5-1 Schedule of Uses

	EMU – Employment Mixed Use	RMU - Retail Mixed Use	MU-MR - Mixed Use – Mixed Residential	T - Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
AGRICULTURAL USES						
Farm, Ranch, Orchard						-
Feed Store						-
Stable, Commercial						-
Stable, Private						-
Stockyards, Livestock Auction, Livestock Hauling						-
RESIDENTIAL USES						
Accessory Dwellings:	-	-	-	-	-	-
Dwelling, Accessory – Guard/Manager/Caretaker					P	Sec. 2.58
Dwelling, Accessory – Guest House					P	Sec. 2.58
Dwelling, Accessory – Rental Unit					P	Sec. 2.58
Congregate Adult Living Facilities:	-	-	-	-	-	-
Rehabilitation Facility, In Home/Residential		S	S	S	S	-
Rehabilitation Facility, Institutionalized						-
Elder Care Facilities:	-	-	-	-	-	-
Elder Care – Assisted Living	S	S	S	S		Sec. 2.52(A)12
Elder Care – Continuing Care (combination)	S	S	S	S		Sec. 2.52(A)12



The land use is allowed by right in the zoning district indicated.



The land use is prohibited in the zoning district indicated.



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Elder Care – Independent Living	P	P	P	P	P*	Sec. 2.52(A)12 P* = Permitted in duplex, triplex, quadplex, and single-family (attached and detached) building types only
Elder Care – Nursing/Convalescent Care	S	S	S	S		Sec. 2.52(A)12
Household Living Units:	-	-	-	-	-	-
Dwelling, Two-Family (duplex)			P	P	P	Sec. 2.38
Dwelling, Industrialized Housing Unit						Sec. 2.36
Dwelling, Manufactured/HUD-Code Home						-
Dwelling, Mobile Home						-
Dwelling, Multi-Family	P	P	P	P		Sec. 2.39 (see exception below) The GDC requirement for 2 swimming pools for MF Developments over 250 units may be reduced to 1 swimming pool in addition to any reduction of required Clubhouse area with the Planning Director's approval through the MCP or Detail Plan process.
Dwelling, Live/Work	P	P	P	P		-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Dwelling, Single-Family Detached			P*		P*	Sec. 2.36 P* implies Section VI.A.4.i and Section VI.A.4.ii applies P implies only Section VI.A.4.i applies
Dwelling, Single-Family Attached (Townhouse)		P	P	P	P	Sec. 2.37
Manufactured/Mobile Home Park or Subdivision						-
ACCESSORY & TEMPORARY USES						
Accessory Structure			P	P	P	Sec. 2.58
Convenience Facilities:	-	-	-	-	-	-
Drive-Through Service		S				Sec. 4.20 Standards in Section 7 of this PD also apply
Walk-Up Service	P	P	P	P		-
Fuel Pumps, Retail		S				Sec. 2.52(A)3 Standards in Section 7 of this PD also apply
Kiosks, Self-Service:	-	-	-	-	-	-
Automated Teller Machine (ATM) – Drive-Up	P	P	S	S		Sec. 2.52(A)7, Sec. 4.20
Automated Teller Machine (ATM) – Walk-Up	P	P	P	P		Sec. 2.52(A)7
Retail (ice, water, etc.)		S				Sec. 2.52(A)7, Sec. 4.20
Recycled Materials Collection						
Outside Display, New Materials		S				Sec. 2.52(A)14
Outside Display, Used Materials						
Outside Storage, New Materials		S				Sec. 2.52(A)14



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Outside Storage, Used Materials						
Outside Storage Unit, Portable (POD)						
Seasonal Sales	*	*	*	*		Art. VIII, Ch. 30, City Code
Shelter Tent						-
Shipping Container						Sec. 2.52(A)15, Art. XII, Ch. 30, City Code
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*	*	*	*	*	Sec. 2.52(A)19
INSTITUTIONAL AND EDUCATIONAL						
College or University	P	P				-
Convention Facility	P	S	S			-
Day Care Facilities:	-	-	-	-	-	-
Day Care Center, Adult	S	P	S	S	S	Sec. 2.52(A)13
Day Care, Youth – Licensed Child-Care Center	P	P	S	S	S	Sec. 2.52(A)2
Day Care, Youth – Registered Child-Care Home			S	S	S	Sec. 2.61
Church or Place of Worship	P	P	P	P	P	-
Learning Center, Specialized	P	P	S	S		-
School, Business	P	P	P			-
School, Retail/Personal Services Training	P	P	P			-
School, Trade						-
School, Private, Religious or Charter			S	S	S	-
School, Public			P	P	P	-



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	EMU – Employment Mixed Use	RMU - Retail Mixed Use	MU-MR - Mixed Use – Mixed Residential	T - Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
GOVERNMENT & HUMAN SERVICES USES						
Charitable Boarding						-
Garden, Charitable						-
Garden, Civic			P	P	P	-
Post Office	P	P	P	P		-
Social Service Facility/Agency		P	P	P		-
Cemetery						-
Hospital	S	S				-
Medical and Dental Office/Clinic	P	P	P	P		-
Mortuary/Funeral Home						-
Athletic Events Facility, Indoor		P	P			-
Athletic Events Facility, Outdoor						-
Athletic Field, Stadium, Arena	S	S				-
Civic Club/Fraternal Lodge		P	P	S		-
Commercial Amusement, Indoor		P	S			-
Commercial Amusement, Outdoor						-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Cultural Facility	P	P	P	P		-
Day Camp, Private						-
Dry Boat Storage						-
Equestrian Camp, Private						-
Golf Course/Country Club						-
Health & Fitness Gym (indoor)	P	P	P	P		-
Marina						-
Public Amusement, Temporary	*	*	*	*		Art. VIII, Ch. 30, City Code.
Racing Track						-
Reception Facility		S				Sec. 2.52(A)20
Recreational Vehicle Park (short-term stays only)						-
Shooting Range, Indoor						-
Shooting Range, Outdoor						-
Theater, Large Scale		P				-
Theater, Small Scale	S	P	P			-
Zoo						-
OFFICE, RETAIL & SERVICE USES						
Alternative Financial Establishment						-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Antique Shop (indoors only)		P	P	P		-
Bait Sales, Live						-
Bakery, Retail	P	P	P	P		-
Bed and Breakfast						Sec. 2.52(A)11
Business & Media Service	P	P	P	P		-
Call Center	P	P	P			-
Commercial Blood, Plasma, Tissue and Cell Collection Center						Sec. 2.52(A)26
Convenience Store (1,000-5,000sf)	P	P	P	S		Sec. 2.52(A)1
Financial Institution	P	P	P	P		Sec. 4.20
Flea Market, Indoor						-
Flea Market, Outdoor						-
Furniture, Household Furnishings and Appliance Sales/Rental		P	P			-
Grocery/Supermarket (>5,000sf)	S	P	P			-
Home Improvement Center (>50,000sf)		S				-
Hotel/Motel, Extended Stay	S	S	S			Sec. 2.52(A)11
Hotel/Motel, Full Service	P	P	P			Sec. 2.52(A)11
Hotel/Motel, Limited Service	S	S	S			Sec. 2.52(A)11
Indoor Shopping Mall						-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Kiosk, Trailer or Mini-Structure (attended):	-	-	-	-	-	-
Retail/Service	S	P	P			Sec. 2.52(A)7, Sec. 4.20
Recycled Materials Collection						
Landscape Nursery (retail)		S				-
Landscape Nursery/Tree Farm (wholesale)						Sec. 2.52(A)17
Laundry, Drop-Off (with drive-through or window)	S	P	S			Sec. 4.20
Laundry, Drop-Off (without drive-through or window)	P	P	P	P		-
Laundry, Self-Serve (Laundromat)						-
Office, General	P	P	P	P		-
Pawn Shop						-
Personal Services	P	P	P	P		-
Pet Store (indoors only)	P	P	P			-
Pharmacy (with drive-through or window)	S	P	S			Sec. 4.20
Pharmacy (without drive-through or window)	P	P	P	P		-
Produce Stand/Outdoor Farmers Market		P	P	S		-
Restaurant (No Drive-Through)	P	P	P	P		-
Restaurant, Drive-Through		P	S			Sec. 4.20
Retail Store	P	P	P	P		-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Sexually Oriented Business						
Smoke Shop						-
Studio, Arts/Crafts	P	P	P	P		-
Studio, Fitness or Performing Arts	P	P	P	P		-
Tattooing/Body Piercing Establishment						Sec. 2.52(A)6
Used Goods, Retail Sales (Indoors)		S				-
COMMERCIAL USES						
Bakery, Commercial						-
Building/Garden Materials Sales & Storage (wholesale)						Sec. 2.52(A)23
Bulk Material Sales & Storage (retail or wholesale)						Sec. 2.52(A)18
Contractor's Office/Storage Yard (outdoor storage)						Sec. 2.52(A)24
Contractor's Office/Warehouse (indoors only)						-
Custom Products Manufacturing	P					-
Equipment Leasing/Rental, Indoor						-
Equipment Leasing/Rental, Outdoor						Sec. 2.52(A)25
Feed/Grain Mill						-
Furniture and Appliance Cleaning/Repair						-
Garden, Commercial						-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Laundry Plant, Commercial						-
Meat and Game Processing						-
Pet Care/Play Facility (indoor)	P	P	P	P		Sec. 2.52(A)9
Pet Care/Play Facility (outdoor)						Sec. 2.52(A)9
Portable Building Sales/Leasing						-
Printing/Publishing House		S	S			-
Recording Studio/Media Production	P	P	P			-
Recycling Collection Center (no outdoor storage)						Sec. 2.52(A)8
Recycling Salvage Yard (unlimited outdoor storage)						Sec. 2.52(A)8
Self-Storage Facility (mini-warehouse)		S				Sec. 2.52(A)16
Small Engine/Lawn Equipment Rental & Repair (indoors)						-
Taxidermist						-
Vehicle Dispatch & Storage						-
Veterinary Clinic, Large Animal (outdoor pens)						-
Veterinary Clinic, Small Animal (indoors only)	P	P	P	P		-
Veterinary Clinic, Small Animal (outdoor kennels, runs)						-
MOTOR VEHICLE & RELATED USES						
Automobile Leasing/Rental						-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Automobile Repair, Major						
Automobile Repair, Minor						
Automobile Sales, New or Used						-
Boat Sales, Leasing & Repair (outdoor storage)						
Car Wash, Automated/Rollover						
Car Wash, Full-Service/Detail		S				
Car Wash, Self-Service/Wand						
Impoundment Lot (commercial/private)						-
Motorcycle/ATV Sales, Leasing & Repair (new and used – indoors only)						-
Parking Lot or Garage, Commercial	P	P	P			-
Personal Watercraft Sales, Leasing & Repair (new and used)						-
Recreational Vehicle/Trailer Sales, Leasing & Repair						-
Salvage Yard, Automotive						-
Travel Center						-
Truck/Bus Repair						-
Truck/Bus Sales & Leasing/Rental						-
Truck/Bus Storage						-
Truck/Bus Wash						



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Wrecker/Towing Service						-
TRANSPORTATION USES						
Airport/Heliport						-
Bus Stop	P	P	P	P		-
Helipad	S					-
Motor Freight Terminal/Railroad Switching Yard						-
Transit Station, Public	P	P	P			-
Transportation Depot, Passenger (commercial)						
Transportation Terminal, Passenger (commercial)						-
INDUSTRIAL USES						
Animal Feed Processing & Storage						-
Batching Plant						-
Batching Plant, Temporary	P	P	P	P	P	-
Data Center	P	P	P			Design standards in Section VI.A.10 shall apply
Distribution Center, Large (indoors only)						-
Distribution Center, Small (indoors only)	S					-
Food Processing & Storage						-

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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Gas or Petroleum Drilling or Pipeline						
Heavy Machinery Sales, Rental, Storage & Repair						-
High Risk Use						-
Industrial or Manufacturing, Heavy						-
Industrial or Manufacturing, Light						-
Laboratory, Analytical or Research (indoor)	P					-
Leather & Allied Products Manufacturing						-
Mining/Mineral Extraction						-
Warehouse, Office/Showroom (indoors only)	S					-
UTILITY & SERVICE USES						
Antenna, Commercial	*	*	*	*	*	Div. 5, Art. 5, Ch. 2
Antenna, Private	*	*	*	*	*	Div. 5, Div. 6, Art. 5, Ch. 2
Electric Generating Plant						-
Electric Substation	S	S	S			-
Gas Regulating Station						-
Telecommunications Switching Station	S	S				-
Wind Energy Conversion System	S	S	S	S	S	Div. 7, Art. 5, Ch.2

VI. Development Standards: This section shall establish the overarching development standards for walkable, mixed-use development within the MUC-PD and all its Character Zones. Standards in this Section shall be applied during the development of a Master Concept Plan. Some standards apply to all the Character Zones within the MUC-PD District and other standards are specific to specific Character Zones.

A. General to the MUC-PD:

1. **Intent:** Standards in this PD are intended to facilitate the development of market responsive and pedestrian-friendly environments while discouraging monotonous and single use projects. To this end, design and development standards are intended to be tailored to create such an environment based on market-driven projects over a long- term development horizon. In order to provide flexibility in use and design with prescription of performance standards for specific building form outcomes, applicable development standards for each Character Zone shall be established through the Master Concept Plan for each proposed development.
2. **Requirements for Site Development Standards by Character Zone:** At the time of Master Concept Plan application, each applicant shall establish specific Site Development Standards for each Character Zone included in the MCP area. These standards shall be based on Section VI.A and the criteria in the Site Development Standards Table 6-3 and shall be developed at the time of MCP by the applicant.
3. **General Layout Principles:** All Master Concept Plans shall meet the following general principles:
 - i. Buildings and urban design shall contribute to the physical definition of Thoroughfares as Civic places.
 - ii. Development shall adequately accommodate automobiles while providing supportive design and programs/incentives to increase the use of other modes of transportation and respecting the spatial form of public areas.
 - iii. Buildings shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
 - iv. Civic Buildings and public gathering places shall be provided as locations that reinforce community identity.
 - v. The plan should anticipate a harmonious and orderly evolution of the district based on market changes and reinvestment over time.
4. **Frontage and Housing Mix Standards:** In order to ensure that the PD implements the community's vision for a regional mixed use center with supporting mix of retail and mixed residential uses while providing for short term development opportunities that can be appropriately transitioned into higher intensity non-residential uses, Special Frontage and Housing Mix Standards are established in this MUC-PD District.
 - i. **Frontage Standards:** This section establishes the Frontage Standards for development within the primarily commercial zones of Employment Mixed Use, Retail Mixed Use, and Transition Zones and along certain street frontages as established in the ZFP.
 - a. **Retail Mixed Use Zone** (see Appendix A – Zoning Framework Plan for location of this requirement):
 - 1) **Required Ground Floor Commercial Uses** (see definition) along PGBT frontage road:
 - i. West of Campbell Road shall be within 250' deep as measured from the PGBT frontage road.
 - ii. East of Campbell Road shall be 300' deep as measured from the PGBT frontage road

- 2) No ground floor residential permitted within the area designated for Ground Floor Commercial uses.
 - 3) Upper floor residential allowed anywhere within this zone.
 - 4) No limitation on surface parking along the PGBT frontage. Along Campbell Road frontage, surface parking shall be limited to no more than one double loaded aisle of parking (parallel, angled, or head-in).
- b. Employment Mixed Use Zone (applies to the blocks on both sides of Lookout Drive west of Telecom Drive and EMU area south of Lookout Drive and east of Telecom Drive ; see Appendix A – Zoning Framework Plan for location of this requirement):
- 1) Required Ground Floor Commercial Uses for the entire zone.
 - 2) No ground floor residential uses permitted.
 - 3) Upper floor residential allowed anywhere within this zone with structured parking only.
 - 4) No limitation on surface parking along the PGBT frontage. Along Lookout Road and Telecom Road frontage, surface parking shall be limited to no more than one double loaded aisle of parking (parallel, angled, or head-in).
- c. The following standards shall apply to frontages designated as “Special Frontage” along Lookout Road and Campbell Road (regardless of the specific character zone):
- 1) For ground floor commercial and commercial ready uses (w/ upper floor residential uses) the following frontage standards shall apply–
 - No more than one double loaded aisle of parking (parallel, angled, or head-in) shall be permitted between the building and the street.
 - Any such parking shall be screened along the sidewalk/street frontage to maintain a well-defined pedestrian edge with street trees and connections to building entrances.
 - Street intersections shall be anchored by building front façade design that turns the corner
 - No large parking lots at street intersections (beyond the one double-loaded aisle) and
 - Special façade design, articulation standards, 12’ min. ground floor height, shall apply (see Section VI.A.8).
 - 2) For ground floor residential uses, including SF and townhomes (attached or detached-- by no more than 5 feet) the following frontage standards shall apply (note: SF detached residential uses more than 5’ shall not be permitted with direct frontage along Campbell and Lookout Road)–
 - No off-street parking permitted between the building fronts and street along Campbell Road/Lookout Road.
 - All off-street parking in the rear (tuck-under, parking structure, or surface parking);
 - Parking shall be set behind buildings along Campbell and Lookout Roads;
 - Ground floor building height min of 12’ finished floor to finished floor;

- No blank walls or opaque residential fences (open fences allowed - wrought iron, picket, and similar fences not taller than 3').
- Fronts of residential buildings to address the street (stoops, patios, porches, bay windows, doors, etc.).
- No large parking lots at street intersections (beyond the one double-loaded aisle) or anchor street intersections with building facades that turn the corner.
- Street trees and sidewalks required.
- Minimum façade design, articulation shall apply for residential building types (see Section VI.A.8).
- Landscaped and divided entry roadways into the neighborhood are permitted along Campbell and Lookout Roads

- ii. Housing Mix and Type Standards: Table 6-1 establishes the different categories of Housing Types and Table 6-2 establishes the minimum mix of housing types for each MCP within the predominantly residential Character Zones of Mixed Use- Mixed Residential and Mixed Residential Zones.

Table 6-1 Housing Type Standards

Category/ Common Name		Lot Widths (min. – max.)	Garage or Primary Parking Location
Category 1	Type 1A	70' +	Any
	Type 1B	60' – 69'	Any
	Type 1C	50' – 59'	Any
Category 2	Type 2A	40' – 49'	Side or Rear
	Type 2B	25' – 39'	Side or Rear
Category 3	Type 3A on pedestrian mews, court, green, eyebrow, square, or other similar public space	40' – 49'	Rear
	Type 3B on pedestrian mews, court, green, eyebrow, square, or other similar public space	25' – 39'	Rear
	Multi-unit home	no min or max	Rear
	Townhome or Single Family Detached (if separated by 3' or less)	20' – 35'	Rear/tuck under
Category 4	Multi-family Residential	60' – no max	Rear/tuck under

Table 6-2 Housing Mix Requirements

Character Zone	Housing Mix Required	Notes
Mixed Use – Mixed Residential Zone	Minimum of 1 from Category 3 and minimum of 1 from either Category 2 or Category 4	Minimum number of units in each category included in each Master Concept Plan shall be either one block face or 10 units (whichever is less)
Mixed Residential	Minimum of 1 from Category 1 and minimum	Minimum number of units in each category

	of 1 from either Category 2 or Category 3	included in each Master Concept Plan shall be either one block face or 10 lots (whichever is less)
--	---	--

5. Street Design Standards: Street cross sections in Appendix D, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall be used to develop the streets within the MUC-PD. Generally, they shall:
 - i. Create a localized grid of pedestrian and vehicular travel ways.
 - ii. Be designed to create a pleasant walking environment with on-street parking and streetscape treatments.
 - iii. Discourage the use of cul-de-sacs unless natural features such as topography, floodplains or stream corridors, or practical site layout constraints make a street connection impractical or inefficient. In such cases, a trail or pedestrian pathway shall be utilized where a street cannot be constructed due to natural constraints or drainage elements. When such pedestrian pathways or trails are used as block edges, they shall be limited to no more than two edges of a block and the pathway or pedestrian facility shall be a minimum of 8' in width. They shall provide connectivity to adjoining neighborhoods or shopping and shall be within public access easements. Such block faces may be considered as Type A frontages only if they meet the building frontage requirement in that character zone along that block face.
 - iv. Blocks may be square, elongated or irregular. Block shape and size should respond to topography, existing vegetation, hydrology, and design intentions.
 - v. Average blocks widths shall be between 400 feet and 600 feet. Blocks should vary in size based on the Sample Illustrative Plans and character zone standards.
 - vi. Blocks that are longer than 1,000 feet should be bisected by a walking path, paseo or other similar pedestrian cut-through.
 - vii. Blocks may be bounded by streets or drainage features.
 - viii. Appendix D shall establish the cross section standards for the different street types in the MUC-PD.
 - ix. The MCP shall establish the Type "A" and Type "B" development frontage designations per the character zone standards within the Development Standards Table 6-3 of this PD.
 - x. Porte-cochers may be used along Type "A" frontages but shall maintain the pedestrian streetscape along the edge of the street within minimal encroachments of driveways and with the utilization of street walls along the sidewalk/street frontage to help define the pedestrian and public realms.
6. Open Space Standards: The provision of adequate and appropriate open space areas shall be integral to all development in MUC-PD. The minimum requirement for open space in the district is 10% of the gross area of the site which shall be based on the locations identified in the Zoning Framework Plan (if any) and dedicated as open space in the Master Concept Plan. The design of open spaces within the development shall be integrated with the design of stormwater improvements. However, no more than 50% of any required open space shall be used solely for stormwater improvements such as retention ponds and creeks. The remaining 50% of the open space may be utilized for

stormwater improvements only if amenitized and designed to also be usable open space per the criteria below. In addition to the following standards for the design, location, and orientation of open space, site specific standards shall also apply based on the Character Zone context:

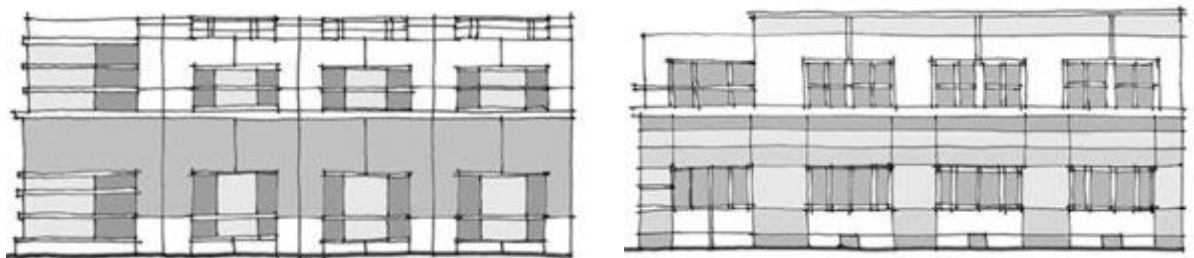
- i. The open space provided shall be appropriately distributed, designed and scaled in each of the character zones.
 - ii. The following criteria shall be used to evaluate the merits of proposed open spaces in the MUC-PD Master Concept Plan:
 - a. The extent to which environmental elements preserved are considered as “features” or “focal points” and integrated into and prominently featured as “front yards” in the development; adding value to the development;
 - b. The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state;
 - c. The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along stream and creek corridors has been accommodated; and
 - d. The extent to which a range of open spaces have been provided to be contiguous with existing open spaces and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the respective component zone.
 - iii. Open spaces may be in the form of plazas, pocket parks, children’s play areas, squares, linear greens, parks, and environmental preserves as outlined within Section 7.21 (Table 2.9.1) of the GDC. Active sports fields and structured recreational activities shall be limited to less than 10% of any required open space located in any character zone.
 - iv. Plazas and squares shall be permitted only in the Employment Mixed Use, Retail Mixed Use, and Mixed Use-Mixed Residential character zones. A plaza which is intended to serve as open space may be located at a street intersection or a focal point and shall generally be small in scale (under ¼ acre in size). A square which is intended to serve as open space may also be located at a street intersection or as a focal point of a development.
7. Special Designations: The following Special Designations are optional (unless required per Section VI.A.4 and Section VI.A.5), but if used, shall be designated on the MCP:
- i. Mandatory and/or Recommended Commercial Ready/Active Edge Requirement: Shall be designated frontages requiring active ground floor uses for a minimum depth of 30’ (no residential units, lodging rooms, parking (except as permitted in Section VI.A.4) , or service uses permitted) and with the ground floor façade being no less than 60% glazed (VT higher than 0.6). Such frontage designations are permitted in the following character zones: Employment Mixed Use, Retail Mixed Use, Mixed Use-Mixed Residential, and Transition.
 - ii. Designations for Mandatory and/or Recommended Gallery or Colonnade Frontage: requiring or advising that a building provide a permanent cover over

the sidewalk, either cantilevered or supported by columns. The Gallery or Colonnade Frontage designation may be combined with a Commercial Ready or Commercial Required Frontage designation.

8. Building Design Standards: Building design standards shall be established at the time of the MCP and shall be based on the following standards and criteria.
 - i. Building Orientation:
 - a. Primary Façade Orientation: For EMU and MU-MR Character Zones, primary building facades for all non-residential and mixed use buildings shall be oriented towards a Type “A” frontage designation or toward a focal point such as a landscaped street, plaza, similar formal open space or an environmental feature (which shall be considered as a Type “A” frontage as long as a sidewalk or trail is located along that frontage and links the buildings to the open space/environmental feature). For Mixed Residential at least 50% of the lots shall be oriented to a Type “A” frontage designation or toward a focal point such as a landscaped street, plaza, similar formal open space or an environmental feature (which shall be considered as a Type “A” frontage as long as a sidewalk or trail is located along that frontage and links the buildings to the open space/environmental feature). For MU-MR Category 3 lots, at least 50% of the lots shall be oriented to a Type “A” frontage designation or toward a focal point such as a landscaped street, plaza, similar formal open space or an environmental feature (which shall be considered as a Type “A” frontage as long as a sidewalk or trail is located along that frontage and links the buildings to the open space/environmental feature).
 - b. Building Frontage: Lots and blocks along Type “A” frontages shall establish a minimum standard for building frontage per the Development Standards Table for each character zone. Lots and blocks along Type “B” frontages need not specify a minimum building frontage requirement. (see illustration in the Definitions section on how building frontage is to be calculated).
 - c. Building Setbacks and Build-to Zones: Buildings shall be built at or close to the sidewalk along Type “A” frontages to better define the pedestrian realm. Any off-street surface parking along Type “A” frontages shall be minimized, be located in the middle of the block, and screened by a minimum 3’ high vegetative screen. The specific minimum and maximum building setbacks shall be established by the applicant at the time of MCP application per the criteria Development Standards Table for each character zone. .
 - ii. Building Façade Standards:
 - a. Primary facades along Type “A” frontages shall contain the main entrance of any principal building located along that street.
 - b. All principal buildings located on a Type “A” frontage shall also have doors, windows, and other architectural features facing that street/frontage. Non-residential or mixed use corner buildings shall have at least one customer entrance facing each street or a corner entrance instead of two entrances.

- c. The minimum ground floor height as measured from the finished sidewalk to the bottom of the second floor structural member for all Required and/or Recommended Commercial Ready frontages shall be 12 feet.
 - d. The ground floor elevation of all residential buildings along a designated Type “A” frontage (attached, detached, and stacked) located less than 10’ from the front property line or sidewalk shall be raised a minimum of 18” above the finished level of the public sidewalk/trail in front of the residential structures. This standard does not apply to frontages where Commercial Ready ground floors are required.
 - e. All development shall provide ground floor windows on the building façade facing and adjacent to a street (with the exception of alleys) or facing onto a park, plaza, or other civic space. The required area of windows and doors on each street façade along a Type “A” frontage, park, square, green, plaza, or other civic space as a percentage of that façade shall be established by the applicant at the time of MCP based on the character zone criteria. The required minimum area of windows and doors on all other street facades (Type “B” frontages with the exception of alleys) may be reduced by 20% of the corresponding requirement along a Type “A” frontage façade. Darkly tinted windows and mirrored windows that block two-way visibility shall not be permitted along ground floor facades along Type “A” frontages.
9. Architectural Design Standards: To ensure compatibility of building types and to relate new buildings to the building traditions of the region, architectural design shall be regulated, governed, and enforced through architectural design standards proposed by the applicant at the time of MCP. The applicant shall submit the proposed standards as a part of the MCP application for all development in the proposed MCP. The architectural design standards shall comply with Chapter 4, Article 6 of the GDC as the basis and may be varied as necessary. The Director of Planning shall review the proposed standards for compliance with this section and the GDC and shall be a part of the approval of the MCP. Architectural design standards for any proposed development in the MUC-PD shall:
- i. specify the materials and configurations permitted for walls, roofs, openings, street furniture, and other elements;
 - ii. be based on traditional/historical building precedents from the region;
 - iii. include the following:
 - a. architectural compatibility among structures within the different building types included in the different character zones;
 - b. human scale design;
 - c. pedestrian use of the entire PD;
 - d. relationship to the street, to surrounding buildings, and appropriate transitions to adjoining land uses (including existing neighborhoods); and
 - e. special architectural treatment of gateways/civic buildings.
 - iv. All building frontages along public and private streets (with the exception of alleys) shall break any flat, monolithic facades by including architectural elements such as bay windows, recessed entrances, or other articulations so as to provide pedestrian interest along the street level façade including discernible and

- architecturally appropriate features such as, but not limited to, porches, cornices, bases, fenestration, fluted masonry, bays, recesses, arcades, display windows, unique entry areas, plazas, courts, or other treatments to create visual interest, community character, and promote a sense of pedestrian scale.
- v. All buildings in the MUC-PD character zones shall be constructed with exterior building materials and finishes of a quality to convey an impression of permanence and durability. Materials such as masonry (stone, brick, 3-step stucco) and similar durable architectural materials are allowed as primary building materials and shall be approved with an MCP.
 - vi. Non-residential buildings and sites shall be organized to group the utilitarian functions away from the public view of any street (with the exception of alleys). Delivery and loading operations, HVAC equipment, trash compacting and collection, and other utility and service functions shall be incorporated into the overall design of the buildings and landscaping. The visual and acoustic impacts of all mechanical, electrical, and communications equipment (ground and roof-mounted) shall not be visible from adjacent properties and public streets, and screening materials and landscape screens shall be architecturally compatible with and similar to the building materials of the principal structures on the lot.
10. Design Standards for Data Centers: The following standards shall apply to any street facing facades of data centers in the MUC-PD. If data centers are located along Campbell Road or Lookout Drive, then the Special Frontage standards in Section VI.A.4.i.c shall supersede the standards below.
- i. Flat, blank walls shall not be allowed. If no windows and doors are provided along street facing façades, a minimum of one of the following treatments shall be required:
 - a. Color and textured panels to imitate the look of windows;
 - b. Horizontal or vertical articulations of the building façade; or
 - c. Changes in color, texture, or materials to provide horizontal and/or vertical rhythms



Desired street façade treatment for Data Centers

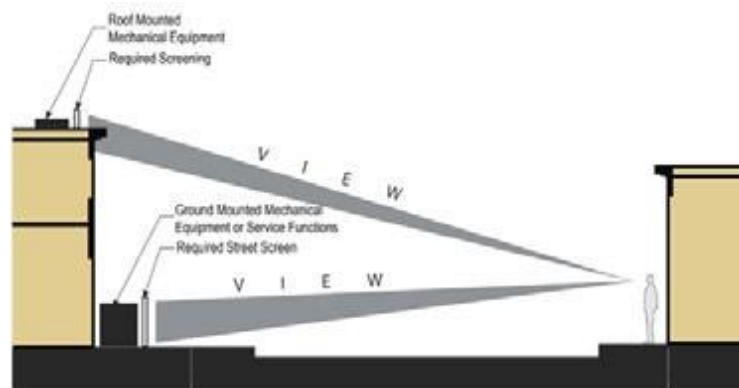
- ii. Any screening wall or security fence along a street shall meet the following standards:
 - a. Screening walls shall not be completely opaque.
 - b. They may be transparent or semi-opaque with architectural metal, wrought iron, galvanized steel or similar material or a combination of masonry columns and wrought iron with landscaping.

- c. Screening walls along sidewalks shall be set back a minimum of 3' to allow for landscaping.
- d. Screening wall height shall not exceed 10'
- e. To the extent possible, any frontage of such screening walls shall be minimized along Type "A" streets.



Images of desired screening/security fence design for data centers

- iii. In cases where a building may have to be setback more than the maximum setback allowed along a particular street for security or functional purposes, a screening wall or fence may be established within the build-to zone to provide for street wall definition. In such cases, the building shall be exempt from any maximum setback requirement in that character zone.
- iv. Any roof or ground mounted mechanical equipment shall be screened from view as shown in the illustration below. Design of such screening shall be architecturally integrated with the design of the building and use the same material as the primary façade material of the building.



Required screening of roof and ground mounted mechanical equipment

- v. In lieu of the above standards, the applicant may provide and request approval of alternative design standards for building facades and screening fences along street frontages. Such requests shall be reviewed by the Director of Planning and approved if the alternative standards submitted provide the same or greater level of design treatment as it relates to the street and adjoining neighborhood context and meets the intent of the standards in this section.
11. Location and Design of Parking and Service Areas: The number of off-street parking spaces provided shall be as set forth within Section 2.51 of the GDC unless the applicant provides alternative standards for the quantity of off-street parking proposed (both automobile and bicycle parking) for the MUC-PD character zones based on an analysis of the parking demand and a transportation management study for the mix of uses proposed and availability of on-street parking in the PD at the time of MCP application. The MCP shall establish the parking standards based on documented parking demand and transportation management study provided by the applicant. The standards set forth in the GDC shall be used if the applicant does not specifically provide alternative standards. Every effort should be made to incorporate shared parking as outlined within Chapter 4, Article 2 of the GDC. In addition, the location of surface parking on individual lots shall be regulated as follows:
- i. Except as described in Section VI.A.4, surface parking lots for non-residential uses shall be located at the side or rear of a building. Specifically, the frontage of off-street surface parking lots shall be minimized along Type “A” frontage designations. If located adjacent to a Type “B” frontage or a residential use, screening shall be provided in the form of a landscaped/vegetative or combination fence which is at least 3 feet in height.
 - ii. A surface parking lot may not be adjacent to a street intersection with a Type “A” frontage or civic space such as a plaza or square, or occupy a lot that terminates a street vista.
 - iii. Shared parking facilities are encouraged for uses in the Employment Mixed Use, Retail Mixed Use, Mixed Use-Mixed Residential, and Transition character zones.
 - iv. Bicycle parking shall be provided for non-residential uses, multi-family uses, and especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of 2.5% of all off-street automobile parking spaces provided for all non-single-family residential uses (attached and detached) unless an alternative standard is established in conjunction with a parking study for specific MCP. Bicycle parking may be shared between uses and should be centrally located, easily accessible, covered/protected from the elements, lit at night, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.
 - v. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All residential lots that are 49 feet or less in width shall have off-street parking and/or garages accessed from alleys. All lots 50’ or wider may have

front loaded garages, but in no case shall the width of the garage exceed 50% of the front façade width of the entire building. In addition, the garage shall be set back at least five (5) feet from the front façade of the home and at least twenty (20) feet from the front property line. J-swing garages may be permitted if they meet the standards above on lots 50' or wider. Shared driveways on adjoining lots are permitted on lots 50' or wider.

- vi. Front facing garage doors must employ at least four (4) architectural elements which may include balconies or other decorative overhangs above doors, columns flanking doors, decorative banding or moldings, multiple panel door designs or other architectural detailing with larger decorative brackets, windows/openings on garage doors, arches, decorative vent covers on gable just above garage, or sconce lighting flanking the garage doors.

12. Design of Automobile Related Site Elements (Drive Throughs, service bays, etc.)

- i. Drive-through lanes, drive up windows, service bays, and other auto-related site elements shall not be located along or be visible from any Type "A" Frontages.
- ii. Along Type "B" Frontages, no more than 60% of the lot's frontage along a Type "B" Frontage shall be dedicated to auto-related site elements such as driveways, surface parking lots, or drive through/service bays).
- iii. Drive-through lanes shall be hidden behind a screening device (min. 3' in height) along the Type "B" frontage. There shall be no limit to the number or frontage of drive-through lanes located along alleys or internal driveways.
- iv. All off-street loading, unloading, and trash pick-up areas shall be located along alleys only. Such uses may be located along Type "B" Frontages only if the lot has no access to an alley. Any off-street loading, unloading, or trash pick-up areas shall be screened in accordance with Section VI.A.10.
- v. Driveways shall be located along Type "B" Frontages unless the site has no access to a Type "B" Frontage or alley. Two lane driveway widths shall be a maximum of 24' unless providing service access in which case they shall be no wider than 30'. Three lane driveways shall have maximum width of 36 feet and may only be located off Type "B" frontages or alleys. Driveways shall maintain a continuous and level sidewalk across the curb cut. Driveway spacing shall be per the GDC or as approved by the Director of Transportation. Driveways along PGBT access road are under the purview of Texas Department of Transportation (TxDOT) and shall meet TxDOT standards.
- vi. Driveways and streets shall meet the city's sight distance standards in the GDC.

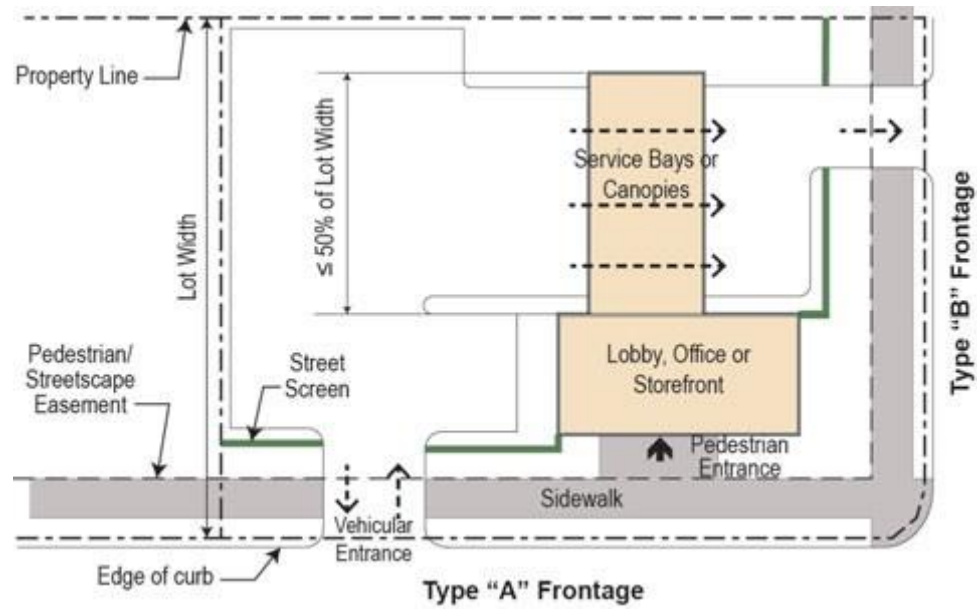


Image showing appropriate design of auto-related site elements

13. Design of Parking Structures

- i. All frontages of parking structures located on Type "A" frontages shall be lined by active edges or commercial ready frontages on the ground floor to a minimum depth of 30 feet.
- ii. Parking structure facades on all public streets (except alleys) shall be designed with both vertical (façade rhythm of 20' – 30') and horizontal (aligning with horizontal elements in the block) articulation.
- iii. All above-grade parking structures shall be designed with a distinguishable first floor, upper façades and roofs. Parking garage first floors shall be designed at human scale with pedestrian-scale elements such as awnings, canopies, window breaks and door openings. Above-grade parking garages may be designed using decorative metal elements such as ornate meshes, screens and the like, but shall not be allowed to have non-decorative steel guard cables that are visible to the public or to adjacent properties.
- iv. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that the majority of cars on all parking levels are not visible from adjacent buildings or a Type "A" street. Parking garage ramps shall, generally, be oriented so they are not visible from any Type "A" street. Ramps shall not be located along the perimeter of the parking structure with frontage along a Type "A" designation. Architectural screens shall be used to articulate the façade, screen parked vehicles, and shield car bumpers and headlights.



Images showing appropriate design of parking structures

14. Landscaping Standards

- i. The purpose of landscaping in the MUC-PD is to enhance pedestrian and open space areas, to help delineate active areas from passive areas, to provide a screening buffer between pedestrians and vehicular circulation, utility functions, and incompatible adjacent developments.
- ii. The applicant shall submit a landscape concept plan in conjunction with the MCP application. The landscape concept plan establishes the design direction and general schematics for all proposed landscaping including all major aspects of the public realm such as street trees, plant/tree palette, streetscape treatments, pavement treatments, front yards, and medians; proposals for required parking lot landscaping, screening, design concepts for all open spaces, and lighting concepts.
- iii. Proposed landscaping shall meet the following standards:
 - a. Be pedestrian oriented.
 - b. Designed in such a way to not create a security or physical hazard to pedestrians, bicyclists or motorists.
 - c. Enhance or complement the architectural design of the mixed-use development.
 - d. Provide visual interest year-round. Utilize water conservation methods and drought tolerant planting where possible.
 - e. Shall be provided between parking lots and all adjacent sidewalks.
 - f. Meet the standards for Installation and Maintenance in the GDC Section 4.32.
 - g. Propose a plant/tree palette that mostly includes indigenous species. (Plant list in Section 4.48 of the GDC shall be used for the vegetation palette)

B. Site Development Standards by Character Zone

Standards in the MUC-PD are intended to facilitate the development of unique and pedestrian-friendly environments within the different character zones. To this end, design and development standards are intended to be tailored to create such an environment. In order to provide flexibility in use with prescription of the building form, some development standards for each MCP in the PD shall be established via the Master Concept Plan consistent with the requirements in this PD.

The following standards shall apply to development in the MUC-PD. Most standards have a numerical range and few have a specific numerical value. Due to the inapplicability of one development standard across all character zones and to encourage a diversity of development proposals, the developer shall propose the standards indicated as “Flexible” or “Permitted/Flexible” on the following table (Table 6-3) for the proposed development at the time of Master Concept Plan application submittal. But the proposed standards shall be based on the Zoning Framework Plan and standards in this PD.

SH 190 FBC Zoning District					
TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone Development Standard	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
1.0 Building and Site Standards					
a. Principal Building Height*	No maximum	No maximum	10 stories or 65' by right	5 stories or 40' (maximum)	3 stories or 40' (maximum)
* Building height shall be measured in number of stories. Habitable attics and mezzanines shall be excluded from the height calculation as long as they do not exceed 50% of the floor area of a typical floor in the same building. Height Compatibility Zone Along Holford Road (applies to all character zones): All development within 200 feet of Holford Road (as measured from the western edge of Holford Road ROW) shall be limited to no more than 3 stories. (see Zoning Framework Plan for location)					
b. Setbacks and build-to zones**	Note about measuring setbacks: In cases where the ROW is established at or behind the curb line of streets, setbacks shall be measured from the edge of the pedestrian easement or parkway /streetscape zone or utility easement closest to the building face along that street.				
Front – Type “A” frontages^	Min. setback = Flexible; Max. setback = 25'	Min. setback = 5' - 15'; Max. setback = 25'	Min. setback = 5' - 20'; Max. setback = 30'	Min. setback = 5' - 20'; Max. setback = 30'	Min. setback = 5' - 20'; Max. setback = 40'
Front – SH 190	Min. setback = 20'; Max. setback = Flexible	Min. setback = 20'; Max. setback = Flexible			
Type “B” Frontage	Min. setback = 5'; Max. setback = Flexible	Min. setback = 5'; Max. setback = Flexible	Min. setback = 10'; Max. setback = Flexible	Min. setback = 10'; Max. setback = Flexible	Min. setback = 10'; Max. setback = Flexible
Side	Flexible	Flexible	Flexible	Flexible	Flexible
Rear	Flexible	Flexible	Flexible	Flexible	Flexible
**Minimum and/or maximum setback standards shall be proposed by the applicant for each character zone based on the above criteria and Development Standards established in this PD. **Specific standards for curvilinear streets may be proposed. ^ Maximum setbacks along Type “A” frontages that are along improved public space (park, plaza or other civic feature) between the street/sidewalk and building face may exceed the standards established in this table.					
c. Minimum Building Frontage [€]					
Type “A” Frontages	60%	60%	60%	60%	60%
All other Frontages	None required	None required	None required	None required	None required
€Corner building facades at street intersections shall be built to the build-to-zone for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. This standard shall apply to any street intersection with a Type “A” Development Frontage designation (even if the cross street has a Type “B” Frontage designation).					
d. Accessory buildings	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
Standards for accessory uses and structures shall be provided by the applicant. The standards shall result in accessory buildings being subordinate in size and scale to the principal building. Standards in Division 4, Article 5, Chapter 2 of the GDC shall apply if the applicant does not specifically provide regulations for accessory uses and structures.					
e. Principal building orientation	Buildings shall be oriented to a Type “A” frontage or toward another focal point such as a park, plaza, square, other open space or environmental feature.				
f. Building façade & architectural design standards	The applicant shall propose appropriate building façade and architectural design standards for all the character zones in the development with the application for Master Concept Plan. They shall be based on the criteria established in this PD.				
2. Block and Lot Standards					

SH 190 FBC Zoning District TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone Development Standard	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
a. Block Type	Regular (square or rectangular) Irregular blocks may be permitted only if natural topography, existing roadways, and/or vegetation prevents a rectilinear grid			Regular or irregular (square, rectangular, or curvilinear based on topography, existing roadways and vegetation)	
b. Block Perimeter	Max. block perimeter = 2,500	Max. block perimeter = 3,000'	Max. block perimeter = 3,000' (unless limited by unique site conditions such as topography and vegetation)	Max. block perimeter = 2,000' (unless limited by unique site conditions such as topography and vegetation)	Max. block perimeter = 2,000' (unless limited by unique site conditions such as topography and vegetation)
c. Type "A" Development Frontage (Frontages along civic/open spaces shall be considered Type "A" development frontage)#	Minimum of 25% of all new block frontages to be designated as Type "A" Development Frontage	Minimum of 25% of all new block frontages to be designated as Type "A" Development Frontage	Minimum of 50% of all new block frontages to be designated as Type "A" Development Frontage	Minimum of 25% of all new block frontages to be designated as Type "A" Development Frontage	Minimum of 50% of all new block frontages to be designated as Type "A" Development Frontage
d. Lot Area	Flexible	Flexible	Flexible	Flexible	Flexible
e. Lot Width and Depth	Flexible	Flexible	Flexible	Flexible	Flexible
f. Minimum Lot Mix. Required	No	No	Yes (To be established to get a mix of residential building types)	No	Yes (To be established to get a mix of residential building types)
g. Maximum Lot Coverage	Flexible	Flexible	Flexible	Flexible	Flexible
# Blocks w/ more than 40% frontage along PGBT and Campbell need not meet minimum Type "A" block designation standards so long as they provide the following (i) continuous pedestrian path/trails on the major non-PGBT block faces at least 8 feet in width and shaded by trees; (ii) improved pedestrian crossings at all intersections from adjoining blocks even if private service drives; and (iii) utilize at least 5% of the 10% open space requirement for improved pedestrian gathering spaces connected through a continuous walkable environment to any adjoining development within the MUC-PD.					
3. Street Design Standards (This standard applies to all new streets, public and private, located in the SH 190 FBC Zoning District)					
Street design standards in the SH190 EC-PD shall be based upon creating a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs are prohibited unless natural features such as topography or stream corridors prevent a street connection. The right-of-way widths for streets in the SH 190 FBC shall be based on the palette of street types established in Appendix D. They are based on the ITE's Designing Walkable Urban Thoroughfares manual and NACTO's Urban Street Guide. They may be adjusted based on the specific Master Concept Plan with the approval of the City Engineer. Bicycle facility widths may be modified based on the City's adopted Master Thoroughfare Plan standards.					
a. Design speed	≤30 mph	< 25 mph	< 25 mph	< 25 mph	< 25 mph
b. Street types allowed	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Main streets iv. Residential streets: 2-lane undivided v. Commercial Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Main streets iv. Residential streets: 2-lane undivided v. Commercial Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Commercial and Residential Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Residential Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Residential Alleys
c. Travel lane widths	Appendix D, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall guide the development of street design standards and shall be established as part of the MCP with the approval of the City Engineer.				
d. Turning radii					
e. On-street Parking (along all internal streets except alleys) • Parallel	Permitted	Permitted	Permitted	Permitted	Permitted

SH 190 FBC Zoning District					
TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone Development Standard	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
• Angled (head-in or reverse angled).	Permitted	Permitted	Permitted	Permitted	Permitted
• Head in perpendicular	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
f. Parking lane width					
• Parallel	8 feet	8 feet	8 feet	8 feet	8 feet
• Angled	18-20 feet	18-20 feet	18-20 feet	18-20 feet	18-20 feet
g. Alleys*	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
4. Streetscape Standards					
a. Sidewalks/Trails/ Walkways	10 feet (min. along Type “A” Frontages) 6 feet (minimum along all other streets except alleys)	6 feet (minimum)	6 feet (minimum)	6 feet (minimum)	5 feet (minimum)
b. Planter/Planting Strip Type	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Planters
c. Planter/Planting Strip width	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide planting strip
d. Street trees	Required/Flexible	Required/Flexible	Required/Flexible	Required/Flexible	Required/Flexible
The applicant shall submit a proposed street tree planting plan, including a tree palette and spacing as a part of the Landscape Concept Plan, which shall be reviewed as part of the Master Concept Plan and must be approved at time of Master Concept Plan. The requirements for the landscape concept plan are outlined in Section VI.A.14 of this PD.					
5. Open/Civic Space Standards					
a. Open/Civic Space	Required/Flexible Squares and plazas are appropriate	Required/Flexible Squares and plazas are appropriate	Required/Flexible, Squares and greens are appropriate	Required/Flexible, Squares and greens are appropriate	Required/Flexible, Squares and greens are appropriate
*Overall open/civic space allocations in the MUC-PD shall be a minimum of 10% of the gross area of the entire site included in the Master Concept Plan and shall be distributed appropriately between the character zones. The location and design of appropriate open spaces shall be based on Section VI.A.6 of this PD.					
6. Parking & Screening Standards					
a. Off-street parking	The number of off-street parking spaces provided shall be as set forth within Section 2.51 of the GDC. The applicant may provide alternative standards for the quantity of off-street parking proposed (both automobile and bicycle parking) for the MUC-PD character zones based on an analysis of the parking demand and a transportation management study for the mix of uses proposed and availability of on-street parking in the PD at the time of MCP application. The PD shall regulate the location and design of all proposed off-street parking including any structured parking proposed per Section VI.A.12 and VI.A.13.				
Parking standards in the FBC Zoning District are intended to be flexible due to the mixed use nature, shared parking opportunities, and availability of on-street parking.					
b. Off-street loading	Section 4.22 of the GDC applies unless alternative standards are provided				N/A

* Alleys shall be required for all residential development with lots 50 feet or less in width.

SH 190 FBC Zoning District					
TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone Development Standard	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
c. Screening 1. Trash/recycling receptacles	Required/Flexible	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	Flexible for residential uses (along alleys if alleys are provided)
2. Other utility equipment	See Sec. VI.A.11				
3. Loading spaces	Screening required for non-residential uses. Section 4.41 and Section 4.42 of the GDC applies for non-residential uses only unless alternative standards are provided				
4. Surface parking areas	Required/Flexible (Standards in Section 4.35 and Section 4.44 of the GDC shall apply to any surface parking located along any public street with the exception of alleys unless the applicant proposes alternative screening standards at the time of Master Concept Plan.)				
7. Landscape and Streetscape					
a. Landscaping# 1. Landscape buffer between surface parking and sidewalks/trails and streets (except alleys)	Required/Flexible	Required only for non-residential uses	Required only for non-residential uses	Required only for non-residential uses	N/A
2. Parking lot minimum interior landscaping	Flexible	Flexible	Flexible	Flexible	N/A
#The applicant shall provide a landscape concept plan with the Master Concept Plan application that identifies landscape themes and general design approach addressing street tree planting, streetscape treatments, any required screening, parking lot landscaping, and landscaping proposed in all the identified open space areas. Information provided at the Master Concept Plan phase may be schematic meeting the design intent of the proposed development. Detailed landscaping plans shall be required at the site plan stage for all non-residential development. The requirements for the landscape concept plan are outlined in Section VI.A.14 of this Code.					
b. Lighting 1. Street Lighting 2. Building entrances 3. Parking areas, trails, and streets	Required/Flexible (As a part of the Master Concept Plan application, the applicant shall propose lighting standards that includes street light standards and other amenities as a part of the streetscape treatment plan. The landscape concept plan may be combined with a concept plan for lighting.)				
8. Signs					
Flexible (Flexible signage in the SH 190 MUC-PD may be proposed by the applicant and approved by the Plan Commission as part of the Master Concept Plan application or as a separate Master Sign Plan. Signage in the SH 190 MUC-PD shall integrate the streetscape and architectural design of the district through a palette of signs that enhance the pedestrian environment and create a unique identity. If no standards are proposed by the applicant, standards in Chapter 4, Article 5 of the GDC shall apply.)					
9. Stormwater Drainage: Detention of storm water runoff is only required for drainage areas abutting the Spring Creek Forest Preserve Ecological Boundary an approximately 450 to 550-foot wide strip of property north of the SH 190 service road between Campbell and Holford Roads and / or when the development generates a runoff greater than the downstream storm sewer system is designed for.					

VII. Definitions

Many terms used in this Section are defined in GDC. Definitions are only included here if not defined in Chapter 6 of the GDC, or if the definition for this PD differs from Chapter 6 of the GDC. In case of a conflict between the definitions under this Section and the GDC, the definitions in this section shall supersede.

Block Perimeter

Is the sum total of all block face dimensions circumscribed by public or private streets and pedestrian facilities with public access easements per the requirements in this PD.

Build-to Zone (BTZ)

Is the area between the minimum and maximum front setbacks from the edge of the pedestrian easement closest to the building facade. The principal building facade line shall be located within this area.

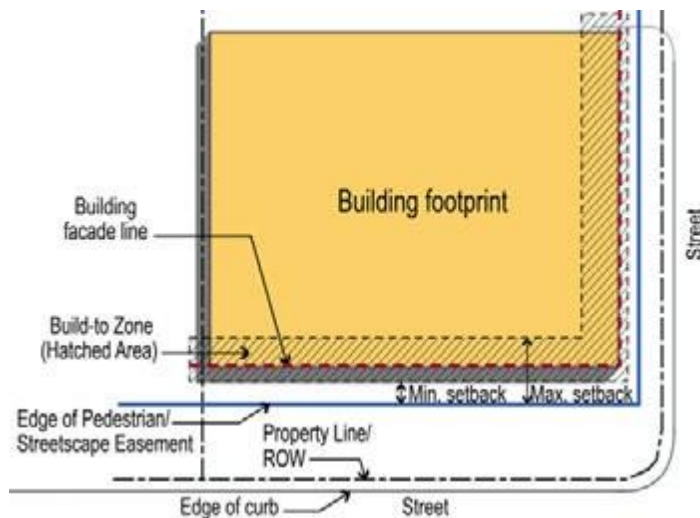
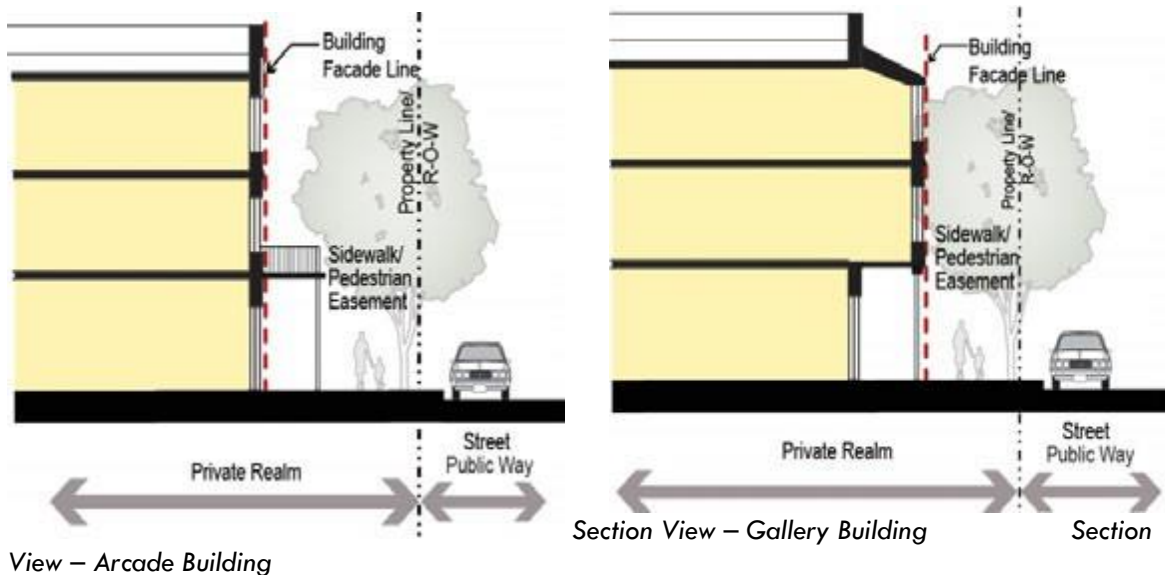
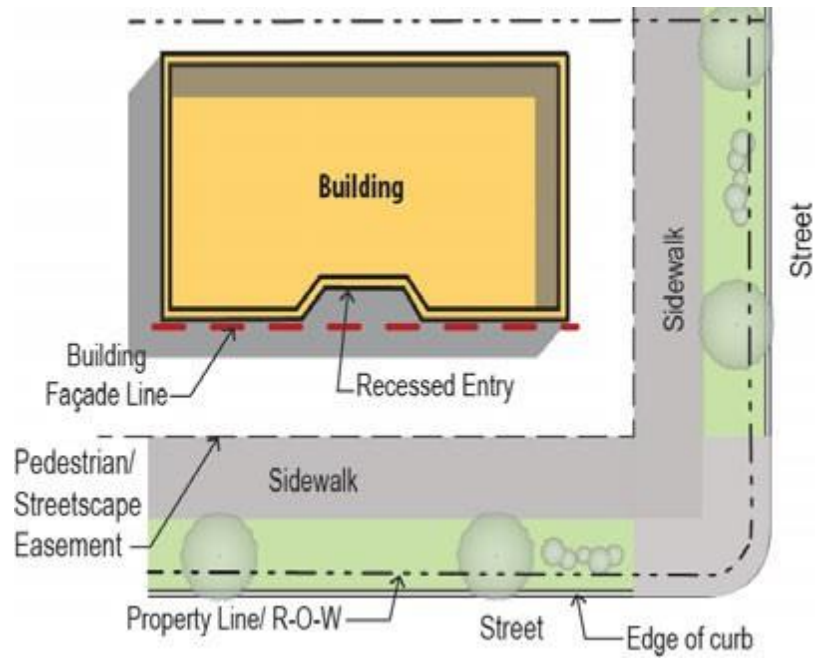


Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

Building Façade Line

Is the location of the vertical plane of a building along a street frontage.





Plan View
Building Façade Line Illustrations

Building Frontage

Is the percentage of a building's façade line that is required to be located within the Build-to Zone (BTZ) as a proportion of the lot's width along the fronting public street. Required driveways, stairs to access entrances, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall count towards the required building frontage.

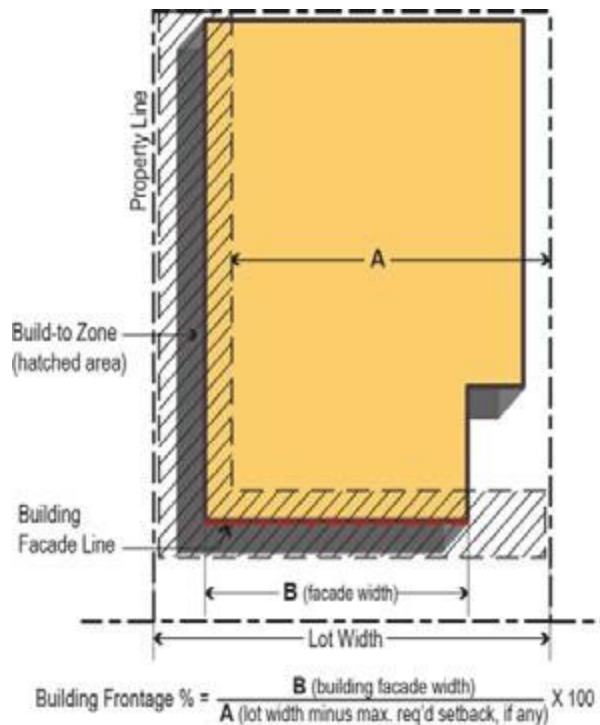


Image showing Building Frontage calculation

Building Step-back

Building step-back is the setting back of the building façade line away from the street at a specific floor or height.

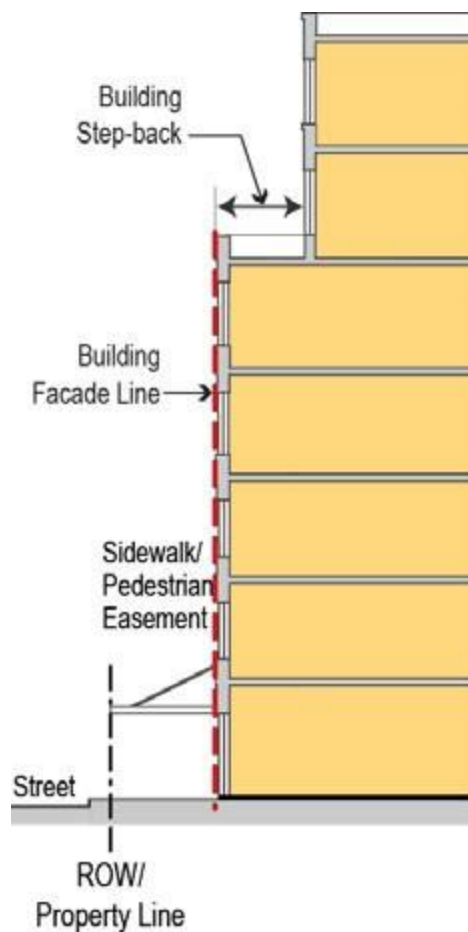


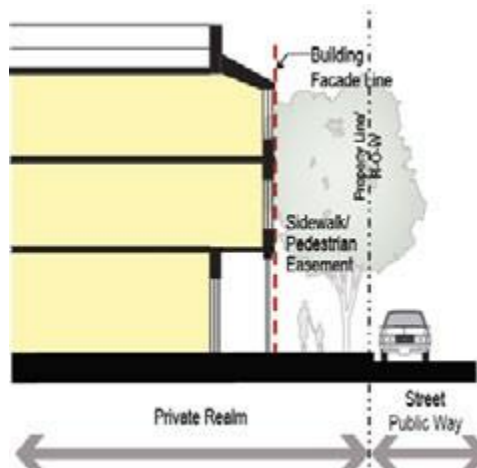
Illustration of a Building Step-back

Colonnade

Is a portion of the main façade of the building that is at or near the property line and a colonnade supports the upper floors of the building. Colonnades are intended for buildings with ground floor commercial or retail uses. The ground floor area within the colonnade may be conditioned or non-conditioned space.



Images of colonnade buildings



Images of colonnade buildings

Character Zone

Means an area within any SH 190 MUC-PD District that is intended to preserve and/or create an urban form that is distinct from other areas. Arrangement and allocation of the Character Zones are in the Zoning Framework Plan.

Commercial Use or Mixed Use Building

Means a building in which at least the ground floor of the building is built to Commercial Ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready or Commercial Required

Means a ground floor space constructed with appropriate building orientation, entrance and window treatment and floor-to-floor height in order to accommodate ground floor retail/commercial uses (including but not limited to commercial, retail, restaurant, entertainment, and lobbies for civic, OR hotel, ~~or multi-family~~ uses). Standards for Commercial Ready or Active Edge frontages are to be established based on the requirements of this PD. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space, the space must comply with all building and construction Sections for commercial uses. The intent of Commercial Ready or Commercial Required space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Comprehensive Plan:

Is Envision Garland, the City of Garland's comprehensive framework for informed decision making and establishes the blueprint for the long-term growth and development of the City.

Data Center:

Is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and various security devices.

Director of Planning

Shall be the City of Garland Director of Planning or his/her designee.

Dwelling, Single-Family Attached (Townhouse)

One of a group of no less than three nor more than six attached dwelling units, separated from each other by fire-rated walls in compliance with the City's building codes or separated from each other by no more than 5 feet. Each dwelling unit occupies its own separately platted lot and may be two or more stories in height. Does not include Dwelling, Multi-Family or Dwelling, Single-Family Detached.

Encroachment

Means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public right-of-way, or above a height limit.

Façade Area

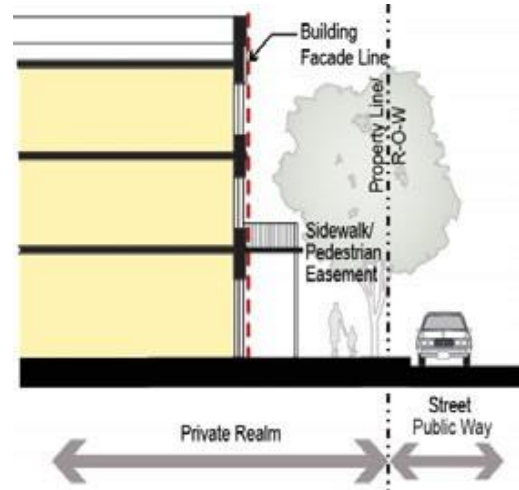
Means the surface area of a building's elevation (including all floors) not counting minor indentations fronting a particular street. Ground floor façade area is the surface area of a building's ground floor elevation not counting minor indentations fronting a particular street. Upper floor façade area is the surface area of a building's upper floor elevations not counting minor indentations fronting a particular street.

Frontage Designation

As identified on the approved Master Concept Plan, future streets in the SH 190 MUC-PD Districts are designated as Type "A" or Type "B". Each frontage designation establishes a certain development context in order to improve walkability and pedestrian orientation within the district.

Gallery

Is a roofed promenade or canopy, especially one extending along the wall of a building and supported by arches or columns on the outer side. The gallery space is unenclosed (non-conditioned) space and may be 2 or more stories tall.



Images of Galleries

ITE's Designing Walkable Urban Thoroughfares Manual

Daisa, James M., *Designing walkable urban thoroughfares: a context sensitive approach.*

Washington, DC: Institute of Transportation Engineers. (most recent edition)

Live-Work Unit

Means a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by the TDS in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Master Concept Plan (MCP):

A Master Concept Plan is a detailed plan for development that establishes the standards and specifications for all the critical elements of the built environment based on a specific development vision per all the requirements of this Section.

Minor Amendments

Means a requested amendment to an approved plan (site plan or MCP) per Table 4-1. The Director of Planning shall have the authority to approve or approve with conditions or deny a minor amendment to an approved plan.

Multi-Unit home

Means a Residential building containing between 2 and 6 units either as leasable units or individually owned. Architecturally, multi-unit homes are designed to appear similar to single-family homes with only one or two primary entrances per street frontage. Additional entrances are permitted along other non-street facing facades.

NACTO's Urban Street Design Guide

Urban Street Design Guide. New York City: National Association of City Transportation Officials.
(most recent edition)

Open Space

Is publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, playgrounds, squares, etc. provided to meet the standards in of this PD. Open space may be privately or publicly owned and/or maintained.

Primary Entrance

Means the public entrance located along the front of a building facing a street or sidewalk and provides access from the public sidewalk to the building. It is different from a secondary entrance which may be located at the side or rear of a building providing private controlled access into the building from a sidewalk, parking or service area.

Residential Use Building

Means a building that is built to accommodate only residential uses on all floors of the building such as a detached single family home, attached single family home (i.e. townhome), two family home (i.e. duplex), multiple family (3 or more), apartment building (under single ownership or under multiple owners within a condominium regime).

Sample Illustrative Plan

Is to provide guidance on how to translate the Zoning Framework Plan into a Master Concept Plan that establishes the details required to develop under this PD including, but not limited to, the allocation of component zones, layout of streets and open spaces, and mix and intensity of uses. These Sample Illustrative Plans will then be the basis to create final Master Concept Plan by property owners/developers at the time of new development.

Service-related site functions

Means all uses that support the principal use on the site including parking access, garbage/trash collection, utility meters and equipment, loading/unloading areas, and similar uses.

Street Screen

Is a freestanding wall or living fence or combination fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



*Image of a combination masonry
and living street screen*

Street Wall

Indicates the creation of a “wall” or a sense of enclosure along the street with buildings placed immediately adjacent to the street/sidewalk. A street wall has a “void” if there is a surface parking lot or service area adjacent to the sidewalk/street.

Type 1 – 2 Applications:

Are the different types of applications with specific review and approval processes tailored to the scope of proposed development within the SH 190 MUC-PD. The application and development review flow charts in Appendix C summarizes the different application types and their respective processes.

Type “A” Frontage

Means the block frontages identified as such on the adopted MCP. Type “A” frontages are the primary pedestrian frontages and buildings along Type “A” frontages shall be held to the highest standard of pedestrian-oriented design. If Type “A” frontages are facing Type “B” frontages along the same street, the Type “B” frontages shall utilize enhanced streetscaping and/or landscaping to complement the streetscaping or landscaping utilized by the facing Type “A” Frontage including the screening of surface parking lots along the Type “B” Frontage in order to minimize the interruption to the quality of pedestrian experience along such frontage.

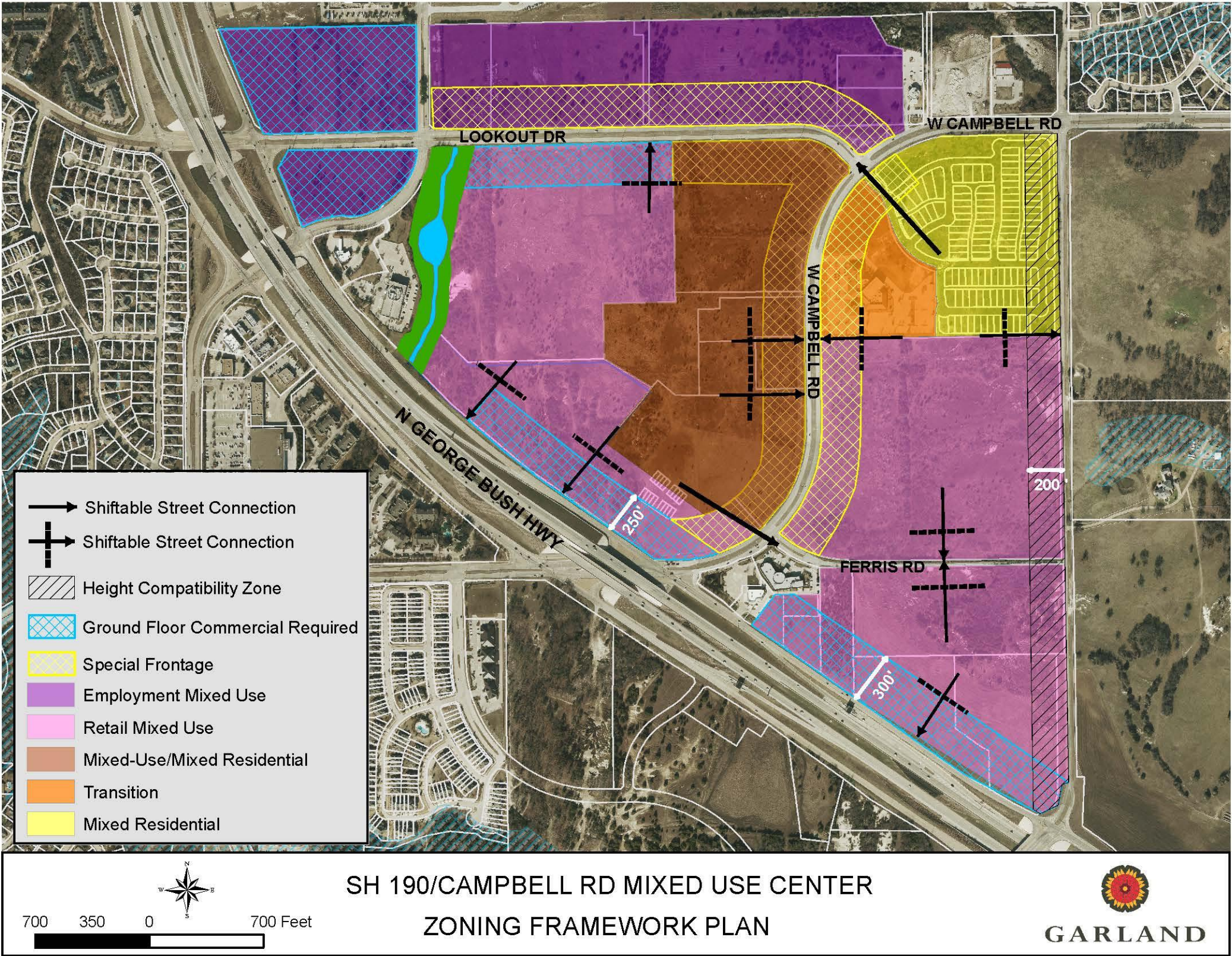
Type “B” Frontage

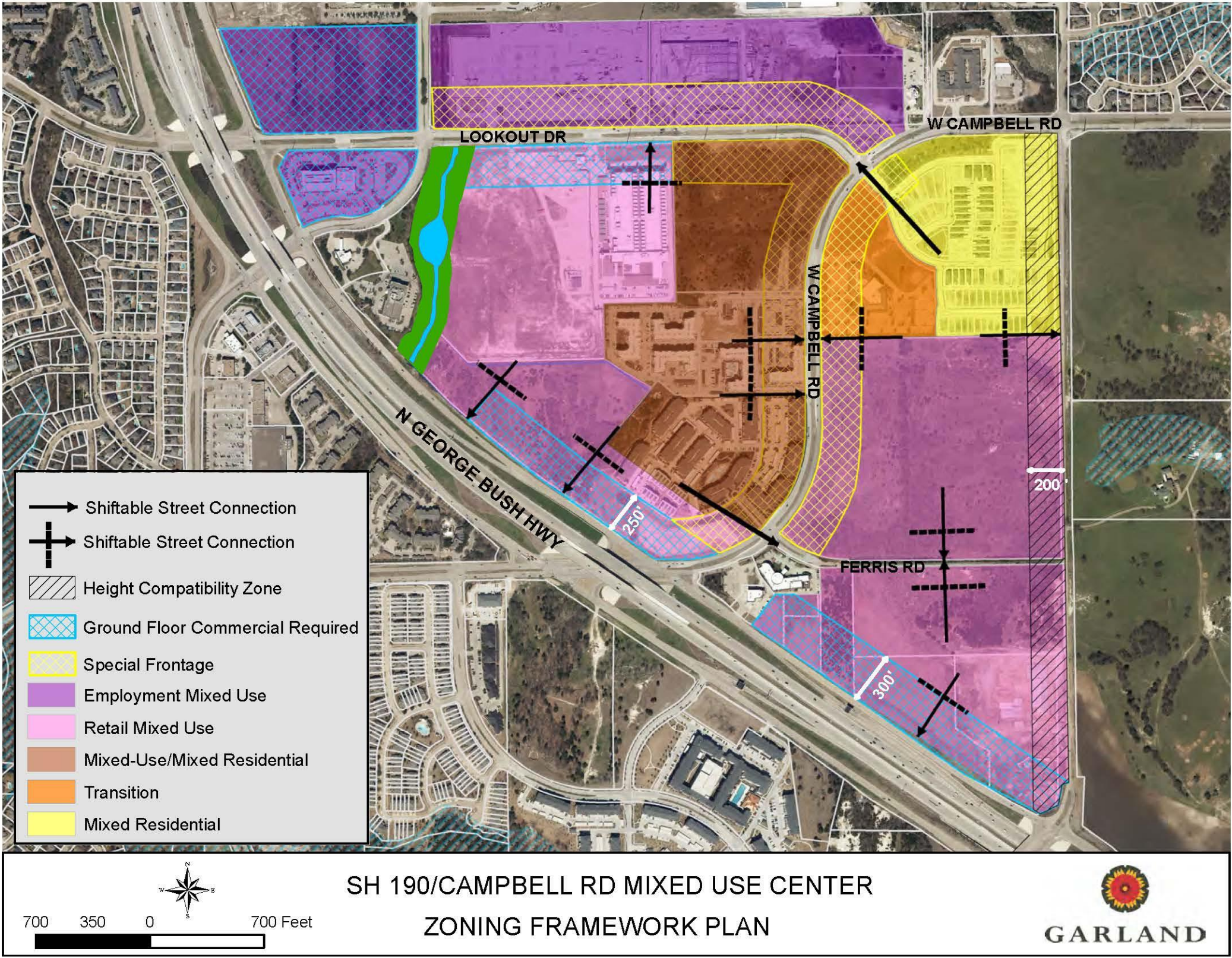
Means the block frontages identified as such on the adopted MCP. Type “B” frontages are intended to primarily accommodate access to parking, service, utility, and other auto-related functions. See above requirement when Type “B” Frontages are located facing Type “A” Frontages along the same street

Zoning Framework Plan

Shall be the Zoning Map for the SH 190 MUC-PD which shall establish the boundaries of the different character zones, major roadway network, and open space locations.

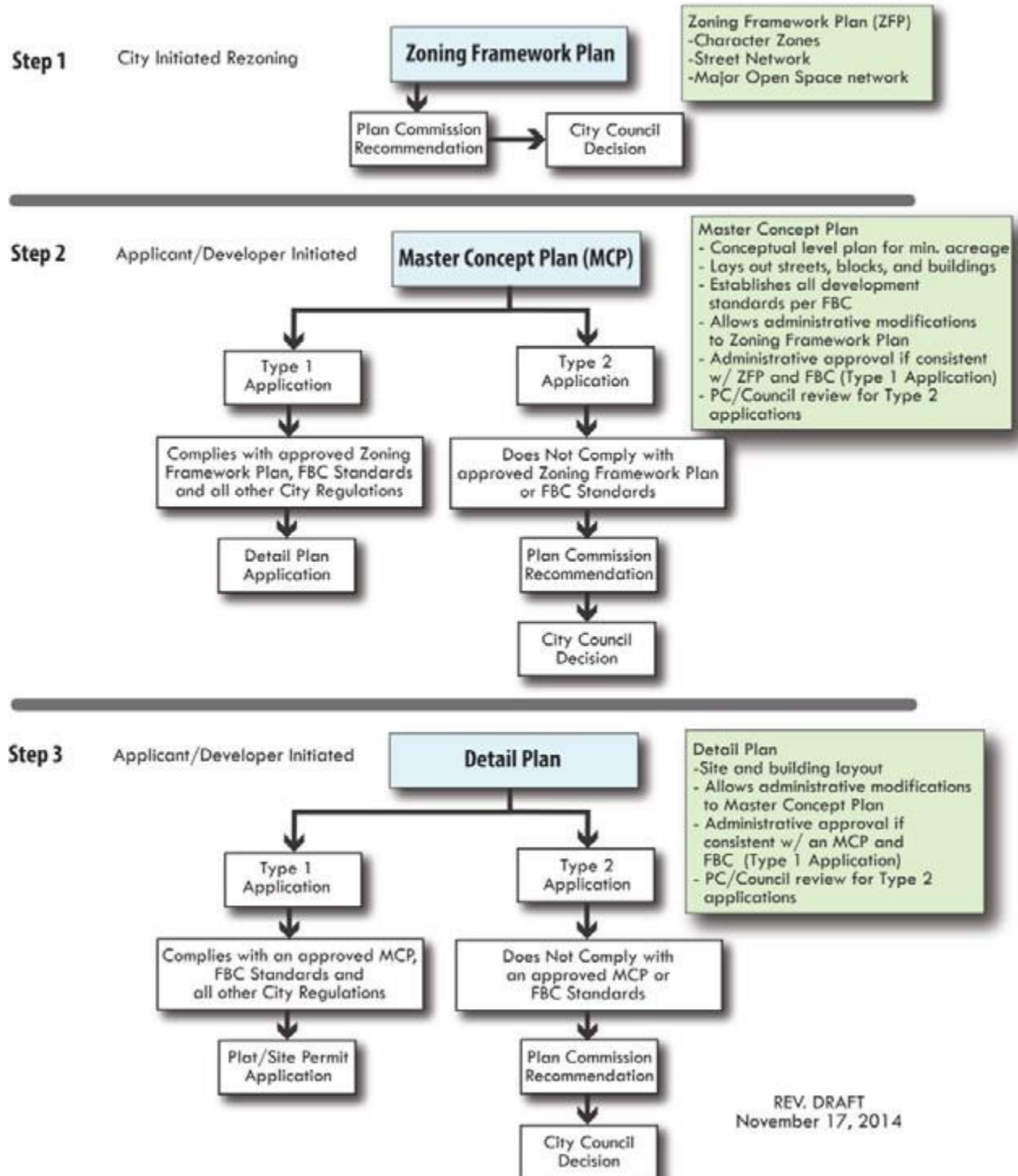
Appendix A
Zoning Framework Plan





Appendix C Flow Chart

SH 190 FBC Structure and Review Process



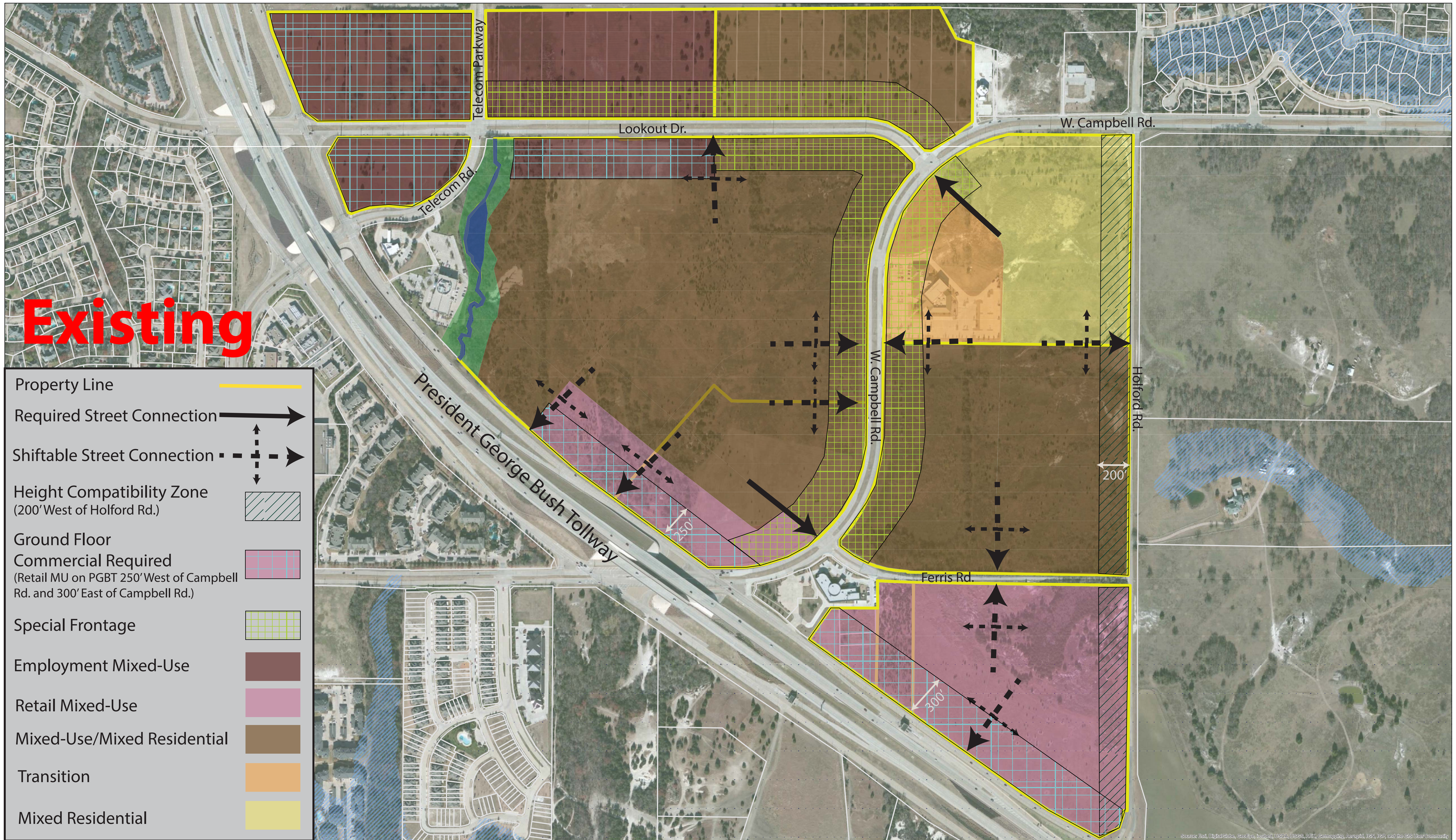
Appendix D

Street Design Standards and Typical Cross Sections

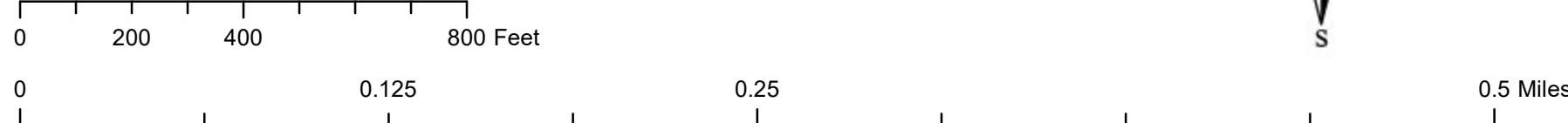
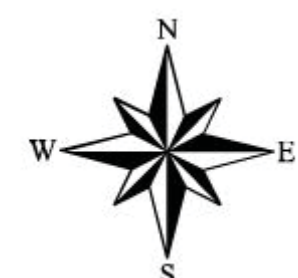
190 Campbell Road - Mixed Use Center

Street Type	Residential Alley (20' ROW)	Commercial Alley (20'-35' ROW)		Residential Street (50'-60' ROW)		Commercial Street (35'-70' ROW)					Avenue (50'-80' ROW)					Boulevard (70'-110' ROW)					Parkway (100'- 110' ROW)			
Number of Lanes	1	1	2	2	2	2	2	2	2	2	2-3	2-3	2-3	2-3	2-3	4	4	4	4	4	4-6	4-6	4-6	4-6
Lane Width (ft.)	10	12	12	13	18	13	13	13	13	13	12	12	12	12	12	12	12	12	12	12	11	11	11	11
Two Way (ft.)	-	-	24	26	36	26	26	26	26	26	36	36	36	36	36	48	48	48	48	48	66	66	66	66
Median (Y/N)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Width (Ft.)																14	14	14	14	14	14	14	14	14
On Street Parking?	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	Y	N	N	Y	Y	N	N	N	N	N
Parallel (8'x22') (ft.)								16					16					16						
Angled (19') (ft.)									36					36					36					
Head-In (18') (ft.)										36					36									
Parkway (from face of curb to ROW) each side	5	4	5.5	12	12	4.5	4	4	4	4	7	4	4	4	4	4	6	6	6	9	10	10	10	10
On Street Bike Lanes #	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N
Width (Ft.) (Total ROW Req'd)							16					16					16							
ROW (ft.) (minimum)	20	20	35	50	60	35	50	50	70	70	50	60	60	80	80	70	90	90	110	80	100	100	100	100
Design Speed	<20mph (10mph)	<20mph (10mph)	<20mph (10mph)	20 mph	20 mph	25 mph	25 mph	25 mph	25 mph	25 mph	30-35 mph	30-35 mph	30-35 mph	30-35 mph	30-35 mph	35-40 mph	35-40 mph	35-40 mph	35-40 mph	35-40 mph	40-45 mph	40-45 mph	40-45 mph	40-45 mph
Right Turn Lane? *	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Width (Ft.)																10	10	10	10	10	10	10	10	10
ROW (ft.) with right turn lane *																80	100	100	120	90	110	110	110	110
Landscape/Furnishing Zone (ft.)	3-5	5	5																					
Sidewalk (ft.) (minimum)	-	-	-	4	4	8-12	8-12	8-12	8-12	8-12	6	6	6	6	6	6	6	6	6	6	6	6	6	6

*Fire Lane Exception
Bicycle facility widths may be modified based on the City’s adopted Master Thoroughfare Plan standards and adopted design standards.



9/19/17



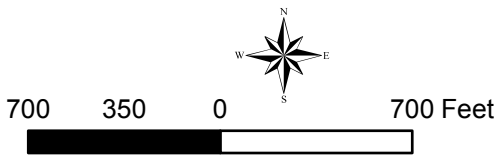
SH 190/Campbell Rd. Mixed Use Center Zoning Framework Plan

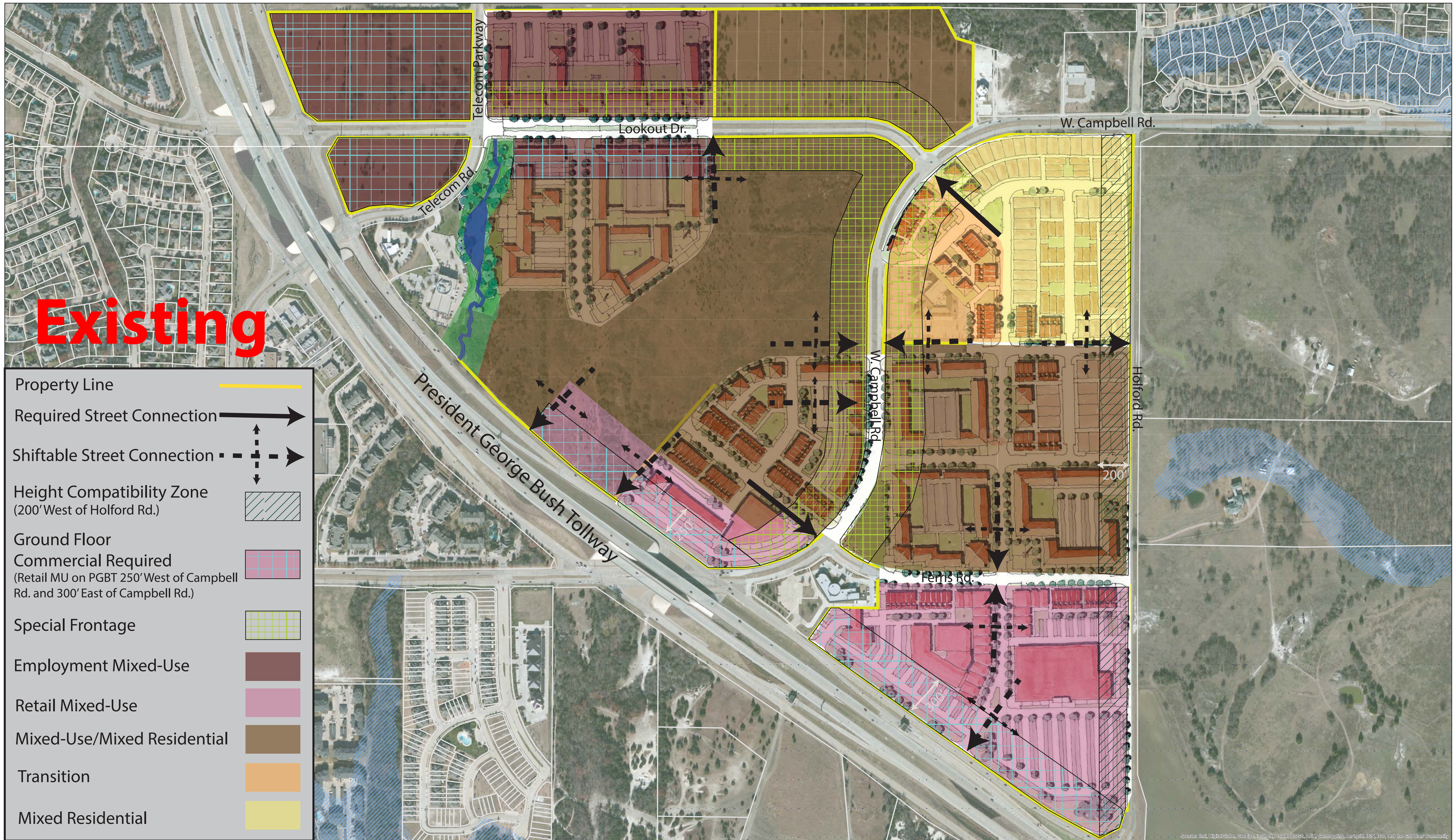


PROPOSED

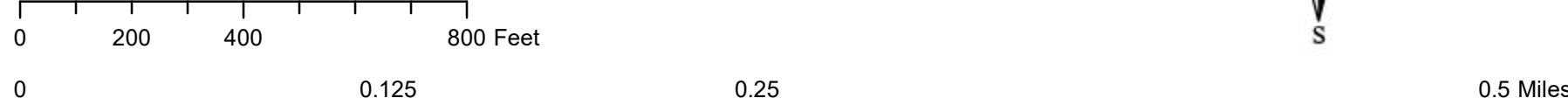
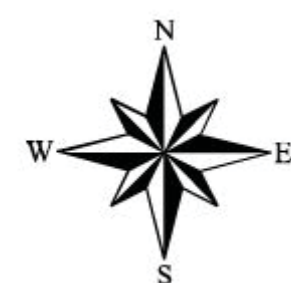
- Shiftable Street Connection
- + Shiftable Street Connection
- ▨ Height Compatibility Zone
- ▨ Ground Floor Commercial Required
- ▨ Special Frontage
- ▨ Employment Mixed Use
- ▨ Retail Mixed Use
- ▨ Mixed-Use/Mixed Residential
- ▨ Transition
- ▨ Mixed Residential

SH 190/CAMPBELL RD MIXED USE CENTER
ZONING FRAMEWORK PLAN





9/19/17



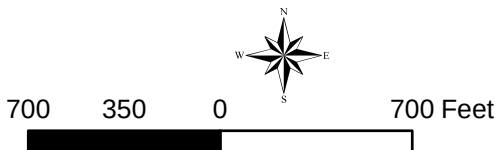
SH 190/Campbell Rd. Mixed Use Center Zoning Framework Plan



Proposed

- Shiftable Street Connection
- ⊕ Shiftable Street Connection
- ▨ Height Compatibility Zone
- ▤ Ground Floor Commercial Required
- ▤ Special Frontage
- Employment Mixed Use
- Retail Mixed Use
- Mixed-Use/Mixed Residential
- Transition
- Mixed Residential

SH 190/CAMPBELL RD MIXED USE CENTER
ZONING FRAMEWORK PLAN



Z 20-17



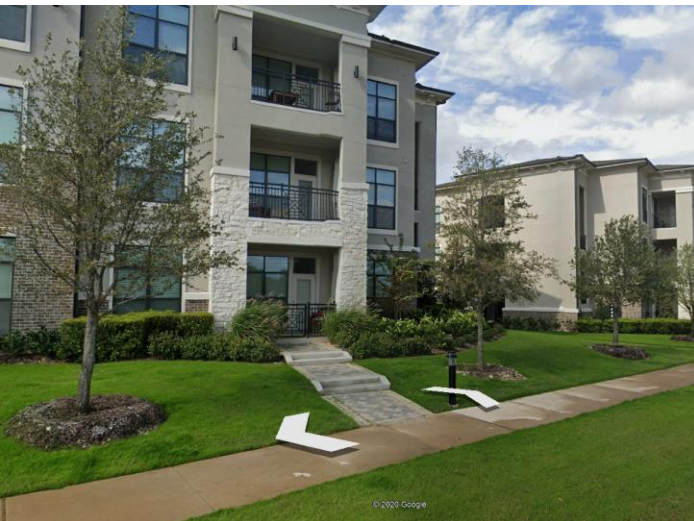
View east along Lookout from President George Bush Turnpike, Office Development



View of properties located to the east of Campbell Road at Lookout, Single-Family Residential



Data Center (Employment) along Lookout, west of Campbell Road



View of west side of Campbell Road, north of Ferris – Multi-Family Residential



Substation (public/private utility) view at Telecom Parkway, north of Lookout Road