

ORDINANCE NO. 7323

AN ORDINANCE AMENDING CHAPTER 2, "LAND USE MATRIX"; SECTION 2.64, "DISTRICTS ALLOWED" OF CHAPTER 2, ARTICLE 5, "USE REGULATIONS;" AND SECTION 4.24(A) "MULTIFAMILY DEVELOPMENTS", "COVERED PARKING, ATTACHED OR DETACHED" OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Chapter 2, "Land Use Matrix," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to remove the "Dwelling, Multi-Family" requirement that each unit must have one covered parking space, and to read as depicted in Exhibit "A," which is attached hereto and incorporated herein by reference.

Section 2

That Section 4.24(A), "Multifamily Developments", "Covered Parking, Attached or Detached" of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to remove the following sentence: "Each unit must have at least one covered parking space."

Section 3

That Section 2.64 "Districts Allowed," of Chapter 2, Article 5, "Use Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Sec. 2.64 Districts Allowed

(A) Residential Zoning Districts. In all residential zoning districts, commercial antennae and antenna support structures

are allowed only by Specific Use Provision, except they shall be allowed by right under the following circumstances:

(1) Utility Structures. A commercial antenna within a residential zoning district may be attached to a utility structure (such as an electrical transmission or distribution tower, or an elevated water storage tank) provided that the utility structure exceeds fifty feet in height, and provided that the antenna does not extend more than ten feet above the height of the utility structure.

(2) Stealth. A commercial antenna may be located within a residential zoning district if it is placed wholly within any building allowed in the residential zoning district. A commercial antenna may also be mounted flush to the exterior of a building or structure if it is painted or disguised to integrate into the overall architectural design, if it does not have any type of exterior non-vertical array, and if it is not readily identifiable as an antenna from public roadways or from neighboring residential properties.

(B) Nonresidential and Mixed-Use Districts. In non-residential and mixed-use zoning districts, commercial antennae and antenna support structures are allowed as follows:

(1) Support Structures. Commercial antenna support structures are allowed by right if they do not exceed eighty-five (85) feet in height and conform in all other aspects to local, state, and federal law. Support structures in excess of the eighty-five (85) in height may be allowed by Specific Use Provision (SUP) provided the structure conforms in all other aspects to local, state, and federal law. In all nonresidential zoning districts, antenna support structures must meet all setback requirements. A site with a previously issued SUP and currently active commercial antenna shall not require a new SUP unless the height or footprint of the antenna support structure has changed.

. . ."

Section 4

That Chapter 22 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 5

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

Section 6

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

Section 7

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

PASSED AND APPROVED this the 3rd day of May, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:

Chapter 2, LAND USE MATRIX

Dwelling, Multi-Family								P							P	P	-	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered, provided, however, that each unit must have at least one covered parking space)	Sec. 2.39
Dwelling, Live/Work															P	P	-	2 spaces, plus nonresidential requirement	Sec. 2.52(A)(5)(e)
Dwelling, Zero-Lot-Line Home					P			p									-	2 enclosed/dwelling unit	Sec. 2.36(C)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	p									-	2 enclosed/dwelling unit	Sec. 2.36
Dwelling, Single-Family Attached (Townhouse)						P		p							P	P	-	2.25 enclosed/dwelling unit	Sec. 2.37
Dwelling, Apartment															P	P	-	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered)	-

EXHIBIT A