

SECTION 46

ORDINANCE NO. 5228

SH 190 OVERLAY DISTRICT

A ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 4647, AS AMENDED RELATING TO THE ESTABLISHMENT OF AN OVERLAY DISTRICT FOR THE SH 190 CORRIDOR; PROVIDING A PENALTY CLAUSE, A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Ordinance No. 4647, the comprehensive zoning ordinance of the City of Garland, Texas, as amended, is hereby amended by adding a new section, Section 46, which shall read as follows:

SECTION 46

SH 190 OVERLAY DISTRICT

46-100 Overlay District Within the SH 190 overlay district, as designated on the official zoning map of the City and as described in Exhibit A, the following additional or supplemental regulations shall apply. Except as specifically provided in this section, the inclusion of an area within an overlay district governed by the provisions of this section shall not affect the underlying zoning of such areas or any provision of a planned development or other ordinance pertaining to any property within the City. A planned development ordinance may further limit the uses allowed within the planned development district, but it may not add additional uses to those allowed by this section. If the base district of a planned development district located within the overlay district is not specified by the planned development ordinance, the Planning Director shall determine the base zoning for that planned development district based upon the straight zoning district most like the planned development district under consideration.

46-200 Rezoning within the Overlay District A property within the overlay district may be rezoned without affecting the overlay district provided that the overlay district shall continue to govern the allowable land uses for every property in the overlay district. If a use is desired that is not otherwise permitted under this section, then the use may be allowed by including a new zoning district land use chart to this section, or by adding that use to one of the existing zoning district land use charts set forth below.

46-300 Amendments to the Overlay District The overlay district established by this section may be amended to modify the existing land uses within a zoning district, or to include additional zoning districts not otherwise provided on the land use chart set forth below.

(A) Amending a Land Use Chart If a land use chart for a zoning district is being amended, then all properties within the zoning district for which the land use chart is being amended (or a planned development district for which that zoning district is the base district) shall be notified as provided by Section 34.

(B) Including Additional Zoning Districts If the overlay district is to be amended by adding a zoning district for which no land use chart is provided below, then all properties within the overlay district shall be notified as provided by Section 34.

46-400 Allowed Uses Within the following zoning districts (and planned development districts for which one of the following zoning districts is the base district) only the following uses shall be permitted:

AG (Agriculture) District

Accessory Building
Antenna, Commercial Type 1*
Antenna, Commercial Type 2*
Antenna, Private
Athletic Club/Instruction, Indoor Facilities*
Athletic Club/Instruction, Outdoor Facilities*
Batching Plant, Temporary
Church
Day Camp*
Electric Substation*
Farm, Ranch, Orchard
Firewood Bulk Sales*
Greenhouse, Commercial*
Guest House*
Kindergarten, Preschool, or Child Care Center*
Riding Academy/Stables*
School, Public and Private
Single Family Detached
Water Reservoir or Well, Public
Water Treatment Plant*

SF/16 (Single Family Dwelling) District

Accessory Building
Antenna, Commercial Type 1*
Antenna, Commercial Type 2*
Antenna, Private
Batching Plant, Temporary
Church
Electric Substation*
Guest House*
Library*
Neighborhood Assistance Center*
School, Public and Private
Single Family Detached

Water Reservoir or Well, Public*

SF/10 (Single Family Dwelling) District

Accessory Building
Antenna, Commercial Type 1*
Antenna, Commercial Type 2*
Antenna, Private
Batching Plant, Temporary
Church
Electric Substation*
Family Home, Registered*
Kindergarten, Preschool or Child Care Center*
Library*
Neighborhood Assistance Center*
School, Public and Private
Single Family Detached
Water Reservoir or Well, Public*

SF/7 (Single Family Dwelling) District

Accessory Building
Antenna, Commercial Type 1*
Antenna, Commercial Type 2*
Antenna, Private
Batching Plant, Temporary
Church
Electric Substation*
Family Home, Registered*
Kindergarten, Preschool or Child Care Center*
Library*
Neighborhood Assistance Center*
School, Public and Private
Single Family Detached
Water Reservoir or Well, Public*

D (Duplex Dwelling) District

Accessory Building
Antenna, Commercial Type 1*
Antenna, Commercial Type 2*
Antenna, Private
Batching Plant, Temporary
Church
Duplex
Electric Substation*
Family Home, Registered*
Kindergarten, Preschool or Child Care Center*
Library*
Neighborhood Assistance Center*
School, Public and Private
Single Family Attached

Single Family Detached
Water Reservoir or Well, Public*

MF-18 (Multifamily 18) District

Accessory Building
Antenna, Commercial Type 1*
Antenna, Commercial Type 2*
Antenna, Private
Athletic Club/Instruction, Indoor Facilities*
Athletic Club/Instruction, Outdoor Facilities*
Batching Plant, Temporary
Boarding School*
Church
Convent or Monastery*
Duplex
Electric Substation*
Family Home, Registered*
Kindergarten, Preschool or Child Care Center*
Library*
Multifamily
Neighborhood Assistance Center*
Nursing Home/Convalescent Center*
School, Public and Private
Single Family Attached
Water Reservoir or Well, Public*

O-1 (Office 1) District

Antenna, Commercial Type 1*
Antenna, Commercial Type 2*
Antenna, Private
Athletic Club/Instruction, Indoor Facilities*
Athletic Club/Instruction, Outdoor Facilities*
Batching Plant, Temporary
Church
Civic Club/Fraternal Lodge*
Convention Facility*
Drug Store/Pharmacy**
Electric Substation*
Financial Institution
Kindergarten, Preschool or Child Care Center*
Library
Massage Therapy/Physical Therapy
Medical and Surgical Appliances**
Medical Laboratory*
Medical Office/Clinic
Museum or Art Gallery
Neighborhood Assistance Center
Office, General
Optical Dispensary**
Printer, Small Scale**

Schools, Public and Private
Water Reservoir or Well, Public*

O-2 (Office 2) District

Antenna, Commercial Type 1*
Antenna, Commercial Type 2*
Antenna, Private
Athletic Club/Instruction, Indoor Facilities*
Athletic Club/Instruction, Outdoor Facilities*
Batching Plant, Temporary
Church
Civic Club/Fraternal Lodge*
Commercial School* (not within 500 feet of a residential district)
College or University
Convention Facility*
Drug Store/Pharmacy**
Electric Substation*
Financial Institution
Hotel/Motel, Full Service
Hotel/Motel, Limited Service*
Kindergarten, Preschool or Child Care Center*
Library
Massage Therapy/Physical Therapy
Medical and Surgical Appliances**
Medical Laboratory*
Medical Office/Clinic
Museum or Art Gallery
Neighborhood Assistance Center
Office, General
Optical Dispensary**
Parking Garage (accessory use)
Printer, Small Scale**
Radio/TV, Recording Studios*
Restaurant (10-19-04, Ord. 5856)
Retail Sales/Personal Service*
Schools, Public and Private
Water Reservoir or Well, Public*

NS (Neighborhood Service) District

Animal Clinic*
Antenna, Commercial Type 1*
Antenna, Commercial Type 2*
Antenna, Private
Athletic Club/Instruction, Indoor Facilities*
Athletic Club/Instruction, Outdoor Facilities*
Batching Plant, Temporary
Church
Drug Store/Pharmacy
Dry Cleaner
Electric Substation*

Financial Institution
Grocery/Supermarket
Kindergarten, Preschool or Child Care Center*
Laundromat
Library
Massage Therapy/Physical Therapy*
Medical Laboratory*
Medical Office/Clinic
Museum or Art Gallery
Office, General
Optical Dispensary*
Pet Sales and Grooming*
Printer, Small Scale
Repair and Service Shop*
Retail Sales/Personal Service
School, Public and Private
Water Reservoir or Well, Public*

SC (Shopping Center) District

Antenna, Commercial Type 1
Antenna, Commercial Type 2*
Antenna, Private
Athletic Club/Instruction, Indoor Facilities*
Athletic Club/Instruction, Outdoor Facilities*
Automobile Repair, Minor*
Batching Plant, Temporary
Car Wash* (attended only)
Church
College or University
Commercial Amusement, Indoor
Convenience Store* (5-17-05, Ord. 5899)
Convention Facility
Custodial Quarters*
Drug Store/Pharmacy
Dry Cleaner
Electric Substation*
Financial Institution
Furniture and Appliance Sales
Grocery/Supermarket
Home Improvement Center
Kindergarten, Preschool or Child Care Center*
Laundromat
Library
Massage Therapy/Physical Therapy
Medical and Surgical Appliances
Medical Laboratory
Medical Office/Clinic
Movie Theater/Theater*
Museum or Art Gallery
Office Equipment Sales, Repair and Maintenance*
Office, General

Optical Dispensary
Pet Sales and Grooming
Printer, Small Scale
Repair and Service Shop
Restaurant (10-19-04, Ord. 5856)
Restaurant, Drive-Through* (10-19-04, Ord. 5856)
Retail Sales with Gas Pumps* (5-1-01, Ord. 5560)
Retail Sales/Personal Service
School, Public and Private
Tire Dealer, No Outside Storage*
Water Reservoir or Well, Public*

GB (General Business) District

Ambulance Service*
Antenna, Commercial Type 1
Antenna, Commercial Type 2*
Antenna, Private
Athletic Club/Instruction, Indoor Facilities
Athletic Club/Instruction, Outdoor Facilities
Automobile Repair, Minor*
Batching Plant, Temporary
Church
Civic Club/Fraternal Lodge
College or University
Commercial Amusement, Indoor
Commercial Amusement, Outdoor*
Commercial School* (not within 500 feet of a residential district)
Convenience Store* (5-17-05, Ord. 5899)
Convention Facility
Custodial Quarters*
Drug Store/Pharmacy
Dry Cleaner
Electric Substation*
Financial Institution
Furniture and Appliance Sales
Grocery/Supermarket
Home Improvement Center
Kindergarten, Preschool or Child Care Center*
Laundromat
Library
Massage Therapy/Physical Therapy
Medical and Surgical Appliances
Medical Laboratory
Medical Office/Clinic
Movie Theater/Theater*
Museum or Art Gallery
Office Equipment Sales, Repair and Maintenance*
Office, General
Optical Dispensary
Pet Sales and Grooming
Printer, Small Scale

Radio, TV, Recording Studio*
Restaurant (10-19-04, Ord. 5856)
Restaurant, Drive-Through* (10-19-04, Ord. 5856)
Retail Sales with Gas Pumps* (5-1-01, Ord. 5560)
Retail Sales/Personal Service
School, Public and Private
Tire Dealer, No Outside Storage*
Water Reservoir or Well, Public*

C-1 (Commercial) District

Alternative Financial Establishment* (2-03-09, Ord. 6294)
Animal Clinic (SUP if overnight keeping of animals within 500 feet of a residential district)
Antenna, Commercial Type 1
Antenna, Commercial Type 2*
Antenna, Private
Athletic Club/Instruction, Indoor Facilities
Athletic Club/Instruction, Outdoor Facilities (SUP if adjacent to residential district)
Automobile Repair, Minor*
Batching Plant, Temporary
Car Wash* (attended only)
Church
Civic Club/Fraternal Lodge*
College or University*
Commercial Amusement, Indoor*
Commercial Amusement, Outdoor*
Commercial School* (not within 500 feet of a residential district)
Convenience Store* (5-17-05, Ord. 5899)
Convention Facility
Custodial Quarters*
Drug Store/Pharmacy
Dry Cleaner
Electric Substation*
Financial Institution
Furniture and Appliance Sales
Grocery/Supermarket
Helipad*
Home Improvement Center
Hospital*
Kindergarten, Preschool or Child Care Center*
Laundromat
Library
Massage Therapy/Physical Therapy
Medical Laboratory
Medical Office/Clinic
Movie Theater/Theater* (not within 500 feet of residential district)
Museum or Art Gallery
Office Equipment Sales, Repair & Maintenance*
Office, General
Optical Dispensary
Parking Garage or Lot, Commercial (ancillary only)

Pet Sales and Grooming
Printer, Small Scale
Radio, TV, Recording Studio*
Restaurant (10-19-04, Ord. 5856)
Restaurant-Drive Through* (10-19-04, Ord. 5856)
Retail Sales with Gas Pumps* (5-1-01, Ord. 5560)
Retail Sales/Personal Service
Retail Sales with Outside Display*
Schools, Public and Private (SUP for a private school located within 500 feet of a residential district)
Tire Dealer, No Outside Storage*
Transit Station
Warehousing, General*

FW (Freeway) District

Animal Clinic (SUP if overnight keeping of animals within 500 feet of residential district)
Antenna, Commercial Type 1
Antenna, Commercial Type 2*
Antenna, Private
Athletic Club/Instruction, Indoor Facilities
Athletic Club/Instruction, Outdoor Facilities (SUP if adjacent to residential district)
Automobile Repair, Minor*
Batching Plant, Temporary
Car Wash* (attended only)
Church
Civic Club/Fraternal Lodge*
College or University*
Commercial Amusement, Indoor*
Commercial Amusement, Outdoor*
Commercial School* (not within 500 feet of residential district)
Convenience Store* (5-17-05, Ord. 5899)
Convention Facility
Custodial Quarters*
Drug Store/Pharmacy
Dry Cleaner
Electric Substation*
Financial Institution
Furniture and Appliance Sales
Grocery/Supermarket
Helipad*
Home Improvement Center
Hospital*
Hotel/Motel, Full Service
Hotel/Motel, Limited*
Kindergarten, Preschool or Child Care Center*
Laundromat
Library
Light Industrial*
Massage Therapy/Physical Therapy
Medical Laboratory

Medical Office/Clinic
Movie Theater/Theater* (not within 500 feet of residential district)
Museum or Art Gallery
Office Equipment Sales, Repair & Maintenance*
Office, General
Optical Dispensary
Parking Garage or Lot, Commercial (ancillary use only)
Pet Sales and Grooming
Printer, Small Scale*
Radio, TV, Recording Studios*
Restaurant (10-19-04, Ord. 5856)
Restaurant, Drive-Through* (10-19-04, Ord. 5856)
Retail Sales with Gas Pumps* (5-1-01, Ord. 5560)
Retail Sales/Personal Service
Schools, Public and Private (SUP for private school within 500 feet of a residential district)
Tire Dealer, No Outside Storage*
Transit Station
Warehousing, General*

I-1 (Industrial -1) District

Antenna, Commercial Type 1
Antenna, Commercial Type 2*
Antenna, Private
Athletic Club/Instruction, Indoor Facilities
Athletic Club/Instruction, Outdoor Facilities
Automobile Repair, Minor*
Batching Plant, Temporary
Car Wash* (attended only)
Church
Commercial Amusement, Indoor
Commercial Amusement, Outdoor*
Commercial School* (not within 500 feet of residential district)
Custodial Quarters*
Drug Store/Pharmacy**
Dry Cleaner*
Electric Substation
Equipment Leasing, Indoor*
Financial Institution
Furniture and Upholstery Cleaning and Repair/Reupholstering*
Helipad*
Hotel/Motel, Full Service
Hotel/Motel, Limited Service*
Kindergarten, Pre-School or Child Care Center*
Laundromat*
Library
Light Industrial*
Massage Therapy/Physical Therapy*
Medical and Surgical Appliances**
Medical Laboratory*
Medical Office/Clinic

Office, General
Optical Dispensary**
Printer, Large Scale
Printer, Small Scale
Radio, TV, Recording Studio
Restaurant (10-19-04, Ord. 5856)
Restaurant, Drive-Through* (10-19-04, Ord. 5856)
School, Public and Private
Warehousing, General
Water Reservoir or Well, Public*
Wholesaling, General

* Denotes use is allowed by Specific Use Permit only

** Allowed as secondary use only

LEGAL DESCRIPTION

SH 190 Corridor

Beginning 500 feet south of the intersection of West Campbell Road and North Jupiter Road and continuing east parallel to Campbell Road and then Big Springs Road to Callejo Road. North on Callejo Road to the north boundary of Shiloh Springs Addition No. II. From said property line east to Spring Creek. Continuing along Spring Creek east and south to Holford Road. Along Holford Road southwest to Arapaho Road then south to North Garland Avenue. Continue along North Garland Avenue northeast to Spring Creek and southeast along Spring Creek to Naaman School Road. Then 500 feet southwest of and parallel to Naaman School Road to 500 feet east of and parallel to Lavon Drive ending at a point 500 feet from the intersection of Lavon Drive and Crist Road. Along Crist Road to a point 500 feet southwest of Naaman School Road and continuing 500 feet southwest of and parallel to Naaman School Road to Pleasant Valley Road. East along Pleasant Valley Road to the northwest boundary of Country Brook South II subdivision. Follow said subdivision boundary south to the southwest boundary of the subdivision Springfield Estates No. 1. Continue east, south, and east along this subdivision boundary to East Centerville Road. Continue south along East Centerville Road to Castle Drive. From Castle Drive continue east across Rowlett Creek to Castle Drive and northeast along Castle Drive to Miles Road. Follow Miles Road northwest to Pleasant Valley Road, east along Pleasant Valley Road to Miles Road then north and east along Miles Road to the intersection of Miles Road and Bunker Hill Road. Continue northwest along Bunker Hill Road from this intersection to Lavon Drive then west along Lavon Drive to Murphy Road. Northwest then north along Murphy Road to the city limit line. Northwest then east along the city limit line to Murphy Road. Follow Murphy Road north to the city limit line. Continue west along the city limit line to Lookout Drive. Continue west along Lookout Drive to North Jupiter Road then south along North Jupiter Road to the place of beginning.

