

ZONING TEXT AMENDMENTS

Case Coordinators: Loren Shapiro

GENERAL PROJECT INFORMATION

REQUEST: Approval of amendments to the Carrollton Comprehensive Zoning Ordinance (CZO) Amending Article XX Transit Center District, Part 2 (TMTC) Trinity Mills Transit Center District to reduce the minimum building height from 6 to 5-stories.

REPRESENTED BY: City of Carrollton

Background

The minimum building height was established in the (TMTC) Trinity Mills Transit Center District to ensure a denser urban village in close proximity to the DART station. The current minimum building height is six (6) stories in the TMTC District. However, there has been a continuous trend and demand to develop multifamily or mixed-use multifamily properties a minimum of 5 stories instead of 6. Construction costs significantly increase for buildings 5 stories or greater. As a result, along with the market demand and trends, projects, in the TMTC District, have received waivers to the minimum building height over the past three years including Gateway I-35E and Eviva, which were approved for 5-stories.

In addition to Carrollton, multifamily and mixed multifamily and commercial buildings have been constructed to 4 or 5-stories in Addison Circle, Downtown Plano, and City Line Richardson. Few multifamily structures have exceeded 5-stories.

Comparable Multifamily or Mixed-Use

<u>Other Cities</u>	<u>Height - Stories</u>
Addison - The Grove - 4150 Belt Line Road	4
Addison - Amali Addison 15250 Quorum Drive	4
Addison - 15800 Spectrum Drive	4
Addison - Alegro	4 & 5
Plano - Junction Apartments 930 E 15th Street	4 & 5
Plano - Ferro 1005 11th Street	4
Plano - Aura One90 - 680 Executive Drive	4
Richardson - Axis 110 - 110 W. City Line Drive	5
Richardson - SYNC City Line - 120 W. City Line Drive	5
Richardson - Anthem City Line - 1250 State Street	5
Richardson - The Register - 3250 Wilshire Way	5

In conclusion, staff recommends reducing the minimum building height from 6 to 5-stories in the TMTC District in response to market demand, trends, and construction costs. The reduction in the minimum building height shall not significantly reduce the development of a dense walkable urban village as envisioned for the Trinity Mills Transit Center District.