

PLANNING DEPARTMENT  
City of Carrollton  
Date: 07/07/15

PLANNED DEVELOPMENT NO. 200  
DEVELOPMENT NAME: Crosby Rd. Residential Infill

ORDINANCE NUMBER \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING PLANNED DEVELOPMENT NO. 200 TO CHANGE THE ZONING OF PROPERTIES TOTALING APPROXIMATELY 18.4 ACRES LOCATED ALONG A SECTION OF CROSBY ROAD, PROVIDING FOR THE (SF-8.4/16) SINGLE-FAMILY AND (MF-18) MULTI-FAMILY RESIDENTIAL DISTRICTS WITH MODIFIED DEVELOPMENT STANDARDS; AMENDING ACCORDINGLY THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

**WHEREAS**, at its regular meeting held on the Fourth day of June, 2015, the Planning and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. 05-15Z3);

**WHEREAS**, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended;

**WHEREAS**, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:**

#### SECTION 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Ordinance as if copied in their entirety.

#### SECTION 2.

##### I. Permitted Uses

Planned Development Number 200 is hereby established for certain properties totaling approximately 18.4 acres located along a section of Crosby Road, and more specifically illustrated on the attached Exhibit A, providing for the following uses:

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-8.4/16) Single-Family and (MF-18) Multi-Family Residential Districts, in accordance with Articles VII and X of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-8.4/16) Single-Family and (MF-18) Multi-Family Residential Districts and the Comprehensive Zoning Ordinance, as amended.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-8.4/16) Single-Family and (MF-18) Multi-Family Residential Districts, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

## II. Special Development Standards

Development shall be in accordance with the following special conditions, restrictions and regulations:

1. The maximum building coverage shall not exceed sixty-five (65%) of the lot.
2. The minimum side setback on internal lots or lots abutting an alley shall be five (5) feet with a minimum ten (10) feet of separation between structures.
3. The minimum rear setback shall be ten (10) feet.
4. The garage door shall be stained natural cedar or faux wood having the appearance of stained natural cedar when it is visible from a public street.

### SECTION 3.

The Comprehensive Zoning Ordinance and the Official Zoning Map are hereby amended to reflect the action taken herein.

### SECTION 4.

Any person, firm or corporation violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

### SECTION 5.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

SECTION 6.

This ordinance shall be cumulative of all provisions of ordinances of the City of Carrollton, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

SECTION 8.

This ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Seventh day of July, 2015

CITY OF CARROLLTON

By: \_\_\_\_\_  
Matthew Marchant, Mayor

ATTEST:

\_\_\_\_\_  
Krystle Nelinson  
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Susan Keller  
Assistant City Attorney

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Michael McCauley  
Senior Planner

EXHIBIT A

Crosby Road Residential Infill PD Boundary Map

