

**ZONING**

Case Coordinator: Loren Shapiro

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**GENERAL PROJECT INFORMATION**

**ZONING:** PD-216 for the (SF-TH) Single Family Townhouse Residential District

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	(SF-12/20) Single-Family Residential and PD-165 for the (O-2) Office District, and (TCDT) Downtown Transit Center, Urban General	Single-Family Detached, Office, Commercial/Warehouse and Undeveloped
SOUTH	(LI) Light Industrial District	Storage and Warehouse/Manufacturing
EAST	PD-200 for the (SF-8.4/16) Single-Family District, (SF-8.4/16) Single-Family District and (MF-18) Multifamily District	Single-Family Detached Multifamily Residential Crosby Recreational Center
WEST	PD-200 for the (SF-8.4/16) Single-Family District and (FWY) Freeway District with SUP-275 for an accessory use on a lot separate from a main use and SUP-179 for a Mini-Storage Warehouse	Undeveloped, Parking, Mini Storage and Automobile and Light Truck Sales

**REQUEST:** Amend PD-216 for the (SF-TH) Single-Family Townhouse Residential District revising conceptual plans and modifying development standards

**PROPOSED USE:** Townhouses, single-family detached, and live/work units

**ACRES/LOTS:** 20 acres / 5 lots

**LOCATION:** North and south sides of Crosby Road between Larner Road and South Broadway Street and along the south side of Crosby Road between Fannidella Drive and South Broadway Street

**HISTORY:**

The property is currently undeveloped.

The property is made up of 5 lots. Three of the lots have not been platted, while the other two parcels are part of the Riney & Price, Phase 3 and Fannidella Apartments, Part 2.

On January 14, 2020 City Council approved rezoning the property establishing PD-216 for the (SF-TH) Single-Family Townhouse allowing single-family detached and live/work units. The PD also provided conceptual plans and development standards.

**COMPREHENSIVE PLAN:**

Residential Multifamily and Residential Single-Family Detached

**TRANSPORTATION PLAN:**

Crosby Road is classified as a (C4U) 4-Lane Undivided Collector.

**REPRESENTATIVE/ OWNER:**

Kimley Horn/Lovett Homes (InTown)

## **STAFF ANALYSIS**

### **PROPOSAL**

This is a request to amend Planned Development (PD-216) revising the conceptual site and landscape plan and modifications to the development standards. The development will still include townhouses, live/work units, and single-family detached homes.

### **CURRENT ZONING REQUIREMENTS (PD-216)**

- The subject properties are zoned PD-216 for the (SF-TH) Single-Family Townhouse Residential District.
  - The zoning allows the additional uses of single-family detached and live/work units.
  - Live/work units allow retail, profession/general office, restaurant, and personal care services. Live/work lots are limited to fronting Crosby Road and Fannidella Drive.
  - Single-family detached lots are allowed to have frontage on green space, courtyards, common area open space lots in addition to streets.
  - Garage conversions and carports are prohibited.
  - All buildings have maximum heights of up to 4 stories.
  - All buildings are setback a minimum 5 feet from the front; 0 or 3 feet from the interior side; 10 feet from side streets; and zero feet from the rear lot line.
- Lot Performance Standards for townhouse, single-family detached residential and live/work:
  - Townhouse.
    - Minimum lot size is 600 square feet.
    - Minimum lot width is 15.5 feet and lot depth 38 feet.
    - Minimum floor area of each unit is 1,200 square feet.
  - Single-family detached.
    - Minimum lot size is 800 square feet.
    - Minimum lot width is 20 feet and lot depth 40 feet.
    - Minimum floor area of each unit is 1,500 square feet.
  - Live/Work.
    - Minimum lot size is 800 square feet.
    - Minimum lot width is 20 feet, except 25 feet at street intersections; and lot depth is 40 feet.
    - Minimum floor area of each unit is 1,200 square feet.

- Streets and Alleys:
  - Minimum street right-of-way is 45 feet with 29-foot pavement width. Street sidewalks are a minimum 4-feet wide. A Conceptual Street Cross-Section was adopted depicting the road profile and street trees.
  - The minimum pavement and alley right-of-way width is 24 feet.
  - Dead-end private driveways are required to be in PMA (Private Maintenance Areas) maintained by the HOA. Common areas adjacent to alleys will be set aside for the placement of waste receptacles (toters) and shown on the plat.
  - Ornamental metal fencing is allowed in front yards, not exceeding 4 feet in height.
  - A minimum 8-foot tall brick wall is required along the west property line adjacent to the hike and bike trail.
    - Ivy or evergreen shrubs shall provide screening along the outside wall.
    - Gate access shall provide residents access to the hike and bike trail.
    - The wall shall be maintained by the HOA.

## **ELEMENTS TO CONSIDER**

- The subject properties are near Downtown Carrollton, connects to the nearby hike and bike trail, DART and is adjacent to the Crosby Recreational Center.
- The hike and bike trail will be extended along the west property line of the proposed development providing pedestrian and bike traffic north to Downtown.
- In 2019 City Council selected InTown Homes, Texas to design and develop a dense urban master plan to include townhomes, single-family detached and live/work units on the approximately 20-acres.
- On January 14, 2020 City Council approved and established PD-216 for the 192 lot townhome, single-family detached and live/work unit community.
  - There were 140 single-family detached, 34 townhomes, and 18 live/work lots. Additionally, a drainage area traverses the property from northeast to southwest (See Approved Conceptual Site and Landscape Plan).
  - Street trees were depicted on the conceptual site and landscape plan.
  - Numerous building elevations and a street profile were adopted with the conceptual site and landscape plan.
- The developer is requesting amendments to the conceptual site and landscape plan and development regulations for PD-216.
  - The proposed conceptual site and landscape plan street and alley layout have been modified. Streets are more circuitous without dead-ends. Alley and private driveway locations are similar to the approved plans.

Case No. PLZ 2020-174 Carroll Crest (Zoning)

- The revised conceptual site and landscape plan provides 134 single-family detached homes, 52 townhomes, and 16 live/work lots (See Proposed Conceptual Site and Landscape Plan).
- The proposal shows 8 common area HOA lots. Three tracts (A through C) are usable open space parcels and the remainder (Tracts D through H) are in the drainage area or floodway.
- The courtyard area will be located in an open space between homes fronting an enhanced sidewalk extending south from Crosby Road. The applicant has provided revised courtyard photographs of optional designs.
- Since the PD-216 approval, preliminary engineering and surveying have occurred on the property. Adjustments were necessary to the approved concept plan and development regulations due to the findings and redesign of the layout.
  - Sanitary sewer and water easements were discovered on the west portion of the property. This impacted the type of wall or fence that may be provided in or near city easements.
  - A 20-foot wide hike and bike trail needs to be dedicated along the west side of the property.
  - A preliminary utility plan was provided to city staff depicting the proposed location of water and sanitary sewer lines as well as water meters for the development.
  - The number of street trees were more accurately placed due to utility locations and sight visibility issues but specific landscape requirements were added to ensure trees are sufficiently provided. Furthermore, landscape mandates are proposed for usable open space lots and to provide foundation plantings for homes.
- The minimum lot sizes and lot area are not changing nor are the minimum floor area for units.
- The right-of-way width and street pavement will remain the same, 45-feet and 29-feet respectively.
- Alleys will remain 24-feet wide, but pavement will be reduced to 20-feet with a 20-foot inside radius providing access for emergency vehicles and utility equipment.
- The approved conceptual site and landscape plan and proposed plans are included with the staff report. The applicant has also provided courtyard and open space photos indicating characteristics proposed for courtyards and usable open space. Additionally, the approved conceptual building elevations, and conceptual street cross-sections are also included for your information.
- The courtyards design will generally remain the same, with a few exceptions, as provided in the exhibits following.
- Staff is recommending a 8-foot tall board on board fence along the west property line adjacent to the hike and bike trail. The fence shall be owned and maintained by the HOA in order to ensure continuity and maintenance. A 3-foot wide HOA fence maintenance easement shall

be placed on the final plat, as needed.

- The applicant's specific changes to the PD-216 development regulations are provided below.

## PROPOSED PD-216 AMENDMENTS REQUESTED

The following are the proposed changes to the development regulations for PD-216 with underlined text representing new language and ~~striketroughs~~ indicating removal of content. *Italics* explain the purpose for the changes.

### General

1. Permitted Uses: Single Family Detached Residential and Live-work units

*Accurately indicates single-family detached, adding the word residential.*

2. The Neighborhood layout shall be consistent with the Conceptual Site and Landscape Plan attached as Exhibit C. Townhouses, single-family detached, and live/work homes shall be consistent with the Conceptual Building Elevations attached as Exhibit D. Street and alley profiles and layouts shall be consistent with the Conceptual Street Cross Sections attached as Exhibit E, except for minor variances due to site conditions as approved by ~~staff~~ City Manager or designee.
  - a. Live/Work lots shall be limited to frontage along Crosby Road or Fannidella Drive and grouped within a block separated from other residential uses by an alley or street, or where the Residential and Live/Work frontage orientation differs.
  - b. Additional uses allowed for Live/Work designated lots:
    - i. Retail
    - ii. Professional/General Office
    - iii. Restaurant
    - iv. Personal Care Services
    - v. Artisan Workshop

*Items 2 and 2a through 2c adds minor language to update preferred language in the PD. The City Manager or designee is who is typically identified to represent staff review and not merely "staff" as it relates to 2. Building Elevations and street and alley profiles, referenced as Exhibits D and E respectively, are not changing.*

*Number 2 has been revised because while live/work lots will remain facing Crosby Road or Fannidella Drive an alley or street may not necessarily separate the use from residential. Along Crosby Road there are two instances where two live/work units are not separated by right-of-way and instead by land at the end of dead-end alleys as shown on the conceptual site and landscape plan. Since the concept plan shows this occurrence the PD needed to be revised. The live/work lots are separated by right-of-way in all other instances.*

*Number 2b adds "artisan workshop" as a permitted use for live/work because it is commonplace for residence to have studios for assembly or fabrication of products providing*

*flexible workspace.*

3. Minimum 5-foot utility easements shall be provided ~~at the front of each lot~~ as needed for franchise utilities.

*PD-216 was adopted assuming all lot fronts would need a 5-foot wide utility easement. Instead, based on preliminary engineering, there may not be a need for franchise utility easements in some front yards, namely those lots that have rear accessed alleys. Also, the city will have its infrastructure within street and alley right-of-way and not in front utility easements. Therefore, the language needed to be changed to allow flexibility.*

4. Residential driveways shall be permitted to cross projected neighboring lot lines within street and alley rights-of-way.

*All private driveways shall be located on property and not in right-of-way. However, the actual radii or driveway clips at intersections of streets would indeed be in right-of-way as is typical. The radii and driveway clips would cross the projected property line if the property line extended into the street right-of-way. This is to clarify to builders that such driveway radii or clips may cross over into right-of-way without issue of property lines nor those which would have projected into the right-of-way.*

5. Public water, sanitary sewer, and stormwater mains shall be located within street and alley pavement.

*All city water, sewer and storm mains shall be placed in the right-of-way underneath pavement due to the density of the development.*

6. Architectural features and balconies may project over required utility easements provided that a minimum clearance height of 14 feet is maintained. In no instance shall architectural features and balconies project or extend over city utilities or right-of-way.

*In some instances, the builder proposes architectural elements to extend over easements, mainly in the front where there may be a 5-foot utility easement. The city wants to emphasize architectural features shall not extend over city infrastructure, which would locate in right-of-way.*

7. Exterior side yard setbacks from a street shall be a minimum 3-feet.
8. No minimum side setback is required for side entry garages accessing an alley.

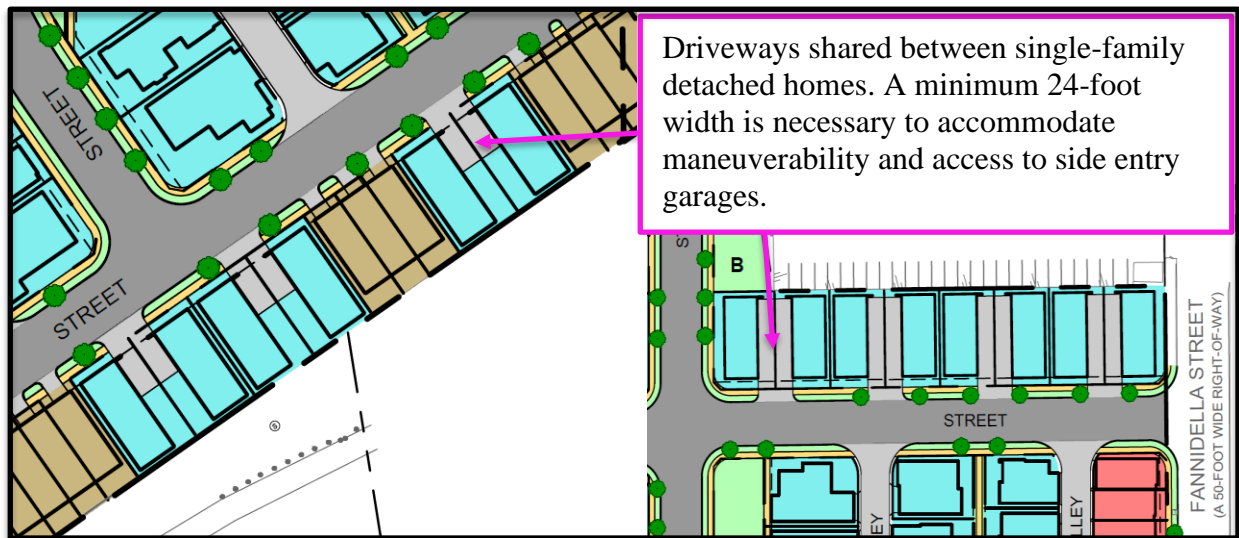
*Townhomes, single-family detached and live/work currently must be setback a minimum 10-feet from a side street (not a street which a home or live/work unit faces). The PD language needs to be changed to allow a minimum 3-feet from a side street right-of-way since the development is dense and front, interior side, and rear yards have already been reduced in the current regulations.*

*Additionally, there are townhomes proposed on the concept plan that will have side-entry garages facing an alley. Therefore, in order to match the rear-entry garages, the applicant is*

*requesting a zero setback for side entry garages accessing alleys.*

9. **New added staff stipulation:** A minimum 24-foot wide driveway shall be provided for two adjacent properties sharing access to respective side entry garages.

*There are instances where single family detached homes share driveways to access side-entry garages. In order to ensure sufficient maneuverability and spacing to access garages, it is necessary to require a minimum 24-foot wide driveway width for the shared drive.*



10. Single-Family Detached - Minimum lot depth shall be 40 feet, except up to three lots fronting Crosby Road may have a minimum average lot depth of 35 feet.

*The minimum lot depth for single-family detached homes is currently 40 feet. The single-family detached lots (in light blue on the concept plan) have tracts that front Crosby Road with rear access to an alley. Approximately 3 lots will have less than 40 feet of minimum depth due to the accommodation of the alley, homes across the alley and the configuration of the drainage area to the south. Therefore, the reduction from 40 feet to 35 feet should be allowed but limited to not more than 3 parcels in order to provide continuity of homes and street blocks facing Crosby Road.*

11. Live/Work Type - Minimum lot width shall be 20 feet, except minimum 25 feet at street intersections. Lots shall provide an average lot width meeting the minimum for Live/Work lots.

*The current regulations require a minimum 20 foot lot width for live/work parcels. Additionally, lots at street intersections are to be a minimum 25-feet wide. The applicant is requesting that all live/work lots are a minimum 20 feet wide, including tracts located at street intersections. There are corner clips reducing lot widths at intersections and along Fannidella where the street corners provide an irregular shape to lots and blocks reducing the number of potential live/work units. Therefore, staff supports the 20-foot wide lot minimum for all live/work parcels regardless of location at intersections.*



12. Live/Work type - Minimum front yard setback from a street shall be 5 feet.

*The current PD-216 standards did not provide the word “front” to specify setback for buildings facing streets.*

13. Minimum pavement width in all alleys shall be 24 20-feet wide and with a 20-foot inside radius. All alleys shall be striped as a fire lane. Minimum right-of-way width of an alley shall be 24-feet wide.

*The pavement width is proposed to be reduced in order to accommodate utilities, provide improved maneuverability, and adequate space for utility equipment for the maintenance of infrastructure. The right-of-way width will remain 24-feet wide and pavement a minimum 20 feet wide with a 20 foot inside radius.*

14. A minimum 6-foot wide sidewalk shall be provided along the south side of Crosby Road.

*The Transportation Plan shows a hike and bike trail extending from east of Broadway to Josey Lane. The applicant has provided a 6-foot wide sidewalk along the south side of Crosby Road connecting pedestrians between the Carroll Crest development and Crosby Recreational Center to Downtown Carrollton.*

15. A minimum 4 foot sidewalk shall be provided in-front of each residence along green space, courtyards, and common area lots to ensure pedestrian access.

*Sidewalks are required along streets that are typically in-front of homes. However, the layout of homes had always anticipated houses also fronting open space, courtyards, or common area lots. Since the PD-216 standards does not provide for sidewalks fronting these areas, the regulation needed to be added.*

16. Dead-end private driveways shall be ~~placed in a PMA and maintained by the HOA. Common areas adjacent to public alleys will be set aside for the placement of waste receptacles and shown on the plat~~ allowed. Driveways shared with more than one lot shall require a mutual access easement dedicated on the plat.

*Dead-end private driveways are proposed on the revised concept plans for residential lots. Driveways shared with more than one lot shall require a mutual access easement dedication on the plat to ensure access for both property owners.*

17. Insets within streets shall be set aside for the placement of waste receptacles where consecutive lots are not adjacent to a street and have garage access from a dead-end alley.

*Waste services must have sufficient maneuverability without the need to reverse or back up whether collecting on streets or in alleys. Since the proposed development contains dead-end alleys with more than one home, an inset in the street curb to accommodate residential waste toters are necessary to allow garbage pick-up.*

18. Driveways accessing alleys shall have a minimum 45-degree flare from right-of-way to pavement. In the event a 45-degree flare is not feasible, then the largest feasible flare should be provided to match limits of alley pavement.

*All driveways intersecting alleys have a triangular flare to the alley pavement. Since the PD allows a zero rear setback for garages there is a small driveway stub. Nevertheless, sufficient turning maneuverability is necessary to and from the alley. Therefore, the standard 45-degree flare is necessary. In instances where the 45-degree flare is not feasible then the largest that would be accommodated to match the alley pavement is necessary.*

19. A minimum 9-foot wide driveway with a 3-foot radius shall be allowed for front-loaded homes with a single car garage door.

*The minimum driveway width is 12-feet in the Driveway Ordinance. The new concept plan layout now proposes single car garage doors facing streets. Additionally, townhouse lots are allowed to be as narrow as 15.5 feet wide. Therefore, in these instances of a single car garaged door, a minimum 9-foot wide driveway with a 3-foot radius would be allowed.*

20. No fencing shall impede sight visibility within an alley.

*There are number of single-family detached homes (shown in blue on the concept plan) that have only alley access for automobiles. Therefore, a requirement has been added to ensure that any fencing does not impede visibility in an alley. Currently, city regulations only provide the sight visibility requirement for streets (not alleys), as streets are typically the only primary traffic lane for homes.*

21. A 20 foot hike and bike trail shall be dedicated to the City of Carrollton along the western side of the property as shown in Exhibit C.

- a. A 12-foot wide sidewalk shall be placed within the hike and bike trail.

*The hike and bike trail currently terminates north of the subject property, east of the intersection of Crosby Road and the overhead DART rail. The hike and bike trail plans extend the path south and into Farmers Branch. Therefore, the applicant will be required to dedicate 20 feet for the hike and bike trail. The actual sidewalk width shall be 12-feet wide.*

#### **Landscaping and Screening:**

*There are currently no landscape requirements specified in PD-216 for open space lots and streetscape. A landscape and screening section has been added to address and provide requirements for common area open space lots, foundation plantings in-front of homes, and for streetscape.*

Landscaping, courtyards, open space, fencing profiles, streetscape along interior streets, Crosby Road, Fannidella Drive and hike and the bike trail shall be consistent with Exhibit ~~D~~C: Conceptual Site and Landscaping Plans.

22. Common area/pocket park space –

- a. Common area community open spaces A, B, and C as shown on the conceptual site plan (Exhibit C) shall have a minimum of 25% landscaped areas consisting of a diversity of

plant material. These plantings may consist of shrub, ornamental grass, perennial and ornamental groundcover species, and consist of a minimum of three plant types per planting area. Each plant type may account for no more than 33% of the planting composition per planting area. Open spaces D, E, F, G, and H are drainage easements with plantings subject to approval by the City Manager or designee.

- b. Shade and ornamental trees shall be provided within all community open spaces. Two shade trees and three ornamental trees shall be provided for every 5,000 square feet of open space plantable area, or as determined by the City Manager or designee. Shade structures or any other structural amenity will be excluded from the plantable area.
- c. Courtyards shall provide amenities including but not limited to decorative hardscape, trees, shrubs and/or grasses.

*In order to ensure trees, shrubs, and grasses are provided on useable common area open space lots staff has recommended the above minimum requirements. The common area lots (community area open spaces) are lettered A through H on the conceptual site and landscape plans. Areas A through C, however, are outside of the drainage area and are the only tracts that can guarantee landscape and amenities. Areas D through H are in the drainage or flood area and have limitations on providing landscaping.*

23. Foundation plantings –

- a. Dwelling units within the community shall have foundation plantings covering a minimum of 65% of any street-facing façade except for front-loaded townhouses with a single car garage door.
- b. The plantings shall consist of shrub and ornamental grass and groundcover species. Planter boxes may be used to meet this requirement. Planters may be constructed using masonry or other material compatible with the facade with a minimum height of 24 inches up to a maximum of 36 inches. Planter boxes are allowed within all required setbacks, outside of visibility triangles and without impacting easements. Ornamental grass and groundcover species may not account for more than 33% of foundation planting per dwelling unit.

*Since the development is high density and buildings in close proximity, city and franchise utilities limit street trees and vegetation in front yards. Therefore, foundation plantings are recommended in-front of homes.*

24. Streetscape –

- a. Street trees shall be provided in the parkway of the right-of-way without impact to utilities or street signage and as determined by the City Engineer.
- b. Street trees shall not locate within 50 feet of a stop sign. Tree species with limbs/leafy vegetation 7-feet in-height or more above the finished grade of an adjoining street may be allowed when located 50 to 115 feet from a stop sign and not along the curvature of a roadway, or as determined by the City Manager or designee.

- c. Ornamental trees may be spaced at a minimum of 15 feet OC (on center) and a maximum of 30 feet OC, depending on species. Shade trees may be spaced at a minimum of 25 feet OC and a maximum of 40 feet OC, depending on species.
- d. Trees shall not conflict with sight visibility requirements nor obstruct or impede the view of any stop sign, as determined by the City Manager or designee.
- e. Replacement trees shall be allowed within public right-of-way, public parkland or any other publicly-owned property. If the public area is not irrigated, landscape irrigation installation shall be provided by the developer prior to the planting of the replacement trees. The planting of replacement trees shall also be allowed within irrigated private open space.

*There are currently no minimum streetscape requirements for trees in the right of way. In order to ensure maximum tree coverage along roadways development needed to be composed. Additionally, the density provides challenges for placement of trees due to the close proximity of utilities and driveways.*

25. Screening.

An ~~minimum~~ 8-foot tall ~~brick wall~~ board-on-board wood fence shall be provided along the west property line adjacent to the hike and bike trail and shall be constructed in accordance with Chapter 154 of the City of Carrollton Fence Regulations Ordinance. Fencing shall not be masonry.

*A sanitary sewer easement straddles the west property lines of lots, east of the hike and bike trail. The applicant is requesting fencing in lieu of a masonry wall be placed on the west property lines of the homes, but in a city sanitary sewer easement. Staff does not object to the fence instead of a wall in the sanitary sewer easement. Wood fencing is far easier to replace or repair than a masonry wall, should maintenance be necessary for the sanitary sewer line or for maintenance of the wood fence over time.*

26. A 3-foot wide HOA fence easement shall be provided on the final plat for the board-on-board fence, as needed.

*The 3-foot wide fence easement is necessary to ensure that the HOA maintains the perimeter fence and allows legal access for repairs.*

27. ~~Gate~~ Access shall be provided for residents to access the hike and bike trail.

*The development will be adjacent to a hike and bike trail and will provide access to residents. However, there may not be a gate, but instead an opening to allow residents to enter/exit the trail into the neighborhood.*

28. Non-invasive ivy or evergreen shrubs shall provide screening along the outside of the fence wall, on the subject property.

*We wanted to make sure that the type of species of ivy is not invasive and to indicate that a fence (other than a masonry wall) will be provided namely along the west side of the development.*

29. The board-on-board wood fence and associated landscaping shall be owned and maintained by the homeowner's association.

*In order to ensure continuity of the fence and maintenance, staff is recommending the parameter fence is owned and maintained by the HOA.*

## CONCLUSION

The requested amendments to modify the conceptual site and landscape plans and development regulations for PD-216 are acceptable to staff. The modifications allow for feasible development of the planned neighborhood while providing regulations to meet the intent of original urban village.

The plans redevelop the property connecting the project to Downtown, the Hike and Bike Trail, DART, and Crosby Recreational Center. Additionally, the new 20-acre neighborhood provides a transition between the lower density single family to the east and anticipated urban higher density to the west and northwest.

Staff is recommending approval of the zoning request.