

## Legislation Text

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**CC MEETING:** March 2, 2021

**DATE:** February 22, 2021

**TO:** Erin Rinehart, City Manager

**FROM:** Loren Shapiro, AICP, Planning Manager  
Marc Guy, Assistant City Manager

Hold A **Public Hearing And Consider An Ordinance Amending the Zoning On Approximately 20-Acres Zoned Planned Development District 216 (PD-216) For The (SF-TH) Single-Family Townhouse Residential District And Located Along The North And South Sides Of Crosby Road Between Larner Road And South Broadway, And Along The South Side Of Crosby Road Between Fannidella Drive And South Broadway To Amend Planned Development District 216 To Revise Conceptual Plans And Modify Development Regulations; Amending The Official Zoning Map Accordingly.** Case No. PLZ 2020-174 Carroll Crest (Zoning).

### **BACKGROUND:**

This is a request to amend Planned Development District 216 (PD-216) to revise concept plans and modify development standards for townhouses, single-family detached homes, and live/work units already allowed on the property.

The proposed amendments are necessary due to needed engineering design; to provide clearer and improved language for interpretation; and to meet the revised layout for the development. The revised conceptual site and landscape plan layout has changed, and development standards have been modified. The requested changes do not reduce the lot widths, lot area, or minimum floor area for units. The revised conceptual site and landscape plans still include a mix of townhouses, live/work units, and single-family detached homes that are alley-accessed, front-driveway loaded, or with detached garages. The same conceptual building façade designs and street profiles remain the same with the PD-216 amendments proposed.

On January 14, 2020 City Council approved the zoning establishing PD-216 to allow townhouses, single-family detached homes and live/work units in an urban village setting. The property previously contained aging multi-family complexes on the south side of Crosby Road and west of Fannidella Drive. Those complexes have since been removed to accommodate site redevelopment. The site is within walking distance to Downtown Carrollton and would connect to the hike-and-bike trail, DART rail station and the adjacent Crosby Recreational Center.

### **STAFF RECOMMENDATION/ACTION DESIRED:**

On February 4, 2021 the Planning and Zoning Commission recommended **APPROVAL** of the revisions with staff stipulations. Following the Commission's action, City staff added a recommended stipulation ensuring a minimum 24-foot wide driveway is provided for shared driveways between single-family homes with side-

entry garages. The attached ordinance reflects the action of the Commission.

Staff recommends approval and adoption of the ordinance.