P & Z MEETING DATE: December 5, 2019

DATE: November 22, 2019

TO: Planning & Zoning Commission

FROM: Loren Shapiro, AICP, Planning Manager


BACKGROUND:

This is a request to rezone and establish a new Planned Development to allow townhouses, single family detached, and live/work units on the subject properties.

The property is owned by the City and previously contained aging multifamily at the corner of Crosby Road and Fannidella Drive. The buildings and parking have been removed from the tracts south of Crosby. The subject properties are near Downtown Carrollton, connects to the hike and bike trail, DART, and adjacent to the Crosby Recreational Center.

The proposed zoning redevelops the tracts of land on the north and south sides of Crosby Road, and on the west side of Fannidella Drive. The plans include a mix of townhomes, townhomes with live/work units, and single family detached that are alley-accessed, front-driveway loaded, or with detached garages. A variety of conceptual building façade designs are proposed with the dense urban development.

FINANCIAL IMPLICATIONS:

There are no financial implications on the current and future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends APPROVAL with stipulations.

ATTACHMENTS:

Result Sheet
Technical Comments
Site Location and Zoning Map
Applicant’s Exhibits
RESULT SHEET

Date: 11/07/19
Case No./Name: PLZ 2019-145 Crosby Road Property

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends APPROVAL to establish PD-215 for the (SF-TH) Single Family Townhouse District with the following stipulations:

1. Proposed Planned Development regulations:

I. Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-TH) Single Family Townhouse District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-TH) Single Family Townhouse District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below:

- Permitted Uses: Single Family Detached and Live-work units

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-TH) Single Family Townhouse District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) 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:

General:

1. A homeowner’s association shall be established in accordance with the Comprehensive Subdivision Ordinance prior to issuance of residential building permits. The property owner’s association will be responsible for the improvement and maintenance of all private common areas and/or common facilities contained within the area of the Concept Plan or on common area lots.

2. The Neighborhood layout shall be as shown on the Conceptual site and Landscape Plan attached as Exhibit C. Townhomes, 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.

   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.

b. Additional uses allowed:
   i. Single-Family Detached
   ii. Live/Work

c. Additional uses allowed for Live/Work designated lots:
   i. Retail
   ii. Professional/General Office
   iii. Restaurant
   iv. Personal Care Services

3. All single-family detached lots shall have frontage on a street or on greenspace/courtyards/common area lots.

4. Minimum 5-foot utility easement shall be provided at the front of each lot.

5. Dead-end mews or alleys shall not align with other alleys or streets.

6. Each unit shall contain a two-car garage for resident parking. Tandem parking shall be counted towards the required parking.

7. Lots may be designed irregularly to accommodate zig-zag single-family homes. Such lots shall provide an average lot width meeting the minimums for single-family detached lot types, as provided in this section.

8. Garage conversions shall be prohibited.

9. Carports shall be prohibited.

**Lots, Homes, and Accessory Buildings**

**Single-Family Townhome Type**

1. Maximum building coverage shall be 95%.

2. Minimum lot width shall be 15.5 feet.

3. Minimum lot depth shall be 38 feet.

4. Minimum lot area shall be 600 square feet.

5. Minimum floor area shall be 1,200 square feet.

6. Minimum front yard setback shall be 5 feet.

7. Minimum interior side yard setbacks:
   a. Shall be zero or 3 feet from property lines. Minimum 6 feet separation shall be provided between buildings.
   b. Zero setback shall be allowed between units within a single townhome building.
8. Minimum rear yard setback shall be 0 feet.
9. Maximum height of a structure shall be 4 stories.

Single-Family Detached Lot Type
1. Maximum building coverage shall be 95%.
2. Minimum lot width shall be 20 feet.
3. Minimum lot depth shall be 40 feet.
4. Minimum lot area shall be 800 square feet.
5. Minimum floor area shall be 1,500 square feet.
6. Minimum front yard setback shall be 5 feet.
7. Minimum interior side yard setbacks shall be zero or 3 feet from property lines. Minimum 6 feet separation shall be provided between buildings.
8. Minimum rear yard setback shall be 0 feet.
9. Maximum height of a structure shall be 4 stories.

Live/Work Type
1. Maximum building coverage shall be 95%.
2. Minimum lot width shall be 20 feet, except minimum 25 feet at street intersections.
3. Minimum lot depth shall be 40 feet.
4. Minimum lot area shall be 800 square feet.
5. Minimum floor area shall be 1,200 square feet.
6. Minimum setback from a street shall be 5 feet.
7. Minimum interior side yard setbacks:
   a. Shall be zero or 3 feet from property lines. Minimum 6 feet separation shall be provided between buildings.
   b. Zero setback shall be allowed between units within a single live/work building.
8. Minimum rear yard setback shall be 0 feet.
9. Maximum height of a structure shall be 4 stories.

Accessory Buildings
1. Accessory buildings shall be architecturally consistent with the main building.
2. Minimum side yard setback shall be 1 feet.
3. Minimum rear yard setback shall be 0 feet.
4. In no instance shall the accessory building height exceed the main structure such as a
single-family detached home.

**Streets and Alleys:**

1. Streets will have a minimum 29-foot back-to-back pavement section, within a 45-foot right-of-way. Sidewalks shall be a minimum 4-feet wide, as provided on Exhibit E.

2. An “entry ribbon” consisting of decorative pavers shall be placed in each street intersecting with Crosby Road and Fannidella Drive. Said entry ribbon shall be no less than 10 feet in depth and shall extend across the width of the street.

3. Minimum pavement width in all alleys shall be 24-feet wide and shall be striped as a fire lane.

4. 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: Conceptual Landscaping Plans.

5. 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.

6. Traditional streetlight fixtures and poles, similar to the description in the General Design Guidelines, shall be provided along roadways.

7. Ornamental metal fencing shall be allowed in front yards, not exceeding 4 feet in height. Sufficient gate access shall be provided for emergency services. Other fence materials shall be prohibited in the front yard.

8. A minimum 8-foot tall brick wall shall be provided along the west property line adjacent to the hike and bike trail.
   a. Gate access shall be provided for residents to access the hike and bike trail.
   b. Ivy or evergreen shrubs shall provide screening along the outside of the wall.
   c. The wall and landscaping shall be owned and maintained by the Homeowner’s Association.

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**B. P&Z ACTION** from P&Z meeting: 11/07/19  
Result: **CONTINUED** to 12/05/19 /Vote: 9-0

**C. P&Z ACTION** from P&Z meeting: 12/05/19  
Result: /Vote:

**D. CC PUBLIC HEARING** from CC meeting: 01/14/20  
Result: /Vote:
ZONING

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

ZONING: (MF-18) Multifamily District and PD-200 for the (SF-8.4/16) Single Family District

SURROUNDING ZONING

<table>
<thead>
<tr>
<th>NORTH</th>
<th>SOUTH</th>
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<tbody>
<tr>
<td>(SF-8.4/16) Single Family Residential and (O-2) Office Districts</td>
<td>(LI) Light Industrial District</td>
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SURROUNDING LAND USES

<table>
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<tr>
<th>NORTH</th>
<th>SOUTH</th>
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<tbody>
<tr>
<td>Single Family and Office</td>
<td>Storage</td>
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EAST

PD-200 for the (SF-8.4/16) Single Family District and (SF-8.4/16) Single Family District

PD-200 for the (SF-8.4/16) Single Family District and (SF-8.4/16) Single Family District

EAST

(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

WEST

Single Family Detached & Crosby Recreational Center

REQUEST:

Establish a PD with development standards, a conceptual plan for townhouses, single family detached, and live/work units

PROPOSED USE:

Townhouses, single family detached, and live/work units

ACRES/LOTS:

19.1 acres / 5 lots

LOCATION:

Southwest corner of Crosby Road and Fannidella Drive

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.

The (MF-18) Multifamily zoning was established in 1970 and 1979 along the south side of Crosby Road. The north portion of the properties were rezoned to PD-200 for the (SF-8.4/16) Single Family District on July 7, 2015.
COMPREHENSIVE PLAN: Residential Multifamily and Residential Single Family Detached

TRANSPORTATION PLAN: Crosby Road is classified as a (C4U) 4-Lane Undivided Collector

REPRESENTATIVE/OWNER: City of Carrollton
STAFF ANALYSIS

PROPOSAL

This is a request to rezone and establish a new Planned Development to allow dense urban residential and live/work units along the north and south sides of Crosby Road and west side of Fannidella Drive.

The proposed development includes townhouses, live/work units, and various single-family detached homes. Open space and common area lots are proposed throughout the development.

CURRENT ZONING REQUIREMENTS

- The properties consist of two zoning districts.
- The tracts on the north side of Crosby Road are zoned (PD-200 for the 8.4/16) Single Family Detached. PD-200 is a residential zoning district along Crosby Road encouraging development along the street corridor. Requirements include:
  - Greater building coverage up to a maximum 65 percent.
  - The minimum side setback is 5 feet with a minimum 10 feet separation between structures.
  - The minimum front setback is 10 feet.
  - Garage doors are required to be stained natural cedar or faux wood having the appearance of stained natural cedar when it is visible from a public street.
- The parcels on the south side of Crosby Road is zoned (MF-18) Multifamily District.

ELEMENTS TO CONSIDER

- The city acquired the approximately 20-acres of land over several years. Older blighted apartments were demolished on parcels along the south side of Crosby Road.
- 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.
- The 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 approximately 20-acres.
The zoning request establishes a Planned Development (PD-215) creating regulations for the InTown Homes development.

- PD-215 allows a mix of single family detached, live/work units, and townhouses.
- Homes face open space, courtyards, and walkable landscaped streets.
- The buildings will be up to 4 stories in height. The applicant has provided building elevations depicting the mix of homes and live/work concepts.
- Minimum two-car garages shall be provided for each unit.
- Ornamental metal fencing shall be allowed in front yards with a height not exceeding 4 feet.
- Townhomes are proposed along Crosby Road and the west edge of the property.
  - All townhouses will be alley accessed.
  - Some townhomes along Crosby Road and Fannidella Drive shall contain live/work units.
  - The townhomes on the west side of the property will be screened by a brick wall with gates accessing the future hike and bike trail.
- The single-family detached homes are urban in character with dwellings as near as six feet apart.
  - The residential detached houses would provide front, side, and rear entry garages.
  - Some lots will be irregular in form providing zig-zag homes.
  - Mews homes provide drive access and limit shared alley traffic to single family homes and garages.
  - Larger single family detached lots are proposed on the north side of Crosby Road with detached garages.
- Live/work units, consisting of retail, office, restaurant or personal care services are proposed in buildings along Crosby Road and Fannidella Drive.
  - Parallel parking spaces shall be provided along Crosby Road.
- Interior streets are narrowed from the standard 50-feet wide to 45-feet wide (See Conceptual Street Cross Section).
  - A minimum 29-feet of roadway pavement remains accommodating through traffic and parallel on-street parking. This width safely accommodates emergency vehicular access.
  - The standard 4-foot wide sidewalks are proposed with street trees between the walkways and roadways.
  - Traditional streetlight fixtures shall be provided throughout the
development.

- Entry ribbons provide character to the neighborhood at street intersections with Crosby Road and Fannidella Drive.

  - Alleys shall be a minimum 24-feet wide.
    - Alleys shall be designed to support maneuverability of residents’ automobiles to and from home garages.
    - All alleys will be striped “Fire Lanes” to also accommodate emergency vehicles and prohibit parking.

CONCLUSION

The requested zoning is appropriate allowing a variety of residential types including single family detached, townhomes, and live/work units. The plans redevelop the property connecting the project to Downtown, the Hike and Bike Trail, DART, and Crosby Recreation 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.
CONCEPTUAL LANDSCAPE PLAN - COURTYARDS
CONCEPTUAL LANDSCAPE PLAN - COURTYARDS

[Image of a courtyard with brick buildings and landscaping]
CONCEPTUAL LANDSCAPE PLAN - COURTYARDS
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CONCEPTUAL BUILDING ELEVATIONS

Agenda Item No. 5
Case No. PLZ 2019-145 Crosby Road Property

16'20'x45' Deep Townhouses
CONCEPTUAL BUILDING ELEVATIONS

Agenda Item No. 5
Case No. PLZ 2019-145 Crosby Road Property
CONCEPTUAL BUILDING ELEVATIONS

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16’/20’x45’ Deep Townhouses
CONCEPTUAL BUILDING ELEVATIONS

Agenda Item No. 5
Case No. PLZ 2019-145 Crosby Road Property

21’x60’ Deep Townhouses
CONCEPTUAL BUILDING ELEVATIONS

21’x60’ Deep Townhouses
CONCEPTUAL BUILDING ELEVATIONS

60’ Deep/Square Home; 70’+ Deep Home
CONCEPTUAL BUILDING ELEVATIONS

60' Deep/Square Home; 70' + Deep Home
CONCEPTUAL BUILDING ELEVATIONS

Agenda Item No. 5
Case No. PLZ 2019-145 Crosby Road Property

60' Deep/Square Home; 70'+ Deep Home
CONCEPTUAL BUILDING ELEVATIONS

60' Deep/Square Home; 70'+ Deep Home
CONCEPTUAL BUILDING ELEVATIONS

60' Deep/Square Home; 70' + Deep Home
CONCEPTUAL BUILDING ELEVATIONS

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60' Deep/Square Home; 70' + Deep Home
CONCEPTUAL BUILDING ELEVATIONS

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60' Deep/Square Home; 70'+ Deep Home
CONCEPTUAL BUILDING ELEVATIONS

60' Deep/Square Home; 70' + Deep Home
CONCEPTUAL BUILDING ELEVATIONS

Agenda Item No. 5
Case No. PLZ 2019-145 Crosby Road Property

60' Deep/Square Home; 70' Deep Home
CONCEPTUAL BUILDING ELEVATIONS

60' Deep/Square Home; 70'+ Deep Home; Detached garage
CONCEPTUAL BUILDING ELEVATIONS

Agenda Item No. 5
Case No. PLZ 2019-145 Crosby Road Property
CONCEPTUAL BUILDING ELEVATIONS

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Case No. PLZ 2019-145 Crosby Road Property
CONCEPTUAL BUILDING ELEVATIONS

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CONCEPTUAL BUILDING ELEVATIONS

Home w/ rear detached garage
CONCEPTUAL BUILDING ELEVATIONS

Home w/ rear detached garage
CONCEPTUAL BUILDING ELEVATIONS

Home w/ rear detached garage
CONCEPTUAL BUILDING ELEVATIONS

Home w/ rear detached garage
CONCEPTUAL BUILDING ELEVATIONS

Home w/ rear detached garage
CONCEPTUAL BUILDING ELEVATIONS

Live/Work Shophouses – optional roof deck
CONCEPTUAL BUILDING ELEVATIONS

Live/Work Shophouses – optional roof deck
CONCEPTUAL CROSS STREET SECTION