

# History

## Previous Multifamily Ordinance Amendment:

- November 7, 2023 – The Planning & Zoning Commission unanimously recommended approval case to modify the multifamily standards.
- November 14, 2023 – Town Council tabled the case to December 12, 2023.
- December 12, 2023 – Town Council tabled the case to January 9, 2024.
- January 9, 2024 – Town Council tabled the case indefinitely.

At a subsequent workshop, the Council requested that a revised version of the ordinance be brought forward for consideration.

# Modifications

The primary modifications to the previously considered ordinance are:

1. Removal of a specific density requirement; and
2. The addition of a statement that for any Planned Development District approved by the Town prior to the adoption of this Ordinance, and for which there is no number of multifamily units stated therein, then the permitted number of multifamily units is the number of multifamily units authorized by the Town's Zoning Ordinance on the date of adoption of said Planned Development District.

## Planning & Zoning Commission Recommendation

On August 20, 2024, the Planning & Zoning Commission voted unanimously to recommend approval of the ordinance with a modification of Article 2, Division 13, Section 2.13.2(H) to allow cladding the garage to match the façade of the attached multifamily when the garage is not fully wrapped by residential units and a similar modification to the language in Article 4, Division 4, Section 4.4.3(U).

These changes have been made and are reflected in the proposed Ordinance.

# Overview of Modifications

Summary of 12 modifications to the current Zoning Ordinance:

1. Limits Multifamily developments to the areas designated for this use in the Comprehensive Plan and as identified on the Future Land Use Plan.
2. Requires that Multifamily development can only be approved within a Planned Development.
3. Removes a density requirement, as this can be determined on a case-by-case basis.
4. Removes setbacks and lot area requirements, as these can be determined on a case-by-case basis.
5. Requires compliance with the Dallas North Tollway Design Guidelines.
6. Increases the maximum height allowance from three stories and 50 feet to eight stories and 110 feet.
7. Establishes a building configuration for Multifamily structures with a wrapped garage or attached garage that is cladded to match the residential building.

8. Creates a mixed-use opportunity by allowing the first floor of the building to be used for residential or retail uses. A minimum fourteen feet ceiling height for the first floor will accommodate retail uses.
9. Limits the height of the interior garage so that it will not exceed the height of the exterior building, and all associated appurtenances, such as an elevator shaft or mechanical equipment, shall be completely screened.
10. Modifies parking stall dimensions for structured parking garages from 18 feet by 8.5 feet to 20 feet by 9 feet.
11. Modifies Multifamily parking standards to reflect the updated parking garage requirement from individual unit parking garages.
12. Removes Multifamily design and development standards. These criteria will be addressed in Planned Development standards.