

**Excerpt From Draft Minutes
Planning & Zoning Commission
Meeting of July 2, 2026**

Hold A Public Hearing To Consider An Ordinance Amending The Zoning On An Approximately 8.36-Acre Tract Zoned PD-44 For The (HC) Heavy Commercial District And Located At 2415 East Trinity Mills Road, To Amend Planned Development 44 To Change The Base Zoning To The (SF-5/12) Single-Family Residential District To Establish Conceptual Plans And Development Standards; Amending The Official Zoning Map Accordingly. Case No. PLZ 2026-079 Kelly Cove (Zoning). Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He advised this request is to develop the tract of land previously considered in Item 5. A site location and zoning map were reviewed. Mr. McCauley said the applicant is proposing to develop 61 homes. A conceptual landscape plan was provided and Mr. McCauley explained that there are two points of ingress and egress off Trinity Mills, and there will be no access to or from the neighboring subdivision to the north, including the existing alley outside the northern perimeter of the subject property.

A conceptual site plan or zoning exhibit was reviewed. There will be a 45-foot right-of-way with 31 feet of improvements. There will be 5-foot sidewalks on both sides of the roadway. Mr. McCauley advised that the request includes a reduction in lot widths and depths, a 6-foot board-on-board fence on the north, and an 8-foot masonry wall around the remainder of the development. Conceptual home elevations were provided.

Mr. McCauley stated that the development should not negatively impact the neighboring properties and staff is recommending approval. No public comments were received.

The applicant Shaivali Desai, 5430 LBJ #1050 Dallas, was present for questions.

Chair Windrow opened the public hearing.

Jacob Bowen, 2232 Big Bend Dr., Carrollton, again voiced his concern over the homes being near his backyard, adding that changing the 6-foot wood fence to an 8-foot wood fence will make no difference regarding visibility.

Commissioner Foster confirmed with the applicant that the wood fence at the rear is 6 feet and the wall in the front is 8 feet. The applicant confirmed and stated that they have discussed the project with the neighbors, and they were pleased there will be residential use rather than heavy commercial. Commissioner Foster asked the applicant if she would consider an 8-foot-wood fence in the rear. The applicant responded they would be open to that suggestion.

Commissioner Sullivan spoke in favor of an 8-foot wood fence, saying that it would help with limiting visibility from the new homes. He noted that the back yards to the properties are small and some additional landscaping along the rear could possibly help to mitigate the visibility as well.

Commissioner Overholt asked staff whether TxDOT must approve the access points off Trinity Mills and whether the Transportation Department has any concerns. John Romberger, Transportation Engineer, stated that they did review the plans and discussed them with the developer. He said a short right turn bay into the site will be added. He also said that TxDOT must approve the access points and deceleration lane. He noted however that typically TxDOT approves whatever the City recommends.

Commissioner Kramer asked the applicant about the spacing between the homes. The applicant replied that there is 10 feet between with a fence in the center of that and it goes to the property line. She added that the fence is a shared fence, not individually owned.

Commissioner Pendleton voiced a concern over the location of the playground on the site plan. He asked the applicant if they would consider moving it back, away from the street in the event a vehicle might run through it. The applicant stated when the final design is considered they will discuss that.

*** Commissioner Foster moved to close the public hearing and approve Case No. PLZ 2026-079 Kelly Cove (Zoning) with stipulations; second by Commissioner Overholt.**

Commissioner Doyle spoke in favor.

The motion was approved with a vote of 8-1. Commissioner Kramer voted in opposition.