

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 08/11/26

PLANNED DEVELOPMENT NO. 044
KELLY COVE (ZONING)

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING ORDINANCE NUMBER 819 TO REVISE THE PROVISIONS OF PLANNED DEVELOPMENT NUMBER 044 (PD-044) FOR AN APPROXIMATELY 8.36-ACRE TRACT LOCATED AT 2415 EAST TRINITY MILLS ROAD, ZONED PD-044 FOR THE (HC) HEAVY COMMERCIAL DISTRICT, AND TO CHANGE THE BASE ZONING FROM (HC) HEAVY COMMERCIAL DISTRICT TO (SF-5/12) SINGLE-FAMILY RESIDENTIAL DISTRICT, TO ESTABLISH CONCEPTUAL PLANS AND DEVELOPMENT STANDARDS; PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at its regular meeting held on the Second day of July 2026, the Planning and Zoning Commission considered and made recommendations on a certain request to amend a Planned Development District (Case No. PLZ 2026-079); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended; and

WHEREAS, the City Council conducted a public hearing on the Eleventh day of August 2026, at which all persons were given an opportunity to present testimony; and

WHEREAS, this change of zoning will distinguish development standards specially applicable to the unique nature of the approximately 8.36-acre tract; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare of the residents of the City:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Planned Development Number 044 is hereby amended for a certain approximately 8.36-acre tract of land located at 2415 E. Trinity Mills Road, which is described in Exhibit A and generally depicted on Exhibit B.

I. Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-5/12) Single-Family Residential District, in accordance with Article 5 of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-5/12) Single-Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsection II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-5/12) Single-Family Residential District, in accordance with Article 5 of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles 21 and 32 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 general conformance with the Conceptual Landscape Plan, Conceptual Site Plan, and Conceptual Home Elevations, shown on Exhibits C, D, and E, respectively, and shall comply with the following additional special conditions, restrictions, and regulations:

- a. Development shall be in accordance with the attached Conceptual Landscape Plan, Site Plan and Home Elevations.
- b. No two identical homes shall be permitted side by side and directly across the street.
- c. Minimum lot area shall be 3,285 square feet.
- d. Minimum floor area of dwelling area shall be 1,800 square feet.
- e. Minimum lot width shall be 45 feet.
- f. Minimum lot depth shall be 55 feet for 83-foot-wide lots and 73 feet for 45-foot-wide lots.
- g. Minimum depth of front setback shall be 10 feet.
- h. Minimum distance of garage from public right-of-way shall be 20 feet.
- i. Homes on Lots 2 and 3 shall have a wrap-around porch as shown on the Transitional Style 83-foot-wide lots exhibited on the conceptual home elevations.
- j. The following architectural features shall be required for every home:
 - The front façade contains two types of complementary finishing materials.

- The front facade contains a minimum of two coach lights.
 - A minimum of one offset in the front façade measuring at least five feet.
- k. Every home shall have a minimum of four architectural features from the following list:
- Garage doors have decorative hardware or glass.
 - Awning/roof/ header board /masonry soldier course over garage door.
 - A Covered Entry Porch.
 - Architectural shutters/louvers around windows.
 - Front façade to have articulation at maximum 20 feet.
 - A base course/plinth course, banding, molding as part of street facing façade.
 - A bay window.
- l. The development shall have a maximum of 61 single-family residential lots.
- m. Alleys are not required and alley access to a lot is prohibited.
- n. Carports shall be prohibited.
- o. The required deceleration lane on Trinity Mills Road is subject to TxDOT approval of street connection.
- p. In the event there is any inconsistency between the text of this Ordinance and any conceptual plan, the text of this Ordinance shall control.

Section 3.

The Comprehensive Zoning Ordinance and the Official Map are hereby amended to reflect the action taken herein.

Section 4.

Any person violating a provision of this Ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 5.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 6.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance, and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 7.

To the extent of any prior ordinance of the City of Carrollton, or any provision, clause, phrase, sentence or paragraph contained therein, conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is hereby repealed.

Section 8.

This ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Eleventh day of August 2026.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Joseph Haefner
Assistant City Attorney III

Michael McCauley
Senior Planner

**EXHIBIT A
LEGAL DESCRIPTION**

BEING a tract of land situated in the LEVI NOBLES SURVEY, ABSTRACT NO. 1096, Dallas County, Texas and being all of that tract of land described in Deed to Harlan Properties, INC., as recorded in Document No. 202000047791, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the west line of Kelly Boulevard, a variable width right-of-way, for the common southeast corner of MORNINGSIDE, an Addition to the City of Carrollton, Denton and Dallas County, Texas, as recorded in Volume 16, Page 19, Map Records, Denton County, Texas and the northeast corner of said Harlan Properties, INC. tract;

THENCE Westerly, leaving said west line and with the common north line of that tract of land described in Deed to Texas Turnpike Authority, as recorded in Volume 96063, Page 775, Deed Records, Dallas County, Texas and south line of said Harlan Properties, INC. tract, the following four (4) courses and distances;

South 43 degrees 44 minutes 02 seconds West, a distance of 71.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 69 degrees 05 minutes 39 seconds West, a distance of 328.97 feet to a 1/2 inch iron rod found for corner;

South 82 degrees 31 minutes 03 seconds West, a distance of 328.97 feet to a 1/2 inch iron rod found for corner;

South 88 degrees 48 minutes 41 seconds West, a distance of 1,303.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner, from which point a Texas DPS Monument found bears North 06 degrees 43 minutes 52 seconds West, a distance of 3.01 feet;

THENCE North 12 degrees 18 minutes 35 seconds East, leaving said common line, a distance of 223.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of the above-mentioned MORNSIDE Addition and northeast corner of said Harlan Properties, INC. tract, from which point a 1/2 inch iron rod with a yellow plastic cap stamped "Carter Burgess" found bears North 41 degrees 48 minutes 11 seconds West, a distance of 0.77 feet;

THENCE North 89 degrees 23 minutes 17 seconds East, with the common south line of said Addition and north line of said Harlan Properties, LLC. tract, a distance of 1,938.82 feet to the **POINT OF BEGINNING** and containing 8.365 acres of land, more or less.

EXHIBIT D CONCEPTUAL SITE PLAN

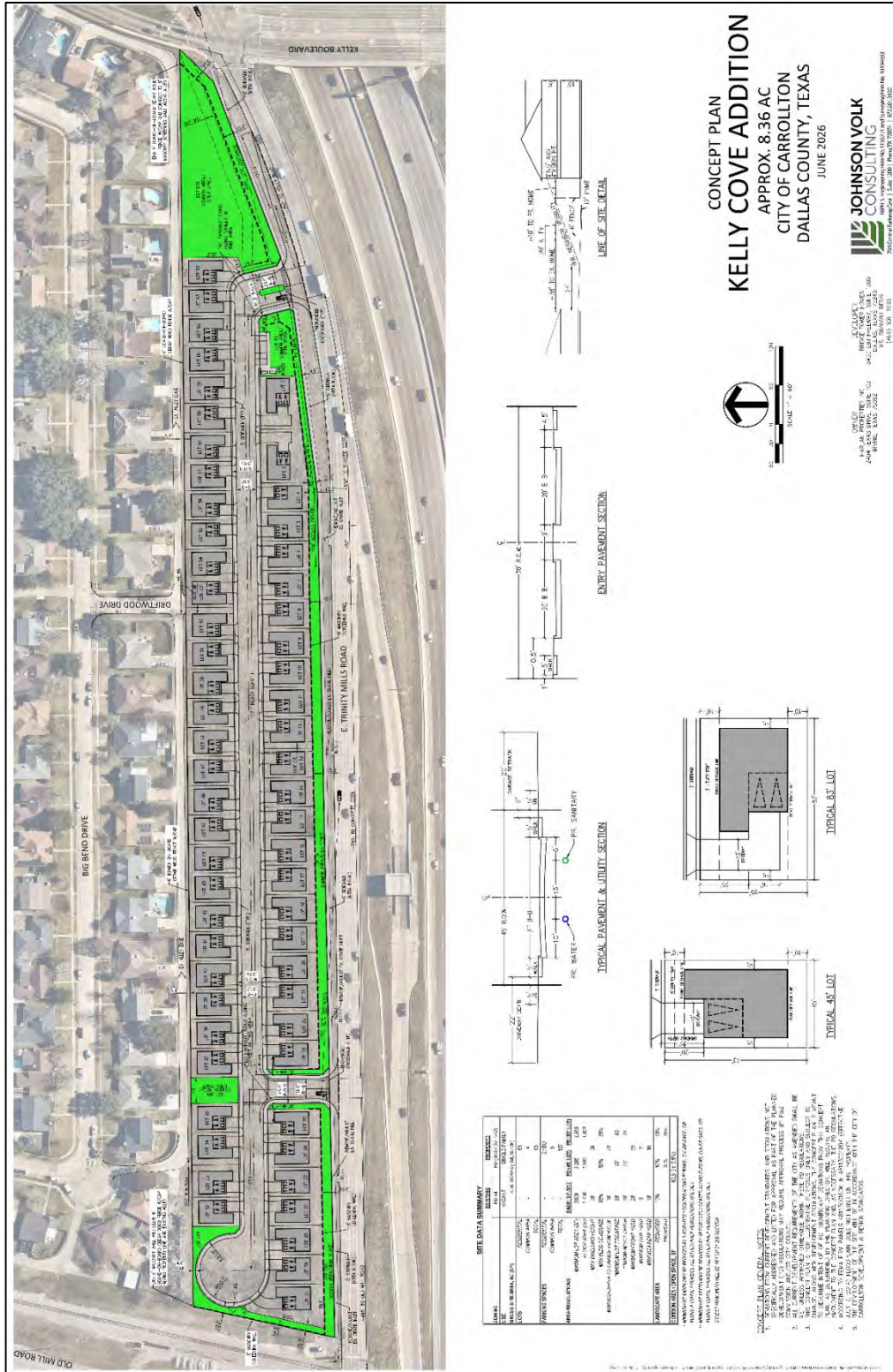


EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (1 OF 9)



CONCEPTUAL IMAGERY OF 45' WIDE LOT
(MODERN PRAIRE STYLE)



REAR ELEVATION OF 45' WIDE LOT
(MODERN PRAIRE STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (2 OF 9)



LEFT ELEVATION OF 45' WIDE LOT
(MODERN PRAIRE STYLE)



RIGHT ELEVATION OF 45' WIDE LOT
(MODERN PRAIRE STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (3 OF 9)



CONCEPTUAL IMAGERY OF 45' WIDE LOT
(TRANSITIONAL STYLE)

KELI



REAR ELEVATION OF 45' WIDE LOT
(TRANSITIONAL STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (4 OF 9)



LEFT ELEVATION OF 45' WIDE LOT
(TRANSITIONAL STYLE)



RIGHT ELEVATION OF 45' WIDE LOT
(TRANSITIONAL STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (5 OF 9)



CONCEPTUAL IMAGERY OF 45' WIDE LOT
(FRENCH COUNTRY STYLE)



REAR ELEVATION OF 45' WIDE LOT
(FRENCH COUNTRY STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (6 OF 9)



LEFT SIDE ELEVATION OF 45' WIDE LOT
(FRENCH COUNTRY STYLE)



RIGHT SIDE ELEVATION OF 45' WIDE LOT
(FRENCH COUNTRY STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (7 OF 9)



FRONT ELEVATION OF 83' WIDE LOT
(TRANSITIONAL STYLE)



FRONT ELEVATION OF 83' WIDE LOT
(TRANSITIONAL STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (8 OF 9)



LEFT SIDE ELEVATION OF 83' WIDE LOT
(TRANSITIONAL STYLE)



RIGHT SIDE ELEVATION OF 83' WIDE LOT
(TRANSITIONAL STYLE)

EXHIBIT E
CONCEPTUAL HOME ELEVATIONS (9 OF 9)



FRONT ELEVATION OF 83' WIDE LOT
(TRANSITIONAL STYLE)