

RESULTS SHEET

Date: 08/11/26

Case No./Name: PLZ 2026-079 Kelly Cove (Zoning)

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to amend PD-44 to establish conceptual plans and development standards with the following stipulations:

1. Approval of the Future Land Use Map amendment, changing the land use designation from Office – Low Intensity to Single Family Residential, is required before allowing the proposed zoning in order to be consistent with the Comprehensive Plan.

2. Subsection I

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 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.

3. Subsection II

- a. Development shall be in accordance with the attached Conceptual Landscape Plans, Site Plans 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.
- B. P&Z ACTION** from P&Z meeting: 07/02/26:
Result: **APPROVED** /Vote: 8-1 (Kramer opposed)
- C. CC PUBLIC HEARING / ORDINANCE ACTION** from CC meeting: 08/11/26:
Result: /Vote: