

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

Hold A Public Hearing To Consider A **Resolution Amending The Comprehensive Plan And The Future Land Use Map** To Change An Approximately 8.36-Acre Site Located At 2415 East Trinity Mills Road From Office – Low Intensity To Single-Family Detached Residential. **Case No. PLMA 2026-078 Kelly Cove (Comp Plan)**. Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He said this item is a companion case to the next item on the agenda. He explained that this item is to amend the land use designation. A map of the site was provided. Mr. McCauley stated that because of the unique shape and location of the site, it makes it harder to develop, making it more conducive to residential development than for heavy commercial uses. He added that there were no public comment cards received and staff is recommending approval.

Commissioner Doyle inquired as to why staff believes this is a difficult property to develop. Mr. McCauley responded that it is narrow and long and this was a remnant piece of property when the President George Bush Tollway was being constructed. He also stated that even though it is zoned heavy commercial it is not suited for that type of use since there is residential immediately to the north of this property.

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

Chair Windrow opened the public hearing.

Jacob Bowen, 2232 Big Bend Dr., Carrollton, stated that his home backs up to this property. He said that two-story homes would be too close to his backyard and an invasion of privacy for his family and others. He is opposed to two-story homes in the development as shown and believes single-story would be more appropriate. He stated parkland would be appropriate as well.

Seeing no other speakers come forward, Chair Windrow asked the Commissioner if there were any additional comments, questions or a motion on this case.

- * ***Commissioner Pendleton moved to close the public hearing and approve Case No. PLMA 2026-078 Kelly Cove (Comp Plan); second by Commissioner Foster. The motion was approved with a unanimous vote of 9-0.***