



Planning & Zoning Commission Agenda

City Hall Council Chambers
211 E. Pleasant Run Road
DeSoto, Texas 75115

Chairperson Keith Stone
Vice Chairperson Theo Peugh
Commissioner Preston Gilstrap
Commissioner Coffey Caesar
Commissioner Tonya Brooks
Commissioner Warner Bell
Commissioner Gerry Ravnell

DATE: Tuesday, June 27, 2023

WORK SESSION: 6:00pm Council Chambers

REGULAR SESSION: 7:00pm Council Chambers

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

A. **WORK SESSION AGENDA:**

1. Call to Order
2. Discuss public hearing items.

B. **PLEDGE OF ALLEGIANCE**

C. **REGULAR SESSION - CALL TO ORDER**

D. **CONSENT AGENDA**

Any item may be withdrawn from the consent agenda and acted on separately. Approval of the Consent Agenda authorizes the approval of each item in accordance with Staff Recommendations.

1. **Approval of Minutes**
 - a. 5.23.23 PZ Meeting Minutes

E. **PUBLIC HEARING**

1. Conduct Public Hearing and consider making a recommendation to the City Council on an applicant's request to rezone a 10.29-acre tract of land legally described as being Lots 1A, 1B, 2 and 3 in the Four Acres Addition and generally located at the southwest corner of W. Belt Line Road and S. Elerson Road (100 S. Elerson Rd., 1112 W. Belt Line Road, 1116 W. Belt Line Road) from existing General Retail (GR) to Planned Development (PD) with base zonings of General Retail (GR) and Single-Family Attached (SFA) Residential with deviations in order to allow for a mixed-use (horizontal) development with Single Family Attached Residential (Townhomes) and Retail/Commercial uses. The applicant is Daake Law, LLC and the property owner is DeSoto MBM2, LLC. (Case No. Z-1494-23).
2. Conduct a Public Hearing and consider making a recommendation to the City Council to amend Planned Development No. 145 (PD-145) in order to align with the City of DeSoto's adopted 2023 Nance Farm Master Plan. The applicant and property owner is the City of DeSoto (Case No. Z-1497-23).
3. Conduct a Public Hearing and consider a Specific Use Permit (SUP) request to allow a Restaurant with a Drive Thru on a property zoned General Retail (GR) and legally described as being Lot 4, Block A, The Mark At DeSoto Addition (616 W. Belt Line Road). The applicant is Wier & Associates and the owner is SECBW Partners, LLC. (Case No. Z-1498-23)
4. Conduct Public Hearing and consider request by applicant Chad Adams of Wildwood Development Company (representing property owners Wildwood Development Co. Ltd. and Homestead at Daniel Farms Ltd.) to amend Planned Development-160 (PD-160) in order to: 1) reduce the minimum dwelling unit area from 2,500 sq. ft. to 2,260 sq. ft. for Lot 31, Blk. A in Homestead at Daniel Farms Phase 2 (2009 Flora Lane); and 2) change the lot area requirements for lots within the western section of Tract 9.6 in the Nel A. Survey, Abstract 11 (Preliminary Plat approved as "Homestead at Daniel Farms Phase 3" - 2051 N. Westmoreland Road).

F. **REGULAR AGENDA**

1. Consider a request by applicant Chad Adams (representing developer Wildwood Development Company and property owner Kentsdale Farms 4, Ltd.) to approve amending plats for Lot 3 Block A, Lot 1 Block B, Lot 18 Block B and Lot 1 Block C in the Kentsdale Farm Phase Four Addition with the amending plats being identified as being Lot 3R Block A (Case No. FP-1237-23), Lot 18R Block B (Case No. FP-1238-23), Lot 1R Block B (Case No. FP-1239-23) and Lot 1R Block C (Case No. FP-1240-23).

G. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this notice was posted online on the City's website at www.desototexas.gov and on the bulletin boards located at City Hall located at 211 E. Pleasant Run Road, DeSoto, Texas 75115. This said notice was posted on the following date and time: **06.24.23; 2:00pm**, and remained so posted at least two (2) hours after said meeting was convened.

Juanara Jordan-Williams
Planning Technician

DeSoto Planning and Zoning Commission Meetings are broadcast live in their entirety on DeSoto's City Website www.desototexas.gov Government Access Channel 16 available to Spectrum subscribers and Channel 99 available to AT&T U-verses subscribers on the second and fourth Tuesday of each month at 7:00 p.m. A taped broadcast is aired each day on Channel 16 and Channel 99 at 10:00 a.m., 2:00 p.m., 7:00 p.m., and 11:00 p.m. following the live broadcast. Questions regarding the broadcast schedules or internet viewing should be directed to Kathy Jones, Community Relations Manager, at 972-230-9648. These taped broadcasts are also available to view on the City's website (www.desototexas.gov) at your convenience.