



## Zoning Board of Adjustments Agenda

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

**Chairperson Brandon Lewis**  
**Vice Chairperson LaShonda Burnette**  
**Board Member Brandee Jones**  
**Board Member Lisa Speaks**  
**Board Member Deborah North**  
**Board Member Hope Stevens**  
**Board Member Ivan Jacobs**  
**Board Member Tamara Streeter**

DATE: Tuesday, January 18, 2024

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 all agenda items.

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

C. **PLEDGE OF ALLEGIANCE**

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Any item may be withdrawn from the consent agenda and acted on separately.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. Consider approval of minutes for Zoning Board of Adjustments regular meeting of June 28, 2023.

E. **PUBLIC HEARING**

1. Conduct Public Hearing and consider applicant's request for variance from Section 38 "Off-Street Parking and Loading Requirements", Subsection 38.3C "Nonresidential and MF Districts - Special Off-Street Parking Provisions" of the City's Comprehensive Zoning Ordinance in order to use gravel or flex base material instead of reinforced Portland Cement Concrete for a new outdoor storage equipment area at the recently reconstructed Oncor Lancaster Distribution Center located at 1220 E. Pleasant Run Road, DeSoto, Texas. The property owner is Texas Utilities Electric Company and the applicant is Oncor Electric Delivery. (ZBA Case No. B23-04)
  
2. Conduct Public Hearing and consider applicant's request for variance from Section 38 "Off-Street Parking and Loading Requirements", Subsection 36.6 "Parking Requirements Based On Use", Subsection 34 "Health Club, Health Spa or Exercise Club" of the City's Zoning Ordinance in order for the new occupant (EOS Fitness) to utilize the existing number of parking spaces as approved for the previous tenant (Albertsons Grocery Store) at the existing 56,014 square foot building located at 1300 W. Belt Line Road, DeSoto, Texas. This 4.976-acre tract of land is legally described as being Crystal Creek Ridge Replat, Block H, Lot 1A. The applicant and property owner is BBD DeSoto, LLC.

F. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice was posted online on the City's website at [www.desototexas.gov](http://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: **01.12.2024 / 5:00pm**, and remained so posted at least two (2) hours after said meeting was convened.

---

Trent Carroll  
Planning Technician

DeSoto Planning and Zoning Commission Meetings are broadcast live in their entirety on DeSoto's City Website [www.desototexas.gov](http://www.desototexas.gov) Government Access Channel 16 available to Spectrum subscribers and Channel 99 available to AT&T U-verse 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](http://www.desototexas.gov) ) at your convenience.