	<p>Planning & Zoning Commission Agenda</p> <p>City Hall Council Chambers 211 E. Pleasant Run Road DeSoto, Texas 75115</p>
<p>Chairperson Tanya Brooks Vice Chairperson Gilbert Graim Commissioner Donald Dewberry Commissioner Brian Laurore Commissioner Serita Edwards Commissioner Vickie Alexis Commissioner Mark Jones</p>	<p>DATE: Tuesday, July 14, 2026</p> <p>REGULAR SESSION: 6:00pm Council Chambers</p>
<p><i>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.</i></p>	

A. **PLEDGE OF ALLEGIANCE**

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

C. **CITIZEN APPEARANCES**

The Planning and Zoning Commission invites citizens to address the Commissioners on any topic not already scheduled for Public Hearing. Citizens wishing to speak should complete a "Citizen Comment Card" and return it to the table prior to the meeting. In accordance with the Texas Open Meetings Act, the Planning and Zoning Commission cannot take action on items not listed on the agenda. However, your concerns may be addressed by City Staff, placed on a future agenda, or responded to by some other course. Anyone desiring to speak on an item scheduled for a Public Hearing is requested to hold their comments until the Public Hearing on that item.

C. **DISCUSSION**

1. Discussion of the diagnostic findings for the update to the City's Zoning and Subdivision Ordinance, led by Freese and Nichols, Inc.

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Any item may be withdrawn from the consent agenda and acted on separately.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 the Planning & Zoning Commission's regular meeting of June 23, 2026.

2. Consider making a recommendation to the City Council for the Parks Residential Subdivision preliminary plat creating ten (10) residential lots and four (4) non-residential lots. The property is legally described as being CURTIS PARKS ABST 1124 PG 369 TR 10 ACS 5.695 and addressed as 541 S. Parks Dr., DeSoto, TX 75115. The applicant is Luke Caraway, PE of Viewpoint Land Solutions and the owner is TX H&H Construction, Inc. (**Case #PP-356-26**)

E. **PUBLIC HEARING**

1. Conduct a public hearing and consider making a recommendation for an Ordinance granting a Specific Use Permit (SUP) to allow for the construction and operation of a Minor Automobile Repair Shop on property located at 1027 E. Belt Line Road, DeSoto, Texas. The site is legally described as CRESTVIEW BLK A TR 8 ACS 0.809 and is currently zoned as General Retail (GR). The property is located at the West intersection of Crestwood Drive and E. Belt Line Road and consists of approximately 0.809 acres. The applicant is Yazen Elhamad of White Dove Capital, and the property owner is Ghanim Family Rel Estate LLC. (**Zoning Case No.: Z-1545-26**)

F. **ITEMS OF COMMUNITY INTEREST**

Discussion will be limited to the following pursuant to Gov't Code 551.0415: (1) Expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) a recognition of an individual; (4) a reminder about an upcoming Planning & Zoning events; (5) announcements involving an imminent threat to public health and safety.

G. **CITY COUNCIL LIAISON ANNOUNCEMENTS & UPDATES**

H. **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: **07.01.2026; 12:00pm**, and remained so posted at least two (2) hours after said meeting was convened.

DeSoto Planning and Zoning Commission Meetings are broadcast live in their entirety on DeSoto's City Website www.desototexas.gov and our Facebook page on the second and fourth Tuesdays of each month at 6:00 p.m. Questions regarding the broadcast schedules or internet viewing should be directed to the City of DeSoto at 972-230-9600. These taped broadcasts are also available to view on the City's website (www.desototexas.gov) at your convenience.

Planning and Zoning Commission Meeting

D. 1. a.

Meeting Date: 07/14/2026

Submitted For: Cambria Jordan, Planning and Zoning Manager
Phone: 972-230-9624

Contact: Cambria Jordan, Planning and Zoning Manager
Phone: 972-230-9624

AGENDA ITEM:

Consider approval of minutes for the Planning & Zoning Commission's regular meeting of June 23, 2026.

Attachments

6.23.2023 P&Z Meeting Minutes - DRAFT.



PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING
TOWN CENTER - COUNCIL CHAMBERS
Tuesday, JUNE 23, 2026

Present: Chairperson Tanya Brooks
Vice Chairperson Gilbert Graim
Commissioner Donald Dewberry
Commissioner Brian Laureore
Commissioner Serita Edwards
Commissioner Vickie Alexis
Commissioner Mark Jones

Staff Present: Cambria Jordan, Planning & Zoning Manager
Srushti Patel, City Planner
Jacqueline Culton, Assistant Director of Development Services

A. **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance led by Commissioner Serita Edwards

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

The Regular Session was called to order at 6:01pm by Chairperson Tanya Brooks.

C. **CITIZEN APPEARANCES**

The Planning and Zoning Commission invites citizens to address the Commissioners on any topic not already scheduled for Public Hearing. Citizens wishing to speak should complete a "Citizen Comment Card" and return it to the table prior to the meeting. In accordance with the Texas Open Meetings Act, the Planning and Zoning Commission cannot take action on items not listed on the agenda. However, your concerns may be addressed by City Staff, placed on a future agenda, or responded to by some other course. Anyone desiring to speak on an item scheduled for a Public Hearing is requested to hold their comments until the Public Hearing on that item.

No Citizen Appearances.

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 the Planning & Zoning Commission Regular Meeting of April 28, 2026
- b. Consider approval of minutes for the Planning & Zoning Commission Regular Meeting of May 12, 2026

Motion by Vice Chairperson Gilbert Graim, with second by Commissioner Mark Jones to approve the minutes as presented. The motion passed 7-0.

AYE: Chairperson Tanya Brooks
Vice Chairperson Gilbert Graim
Commissioner Donald Dewberry
Commissioner Brian Laurore
Commissioner Serita Edwards
Commissioner Vickie Alexis
Commissioner Mark Jones

E. **PUBLIC HEARING**

1. Conduct a public hearing and consider an ordinance establishing new Planned Development 202 (PD-202), which proposes a base zoning district of Multiple Family (MF) with deviations to allow for the construction of a new subdivision on property located at 214, 300, and 300 N. Westmoreland Rd., DeSoto, Texas. The site is legally described as ZEBEDEE HEATH ABST 562 PG 666 TR 27 (8.427 acres), TR 9 (11.3791 acres), TR 7, and TR 4, and consists of approximately 24.274 acres. The property is located north of W. Belt Line Road, along the east side of N. Westmoreland Road, west of S. Nursery Road, and adjacent to the existing residential subdivision along Olympia Street, Glacier Street, and Shasta Drive. The applicant is Josh Eadie, and the property owner is Equity Trust Company. (**Zoning Case No.: Z-1548-26**)

Planning & Zoning Manager Cambria Jordan, on behalf of the applicant, Josh Eadie, requested that the case be tabled to the July 28, 2026, regular Planning and Zoning Commission meeting to allow additional time for completion of the drainage and detention review and Traffic Impact Analysis (TIA).

Motion by Vice Chairperson Gilbert Graim, with second by Commissioner Mark Jones to table the case to the July 28, 2026, regular Planning and Zoning Commission meeting. The motion passed 7-0.

AYE: Chairperson Tanya Brooks
Vice Chairperson Gilbert Graim
Commissioner Donald Dewberry
Commissioner Brian Laurore
Commissioner Serita Edwards
Commissioner Vickie Alexis
Commissioner Mark Jones

F. **ITEMS OF COMMUNITY INTEREST**

Discussion will be limited to the following pursuant to Gov't Code 551.0415: (1) Expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) a recognition of an individual; (4) a reminder about an upcoming Planning & Zoning events; (5) announcements involving an imminent threat to the public health and safety.

No items of Community Interest.

G. **COUNCIL LIAISON ANNOUNCEMENTS & UPDATES**

No Council Liaison announcements or updates.

H. **ADJOURNMENT**

Motion by Vice Chairperson Gilbert Graim, with second by Commissioner Serita Edwards to adjourn the meeting at 6:08pm. The motion passed 7-0.

AYE: Chairperson Tanya Brooks
Vice Chairperson Gilbert Graim
Commissioner Donald Dewberry
Commissioner Brian Laurore
Commissioner Serita Edwards
Commissioner Vickie Alexis
Commissioner Mark Jones

Tanya Brooks
Chairperson, Planning & Zoning Commission

Cambria Jordan
Planning & Zoning Manager

Date

Planning and Zoning Commission Meeting

E. 1.

Meeting Date: 07/14/2026
Contact: Cambria Jordan, Planning and Zoning Manager
Phone: 972-230-9624
File Number: Z-1545-26
Date Filed: 02/09/2026
Location: 1027 E. Belt Line Rd.
Size of Request: 0.809 ac
Number of Lots: 1
Current Zoning: General Retail (GR)
Applicant: Yazen Elhamad
Owner: Ghanim Family Rel Estate LLC.

AGENDA ITEM:

Conduct a public hearing and consider making a recommendation for an Ordinance granting a Specific Use Permit (SUP) to allow for the construction and operation of a Minor Automobile Repair Shop on property located at 1027 E. Belt Line Road, DeSoto, Texas. The site is legally described as CRESTVIEW BLK A TR 8 ACS 0.809 and is currently zoned as General Retail (GR). The property is located at the West intersection of Crestwood Drive and E. Belt Line Road and consists of approximately 0.809 acres. The applicant is Yazen Elhamad of White Dove Capital, and the property owner is Ghanim Family Rel Estate LLC. (**Zoning Case No.: Z-1545-26**)

SUMMARY:

1. Location and Size

The property is located at the West intersection of Crestwood Drive and E. Belt Line Road, addressed as 1027 E. Belt Line Rd. and consists of approximately 0.809 acres.

2. Current Zoning

The subject site is currently zoned General Retail (GR). Within the GR zoning district, a minor automobile repair shop is permitted only with approval of a Specific Use Permit (SUP).

3. Adjacent Zoning and Land Uses

This 0.809-acre tract of land is currently undeveloped. The existing zoning for the surrounding properties is shown below:

Direction	Zoning	Existing Use
North	Single Family 9,000 (SF-9)	Single-Family Residential
South	Single Family 9,000 (SF-9)	Single-Family Residential
East	General Retail	Undeveloped Land

West	Two-Family Residential(2F)	Two-Family Residential
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4. Comprehensive Plan Compatibility

The 2024 Comprehensive Plan's Future Land Use Plan designates this area as Medium Density Residential. Medium Density Residential areas are primarily made up of single-family attached homes. This category includes housing types such as townhomes, duplexes, triplexes, and fourplexes. The intended residential density for this land use category ranges from five to eight dwelling units per acre.

The proposed Specific Use Permit (SUP) to allow the construction and operation of a Minor Automobile Repair Shop is not consistent with the Medium Density Residential designation. This designation is intended to accommodate residential development, particularly duplexes and other single-family attached housing types, rather than commercial uses such as automobile repair facilities.

5. Thoroughfare Plan Conformance

The subject property is accessible from North Crestwood Drive, which connects to E. Belt Line Rd., a six-lane arterial roadway identified in the 2024 Master Thoroughfare Plan. The site also has direct access from E. Belt Line Road.

6. Zoning Request Analysis

The applicant requests a Specific Use Permit (SUP) to allow the construction and operation of a minor automobile repair shop. The subject property is zoned General Retail (GR), and within the GR zoning district, a minor automobile repair shop is permitted only with approval of an SUP. The 2024 Comprehensive Plan designates this area as Medium Density Residential, which encourages a variety of single-family attached housing types such as townhomes, duplexes, triplexes, and fourplexes with a target density of five to eight dwelling units per acre.

The requested SUP to allow the construction and operation of a minor automobile repair shop does not align with this designation, nor does it contribute to a balanced housing mix that accommodates both new and existing residents.

Additionally, the surrounding zoning and land uses are predominantly residential in character. Properties in the immediate vicinity consist primarily of established residential neighborhoods, reflecting a consistent development pattern intended to preserve neighborhood stability and compatibility. Introducing a minor automobile repair shop in this location would represent a departure from the existing residential context and could create potential land use conflicts related to noise, traffic, and operational impacts.

There is an existing Auto Painting or Body Rebuilding Shop located two parcels west of the subject site at 1015 E. Belt Line Road. Although this use is similar in nature to the proposed Minor Automobile Repair Shop, Auto Painting or Body Rebuilding Shops are not permitted within the General Retail (GR) zoning district under the current use chart. The Auto Painting or Body Rebuilding Shop business was established in 1980, prior to the adoption of the City's use chart regulations, and is therefore classified as a legal nonconforming use. As such, its presence does not establish a precedent for permitting additional automotive-related uses in the area.

Furthermore, the Comprehensive Plan emphasizes the importance of maintaining cohesive residential areas and protecting neighborhood character. The proposed commercial automotive use does not support the long-term vision for residential growth in this area and would not advance the Plan's goals of fostering compatible and context-sensitive development.

PUBLICATION REQUIREMENTS:

Notices were mailed to all property owners within 200 feet and 201–400 feet of the property proposed for the Specific Use Permit(SUP). A "Notice of Public Hearing" was also published in the local Daily Commercial Record as required by both the Texas Local Government Code and the City of DeSoto's Zoning Ordinance.

As of the date of publication of this report, no letters in support of or in opposition to the request had been received from property owners within the 200-or 201–400-foot radius.

The public hearing notice for the July 14, 2026, Planning and Zoning Commission meeting and the August 4, 2026, City Council meeting was published in the City's newspaper of general circulation, The Daily Commercial Record, on Wednesday, June 24, 2026.

RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission provide a recommendation of denial to the DeSoto City Council for an ordinance approving a Specific Use Permit (SUP) to allow the construction and operation of a minor automobile repair shop at the property located at 1027 E. Belt Line Rd., which is currently zoned as General Retail (GR).

COUNCIL ACTION

Agenda Item (Admin Only)

Conduct a public hearing and consider making a recommendation for an Ordinance granting a Specific Use Permit (SUP) to allow for the construction and operation of a Minor Automobile Repair Shop on property located at 1027 E. Belt Line Road, DeSoto, Texas. The site is legally described as CRESTVIEW BLK A TR 8 ACS 0.809 and is currently zoned as General Retail (GR). The property is located at the West intersection of Crestwood Drive and E. Belt Line Road and consists of approximately 0.809 acres. The applicant is Yazen Elhamad of White Dove Capital, and the property owner is Ghanim Family Rel Estate LLC. (**Zoning Case No.: Z-1545-26**)

Attachments

- Ordinance SUP-318
- Aerial Map
- Vicinity Map
- Zoning Map
- Site Plan
- Landscape Plan
- Elevation Plans

Future Land Use Map
2024 MASTER THOROUGHFARE PLAN - 1027 E. BELT LINE RD.
Presentation

ORDINANCE

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF DESOTO, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING BY GRANTING SPECIFIC USE PERMIT NO. 318 (SUP-318) TO ALLOW FOR AN APPROXIMATELY 0.809± ACRE (35,250 SQ. FT.) TRACT OF LAND SITUATED IN THE VALENTINE WAMPLER SURVEY, ABSTRACT NO. 1546, CITY OF DESOTO, DALLAS COUNTY, TEXAS (COMMONLY KNOWN AS 1027 E. BELTLINE ROAD), PRESENTLY ZONED AS GENERAL RETAIL DISTRICT (GR) TO BE USED FOR AUTO REPAIR, MINOR USE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission of the City of DeSoto, Texas, and the governing body of the City of DeSoto in compliance with the laws of the State of Texas and the Ordinances of the City of DeSoto, have given requisite notice of publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion, the City Council has concluded that the Comprehensive Zoning Ordinance and Map should be amended.

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of DeSoto, Texas, duly passed by the governing body of the City of DeSoto on the 19th day of August 1997, as heretofore amended (collectively, the "Zoning Ordinance"), be further amended by granting Specific Use Permit No. 318 (SUP-318) to allow for an approximately 0.809± acre (35,250 sq. ft.) tract of land situated in the Valentine Wampler Survey, Abstract No. 1546, City of DeSoto, Dallas County, Texas (commonly known as 1027 E. Beltline Road), and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made part hereof for all purposes (the "Property"), which is presently zoned as General Retail District (GR) to be used for *Auto Repair, Minor* use.

SECTION 2. The Property shall be used only in the manner and for the purposes provided for in the Zoning Ordinance, as heretofore amended, and as amended herein, with respect to property located in General Retail District (GR), and if developed and used with a *Auto Repair, Minor* use, shall be subject to the following conditions:

(1) The Property shall be developed substantially in accordance with the Site Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Site Plan”).

SECTION 3. That to the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of DeSoto governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

SECTION 4. That all provisions of the Ordinances of the City of DeSoto, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City of DeSoto, Texas, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. An offense committed before the effective date of this Ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of DeSoto, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provides.

IT IS ACCORDINGLY SO ORDAINED.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
DESOTO, TEXAS, THE 4TH DAY OF AUGUST, 2026.**

APPROVED:

Rachel L. Proctor, Mayor

ATTEST:

Sofine Lewis-Aubrey, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

STATE OF TEXAS:
COUNTY OF DALLAS:

Being all that certain lot, tract or parcel of land situated in the VALENTINE WAMPLER SURVEY, Abstract No. 1546, being a portion of land out of the Crestview Addition, recorded in Volume 72073, Page 357, Map Records of Dallas County, Texas (M.R.D.C.T.) same tract of land as described in deed to Marc Hayes, recorded under Instrument No. 201900176151, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the North line of East Beltline Road, at the Southeast corner of a tract of land as described in deed to Marc T. Hayes, recorded under Instrument No. 1459425, (O.P.R.D.C.T.) at the Southwest corner of said Marc Hayes tract (201900176151);

THENCE, North 00 degrees 04 minutes 09 seconds East, a distance of 150.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set in the Northeast corner of said Marc T. Hayes tract (1459425);

THENCE, North 89 degrees 47 minutes 00 seconds West, a distance of 125.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set in the East line of a tract of land as described in deed to D & N Escobar Group LTD Co., recorded under Instrument No. 202300016808, (O.P.R.D.C.T.), at the Northwest corner of said Marc T. Hayes tract (1459425);

THENCE, North 00 degrees 04 minutes 09 seconds East, a distance of 25.00 feet to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set in the South line of a 25 foot alley, at the Northeast corner of said D & N Escobar Group LTD Co. tract;

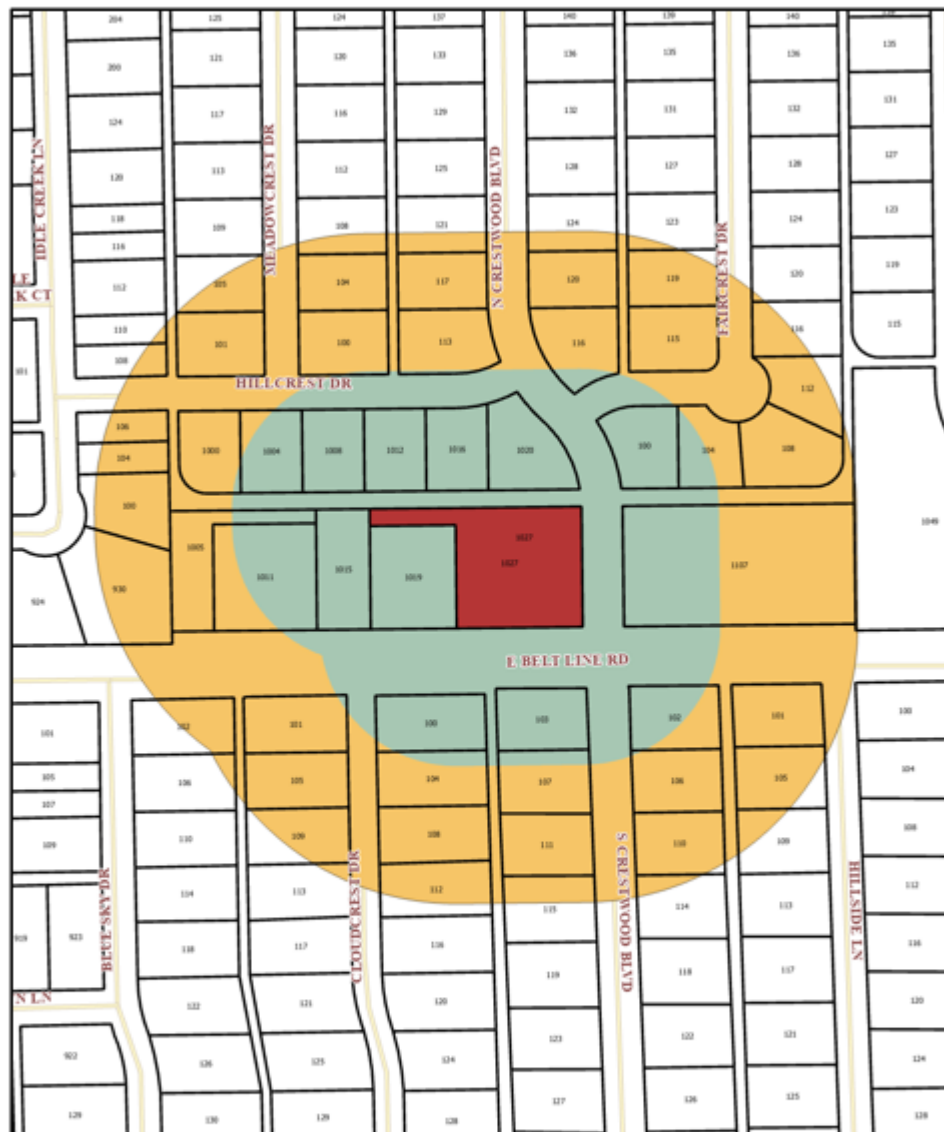
THENCE, South 89 degrees 47 minutes 00 seconds East, a distance of 308.52 feet to a "X" set for corner in the intersection of the South line of said 25 foot alley and the West line of Crestwood Blvd.;

THENCE South 00 degrees 04 minutes 09 seconds West, a distance of 175.00 feet to a 1/2 inch yellow-capped iron rod set stamped "BURNS SURVEYING" for corner in the intersection of Crestwood Blvd. and East Beltline Road;

THENCE, North 89 degrees 47 minutes 00 seconds West, a distance of 183.52 feet to the PLACE OF BEGINNING and containing a total of 35,240 square feet or 0.809 of an acre of land.

CITY OF DESOTO

ZONING CASE Z-1545-26



Subject Site



200 feet area

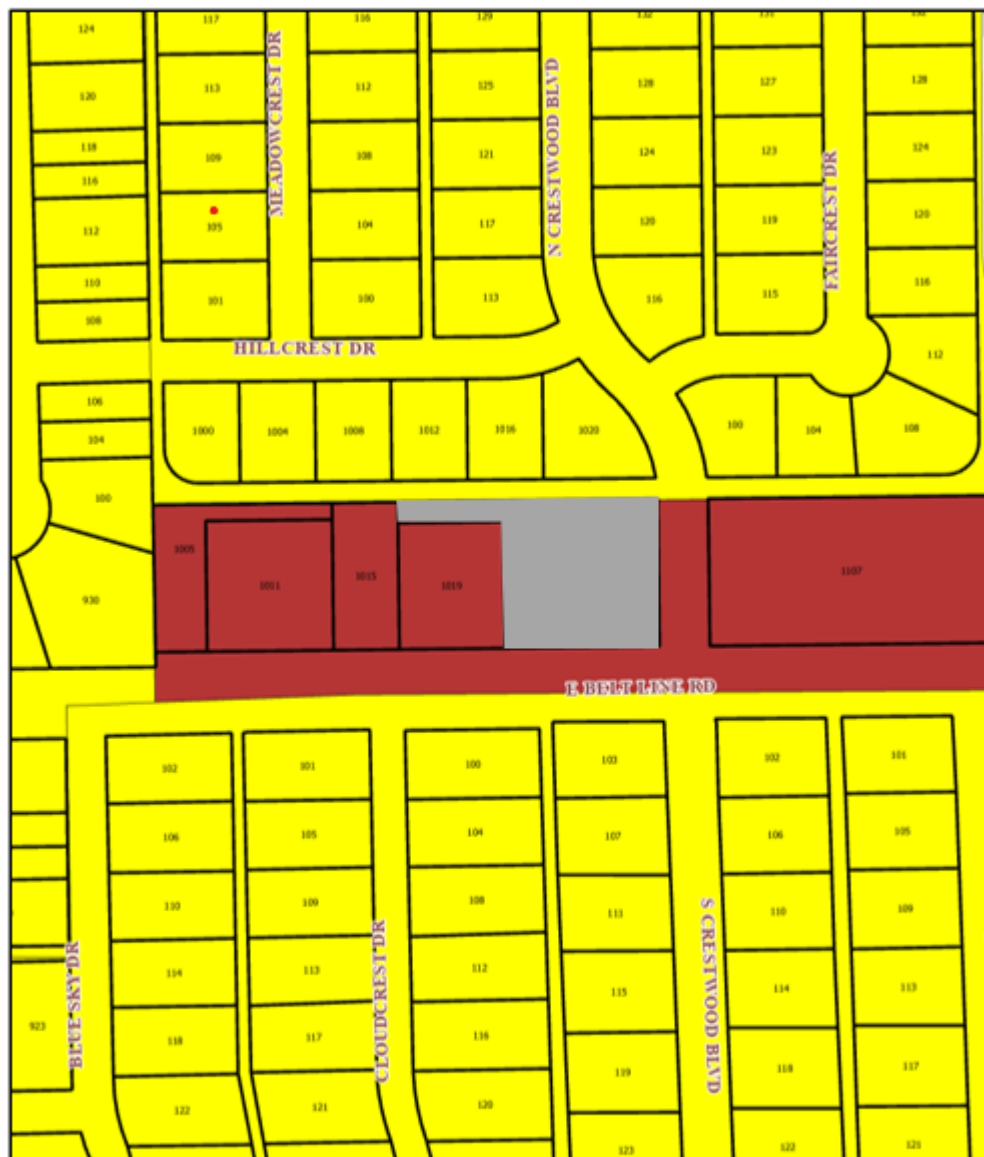


201-400 feet area



CITY OF DESOTO

ZONING CASE Z-1545-26



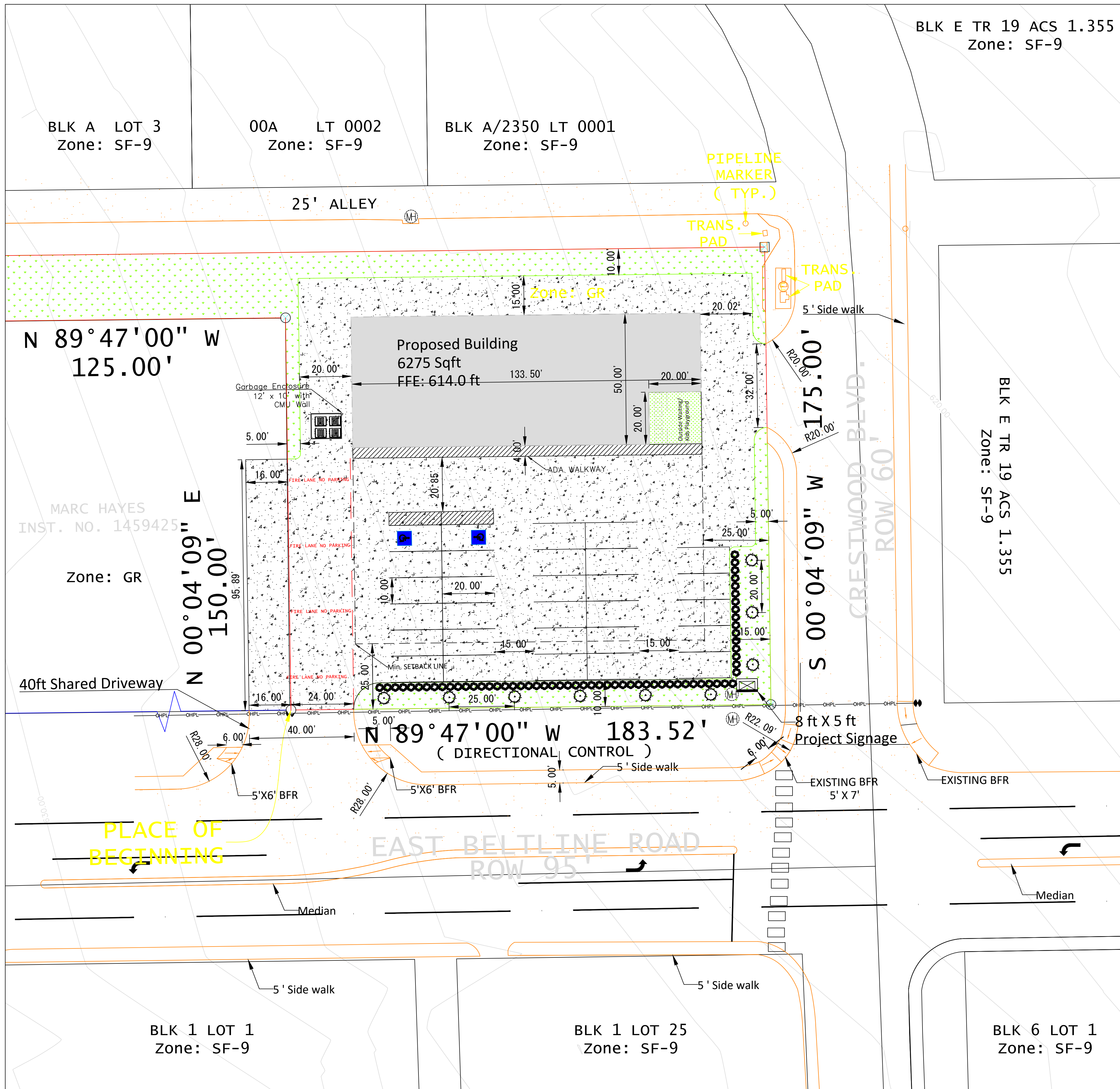
Subject Site



Residential



General Retail (GR)



LEGEND

- LOT BORDER
- ROOF
- GRASS
- CONCRETE PAVEMENT

PROJECT SCOPE:

- 6,275 SQ. FT. STORAGE FACILITY
- 26,953 SQ. FT. OF NEW HARD SURFACES

Legal Description:	CRESTVIEW BLK A TR 8 ACS 0.809 INT201900176151 DD07032019 CO-DC 0235000100800 5CS02350001
Zoning District:	GR-General Retail
Proposed Use:	Commercial Use
Lot Size:	35,240.4 Sqft
Building Sqft :	6275
Building height:	24
Required Parking Spaces:	21 (Auto Repair 3:Service bay , 1: Employee)
Proposed Parking Spaces:	29 (15 for service bay + 6 Employees)
Req. Handicapped Parking Spaces:	26-50 Total Spaces: 2 accessible spaces
Prop. Handicapped Parking Spaces:	2 accessible spaces
Lot coverage (max 50%):	17.8%

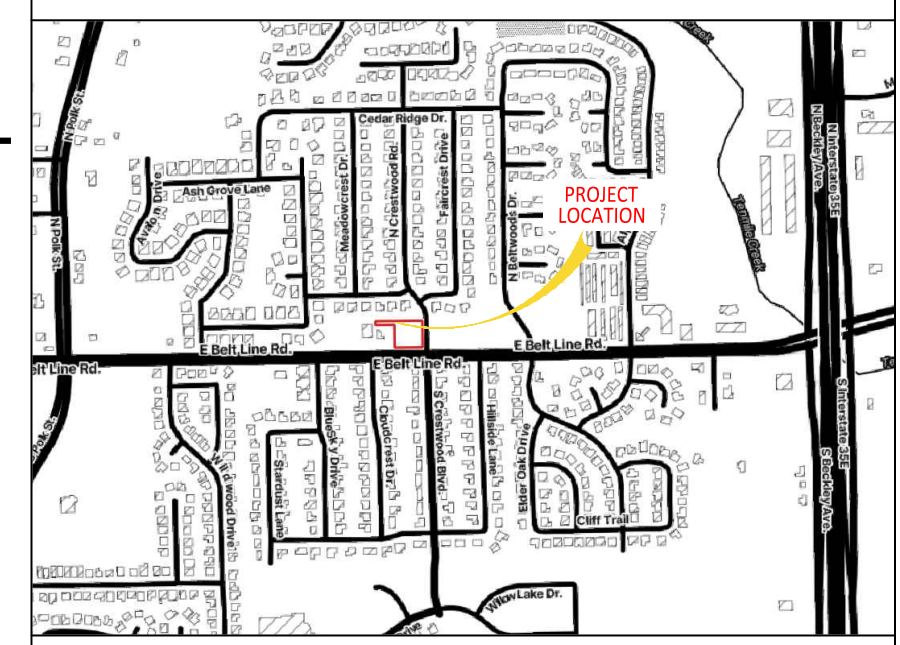
Development requirements	Site Situation	
Lot Dimensions		
Minimum Lot Area	40000 SQFT	35240.4 SQFT
Minimum lot width:	200 FT	183.5 FT
Minimum lot depth:	200 FT	175 FT
Yard Setback Dimensions		
Minimum Front Yard Setback (South)	25 FT	100.5 FT ✓
Minimum Front Yard Setback (East)	25 FT	25 FT ✓
Minimum Rear Yard Setback	25 FT	25 FT ✓
Structure Height		
Max. Height (feet/stories)	2 STORIES	1 ST. ✓
Building Area Coverage		
Maximum Building Area Coverage	40%	17.8 % ✓

HARD SURFACES		
NEW	6275(ROOF)+ 20678(PARKWAY)	76.48%
NET	26953	76.48%

FLOOD CERTIFICATE

ACCORDING TO COMMUNITY PANEL NUMBER 48309C0380, DATED DECEMBER 20, 2019, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOOD SCAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR

CITY OF DESOTO

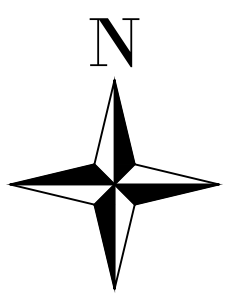


Site Plan

**1027 E Belt Line Rd Desoto, TX 75115
CRESTVIEW BLK A TR 8 ACS 0.809**

SUBMITTALS

Date	REV #
26-01-2026	1
18-03-2026	2
24-03-2026	3
03-04-2026	4
29-04-2026	5
29-05-2026	6



LOCATION: 1027 E Belt Line Rd DeSoto, TX 75115, USA

COUNTY: DALLAS, TEXAS

PROJECT NAME: CITY OF DESOTO - 1027 E Belt Line Rd

PURPOSE: NEW BUILDING PERMIT.

APPLICATION BY:
GHANIM FAMILY REAL ESTATE LLC 3300 LADERA DR, BEDFORD, TX 76021
+1 (817) 808-3742

ENGINEER:
AMMAR ELHAMAD, PE 2225 E Randol Mill Rd STE 519 Arlington, TX 76011
6825582646

REVISION: 6

DATE: MAY 29th ,2026

APPROVED BY:

SCALE 1" : 20'

LEGEND

- LOT BORDER
- ROOF
- GRASS
- CONCRETE PAVEMENT

PLANT SCHEDULE

SMALL TREES	BOTANICAL/COMMON NAME	SIZE	CAL	HEIGHT	SPACING	QTY
	CERIS CANADENSIS REDBUD	CONT.	3.0" CAL.	6'-8"	25'-0"	9

GROUND COVERS	BOTANICAL/COMMON NAME	SIZE	CAL	HEIGHT	SPACING	QTY
	CYNODON DACTYLON COMMON BERMUDA	HYDROSEED				8345 SF

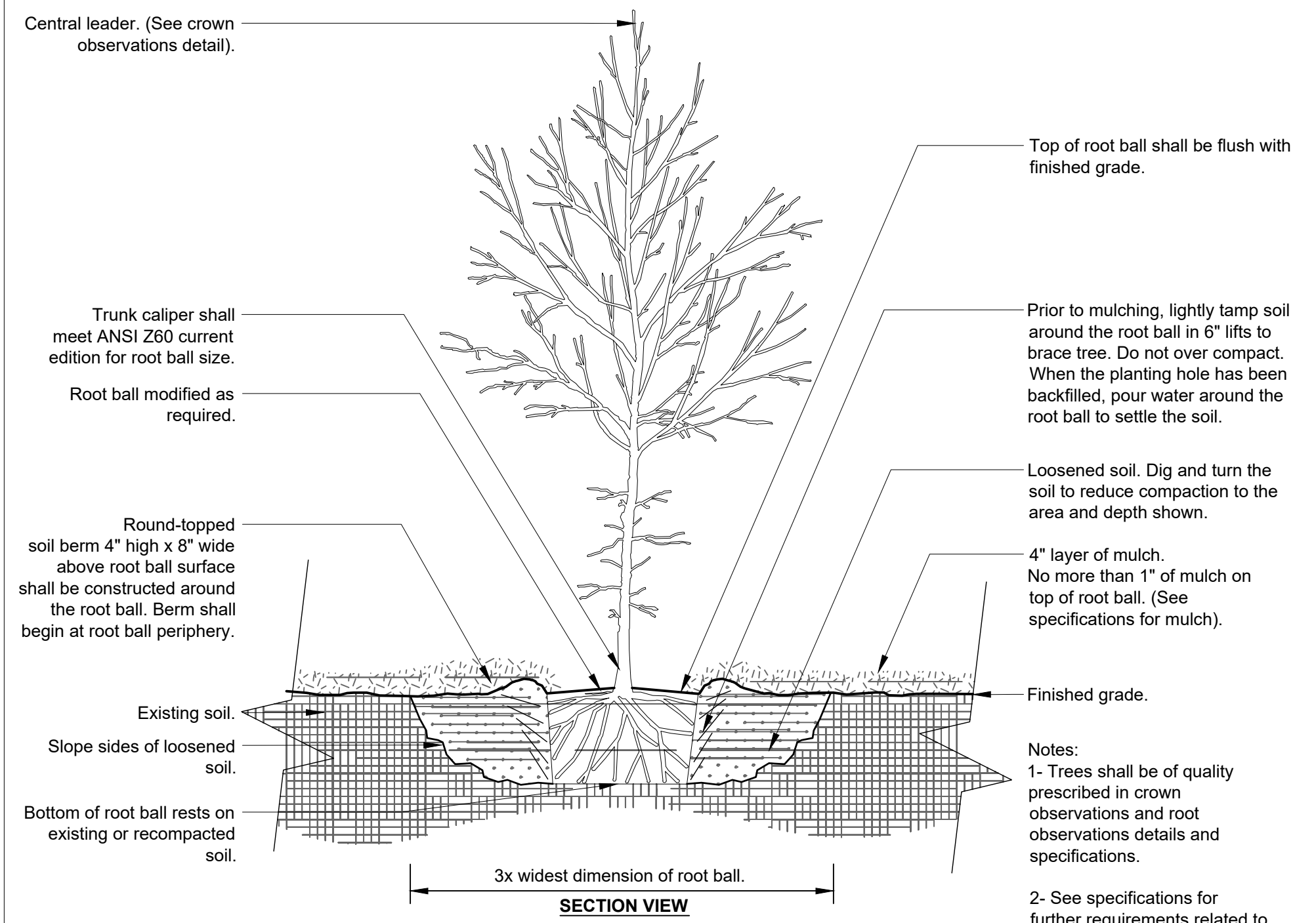
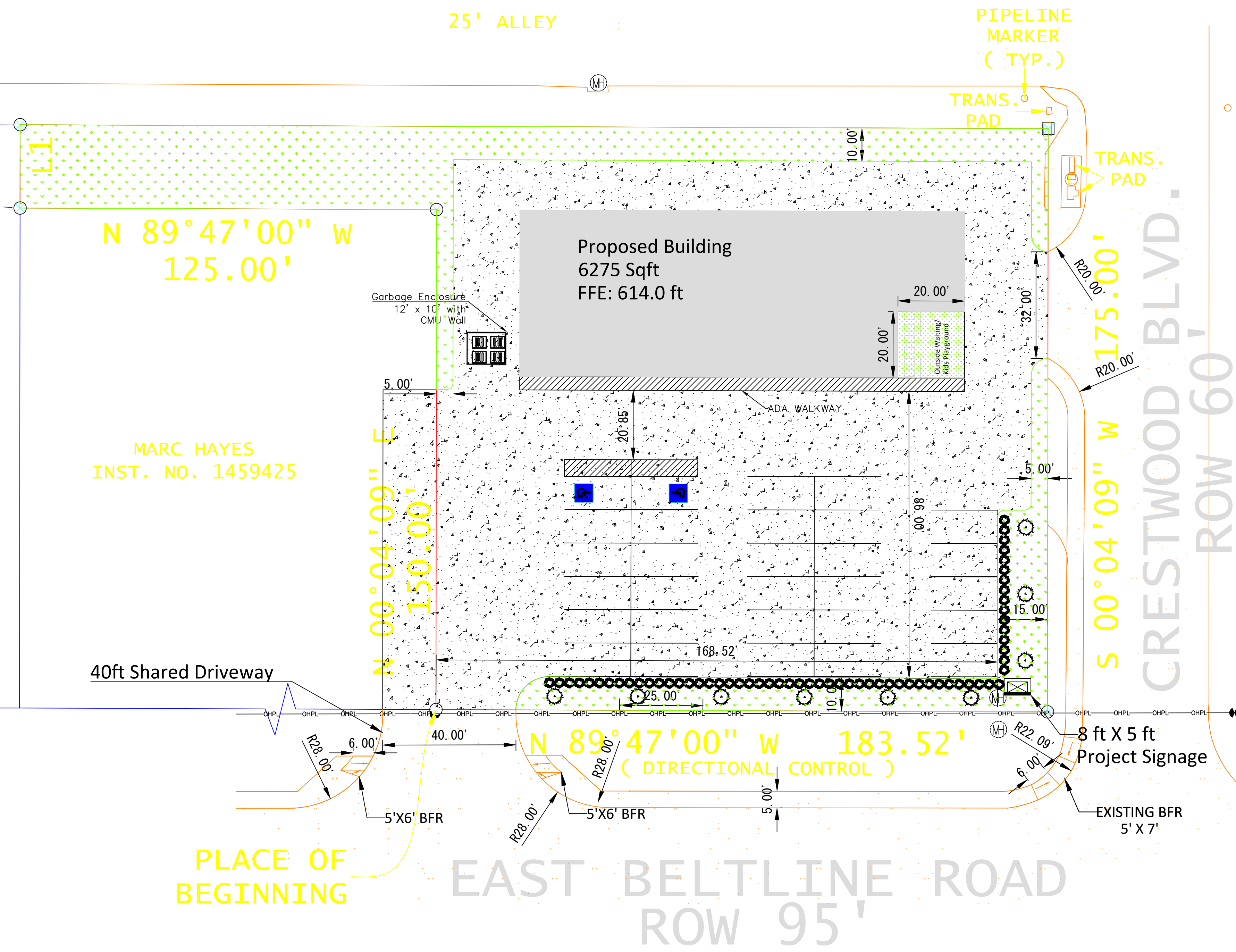
GROUND COVERS	BOTANICAL/COMMON NAME	SIZE	GALLON	HEIGHT	SPACING	QTY
	DWARF YALPON HOLLY ILEX VOMITORIA 'NANA'	CONT.	7 GAL.	3'-5"	3'-0"	62

LANDSCAPE REQUIREMENTS

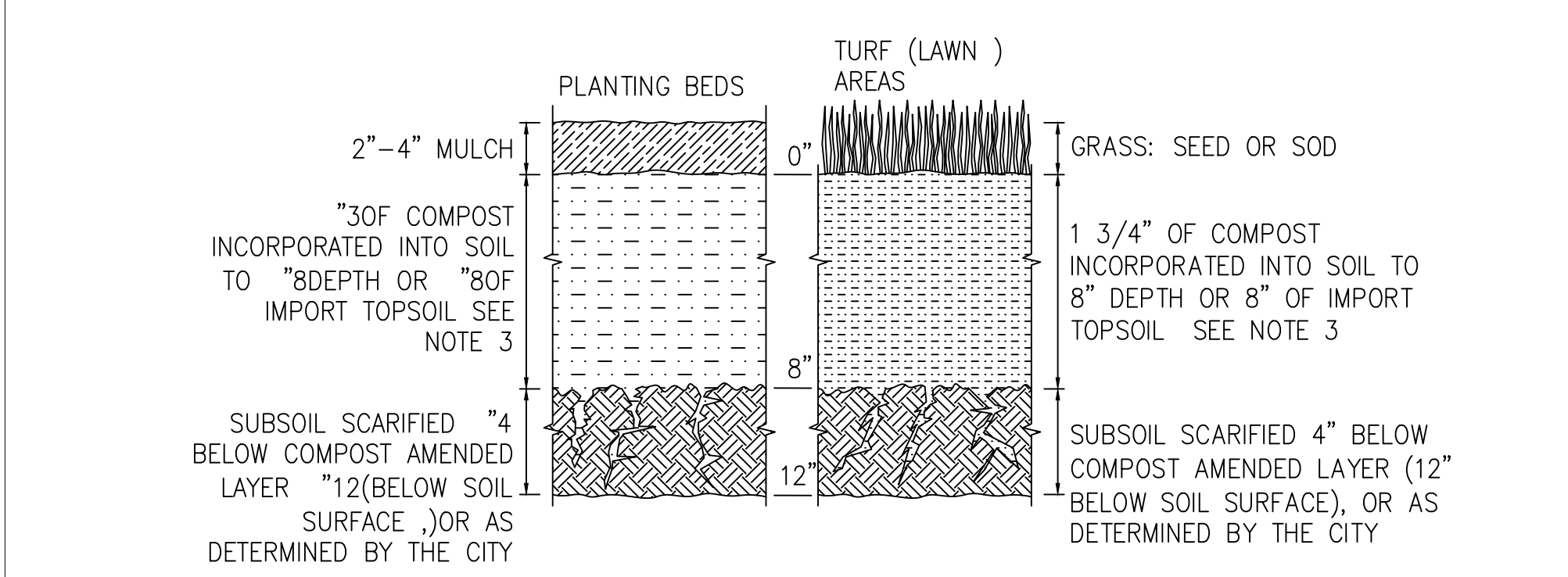
ITEM	MIN. REQUIRED	PROVIDED
1 Site Green Space	15% of the "Street Light" (area between building and front property line) if frontage is < 250 ft. 20% if frontage is > 250 ft.	10% for front yard, 23.68 % for total site
2 Highway Buffer	Minimum 10-foot landscape buffer (interior parkway) required adjacent to the ROW of any major thoroughfare.	10 ft
3 Side/Other Buffers	Minimum 5-foot landscape buffer on all other street frontages.	5 ft
4 Landscape Edge: Street Trees	1 Large Tree per 40 linear feet of street frontage. May be grouped or clustered.	9 Trees Provided Tree Spacing/20-25 ft
South Frontal (East Belt) East Frontal (Crestwood)	(183.5 - 24)/40 = 159.5ft / 40ft = 4 Trees (175.0 - 32)/40 = 143ft / 40ft = 4 Trees	6 Trees, 46 Shrubs 3 Trees, 16 Shrubs
5 Tree Specs (Small)	Minimum 1-inch caliper and 5 feet tall at planting.	3-inch caliper
6 Tree Mitigation	Permit required before civil plans/building permits. Discourages clear-cutting; requires replacement of protected trees.	N/A
7 Facade Masonry	100% Masonry required on all facades in GR districts (excludes doors/windows). Metal is prohibited on vertical facades.	6 ft Masonry enclosure for garbage
8 Overall Site Landscape	15% / 5,286 SF	23.68 % / 8,345 SF
9 Parking Lot Screening	75% of frontal parking lot to be screened with minimum 3ft height evergreen shrubs	
South frontal (East Belt) East frontal (Crestwood)	0.75 * (168.5(total)-24(driveway)) = 108.37 ft 0.75 * (86(total)-20.85(driveway)) = 48.86 ft	135 ft (Shrubs) 50 ft (Shrubs)

NOTES FOR TREE PLANTING:

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
- DIG THE PLANTING HOLE A MINIMUM OF 2X WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
- SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15 % CLAY).
- LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
- AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
- BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
- USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
- ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
- APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
- PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
- REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



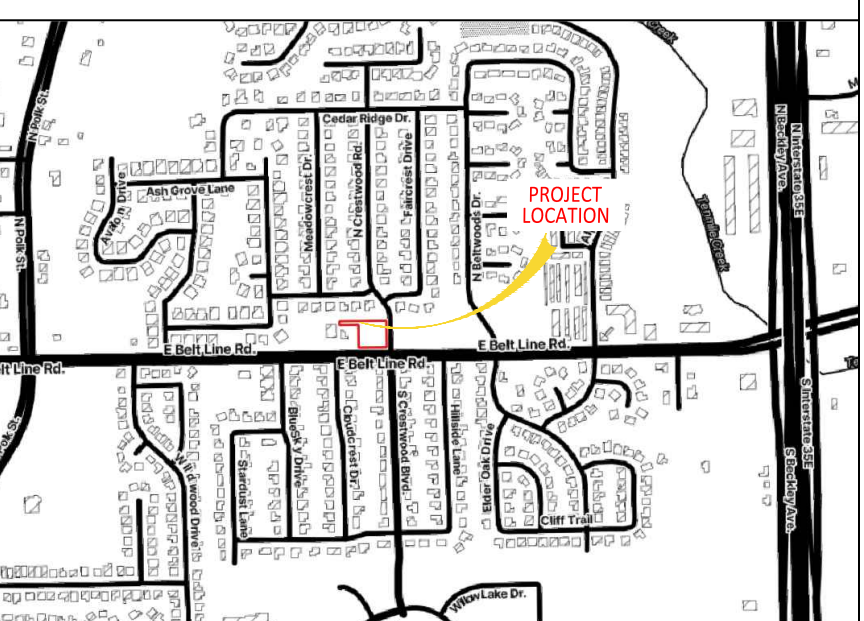
TREE PLANTING



- NOTES:**
- POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY HARD SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
 - SOIL AMENDMENT MUST PASS A 12INCH MINIMUM PROBE TEST.
 - IMPORT TOPSOIL, IF USED, MUST MEET THE REQUIREMENTS OF THE SEATTLE STORMWATER MANUAL, VOL. 1, SECTIONS 5.1.5.1 AND 5.1.5.3

GRASS & SOIL AMENDMENT

CITY OF DESOTO

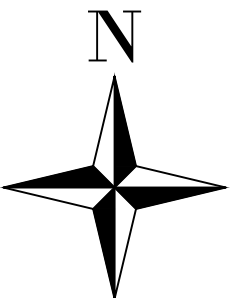


LANDSCAPE Plan

1027 E Belt Line Rd Desoto, TX 75115
CRESTVIEW BLK A TR 8 ACS 0.809

SUBMITTALS

Date	REV #
26-01-2026	1
18-03-2026	2
24-03-2026	3
03-04-2026	4
29-04-2026	5
29-05-2026	6



LOCATION: 1027 E Belt Line Rd DeSoto, TX 75115, USA

COUNTY: DALLAS, TEXAS

PROJECT NAME: CITY OF DESOTO - 1027 E Belt Line Rd

PURPOSE: NEW BUILDING PERMIT.

APPLICATION BY:
GHANIM FAMILY REAL ESTATE LLC 3300 LADERA DR, BEDFORD, TX 76021
+1 (817) 808-3742

ENGINEER:
AMMAR ELHAMAD, PE 2225 E Randol Mill Rd STE 519 Arlington, TX 76011
6825582646

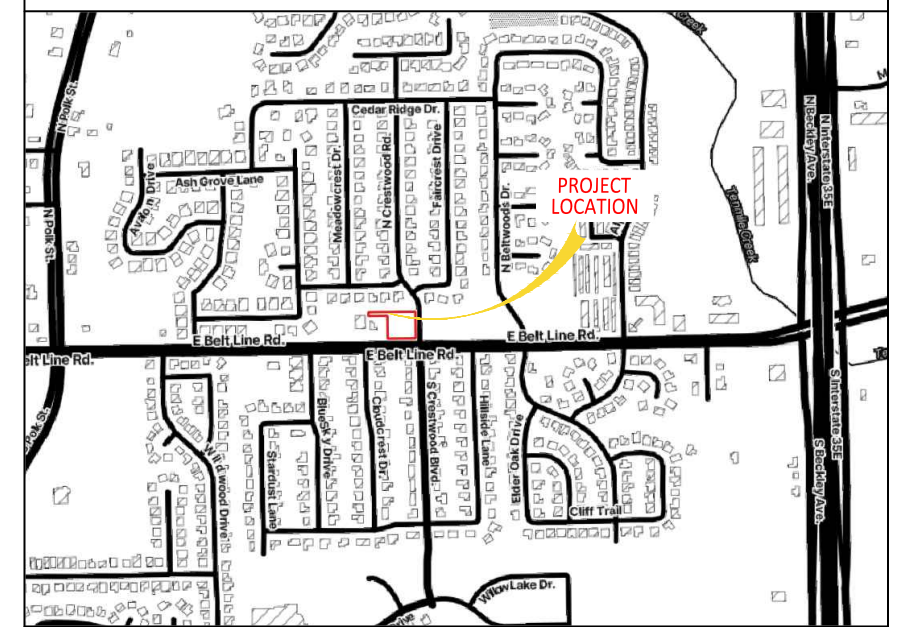
REVISION: 6

DATE: MAY 29th, 2026

APPROVED BY:

SCALE 1" = 20'

CITY OF DESOTO

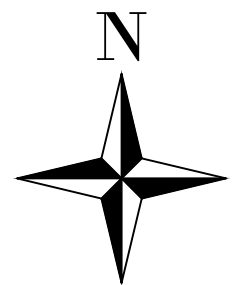


**Building Elevations
EAST**

**1027 E Belt Line Rd Desoto, TX 75115
CRESTVIEW BLK A TR 8 ACS 0.809**

SUBMITTALS

Date	REV #
26-01-2026	1
18-03-2026	2
24-03-2026	3
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**LOCATION: 1027 E Belt Line
Rd DeSoto, TX 75115, USA**

COUNTY: DALLAS, TEXAS

**PROJECT NAME: CITY OF DESOTO -
1027 E Belt Line Rd**

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STE 519 Arlington, TX 76011
6825582646**

REVISION: 6

DATE: MAY 29th ,2026

APPROVED BY:

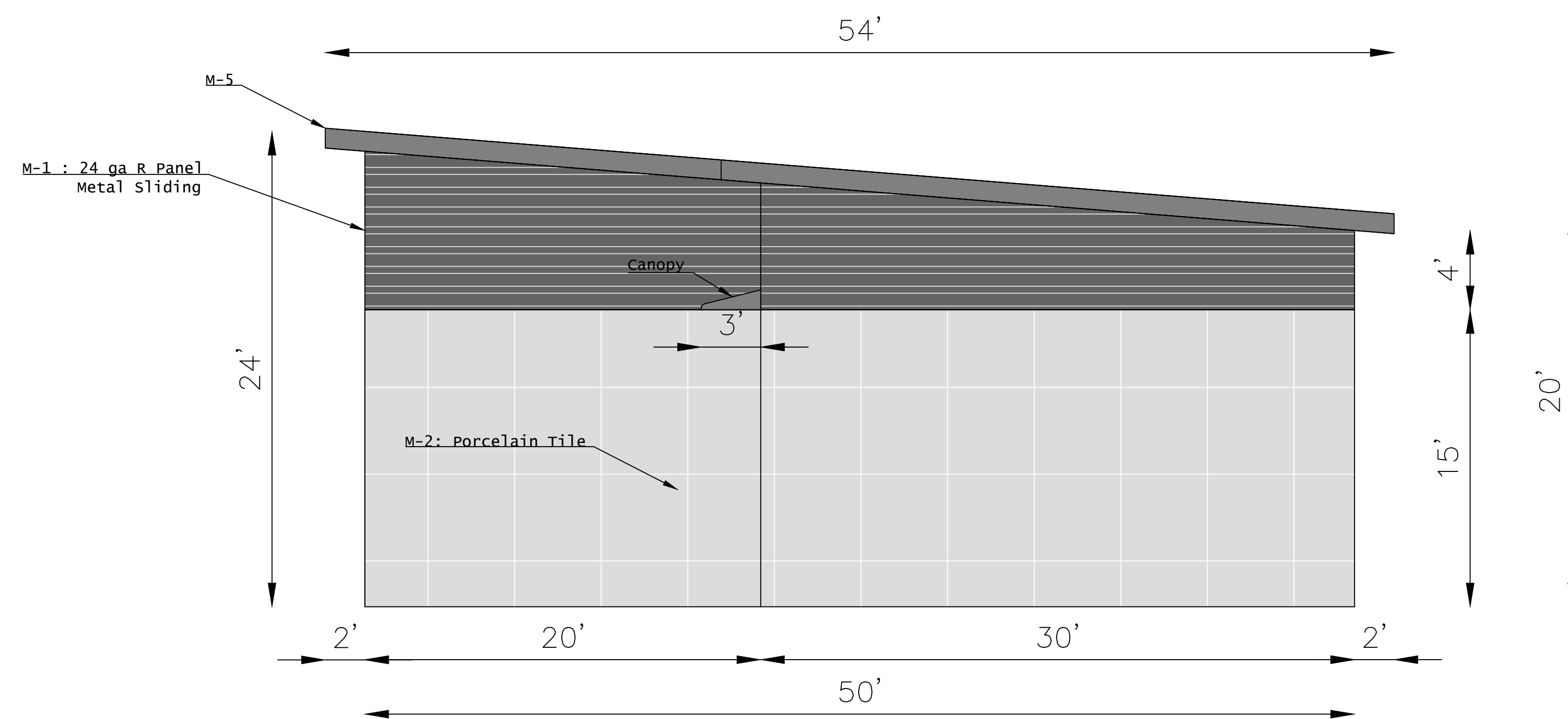
SCALE 1" : 5'

SHEET: 5 of 8

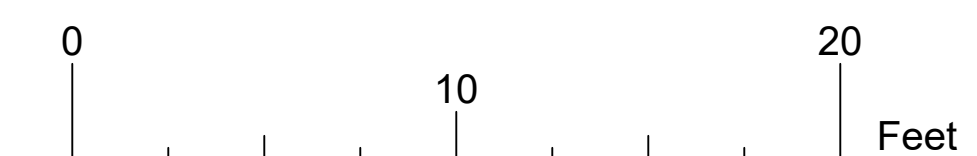
LEGEND

	ROOF
	FACADE
	TILES
	GLASS
	CMU

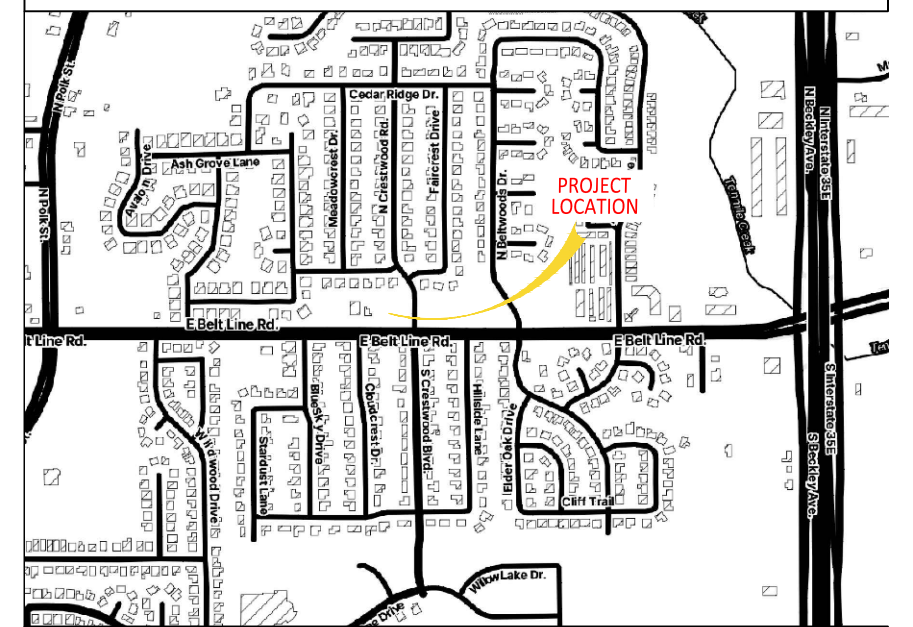
FACADE MATERIALS			
ID	DESCRIPTION	COLOR / FINISH	QUANTITY
M-1	24ga R-Panel Metal Siding	Charcoal Gray -Matte	4,204.5 SF
M-2	Porcelain Tile	Light Gray	2,002.5 SF
M-3	Bay Doors-Roll Coil (12'x 12')	Charcoal Gray	7 Each
M-4	Sign Panels-Plastic Sheet (12'x 3')	Purple	252 SF (7 Panels)
M-5	Sloped Facade Infill (Roof Slope Delta Area)	Match Base Wall System	768 SF



EAST ELEVATION



CITY OF DESOTO

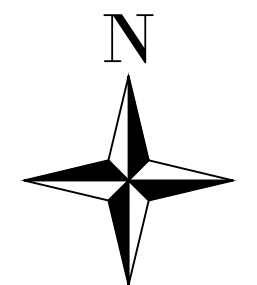


Building Elevations SOUTH

1027 E Belt Line Rd Desoto, TX 75115
CRESTVIEW BLK A TR 8 ACS 0.809

SUBMITTALS

Date	REV #
26-01-2026	1
18-03-2026	2
24-03-2026	3
03-04-2026	4
29-04-2026	5
29-05-2026	6



LOCATION: 1027 E Belt Line Rd DeSoto, TX 75115, USA

COUNTY: DALLAS, TEXAS

PROJECT NAME: CITY OF DESOTO - 1027 E Belt Line Rd

PURPOSE: NEW BUILDING PERMIT.

APPLICATION BY:
GHANIM FAMILY REAL ESTATE LLC 3300 LADERA DR, BEDFORD, TX 76021
+1 (817) 808-3742

ENGINEER:
AMMAR ELHAMAD, PE 2225 E Randol Mill Rd STE 519 Arlington, TX 76011
6825582646

REVISION: 6

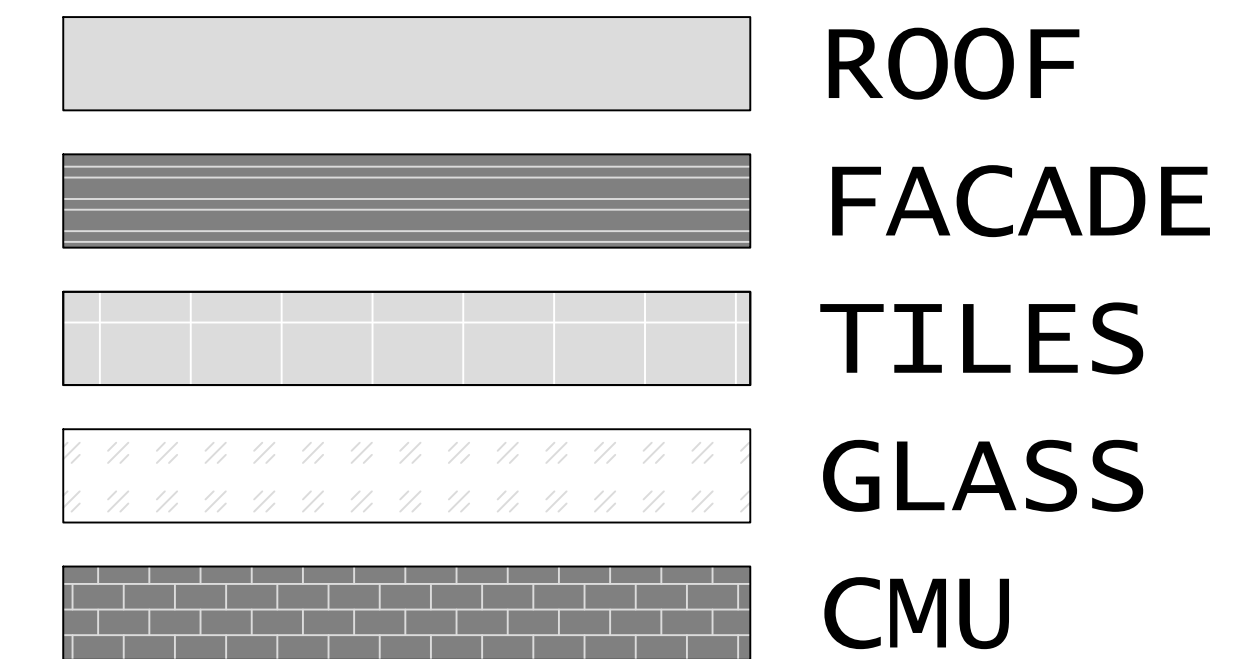
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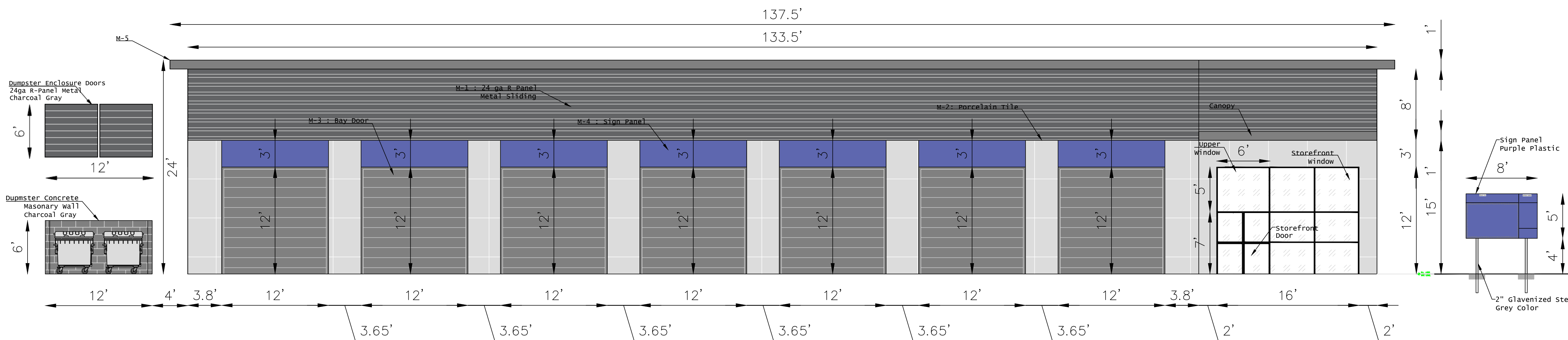
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LEGEND



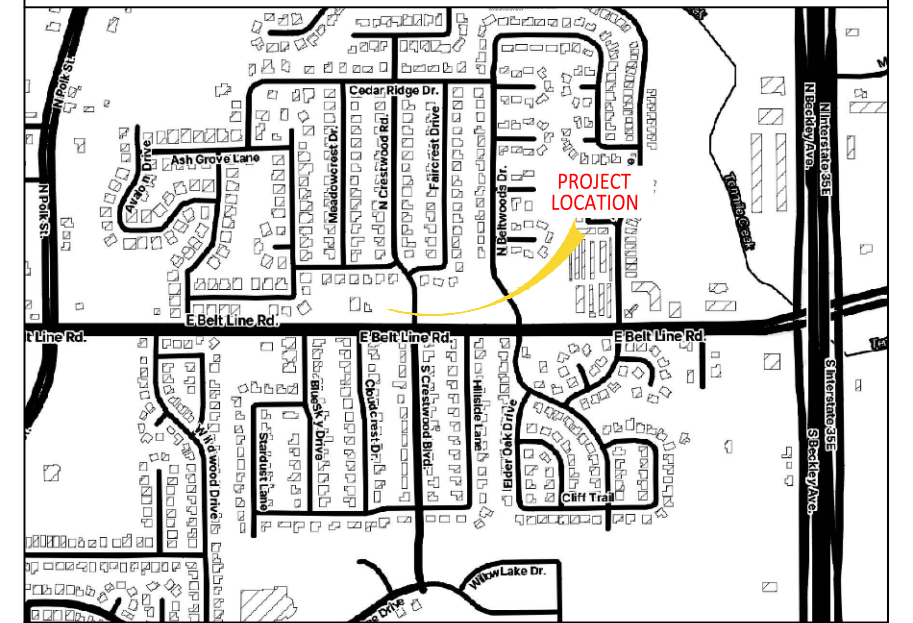
STORE FRONT / GLAZING		
ITEM	DESCRIPTION	QUANTITY
STOREFRONT DOOR	GLASS DOOR (6'X 7')	1
STOREFRONT WINDOW	FIXED WINDOW (10'X 12')	1
UPPER WINDOW	FIXED WINDOW (6'X 5')	1

FACADE MATERIALS			
ID	DESCRIPTION	COLOR / FINISH	QUANTITY
M-1	24ga R-Panel Metal Siding	Charcoal Gray -Matte	4,204.5 SF
M-2	Porcelain Tile	Light Gray	2,002.5 SF
M-3	Bay Doors-Roll Coil (12'x 12')	Charcoal Gray	7 Each
M-4	Sign Panels-Plastic Sheet (12'x 3')	Purple	252 SF (7 Panels)
M-5	Sloped Facade Infill (Roof Slope Delta Area)	Match Base Wall System	768 SF



SOUTH ELEVATION

CITY OF DESOTO

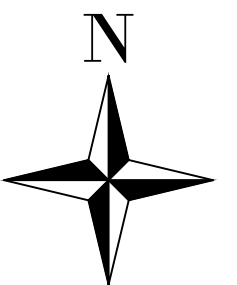


Building Elevations NORTH

1027 E Belt Line Rd Desoto, TX 75115
CRESTVIEW BLK A TR 8 ACS 0.809

SUBMITTALS

Date	REV #
26-01-2026	1
18-03-2026	2
24-03-2026	3
03-04-2026	4
29-04-2026	5
29-05-2026	6



LOCATION: 1027 E Belt Line Rd DeSoto, TX 75115, USA

COUNTY: DALLAS, TEXAS

PROJECT NAME: CITY OF DESOTO - 1027 E Belt Line Rd

PURPOSE: NEW BUILDING PERMIT.

APPLICATION BY:
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+1 (817) 808-3742

ENGINEER:
AMMAR ELHAMAD, PE 2225 E Randol Mill Rd STE 519 Arlington, TX 76011
6825582646

REVISION: 6

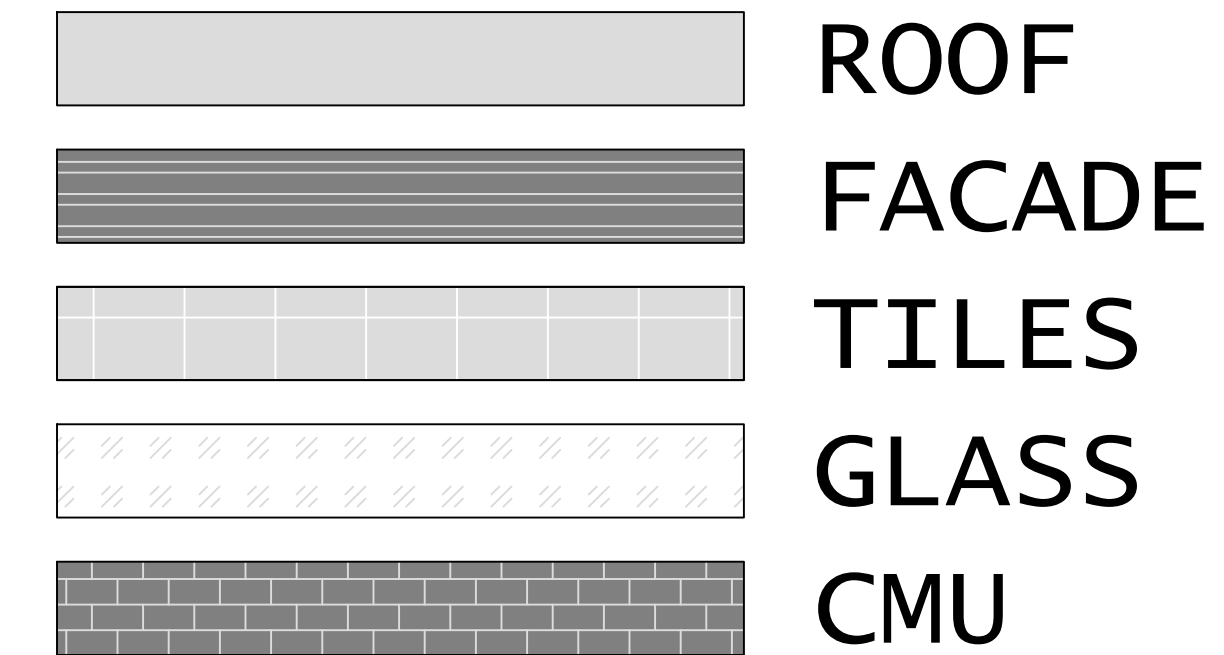
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APPROVED BY:

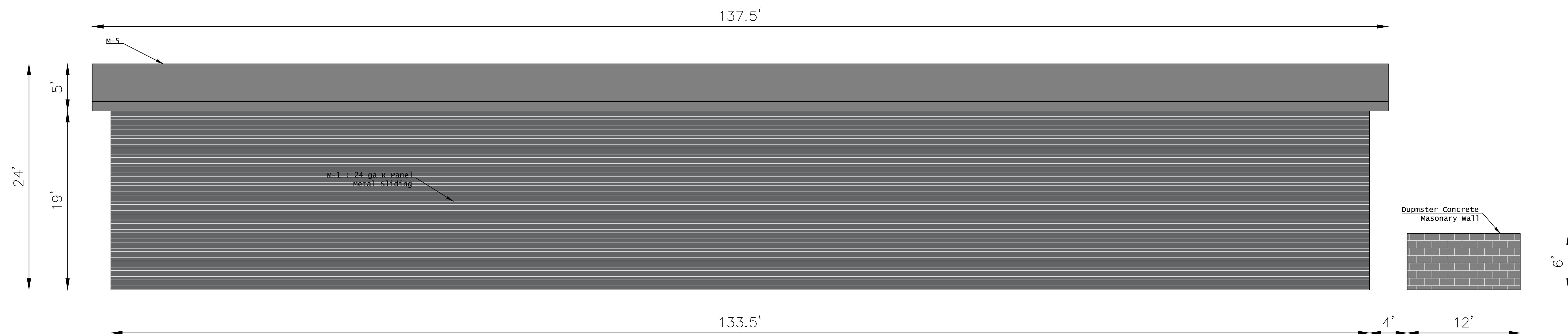
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SHEET: 7 of 8

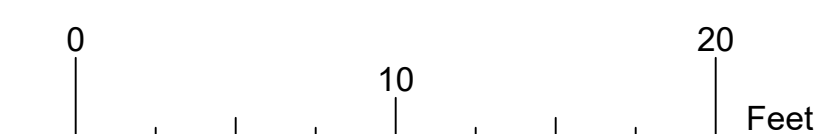
LEGEND



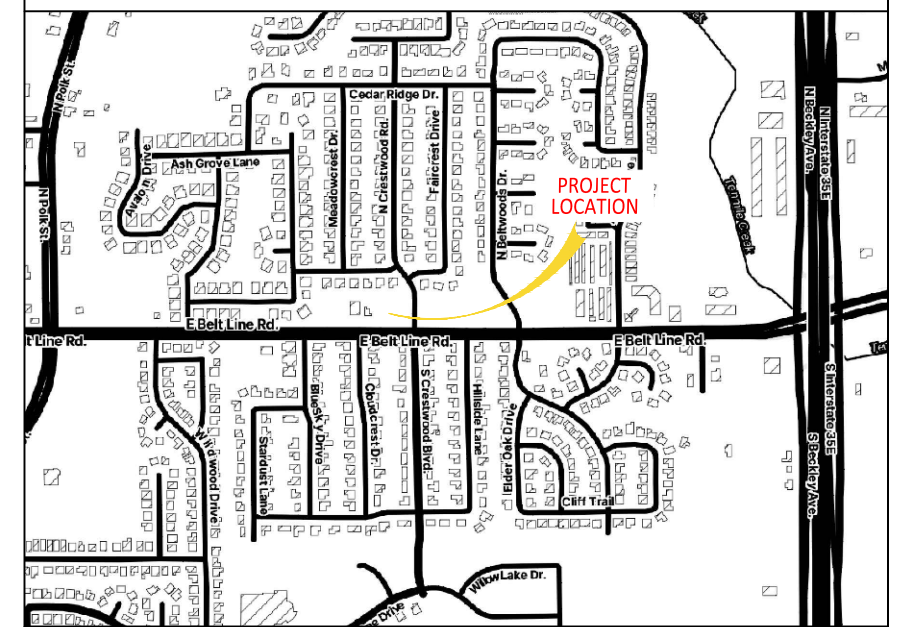
FACADE MATERIALS			
ID	DESCRIPTION	COLOR / FINISH	QUANTITY
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M-4	Sign Panels-Plastic Sheet (12' x 3')	Purple	252 SF (7 Panels)
M-5	Sloped Facade Infill (Roof Slope Delta Area)	Match Base Wall System	768 SF



NORTH ELEVATION



CITY OF DESOTO

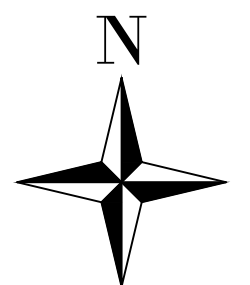


**Building Elevations
WEST**

**1027 E Belt Line Rd Desoto, TX 75115
CRESTVIEW BLK A TR 8 ACS 0.809**

SUBMITTALS

Date	REV #
26-01-2026	1
18-03-2026	2
24-03-2026	3
03-04-2026	4
29-04-2026	5
29-05-2026	6



**LOCATION: 1027 E Belt Line
Rd DeSoto, TX 75115, USA**

COUNTY: DALLAS, TEXAS

**PROJECT NAME: CITY OF DESOTO -
1027 E Belt Line Rd**

PURPOSE: NEW BUILDING PERMIT.

**APPLICATION BY:
GHANIM FAMILY REAL ESTATE LLC 3300
LADERA DR, BEDFORD, TX 76021
+1 (817) 808-3742**

**ENGINEER:
AMMAR ELHAMAD, PE 2225 E Randol Mill Rd
STE 519 Arlington, TX 76011
6825582646**

REVISION: 6

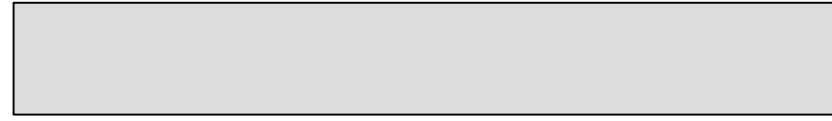
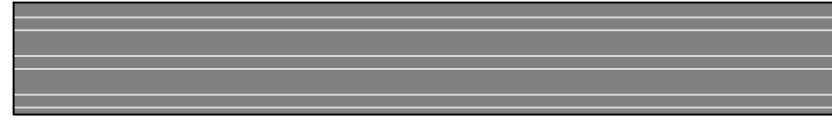
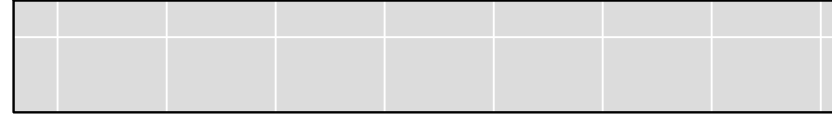
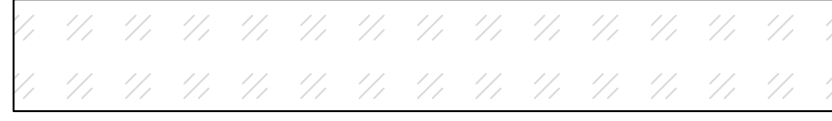
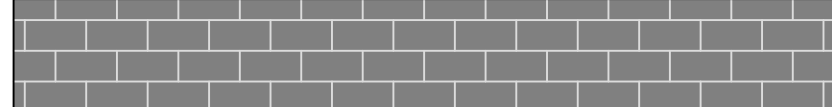
DATE: MAY 29th ,2026

APPROVED BY:

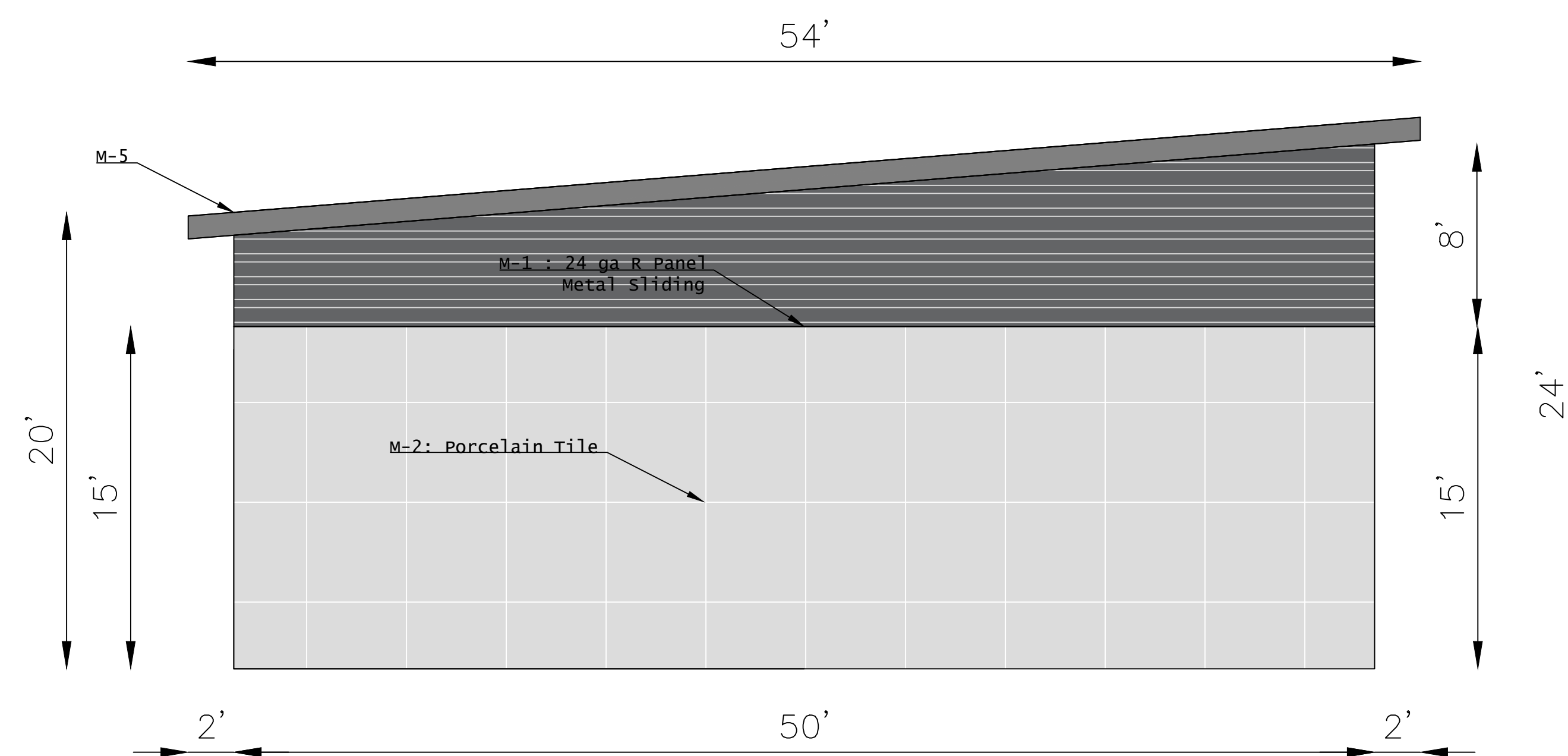
SCALE 1" : 5'

SHEET: 8 of 8

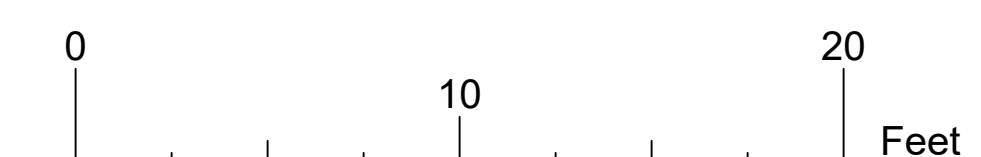
LEGEND

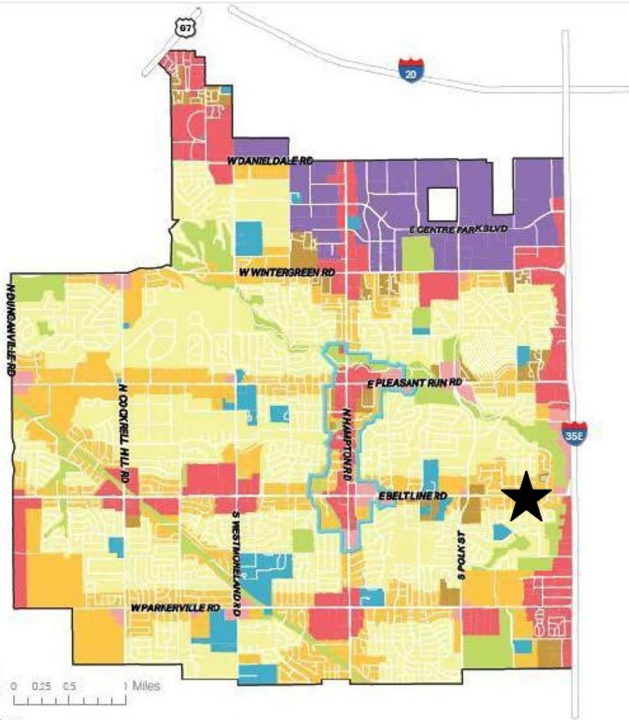
-  **ROOF**
-  **FACADE**
-  **TILES**
-  **GLASS**
-  **CMU**

FACADE MATERIALS			
ID	DESCRIPTION	COLOR / FINISH	QUANTITY
M-1	24ga R-Panel Metal Siding	Charcoal Gray -Matte	4,204.5 SF
M-2	Porcelain Tile	Light Gray	2,002.5 SF
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M-4	Sign Panels-Plastic Sheet (12'x 3')	Purple	252 SF (7 Panels)
M-5	Sloped Facade Infill (Roof Slope Delta Area)	Match Base Wall System	768 SF



WEST ELEVATION



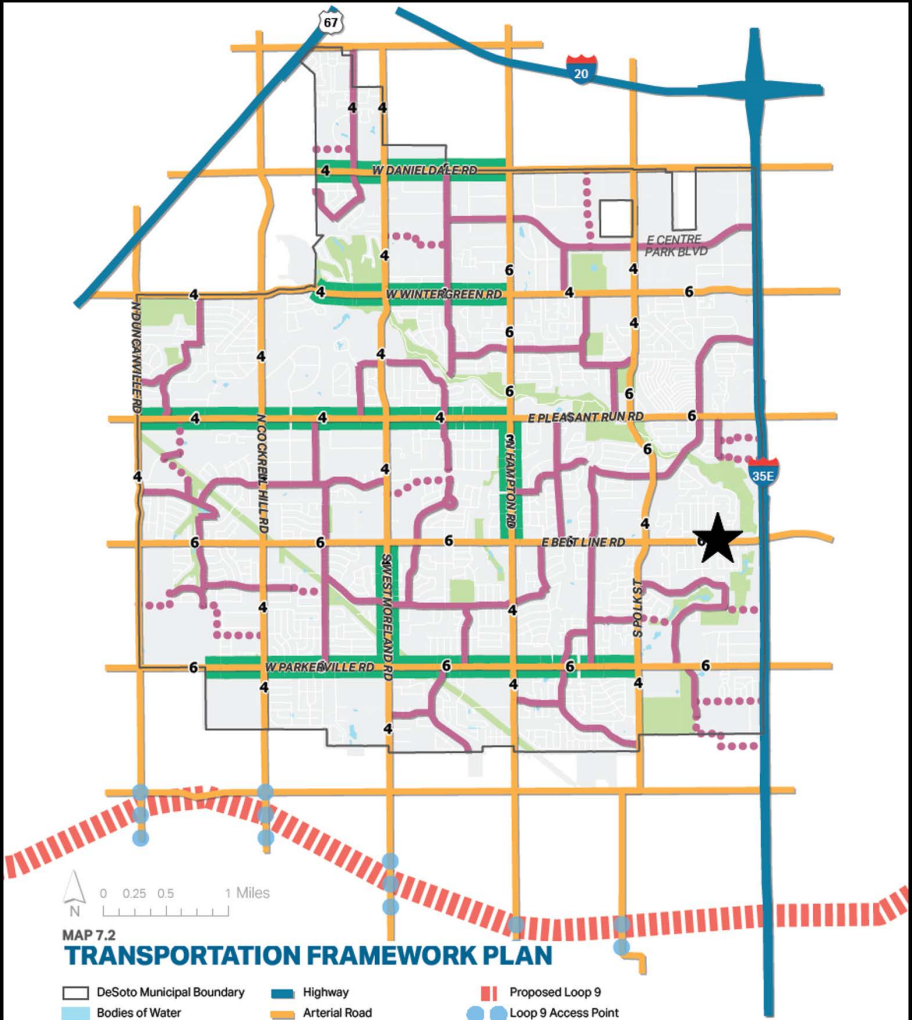


MAP 4.1

FUTURE LAND USE FRAMEWORK PLAN

- | | |
|----------------------------|-----------------------|
| DeSoto Municipal Boundary | Destination Mixed Use |
| Hampton Road Study Area | Industrial |
| Low Density Residential | Public/Semi-Public |
| Medium Density Residential | Parks & Open Spaces |
| High Density Residential | |
| Neighborhood Mixed Use | |

Note: The Future Land Use Map shall not constitute zoning regulations or establish zoning district boundaries.



MAP 7.2

TRANSPORTATION FRAMEWORK PLAN

DeSoto Municipal Boundary

Bodies of Water

Parks & Open Spaces

Planned Roadway Projects

Number of Ultimate Lanes

Highway

Arterial Road

Collector Road

Proposed Collector

Proposed Loop 9

Loop 9 Access Point



— T E X A S —

Discuss and consider making a recommendation for an Ordinance granting a Specific Use Permit (SUP) to allow for the construction and operation of a Minor Automobile Repair Shop

July 14, 2026

Srushti Patel

City Planner

Z-1545-26: Crestview at 1027 E. Beltline Rd.

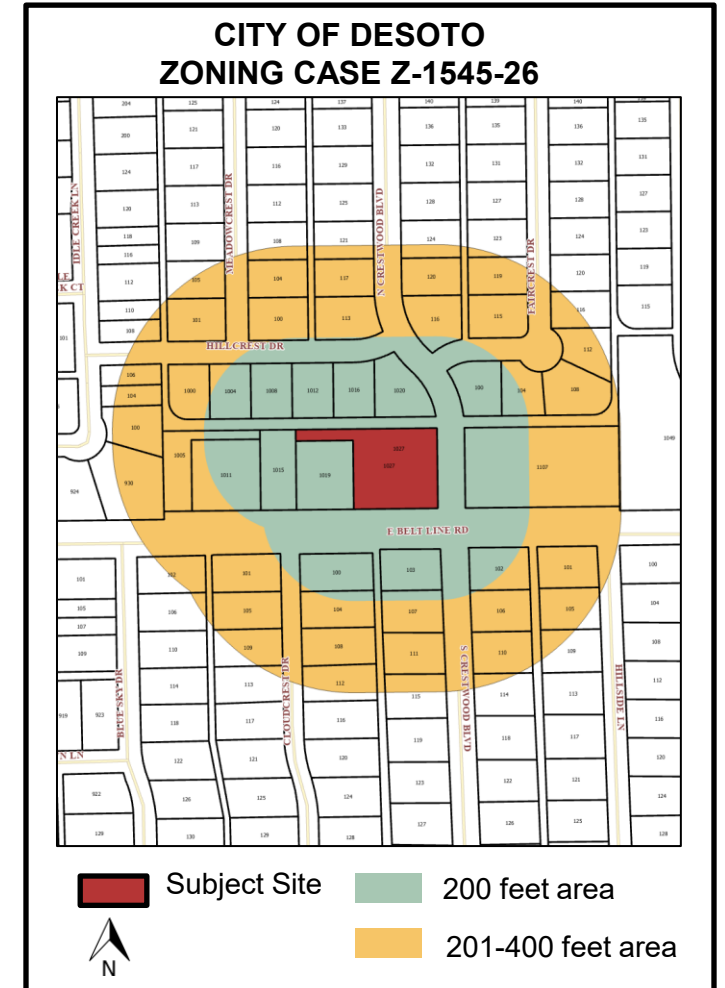
Specific Use Permit Request

- **Request:** To grant a Specific Use Permit (SUP) to allow a Minor Automobile Repair Shop on the subject property.
- **Location:** The 0.809 acres site is addressed as 1027 E. Beltline Rd. The property is located at the West intersection of Crestwood Drive and E. Belt Line Road.
- **Applicant:** Yazen Elhamad
- **Property Owner:** Ghanim Family Rel Estate LLC



Public Notification

- **Public Notice Publication:** June 24, 2026, in the Daily Commercial Record.
- **Mailed Notices:** Staff mailed **23** letters to property owners within **200 feet** and **36** letter to property owners within **201-400 feet** of the subject site.
- **Response to notification letters for the July 14, 2026, PNZ Commission and August 8, 2026, City Council public hearing:**
 - **Zero** letters received in favor of request within the 200' radius.
 - **Zero** letters were received in opposition within the 200' radius.



Adjacent Zoning

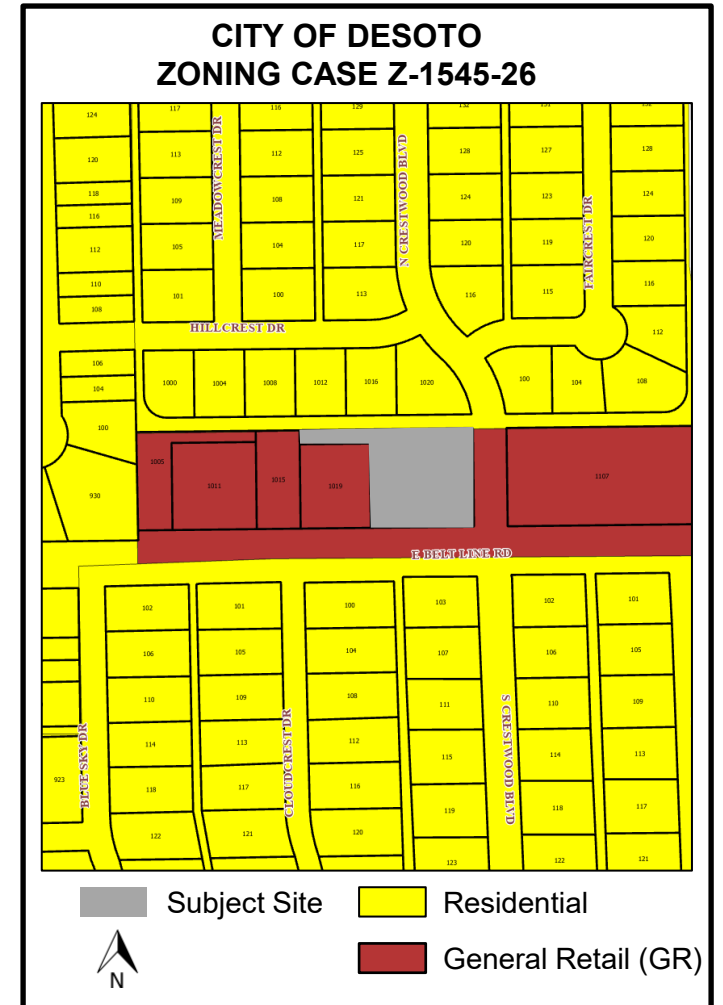
Site: General Retail (GR)

↑ **North:** Single Family Residential 9,000 (SF-9)

→ **East:** General Retail (GR)

↓ **South:** Single Family Residential 9,000 (SF-9)

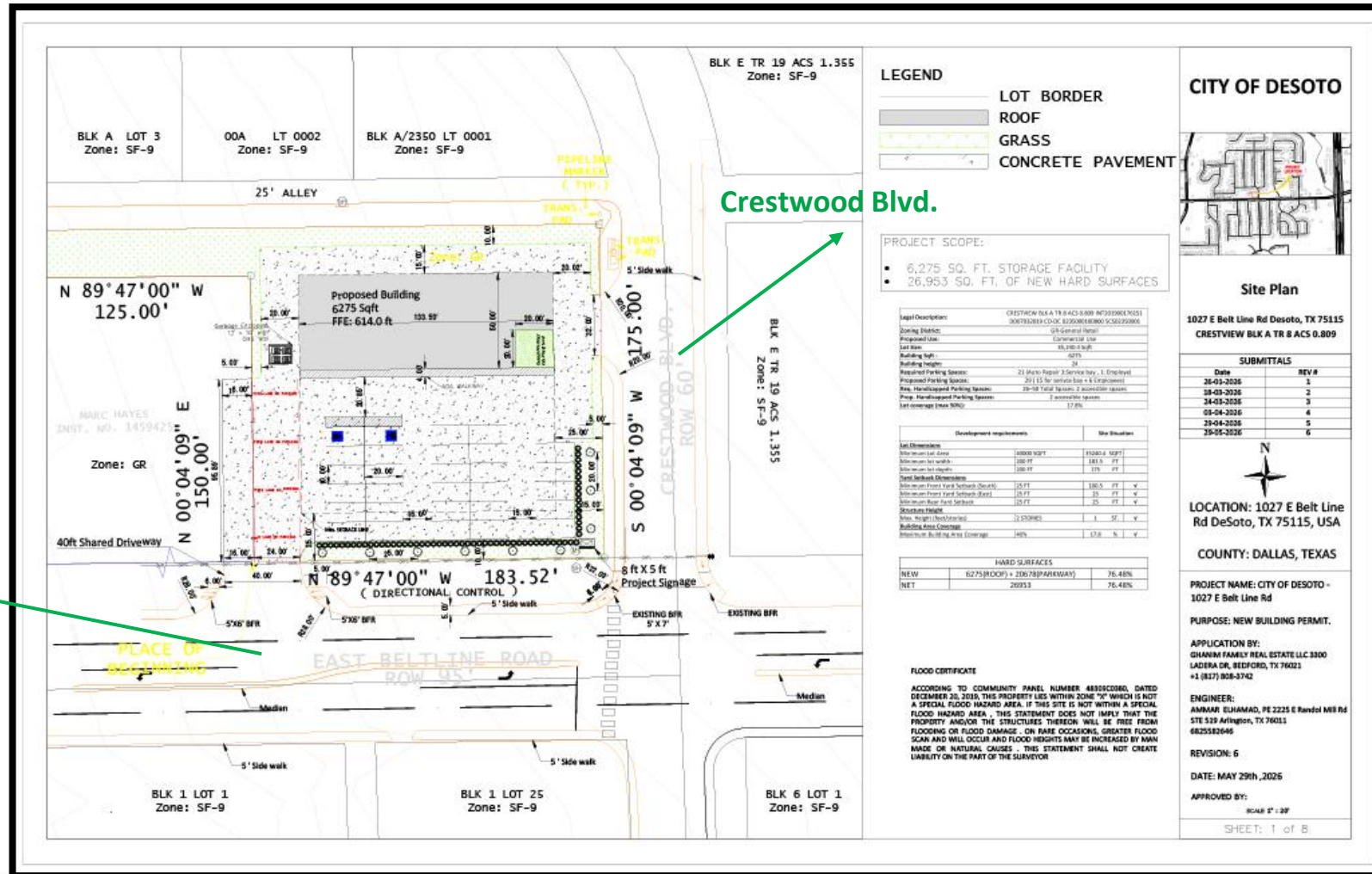
← **West:** General Retail (GR)



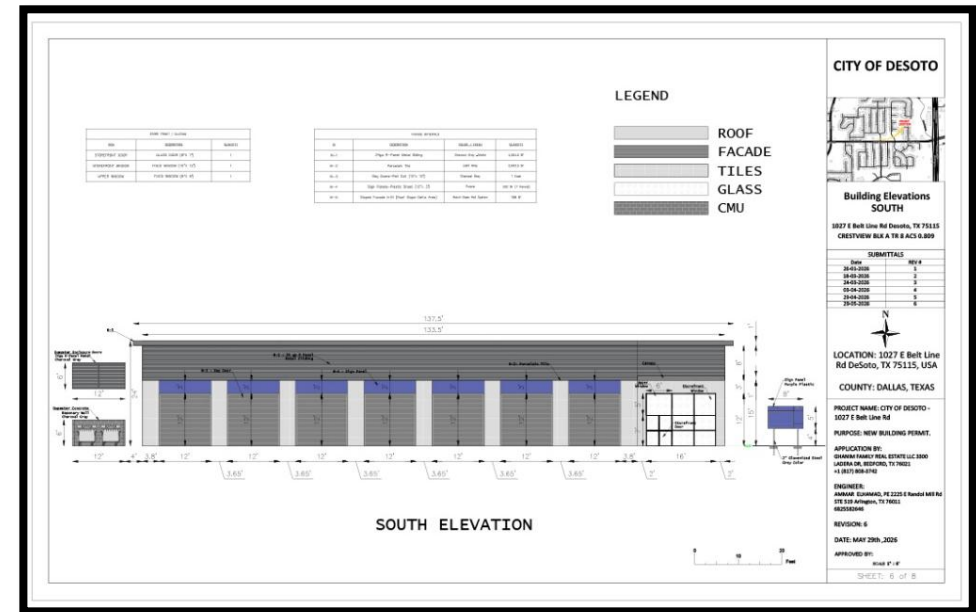
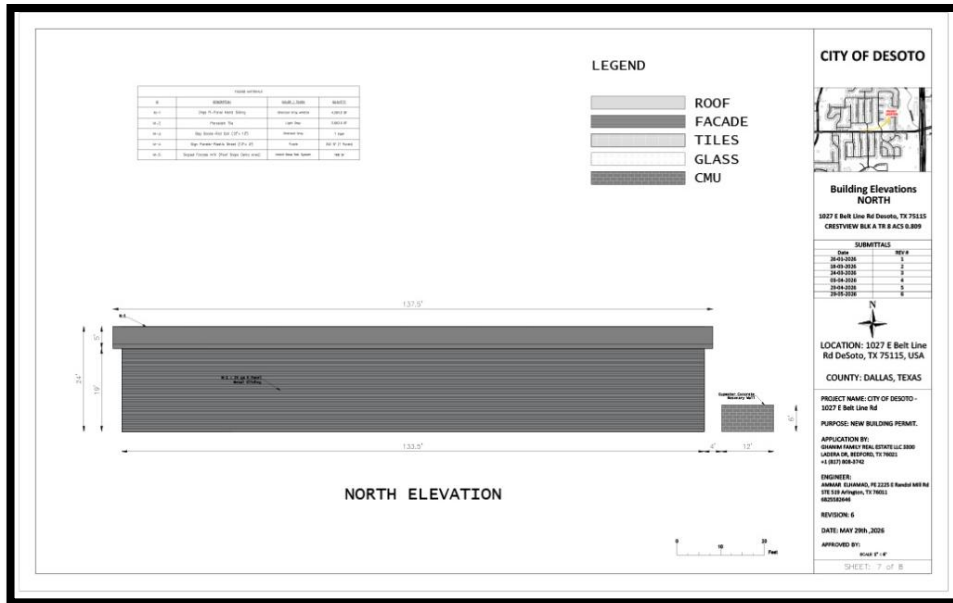
Proposed Site Plan

E. Beltline Road

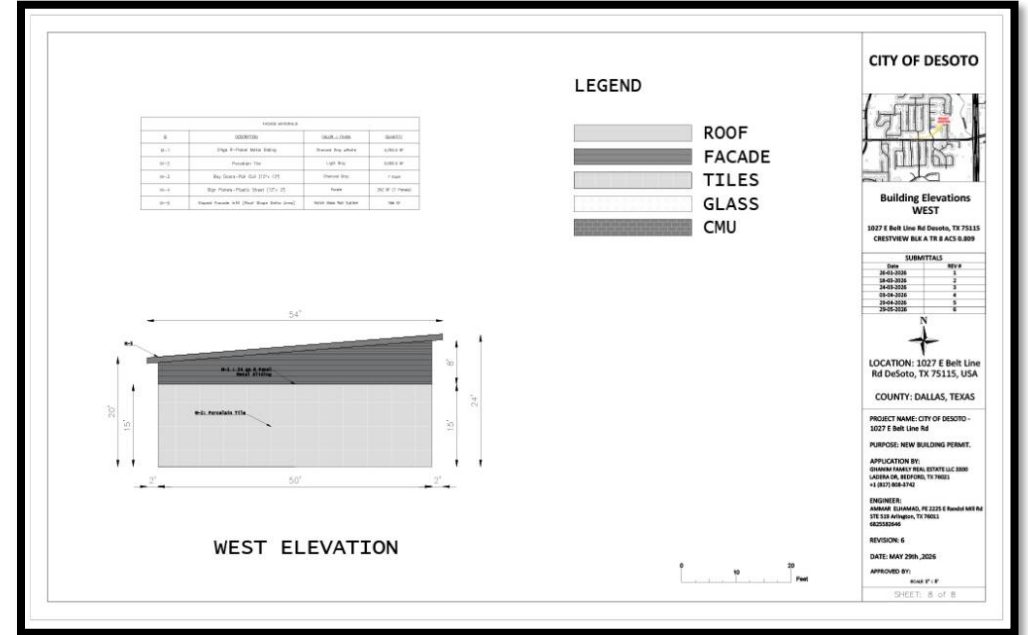
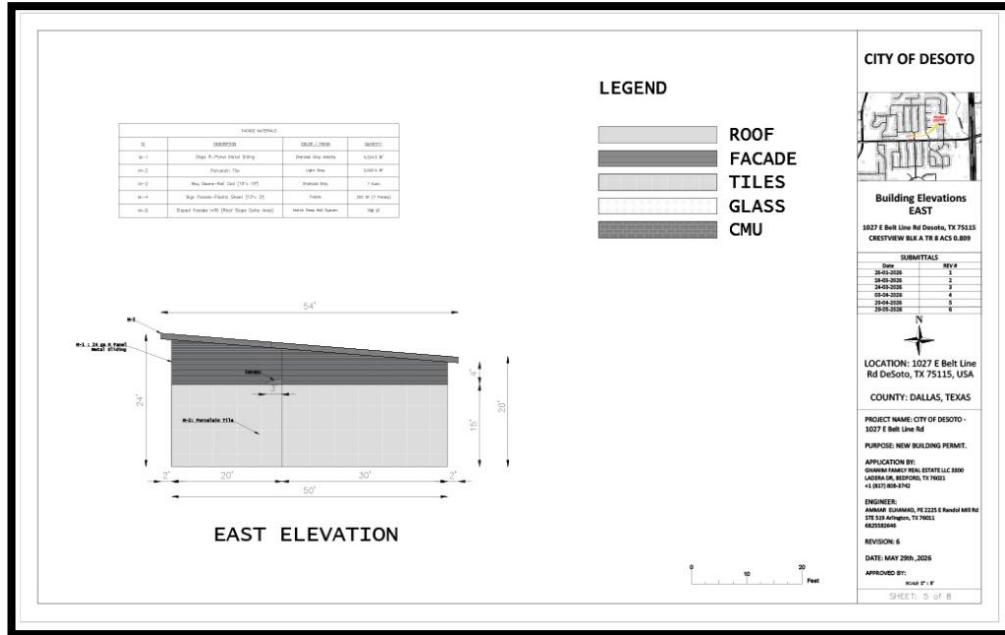
Crestwood Blvd.



Proposed Elevation Plan



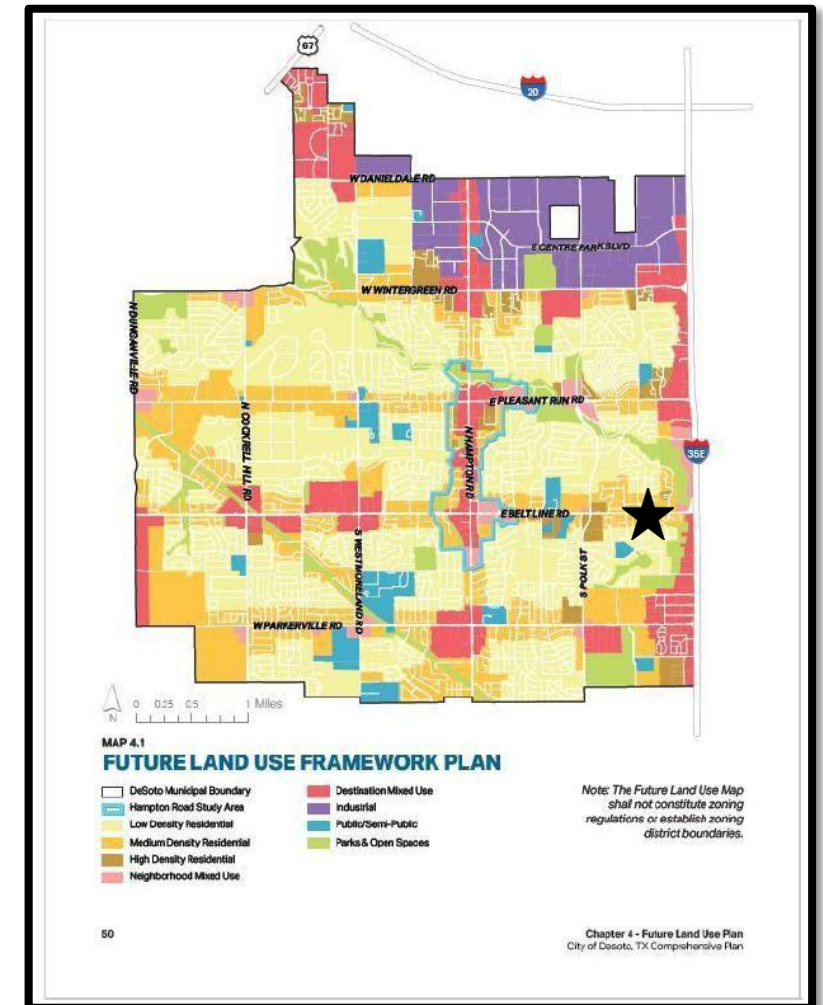
Proposed Elevation Plan



Comprehensive Plan Compatibility

- Medium Density Residential**
 - Single-Family attached residential
 - Townhouses, duplexes, triples and fourplexes.
- This designation is intended to accommodate residential development, particularly duplexes and other single-family attached housing types, rather than commercial uses such as automobile repair facilities.
- Hence, the proposed Specific Use Permit (SUP) does not align with the future land use plan.

Recommended Development Types per Future Land Use Categories												
Summary of Future Land Use Categories	Recommended Development Type											
	Single-Family Detached	Single-Family Attached	Accessory Dwelling Unit	Multifamily Housing (apartments, condominiums)	Commercial Retail	Restaurants	Commercial Service	Entertainment and Arts District	Office	Light Industrial / Business Park	Parks and Open Space	Institutional (educational, civic, cultural)
Low Density Residential (1-4 Dwelling Units per Acre)	X		X									
Medium Density Residential (5-8 Dwelling Units per Acre)	X	X	X	X								
High Density Residential (~20 Dwelling Units per Acre)	X	X	X	X								
Neighborhood Mixed Use (1-3 Story Developments)		X		X	X	X	X	X	X			
Destination Mixed Use (3+ Story Developments)		X		X	X	X	X	X	X			
Industrial										X		
Public/Semi-Public												X
Parks and Open Space											X	



Staff Recommendation

Staff recommends that the Planning & Zoning Commission forward a recommendation of denial to the DeSoto City Council for an ordinance approving a Specific Use Permit (SUP) to allow the construction and operation of a Minor Automobile Repair Shop at the property located at 1027 E. Beltline Rd., which is currently zoned as General Retail (GR). (**Zoning Case No. Z-1545-26**)

THANK YOU