

CANCELLED

	Planning & Zoning Commission Agenda City Hall Council Chambers 211 E. Pleasant Run Road DeSoto, Texas 75115
Chairperson LaShonda Burnett (Regular) Vice Chairperson Tanikqua Darden (Regular) Board Member Michelle Edwards Johnson (Regular) Board Member Isaac Rubio (Regular) Board Member Victor Vital (Regular) Board Member Jeffrey Burns (Alternate) Board Member Tracy Nelson (Alternate) Board Member Dianne Hawkins (Alternate) Board Member Alvin Denson Culberson Jr. (Alternate)	DATE: Thursday, June 4, 2026 REGULAR SESSION: 6:00pm Council Chambers
<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>	

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

B. **PLEDGE OF ALLEGIANCE**

C. **TRAINING**

1. Training for Zoning Board of Adjustments members led by City Attorney's Office.

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Any item may be withdrawn from the consent agenda and acted on separately.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 Zoning Board of Adjustments Special Meeting of May 7, 2026

E. **PUBLIC HEARING**

1. Application of Adan Tellez, on behalf of the property owner Blue Stairs, LLC, for: (1) a variance to the minimum lot width; and, (2) a variance to the minimum lot depth regulations at 1001 Crestwood Court. This property is more fully described as Lot 6, Creek Tree Estates Phase 3A Replat, an addition to the City of DeSoto, Texas, and is zoned Single-Family Residential–9,000 (SF-9), which requires a minimum lot width of 75 feet and a minimum lot depth of 110 feet.

The applicant proposes a lot width of 57 feet and a lot depth of 84 feet, which will require: (1) an 18-foot variance to the minimum lot width; and, (2) a 26-foot variance to the minimum lot depth. **(ZBOA Case No. B26-02)**

F. **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: **05.27.2027 at 6:00pm**, and remained so posted at least two (2) hours after said meeting was convened.

Cambria Jordan
Planning & Zoning Manager

Zoning Board of Adjustments

E. 1.

Meeting Date: 06/04/2026

Submitted For: Srushti Patel, Planner

Also Contact: Cambria Jordan

Phone: 972-230-9624

COUNCIL ACTION

AGENDA ITEM:

Application of Adan Tellez, on behalf of the property owner Blue Stairs, LLC, for: (1) a variance to the minimum lot width; and, (2) a variance to the minimum lot depth regulations at 1001 Crestwood Court. This property is more fully described as Lot 6, Creek Tree Estates Phase 3A Replat, an addition to the City of DeSoto, Texas, and is zoned Single-Family Residential–9,000 (SF-9), which requires a minimum lot width of 75 feet and a minimum lot depth of 110 feet.

The applicant proposes a lot width of 57 feet and a lot depth of 84 feet, which will require: (1) an 18-foot variance to the minimum lot width; and, (2) a 26-foot variance to the minimum lot depth. (**ZBOA Case No. B26-02**)

BACKGROUND:

Summary of Request:

The applicant requests a variance from the zoning regulations governing minimum lot width and lot depth for a tract of land located within the Single Family Residential–9,000 zoning district, as established by Sections 20.4(A)(2) and 20.4(A)(3) of the City of DeSoto Zoning Ordinance. The ordinance requires a minimum lot width of seventy-five feet (75') and a minimum lot depth of one hundred ten feet (110'). The applicant proposes a lot width of fifty-seven feet (57') and a lot depth of eighty-four feet (84'), both of which are below the minimum requirements. These dimensions are depicted on the plans submitted with the application. All other aspects of the proposed development are intended to comply with applicable zoning regulations.

The subject property was platted and recorded in 2002 with lot width and lot depth dimensions that were below the minimum standards required for the Single-Family Residential (9,000) zoning district at the time of platting. No amendments or revisions to the lot or plat have been made since its original recording.

Applicant:

Adan Tellez

Location:

1001 Crestwood Court DeSoto, TX 75115

Request:

(1) A request for a variance to the minimum lot depth regulations for a proposed residential structure in the Single Family Residential - 9,000 (SF-9) zoning district.

(2) A request for a variance to the minimum lot width regulations for a proposed residential structure in the Single Family Residential - 9,000 (SF-9) zoning district.

Standards of Review for a Variance:

Section 9.5(A) of the DeSoto Zoning Ordinance specifies that in order to grant a variance from the zoning regulations, the Board of Adjustment must make written findings that an undue hardship exists, using the following criteria:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property;
2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district;
3. That the relief sought will not injure the permitted use of adjacent conforming property; and
4. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.

Nor shall a variance be granted to relieve a self-created or personal hardship, be based solely on economic gain or loss, or grant a special privilege to develop a parcel of land in a manner not permitted to other parcels within the same zoning district. Additionally, no variance shall be approved if it results in an undue hardship on another property. (Section 9.5(B))

ZBOA History:

Requests for variances for 1001 Crestwood Court were heard by the ZBOA on May 7, 2026. Motion to approve did not pass (3 for, 1 against).

Lot Square Footage:

This lot contains 9,583.2 square feet or 0.22 acres. This lot is zoned Single Family Residential - 9,000 (SF-9), which has a minimum lot size of 9,000 square feet.

Adjacent Zoning:

Site: Single Family Residential - 9,000 (SF-9)

North: Single Family Residential - 12,000 (SF-12)

East: Single Family Residential - 9,000 (SF-9)

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

West: Single Family Residential - 12,000 (SF-12)

Land Use:

The subject site is vacant and undeveloped. The subject site and areas to the north, south, east, and west are zoned for single-family residential uses.

General Facts / Staff Analysis:

- The subject property is located on the cul-de-sac of Crestwood Court and is an interior lot within Creek Tree Estates Phase 3A Replat in DeSoto, Texas.
- The property is zoned Single-Family Residential-9,000 (SF-9) and is currently vacant.
- The surrounding area consists primarily of single-family residential developments, including SF-8, SF-9, and SF-12 districts, as well as a two-family residential (2F) duplex zone.
- The subject site will have single street frontage along Crestwood Court.
- The subject site is currently undeveloped and located within an established neighborhood. The applicant bears the burden of proof in establishing the facts

justifying a variance.

Public Notification:

On Thursday, May 21, 2026, a notice for this public hearing was published in the Daily Record Commercial. Staff also mailed 25 notifications of this public hearing to property owners within 200 feet of the subject site.

At the time of writing this report, 0 letters were received in favor, and 0 letters were received in opposition to this variance request.

FINDINGS:

Section 9.5(A) and (B) of the Zoning Ordinance states that in order to grant a variance from these zoning regulations, the Board of Adjustment must make written findings that an undue hardship exists, using the following criteria:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property.

- Literal enforcement of Section 20.4 (A) (2 & 3) of the Zoning Ordinance would create a practical difficulty in the development of the subject property located at 1001 Crestwood Court. The lot's location within the cul-de-sac results in an irregular shape and reduced lot dimensions, with approximately 57 feet of lot width and 84 feet of lot depth, which are both below the minimum requirements of the SF-9 zoning district. These unique physical constraints limit the ability to develop the property in compliance with the ordinance standards. The hardship in this case is not self-created; it results from the historic platting of the subdivision. The property owner did not create or modify the lot configuration.

2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district.

- The hardship associated with the subject property is not self-imposed, as it arises from the original platting and layout of the subdivision rather than any action taken by the current property owner. The lot's location within a cul-de-sac has resulted in its irregular shape and reduced dimensions, which differ from the standard rectangular lots typically found within the SF-9 zoning district. As a result, this condition is unique to the subject property and is not generally applicable to other properties within the same zoning classification.

3. That the relief sought will not injure the permitted use of adjacent conforming property.

- Granting the variance will not negatively impact adjacent conforming properties, as the proposed single-family home is consistent with the surrounding residential character. The lot size and proposed 2,350 square-foot home are comparable to nearby development, and compliance with all other zoning standards will ensure compatibility with neighboring properties.

4. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.

- Granting the variance will be in harmony with the spirit and purpose of the zoning regulations, as it allows for reasonable residential development while maintaining the character of the SF-9 district. The proposed single-family home is consistent with

surrounding uses and upholds the intent of the ordinance despite the lot's unique constraints.

5. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted that results in undue hardship on another parcel of land.

The variance request was submitted by the applicant due to the lot's unique constraints and is not self-created or based on economic gain. If granted, the variances would not permit special privileges nor create undue hardship on adjacent properties, as the proposed development is consistent with the surrounding neighborhood.

Conclusion:

If granted, approval of these requests for variance will not constitute approval of the site plan for this development. Under Section 42.1(C) of the City of DeSoto Zoning Ordinance, site plan review shall be conducted through the Building Inspection Department for any detached one or two-dwelling unit buildings or any accessory uses incidental thereto, except as provided in Subsection B.4.

This review was conducted solely in relation to the requested variances for lot depth and lot width.

Staff finds that literal enforcement of the zoning regulations would create an unnecessary hardship or practical difficulty on the property in the development of the subject property; that the requested variance will not injure the permitted use of adjacent conforming properties; and that granting the variance will be in harmony with the spirit and purpose of the zoning regulations.

Therefore, staff supports the applicant's request for variances from Sections 20.4(A)(2) and 20.4(A)(3) of the Zoning Ordinance to allow for reduced lot width and lot depth.

FINANCIAL IMPACT:

There is no financial impact associated with these variance requests.

RECOMMENDATION:

Staff recommends that the Zoning Board of Adjustment approve the application of Adan Tellez, on behalf of the property owner Blue Stairs, LLC, for (1) a variance to the minimum lot width and (2) a variance to the minimum lot depth regulations for 1001 Crestwood Court, as presented. (**ZBOA Case No. B26-02**).

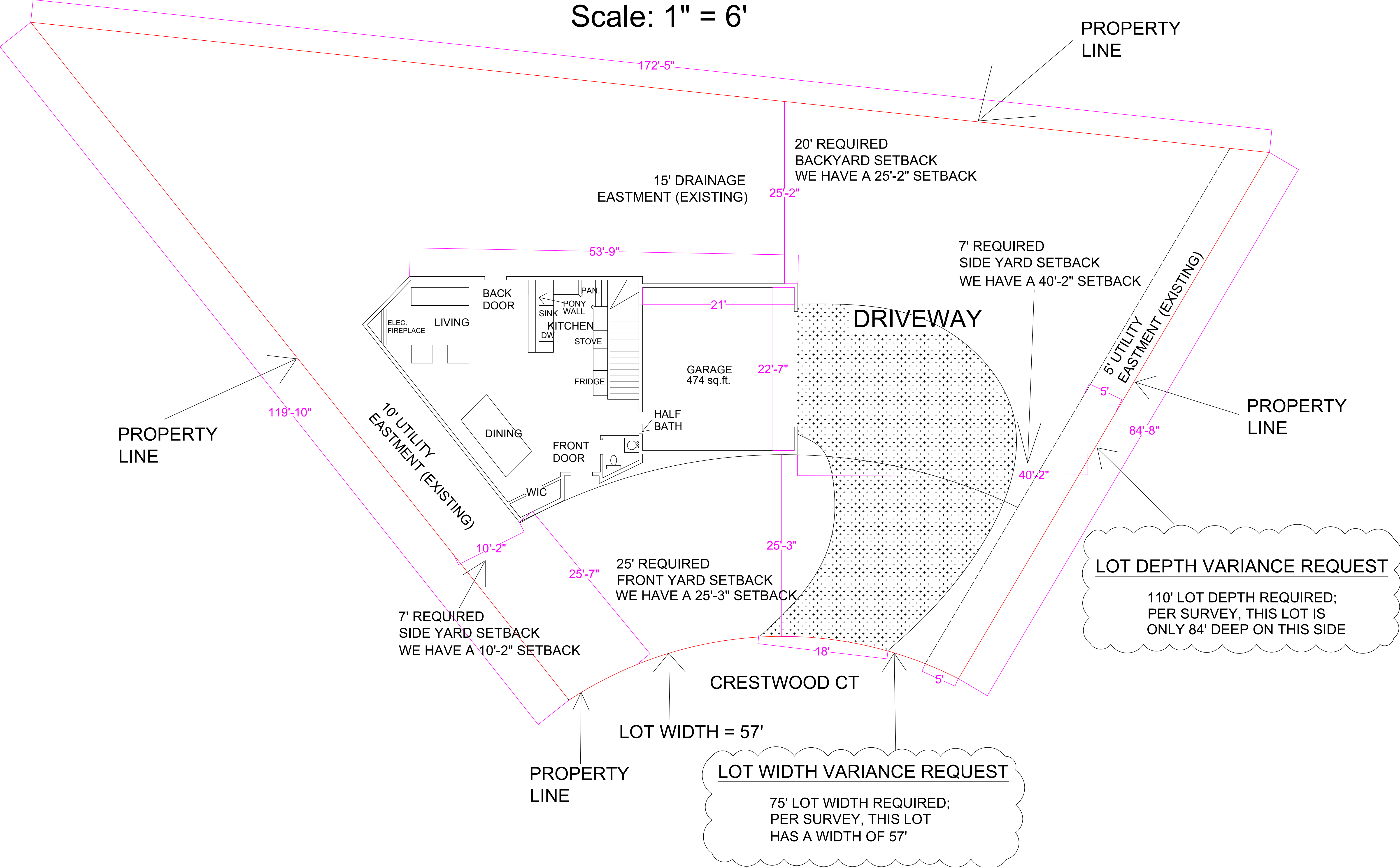
MANAGEMENT REVIEW

Attachments

Site Plan
SF-9 Zoning District Regulations
Aerial Map
Vicinity Map
Zoning Map

1001 Crestwood Ct, Desoto, TX 75115
2-Story Home, 2350 sqft.

Scale: 1" = 6'



SECTION 20 SF-9 - SINGLE FAMILY RESIDENTIAL DISTRICT - 9,000

20.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-9, Single Family Residential District - 9,000 is designed to provide for development of primarily detached single-family residences on smaller and more compact lots or parcels of land not less than nine thousand (9,000) square feet.

20.2 PERMITTED USES:

1. Those uses specified in Section 36 (Use Charts)
2. Single-family detached dwellings
3. Such uses as may be permitted under the provisions of Specific Use Permits, Section 354.

20.3 HEIGHT REGULATIONS:

A. Maximum Height:

1. Two and one-half (2½) stories for the main building.
2. One (1) story for accessory buildings without garages.
3. Other (see Section 43)

20.4 AREA REGULATIONS:

A. Size of Lots:

1. **Minimum Lot Area** - Nine thousand (9,000) square feet
2. **Minimum Lot Width** - Seventy-five feet (75')
3. **Minimum Lot Depth** - One hundred ten feet (110')

B. Size of Yards:

1. **Minimum Front Yard** - Twenty-five feet (25')
2. **Minimum Side Yard** - Seven feet (7') required; fifteen feet (15') on corner lots adjacent to a street
3. **Minimum Rear Yard** - Twenty feet (20') from a garage or carport to an alley; ten feet (10') to a main building

C. Maximum Lot Coverage: Fifty percent (50%) by main buildings and accessory buildings

D. Parking Regulations:

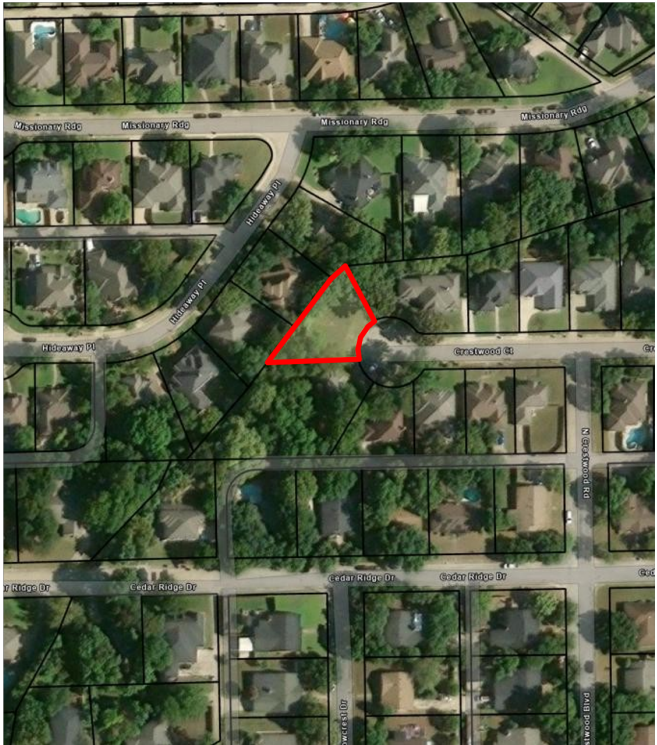
1. **Single Family Dwelling Unit** - A minimum of two (2) enclosed spaces behind the front building line on the same lot as the main structure
2. **Other** - (See Section 38, Off-Street and Loading Requirements)

E. Minimum Dwelling Unit Area - One thousand seven hundred fifty (1,750) square feet

20.5 SPECIAL REQUIREMENTS:

- A. Recreational vehicles, travel trailers or mobile homes, may not be used for on-site dwelling purposes.
- B. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on three or more acres.
- C. Open storage is prohibited (except for materials for the residents personal use or consumption i.e. firewood, gardening materials, etc.).
- D. Single-family homes with side entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty five feet (25') from the exterior face of the garage or carport to the side property line for maneuvering.
- E. **Other Regulations** - As established in the Development Standards, Sections 37 through 45.

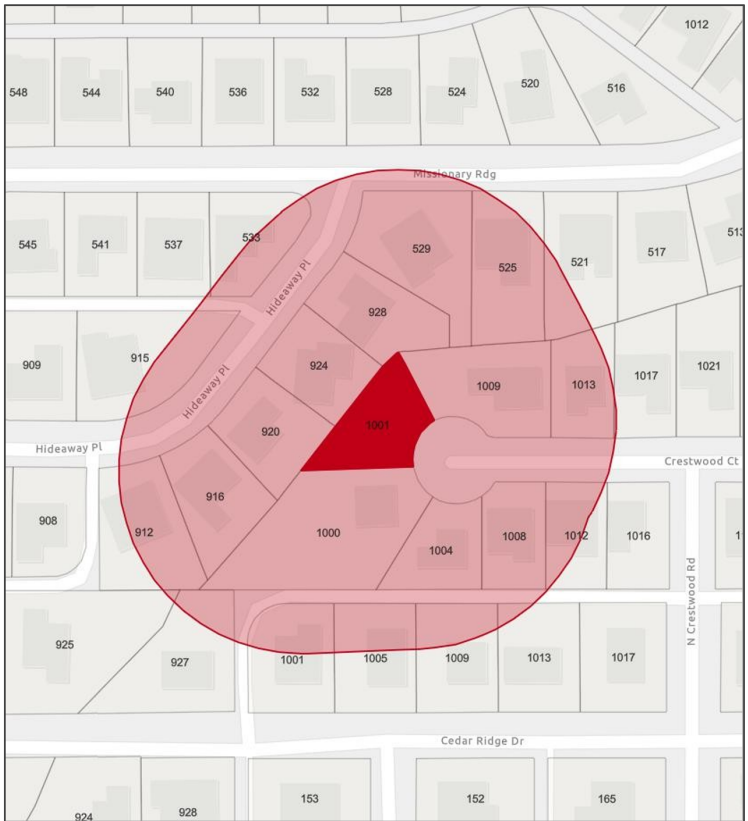
CITY OF DESOTO
ZONING CASE B26-02



Subject site

CITY OF DESOTO

ZONING CASE B26-02

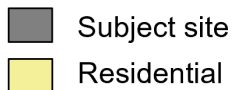
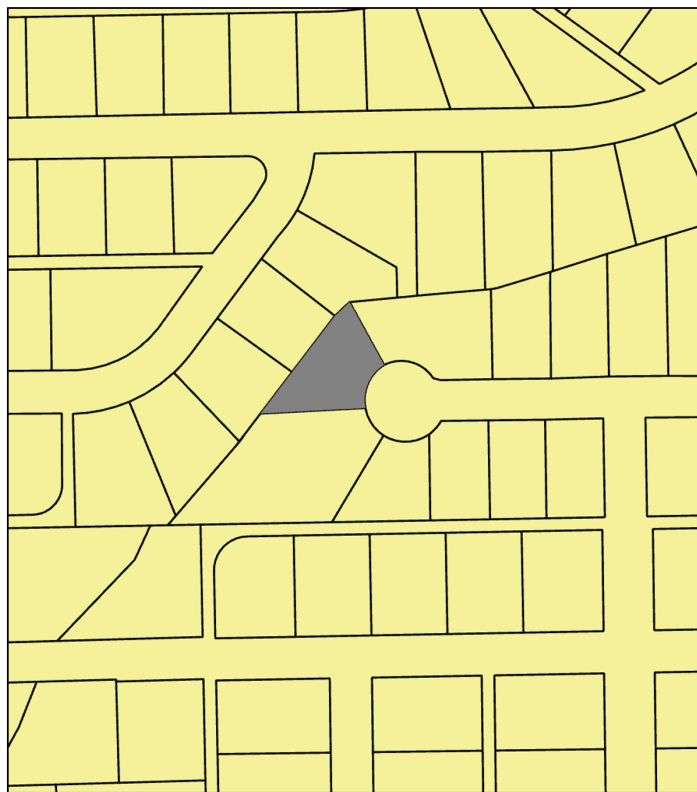


Subject site



200 feet vicinity

CITY OF DESOTO
ZONING CASE B26-02





— T E X A S —

Zoning Board of Adjustment

Public Hearing for a Lot Width and Depth Variance at 1001 Crestwood Court

June 4, 2026

Srushti Patel
City Planner

Lot Width and Depth Variance Request

- **Request:** To grant an 18' Variance from the minimum lot width requirement and a 26' variance from the minimum lot depth requirement within a Single-Family Residential 9,000 (SF-9) zoning district as regulated in Section 20.4(A)(2 & 3) of the City of DeSoto Code Ordinances to allow a minimum lot width of 57 feet and minimum lot depth of 84 feet at 1001 Crestwood Court.
- **Location:** The Property in Question is addressed as 1001 Crestwood Court, DeSoto, Texas and is legally described as Lot 6, Creek Tree Estates Phase 3A Replat, an addition.
- **Applicant:** Adan Tellez.
- **Property Owner:** BlueStairs, LLC.

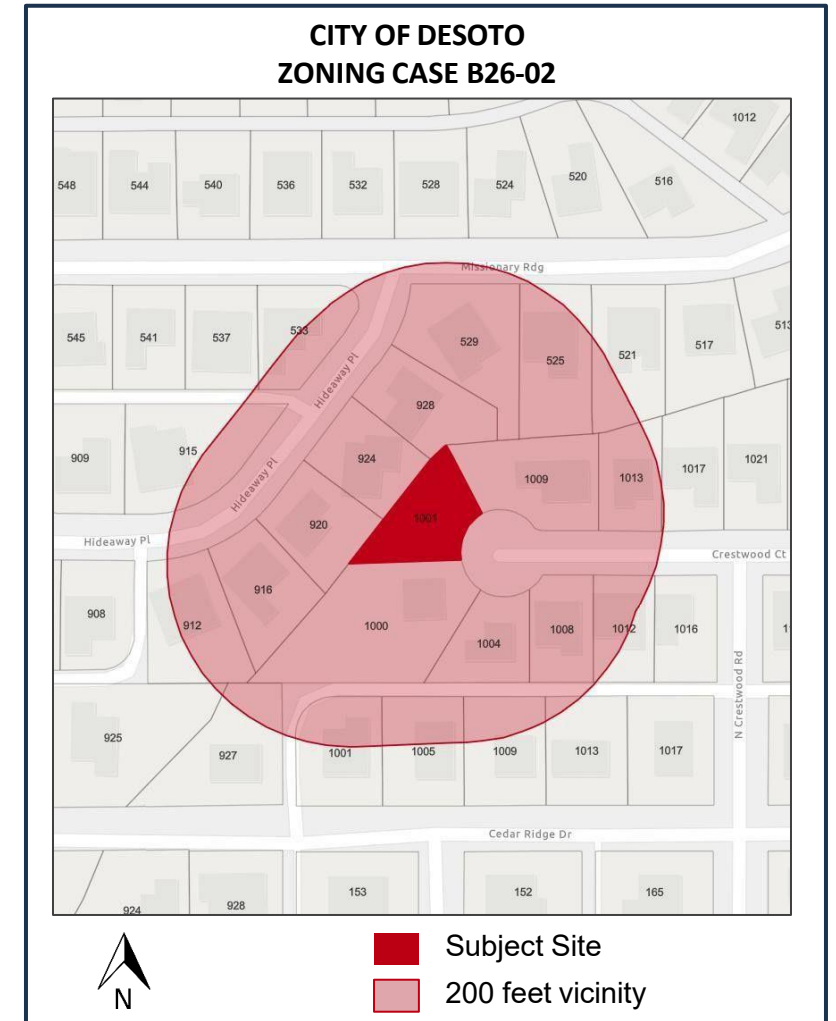


Section 9.5 of the Zoning Ordinance

- A. To grant a variance from these zoning regulations, the Zoning Board of Adjustment must make written findings that an undue hardship exists, using the following criteria:
1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property;
 2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district;
 3. That the relief sought will not injure the permitted use of adjacent conforming property; and
 4. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.
- B. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship on another parcel of land.

Public Notification

- **Public Notice Publication:** May 21, 2026, in the Daily Commercial Record.
- **Mailed Notices:** Staff mailed **25** letters to property owners within 200 feet of the subject site.
- **Response to notification letters for the June 4, 2026, Zoning Board of Adjustment (ZBOA) public hearing:**
 - **0** letters were received in favor & **0** letters were received in opposition to the request within the 200' radius.



Adjacent Zoning

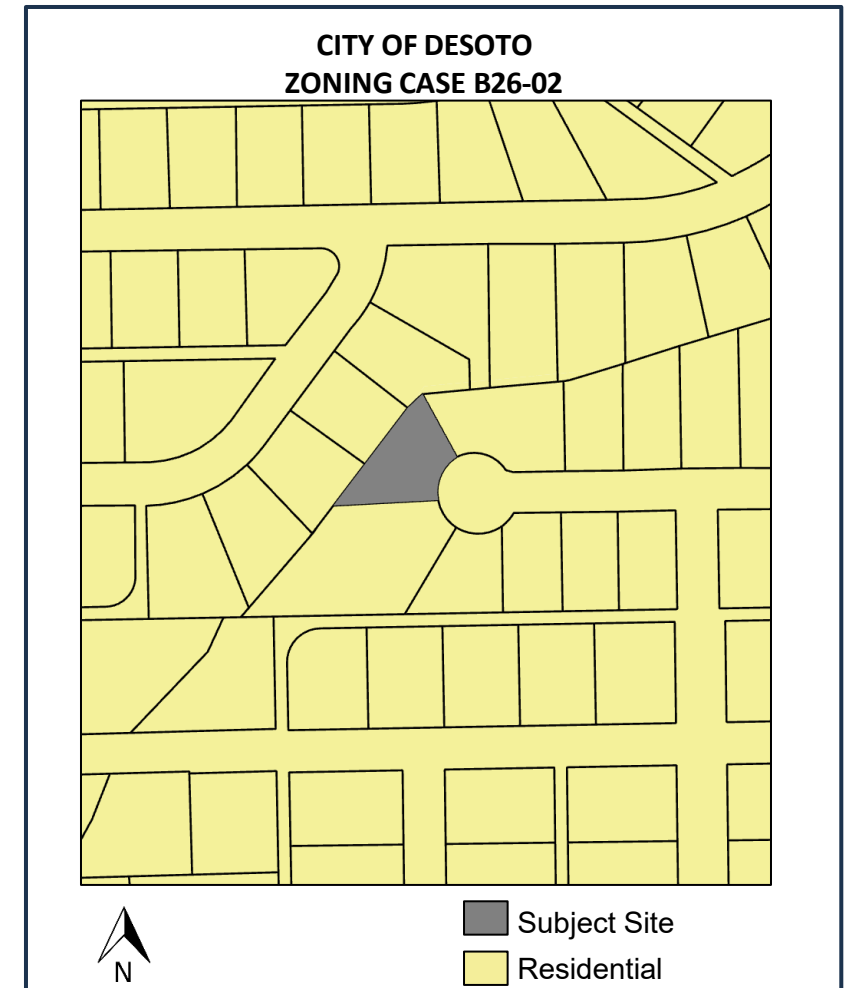
Site: Single Family Residential - 9,000 (SF-9)

North: Single Family Residential - 12,000 (SF-12)

East: Single Family Residential - 9,000 (SF-9)

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

West: Single Family Residential - 12,000 (SF-12)



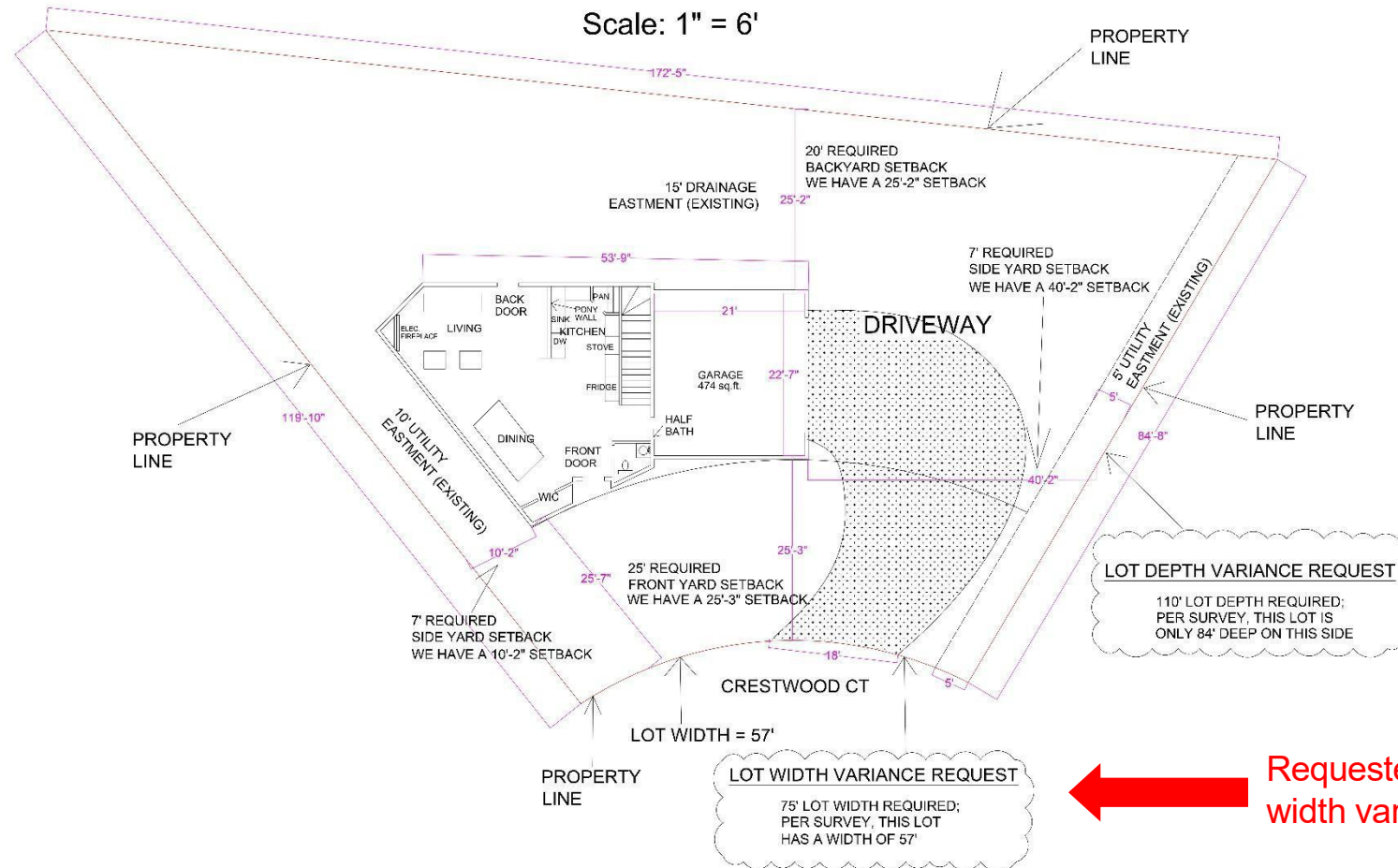
SF-9 Zoning Ordinance Regulations

	Zoning Ordinance Minimum Requirements	1001 Crestwood Ct. (Proposed)
Width	75 feet	57 feet
Depth	110 feet	84 feet

Site Plan with requested Variance

1001 Crestwood Ct, Desoto, TX 75115
2-Story Home, 2350 sqft.

Scale: 1" = 6'



Requested lot
depth variance

Requested lot
width variance

Staff Findings

1. Hardship / Practical Difficulty

The subject property is an irregular cul-de-sac lot with reduced width and depth that do not meet SF-9 minimum standards. Literal enforcement would create a practical difficulty in developing the property.

2. Not Self-Imposed

The hardship results from the original subdivision platting and unique lot configuration, not from actions of the current property owner.

3. No Negative Impact on Adjacent Properties

The proposed single-family home is consistent with the surrounding neighborhood and will remain compatible with adjacent properties.

4. Consistent with the Intent of the Ordinance

The request allows reasonable residential development while maintaining the character and intent of the SF-9 zoning district.

5. No Special Privilege or Undue Hardship

The request is not based on personal or economic hardship and will not create special privilege or undue hardship on neighboring properties.

Staff Recommendation

Staff recommends that the Zoning Board of Adjustment approve the application of Adan Tellez, on behalf of the property owner Blue Stairs, LLC, for (1) a variance to the minimum lot width and (2) a variance to the minimum lot depth regulations at 1001 Crestwood Court. The requested variances include an eighteen-foot (18') reduction to the required minimum lot width and a twenty-six-foot (26') reduction to the required minimum lot depth, as permitted under Section 9.5(A) and (B) of the Zoning Ordinance **(ZBOA Case No. B26-02)**.

THANKYOU