



**Planning & Zoning Commission Agenda**

City Council Conference Room and City Council Chamber  
 Jim Baugh Government Center  
 DeSoto City Hall 211 E. Pleasant Run Road  
 DeSoto, TX 75115 (972) 230-9622

April May, Chairperson  
 Thomas North, Vice Chairperson  
 Vicki Hayes  
 Russell Hooper  
 Terrence Campbell  
 Royce West, II  
 Jacqueline Lee

DATE: Tuesday, January 13, 2015

WORK SESSION: 6:30pm Council Conference Room

REGULAR SESSION: 7:00pm Council Chambers

A. **WORK SESSION AGENDA:**

1. Discuss agenda items.

B. **AGENDA**

C. **PLEDGE OF ALLEGIANCE.**

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

E. **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Any item may be withdrawn from the consent agenda and acted on separately.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 the Minutes for the Planning & Zoning Commission Meeting on December 9, 2014.

F. **PUBLIC HEARING:**

1. Consider Case Z-1295-14; a zoning request from Agricultural (A) to Industrial (I) zoning on a 2.107 acre tract of land situated in the W. Foreman Survey, Abstract No. 462. The property in question is a strip of Polk Street Right-of-Way that is located approximately 170 feet north of Lima Street and runs south to a point approximately 380 feet north of East Centre Park Boulevard. The applicant is the City of DeSoto.

G. **REGULAR AGENDA:**

1. Consider Case FP-1095-14; Final Plat of Kentsdale Farm, Phase II. This property is situated in William Caldwell Abstract No. 235, which is located south on Parkerville Road and east of Cockrell Hill Road. The property consists of 67 lots and 24.883 acres. The applicant is Michael Gavin/Bloomfield Homes, L.P.

H. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board located at the entrance to the City of DeSoto, Texas City Hall, a place convenient and readily accessible to the general public at all times.

January 8, 2015

Posted Date



Donielle Suber  
Planning Technician

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

The building in which the above meeting will be conducted is wheelchair accessible. Access to the building and special parking are available at the primary west entrance facing Hampton Road. Persons with disabilities who plan to attend this meeting and may require auxiliary aids or services such as readers or large print, or interpreters for persons who are deaf or hearing impaired, are requested to contact the Office of City Secretary at (972) 2309646 or by Fax at (972) 274-0060, or by E-mail at [kmorris@desototexas.gov](mailto:kmorris@desototexas.gov) or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas 1-800-735-2989.

**Planning and Zoning Commission Meeting**

E. 1. a.

**Meeting Date:** 01/13/2015

**Submitted For:** Edlyn Vathauer, Planning Manager

Phone: 972-230-9624

**Contact:** Donielle Suber, Planning Technician

Phone: 972-230-9622

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**AGENDA ITEM:**

Consider approval of the Minutes for the Planning & Zoning Commission Meeting on December 9, 2014.

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**Attachments**

P&Z Commission Minutes December 9, 2014

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PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
TOWN CENTER – COUNCIL CHAMBERS  
Tuesday, December 9, 2014

COMMISSIONERS PRESENT:  
Chairperson April May  
Vice Chairperson Thomas North  
Commissioner Russell Hooper  
Commissioner Terrence Campbell  
Commissioner Royce West II  
Commissioner Jacqueline Lee

STAFF PRESENT:  
Edlyn Vathauer, Planning Manager  
Julie Doshier, Assistant City Attorney  
Donielle Suber, Planning Technician

WORK SESSION AGENDA:

- (1) Discuss agenda items.

AGENDA

PLEDGE OF ALLEGIANCE.

CALL TO ORDER.

CONSENT AGENDA ITEMS:

- (2) Approval of the Minutes for the Regular meeting on October 28, 2014.

Motion by Commissioner Royce West, II with second by Vice Chairperson Thomas North

to approve the Minutes for the Regular meeting on October 28, 2014. Motion passed unanimously, with six (6) members voting

Ayes: Campbell, Hooper, Lee, May, North, West

Nays: None

Absent: Hayes

PUBLIC HEARING:

(3) Consider Case Z-1292-14; a request to amend DeSoto Town Center Planned Development 130 (PD-130). This proposed amendment would allow deviations to the façade and height regulations for both the building and proposed tower located at 902 E. Pleasant Run Road. The property in question is located on Hampton Road and north of Pleasant Run Road. The applicant is Chaucer Chen.

Planning & Zoning Commission Management Report for Case Z-1292-14

Mr. Edlyn Vathauer, Planning Manager, presented the management report for case Z-1292-14.

Chairperson May asked the Commissioners if there were any questions of staff. There being no response, she opened the public hearing at 7:05 PM, and asked the applicant to come forward to address the Commission.

Mr. Ross Harle, of 1600 Northwest Dallas Parkway, Dallas, representing Tabani Group, came forward to address the Commission.

Chairperson May asked the Commissioners if there were any questions for the applicant.

Commissioner Hooper asked Mr. Harle to clarify the reason for the proposed increase in façade height.

Mr. Harle informed the Commission that the current tenants of the building continue to complain that visibility for their businesses is minimal. He also explained that the sign parapet would be more visible to motorists along Pleasant Run Road by increasing the façade height.

Commissioner North asked Mr. Harle to explain the purpose of the proposed LED sign.

Mr. Harle explained that the LED sign would provide directional information for the apartment complex tenants, and will also be used, by both the multi-family and retail, uses as a tool for advertising sales and events.

Chairperson May asked the Commissioners if there were any other questions for Mr. Harle.

The Commission and Mr. Harle discussed the proposed increase to the façade height and different aspects of the LED sign, as well as requirements that involve lighting for retail signage.

Chairperson May asked the Commissioners if there were any other questions for Mr. Harle. Hearing no response, she asked if there was anyone who wished to address the Commission either in favor of or in opposition to case Z-1292-14. There being no response, she closed the public hearing at 7:09 PM, and asked the Commissioners if there was any other questions or comments for discussion. Hearing no response she asked the Commissioners for a motion.

Motion by Commissioner Royce West, II with second by Vice Chairperson Thomas North

to approve case Z-1292-14; a request to amend DeSoto Town Center Planned Development 130 (PD-130). Motion approved with four (4) votes in favor from Chairperson April May, Vice Chairperson Thomas North, Commissioner Royce West, II, and Commissioner Jacqueline Lee, and with two (2) votes in opposition from Commissioner Russell Hooper, and Commissioner Terrence Campbell., with six (6) members voting

Ayes: Lee, May, North, West

Nays: Campbell, Hooper

Absent: Hayes

REGULAR AGENDA:

- (4) A request to act upon cancelling the regular Planning & Zoning Commission meeting scheduled for Tuesday, December 23, 2014.

Motion by Vice Chairperson Thomas North with second by Commissioner Russell Hooper

to approve the cancellation of the regular Planning & Zoning Commission meeting scheduled for Tuesday, December 23, 2014. Motion passed unanimously, with six (6) members voting

Ayes: Campbell, Hooper, Lee, May, North, West

Nays: None

Absent: Hayes

ADJOURNMENT.

There being no other business, Chairperson May asked the Commissioners for a motion to adjourn the Planning & Zoning Commission meeting on Tuesday, December 9, 2014.

Motion by Vice Chairperson Thomas North with second by Commissioner Royce West, II

to adjourn the regular Planning & Zoning Commission meeting on December 9, 2014, at 7:11 PM. Motion passed unanimously, with six (6) members voting

Ayes: Campbell, Hooper, Lee, May, North, West

Nays: None

Absent: Hayes

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Chairperson Planning & Zoning Commission

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Planning Technician

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Date

**Planning and Zoning Commission Meeting**

F. 1.

**Meeting Date:** 01/13/2015  
**Contact:** Edlyn Vatthauer, Planning Manager  
Phone: 972-230-9624  
**File Number:** Z-1295-14  
**Date Filed:** 12/15/2014  
**Location:** Extending from approximately 170 feet north of Lima Street south to a point approximately 380 feet north of E. Centre Park Boulevard (see vicinity map).  
**Number of Lots:** 1  
**Current Zoning:** Has no zoning, as currently outside City Limits  
**Applicant:** City of DeSoto  
**Owner:** Dallas County Right-of-Way

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**AGENDA ITEM:**

Consider Zoning Case Z-1295-14; Zoning of a 2.107 acres tract proposed for annexation from Agricultural to Industrial; area being a strip of Polk Street Right-of-Way which has a width of approximately 85 feet and a length of approximately 1,535 feet, extending from approximately 170 feet north of Lima Street south to a point approximately 380 feet north of E. Centre Park Boulevard; Applicant: City of DeSoto

**SUMMARY:**

It is the City of DeSoto's intent to annex a strip of North Polk Street Right-of-Way (ROW). This area is approximately 2.107 acres in size and has a width of approximately 85 feet and a length of approximately 1,535 feet. This strip of land begins approximately 170 feet north of Lima Street and runs south to a point approximately 380 feet north of E. Centre Park Boulevard.

As provided on the Zoning Exhibit, the property in question is not zoned, as it is currently outside of the City Limits. To the west is an unincorporated area, and therefore has no zoning. To the east, north and south is Industrial (I) zoning.

As seen on the Aerial Photo, the property in question is a strip of Polk Street Right-of-Way. To the north south and east it is vacant. To the west, are residential homes in the unincorporated area.

Polk Street ROW to the north and south is in the City of DeSoto. Consequently, it makes sense to include this strip of ROW in the City of DeSoto as well.

When this property is annexed, it will automatically be given Agricultural (A) zoning. Consequently, when this case is considered by City Council the tract will be rezoned from Argicultural (A) to Light Industrial (LI).

**PUBLICATION REQUIREMENTS:**

Staff notified property owners within 200 feet and published "Notice of Public Hearing" as required by law. Twenty-two (22) notices were mailed to adjoining property owners, no (0) replies were received in favor and one (1) was received in opposition, which is located within the unincorporated area.

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**Attachments**

Case Z-1295-14 Change of Zoning Request from Agricultural (A) to Industrial (I)

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DeSoto



2006

APPLICATION FOR CHANGE OF ZONING

File No.: 2-1295-14
Application Date:

P & Z: 1-13-15
C C: 1-20-15

Applicant: City of DeSoto Phone No.: 972-230-0000
Address: 211 E. Pleasant Run Road, DeSoto, Texas 75115
Email Address:

Description of Property

Subdivision: W. Foreman Survey, Abstract No. 462 Lot No.: - Block No.: -
Lot Size: No. Acres: 2.107 Abstract No.: 462
Street Address/Location: A strip of Polk Street right-of-way that is located approx. 170 feet north of Limic Street and runs south to a point approx. 380 feet north of East Centre
Zoning Change Requested Park Boulevard

Current Zoning: None; to be annexed
Zoning Classification Requested: Light Industrial (LI)
Intended use of property and applicant's reasons for requesting change: Annexation request

New Construction: X Existing Building to be used: (Check only one)

FEE: Non-refundable Fee of \$500 plus \$10 per acre

Application must include:

- 1. Receipt showing all City of DeSoto property taxes has been paid.
2. If property has not been platted, will need a survey with metes and bounds description.

By Signing the CHANGE OF ZONING application below, you grant permission to the City of DeSoto to enter said property and install a ZONING Notification Sign.

Applicant Signature Date Owner Signature Date

Applicant Printed Name Owner Printed Name

Property owner must sign application or submit letter of authorization

Received by the City of DeSoto in the amount of \$ N/A
City Receipt No.: Dated:

Agent for City of DeSoto

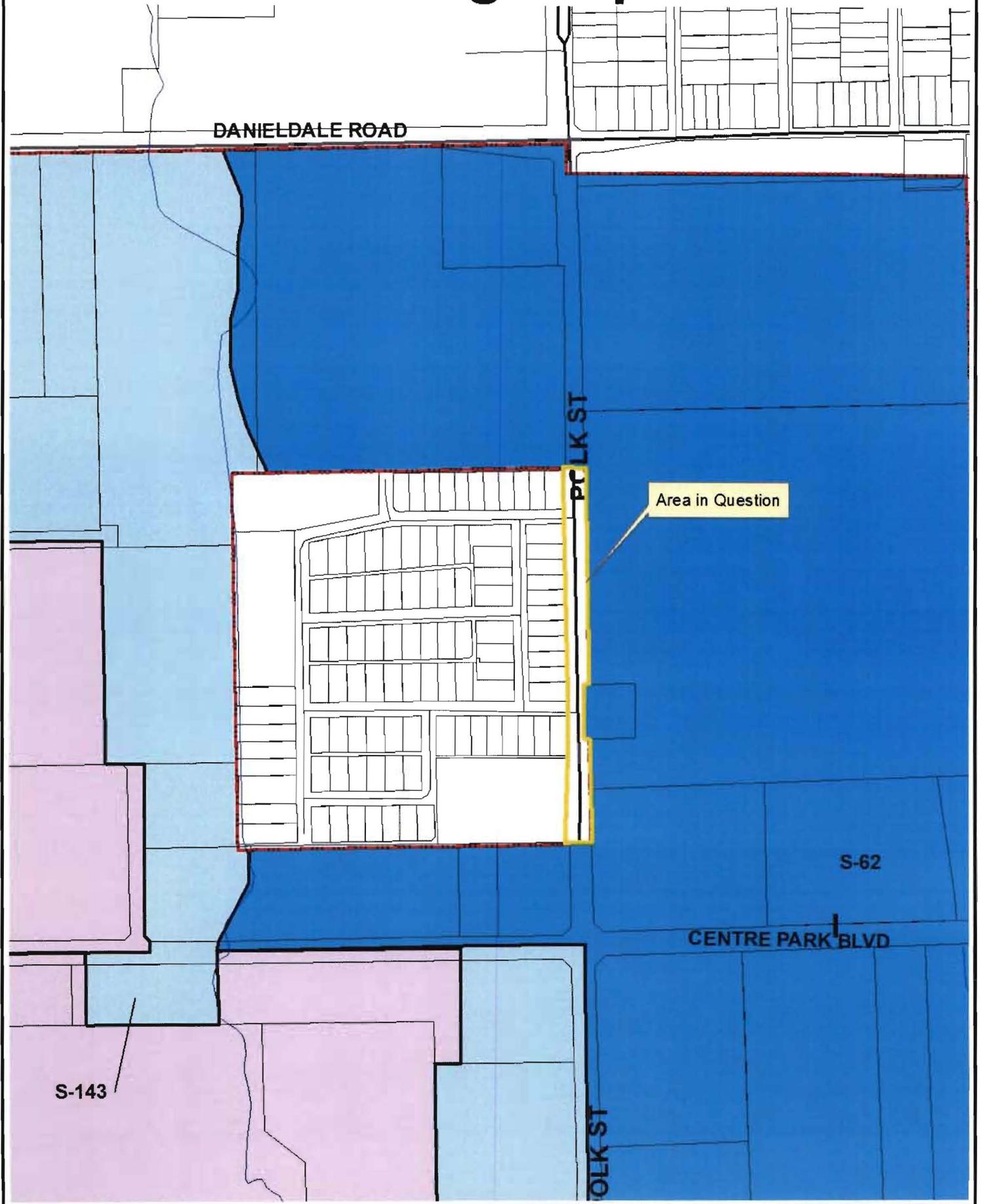


# City of DeSoto

## Zoning Case Z-1295-14



# Zoning Map



# Aerial Map



# City of DeSoto Opposition Map



-  Area within 200 feet
-  Opposition outside City Limit



**CITY OF DESOTO  
PLANNING & ZONING DEPARTMENT  
211 E. PLEASANT RUN ROAD  
DESOTO, TX 75115  
ZONING REPLY FORM**

HEARING DATE/TIME: P&Z: January 13, 2015 - 7:00 PM FILE #: Z-1295-14  
City Council: January 20, 2015 - 7:00 PM

**Z-1295-14**

The City of DeSoto Planning and Zoning Commission will conduct a public hearing to consider a zoning request from Agriculture (A) to Industrial (I) Zoning on a 2.017 acre tract of land situated in the W. Foreman Survey, Abstract No. 462. The property in question is a strip of Polk Street Right-of-Way that is located approximately 170 feet north of Lima Street and runs south to a point approximately 380 feet north of East Centre Park Boulevard. The Planning & Zoning Commission will consider this request on the date noted above. If the Planning Commission approves the case or the applicant appeals a denial of the request, then the hearing before the City Council will be held on Tuesday, January 20, 2015. Both hearings will be held in the council chambers at Town Center, 211 E. Pleasant Run Road, DeSoto, TX.

Dear Property Owner:

This form may be used for the purpose of expressing your opinion on the proposed zoning request. Please fill out below and return to **City of DeSoto, Planning & Zoning Department, 211 E. Pleasant Run Road, Suite A, DeSoto, TX 75115**. If you wish to have your comments included in the Commission's information packet, **please return this form at least one week prior to the Planning and Zoning Commission Hearing Date**. If you have any questions, you can contact Donielle Suber at 972-230-9622.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

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(Please complete the following information)

9631. S. Polk Dallas, TX 75052  
Your Property Address  
Anna Sonnier & Maria Gonzalez  
Printed Name  
2028 Plains Ct Grand Prairie, TX 75052  
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Anna Sonnier Owner  
Signature Title  
Date: 12-22-14

To be a valid written protest the protest or petition in opposition must be filed with the Planning Department before 4:00 P.M of the working day immediately preceding the date in which City Council will hear this case.

**Planning and Zoning Commission Meeting****G. 1.****Meeting Date:** 01/13/2015**Contact:** Edlyn Vattbauer, Planning Manager  
Phone: 972-230-9624**File Number:** FP-1095-14**Date Filed:** 12/18/2014**Location:** Located south of Parkerville Road and east of Cockrell Hill Road (see vicinity map).**Number of Lots:** 67**Current Zoning:** PD-92**Applicant:** Michael Gavin**Owner:** Bloomfield Homes

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**AGENDA ITEM:**

Consider Final Plat FP-1095-14, Kentsdale Farm; 24.8 acres, 67 lots; located south of Parkerville Road and east of Cockrell Hill Road; Applicant: Michael Gavin; Owner: Bloomfield Homes.

**SUMMARY:**

This is the second phase for Kentsdale Farm. Access to this phase is through Phase I, which has two access points onto Parkerville Road. This phase contains a detention pond, which is along the west boundary line and denoted as Lot 22 of Block G.

This phase also contains a 10 foot Landscape Maintenance and Access Easement on the south side of Lot 15, Block B.

**PUBLICATION REQUIREMENTS:**

Not Applicable.

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**Attachments**

Case FP-1095-14 Final Plat of Kentsdale Farm, Phase II

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DeSoto



APPLICATION FOR FINAL, AMENDED, REPLAT, and MINOR PLATS

File No.: FP-1095-14
Application Date: 11-25-14

P & Z:
C C:

Applicant: Bloomfield Homes LP Phone No.: 817.416.1572
Address: 1450 East Highway 119, Suite 210, Southlake, TX 76092
Email Address: Fax No.:

Engineer: Engineering Concepts & Design LP Phone No.: 972.941.8400
Address: 201 Windco Circle, Suite 200, Wylie, TX 75098
Email Address: denny@ecdip.com Fax No.: 972.941.8401

Addition or Subdivision Name: Kentsdale Farm Phase 2 Acres: 24.883 Lots: 67

FEE: Non-refundable Fee of \$150 plus \$7 per lot (With Minimum fee of \$200)
Fees are due at the time of application submittal

RECEIVED

By submitting this application for approval of a subdivision plat, I understand the following:

- 1. All improvements provided on the plat shall be in conformance with City of DeSoto standards & requirements.
2. Tax Certificate showing that all City of DeSoto property taxes has been paid.
3. Submit 21 folded 24 x 36 copies of the plat.
4. Once the plat has been reviewed by staff and corrections made, 12 - 24 x 36 copies and 1 - 11 x 17 copy must be submitted to the Planning & Zoning Department.
5. Acceptance by the City of DeSoto Staff does not preclude additional requirements by the City Council.

Applicant Signature: [Signature] Date: 10/28/14
Applicant Printed Name: Michael S. Garis, Dootland Development

Owner Signature: [Signature] Date: 10/19/14
Owner Printed Name: Timothy M. Stewart, Vice President, Bloomfield Properties, Inc., General Partner

Property owner must sign application or submit letter of authorization

Received by the City of DeSoto in the amount of \$ 619.00
City Receipt No.: 275218 Dated: 11-25-14
Agent for City of DeSoto: [Signature]



# City of DeSoto

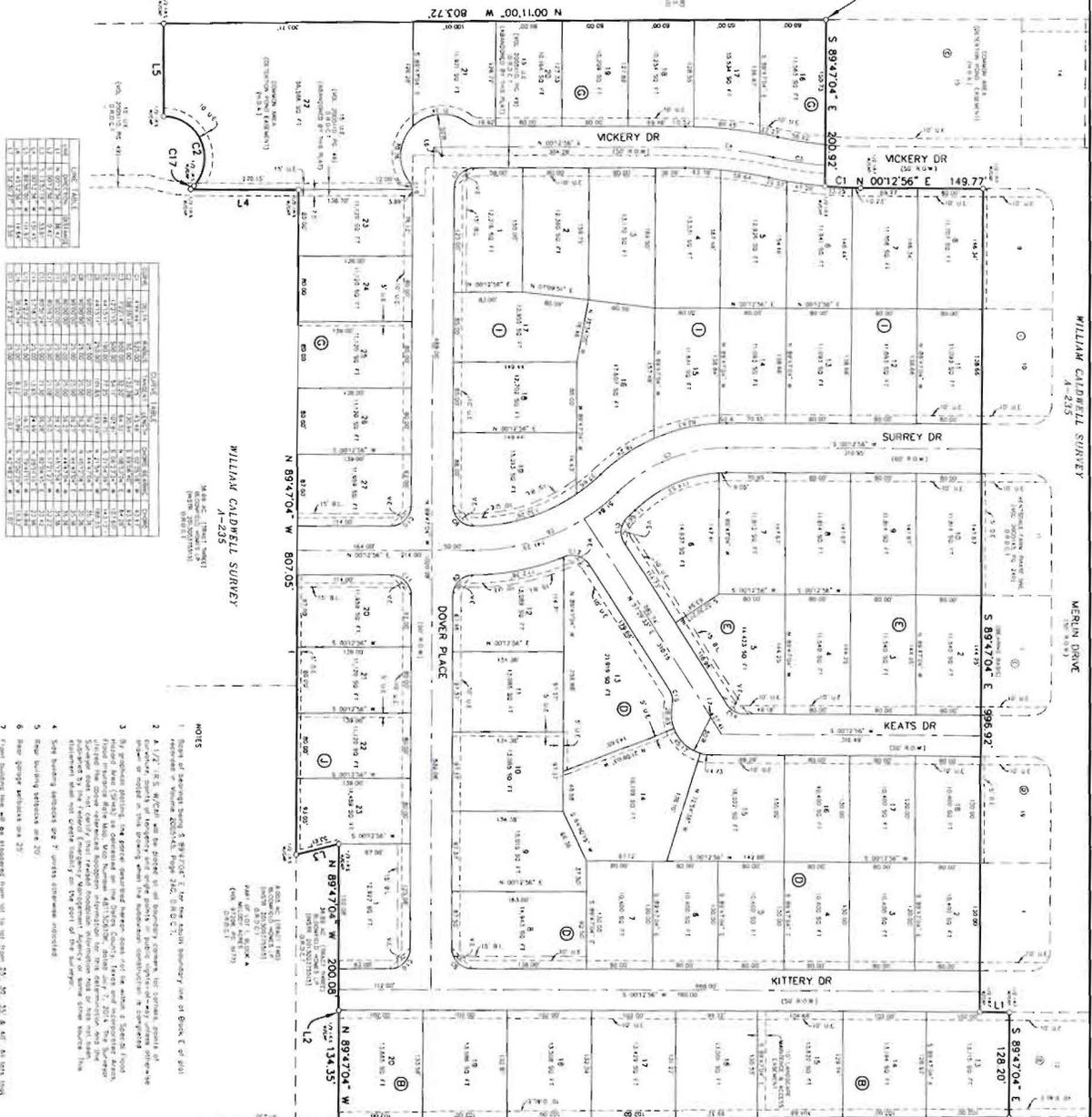
## FP-1095-14



# Aerial Map



WILLIAM CALDWELL SURVEY  
A-235



Lot	Area (Ac)	Area (Sq Ft)
1	0.10	6,912.00
2	0.10	6,912.00
3	0.10	6,912.00
4	0.10	6,912.00
5	0.10	6,912.00
6	0.10	6,912.00
7	0.10	6,912.00
8	0.10	6,912.00
9	0.10	6,912.00
10	0.10	6,912.00
11	0.10	6,912.00
12	0.10	6,912.00
13	0.10	6,912.00
14	0.10	6,912.00
15	0.10	6,912.00
16	0.10	6,912.00
17	0.10	6,912.00
18	0.10	6,912.00
19	0.10	6,912.00
20	0.10	6,912.00
21	0.10	6,912.00
22	0.10	6,912.00
23	0.10	6,912.00

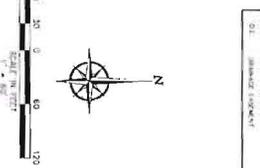
Lot	Area (Ac)	Area (Sq Ft)
1	0.10	6,912.00
2	0.10	6,912.00
3	0.10	6,912.00
4	0.10	6,912.00
5	0.10	6,912.00
6	0.10	6,912.00
7	0.10	6,912.00
8	0.10	6,912.00
9	0.10	6,912.00
10	0.10	6,912.00
11	0.10	6,912.00
12	0.10	6,912.00
13	0.10	6,912.00
14	0.10	6,912.00
15	0.10	6,912.00
16	0.10	6,912.00
17	0.10	6,912.00
18	0.10	6,912.00
19	0.10	6,912.00
20	0.10	6,912.00
21	0.10	6,912.00
22	0.10	6,912.00
23	0.10	6,912.00

WILLIAM CALDWELL SURVEY  
A-235

- NOTES**
1. Block of bearings being 5 89°47'04" E, for the actual boundary line of Block E of plat reference is Volume 200127, Page 216, S.D.C.T.
  2. A 1/2" R.C. W.C.P. and the portion of the boundary between the general point of beginning and the actual point of beginning is shown in this survey. The actual point of beginning is shown in this survey. The actual point of beginning is shown in this survey.
  3. By public utility, the point of beginning between Block E and Block F is shown in this survey. The actual point of beginning is shown in this survey. The actual point of beginning is shown in this survey.
  4. The building setbacks are 7' on all sides.
  5. The building setbacks are 7' on all sides.
  6. The building setbacks are 7' on all sides.
  7. The building setbacks are 7' on all sides.



ABRAHAM HART SURVEY  
A-563

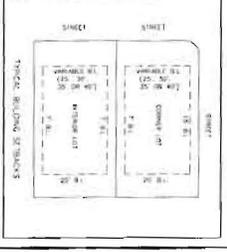
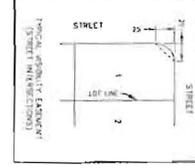


**KENSIDALE FARM**  
PHASE TWO  
SITuated IN THE  
WILLIAM CALDWELL SURVEY, ABST. NO. 235  
CITY OF DESOTO, DALLAS COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.  
1500 WEST LOOP SOUTH, SUITE 1000  
DALLAS, TEXAS 75243  
PHONE: (214) 343-1111  
FAX: (214) 343-1112

FINAL PLAN  
67 SINGLE FAMILY LOTS  
& 1 COMMON AREA LOT  
60,000 SQ. FT.

RECEIVED



SECTION AND EXHIBIT

THE CITY OF DALLAS HAS RECEIVED THE FOLLOWING APPLICATION FOR THE GRANTING OF A PLAT OF THE FOLLOWING LAND...

THE APPLICANT HAS BEEN ADVISED THAT THE CITY OF DALLAS HAS RECEIVED THE FOLLOWING APPLICATION FOR THE GRANTING OF A PLAT...

SURVEYORS CERTIFICATE

THAT I, CHAS. E. SMITH, Surveyor, do hereby certify that the plat and proposed plat is a true and correct copy of the original...



NOTARY PUBLIC FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE AND DEDICATION

I, the undersigned, do hereby certify that the above described land is the property of the undersigned...

THAT I, CHAS. E. SMITH, Surveyor, do hereby certify that the plat and proposed plat is a true and correct copy of the original...

THAT I, CHAS. E. SMITH, Surveyor, do hereby certify that the plat and proposed plat is a true and correct copy of the original...

NOTARY PUBLIC FOR THE STATE OF TEXAS

APPROVAL CERTIFICATE

I, the undersigned, do hereby certify that the above described land is the property of the undersigned...

THAT I, CHAS. E. SMITH, Surveyor, do hereby certify that the plat and proposed plat is a true and correct copy of the original...

THAT I, CHAS. E. SMITH, Surveyor, do hereby certify that the plat and proposed plat is a true and correct copy of the original...

NOTARY PUBLIC FOR THE STATE OF TEXAS

WILLIAM CALDWELL SHIRLEY ARCHT. NO. 235 CITY OF DESIGN, DALLAS COUNTY, TEXAS



Agenda Date Mm-dd-yy	1 - Work Session 2 - Consent Agenda 3 - Regular Agenda 4 - Public Hearing 5 - Other Business 6 - Old Business	Legal Review  Yes/No Done	Your Initials	Complete Item Description (as it will appear on the Agenda)
CITY COUNCIL AGENDA ITEMS ON THURSDAY, JANUARY 6, 2015:				
01-06-15	Continued until 1/20	Y		Consider Case Z-1292-14; a request to amend DeSoto Town Center Planned Development 130 (PD-130). This proposed amendment would allow deviations to the façade and height regulations for both the building and proposed tower located at 902 E. Pleasant Run Road. The property in question is located on Hampton Road and north of Pleasant Run Road. The applicant is Chaucer Chen.
CURRENT PLANNING & ZONING AGENDA ITEMS:				
01-13-15	4	Y		Consider Case Z-1295-14; a zoning request for a 2.107 acre strip of North Polk Street Right-Of-Way proposed for annexation from agricultural to light industrial; an area located approximately 170 feet north of Lima Street and runs south to a point approximately 380 feet north of E. Centre Park Boulevard. The applicant is the City of DeSoto.
01-13-15	3	N		Consider Case FP-1095-14; Final Plat of Kentsdale Farm, Phase II. This property is situated in William Caldwell Abstract No. 235, which is located south on Parkerville Road and east of Cockrell Hill Road. The property consists of 67 lots and 24.883 acres. The applicant is Michael Gavin/ Bloomfield Homes, L.P.
FUTURE PLANNING & ZONING AGENDA ITEMS:				



Agenda Date Mm-dd-yy	1 - Work Session 2 - Consent Agenda 3 - Regular Agenda 4 - Public Hearing 5 - Other Business 6 - Old Business	Legal Review  Yes/No Done	Your Initials	Complete Item Description (as it will appear on the Agenda)
01-27-14				No items.

