



DeSoto City Council Meeting Agenda

City Council Chambers
 Jim Baugh Government Center
 DeSoto City Hall
 211 E. Pleasant Run Road
 DeSoto, TX 75115
 (972) 230-9646

Mayor Rachel L. Proctor
Mayor Pro Tem Letitia Hughes
Deputy Mayor Pro Tem Ken Waters
Councilmember Pierette Parker
Councilmember Brian Wesley
Councilmember Debrah North
Councilmember Crystal Chism

DATE: Tuesday, August 4, 2026

EXECUTIVE SESSION: 5:00 p.m. Council Chambers
 REGULAR SESSION: 6:00 p.m. Council Chambers
(or immediately following the executive session)

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. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via video-conference call. The presiding officer and a quorum of the City Council will be physically present at this meeting.

DeSoto City Council Meetings are open to the public and will be live-streamed on DeSoto's website at www.desototexas.gov for those wanting to view the meeting online.

Attendees may speak on any item listed on the agenda during that portion of the agenda; however, for topics not scheduled, attendees will speak during Citizen Appearances. The standard time limit is 3 minutes per speaker and may be modified at the Mayor's discretion to maintain an efficient flow of the meeting. **Comment cards related to specific agenda items are due prior to the introduction of an agenda item; however, comment cards related to the citizen appearances portion of the agenda must be submitted to the ambassador's table prior to the start of the meeting.**

A. CALL TO ORDER AND CONVENE INTO EXECUTIVE SESSION

1. Safety Protocol Statement: Fire Chief Bryan Southard
2. The City Council will convene into Executive Session pursuant to Texas Government Code Section 551.071(2) to consult with the City Attorney regarding Dallas County magistration requirements and the application of Section 15.17 of the Texas Code of Criminal Procedure
3. The City Council will convene into Executive Session pursuant to Texas Government Code Section 551.072 to deliberate the purchase, exchange, and lease of real property as it relates to 825 W. Wintergreen Road, Thorntree Golf Club

4. Reconvene into Regular Session
5. Take any necessary action as a result of the Executive Session

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

1. Safety Protocol Statement: Fire Chief Bryan Southard
2. Invocation by: Pastor Gregory Drake, Jubilee Community Church
3. Pledge of Allegiance led by: Letitia Hughes, DeSoto City Council Place 7

C. **PRESENTATIONS**

1. Presentation of a proclamation honoring City Hall Selfie Day
2. Briefing on the draft Zoning and Subdivision Ordinances Diagnostic Report

D. **ITEMS OF COMMUNITY INTEREST**

1. Pursuant to Texas Government Code Section 551. 0415 the City Council may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Council events; (5) information about community events; and (6) announcements involving imminent threat to public health and safety.

2. Liaison Updates

E. **CONSENT AGENDA**

Items are listed on the Consent Agenda by the City Manager and are recommended to the City Council for single vote approval. An item(s) may be removed from the Consent Agenda for separate vote at the request of a Councilmember, the Mayor, or the City Manager.

1. **Approval of City Council Minutes**
 - a. Special City Council Meeting
July 13, 2026

- b. Special City Council Meeting
July 17, 2026

F. **Consent - Other Items**

1. Consider approval of a Resolution adopting the 2026–2027 Community Development Block Grant (CDBG) Annual Action Plan
2. Consider approval of a Resolution designating bank signatories on all City of DeSoto bank accounts
3. Consider adoption of an Ordinance amending the Fiscal Year 2025-2026 Adopted Budget in the amount of \$14,540 for professional services related to an Employee Relations Investigation

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

4. Consider adoption of an Ordinance amending the Fiscal Year 2025-2026 Adopted Budget to provide funding for the NeoGov PowerDMS Platform

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

5. Consider adoption of an Ordinance amending the Fiscal Year 2025-2026 Adopted Budget to provide funding for the acquisition of the WorkShield Employee Relations Investigation Platform

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

G. **PUBLIC HEARINGS**

1. Case No. Z-1545-26 - Conduct a Public Hearing and consider adoption of 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
Applicant: Yazen Elhamad of White Dove Capital
Property Owner: Baker Ghanim of Tire Store Service Center

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.

2. Conduct a Public Hearing and consider public comment regarding the approval of an agreement with Linebarger Goggan Blair & Sampson, LLP for collection of delinquent property assessments for the Daniieldale Homestead Public Improvement District (PID)

H. **REGULAR AGENDA - New Business**

1. Consider and take action to approve a Resolution approving an Agreement to Collect Delinquent Property Assessments for the Daniieldale Homestead PID with Linebarger Goggan Blair & Sampson, LLP, and authorize the Interim City Manager to negotiate and execute all necessary documents
2. Consider and take action to approve a Resolution imposing a 20% penalty on delinquent property assessments for the Daniieldale Homestead PID as authorized by Tex. Tax Code §§33.07 and 33.08, and authorize the Interim City Manager to negotiate and execute all necessary documents
3. Consider adoption of an Ordinance amending Chapter 3, "Building Regulation," Article 3.1300, "Park Land Dedication Fund," of the Code of Ordinances by adding subsections (f) and (g) to authorize park land dedication credits for tracts between 0.5 and 2 acres that are developed as dog parks

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 "BUILDING REGULATIONS," ARTICLE 3.1300 "PARK LAND DEDICATION FUND BY ADDING NEW SUBSECTION (F) AND (G) ALLOWING FOR THE INCLUSION OF DOG PARKS IN PARKLAND DEDICATION AND STANDARDS THEREFORE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

4. Consider adoption of an Ordinance amending the Fiscal Year 2025-2026 Adopted Budget relative to the utilization of excess reserve funds as identified by DeSoto's Fund Balance Policy

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

I. CITIZEN APPEARANCES

The City Council invites citizens to address the Council on any topic not already scheduled for Public Hearing. Citizens wishing to speak should complete a "Citizen Comment Card" and present it to the City Secretary or return to the Ambassador's table prior to the start of the meeting. In accordance with the Texas Open Meetings Act, the City Council 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.

For attendees wanting to speak on any item listed on the agenda, the comment cards related to the specific agenda items are to be presented to the City Secretary prior to the introduction of that agenda item. The standard time limit is 3 minutes per speaker and may be modified at the Mayor's discretion to maintain an efficient flow of the meeting.

Please Note: Comments are to be addressed to the entire council and not to individual city council members or staff. Citizens shall refrain from making personal, impertinent, profane, or slanderous remarks or becoming boisterous while addressing the City Council. If such conduct occurs and is not corrected immediately, the Citizen may be removed from the room for the remaining session of the meeting and the Citizen shall be barred from appearing before the City Council for that session. Citizens shall observe the same rules of propriety, decorum, and good conduct applicable to the City Council.

J. ADJOURNMENT OF REGULAR SESSION

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The building in which the above meeting will be conducted is wheelchair accessible. Person with disabilities who plan to attend this meeting and may require auxiliary aid 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 972-230-9646 or by E-mail at saubrey@desototexas.gov or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas 800-732-2989.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of DeSoto's Jim Baugh Government Center, a place convenient and readily accessible to the general public as well as to the City's website www.desototexas.gov and said Notice was posted on the following date and time: **Wednesday, July 29, 2026 by 6:00 P.M.** and remained so posted at least two (2) hours after said meeting was convened.



Sofine Lewis, City Secretary



DeSoto City Council Meetings are broadcast live in their entirety on DeSoto's City Website www.desototexas.gov on the first and third Tuesday 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.

City Council Meeting

C. 1.

Meeting Date: 08/04/2026

Submitted For: Esther Williams, Director

Phone: 972.230.9690

Contact: LaGerisyn Runnels, Assistant City Secretary

Phone: 972.230.9646

AGENDA ITEM:

Presentation of a proclamation honoring City Hall Selfie Day

City Council Meeting

C. 2.

Meeting Date: 08/04/2026

Submitted For: Jacqueline Culton, Asst. Director
Phone: 9722307309

Contact: Srushti Patel, Planner
Phone: 9722309626

AGENDA ITEM:

Briefing on the draft Zoning and Subdivision Ordinances Diagnostic Report

Attachments

Presentation

Draft of Diagnostic Report

DeSoto Code Diagnostic Report

City Council Briefing – August 4, 2026

Ahmed Alqaisi, P.E., CBO, PMP - Director

Meeting Agenda

1

About the Project

2

Engagement

3

Diagnostic Report Overview

4

Next Steps

Today's Format:

A briefing to the City Council about the City's Code Diagnostic Report

About the Project

Project Schedule

Code Diagnostic	Month				
	APR	MAY	JUN	JUL	AUG
Project Kick-off and City Tour					
Stakeholder Interviews					
Draft Diagnostic Report					
Planning & Zoning Commission Work Session					
City Council Work Session					
City Staff Diagnostic Review					
P&Z Review Meeting					
City Council Review Meeting					
Diagnostic Report Finalization					

Project Scope

- Project Purpose
 - Develop a **diagnostic report** to detail the needed updates to the City's existing **Zoning and Subdivision Regulations**
 - Identify issues in the current code and areas to incorporate the City's Comprehensive Plan and Hampton Road Corridor (HRCC)
 - Incorporate an Implementation Phasing Plan for proposed recommendations
- Project Timeline – 5 Months

Engagement

Engagement

- P&Z Work Session (1)
- Council Work Session (1)
- Stakeholder Meetings (13)
- Final Diagnostic Report P&Z Briefing
- **Final Diagnostic Report Council Briefing**

We Are Here

Outreach

- City Staff
- "Frequent Flyer" Developers
- Councilmember Individual Interviews
- ZBOA and P&Z Work Sessions
- City Council Sessions

Main Findings

- Code Modernization and Usability
- Administrative and Procedural Findings & Updates
 - Reduce Uncertainty & Delays
 - Streamline Routine Approvals
 - Provide Clearer Application & Review Requirements

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Section 2. Priority Findings

2.01. Stakeholder Findings

The project team and the City staff met with different stakeholders to identify issues, opportunities, and priorities related to DeSoto's development regulations and broader development environment. A total of 13 interviews were conducted, involving the City staff (Planning, Engineering, Fire Department, and Economic Development), City Council members, the Zoning Board of Adjustment (ZBOA), and developers. An online questionnaire was also posted to gather input from developers who could not attend the interview. Three work sessions were also conducted to gather feedback from the ZBOA, Planning and Zoning Commission, and City Council members.

Several themes were raised consistently across the interviews, including the need to modernize the code, improve process clarity, better support redevelopment, strengthen development quality, and align regulations with the City's long-term goals. The following themes summarize the most common issues raised during the stakeholder process and indicate where the UDC update can help address them.

1. Code Modernization and Usability

The need to modernize DeSoto's zoning and subdivision regulations was one of the most consistent themes raised during stakeholder interviews. While participants generally did not express concerns about the overall amount of regulation, many indicated that the current code is difficult to navigate, interpret, and administer. Stakeholders described the regulations as outdated, overly complex, and sometimes unclear, creating challenges for applicants, staff, appointed boards, City Council, and residents. Many felt that a more user-friendly code would improve predictability, streamline development review, and make expectations easier to understand. Clearer standards and better organization of the regulations will improve consistency in how applications are reviewed and evaluated.

1.1. Key Themes

A. Outdated and Difficult to Navigate

- Many stakeholders described the code as outdated, confusing, and difficult to use.
- The concern was less about the number of regulations and more about how they are organized and communicated.

B. Clarify the Development Review Process

- Stakeholders identified confusion around procedures involving variances, alley waivers, platting requirements, and other development approvals.
- The code does not always clearly identify which standards may be modified, when relief is available, or which body has the authority to approve requests.

Main Findings

- Redevelopment and Infill Readiness
- Commercial Development and Amenities
- Expand Housing Options

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- Developers noted that standards designed for large master-planned developments may not be appropriate for infill projects or sites with existing development constraints.
- Stakeholders emphasized the need for practical flexibility when applying development standards to redevelopment and infill opportunities.

C. Support Reinvestment in Older Properties and Commercial Areas

- City Council and staff discussed vacant buildings, underutilized shopping centers, aging infrastructure, and opportunities to repurpose older properties.
- Stakeholders expressed concern that outdated requirements related to parking, landscaping, site design, access, and approvals can create barriers to redevelopment and adaptive reuse.
- Many felt the code should better facilitate reinvestment in existing commercial corridors and developed areas.

As DeSoto continues to mature, the development code will play an increasingly important role in shaping how redevelopment and reinvestment occur throughout the City. Stakeholders emphasized the importance of regulations that encourage the reuse of existing properties, accommodate site constraints, and recognize the differences between new growth areas and established neighborhoods. A more flexible and context-sensitive approach can help support long-term economic investment while promoting revitalization in older parts of the community.

4. Commercial Development and Amenities

A common theme throughout the stakeholder interviews was the importance of commercial development and community amenities. Stakeholders expressed concern that residents frequently leave the City for shopping, dining, and entertainment services. Stakeholders viewed this as a missed development opportunity. Discussions focused on ways to strengthen the City's tax base and promote long-term fiscal sustainability. Several areas, including the Arts and Recreation Center (ARC) area, and other potential areas for future investment.

4.1. Key Themes

A. Expand Retail, Dining, and Entertainment

- Stakeholders repeatedly expressed a need for more shopping, dining, and entertainment venues within the City.
- Desired additions included more retail, dining, and entertainment venues, especially in key corridors and activity centers.
- Many felt that expanding commercial development would help retain spending within the City.

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B. Create More Destinations and Gathering Spaces

- Stakeholders expressed interest in walkable environments, activity centers, and places where residents can gather and spend time.
- Mixed-use development and reinvestment in commercial areas were viewed as opportunities to create more vibrant destinations throughout the City.
- Several commercial corridors and redevelopment areas were identified as potential locations for these types of investments.

C. Strengthen the City's Economic Base

- Stakeholders noted that DeSoto has historically functioned as a predominantly residential community.
- Many emphasized the importance of attracting additional commercial development to diversify the tax base and increase sales tax revenue.
- Participants generally viewed commercial growth as an important component of the City's long-term fiscal health.

As DeSoto plans for future growth, stakeholders emphasized the importance of creating a regulatory framework that supports the types of commercial and mixed-use development the community wants to attract. While market conditions ultimately influence which businesses choose to locate in the City, the development code can help position DeSoto for success by providing appropriate zoning tools, allowing desired uses in strategic locations, and establishing development standards that encourage investment in key corridors and activity centers.

5. Expanded Housing Options

Housing was one of the most frequently discussed topics during stakeholder interviews, with participants expressing a range of perspectives on future residential development. Many stakeholders emphasized the need for a broader mix of housing choices to meet the needs of current and future residents, while others raised concerns about the impacts of increased density and multifamily development. Despite differing viewpoints, there was broad recognition that DeSoto's housing needs are changing and that the City may need a wider range of housing types and development patterns to support long-term growth, affordability, and demographic diversity.

5.1. Key Themes

A. Expand the Range of Housing Types

- Stakeholders identified a need for housing options that serve young professionals, seniors, residents on fixed incomes, and households seeking alternatives to larger single-family homes. Additional housing options can help attract new residents to DeSoto while retaining existing residents in the City.
- Missing middle housing types, including duplexes, triplexes, quadplexes, townhomes, condominiums, smaller-lot single-family homes, and mixed-use residential development, were discussed in multiple interviews.

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Main Findings

- Parking, Traffic, and Infrastructure Standards
- Property Appearance, Landscaping, and Green Character
- Public Engagement and Development Expectations

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- Many participants felt that expanding housing options would help meet changing market demands and resident needs.

B. Accommodate Growth in Strategic Locations

- Several stakeholders noted that DeSoto cannot rely solely on traditional single-family expansion to accommodate future growth.
- Increased density and building height were discussed as appropriate in select locations, particularly near I-35, commercial districts, the ARC area, and other activity centers.
- Stakeholders generally supported concentrating higher-density housing where it can be integrated with commercial uses, services, and transportation access.

C. Address Neighborhood Compatibility and Development Quality

- Stakeholders acknowledged ongoing resident concerns related to apartments, density, traffic, parking, privacy, property values, and compatibility with established neighborhoods.
- Some participants supported multifamily development only in specific locations or when accompanied by stronger development standards.
- Others noted that the City's current multifamily standards are relatively limited and should do more to ensure high-quality design, site planning, and long-term property maintenance.

While opinions varied on the appropriate density, stakeholders generally agreed that the current standards for neighborhood compatibility. The update should consider a broader range of housing types, identify areas for redevelopment, and establishing design and transition standards for surrounding neighborhoods.

6. Parking, Traffic, and Infrastructure

Parking, transportation, and infrastructure are key components of a community's quality of life. While some concerns focused on the public infrastructure. Stakeholders generally supported reevaluating standards to ensure they reflect current conditions and the realities of maintaining public infrastructure. A national planning trend, such as shared parking, practices in planning, such as shared parking, balancing flexibility for development with capacity.

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B. Create More Destinations and Gathering Spaces

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Diagnostic Overview

Technical Findings

- **Create a Unified Development Code**

- Consolidates zoning regulations and subdivision regulations into a single, cohesive framework
- Enhances efficiency
- Reduces redundancies

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2.02. Technical Findings

The technical findings summarize issues identified by the consultant team during its review of DeSoto's existing development regulations, procedures, and related code provisions. These findings focus on how the current code is organized, how clearly it communicates requirements, whether standards are internally consistent, and whether the regulations effectively support the City's development, redevelopment, housing, infrastructure, and design goals. The findings identify specific regulatory issues to be addressed through the code update.

1. Create a Unified Development Code (UDC)

The City of DeSoto's decision to undertake the diagnostic effort reflects a proactive approach to improving its development regulations and overall governance framework. As part of this effort, the City should consider creating a Unified Development Code (UDC) to consolidate and modernize its development-related regulations into a more cohesive framework. This approach will enhance efficiency, improve consistency across review processes, and better support long-term growth objectives. The process should emphasize collaboration by engaging residents, stakeholders, and city leadership throughout. If pursued, this approach would provide the City of DeSoto with a more cohesive and accessible regulatory framework to guide coordinated development over time.

- **Consolidate and Unify the Regulatory Framework:** Integrate all zoning and subdivision regulations into a single UDC. This consolidation eliminates fragmentation, reduces contradictions, and creates a cohesive code that users can navigate with confidence.

2. Create a User-Friendly Code

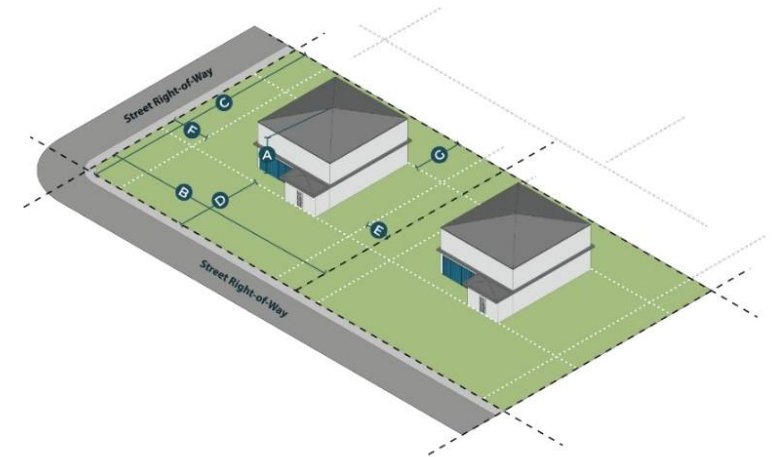
The City's development regulations must be clear, cohesive, and user-friendly. Whether used by municipal staff, developers, applicants, or consultants, the code should provide intuitive navigation and seamless connections between related provisions. To achieve this goal, the following strategies are recommended:

- **Enhance Clarity Through Language and Structure:** Use consistent, accessible language throughout the code. Distinguish clearly between permissive terms ("may," "should") and mandatory requirements ("will," "must"). Replace outdated legal jargon with straightforward terminology that maintains regulatory precision while improving readability for all users.
- **Design for the Development Process:** Organize the development codes to mirror the natural sequence of development activities, from initial concept through final approval. This logical progression helps users find relevant information quickly and understand how different regulations interact.
- **Improve Accessibility with Visual Tools:** Incorporate diagrams, flowcharts, tables, and other graphics to illustrate complex procedures, dimensional standards, and review processes. Visual aids transform dense text into easily digestible information.

Technical Findings

- **Create a User-Friendly Code**
 - Enhance Clarity Through Language and Structure
 - Design for the Development Process
 - Improve Accessibility with Visual Tools

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A	Maximum Height: Main Building
B	Minimum Lot Width
C	Minimum Lot Depth
D	Minimum Front Yard
E	Minimum Side Yard
F	Minimum Corner Lot Side Yard
G	Minimum Rear Yard

Figure 2. Example Graphic of a Residential Zoning District

Technical Findings

- **Create a User-Friendly Code**

- Streamline Organization
- Strengthen Internal Connections
- Enable Efficient Administration

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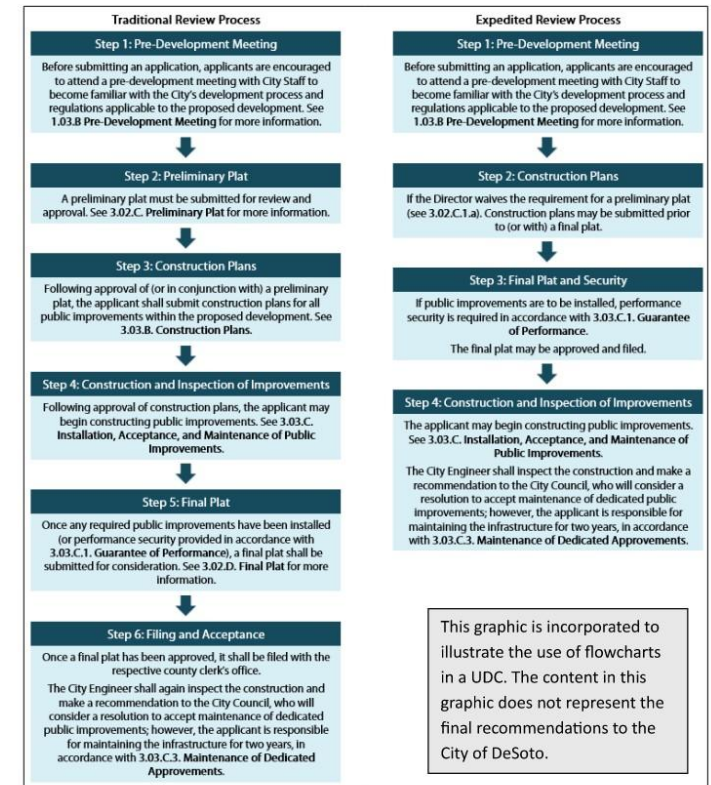


Figure 5. Example Graphic of Platting Process Overview

- **Streamline Organization:** Group all definitions in a dedicated section for quick reference. Eliminate redundancy by consolidating repeated provisions, such as purpose statements, enforcement procedures, and penalties, into centralized locations rather than scattered throughout multiple articles.
- **Strengthen Internal Connections:** Build robust cross-references linking related sections across zoning, subdivision, and sign regulations. Connect regulatory requirements directly to their corresponding application stages, whether plat review, site plan approval, or permit issuance.

Technical Findings

- Incorporate Changes in State Law
- Streamline Processes
- **Implement Administrative Plat Approval**

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#	Pros	Why it helps
1.	Allows approval authority to be tailored by plat type	Administrative approval does not require all plats to be handled the same way. The UDC can reserve City Council approval for larger or more policy-sensitive applications, such as preliminary plats, while allowing final plats, minor plats, amending plats, and other routine plats to be approved administratively when they meet adopted standards.
2.	Faster review and approval	Administrative approval can reduce delays by allowing compliant plats to be approved without waiting for a Planning and Zoning Commission or City Council meeting.
3.	Clearer statutory timeline compliance	Texas platting deadlines are strict, so administrative approval can help the City act within required timeframes and reduce the risk of automatic approval.
4.	More predictable process for applicants	If the plat meets objective code standards, the applicant has a clearer path to approval.
5.	Reduces Planning and Zoning Commission workload	Routine plats, amending plats, minor plats, replats, and plat corrections can be handled by staff, leaving the Commission to focus on complex cases. Plats approved administratively could still be reported to the Planning and Zoning Commission for informational purposes.
6.	Encourages objective code administration	Administrative review applies adopted, measurable standards consistently, helping ensure that routine technical plat decisions are handled predictably and in accordance with the City's approved regulations.
7.	Improves customer service	Applicants can receive faster decisions, clearer comments, and more direct coordination with reviewing departments.
8.	Supports infill and redevelopment	Small plats and technical plat changes often move faster when they are not tied to public meeting schedules.
9.	Referral to Planning and Zoning Commission	The Planning Director may refer any plat to the Planning and Zoning Commission for review. This approach still gives the Planning and Zoning Commission a clear mechanism to review plats that include a variance request.

#	Cons	Why it can be a concern
1.	Less public visibility	Administrative approval can reduce the number of plat cases discussed in public meetings, which may concern residents who expect to see development cases before a board.
2.	More responsibility for the staff	Staff must be comfortable making final decisions, interpreting standards, and documenting the basis for approval or disapproval.
3.	Requires very clear code standards	Administrative approval works best when approval criteria are objective. Vague subdivision standards can create uncertainty or legal risk.
4.	The appeal process becomes more important	The code should clearly state who may appeal, which decisions may be appealed, the appeal deadlines, and the reviewing body.

Administrative Approval Pros and Cons

Pros

Table 1. Advantages of Administrative Approval for Plats

#	Pros	Why it helps
1.	Allows approval authority to be tailored by plat type	Administrative approval does not require all plats to be handled the same way. The UDC can reserve City Council approval for larger or more policy-sensitive applications, such as preliminary plats, while allowing final plats, minor plats, amending plats, and other routine plats to be approved administratively when they meet adopted standards.
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Cons

Table 2. Disadvantages of Administrative Approval for Plats

#	Cons	Why it can be a concern
1.	Less public visibility	Administrative approval can reduce the number of plat cases discussed in public meetings, which may concern residents who expect to see development cases before a board.
2.	More responsibility for the staff	Staff must be comfortable making final decisions, interpreting standards, and documenting the basis for approval or disapproval.
3.	Requires very clear code standards	Administrative approval works best when approval criteria are objective. Vague subdivision standards can create uncertainty or legal risk.
4.	The appeal process becomes more important	The code should clearly state who may appeal, which decisions may be appealed, the appeal deadlines, and the reviewing body.

Summary of Anticipated Revisions

- Line-by-Line Summary of Recommended Revisions
- 156 Recommended Revisions to Zoning Ordinance
- 30 Recommended Revisions to Subdivision Regulations
- 24 Pages of Changes

July 14, 2026

Section 3. Summary of Anticipated Revisions

3.01. City of DeSoto's Development Regulations

This section of the Diagnostic Report provides a detailed review of the current development regulations. While this summary covers the most notable revisions, it does not represent all changes to be made, as additional issues may emerge during the revision process.

3.02. Zoning Ordinance

Chapter 14. Zoning Ordinance		
#	Section	Anticipated Revisions
1.	14.2. Purpose.	Revise the purpose statement to better align with the Comprehensive Plan by incorporating themes such as housing diversity, mixed-use development, walkability and reinvestment. Simplify overly formal or redundant phrasing while maintaining legal intent.
2.	14.3. Zoning District Map.	Clarify that the map scale is for reference only and that official determinations should rely on GIS data or legal descriptions where available. This reduces ambiguity and potential disputes.
3.	14.3.1. Zoning District Map.	Replace the use of "shall" with clearer, more precise terms such as "must" for mandatory requirements and "may" for discretionary actions. Where appropriate, "will" can be used for statements of intent or administrative actions.
4.	14.3.2.G-H. Zoning District Boundary.	Revise to clarify that zoning extensions are subject to administrative verification or formal action by the City to prevent unintended zoning outcomes.
5.	14.4.1.J. Zoning District Boundary.	This should be updated in the new code and avoid having specific dates in the regulatory language.
6.	14.5. Compliance Required.	Clarify that more restrictive standards apply where conflicts exist (e.g., other codes, conditions of approval, or state law).
		Update agency names to current entities (e.g., Texas Commission on Environmental Quality (TCEQ) and simplify the provision to reference applicable state and federal law "as amended" rather than listing agencies.
		Improve code usability by applying the Oxford comma consistently throughout the ordinance to enhance readability, reduce ambiguity, and support a more uniform drafting style.
7.	14.6. Zoning Upon Annexation.	Clarify the timeline and process for zoning upon annexation, including whether zoning may occur concurrently with annexation where permitted by law.
8.	14.6.2. Zoning Upon Annexation.	Remove or revise the three-month requirement to provide greater flexibility and align with typical development processes.
9.	14.7. Nonconforming Uses and Structures.	Consolidate and reorganize the nonconformities section into clearly defined categories, such as: Nonconforming Uses, Nonconforming Structures, Nonconforming Lots, Abandonment and Discontinuance and Expansion and Reconstruction. This will improve usability and reduce redundancy.
10.	14.7.1. Intent of Provisions.	Simplify the intent section to focus on: allowing lawful continuation, limiting expansion, and encouraging eventual conformity. Remove subjective or declarative language like "incompatible."
11.	14.7.2. Nonconforming Status.	With the code rewrite, replace specific historical references with general language such as: "lawfully established prior to the effective date of this ordinance or any subsequent amendment."
12.	14.7.5. Expansion of Nonconforming Uses and Buildings.	Simplify expansion provisions by clearly separating use expansion and structural expansion. Define what constitutes expansion, and add objective triggers (i.e., floor area, footprint, intensity).

Outline of New Code & Annotated Outline

- UDC Broken Into 4 Articles
 1. General Provisions
 2. Zoning
 3. Subdivision
 4. Definitions
- Annotated Outline Lists New Outline and Where Current Code Sections Fit in UDC

July 14, 2026

4.02. Annotated Outline

Article	Section	Subsection	Existing Ordinance Reference
Article 1. General Provisions.	1.01. Establishment.	1.01.A. Title.	N/A
		1.01.B. Purpose.	N/A
		1.01.C. Authority.	N/A
		1.01.D. Effective Date.	N/A
		1.01.E. Conflicting Provisions.	14.46 Effect of Interpretation.
		1.01.F. Enforcement and Violations.	10.109 Penalty; Enforcement. 14.48 Penalty for Violations. 14.47 Preserving Rights in Pending Litigation and Violations Under Existing Ordinances.
	1.02. Approval Entities.	1.01.G. Severability.	14.49 Validity.
		1.02.A. City Council.	10.106 Appeal to City Council.
		1.02.B. Planning and Zoning Commission.	14.8 Planning and Zoning Commission.
		1.02.C. Zoning Board of Adjustment.	14.9 Zoning Board of Adjustment (ZBA).
		1.02.D. Planning Director	N/A
		1.02.E. Summary of Approval Authorities.	N/A
	1.03. Universal Procedures and Provisions.	1.03.A. Development Process Overview.	10.305 Issuance of Building Permits and Certificates of Occupancy.
		1.03.B. Pre-Development Meeting.	N/A
		1.03.C. Application Processing.	N/A
		1.03.D. Amendments to the Unified Development Code.	14.10 Changes and Amendments to All Zoning Ordinances and Districts and Administrative Procedures.
		1.03.E. Vested Rights Request.	14.47 Preserving Rights in Pending Litigation and Violations Under Existing Ordinances
		2.01.A. Title.	14.1 Enacting Clause.
Article 2. Zoning.	2.01. Zoning General Provisions.	2.01.B. Purpose.	14.2 Purpose.
		2.01.C. Applicability.	N/A
		2.01.D. Compliance Required.	14.5 Compliance Required.
		2.01.E. Nonconformities.	14.7 Nonconforming Uses and Structures.
		2.02.A. Zoning Process Overview.	N/A
		2.02.B. Zoning Upon Annexation.	14.6 Zoning Upon Annexation.
	2.02. Zoning Procedures.	2.02.C. Planned Developments (PDs).	14.34 PD – Planned Development District. 14.A-2 Planned Development Districts.
		2.02.D. Specific Use Permits (SUPs).	14.35 SUP or "S" – Specific Use Permits. 14.A-2 Specific Use Permits.
		2.02.E. Site Plans.	14.42 Site Plan Review.
		2.02.F. Zoning Variances.	14.9 Zoning Board of Adjustment (ZBA).
		2.02.G. Special Exceptions.	N/A
		2.02.H. Certificate of Occupancy	14.11 Certificates of Occupancy and Compliance.
		2.02.I. Alternative Compliance.	N/A
		2.02.J. Zoning Appeals.	N/A
		2.02.K. Plan Validity and Expiration.	N/A
	2.03. Zoning Districts.	2.03.A. Establishment of Zoning Districts and Map.	14.3 Zoning District Map. 14.12 Zoning Districts Established. 14.A-5 Summary of Zoning District Regulations.
		2.03.B. Zoning District Boundaries.	14.4 Zoning District Boundaries.
		2.03.C. Residential Zoning Districts.	14.13 A – Agricultural.
			14.14 SF-CE – Single-Family Residential District – Country Estate.
			14.15 SF-E – Single-Family Residential District – Estate.
			14.16 SF-20 – Single-Family Residential District – 20,000.
			14.17 SF-15 – Single-Family Residential District – 15,000.
			14.18 SF-12 – Single-Family Residential District – 12,000.
			14.19 SF-10 – Single-Family Residential District – 10,000.
			14.20 SF-9 – Single-Family Residential District – 9,000.
			14.21 SF-8 – Single-Family Residential District – 8,000.
			14.22 2F – Two-Family Residential District (Duplex).
			14.23 SFA – Single-Family Attached Residential District (Townhouse).
			14.24 MF – Multiple-Family District – 18.
			14.25 MH – Mobile Home District.

Next Steps

Next Steps



Staff will return to City Council in **Q1 FY27** to provide a project status update and present the anticipated timeline for the development of the Unified Development Code (UDC).

City Council Action Requested

No Action Required at this time.

Questions or Comments?



DIAGNOSTIC REPORT

ZONING AND SUBDIVISION ORDINANCES

July 14, 2026



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Section 1. Diagnostic Introduction

1.01. Project Overview

The City of DeSoto, Texas, is undertaking a comprehensive review of its zoning and subdivision regulations to evaluate how well the current code supports the community's vision for future growth and development. This Diagnostic Report outlines key findings and recommendations intended to support informed discussion among residents, elected officials, and staff. It establishes a framework for understanding the City's existing regulations, identifying key issues and opportunities, and guiding future updates. This effort is informed by the recently adopted Comprehensive Plan, which establishes a long-term vision for land use, housing, and infrastructure.

In addition to identifying policy and procedural considerations, the review highlights technical improvements needed within the existing code, including resolving internal inconsistencies, removing redundancy, correcting errors, and updating statutory references to ensure alignment with current state law and best practices.

This report is organized into four sections. The *Diagnostic Introduction* provides context and summarizes the purpose and scope of the effort. The *Priority Findings* section presents key observations based on stakeholder input and technical review. The *Summary of Anticipated Revisions* outlines the primary regulatory and organizational updates that may be considered moving forward. Finally, the *Outline of the New Code* provides an annotated framework illustrating how the City's regulations could be reorganized into a more cohesive and modern structure.

1.02. Background

The City's Comprehensive Plan reinforces the importance of this effort by identifying the need to update development regulations to better implement its vision for growth, housing diversity, economic development, and improved community design. The plan emphasizes more flexible development patterns, expanded housing options, walkable environments, and coordinated land use strategies, all of which rely on a modern and well-structured regulatory framework to be effectively implemented.

DeSoto's development regulations are currently organized across multiple chapters of the City's Code of Ordinances, with primary zoning and subdivision standards in separate chapters. These regulations have been amended incrementally over time rather than comprehensively updated, resulting in a framework that reflects decades of layered revisions. While targeted amendments have addressed specific issues, the overall structure remains fragmented and at times inconsistent, with portions of the code referencing outdated statutory language and procedures. This condition underscores the need to reorganize and modernize the regulations into a clearer, more cohesive framework that aligns with current state law and best practices.

This effort focuses on streamlining and improving existing regulations to enhance clarity, consistency, and usability. As part of this process, the updated framework should incorporate graphics and tables to better communicate regulatory intent, introduce flexibility to support high-quality and context-sensitive development, and promote innovative subdivision and site design. The revisions should also support environmentally conscious development practices, reinforce DeSoto's community character and provide tailored standards that respond to the varying development contexts across the City.

1.03. Alignment with the Comprehensive Plan and All Other City-Adopted Plans

1. Implementation of the Comprehensive Plan and All Other City-Adopted Plans

The City of DeSoto adopted its Comprehensive Plan in 2024 to establish a long-term vision for growth, land use, infrastructure, and community development, including a community vision that supports high-quality living, diverse housing opportunities, well-connected neighborhoods, and the City's unique identity and sense of place. The Comprehensive Plan's implementation chapter specifically recommends updating the City's Zoning Code of Ordinances to align with the recommendations of the Future Land Use Plan, ensuring the revised Zoning Code is accessible and easy to understand, addressing district-specific issues such as permitted uses and densities that support commercial development, reducing reliance on planned development zoning to regulate residential development, and reviewing the development approval process to identify and remove barriers. *[City of DeSoto, Comprehensive Plan, Implementation Chapter, p. 161, Strategies S-9 through S-13.]*

The Comprehensive Plan serves as the City's primary policy guide for development decisions, directing how land is used and how the community evolves over time. As such, zoning and subdivision regulations play a critical role in implementing the plan's vision. Ensuring that these regulations are aligned with the Comprehensive Plan is essential to support desired development patterns, improve predictability, and effectively guide future growth in DeSoto. This implementation will also extend to all other applicable City-adopted plans, including the Comprehensive Commercial Economic Master Plan, to ensure that future regulatory updates support the City's broader economic development, commercial investment, redevelopment, and infrastructure objectives.

2. Demographic Information

Evaluating demographic conditions helps the City understand its historical trends and current context in order to plan effectively for future growth. Population characteristics directly influence land use decisions, infrastructure needs, fiscal capacity, and service delivery. A clear understanding of who lives in the community and how that population is changing allows the City to make informed and efficient decisions that align with long-term planning goals.

This diagnostic report draws from U.S. Census Bureau data, including both the decennial census and the American Community Survey (ACS), as well as findings from the City’s Comprehensive Plan. The decennial census provides an official population count every 10 years, while the ACS offers more current multi-year estimates that reflect recent demographic conditions. These data sources provide a reliable foundation for understanding DeSoto’s growth patterns and planning for future needs.

DeSoto has experienced steady population growth over the past several decades. According to the U.S. Census Bureau’s most recent population estimates, the City had approximately 58,271 residents as of 2025, reflecting continued growth since the 2020 Census, when the City had 56,145 residents. Regional projections from the North Central Texas Council of Governments (NCTCOG) indicate that DeSoto’s population could reach approximately 69,000 residents by 2050, demonstrating its strong position within the expanding Dallas–Fort Worth region.

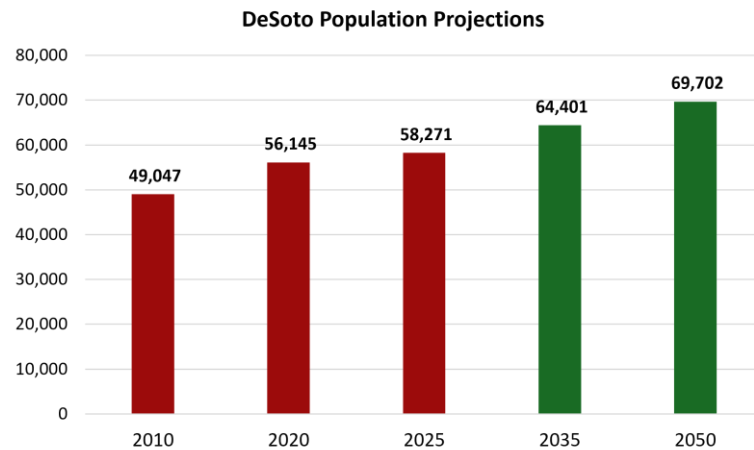


Figure 1. DeSoto Population Projection (Source: Census Bureau and NCTCOG)

This growth is influenced by the City’s proximity to major employment centers and availability of housing. As these trends continue, they underscore the importance of aligning development regulations with the City’s long-term vision to ensure that infrastructure, housing, and services can effectively accommodate future population demands.

Section 2. Priority Findings

2.01. Stakeholder Findings

The project team and the City staff met with different stakeholders to identify issues, opportunities, and priorities related to DeSoto's development regulations and broader development environment. A total of 13 interviews were conducted, involving the City staff (Planning, Engineering, Fire Department, and Economic Development), City Council members, the Zoning Board of Adjustment (ZBOA), and developers. An online questionnaire was also posted to gather input from developers who could not attend the interview. Three work sessions were also conducted to gather feedback from the ZBOA, Planning and Zoning Commission, and City Council members.

Several themes were raised consistently across the interviews, including the need to modernize the code, improve process clarity, better support redevelopment, strengthen development quality, and align regulations with the City's long-term goals. The following themes summarize the most common issues raised during the stakeholder process and indicate where the UDC update can help address them.

1. Code Modernization and Usability

The need to modernize DeSoto's zoning and subdivision regulations was one of the most consistent themes raised during stakeholder interviews. While participants generally did not express concerns about the overall amount of regulation, many indicated that the current code is difficult to navigate, interpret, and administer. Stakeholders described the regulations as outdated, overly complex, and sometimes unclear, creating challenges for applicants, staff, appointed boards, City Council, and residents. Many felt that a more user-friendly code would improve predictability, streamline development review, and make expectations easier to understand. Clearer standards and better organization of the regulations will improve consistency in how applications are reviewed and evaluated.

1.1. Key Themes

A. Outdated and Difficult to Navigate

- Many stakeholders described the code as outdated, confusing, and difficult to use.
- The concern was less about the number of regulations and more about how they are organized and communicated.

B. Clarify the Development Review Process

- Stakeholders identified confusion around procedures involving variances, alley waivers, platting requirements, and other development approvals.
- The code does not always clearly identify which standards may be modified, when relief is available, or which body has the authority to approve requests.

- As a result, staff are often required to interpret unclear provisions and applicants may pursue approvals that could be handled more predictably through clearer regulations.

C. Provide Clearer Guidance for Specialized Development Types

- Stakeholders highlighted challenges associated with planned developments, mixed-use districts, and accessory buildings.
- In these areas, regulations and approval pathways are not always intuitive, creating uncertainty for applicants and decision-makers.
- Clearer standards and better organization could improve consistency in how these applications are reviewed and evaluated.

Overall, stakeholders expressed a desire for a code that is clearer, more consistent, and easier to apply. The code update should focus on modernizing standards, improving organization, clarifying approval processes and responsibilities, and providing more straightforward guidance for common development scenarios. These changes would help create a more predictable, transparent, and user-friendly development review process for all users of the code.

2. Administrative and Procedural Findings

Stakeholders frequently discussed the need for a more predictable and efficient development review process. While the recent implementation of the One-Stop-Shop permitting model by Development Services has led to more efficient permitting, many participants noted that the development review and planning and zoning processes can still be lengthy, uncertain, and difficult to navigate. Developers emphasized that extended entitlement and engineering review timelines can affect project feasibility and influence investment decisions, while elected officials noted that some procedural requirements may add time without providing significant public benefit. The City staff emphasized that they cannot guarantee approval by the City Council or the Planning and Zoning Commission, but they can meet with applicants to discuss the application process, expected timeline, and identify potential issues. Overall, stakeholders expressed support for maintaining appropriate public review while reducing unnecessary delays and increasing process transparency.

2.1. Key Themes

A. Reduce Uncertainty and Delays

- Developers noted that lengthy entitlement and engineering review timelines can affect project viability and make competing communities more attractive for investment.
- Stakeholders expressed a desire for a process that is more predictable, with clearer expectations regarding review timelines and approval pathways.

B. Streamline Routine Approvals

- Stakeholders generally supported maintaining public hearings and discretionary review for rezonings, major policy decisions, and sensitive land uses.

- Many felt that administrative approvals could be expanded for minor cases and plat approvals.
- Council members specifically noted that some public hearing requirements may add time without substantially influencing development decisions.

C. Provide Clearer Application and Review Requirements

- Stakeholders emphasized the need for clearer application requirements, submittal checklists, review procedures, and approval criteria.
- Better-defined decision-making authority and review responsibilities would help applicants understand the process upfront and allow staff and decision-makers to focus on issues that require policy judgment.

Stakeholders generally agreed that the development review process should be easier to understand, more efficient, and more predictable for all parties involved. While there was strong support for maintaining public involvement in major land use decisions, many felt that routine reviews could be handled more efficiently through clearer procedures and administrative processes. By reducing unnecessary complexity and establishing clearer expectations for applicants and decision-makers, the updated code can help improve customer service, support economic development, and create a more consistent development review experience.

3. Redevelopment and Infill Readiness

Stakeholders consistently noted that DeSoto is approaching a new stage of development where future growth will increasingly occur through infill development, redevelopment, and reinvestment in existing properties rather than large-scale greenfield projects. As a result, many felt that the City's development regulations should better reflect the realities of developing on constrained sites, adapting older commercial properties, and revitalizing underutilized areas. Discussions with city boards, staff, elected officials, and development professionals all highlighted the importance of ensuring that the code supports reinvestment opportunities while maintaining community standards and development quality.

3.1. Key Themes

A. Prepare for an Infill Focused Development Pattern

- Stakeholders recognized that DeSoto has a limited supply of undeveloped land remaining.
- Future development opportunities are expected to occur more frequently on infill sites, redevelopment parcels, and other constrained properties.
- Many felt the code update should better reflect the City's transition from greenfield growth to reinvestment and redevelopment.

B. Provide Flexibility for Constrained and Existing Sites

- Zoning Board of Adjustment discussions highlighted that many variance requests stem from attempts to develop smaller or constrained parcels.

- Developers noted that standards designed for large master-planned developments may not be appropriate for infill projects or sites with existing development constraints.
- Stakeholders emphasized the need for practical flexibility when applying development standards to redevelopment and infill opportunities.

C. Support Reinvestment in Older Properties and Commercial Areas

- City Council and staff discussed vacant buildings, underutilized shopping centers, aging infrastructure, and opportunities to repurpose older properties.
- Stakeholders expressed concern that outdated requirements related to parking, landscaping, site design, access, and approvals can create barriers to redevelopment and adaptive reuse.
- Many felt the code should better facilitate reinvestment in existing commercial corridors and developed areas.

As DeSoto continues to mature, the development code will play an increasingly important role in shaping how redevelopment and reinvestment occur throughout the City. Stakeholders emphasized the importance of regulations that encourage the reuse of existing properties, accommodate site constraints, and recognize the differences between new growth areas and established neighborhoods. A more flexible and context-sensitive approach can help support long-term economic investment while promoting revitalization in older parts of the community.

4. Commercial Development and Amenities

A common theme throughout the stakeholder interviews was the desire for a stronger mix of commercial development and community amenities within DeSoto. Many participants expressed concern that residents frequently leave the City to shop, dine, seek entertainment, and access other services. Stakeholders viewed this not only as a quality-of-life issue, but also as an economic development opportunity. Discussions frequently connected the need for additional commercial activity to strengthening the City's tax base, increasing sales tax revenue, and supporting long-term fiscal sustainability. Several areas, including the I-35 corridor, Hampton Road, the Aquatic and Recreation Center (ARC) area, and other redevelopment sites, were identified as key locations for future investment.

4.1. Key Themes

A. Expand Retail, Dining, and Entertainment Options

- Stakeholders repeatedly noted that residents often travel to surrounding communities for shopping, restaurants, entertainment, and other amenities.
- Desired additions included sit-down restaurants, quality retail, grocery stores, entertainment venues, event spaces, and other destination-oriented businesses.
- Many felt that expanding these offerings would improve quality of life and help retain spending within the community.

B. Create More Destinations and Gathering Spaces

- Stakeholders expressed interest in walkable environments, activity centers, and places where residents can gather and spend time.
- Mixed-use development and reinvestment in commercial areas were viewed as opportunities to create more vibrant destinations throughout the City.
- Several commercial corridors and redevelopment areas were identified as potential locations for these types of investments.

C. Strengthen the City's Economic Base

- Stakeholders noted that DeSoto has historically functioned as a predominantly residential community.
- Many emphasized the importance of attracting additional commercial development to diversify the tax base and increase sales tax revenue.
- Participants generally viewed commercial growth as an important component of the City's long-term fiscal health.

As DeSoto plans for future growth, stakeholders emphasized the importance of creating a regulatory framework that supports the types of commercial and mixed-use development the community wants to attract. While market conditions ultimately influence which businesses choose to locate in the City, the development code can help position DeSoto for success by providing appropriate zoning tools, allowing desired uses in strategic locations, and establishing development standards that encourage investment in key corridors and activity centers.

5. Expanded Housing Options

Housing was one of the most frequently discussed topics during stakeholder interviews, with participants expressing a range of perspectives on future residential development. Many stakeholders emphasized the need for a broader mix of housing choices to meet the needs of current and future residents, while others raised concerns about the impacts of increased density and multifamily development. Despite differing viewpoints, there was broad recognition that DeSoto's housing needs are changing and that the City may need a wider range of housing types and development patterns to support long-term growth, affordability, and demographic diversity.

5.1. Key Themes

A. Expand the Range of Housing Types

- Stakeholders identified a need for housing options that serve young professionals, seniors, residents on fixed incomes, and households seeking alternatives to larger single-family homes. Additional housing options can help attract new residents to DeSoto while retaining existing residents in the City.
- Missing middle housing types, including duplexes, triplexes, quadplexes, townhomes, condominiums, smaller-lot single-family homes, and mixed-use residential development, were discussed in multiple interviews.

- Many participants felt that expanding housing options would help meet changing market demands and resident needs.

B. Accommodate Growth in Strategic Locations

- Several stakeholders noted that DeSoto cannot rely solely on traditional single-family expansion to accommodate future growth.
- Increased density and building height were discussed as appropriate in select locations, particularly near I-35, commercial districts, the ARC area, and other activity centers.
- Stakeholders generally supported concentrating higher-density housing where it can be integrated with commercial uses, services, and transportation access.

C. Address Neighborhood Compatibility and Development Quality

- Stakeholders acknowledged ongoing resident concerns related to apartments, density, traffic, parking, privacy, property values, and compatibility with established neighborhoods.
- Some participants supported multifamily development only in specific locations or when accompanied by stronger development standards.
- Others noted that the City's current multifamily standards are relatively limited and should do more to ensure high-quality design, site planning, and long-term property maintenance.

While opinions varied on the appropriate level and location of future housing growth, stakeholders generally agreed that housing policy should balance expanded choice with neighborhood compatibility. The updated code can help achieve this balance by supporting a broader range of housing types, identifying appropriate locations for higher-density development, and establishing design and transition standards that help new development integrate with surrounding neighborhoods.

6. Parking, Traffic, and Infrastructure Standards

Parking, transportation, and infrastructure issues were discussed by stakeholders from a variety of perspectives. While some concerns focused on the practical challenges of site development and redevelopment, others centered on the long-term impacts of growth on streets, utilities, and public infrastructure. Stakeholders generally agreed that many existing standards should be reevaluated to ensure they reflect current development patterns, changing transportation needs, and the realities of maintaining public infrastructure. In particular, the evaluation of parking standards is a national planning trend. The revised standards should incorporate current best practices in planning, such as shared parking. Discussions also highlighted the importance of balancing flexibility for development with the need to manage traffic, safety, and infrastructure capacity.

6.1. Key Themes

A. Modernize Parking Standards

- Stakeholders frequently described existing parking requirements as outdated and not reflective of current development trends.
- Some noted that large parking lots are often underutilized, while others identified specific businesses and commercial centers where parking shortages occur.
- Developers cited parking requirements as a potential barrier to development and redevelopment, particularly when standards do not reflect actual demand.

B. Provide Greater Flexibility in Parking Standards

- Stakeholders expressed support for more flexible approaches to meeting parking needs.
- Shared parking agreements, redevelopment parking adjustments, and alternative parking strategies were identified as tools that could better accommodate different development types.
- For higher-density and mixed-use development, some stakeholders discussed the potential need for structured parking and parking garages in key activity areas.

C. Address Transportation and Infrastructure Impacts

- Stakeholders raised concerns related to traffic congestion, speeding, street widths, driveway spacing, street lighting, alleys, and parked vehicles on narrow streets.
- Traffic studies for larger or high-profile developments were discussed as an important tool for evaluating transportation impacts.
- Participants also noted the long-term costs associated with maintaining city infrastructure and the importance of coordinating new development with available roadway and utility capacity.

Stakeholders generally supported a more flexible and data-driven approach to parking and transportation standards. As the City continues to grow and redevelop, the development code can help ensure that parking requirements, transportation improvements, and infrastructure expectations are aligned with actual needs while continuing to promote safe, functional, and fiscally sustainable development patterns.

7. Property Appearance, Landscaping, and Green Character

Stakeholders frequently discussed the role that property appearance, landscaping, and site maintenance play in shaping perceptions of the community. Comments focused both on the quality of new development and the condition of older commercial properties and corridors. Many participants viewed the appearance of commercial areas as an important factor in economic development, community pride, and the City's overall image. At the same time, stakeholders

emphasized the importance of preserving DeSoto's natural character and ensuring that development standards remain practical and achievable for property owners and developers.

Stakeholders also expressed a desire for a more user-friendly Landscape Ordinance that is easier to understand and administer while continuing to achieve the City's aesthetic and environmental goals. Additionally, several stakeholders indicated that the City should evaluate whether the current tree preservation and mitigation standards strike the appropriate balance between protecting existing trees and providing reasonable flexibility for development, suggesting that a broader policy discussion on the appropriate level of regulation is warranted.

7.1. Key Themes

A. Improve the Appearance of Commercial Corridors and Properties

- Stakeholders raised concerns about deteriorated parking lots, potholes, faded striping, inadequate lighting, and poor exterior maintenance.
- Older commercial buildings and shopping centers were frequently mentioned as areas where reinvestment and property improvements are needed.
- Many felt that the condition of these properties influences perceptions of the City and affects efforts to attract new investment.

B. Support Ongoing Property Maintenance and Reinvestment

- Stakeholders noted that development regulations should address more than just new construction.
- Several comments focused on the need for standards that encourage maintenance, redevelopment, and incremental improvements to aging commercial sites over time.
- Participants generally supported tools that help improve existing development while remaining realistic and enforceable.

C. Preserve DeSoto's Green Character

- Staff, board members, and other stakeholders emphasized that trees, landscaping, and natural open spaces are important components of the City's identity.
- At the same time, some developers expressed concern that tree preservation and green space requirements can increase costs or become difficult to implement when standards lack flexibility.
- Stakeholders generally supported maintaining DeSoto's green character while ensuring that landscaping and tree requirements are clear, predictable, and adaptable to different site conditions.

Stakeholders expressed broad support for development standards that enhance community appearance while recognizing the practical realities of development and redevelopment. Moving forward, the code can help reinforce community character by encouraging high-quality site design,

supporting reinvestment in aging commercial areas, and preserving the natural features that distinguish DeSoto, all while providing standards that are clear, balanced, and workable for a variety of development situations.

8. Public Engagement and Development Expectations

Many stakeholders focused on how information about development projects is communicated and how residents, applicants, and decision-makers engage throughout the review process. Participants from multiple perspectives, including residents, developers, staff, appointed boards, and elected officials, identified opportunities to improve the sharing of development information and the communication of expectations. While stakeholders generally supported public involvement in land use decisions, many felt that the current process can create misunderstandings about proposed projects, the City's role in reviewing applications, and the opportunities available for public input.

8.1. Key Themes

A. Improve Public Communication and Engagement

- Some stakeholders noted that residents often feel they learn about development proposals too late in the review process.
- Others expressed concern that project information is not always communicated in a way that clearly explains what is being proposed and how it may affect surrounding areas.
- Developers noted that neighborhood meetings and early outreach efforts do not always generate meaningful feedback, while significant opposition may emerge later during public hearings or City Council discussions.
- Stakeholders generally supported earlier, more consistent, and more effective communication between the City, developers, and residents.

B. Increase Transparency in the Development Review Process

- Council members and staff discussed the need for clearer and expanded notice requirements, particularly for high-profile projects.
- Stakeholders emphasized the importance of helping residents understand the difference between administrative decisions and discretionary decisions that involve policy judgment.
- Greater transparency regarding review procedures, public hearing requirements, approval criteria, and decision-making authority was viewed as an important step toward building trust in the development process.

A recurring message from stakeholders was that clearer expectations and better information can lead to more productive conversations about growth and development. By improving communication practices and making review procedures easier to understand, the City can help residents, applicants, and decision-makers engage more effectively throughout the development process.

9. Items Not Directly Related to the Code Update

During the stakeholder process, participants also raised several issues that are important to DeSoto's broader policy direction but do not directly pertain to the code update or cannot be fully resolved through development regulations alone. These included discussions on:

- **School districts:** Stakeholders discussed the relationship between local schools, community stability, housing demand, and long-term economic competitiveness. These matters generally require coordination with the applicable school districts and are not primarily addressed through zoning or subdivision regulations.
- **Superintendent changes:** Participants noted that changes in school district leadership may affect continuity, coordination, and confidence in educational planning. Leadership and governance decisions fall outside the scope of the development code update.
- **Economic development staffing:** Stakeholders raised questions regarding whether current staffing levels and organizational capacity are sufficient to support business recruitment, redevelopment, and implementation of economic development initiatives. These issues should be considered through departmental planning, budgeting, and organizational review.
- **City-owned land:** Participants discussed opportunities for the strategic use, disposition, or redevelopment of City-owned property. Although zoning may affect future development options, decisions regarding ownership, sale, partnerships, and project solicitation require separate policy and processes.
- **Tax base strategy:** Stakeholders emphasized the need to strengthen and diversify the City's tax base through commercial investment, employment growth, and redevelopment. The development code can support these objectives, but the broader strategy also depends on economic development policy, infrastructure investment, and market conditions.
- **Incentives:** Participants discussed the role of financial and development incentives in attracting desired businesses and projects. Incentive policies are generally administered through separate economic development programs and agreements rather than through the development codes.
- **Public infrastructure investment:** Stakeholders identified the importance of infrastructure capacity and quality in supporting development and redevelopment. While development regulations may establish improvement requirements, major public investments must be addressed through budgeting and interdepartmental coordination.
- **Roadway capital improvements:** Participants raised concerns regarding roadway condition, capacity, connectivity, and planned improvements. These matters should be coordinated through the City's capital improvement program and engineering standards.
- **Parks board decisions:** Stakeholders referenced decisions concerning park priorities, improvements, and programming. These policy and advisory matters are generally addressed through the Parks Board, Parks Master Plan, and City Council direction.

- **Trail donations:** Participants discussed opportunities and challenges associated with accepting land, easements, or improvements for trails. These matters may require separate policies addressing acquisition, acceptance, maintenance responsibility, design standards, and long-term funding.
- **Recreational programming:** Stakeholders expressed interest in the types, locations, and availability of recreational programs. Programming decisions are operational matters that should be addressed through parks and recreation planning rather than through land development regulations.
- **General branding of DeSoto:** Participants discussed the City's identity, image, and marketing strategy. Development standards may contribute to placemaking and visual character, but broader branding efforts require coordinated initiatives across communications, economic development, tourism, and community engagement.

These comments provide useful context by showing what stakeholders want the City to become, but many fall outside the code update's direct scope because they relate more closely to economic development, capital improvements, city operations, or broader policy decisions.

The code update can help create the regulatory conditions for desired development by allowing appropriate uses, streamlining review, improving development standards, supporting redevelopment, and aligning zoning with the City's adopted plans. However, the code update cannot guarantee that a particular grocery store, restaurant, corporate headquarters, school facility, or private business will locate in DeSoto. Similarly, infrastructure, staffing, incentives, and economic development efforts must be addressed through separate city initiatives. These comments should be documented in the stakeholder record, while the code update remains focused on land use, zoning, subdivision, and development standards.

2.02. Technical Findings

The technical findings summarize issues identified by the consultant team during its review of DeSoto's existing development regulations, procedures, and related code provisions. These findings focus on how the current code is organized, how clearly it communicates requirements, whether standards are internally consistent, and whether the regulations effectively support the City's development, redevelopment, housing, infrastructure, and design goals. The findings identify specific regulatory issues to be addressed through the code update.

1. Create a Unified Development Code (UDC)

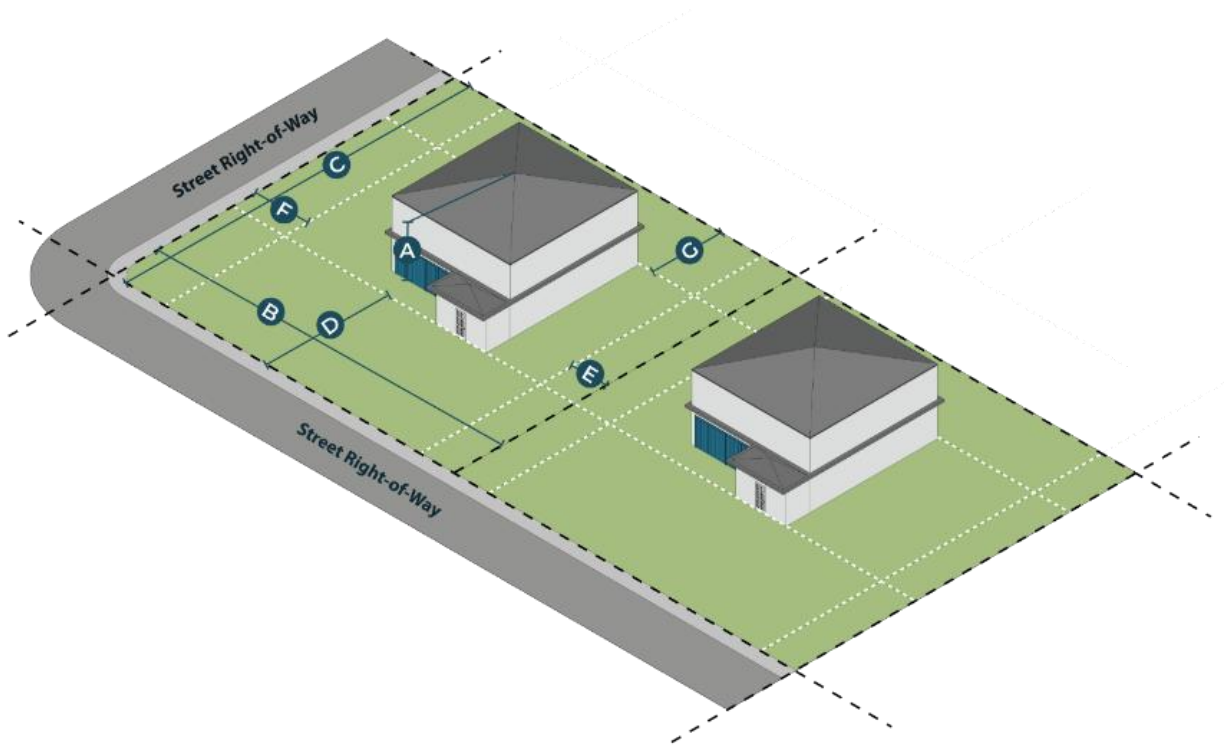
The City of DeSoto's decision to undertake the diagnostic effort reflects a proactive approach to improving its development regulations and overall governance framework. As part of this effort, the City should consider creating a Unified Development Code (UDC) to consolidate and modernize its development-related regulations into a more cohesive framework. This approach will enhance efficiency, improve consistency across review processes, and better support long-term growth objectives. The process should emphasize collaboration by engaging residents, stakeholders, and city leadership throughout. If pursued, this approach would provide the City of DeSoto with a more cohesive and accessible regulatory framework to guide coordinated development over time.

- **Consolidate and Unify the Regulatory Framework:** Integrate all zoning and subdivision regulations into a single UDC. This consolidation eliminates fragmentation, reduces contradictions, and creates a cohesive code that users can navigate with confidence.

2. Create a User-Friendly Code

The City's development regulations must be clear, cohesive, and user-friendly. Whether used by municipal staff, developers, applicants, or consultants, the code should provide intuitive navigation and seamless connections between related provisions. To achieve this goal, the following strategies are recommended:

- **Enhance Clarity Through Language and Structure:** Use consistent, accessible language throughout the code. Distinguish clearly between permissive terms ("may," "should") and mandatory requirements ("will," "must"). Replace outdated legal jargon with straightforward terminology that maintains regulatory precision while improving readability for all users.
- **Design for the Development Process:** Organize the development codes to mirror the natural sequence of development activities, from initial concept through final approval. This logical progression helps users find relevant information quickly and understand how different regulations interact.
- **Improve Accessibility with Visual Tools:** Incorporate diagrams, flowcharts, tables, and other graphics to illustrate complex procedures, dimensional standards, and review processes. Visual aids transform dense text into easily digestible information.



A	Maximum Height: Main Building
B	Minimum Lot Width
C	Minimum Lot Depth
D	Minimum Front Yard
E	Minimum Side Yard
F	Minimum Corner Lot Side Yard
G	Minimum Rear Yard

Figure 2. Example Graphic of a Residential Zoning District

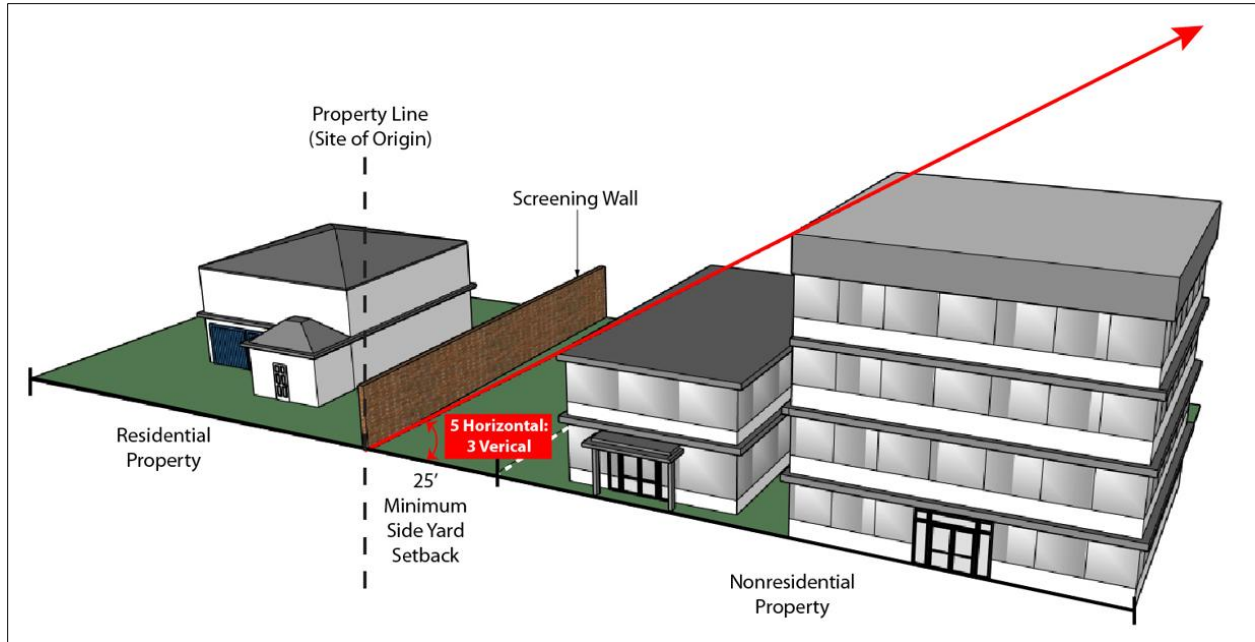


Figure 3. Example Graphic of Setback and Height Relationship

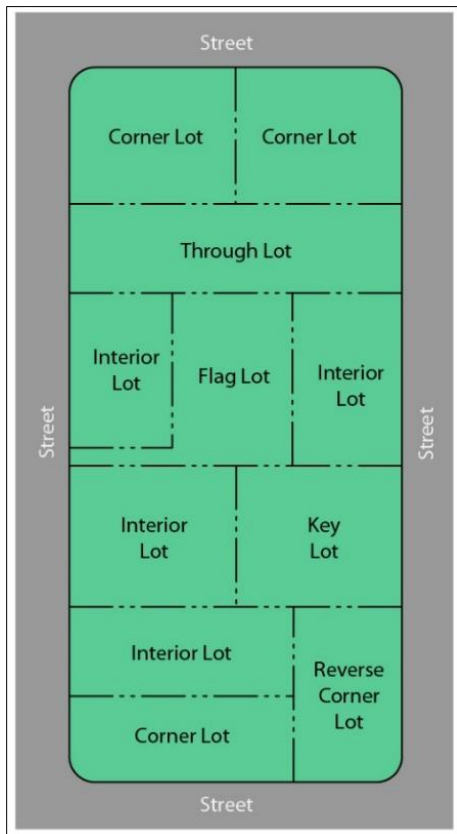


Figure 4. Example Graphic of Various Lot Types

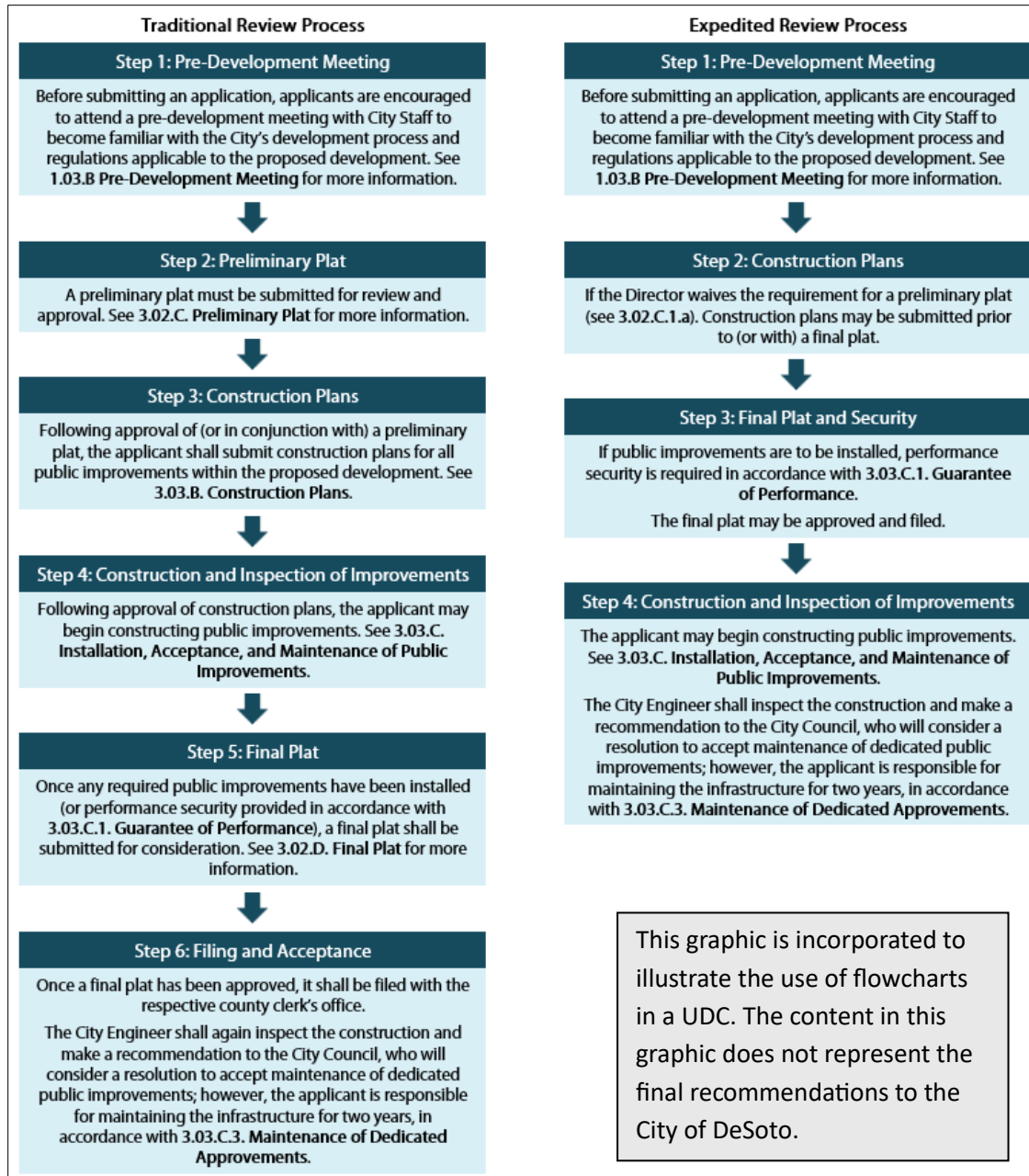


Figure 5. Example Graphic of Platting Process Overview

- Streamline Organization:** Group all definitions in a dedicated section for quick reference. Eliminate redundancy by consolidating repeated provisions, such as purpose statements, enforcement procedures, and penalties, into centralized locations rather than scattered throughout multiple articles.
- Strengthen Internal Connections:** Build robust cross-references linking related sections across zoning, subdivision, and sign regulations. Connect regulatory requirements directly to their corresponding application stages, whether plat review, site plan approval, or permit issuance.

- **Enable Efficient Administration:** Authorize staff to maintain supporting materials, including fee schedules and submittal checklists, outside the development code itself. This administrative flexibility allows routine updates without requiring formal code amendments from the City Council, keeping procedures current without bureaucratic delays.

3. Incorporate Changes in State Law

DeSoto's zoning and subdivision regulations need to stay aligned with the current Texas Local Government Code (TLGC) to ensure they remain legally sound and enforceable. State law continues to evolve, with legislative updates shaping how cities regulate land use, administer zoning, and review development applications. These changes affect key areas, including zoning amendments, protest provisions, nonconforming uses, variances, platting processes, and enforcement authority. Without periodic updates to reflect these changes, the City risks inconsistencies with state law, reduced clarity in administration, and potential challenges in effectively implementing and enforcing its regulations. The updated zoning and subdivision regulations will incorporate all recent legislative changes and ensure they align with the current state law.

4. Streamline Processes

Enhancing efficiency and predictability in the development review process depends on creating a more streamlined and well-organized development code. Simplified procedures, consolidated review steps, and clearly defined administrative authority can reduce delays and minimize uncertainty for applicants. Removing redundant provisions and clarifying roles and responsibilities will help shorten processing times and improve coordination across departments. A more modern and structured development code also promotes transparency, improves customer service, and supports a more responsive development environment.

5. Implement Administrative Plat Approval

Recent updates to state law, including approval procedures of TLGC §212.009, provide additional opportunities to improve the development review process. These provisions clarify that plats must be approved if they meet all applicable requirements, supporting the use of administrative approval for compliant applications. By utilizing this authority, the City can allow staff to approve routine plats that fully satisfy established standards, while continuing to route applications involving variances or discretionary decisions to the Planning and Zoning Commission. This approach maintains appropriate oversight while reducing review timelines for straightforward submittals. In addition, inconsistencies within the current subdivision regulations have created confusion in the platting process and reorganizing these provisions will improve clarity, consistency, and overall administration.

Table 1. Advantages of Administrative Approval for Plats		
#	Pros	Why it helps
1.	Allows approval authority to be tailored by plat type	Administrative approval does not require all plats to be handled the same way. The UDC can reserve City Council approval for larger or more policy-sensitive applications, such as preliminary plats, while allowing final plats, minor plats, amending plats, and other routine plats to be approved administratively when they meet adopted standards.
2.	Faster review and approval	Administrative approval can reduce delays by allowing compliant plats to be approved without waiting for a Planning and Zoning Commission or City Council meeting.
3.	Clearer statutory timeline compliance	Texas platting deadlines are strict, so administrative approval can help the City act within required timeframes and reduce the risk of automatic approval.
4.	More predictable process for applicants	If the plat meets objective code standards, the applicant has a clearer path to approval.
5.	Reduces Planning and Zoning Commission workload	Routine plats, amending plats, minor plats, replats, and plat corrections can be handled by staff, leaving the Commission to focus on complex cases. Plats approved administratively could still be reported to the Planning and Zoning Commission for informational purposes.
6.	Encourages objective code administration	Administrative review applies adopted, measurable standards consistently, helping ensure that routine technical plat decisions are handled predictably and in accordance with the City's approved regulations.
7.	Improves customer service	Applicants can receive faster decisions, clearer comments, and more direct coordination with reviewing departments.
8.	Supports infill and redevelopment	Small plats and technical plat changes often move faster when they are not tied to public meeting schedules.
9.	Referral to Planning and Zoning Commission	The Planning Director may refer any plat to the Planning and Zoning Commission for review. This approach still gives the Planning and Zoning Commission a clear mechanism to review plats that include a variance request.

Table 2. Disadvantages of Administrative Approval for Plats		
#	Cons	Why it can be a concern
1.	Less public visibility	Administrative approval can reduce the number of plat cases discussed in public meetings, which may concern residents who expect to see development cases before a board.
2.	More responsibility for the staff	Staff must be comfortable making final decisions, interpreting standards, and documenting the basis for approval or disapproval.
3.	Requires very clear code standards	Administrative approval works best when approval criteria are objective. Vague subdivision standards can create uncertainty or legal risk.
4.	The appeal process becomes more important	The code should clearly state who may appeal, which decisions may be appealed, the appeal deadlines, and the reviewing body.

Section 3. Summary of Anticipated Revisions

3.01. City of DeSoto's Development Regulations

This section of the Diagnostic Report provides a detailed review of the current development regulations. While this summary covers the most notable revisions, it does not represent all changes to be made, as additional issues may emerge during the revision process.

3.02. Zoning Ordinance

Chapter 14. Zoning Ordinance		
#	Section	Anticipated Revisions
1.	14.2. Purpose.	Revise the purpose statement to better align with the Comprehensive Plan by incorporating themes such as housing diversity, mixed-use development, walkability and reinvestment. Simplify overly formal or redundant phrasing while maintaining legal intent.
2.	14.3. Zoning District Map.	Clarify that the map scale is for reference only and that official determinations should rely on GIS data or legal descriptions where available. This reduces ambiguity and potential disputes.
3.	14.3.1. Zoning District Map.	Replace the use of “shall” with clearer, more precise terms such as “must” for mandatory requirements and “may” for discretionary actions. Where appropriate, “will” can be used for statements of intent or administrative actions.
4.	14.3.2.G-H. Zoning District Boundary.	Revise to clarify that zoning extensions are subject to administrative verification or formal action by the City to prevent unintended zoning outcomes.
5.	14.4.1.J. Zoning District Boundary.	This should be updated in the new code and avoid having specific dates in the regulatory language.
6.	14.5. Compliance Required.	Clarify that more restrictive standards apply where conflicts exist (e.g., other codes, conditions of approval, or state law).
		Update agency names to current entities (e.g., Texas Commission on Environmental Quality (TCEQ) and simplify the provision to reference applicable state and federal law “as amended” rather than listing agencies.
		Improve code usability by applying the Oxford comma consistently throughout the ordinance to enhance readability, reduce ambiguity, and support a more uniform drafting style.
7.	14.6. Zoning Upon Annexation.	Clarify the timeline and process for zoning upon annexation, including whether zoning may occur concurrently with annexation where permitted by law.
8.	14.6.2. Zoning Upon Annexation.	Remove or revise the three-month requirement to provide greater flexibility and align with typical development processes.
9.	14.7. Nonconforming Uses and Structures.	Consolidate and reorganize the nonconformities section into clearly defined categories, such as: Nonconforming Uses, Nonconforming Structures, Nonconforming Lots, Abandonment and Discontinuance and Expansion and Reconstruction. This will improve usability and reduce redundancy.
10.	14.7.1. Intent of Provisions.	Simplify the intent section to focus on: allowing lawful continuation, limiting expansion, and encouraging eventual conformity. Remove subjective or declarative language like “incompatible.”
11.	14.7.2. Nonconforming Status.	With the code rewrite, replace specific historical references with general language such as: “lawfully established prior to the effective date of this ordinance or any subsequent amendment.”
12.	14.7.5. Expansion of Nonconforming Uses and Buildings.	Simplify expansion provisions by clearly separating use expansion and structural expansion. Define what constitutes expansion, and add objective triggers (i.e., floor area, footprint, intensity).

Chapter 14. Zoning Ordinance		
#	Section	Anticipated Revisions
13.	14.8.2. Created; Membership; Officers.	Update references to “Vernon’s” throughout the code to refer to the Texas Local Government Code (TLGC), as applicable, to modernize statutory citations.
14.	14.8.3. Quorum; Voting.	The voting standard may create ambiguity by requiring both a majority and a fixed number of affirmative votes. Revise to establish a single, clear voting threshold. Update the conflict-of-interest language to require formal recusal from discussion and voting, in alignment with state law.
15.	14.8.6. Procedure on Zoning Hearings.	The use of “and/or” creates ambiguity and can lead to inconsistent interpretation. Replace “and/or” with “and” or “or,” depending on the intended meaning, as “or” is typically inclusive in legal drafting. Avoid using “and/or” throughout the code.
16.	14.9.2. Members and Terms of Office.	Several provisions contain long, dense paragraphs that reduce readability and make the code difficult to navigate. Break these sections into shorter paragraphs, bullet points or numbered lists where appropriate. Do this throughout the updated code.
17.	14.9.3. Authority of Board.	The variance criteria rely on the broad and subjective language and do not reflect recent updates to Texas Local Government Code § 211.009. Revise this section to incorporate the objective hardship factors authorized by state law, including financial, physical and regulatory constraints, and clarify that hardship must relate to the property rather than personal circumstances. This will improve defensibility and alignment with state law.
		Clarify that this authority is limited to the specific matter under appeal to avoid unintended expansion of authority.
		The section requires four affirmative votes but does not clearly tie this to the statutory 75% requirement (TLGC § 211.009(c))
18.	14.9.4. Limitations on Authority of Board.	Clarify that SUP authority rests with the Planning and Zoning Commission or City Council to reinforce the separation of powers.
19.	14.9.5. Variances.	ZBA and BOA are being used interchangeably. Must be consistent.
		This section needs to be updated to align with state law, TLGC 211.009(b-1).
		Revise to align with Texas Local Government Code § 211.009 by incorporating objective hardship factors and clarifying that hardship must relate to the property, not the applicant.
20.	14.9.6.A. Nonconforming Uses and Structures.	Reevaluate this provision to ensure consistency with the nonconforming section and limit expansion authority to clearly defined and objective circumstances.
21.	14.9.6.C. Nonconforming Uses and Structures.	Define “value” – unclear if the code means acreage or monetary value here. It is best to be very clear.
22.	14.9.6.D. Nonconforming Uses and Structures.	Consider prohibiting changes between nonconforming uses or clearly defining “more restrictive” to avoid inconsistent interpretation.
23.	14.9.7. Procedures.	Expand to identify required application materials and consider relocating detailed submittal requirements to an external application checklist or administrative manual. This will improve clarity while allowing updates without amending the ordinance.
		Create a consolidated Procedures section in Article 1 of the new code. This eliminates repeating the provisions throughout the code.

Chapter 14. Zoning Ordinance		
#	Section	Anticipated Revisions
24.	14.9.7.B. Procedures.	Verify that notice provisions align with Texas Local Government Code § 211.007 and clarify measurement (property line vs tax roll) to ensure legal defensibility.
25.	14.9.7.C. Appeals.	Create a consolidated Appeals section in Article 1 of the new code. Avoids repetition, contradiction and redundancy.
26.	14.9.7.C.5. Appeals.	Remove the automatic approval provision, as it is not supported by state law and may conflict with statutory requirements governing Board of Adjustment decisions. Reorganize the appeals provisions into a clearer step-by-step format and ensure alignment with Texas Local Government Code § 211.010.
27.	14.9.7.D. Vote Required for Board Decisions.	Remove duplication and consolidate all Board voting requirements into a single section to improve clarity and consistency.
28.	14.9.7.E. Judicial Review.	Reference Texas Local Government Code § 211.011 to clearly establish statutory authority and improve legal clarity.
29.	14.10. Changes and Amendments to all Zoning Ordinances and Districts and Administrative Procedures.	Consolidate and simplify these criteria and clarify that zoning changes must be consistent with the Comprehensive Plan to strengthen policy alignment.
30.	14.10.D.1. Changes and Amendments to all Zoning Ordinances and Districts and Administrative Procedures.	Incorporate objective or measurable standards where possible to improve consistency and defensibility in decision-making. Instead of using words like appropriate, substantial, or unlikely.
31.	14.10.2. Authority to Amend Ordinance.	Clarify the roles of the City Council and Planning and Zoning Commission, and ensure the process aligns with Texas Local Government Code § 211.006 for zoning amendments.
		Standardize submittal requirements and consider placing detailed ownership verification in an application checklist rather than the ordinance.
		Remove ambiguous phrases, i.e., “from time to time.”
32.	14.10.3. Application	Each application for zoning or for an amendment or change to the existing provisions of this Zoning Ordinance shall be made in writing on an application form available at the City, filed with the City and shall be accompanied by payment of the appropriate fee as established by the City of DeSoto, Texas in Appendix A - Fee Schedule, Article 25.000 of the City of DeSoto Code of Ordinances.
33.	14.10.4. Public Hearing and Notice.	Streamline the notice provisions, eliminate duplication (e.g., repeated “sent to also be sent”).
		Update to cite specific statutory sections (e.g., § 211.006, § 211.007) and include “as amended” language to ensure continued compliance.
		Evaluate whether the expanded notice radius is necessary or clarify that it is a courtesy and not required for legal sufficiency.
34.	14.10.5. Failure to Appear.	Clarify the process for requesting continuances and define criteria for “approved delay” to ensure consistency and fairness in application.
35.	14.10.6. Planning and Zoning Commission Consideration and Report.	Reevaluate the deferral period and consider establishing clearer, shorter timelines to improve predictability and align with best practices.

Chapter 14. Zoning Ordinance		
#	Section	Anticipated Revisions
36.	14.10.7. Planning and Zoning Commission Consideration and Report.	Require written findings for all decisions to improve transparency, consistency and legal defensibility.
37.	14.10.8.E.1.a. Purpose.	Condense this subsection to a brief statement of purpose and remove redundant or explanatory language that does not provide regulatory value.
38.	14.10.8.E.1.f. Conflicting Instruments.	Simplify and relocate detailed protest requirements to an administrative procedure or checklist to improve flexibility and ease of updates.
		Retain the concept but simplify the language and consider relocating to a general administrative procedures section.
39.	14.10.9. Joint Public Hearings.	Clarify that any modified notice procedures must remain consistent with Texas Local Government Code § 211.007 and cannot reduce statutory minimum notice requirements.
		The section overrides earlier notice provisions, which may create confusion. Clarify how joint hearing notice requirements relate to standard notice provisions to ensure consistency and avoid conflicting procedures.
40.	14.11.2. Procedure for New or Altered Buildings.	Streamline the language and replace “shall” with “must” for clarity and clarify that issuance is based on compliance with all applicable codes, not just zoning. Also, break this up into a bullet list for legibility.
41.	14.11.4. Contents.	Update references to the currently adopted building codes (e.g., International Building Code) and remove unnecessary detail where information is already captured in administrative records.
42.	14.11.7. Revocation.	Clarify the revocation process by outlining notice requirements and providing an opportunity to cure violations to improve transparency and due process. In the new code, include a consolidated violations section that addresses both zoning and subdivision violations.
43.	14.12.1. Zoning Districts Established.	Consider consolidating these districts (SF-CE and SF-E).
		Rename and consolidate these zoning districts (SF-20 and SF-15).
		Rename and consolidate these zoning districts (SF-12 and SF-10).
		Rename and consolidate these zoning districts (SF-9 and SF-8). Consider introducing a 5,000 square-foot lot zoning district.
		Consider renaming this to SF-T, Townhome zoning district.
		Rename and consolidate these zoning districts (O-1 and O-2).
		If these are not actively being used. Consider consolidating these districts and making the consolidated MU district strong with clearer development regulations (MU-1, MU-2 and MU-R).
		Reevaluate the MU-R district. If the district is retained, consider adding buffer areas to incorporate uses allowed in NS district be allowed in the MU-R district as well.
		Consider renaming the Industrial District to Heavy Industrial District (HI) if the proposed district consolidations are pursued. With the recommended consolidations, the number of base zoning districts would be reduced from 24 to 17, excluding Planned Development and Specific Use Permit districts.
		Consider consolidating the Office districts into C-1 (Light Commercial), if the permitted uses, development character, and dimensional standards are substantially similar. Office uses are generally compatible with light commercial development and can often be regulated effectively within a broader low-intensity commercial district rather than maintained as separate, standalone office districts.

Chapter 14. Zoning Ordinance		
#	Section	Anticipated Revisions
		In the new code, each zoning district must include a dimensional standards table and a graphic illustrating setbacks, height, and other dimensional requirements. These elements will provide a clear visual reference, improve legibility, and make the standards easier to understand.
44.	14.13.2. Permitted Uses.	Relocate Permitted Uses under a Permitted Use Chart. The color-coded chart will help with legibility. The chart will include all zoning districts, land uses, parking requirements, and any use-specific regulations. The chart will include "Ps" for Permitted, "P*" for Permitted but with compliance with Use-Based Standards, "S" for SUP required, and any blank row means that use is prohibited within the specific zoning district. This will consolidate all uses in one location, and each land use must be defined and hyperlinked for ease of use.
		Relocate general accessory use standards to a unified accessory use section and keep only district-specific limitations here.
		Remove provisions and consider addressing such uses in a general standards section rather than by district.
		Modernize terminology and revise occupancy standards to avoid restrictive or outdated language and ensure consistency with fair housing considerations. The recommendation is to introduce ADUs, including Use-Based Standards.
45.	14.13.3.A.1. Height Regulations.	Contemporary practice is to revise measurements to feet instead of stories. This comment applies to the rest of the document to avoid repetition.
46.	14.13.3.D. Parking Regulations.	Recommend moving the parking requirements to the Permitted Use Table instead of under each zoning district.
47.	14.13.5.A. Special Requirements.	Relocate these provisions to Use-Based Standards.
48.	14.13.5.B. Special Requirements.	Relocate detailed fencing standards to the zoning development standards section.
49.	14.13.5.C-D. Special Requirements.	Regulate these via Use-Based Standards.
50.	14.14. SF-CE.	Consider consolidating this zoning district, as there is virtually no difference between this and the Estate zoning district.
51.	14.16. and 14.17. SF-20 and SF-15.	Consolidate 20,000 and 15,000 s.f. zoning districts into one zoning district.
52.	14.18. and 14.19. SF-12 and SF-10.	Consolidate 12,000 and 10,000 s.f. districts.
53.	14.20. and 14.21. SF-9 and SF-8.	Consolidate SF-9 and SF-8. Introduce a 5,000 s.f. lot district.
54.	14.22. 2F.	Consider revising this zoning district and its platting requirements to allow triplexes and fourplexes in the 2F district and reevaluate the SFA zoning district to eliminate redundancies. . Consider adding a new zoning district for cottage homes or patio homes.
55.	14.24.2.B. Permitted Uses.	If triplex and fourplex are introduced, then this needs to be revised to 5 units or more to classify as a Multi-family.
56.	14.24.2.F.2. Permitted Uses.	This provision must be reevaluated and rewritten to meet best planning practices.
57.	14.24.3.A. Height Regulations.	This must be revised. The International Building Code does not require an elevator for a three-story building. On the contrary, this can be revised to require four-story apartment buildings where the elevator provision is automatically triggered.

Chapter 14. Zoning Ordinance		
#	Section	Anticipated Revisions
58.	14.24.4.A. Area Regulations.	2,420 s.f. appears arbitrary and should be revisited to ensure it is tied to a clear planning objective or measurable outcome. As a general approach, consider removing the maximum density cap and instead relying on dimensional controls such as setbacks, height, and maximum lot coverage to regulate development intensity.
59.	14.24.4.B. Size of Yards.	There needs to be flexibility based on the type of product being proposed. For example, if they are cottage courts or another form of missing middle housing, then these setbacks may not apply.
60.	14.24.4.B.4. Size of Yards.	Should be removed from the zoning code. IBC requirement takes precedence.
61.	14.24.4.C. Minimum Area per Dwelling Unit.	Modernize these to include efficiency units and larger unit formats, including family-sized units, to better reflect current market conditions and expand housing choice across a broader range of household types.
62.	14.24.4.D. Maximum Lot Coverage.	This seems low for a multifamily zoning district. Recommend reviewing peer cities and adjusting the standard to better align with typical multifamily development patterns and intended district intensity.
63.	14.24.4.E. Parking Regulations.	These will be revised in the new ordinance and will be included in the Permitted Use Chart.
64.	14.24.5. Refuse Facilities.	Consider replacing the strict distance requirement with a performance-based standard or increasing flexibility through an administrative adjustment. This should be relocated under Use-Based Standards.
65.	14.24.6. Special Requirements.	These regulations should be relocated under Use-Based Standards. Update these regulations to meet modern standards.
		Provide a menu-based approach within the use standards to allow flexibility while maintaining predictability and ensuring high-quality MF development outcomes.
		Recommendation is to delete this and move toward revamped landscaping standards that are points-based (depending on the development), allowing flexibility in how open space is provided while ensuring high-quality, functional, and amenity-rich environments. Tying open space to bedrooms is uncommon and can be difficult to administer and verify over time.
		Reevaluate or eliminate the 3:1 credit system and instead establish a more balanced, points-based or percentage-based approach tied to amenity value and usability.
		Clarify measurable criteria for environmental credit (e.g., tree preservation thresholds, drainage performance standards) to reduce subjectivity.
		Simplify eligibility criteria and focus on proximity, accessibility, and connectivity. Consider allowing flexibility where strong pedestrian connections exist, even if strict adjacency thresholds are not met.
66.	14.25. MH District.	Update terminology to “manufactured housing” or “manufactured home” consistent with HUD standards and contemporary zoning practice.
		Modernize setbacks for Manufactured Homes.
67.	14.25.3. Area Regulations.	Consider reducing or eliminating minimum lot size. 5,000 s.f. reflects more conventional single-family patterns and may be unnecessarily restrictive for manufactured housing.
		Lot depth seems arbitrary and needs to be revised.
		Must update the terminology to Manufactured Home Park. Need to separate Manufactured Home Parks as a separate land use and have dedicated Use-Based Standards.
68.	14.25.4. Special Requirements for Mobile Home Parks.	Relocate these regulations to Use-Based Standards.
		This should be relocated under Zoning Development Standards under the Lighting section.
		Update to include all utilities (electric, telecommunications, broadband) and clarify applicability. Consider utilities must be installed underground except where otherwise approved.

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#	Section	Anticipated Revisions
		Consolidate and reference City engineering or drainage criteria rather than restating general requirements.
		Consolidate and reference the fire code rather than restating general requirements.
		Consolidate all refuse standards into a single section to avoid duplication.
		Define what constitutes a “standard” refuse facility or cross-reference the applicable code section that establishes refuse facility size, placement, screening, and access requirements.
		Clarify with objective criteria and relocate these standards to Use-Based Standards.
69.	14.26.1. General Purpose and Description.	Remove the fixed floor area cap and instead regulate intensity through height, setbacks, buffering, and site design standards. Clarify how adaptive reuse is supported (e.g., flexibility in parking, setbacks, or nonconformities).
		Align the City’s zoning districts with the CCEMP to reinforce the intended identity and economic purpose of each district. Consider establishing a dedicated overlay framework for the eight ECMP districts to implement district-specific development standards and reinforce each district’s intended identity.
		Replace the phrase “located away from any properties zoned for single-family” with a measurable separation standard. For example, specify a minimum distance from single-family zoning districts or residential lot lines, and clarify how the distance is measured, such as from the refuse facility enclosure to the nearest single-family property line.
70.	14.26.4. Area Regulations.	Consider removing the maximum building size cap and instead regulating intensity through height, setbacks, buffering, and site design standards.
71.	14.27.1. O-1 District.	Consider consolidating the O-1 and O-2 districts into a single office or employment district. Minimum lot size for O-1 and O-2 is the same. Rather than separating districts by use intensity, regulate development through height, setbacks, and transition standards, particularly adjacent to residential areas. Transitional areas can still be regulated through NS zoning districts.
72.	14.27.1. NS District.	Expand the intent to support small-scale, walkable, neighborhood-serving commercial and mixed-use development, rather than only ‘freestanding retail.
73.	14.A-7. Hampton Road Character Code	Use the adopted Hampton Road Character Code (HRCC) to create an Overlay District.
		Consider incorporating the HRCC development standards within the Overlay District.
74.	14.28.3.B. Roof Pitch.	Remove or relocate to design guidelines. If retained, apply more flexibly or as part of broader compatibility standards.
75.	14.28.4. Area Regulations.	Reduce or eliminate the minimum lot size to allow small infill. Reevaluate or remove maximum lot size (3 acres), or tie it to context and design rather than a hard cap.
76.	14.28.4.B.1 Size of Yards.	Reduce front setbacks and consider build-to zones to encourage pedestrian-oriented development.
77.	14.28.4.C. Maximum Lot Coverage.	Consider increasing or replacing with FAR, especially if aiming for compact development.
78.	14.29.1. GR District.	Expand the intent to support a broader range of commercial and mixed-use development, including service, entertainment, and integrated uses, rather than solely retail sales.
79.	14.29.1. General Purpose and Description.	Purpose statements are meant to guide interpretation, not impose requirements. Recommend avoiding regulatory language within purpose statements throughout the document.
80.	14.29.2. Maximum Height.	Increase allowable height or tie height to context and measure it in feet, especially to allow vertical mixed-use development.

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81.	14.29.4. Area Regulations.	Reduce or eliminate the minimum lot size to allow smaller-scale commercial and incremental development.
		Significantly reduce these requirements and rely on site design standards instead.
		Highly prescriptive and reflective of outdated strip retail formats. Reevaluate or remove pad site provisions or integrate them into a more flexible site design framework.
		Incorporate shared parking, reduced parking ratios, and context-based adjustments.
82.	14.29.5. Pad Site Requirements.	These pad site requirements are overly prescriptive and reflect outdated suburban retail development patterns. Consider removing or significantly reducing these standards and instead relying on site design, frontage, and access management requirements to guide layout and ensure high-quality, coordinated development.
83.	14.31. C-2 District.	In other zoning districts, such as the office districts, the district numbered as 2 (e.g., O-2) is more intense than that of 1 (e.g., O-1). Recommend having a consistent method of naming/numbering zoning districts with varying intensities.
84.	14.32. LI District.	Modernize the intent to position this as an employment/industrial district accommodating logistics, flex industrial, and innovation uses, and replace subjective language with measurable performance standards or references to environmental regulations.
85.	14.32.4. Area Regulations.	Reduce the minimum lot size to allow smaller sites, particularly for flex/R&D uses.
86.	14.33. I District.	Revise this to a Heavy Industrial zoning district. Replace subjective language with measurable performance standards or reference applicable environmental, noise, and safety regulations. Shift toward impact-based standards (noise, emissions, vibration, storage) and regulate higher-risk uses through clearly defined criteria rather than broad discretion.
87.	14.33.4.C. Area Regulations.	Reevaluate lot coverage limits and consider increasing or allowing flexibility where adequate drainage, buffering and open space requirements are met.
88.	14.33A. MU-1 District.	Clarify whether the Illustrative Guide is regulatory or advisory and reduce reliance on subjective terms such as “contemporary” or “unique sense of place” to improve enforceability.
		Format all area regulations in a table.
		Broaden architectural style requirements to allow flexibility and avoid limiting design innovation or market response, and relocate this section to Zoning Development standards.
89.	14.33A.4.A. Site Design.	Frequent reliance on PDs undermines the base zoning district. Incorporate flexibility directly into the district standards.
		Consolidate with subdivision and engineering standards to ensure consistency and avoid conflicting requirements.
		Shift from highly prescriptive architectural standards to performance-based design guidelines to allow flexibility while achieving desired outcomes. Introduce graphics, illustrations of what exactly the City would like to see. Relocate all the design standards under Zoning Development standards instead of under each zoning district for ease of use.
90.	14.33.A.4.B. Height and Area Regulations.	Consider reducing or removing minimum lot size and dimensional requirements and relying more on form-based controls such as height, build-to lines and frontage standards.
		Reevaluate fixed percentages for ground-floor nonresidential uses and density caps to allow market-responsive development and minimize reliance on Planned Development waivers by incorporating flexibility directly into the base district standards.
		Need to incorporate illustrations. This text is hard to read and understand. Use a bulleted list where possible to improve readability.

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		Clarify and reconcile permitted versus prohibited encroachments to eliminate conflicting language.
		Simplify the frontage requirement and reduce exceptions to improve clarity and enforceability.
		Standardize measurement points and simplify distinctions between frontage conditions.
		Simplify yard standards and clearly distinguish internal mixed-use conditions from edges adjacent to single-family zoning.
		These standards need to be relocated under Zoning Development Standards.
		Increase the size of the graphic(s) to be more legible.
		Revise or remove language that regulates building materials to reduce legal risk and ensure consistency with current state law limitations on municipal regulation of exterior building products and materials.
		Break this up in a list format for legibility.
		Clarify/define if the main entrance and primary entrance are the same.
		Relocate the repeated design standards under the zoning development standards, specifically, under Mixed Use District General Requirements.
		Relocate all definitions to the Definition section.
91.	14.33B.3. Permitted Uses.	Move under the Permitted Use Chart.
92.	14.33B.5. Horizontal Building Articulation.	Relocate these standards under the Zoning Development Standards and include the illustrations within the code instead of in a separate document.
		The ordinance includes prescriptive prohibitions on specific materials (e.g., metal siding, mirrored glass and CMU limitations) that may conflict with current state law. Under Texas Government Code § 3000.002, cities may not adopt or enforce regulations that directly or indirectly prohibit or limit building materials that are otherwise permitted by applicable national model codes, or impose standards more restrictive than those codes.
		Use the symbol % to maintain consistency in percent.
93.	14.33D.C. General Parking Lot Standards.	Relocate under off-street parking and loading standards.
94.	14.33D.4. Landscaping.	Reevaluate and comprehensively rewrite the City's landscaping standards to improve clarity, consistency, flexibility, and overall effectiveness. Updated standards should address tree preservation, parking lot shade, streetscape quality, screening, water conservation, native and adapted plant materials, maintenance, and alternative compliance options.
95.	14.33D.7. Mixed Use Development Requirement Waivers.	Consolidate all the waiver provisions for the development regulations.
96.	14.33D.8.E. Concept Plan Approval.	Consolidation is required for the concept plan and the site plan. These should be relocated under Zoning Procedures instead of a zoning district. Concept plans and site plans are procedural review tools that may apply across multiple zoning districts, so placing them in the procedures section would improve organization, reduce duplication, and make the review process easier to understand and administer.
97.	14.33D.10. Nonconforming Uses and Structures.	Relocate this section and consolidate it under Zoning General Provisions under Article 2 of the new code. Avoid repetition and contradiction.
		Consolidate all nonconforming provisions into one unified section and avoid district-specific overrides to improve clarity and consistency.

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		Remove or simplify cumulative tracking and apply thresholds per permit or project to improve enforceability.
		Separate expansion and remodel standards clearly and avoid combining thresholds within a single calculation.
		Simplify to fewer thresholds (e.g., minor vs major improvement) and clearly define compliance expectations for each.
98.	14.34.3. Planned Development Requirements.	Establish a clear, standardized list of required elements for all PDs (e.g., site plan, uses, development standards, deviations) and limit open-ended discretion. Require selection of a base zoning district.
		Retain the three-acre minimum requirement for PDs.
99.	14.34.4.A. Conceptual Plan or Concept Plan.	Clarify the distinction between Concept Plan (zoning-level) and Site Plan (development-level) and avoid allowing substitution unless clearly defined. Consider requiring a Concept Plan for all PD rezonings. Define minimum required components of a PD ordinance
100.		Consolidate into a single unified Concept Plan requirement with clearly defined required elements.
101.	14.34.4.B. Detailed Site Plan.	This section is combining a lot of different information in one section. It is better to break this up and reference Site Plan in the Zoning Procedures of the new code instead of repeating the provisions under the PD zoning district.
102.	14.34.5.B. Approval Process and Procedure.	Consolidate this under General Provisions of the new code, specifically under Universal Procedures.
		Clarify a standard review path (e.g., Concept Plan at rezoning stage, Site Plan administratively or separately approved) to improve predictability. This must be done under the Zoning Procedures instead of under PD regulations.
		Clarify expiration standards and align with typical zoning/platting timelines. Consider simplifying to one clear expiration period. Recommendation is to have one consolidated validity/expiration provisions section. Shift Site Plan approval to staff-level (administrative) review when consistent with the approved Concept Plan.
		Retain, but consider maintaining PDs in a digital registry or an appendix rather than in the static ordinance text.
		Consider expanding the administrative procedures to recognize the various types of development agreements the City may utilize, including Chapter 212 development agreements, infrastructure agreements, reimbursement agreements, improvement agreements, and other similar agreements, and clarify when each may be used during the development process.
		This section should be removed. In the updated code, we recommend expanding the housing options to additional zoning districts, aligning with the Comprehensive Plan's recommendation.
103.	14.35. SUP.	This section should be moved to Zoning Procedures.
		Clarify the purpose of SUPs as uses that may be appropriate in specific locations with conditions, and tie approval to measurable compatibility criteria if the Use-Based Standards apply, rather than general statements. The current SUP framework relies on broad and discretionary standards, which can lead to inconsistent application and uncertainty in the review process. Revise to establish clear approval criteria tied to compatibility, infrastructure and Comprehensive Plan consistency and streamline submittal requirements by relocating detailed application materials to a checklist or manual. Consider expanding administrative approval for lower-impact uses to improve efficiency.
104.	14.35.2. SUP Regulations.	Refine and consolidate approval criteria into clear, objective standards tied to measurable impacts such as traffic, noise, site design and consistency with the Comprehensive Plan to improve predictability and defensibility.

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		Streamline criteria into a concise set of findings to avoid duplication and improve clarity for decision-makers and applicants.
		Clarify that conditions must be directly related to mitigating impacts of the use and ensure they are reasonable, measurable and enforceable.
		SUPs should not be considered a “district.”
		Simplify this provision and avoid redundant language by incorporating acceptance of conditions into the approval process rather than as a separate requirement.
		Reevaluate the six-month deadline, as it may be too short for some projects and could create unnecessary reapproval burdens. Consider adding an administrative extension process that allows additional time when the applicant demonstrates continued progress.
		This can be removed. In the new code, in Article 1, this will be covered under the Approval Authorities.
105.	14.36. Use Chart.	The permitted use chart will have new land uses (i.e., escape rooms, ghost kitchens, smoking lounge, smoke shops). Each land use will be defined and will have Use-Based standards where necessary. Additionally, the parking requirements will be incorporated within the Permitted Use-Chart, allowing ease of use. All the uses will be hyperlinked to their respective definitions. Use-Based standards will also be hyperlinked to their specific sections. Uses will be consolidated where appropriate, for example, General Retail, Personal Services, Commercial Amusement Outdoor, Commercial Amusement, Indoor. This will streamline the process for applicants and for staff. Use-chart will be divided into categories, i.e., Residential, Commercial, Industrial, Auto-related uses, and Accessory uses. All land use definitions will be reviewed and updated, where necessary, to follow best planning practices and align with state law.
106.	14.36.2 Primary Residential Uses	Update “Mobile Home,” “Mobile Home Park,” and “Mobile Home Subdivision” to “Manufactured Home,” “Manufactured Home Park,” and “Manufactured Home Subdivision” to align with the state’s language.
		PD should be removed from the use chart.
107.	14.36.3 Accessory and Incidental Uses	Revise “Accessory Building (Residential) 240 S.F. or More” land use term and differentiate between Accessory Building and Accessory Dwelling Unit.
		Update “Swimming Instructions as Home Occupation” to align with State law. Instead of Home Occupation, revise this to Home-based Business.
		Consolidate tennis court uses under a more general term, such as “Recreation, Outdoor.”
108.	14.36.4 Utility, Services and Other Uses	Revise “Animal Pound (Public)” to “Animal Shelter.”
		Consolidate “Farm, Ranch, Garden, Crops or Orchard” into Agricultural Use.
		Revise “Fire, Police, or Municipal Building” and “Public Building, Shop or Yard of Local, State, or Federal Agency” to Municipal or Government Use.
		“Telephone Business Office” and “Telephone Exchange, Switching or Relay or Transmitting Station” uses are dated. Consolidate with other uses or eliminate them.
		Consolidate “Water Reservoir Well or Pumping Station,” “Water Stand Pipe or Elevated Water Storage,” and “Water Treatment Plant” uses.
109.	14.36.5 Recreational and Entertainment Uses	Consolidate “Ballroom Dancing” into Commercial Amusement, Indoor.
		Revise “Day Camp for Children” and include Child Care uses that align with State definitions.
		Revise “Entertainment Venue” to Special Events facility.
		Revise “Playfield or Stadium (Public) to Athletic Field and have a separate use for Stadium.
		Consolidate “Rodeo Grounds” and “Roller or Ice Rink” into Commercial Amusement, Indoor or Outdoor, as appropriate.

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		Consider adding a public park land use.
		Revise "Theater (Open Drive-In)" to "Theater, Drive-in" and "Theater, Indoor."
		Add the following land uses: "Event Facility, Indoor" and "Event Facility, Outdoor." Consolidate "Wedding, Banquet, and Party Facility" uses under event facility uses.
		Consolidate "Zoo (Private)" and "Zoo (Public)" as both require SUP.
110.	14.36.6 Educational, Institutional and Special Uses	Separate "Child Care Center/Day Care Center" as the State defines them differently. Update the use to match the latest definition from City staff. Create Use-Based Standards for these types of uses, including pick-up/drop-off standards.
		Use a more inclusive term, i.e., "Religious Land Use" or "Place of Worship," to replace "Church, Rectory or Temple."
		Consolidate "Community Center (Public)" under Municipal or Government Use.
		Consolidate "Convent or Monastery" under "Religious Land Use" or "Place of Worship."
		Update the definition of "Fairgrounds or Exhibition Area" to include markets, vendor events, festivals, exhibitions, and similar temporary or recurring community events.
		Consolidate "Gun Club, Skeet or Target Range (Indoor)" under "Commercial Amusement, Indoor" and "Gun Club, Skeet or Target Range (Outdoor)" under "Commercial Amusement, Outdoor."
111.	14.36.7 Transportation Related Uses	Consolidate "Parking Lot, Trucks and Trailers" into "Heavy Truck, Trailer or Equipment Parking."
		Consolidate "Tractor Sales" into "Heavy Truck, Trailer, Heavy Equipment Sales."
112.	14.36.8 Automobile and Related Use	Revise "Auto Laundry or Car Wash" into "Car Wash, Self-Service" and "Car Wash, Full Service."
		Split "Auto Storage or Auto Auction" into two uses.
		Revise "Automotive Gasoline or Moto Fuel Service Station" to "Fueling Station," as electric vehicles have become increasingly prevalent and charging infrastructure is functionally similar to traditional fueling uses.
		Revise "Motorcycle Sales and Repair" to "Vehicle Sales and Repair."
		Revise "New and Used Auto Sales" to "Auto Sales, Outdoor." And retain Auto Sales, Indoor as a separate land use.
		Separate "Tire Dealership" into two uses: "Tire Sales, Indoor" and "Tire Sales, Outdoor."
		Revise "Towing and Impound Yard" to "Wrecking and Salvage Yard."
		Consolidate "Truck Stop with Fuel and Accessory Services" with "Fueling Station."
113.	14.36.9 Office and Professional Uses	Remove "Used Auto Sales" as it is listed in the use chart already.
		Consolidate "Accountant or Bookkeeping Office," "Architect's Office," and "Armed Services Recruiting Center" as "Office, General."
		Revise "Bank, Savings & Loan, or Credit Union" to "Bank or Credit Union."
		Revise "Check Cashing Service and Laon Agency" to "Alternative Financial Institution."
		Consolidate "Minor Medical Emergency Clinic" into "Medical Clinic."
		Simplify "Offices, General Business and Professional" to "Office, General."
114.	14.36.10 Retail and Service Type Uses	Consolidate "Real Estate Office" and "Telemarketing Agency" as "Office, General."
		Consolidate "Antique Shop, Sales Indoors," "Art Supply Store," "Bike (Bicycle) Sales and Service," and "Book or Stationery Shop or Newsstand" as "Retail, General."
		Revise "Cash for Gold Establishment" to "Store, Pawn."
		Consolidate "Cellular Phone/Pager Sales (Indoor)" into "Retail, General."

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		Separate "Cleaning Shop or Laundry Pick-up and Self-Service (Small Shop) (Less Than 2,500 S.F.) as "Laundry Service, Self-Service" and "Laundry Service, Full Service."
		Add a new use for commercial food preparation kitchens that operate without on-site dining.
		Consolidate "Copy Shop (Less Than 4,000 S.F.) into "Printing Shop."
		Consolidate "Computer Sales" into "Retail, General"
		Consolidate "Design Transfer: Retail Shop" into "Retail, General."
		Revise "Discount or Department Store" as "Variety Store."
		Consolidate "Donut Shop" into "Restaurant/Food Establishment."
		Consolidate "Drapery, Needlework or Weaving Shop" into "Personal Services."
		Consider adding Drive-thru as an accessory use and require an SUP
		Revise "Florist Shop" into "Retail, General."
		Consolidate "Food and Beverage Sales Store With Gasoline Sales (Convenience Store)" and "Food and Beverage Sales Store Without Gasoline Sales (Convenience Store)" into "Convenience Store." A fueling station can be an accessory use if a convenience store is the primary use.
		Revise "Food Store" as "Grocery Store" and "Super Store."
		Consolidate "Garden Shop" into "Retail, General."
		Consolidate "Greenhouse or Plant Nursery with Outside Display of Plants (Retail Sales) as "Agricultural Use."
		Consolidate "Handicraft Shop and Art Objects Sales" into "Retail, General."
		Consolidate "Hardware Store" into "Retail, General."
		Consolidate "Hobby Shop" into "Retail, General."
		Consolidate "Ice Cream/Yogurt Sales" into "Restaurant/Food Establishment."
		Consolidate "Key Shop" into "Personal Services."
		Revise "Kiosk – See Supplemental Regulations" as "Accessory Use."
		Consolidate "Medical Appliances, Fitting, Sales or Rental" into "Retail, General."
		Consolidate "Metal Recycling Center" as "Recycling Center."
		Revise "Mini-Warehouse" as "Mini-Storage."
		Consolidate "Permanent Cosmetic Application" into "Personal Services."
		Consolidate "Pet Shop & Grooming" into "Personal Services."
		Consolidate "Retail Shop, Apparel, Gift, Accessory and Similar Items" into "Retail, General."
		Revise "Retail Tobacco Store" as separate uses with Use-Based Standards: Smoke Shop, Hookah Lounge, Bar, and Dance Club.
		Consolidate "Security Systems Installation Company" into "Office, General."
		Consolidate "Studio, Decorator, Artist, Photographer" into "Personal Services."
		Consolidate "Studio, Health and Reducing or Similar Services" and "Studio, Music, Dance or Drama" into "Personal Services."
		Consolidate "Travel Bureau or Travel Consultant" into "Office, General."
		Consolidate "Vacuum Cleaner Sales and Repair" into "Retail, General."
		Consolidate "Variety Store or Similar Retail Outlet" into "Retail, General."
		Consolidate "Wallpaper, Flooring and Carpet Store" into "Retail, General."

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115.	14.36.11 Commercial Type Uses	Consolidate “Book Binding” into “Industrial, Light.”
		Consolidate “Bottling Works” into “Industrial, Light.”
		Consolidate “Cabinet Shop” into “Industrial, Light.”
		Consolidate “Cigar Lounge” into “Smoke Lounge”
		Consolidate “Clothing or Similar Light Manufacturing” into “Industrial, Light.”
		Consolidate “Design Transfer: Manufacturing and Wholesale Shops” into “Industrial, Heavy.”
		Revise “Distribution Center” as “Warehouse and Distribution Center.”
		Consolidate “Drapery or Furniture Upholstery Shop” into “Industrial, Heavy.”
		Consolidate “Dyeing or Laundry Plant (Commercial)” into “Industrial, Heavy.”
		Consolidate “Electronic-cigarette establishment” into “Smoke Shop.”
		Consolidate “Feed and Grain Store” into “Agricultural Use.”
		Consolidate “Furniture Manufacture and Refinishing Shop” into “Industrial, Heavy.”
		Consolidate “Heating and Air Conditioning Sales” into “Retail, General.”
		Consolidate “Laboratory Equipment Manufacturing” into “Industrial, Light.”
		Consolidate “Landscaping Service/Construction” into “Contractor Shop/Service.”
		Consolidate “Light Manufacturing and Assembly Processes” into “Industrial, Light.”
		Consolidate “Lithographic or Print Shop” into “Print Shop.”
		Consolidate “Maintenance and Repair Service for Buildings” into “Contractor Shop/Service.”
		Revise “Manufactured or Mobile Home Sales (New)” as “Manufactured Home Sales (New).”
		Revise “Manufactured or Mobile Home Sales (Old)” as “Manufactured Home Sales (Old).”
		Consolidate “Milk Depot, Dairy or Ice Cream Plant” into “Food Processing.”
		Consolidate “Motel or Hotel (75 Rooms or more)” and Motel or Hotel (Less than 75 Rooms) into “Motel or Hotel,” but retain the distinction in the Use-Based Standards.
		Consolidate “Newspaper Printing” into “Print Shop.”
		Consolidate “Office Showroom” and “Office Warehouse”, allow office showroom as an accessory use to the primary Warehouse use.
		Remove “Open Storage, Display, or Work Areas for Merchandise or Machinery.”
		Consolidate “Paint Shop” into “Retail, General.”
		Consolidate “Palm Reader/Card Reader” into “Personal Services.”
		Consolidate “Plumbing Shop” into “Contractor Services.”
		Consolidate “Printing Company” into “Print Shop.”
		Consolidate “Small Discount Variety Store” to “Variety Store” or “Convenience Store.”
		Consolidate “Smoking Paraphernalia Establishment” into “Smoke Shop.”
		Consolidate “Storage or Wholesale Warehouse” into “Warehouse and Distribution Center.”
		Consolidate “Tinsmith/Sheet Metal Shop” into “Industrial, Light.”
		Consolidate “Welding or Machine Shop” into “Metal Fabrication/Machine Shop.”
116.	14.36.12 Industrial and Related Uses	Consolidate “Aerospace Product and Parts Manufacturing” into “Industrial, Light.”
		Consolidate “Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing” into “Industrial, Heavy.”

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		Consolidate "Aircraft Engine and Engine Parts Manufacturing" into "Industrial, Heavy."
		Consolidate "Aircraft Parts and Auxiliary Equipment Manufacturing" into "Industrial, Heavy."
		Consolidate "Boat Building" into "Industrial, Heavy."
		Consolidate "Cement or Hydrated Lime Plant" into "Industrial, Heavy."
		Consolidate "Computer and Peripheral Equipment Manufacturing" into "Industrial, Heavy."
		Consolidate "Computer Terminal Manufacturing" into "Industrial, Heavy."
		Consolidate "Concrete Block and Brick Manufacturing" into "Industrial, Heavy."
		Consolidate "Concrete or Asphalt Batching Plant (Permanent)" into "Industrial, Heavy."
		Consolidate "Concrete Pipe Manufacturing" into "Industrial, Heavy."
		Consolidate "Construction Machinery Manufacturing" to "Industrial, Heavy."
		Consolidate "Cut Stock, Resawing Lumber, and Planning" into "Industrial, Heavy."
		Add "Data Center" as a use with specific use standards.
		Consolidate "Electrical Equipment Manufacturing" into "Industrial, Heavy."
		Consolidate "Engine, Turbine, and Power Transmission Equipment Manufacturing" into "Industrial, Heavy."
		Consolidate "Foundry or Metal Fabrication" into "Industrial, Heavy."
		Consolidate "Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing" into "Industrial, Heavy."
		Consolidate "Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing" into "Industrial, Heavy."
		Consolidate "Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing" into "Industrial, Heavy."
		Consolidate "Motor Vehicle Electrical and Electronic Equipment Manufacturing" into "Industrial, Heavy."
		Consolidate "Motor Vehicle Parts Manufacturing" into "Industrial, Heavy."
		Consolidate "Petroleum Storage and Collection Facilities" into "Industrial Processing."
		Consolidate "Pharmaceutical and Medicine Manufacturing" into "Industrial Processing."
		Consolidate "Polystyrene Foam Product Manufacturing" into "Industrial, Heavy."
		Consolidate "Prefabricated Metal Building and Component Manufacturing" into "Industrial, Heavy."
		Consolidate "Prefabricated Wood Building Manufacturing" into "Industrial, Heavy."
		Consolidate "Sand, Gravel, Stone, or Petroleum Extraction or Storage" into "Industrial, Heavy."
		Consolidate "Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing" into "Industrial, Heavy."
		Consolidate "Smelter, Refinery or Chemical Plant" into "Industrial, Heavy."
		Consolidate "Soap and Cleaning Compound Manufacturing" into "Industrial, Heavy."
		Consolidate "Surgical and Medical Instrument Manufacturing" into "Industrial, Heavy."
		Consolidate "Surgical Appliance and Supplies Manufacturing" into "Industrial, Heavy."
		Consolidate "Topsoil, Earth, Clay or Stone Extraction or Storage" into "Industrial, Heavy."
		Consolidate "Turbine and Turbine Generator Set Units Manufacturing" into "Industrial, Heavy."

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		Consolidate “Urethane and Other Foam Product (except Polystyrene) Manufacturing” into “Industrial, Heavy.”
		Consolidate “Ventilation, Heating, Air-Conditioning, and Commercial Refrigeration Equipment Manufacturing” into “Industrial, Heavy.”
		Consolidate “Wood Millwork (including Flooring)” into “Industrial, Light.”
		Consolidate “Wood Window and Door Manufacturing” into “Industrial, Light.”
117.	14.37.1.A. Definitions.	All definitions will be reviewed and updated where necessary. Remove regulatory language from the definitions. All definitions for Zoning and Subdivision Regulations should be consolidated and relocated to the end of the new code.
118.	14.38. Off-Street Parking and Loading Requirements.	Revise and modernize the parking standards to reflect current planning best practices, evolving development patterns, and industry standards. Reevaluate minimum parking requirements by considering reduced parking ratios and shared parking opportunities, where appropriate. Incorporate clear graphics and illustrative examples to improve usability, consistency, and interpretation.
		Revise to incorporate this use directly within the Use Table, listing it on the same row as the primary land use and indicating where it is permitted across zoning districts.
		Consider removing or revising this provision to allow for a more flexible, menu-based approach. While the intent is understandable, it may be beneficial to account for local context and user needs, particularly in Texas, where larger vehicles are common, to ensure the standard remains practical and effective.
		Add provisions for shared parking.
119.	14.39. Landscape Plan.	A points system would allow developers to meet the required landscape score instead of only complying with fixed plant counts. This gives flexibility while helping the City get better results.
		It is recommended to reference these requirements in an administrative checklist rather than listing each item directly in the new code. This approach avoids the need to amend the code each time submittal requirements change. Instead, the checklist can be updated administratively as staff practices, technology, state law, or departmental review needs evolve.
		Consider allotting higher points or credits for preserving large healthy canopy trees than for planting new trees. Mature trees provide immediate shade, habitat, and character that new trees cannot replace for many years.
		The current table gives credit based on the existing tree circumference. Consider increasing the credit for the preservation of large, healthy canopy trees and reducing or eliminating credit for invasive, weak, or poorly conditioned trees. This would better reward preservation of trees that provide meaningful shade, character, and environmental benefit.
		Add language requiring tree removal to be shown on the landscape plan or tree preservation plan and approved before site disturbance. Clarify whether the eight-inch threshold applies to all species or only protected tree species.
		Adding graphics can be very useful here.
120.	14.39.6.A. Minimum Landscaping Requirements for Single-family and Duplex Dwellings.	Add flexibility for constrained lots. Allow the Building Official or Planning and Zoning Manager to approve alternative placement when utilities, easements, lot size, drainage, visibility, or building placement make the required front, rear, or side yard location impractical. The ordinance should preserve the overall tree canopy requirement while avoiding the forced placement of trees in poor planting locations.
		If weather or planting season makes installation impractical, allow temporary final approval only with a written installation agreement and deadline. This would mirror the seasonal flexibility already provided in 39.3 for certificates of occupancy.

Chapter 14. Zoning Ordinance		
#	Section	Anticipated Revisions
		Consider requiring residential trees to be maintained for a minimum establishment period of two years following final inspection. During this period, any required tree that dies, is removed, or is severely damaged should be replaced with a tree meeting the UDC requirements. After the establishment period has expired, the property owner would be subject only to the City's general property maintenance requirements. This approach balances long-term tree survival with reasonable maintenance obligations and reduces the need for perpetual enforcement of residential landscaping requirements.
		Require existing credited trees to be healthy, viable, and protected during construction.
		This language undermines the purpose of the requirement because the required trees can be removed immediately after the final inspection. Consider requiring maintenance or replacement of required residential trees for a minimum establishment period, such as two years after final inspection. Maybe add an alternative compliance option: i.e., require only a short establishment period. For example, trees required under 39.6.A.1 must be maintained and, if dead, removed, or severely damaged, replaced within two years after the final inspection. After that period, standard property maintenance rules would apply.
121.	14.39.6.C. Ground Cover or Grass.	Allow native turf, drought-tolerant groundcover, ornamental grasses, mulch beds, xeriscape-style planting, and other approved low-water landscape materials. Sod should remain required only where grass is used and where erosion control or immediate stabilization is necessary.
		Avoid using terms like “etc.,” to minimize confusion.
122.	14.39.7.A. Minimum Landscaping Requirements for Nonresidential and Multi-family.	Clarify and potentially modernize the street yard percentage requirement. The standard is useful, but it may be difficult on infill, redevelopment, or urban mixed-use sites. Consider allowing alternative compliance, and the points-based system will allow that flexibility.
		Define “appropriate intersection corners,” specify visibility triangle requirements, and allow low plantings, ornamental grasses, or small trees where safety and sight distance are maintained.
123.	14.39.7.B. Minimum Landscaping Requirements for Nonresidential and Multi-family.	10-foot and five-foot buffers are appropriate for suburban commercial sites but may conflict with walkable mixed-use or infill development. Allow urban frontage alternatives.
		Allow clustering where needed for utilities, visibility, signage, drainage, or site design, but require the overall frontage to maintain a consistent shaded character. Add a maximum spacing standard where feasible so clustering does not leave long unshaded gaps.
		Keep enhanced industrial buffering, but add flexibility for loading, fire access, utilities, and truck circulation.
		State who approves the waiver, what findings are required, and whether alternative landscaping must be provided.
124.	14.39.7.C. Minimum Landscaping Requirements for Nonresidential and Multi-family.	Replace “should generally” with clearer mandatory language where appropriate.
		Parking islands are often poor turf locations. Encourage mulch, shrubs, native grasses, groundcover, and drought-tolerant plantings instead.
125.	14.39.7.D. Minimum Landscaping Requirements for Nonresidential and Multi-family.	Define whether the three-foot height is required at planting or maturity. If at maturity, require a minimum planting size and establishment period.

Chapter 14. Zoning Ordinance		
#	Section	Anticipated Revisions
126.	14.39.7.I. Minimum Landscaping Requirements for Nonresidential and Multi-family	Permit native wetland planting, aquatic shelves, trails, seating, and naturalized edges to satisfy or reduce screening requirements where the pond is designed as a site amenity.
127.	14.39.7.K. Minimum Landscaping Requirements for Nonresidential and Multi-family.	Consider also prohibiting loading, dumpsters, mechanical equipment, and outdoor storage in this buffer.
128.	14.39.8.A. Tree Mitigation.	Consider pairing it with a clear alternative compliance process.
		Format the purpose section into sub-bullets to improve readability.
129.	14.39.8.B. Tree Mitigation.	Consider adding that no clearing, grubbing, grading, or site disturbance may occur before approval of the permit. Also, clarify whether the permit applies to phased developments, redevelopment projects, preliminary plats, and infrastructure-only projects.
		Simplify and modernize the Landscape Ordinance by reducing unnecessary complexity, improving organization, and providing greater flexibility. Reevaluate the Tree Mitigation Ordinance by narrowing existing exemptions to encourage greater tree preservation and ensure mitigation requirements are applied more consistently.
		Consider applying the tree mitigation permit to any development that disturbs a defined amount of land, expands pavement, removes protected trees, or requires site plan approval.
		A one-year expiration is reasonable, but large projects may be phased. Consider allowing one extension if site conditions and tree inventory remain substantially unchanged.
130.	14.39.8.D. Tree Removal Mitigation Permit Requirements.	Consider allowing staff to waive the pre-development meeting for small or straightforward applications.
		Best practice is not to codify the fee in the UDC. It is recommended to reference the fee to a separate checklist/fee document. This allows the fee to be revised without a formal amendment to the code.
		The dripline is useful, but the critical root zone may extend beyond or differ from the dripline depending on species and site conditions. Require both dripline and critical root zone where feasible.
131.	14.39.8.E. Mitigation for Trees Removed on Site.	The table is useful, but the relationship between credits, caliper inches, and replacement trees could be confusing. Consider expressing credits in mitigation inches or equivalent replacement-tree units, with a clear example. Consider adding a graphic here.
		Large trees should be preferred, but small trees may be appropriate under utilities or in constrained areas. Allow staff-approved substitutions where large trees are not viable. Emphasize long-lived, drought-tolerant, regionally appropriate species. Avoid species that are invasive, weak-wooded, or poorly adapted to urban conditions. Revise and expand the tree list.
132.	14.39.8.G. Paying Mitigation Fees.	Consider moving the dollar amount to the adopted fee schedule so it can be updated over time without amending the development codes. Also, compare the fee with those of peer cities to confirm it aligns with comparable standards.
133.	14.39.8.H.6. Trees Preservation.	Require a tree maintenance plan during construction for preserved trees likely to be impacted.
134.		State that groundcover, turf, and low shrubs below three feet are allowed, and tree trunks may be allowed if canopies are maintained above six (6) feet.

Chapter 14. Zoning Ordinance		
#	Section	Anticipated Revisions
	14.39.9. Sight and Distance and Visibility.	Add graphics to illustrate a triangular visibility.
135.	14.39.10. Maintenance.	Break up these requirements into bullet points for legibility. For shopping centers, multifamily developments, mixed-use projects, business parks, and commercial subdivisions, clarify that the property owner or property owners' association remains responsible for common landscape areas unless another legally responsible party is identified.
136.		Keep the 90-day standard but allow replacement during the next appropriate planting season if weather, drought, freeze, or seasonal availability makes immediate replacement impractical. Require temporary stabilization, mulch, or other interim measures until replacement occurs.
137.	14.40.1. Accessory Building and Use Regulations.	These two sections should be under one subheading (e.g. Definition) 40.1 In a single-family or multifamily district, an accessory building is a subordinate or incidental building, detached from the main building, not used for commercial purposes and not rented. 40.2 In nonresidential districts, an accessory building is a subordinate building, the use of which is secondary to and supportive of the main building. Accessory buildings shall not be permitted without a main building or primary use being in existence.
138.	14.40.3. Accessory Building and Use Regulations.	The phrase "same person or persons of the immediate family" is restrictive and may be difficult to enforce. Consider revising to allow occupancy by family members, caregivers, guests, or long-term residents, while still prohibiting the separate sale of the ADU. This would support aging in place, multi-generational housing, and flexibility for changing household needs.
139.	14.40.3.C. Accessory Building and Use Regulations.	If the intent is to prohibit short-term rentals or separate rental of the ADU, say so directly. If the City wants to support long-term housing flexibility, allow long-term rental of ADUs while prohibiting separate ownership and short-term rental unless otherwise permitted.
140.	14.40.5. Area Regulations for Accessory Buildings in Residential and Multi-family Districts.	This appears intended to provide vehicle stacking and maneuvering space. Consider adding a diagram or clarifying how the distance is measured.
141.	14.40.5.A.3. Size of Yards.	This subsection is long and difficult to administer. Consider breaking it into separate subparagraphs for lots with alleys, lots without alleys, garages/carports with alley access, apartments, and accessory structures close to the main building.
		The current language is very hard to enforce. Consider replacing it with a diagram-supported standard for rear-yard placement, side-yard placement, corner lots, and minimum distance from the main dwelling.
		Add an illustration or rewrite. This standard is too complex for consistent interpretation without a diagram. Consider creating a simplified corner-lot carport standard based on rear yard location, side street setback, and visibility screening.
		Reevaluate the 240-square-foot limit. This is quite restrictive for modern residential accessory buildings, workshops, storage buildings, and ADUs. Consider allowing larger accessory buildings by right based on Use-Based Standards.
		Establish more specific standards for residential accessory structures, including the maximum number of accessory structures allowed per lot, the maximum cumulative lot coverage, the maximum individual structure size, and the applicable height and setback requirements.
		Clarify whether residential accessory structure coverage is included in the overall lot coverage calculation, and consider adding a separate maximum coverage limit for all accessory structures combined to prevent overcrowding of residential lots.
		Separate the barn use.

Chapter 14. Zoning Ordinance		
#	Section	Anticipated Revisions
		Define maximum height in feet, not just stories. A one-story structure can vary significantly in height depending on roof form.
142.	14.41. Fencing, Walls, and Screening Requirements.	Modernize the purpose statement. Add references to compatibility, visual quality, pedestrian comfort, safety, transitions between uses, screening of service areas, and corridor appearance. This would better connect screening standards to DeSoto's broader goals for redevelopment, mixed-use districts, and commercial corridors.
		Split this paragraph into two paragraphs - the purpose of the screening wall and the requirements
		Consider limiting barbed wire only to industrial zoning districts or requiring administrative approval where needed for security. Barbed wire may conflict with corridor image and redevelopment goals in commercial districts.
143.	14.41.3. Fences in Residential Areas.	Require compliance with sight visibility, driveway visibility, emergency access, and open-design standards. Consider limiting solid columns or pilasters near driveways and intersections.
		Clarify maintenance responsibility if no HOA exists, the HOA dissolves, or ownership is unclear.
144.	14.41.4. Fences and Walls in Mixed Use Districts.	Encourage lighting, building orientation, low walls, landscaping, bollards, and CPTED-based design instead of tall security fences along public-facing edges.
145.	14.42.1. Site Plan Review.	Add references to redevelopment, infill compatibility, pedestrian comfort, multi-modal access, tree preservation, green stormwater infrastructure, utility coordination, emergency access, and high-quality public realm design.
		Consider distinguishing between full site plan review and minor site plan review for small additions, façade changes, outdoor seating, small parking changes, accessory structures, or minor utility improvements.
		Create a consolidated Universal Procedures section in Article 1 of the new code and relocate approval processes and public hearings under this section.
		Relocate the requirements to an application or separate document outside of the new code. This allows easier administrative edits without amending the code.
		Create a dedicated Lighting section in the Zoning Development Standards Article with graphics.
		Consider evaluating building orientation, height transitions, buffer width, screening, loading/service placement, noise, operating hours, and privacy impacts. Some of these regulations should be regulated via performance standards.
		Create a universal procedures section and place all the approval processes under that. This avoids repetition and redundant language.
146.	14.42.2. Approval Process.	Clarify if there are any conflicts with section 42.1.C above.
147.	14.43. Supplemental Regulations	Regulate these through Use-Based Standards tailored to each specific use.
148.	14.43.2.E. Supplemental Regulations	These standards should be relocated under the design standards of the zoning development standards.
		Revise these standards to align with state law.
		Relocate under Performance Standards.
149.	14.44.4. Smoke and Particulate Matter.	A three-minute-per-hour standard may be difficult for City staff to document without specialized equipment or observation protocols. Consider adding a practical enforcement pathway based on documented complaints, field observation, repeated violations, or referral to the appropriate environmental agency.

Chapter 14. Zoning Ordinance		
#	Section	Anticipated Revisions
		This standard may be difficult for local zoning staff to measure and may not align with current environmental regulations. Consider replacing with a requirement that operations comply with applicable TCEQ permits and may not create particulate emissions, dust, or nuisance impacts beyond the property line.
150.	14.44.6. Fire or Explosive Hazard Material.	“Druggists” is outdated terminology. Consider replacing with more modern terminology i.e. “pharmacies, laboratories, educational institutions, medical facilities, wholesalers” where permitted by zoning and Fire Code.
		The text uses both Fire Marshal and Fire Marshall. Use Fire Marshal throughout.
151.	14.44.7. Toxic and Noxious Matter.	Relocate under Performance Standards. Update the technical reference. This appears outdated. Consider replacing it with current OSHA, NIOSH, ACGIH, EPA, or TCEQ standards, as applicable, and avoid incorporating obsolete occupational health regulations by reference.
152.	14.44.8. Vibration.	Replace “cycles per second” with hertz (Hz) or include both terms.
153.	14.45. Lighting and Glare Standards.	Relocate under Performance Standards, specifically under Lighting Standards.
		Add pedestrian safety, security, dark-sky principles, energy efficiency, light trespass reduction, glare reduction, compatibility with residential areas, and preservation of nighttime visibility.
		Consider adding language that all lighting must be shielded.
		Consider adding language that no illuminating signs can be placed facing residential properties.
		Require photometric plan, glare control, fixture shielding, justification for height, compatibility with adjacent uses, and compliance with property-line light trespass standards.
154.	14.45.5. Special or Temporary Lighting: Low Wattage.	Clarify whether the 45 days are consecutive, when the period begins and ends, and whether this applies to residential, nonresidential, or both.
155.	Part VI. Penalties and Nonconformities	Consolidate this section under Article 1 of the new code.
156.	Section A-3. Definitions.	Revise definitions and align with State law where necessary. Separate land uses and general terms. Each land use must have a definition.
		Update the definition to clearly differentiate it from ADUs.
		Separate general and land use definitions into sections; group land use terms by alphabetical order or by types of uses (residential, commercial, industrial, etc.).
		Recommend using the term “Planning Director” instead of “Planning Manager” consistently throughout the UDC and defining the term in this section.
		Remove duplicated definitions.
		Add graphics to illustrate the different types of lots.

3.03. Subdivision Ordinance

Chapter 10. Subdivision Regulation		
#	Section	Anticipated Revisions
1.	10.103. Purpose; Plat Required.	Add block length, connectivity, right-of-way, easements, sidewalks, trails, access management, and complete-street or context-sensitive street design if consistent with the City policy.
2.	10.103. Purpose; Plat Required.	Consider introducing administrative approval for preliminary plats, with the planning manager authorized to refer plats to P&Z.
3.	10.105. Definitions.	Move the Definitions section to the end of the code.
4.	10.107. Filing Fees.	Consider changing “developer” to “applicant” because not all plat applicants are developers.
		Consider requiring payment of all outstanding City fees, review fees, inspection fees, and county recordation fees before recordation.
		Clarify whether “waiver,” “modification,” “variance,” and “exception” mean different things. If the chapter uses multiple terms, create a definitions or procedures section explaining each.
5.	10.108. Modifications Through the Planned Development Process.	Some requirements should not be waived through a PD if they are required by state law, public safety, drainage, floodplain, fire access, utility standards, or county/ETJ authority. Add language that modifications may not conflict with state law, minimum public safety standards, or adopted engineering criteria unless an authorized variance or design exception is separately approved.
		This section should be removed from the Subdivision Regulations. Applicants may still pursue a Planned Development (PD) process when appropriate, but the waiver or variance option should not be presented at the beginning of the Subdivision Regulations section.
6.	10.109. Penalty; Enforcement.	Relocate this section to Article 1 of the new code. Consolidate all penalties and enforcement there. This will avoid repetition and redundancy.
		Must capitalize for department and board names, as well as for City Council
7.	10.201.a-c. General.	Relocate this to Subdivision Procedures in the new code. Listing each plat type. Cover all the approval processes in Article 1 of the new code under Universal Procedures (Application Processing). Include a table or a flowchart to depict all the major plat types and their processes.
		Revise “corrected final plat.” Unless this is a defined local term, use “final plat” or “final plat for recordation.” “Corrected final plat” may be confused with a correction instrument or amended plat.
8.	10.202-203. Submission Dates- Official Filing Date.	Relocate and revise these sections under Universal Procedures, specifically, under Application Processing. This will allow all the Procedures to be in one consolidated location at the beginning of the development codes. The official filing date should be tied to submission of the plat, completed application, required fees, and required materials, not a staff determination that the plat is already “in conformance” with all substantive standards. Compliance should be decided through approval, conditional approval, or disapproval. This is good and aligns with the need to act within statutory deadlines. Clarify that withdrawal must be voluntary and in writing by the applicant. State that withdrawal stops the statutory review period and that resubmittal starts a new filing date once the resubmitted application is complete. Consider requiring staff to determine completeness within a defined number of business days after submittal. This improves predictability and avoids uncertainty about when the 30-day clock starts.
9.	10.205. Dedications.	Establish how proportionality is determined, who makes the determination, what information is used, and how an applicant may appeal.
10.	10.209. Procedure for Preliminary Plat and Data Requirement for Preliminary Plat.	Consolidate the pre-meeting process under Universal Procedures in Article 1 of the new code.
		Replace paper-copy distribution with digital submittal and electronic routing. The City staff should generally control routing to reviewing agencies to ensure consistency, with the applicant responsible for fees or outside agency requirements.
		Copy counts are outdated.

Chapter 10. Subdivision Regulation		
#	Section	Anticipated Revisions
		Revise this to give staff the authority to approve, conditionally approve or disapprove a plat. Their decision may be appealable to P&Z and Council.
		Replace paper-copy notation with digital approval stamps, electronic records, and issuance of written action letters.
		Revise “The Texas Natural Resource Conservation Commission” to “The Texas Commission on Environmental Quality,” or TCEQ.
		“Restatement” may be intended to mean “reinstatement.” If so, revise to Extension and Reinstatement of Expired Preliminary Plats. Consolidate this for each plat type and relocate it under Plat Validity and Expiration.
		Replace physical copy/folding requirements with digital submittal standards, while allowing paper copies when required. Keep scale and sheet size standards for record documents.
		A full dedication certificate may be more appropriate for final plat recordation. For preliminary plats, a draft certificate or statement of intent may be sufficient.
11.	10.210. Effect of Preliminary Plat Approval.	If final plat is approved before public improvements are completed, the improvement agreement should be backed by acceptable surety.
12.	10.211. Procedure for Final Plat.	Minor plats, amending plats, certain replats, and other plats that do not require preliminary plat approval should be expressly exempt from this sequencing. Approval authority should be revised to the Planning Director or designee, appeals still track to P&Z and Council. Planning Director may defer any application to the P&Z.
		The best planning practice is to refer these standards in a separate checklist rather than placing it within the codes.
		Include filing date, completeness, review timeline, written conditions/reasons for disapproval, applicant response, recordation, and referral to P&Z.
		Consider expanding the administrative approval authority.
13.	10.216.b.1.A. Vacating Plats, Replats and Amendment of Plats.	Update to match state law and § 10.215. Section 10.215 gives administrative approval authority to the Planning and Zoning Manager for amending plats under § 212.016. This subsection still says P&Z approves and requires all owners. Current § 212.016 says the amending plat may be approved by the municipal authority responsible for approving plats and is signed by the applicants only.
14.	10.218. Industrial Property.	Keep the flexibility for industrial subdivisions to show blocks instead of individual lots, but clarify that this should apply only at the preliminary or master-planning stage. Before any lot is sold, separately conveyed, developed, or issued a building permit, a final plat, replat, or minor plat should establish the legal lots, easements, access, utilities, drainage, fire access, and required public improvements. This preserves flexibility for future industrial users while ensuring the City still reviews infrastructure, access, and compatibility before development occurs.
15.	10.301. Construction Plan Procedure.	This should be its own section and moved under Public Improvements.
16.	10.301.b. Construction Plan Review Procedure.	Release for construction should also require approval of construction plans, required easements, required permits, improvement agreement and surety if applicable, preconstruction meeting, contractor information, and erosion control approvals.
17.	10.302.3. Improvement Agreements.	Consider increasing to 110% or 125%. A 100% amount may not cover inflation, mobilization, rebidding, administrative costs, and contingencies if the developer defaults. Many cities require 110% or more.
		Require acceptable surety providers, federally insured financial institutions for letters of credit, no unacceptable expiration provisions, and city-approved forms.

Chapter 10. Subdivision Regulation		
#	Section	Anticipated Revisions
18.	10.302. Improvement Agreements.	The provision references both the City Council and the Commission. Clarify who requires temporary improvements and who sets the maintenance period.
19.	10.302.c. Temporary Improvements.	Require a permit before clearing, grading, excavation, fill, tree removal, floodplain work, drainage alteration, utility construction, or public infrastructure construction. Cross-reference tree mitigation, floodplain, erosion control, and construction plan approval requirements.
20.	10.303.b. Construction Procedures.	Make the preconstruction meeting mandatory for public infrastructure work. This should not be discretionary for subdivisions involving public improvements. Clarify whether “construction manager” means the City construction manager, City inspector, City engineer’s designee, or developer’s construction manager.
21.	10.304.b. Certificate of Satisfactory Completion.	Consider increasing or allowing City engineer discretion. 10% may be acceptable for routine improvements, but the City may want the authority to require a higher percentage for high-risk improvements such as drainage, retaining walls, lift stations, or major pavement work.
		Clarify that acceptance is not automatic. Acceptance should occur only after inspection, testing, record drawings, maintenance surety, correction of punch-list items, and formal City action.
22.	10.305. Issuance of Building Permits and Certificates of Occupancy.	If a building site can exist before a final plat is recorded, it could create ambiguity. If the intent is to require a recorded legal lot, say “lot shown on a recorded final plat.” Define building site.
		Occupancy should not be allowed unless minimum life-safety and service improvements are complete, including fire access, water, wastewater, drainage, street access, and emergency response facilities. Surety should be allowed only for the remaining non-life-safety improvements.
		Consider allowing a temporary certificate of occupancy where public improvements are substantially complete and secured, with a deadline for completion. Permanent CO should require all required improvements to be complete, accepted, or otherwise secured under a city-approved agreement.
23.	10.400. Standards and Requirements.	Relocate these standards to Subdivision Development Standards in the new code.
24.	10.402. Park Sites.	Add criteria for when land dedication is preferred versus fee-in-lieu. Land should generally be accepted when it supports adopted park, trail, greenway, or open space plans and is usable. Fee-in-lieu may be preferable for small subdivisions or sites where land dedication would not be practical.
25.	10.403. Streets and Drainage.	Add pedestrian connectivity standards for long blocks. Where blocks exceed a walkable length, require mid-block pedestrian connections, trail easements, or cross-access where appropriate.
		Review for context-sensitive design. A single table may not fit all conditions. Consider different standards for mixed-use streets, industrial streets, residential streets, complete streets, alleys, and constrained redevelopment areas.
		Require these improvements where warranted by the development’s access needs, traffic impact, safety, or adopted access management standards.
		Add clear waiver criteria. Waivers should be based on drainage, topography, block layout, utility conflicts, lot depth, public safety, maintenance, or the control of front-entry garages.
		Retain the standards but allow context-sensitive alternatives. This is a strong streetscape standard, but it may be difficult on smaller lots. Consider allowing recessed front-entry garages, J-swing garages, shared drives, or enhanced façade standards as alternatives.
		Retain the sidewalk requirement, but reconsider the waiver authority. Sidewalk waivers should be rare and based on objective criteria. Consider staff authority with appeal tracking to P&Z. Administrative alternatives where a trail or shared-use path provides equal or better pedestrian connectivity.
26.	10.403.e.2. Streets and Drainage.	This may imply City participation above 72 inches. Clarify the oversize reimbursement, proportionality, and funding for larger regional facilities.

Chapter 10. Subdivision Regulation		
#	Section	Anticipated Revisions
27.	10.404. Water and Wastewater Extensions.	Require capacity to be confirmed by the city engineer based on adopted utility master plans, hydraulic modeling, fire flow, peak demand, and wastewater capacity.
28.	10.404.b. Water and Wastewater Extensions.	Require dead-end mains and single-feed systems to be minimized, flushed as needed, and approved only when looping is impractical or temporary. Coordinate with fire flow and water quality standards.
29.	10.404.c. Water and Wastewater Extensions.	Confirm six (6) inches is consistent with the current Water and Wastewater Design Manual. Many systems use eight-inch minimum public wastewater mains.
		Replace Texas Natural Resources Conservation Commission with Texas Commission on Environmental Quality (TCEQ). Also, clarify whether Dallas County or another authorized agent permits on-site sewage facilities. Require connection to public wastewater when available and when required by City policy, and prohibit private systems where soil, lot size, floodplain conditions, or public health conditions are unsuitable.
		Consider making it mandatory where common facilities are created. If private infrastructure or common areas are not maintained by the City, an enforceable association or equivalent maintenance entity should be required.
30.	10-406.h. Mandatory Homeowners' Association	This may be regulating too much in terms of HOA. Must confirm that this does not become a City standard. HOA should be a third-party agreement.

Section 4. Outline of the New Code

4.01. Proposed UDC Outline

Article	Section	Subsection
Article 1. General Provisions.	1.01. Establishment.	1.01.A. Title.
		1.01.B. Purpose.
		1.01.C. Authority.
		1.01.D. Effective Date.
		1.01.E. Conflicting Provisions.
		1.01.F. Enforcement and Violations.
		1.01.G. Severability.
	1.02. Approval Entities.	1.02.A. City Council.
		1.02.B. Planning and Zoning Commission.
		1.02.C. Zoning Board of Adjustment.
		1.02.D. Planning Director.
		1.02.E. Summary of Approval Authorities.
	1.03. Universal Procedures and Provisions.	1.03.A. Development Process Overview.
		1.03.B. Pre-Development Meeting.
		1.03.C. Application Processing.
		1.03.D. Amendments to the UDC.
		1.03.E. Vested Rights Request.
Article 2. Zoning.	2.01. Zoning General Provisions.	2.01.A. Title.
		2.01.B. Purpose.
		2.01.C. Applicability.
		2.01.D. Compliance Required.
		2.01.E. Nonconformities.
	2.02. Zoning Procedures.	2.02.A. Zoning Process Overview.
		2.02.B. Zoning Upon Annexation.
		2.02.C. Planned Developments (PDs).
		2.02.D. Specific Use Permits (SUPs).
		2.02.E. Site Plans.
		2.02.F. Zoning Variances.
		2.02.G. Special Exceptions.
		2.02.H. Certificate of Occupancy
		2.02.I. Alternative Compliance.
		2.02.J. Zoning Appeals.
		2.02.K. Plan Validity and Expiration.
	2.03. Zoning Districts.	2.03.A. Establishment of Zoning Districts and Map.
		2.03.B. Zoning District Boundaries.
		2.03.C. Residential Zoning Districts.
		2.03.D. Nonresidential Zoning Districts.
		2.03.E. Special Zoning Districts.
	2.04. Permitted Uses and Use-Based Standards.	2.04.A. Permitted Uses Generally.
		2.04.B. Permitted Use Table.
		2.04.C. Use-Based Standards.
		2.04.D. Performance Standards.
	2.05. Zoning Development Standards.	2.05.A. Building and Site Design.
		2.05.B. Off-Street Parking and Loading.
		2.05.C. Landscaping.
		2.05.D. Tree Preservation.
		2.05.E. Screening, Buffering, and Fencing.
		2.05.F. Accessory Buildings.
		2.05.G. Outdoor Lighting.

Article	Section	Subsection
Article 3. Subdivision.	3.01. Subdivision General Provisions.	3.01.A. Title.
		3.01.B. Purpose.
		3.01.C. Applicability.
		3.01.D. Compliance Required.
	3.02. Subdivision Procedures.	3.02.A. Platting Process Overview.
		3.02.B. Preliminary Plat.
		3.02.C. Final Plat.
		3.02.D. Amending Plat and Replat.
		3.02.E. Plat Vacations.
		3.02.F. Right-of-Way Abandonment.
		3.02.G. Subdivision Waiver.
		3.02.H. Plat Validity and Expiration.
	3.03. Public Improvements.	3.03.A. Adequate Public Improvements Required.
		3.03.B. Construction Plans.
		3.03.C. Installation and Acceptance of Public Improvements.
	3.04. Subdivision Development Standards.	3.04.A. Lots and Blocks.
		3.04.B. Streets, Parking, and Driveways.
		3.04.C. Easements.
		3.04.D. Drainage.
		3.04.E. Utilities.
Article 4. Definitions.	4.01. Usage and Interpretation.	4.01.A. Generally.
	4.02. General Terms Defined.	4.02.A. A-D.
		4.02.B. E-K.
		4.02.C. L-O.
		4.02.D. P-S.
		4.02.E. T-Z.
	4.03. Use Terms Defined.	4.03.A. A-D.
		4.03.B. E-K.
		4.03.C. L-O.
		4.03.D. P-S.
		4.03.E. T-Z.

4.02. Annotated Outline

Article	Section	Subsection	Existing Ordinance Reference
Article 1. General Provisions.	1.01. Establishment.	1.01.A. Title.	N/A
		1.01.B. Purpose.	N/A
		1.01.C. Authority.	N/A
		1.01.D. Effective Date.	N/A
		1.01.E. Conflicting Provisions.	14.46 Effect of Interpretation.
		1.01.F. Enforcement and Violations.	10.109 Penalty; Enforcement. 14.48 Penalty for Violations. 14.47 Preserving Rights in Pending Litigation and Violations Under Existing Ordinances.
		1.01.G. Severability.	14.49 Validity.
	1.02. Approval Entities.	1.02.A. City Council.	10.106 Appeal to City Council.
		1.02.B. Planning and Zoning Commission.	14.8 Planning and Zoning Commission.
		1.02.C. Zoning Board of Adjustment.	14.9 Zoning Board of Adjustment (ZBA).
		1.02.D. Planning Director	N/A
		1.02.E. Summary of Approval Authorities.	N/A
	1.03. Universal Procedures and Provisions.	1.03.A. Development Process Overview.	10.305 Issuance of Building Permits and Certificates of Occupancy.
		1.03.B. Pre-Development Meeting.	N/A
		1.03.C. Application Processing.	N/A
		1.03.D. Amendments to the Unified Development Code.	14.10 Changes and Amendments to All Zoning Ordinances and Districts and Administrative Procedures.
		1.03.E. Vested Rights Request.	14.47 Preserving Rights in Pending Litigation and Violations Under Existing Ordinances
Article 2. Zoning.	2.01. Zoning General Provisions.	2.01.A. Title.	14.1 Enacting Clause.
		2.01.B. Purpose.	14.2 Purpose.
		2.01.C. Applicability.	N/A
		2.01.D. Compliance Required.	14.5 Compliance Required.
		2.01.E. Nonconformities.	14.7 Nonconforming Uses and Structures.
	2.02. Zoning Procedures.	2.02.A. Zoning Process Overview.	N/A
		2.02.B. Zoning Upon Annexation.	14.6 Zoning Upon Annexation.
		2.02.C. Planned Developments (PDs).	14.34 PD – Planned Development District. 14.A-2 Planned Development Districts.
		2.02.D. Specific Use Permits (SUPs).	14.35 SUP or “S” – Specific Use Permits. 14.A-2 Specific Use Permits.
		2.02.E. Site Plans.	14.42 Site Plan Review.
		2.02.F. Zoning Variances.	14.9 Zoning Board of Adjustment (ZBA).
		2.02.G. Special Exceptions.	N/A
		2.02.H. Certificate of Occupancy	14.11 Certificates of Occupancy and Compliance.
		2.02.I. Alternative Compliance.	N/A
		2.02.J. Zoning Appeals.	N/A
		2.02.K. Plan Validity and Expiration.	N/A
	2.03. Zoning Districts.	2.03.A. Establishment of Zoning Districts and Map.	14.3 Zoning District Map. 14.12 Zoning Districts Established. 14.A-5 Summary of Zoning District Regulations.
		2.03.B. Zoning District Boundaries.	14.4 Zoning District Boundaries.
		2.03.C. Residential Zoning Districts.	14.13 A – Agricultural.
			14.14 SF-CE – Single-Family Residential District – Country Estate.
			14.15 SF-E – Single-Family Residential District – Estate.
			14.16 SF-20 - Single-Family Residential District - 20,000.
			14.17 SF-15 - Single-Family Residential District - 15,000.
			14.18 SF-12 - Single-Family Residential District - 12,000.
			14.19 SF-10 - Single-Family Residential District - 10,000.
			14.20 SF-9 - Single-Family Residential District - 9,000.
			14.21 SF-8 - Single-Family Residential District - 8,000.
			14.22 2F - Two-Family Residential District (Duplex).
			14.23 SFA - Single-Family Attached Residential District (Townhouse).
			14.24 MF - Multiple-Family District – 18.
			14.25 MH - Mobile Home District.

Article	Section	Subsection	Existing Ordinance Reference		
		2.03.D. Nonresidential Zoning Districts.	14.26 O-1 - Office District - 1 (Low Intensity). 14.27 O-2 - Office District – 2. 14.28 NS - Neighborhood Service District. 14.29 GR - General Retail. 14.30 C-1 - Commercial District – 1. 14.31 C-2 - Commercial District – 2. 14.32 LI - Light Industrial District. 14.33 I - INDUSTRIAL DISTRICT. 14.33A MU-1 Mixed Use District. 14.33B MU-2 Mixed Use District. 14.33C MU-R Mixed Use District. 14.33D Mixed Use District Universal Requirements and Procedure.		
		2.03.E. Special Zoning Districts.	14.33E Overlay and Special Districts.		
		2.04.A. Permitted Uses Generally.	14.36 Use Regulations.		
	2.04. Permitted Uses and Use-Based Standards.	2.04.B. Permitted Use Table.	14.36 Use Regulations.		
		2.04.C. Use-Based Standards.	14.36 Use Regulations. Sec. 14.43. Supplemental Regulations.		
		2.04.D. Performance Standards.	14.44 Performance Standards.		
		2.05. Zoning Development Standards.	2.05.A. Building and Site Design.	14.37 Exterior Construction Requirements.	
	2.05.B. Off-Street Parking and Loading.		14.38 Off-Street Parking and Loading Requirements.		
	2.05.C. Landscaping.		14.39 Landscape Requirements. 14.A-4 Approved Plant List, City of DeSoto.		
	2.05.D. Tree Preservation.		N/A		
	2.05.D. Screening, Buffering, and Fencing.		14.41 Fencing, Walls, and Screening Requirements.		
	2.05.E. Accessory Buildings.		14.40 Accessory Building and Use Regulations.		
	2.05.F. Outdoor Lighting.		14.45 Lighting and Glare Standards.		
	Article 3. Subdivision.	3.01. Subdivision General Provisions.	3.01.A. Title.	10.101 Title.	
				10.102 Authority.	
3.01.B. Purpose.			10.103 Purpose; Plat Required.		
3.01.C. Applicability.			10.104 Applicability.		
		3.01.D. Compliance Required.	N/A		
3.02. Subdivision Procedures.		3.02.A. Platting Process Overview.		10.107 Filing Fee. 10.108 Modifications Through the PD Process. 10.218 Industrial Property. 10.201 General. 10.202 Submission Dates. 10.203 Official Filing Date. 10.204 General Approval Criteria. 10.406 Mandatory Homeowners’ Association 10.408 Payment of Fees, Charges and Assessments	
			3.02.B. Preliminary Plat.	10.206 Procedure for Preliminary Plat. 10.207 Extension and Restatement of Expired Preliminary Plats. 10.208 Standards for Approval of Preliminary Plats. 10.209 Data Requirement for Preliminary Plat. 10.210 Effect of Preliminary Plat Approval.	
				3.02.C. Final Plat.	10.211 Procedure for Final Plat. 10.212 Standards for Approval of Final Plat. 10.213 Data Requirement for Final Plat. 10.214 Execution and Recordation of Final Plat. 10.217 Expiration of Final Plat Approval.
					3.02.D. Amending Plat and Replat.
				3.02.E. Plat Vacations.	10.216 Vacating Plats, Replats and Amendment of Plats.
			3.02.F. Right-of-Way Abandonment.	N/A	
		3.02.G. Subdivision Waiver.	N/A		
		3.02.H. Plat Validity and Expiration.	10.217 Expiration of Final Plat Approval.		
		3.03. Public Improvements.	3.03.A. Adequate Public Improvements Required.	N/A	
			3.03.B. Construction Plans.	10.301 Construction Plan Procedure. 10.303 Construction Procedures.	
				3.03.C. Installation and Acceptance of Public Improvements.	10.302 Improvement Agreements. 10.304 Inspection of Public Improvements. 10.307 Withholding Improvements 10.402 Park Sites 10.405 Provision of Amenities
			3.04. Subdivision Development Standards.		3.04.A. Lots and Blocks.
3.04.B. Streets, Parking, and Driveways.		10.403 Streets and Drainage.			
3.04.C. Easements.		N/A			

Article	Section	Subsection	Existing Ordinance Reference
Article 4. Definitions.		3.04.D. Drainage.	10.403 Streets and Drainage.
		3.04.E. Utilities.	10.306 Utility Connections 10.404 Water and Wastewater Extensions.
	4.01. Usage and Interpretation.	4.01.A. Generally.	10.105 Definitions. 14.A-3 Definitions.
	4.02. General Terms Defined.	4.02.A. A-D.	10.105 Definitions.
		4.02.B. E-K.	
		4.02.C. L-O.	
		4.02.D. P-S.	
		4.02.E. T-Z.	
	4.03. Use Terms Defined.	4.03.A. A-D.	14.A-3 Definitions
		4.03.B. E-K.	
		4.03.C. L-O.	
		4.03.D. P-S.	
		4.03.E. T-Z.	

City Council Meeting

E. 1. a.

Meeting Date: 08/04/2026

Submitted For: Sofine Lewis-Aubrey, City Secretary

Phone: 972230 x-9664

Contact: LaGerisyn Runnels, Assistant City Secretary

Phone: 972.230.9646

AGENDA ITEM:

Special City Council Meeting

July 13, 2026

Attachments

Draft Minutes for the July 13, 2026 Special City Council Meeting

DRAFT



DeSoto Special City Council Meeting
Monday, July 13, 2026

The City Council of the City of DeSoto held a Special City Council Meeting Monday, July 13, 2026, in the Jim Baugh Government Center (City Hall), 211 E. Pleasant Run Road, DeSoto, Texas.

Present: Mayor Rachel L. Proctor
Mayor Pro Tem Crystal Chism
Councilmember Pierette Parker
Councilmember Ken Waters
Councilmember Brian Wesley
Councilmember Debrah North
Councilmember Letitia Hughes

1. **CALL TO ORDER**

Mayor Rachel L. Proctor called the meeting to order at 4:04 pm. All councilmembers were present. *(Councilmember Debrah North attended the meeting virtually).*

2. **EXECUTIVE SESSION AND RESULTING POTENTIAL ACTION (AS NEEDED)**

- A. The City Council will convene into Executive Session pursuant to Section 551.074, Personnel Matters, of the Texas Government Code:
- i. To deliberate the appointment, employment, evaluation, and interviews of candidates for the position of Interim City Manager.
 - ii. Reconvene into Regular Session.
 - iii. Take any necessary action as a result of executive session.

The City Council convened into Executive Session at 4:04 pm and reconvened into Regular Session at 7:30 pm. Following Executive Session, the City Council approved extending an offer of employment to Mr. Isom Cameron for the position of Interim City Manager under the terms and conditions discussed during Executive Session.

3. **ADJOURNMENT**

Motion by Councilmember Letitia Hughes
second by Councilmember Ken Waters to adjourn the meeting at 6:35 pm.

AYE: Mayor Rachel L. Proctor
Mayor Pro Tem Crystal Chism
Councilmember Pierette Parker
Councilmember Ken Waters
Councilmember Brian Wesley
Councilmember Debrah North
Councilmember Letitia Hughes

Respectfully submitted,

Sofine Lewis-Aubrey, City Secretary

Rachel L. Proctor, Mayor



City Council Meeting

E. 1. b.

Meeting Date: 08/04/2026

Submitted For: Sofine Lewis-Aubrey, City Secretary

Phone: 972230 x-9664

Contact: LaGerisyn Runnels, Assistant City Secretary

Phone: 972.230.9646

AGENDA ITEM:

Special City Council Meeting

July 17, 2026

Attachments

Draft Minutes for the July 17, 2027 Special City Council Meeting

DRAFT



DeSoto Special City Council Meeting
Friday, July 17, 2026

The City Council of the City of DeSoto held a Special City Council Meeting Friday, July 17, 2026, in the Jim Baugh Government Center (City Hall), 211 E. Pleasant Run Road, DeSoto, Texas.

Present: Mayor Rachel L. Proctor
Mayor Pro Tem Crystal Chism
Councilmember Pierette Parker
Councilmember Ken Waters
Councilmember Brian Wesley
Councilmember Debrah North
Councilmember Letitia Hughes

1. **CALL TO ORDER AND CONVENE INTO EXECUTIVE SESSION**

- a. The City Council will convene into Executive Session pursuant to Texas Government Code Section §551.071(2) for the purposes of the City Attorney providing legal advice as it relates to: ethics training
- b. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.074, Personnel Matters: Regarding the appointment, employment, and duties of the City Manager and Interim City Manager
- c. Take any necessary action as a result of the Executive Session
- d. Reconvene into Regular Session

Mayor Rachel L. Proctor called the meeting to order at 9:32 am. All councilmembers were present. *(Mayor Pro Tem Crystal Chism and Councilmember Debrah North attended the meeting virtually.)*

The City Council convened into Executive Session at 9:32 am and reconvened into Regular Session at 2:04 pm. No action was taken as a result of the Executive Session.

2. **ADJOURNMENT**

Motion by Councilmember Pierette Parker
second by Councilmember Debrah North to adjourn the meeting at 2:04 pm. Motion passes 7-0.

AYE: Mayor Rachel L. Proctor
Mayor Pro Tem Crystal Chism
Councilmember Pierette Parker
Councilmember Ken Waters
Councilmember Brian Wesley
Councilmember Debrah North
Councilmember Letitia Hughes

Respectfully submitted,

Sofine Lewis-Aubrey, City Secretary

Rachel L. Proctor, Mayor



City Council Meeting**F. 1.****Meeting Date:** 08/04/2026**Submitted For:** Esther Williams, Director**Phone:**

COUNCIL ACTION**AGENDA ITEM:**

Consider approval of a Resolution adopting the 2026–2027 Community Development Block Grant (CDBG) Annual Action Plan

BACKGROUND:

The City of DeSoto participates in the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program and is required to prepare and submit an Annual Action Plan for use of CDBG funds that is consistent with the City of DeSoto's five-year Consolidated Plan. In FY 2026-2027, the City is slated to receive \$268,987.00 in CDBG grant funding.

Notice of initiation of the City's citizen participation process for the development of the FY 2026 Annual Action Plan was published in the Daily Commercial Record Newspaper and on the City's website.

FINDINGS:

Consistent with the City's Citizen Participation Plan and HUD requirements, staff conducted a comprehensive community engagement process to identify community development priorities for the Program Year 2026-2027 Annual Action Plan. Outreach included public hearings, community events, educational presentations, digital marketing, social media, website announcements, and an online and paper survey. Engagement opportunities included the ARC Opening, Faith Leaders Breakfast, Battle of the Boards, Shredding Day, Asian American Pacific Islander Celebration, Senior Center outreach, Independence Day celebration, and two required public hearings.

Community feedback identified housing assistance, transportation and supportive public services, and resources for vulnerable populations as the highest priorities.

Based on this input, staff recommends the following allocation of the City's \$260,011 CDBG entitlement funding for FY 2026-2027:

Program Activity	Amount	Percent
Home Repair Program	\$119,008	45%
Public Services – Transportation Assistance	\$20,801	8%
Public Services – Childcare, Financial Literacy, Senior Assistance, and Other Eligible Services	\$18,200	7%
Administration	\$52,002	20%
ADA Sidewalk Improvements /Neighborhood Infrastructure	\$50,000	20%
Total	\$260,011	100%

FINANCIAL IMPACT:

All funding for the CDBG Program is paid from Federal grant funds. The 2026-2027 CDBG grant total is \$260,011.00. The City is not required to pay any matching funds.

RECOMMENDATION:

Staff recommends that City Council approve a Resolution approving and adopting the 2026-2027 CDBG Annual Action Plan.

MANAGEMENT REVIEW

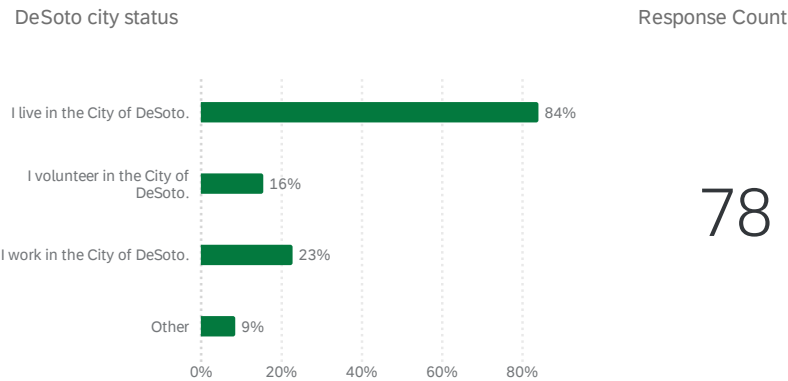
Attachments

Community Survey

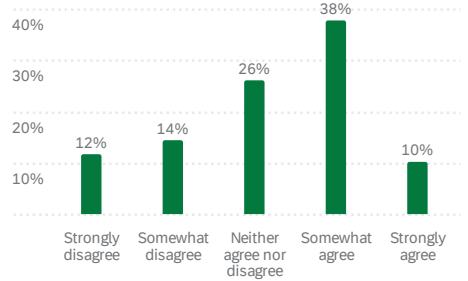
CDBG 2026-2027 Action Plan

CDBG 2026-2027 Action Plan Resolution

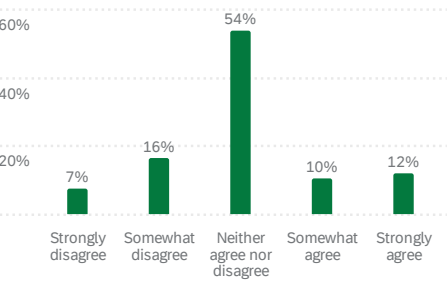
City of DeSoto- Community Needs Assessment



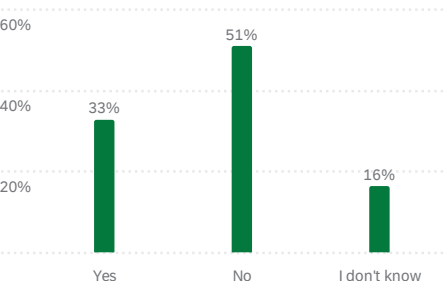
Most of the housing in DeSoto is in good condition and does not need repair. 69



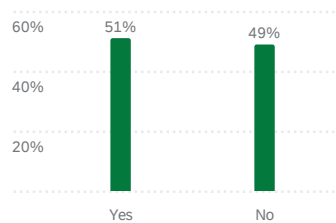
There is enough housing available in DeSoto to people transitioning out of homelessness.



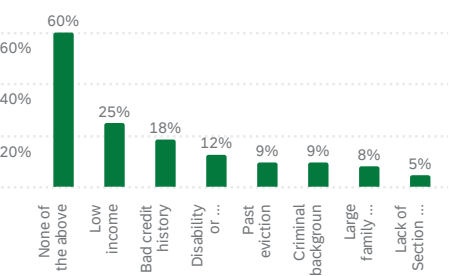
Have you or someone you know ever struggled with housing instability?



Should the City invest more in emergency housing or shelters for individuals experiencing homelessness?



Have you or someone you know struggled to find housing due to any of the following? (Check all that apply)



Housing instability Explanation

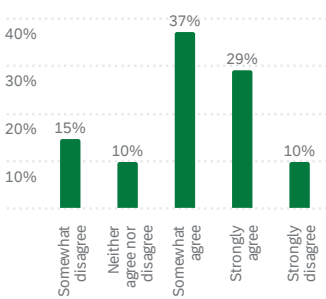
A cousin had difficulty getting approved for an apartment and had to live with a family member

Changnes making home repairs and upkeep.

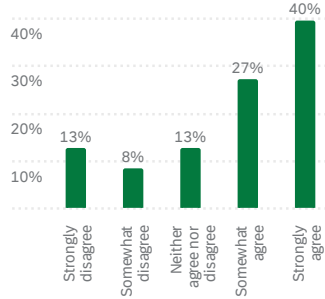
In the independent living units. Things dont get done and treatment is as if we are children but paying 1500 and up in rent

Which Housing Investments Would You Support?

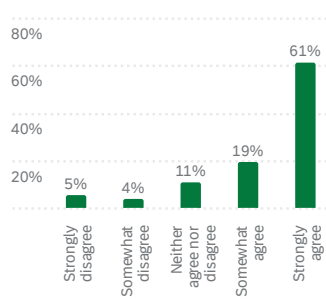
Expanding affordable housing options



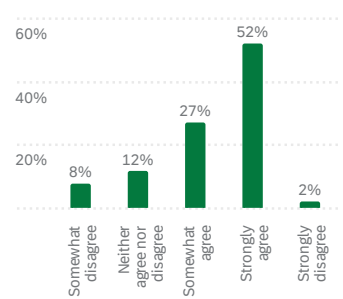
Providing emergency housing assistance



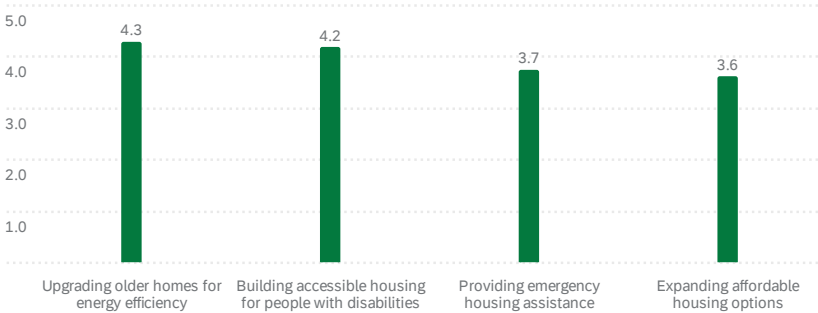
Upgrading older homes for energy efficiency



Building accessible housing for people with disabilities



Average Ratings Compared



Would you prefer a large housing project that spans 5 years or smaller housing projects determined year by year?

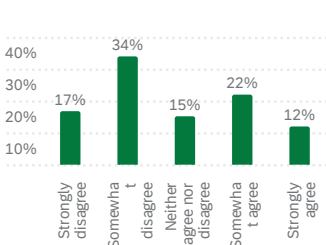
Major renovations

I would prefer An affordable housing project for 1st time homeowners of some sort to help people be able to own their own homes,

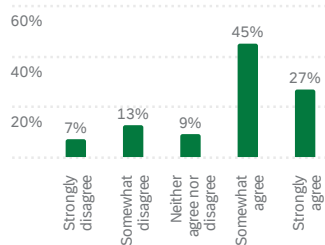
I would prefer a large housing project -(such as a New Housing Development)

Neighborhood and Public Service Needs

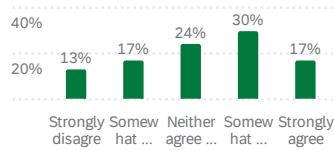
Neighborhoods have streets, sidewalks, and water/sewer infrastructure that are in good repair.



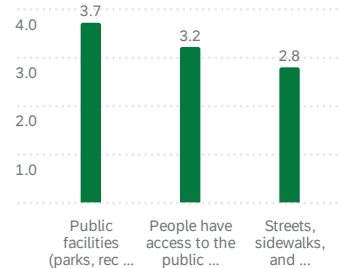
The public facilities such as parks, recreation centers, and libraries are in good repair.



People have access to the public services that they need, such as job training, health care, child care, transportation assistance, homelessness prevention, and substance abuse counseling.

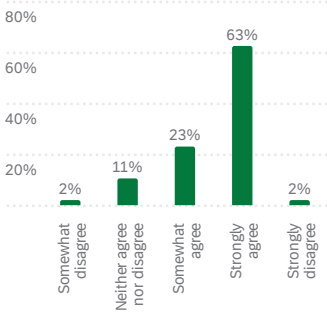


Average Ratings Compared

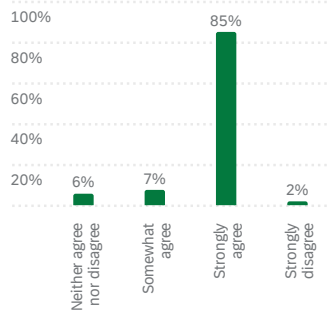


Preferences for how DeSoto Should Improve Neighborhoods

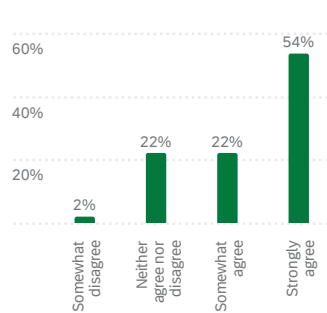
Adding or repairing sidewalks



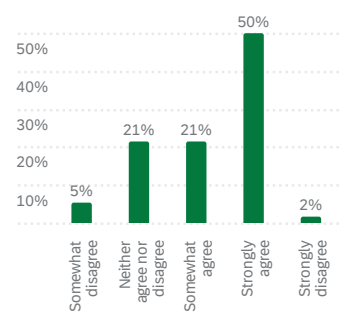
Repairing streets



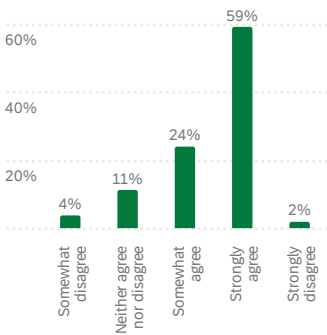
Improving water and wastewater infrastructure



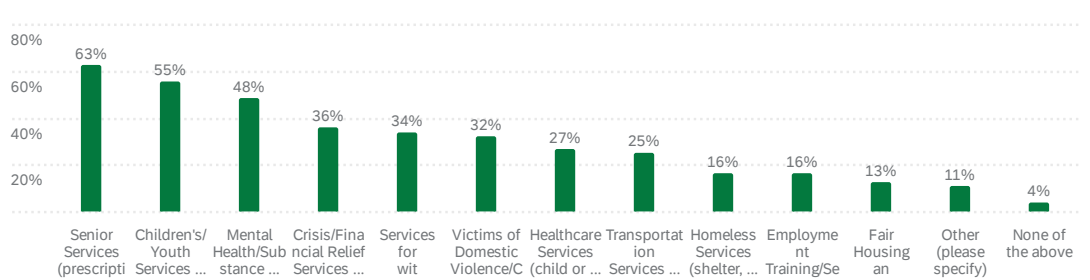
Adding or improving parks or playgrounds



Adding or repairing streetlights

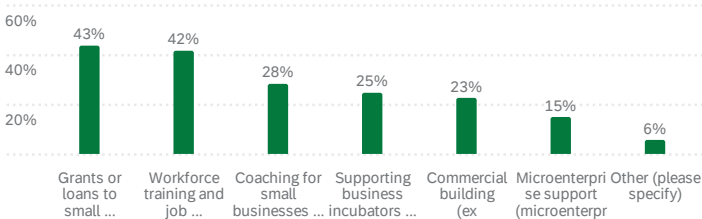


Should the City of DeSoto work to increase access to any of the following services for low-and moderate-income residents?

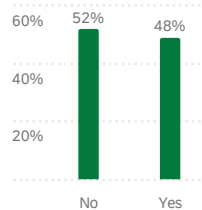


Responses to Economic Development Needs

Which of the following economic development activities should the City of DeSoto engage in to benefit low- and moderate-income residents or neighborhoods?



Should the City provide more services for non-English speakers?



Please specify services

July 12, 2026 2:35 PM

The same as English speaking. English speaking educational programs.

July 11, 2026 2:15 AM

English training. get it we all need to explain but when the other person can speak english neither party wins/

July 10, 2026 3:07 PM



FY 2026

Community Development Block Grant Program Annual
Action Plan

October 1, 2026 – September 30, 2027

June 2026

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The FY 2026–2027 Annual Action Plan for the City of DeSoto, Texas has been prepared in response to the consolidated planning process required by the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Program. The FY 2026–2027 Action Plan is the second annual plan under the City’s FY 2025–2029 Consolidated Plan and identifies the activities the city will undertake with its annual CDBG allocation for the program year beginning October 1, 2026, and ending September 30, 2027.

As an entitlement jurisdiction, the City of DeSoto receives an annual allocation of CDBG funds from HUD to carry out activities that principally benefit low- and moderate-income persons. These funds are intended to provide viable communities through decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities may include housing rehabilitation, public facilities and infrastructure improvements, public services, planning, and program administration.

The FY 2026–2027 Annual Action Plan is consistent with the priorities and goals identified in the FY 2025–2029 Consolidated Plan. The Action Plan serves as the City’s annual application for CDBG funding and outlines the actions, activities, and resources that will be used during the program year to address community development needs in DeSoto.

2. Summarize the objectives and outcomes identified in the Plan

The FY 2025–2029 Consolidated Plan identified the following priority needs for DeSoto residents and low- and moderate-income populations:

- Create Suitable Living Environments through public improvements, including infrastructure and public facility improvements, particularly those that improve accessibility and neighborhood conditions;
- Provide Decent, Safe Affordable Housing through housing rehabilitation and homeowner repair activities that preserve housing and support aging in place; and
- Provide Public Services for Low- and Moderate-Income Households through transportation assistance and other eligible public service activities that support seniors, disabled residents, and households with special needs.

The FY 2026–2027 Annual Action Plan was developed based on the priorities identified in the Consolidated Plan, public input gathered through outreach and citizen participation activities, and the resources available to address community needs. For the FY 2026–2027 program year, the City will focus available CDBG funds on program administration, housing rehabilitation through the Home Repair Program, public service activities including transportation assistance and an open public service RFP, and ADA sidewalk improvements.

3. Evaluation of past performance

The City of DeSoto continues to use its CDBG allocation to address community development needs identified through its Consolidated Plan process. Past CDBG investments have supported homeowner repair, transportation assistance, and neighborhood/public facility improvements benefitting low- and moderate-income residents. These activities have informed the City’s decision to continue funding programs that preserve housing, improve accessibility, and provide essential services to vulnerable populations.

4. Summary of Citizen Participation Process and consultation process

The city considers the involvement of low- and moderate-income residents to be essential to the development and implementation of its Consolidated Plan and Annual Action Plans. In preparation for the FY 2026–2027 Annual Action Plan, the City conducted outreach through community events, City Council meetings, surveys, and other public engagement opportunities to gather feedback on housing, infrastructure, accessibility, and public service needs.

Information on the CDBG program and Action Plan process was shared at the ARC Opening on April 11, 2026; City Council Meetings on April 20, 2026 and June 16, 2026; the Faith Leaders Breakfast on April 22, 2026; the AAPI event on May 16, 2026; and the Shredding Day event on May 16, 2026, where community needs surveys were distributed. Additional outreach opportunities are planned at the Senior Center, the July 4th event, July 22, 2026, Faith Leaders Breakfast, August 6, 2026, Volunteer Fair, and July 21, 2026, City Council Meeting. Community input gathered through these efforts helped inform the City’s priorities and proposed activities for the FY 2026–2027 Annual Action Plan.

5. Summary of public comments

The public was provided multiple opportunities to comment on community development needs and funding priorities during the FY 2026–2027 Action Plan process. Public comments received through surveys, outreach events, and public meetings were reviewed and considered in establishing the City’s funding priorities for the program year. Comments generally supported

continued investment in housing rehabilitation, transportation assistance, accessibility improvements, and public services for low- and moderate-income households.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City accepted, or anticipates accepting, all comments received during the Annual Action Plan process unless a comment proposes an activity that is not eligible under CDBG regulations or is otherwise inconsistent with the goals and priorities of the Consolidated Plan.

7. Summary

The Consolidated Plan and Action Plan set forth a description of activities for the use of funds that will become available during the coming federal fiscal year, determine goals for individuals and households to be served, and describe the implementation plan and geographic location of the activities to be undertaken. The formula allocation for the Community Development Block Grant program is **\$260,011**. The 2026 Action Plan has identified specific projects for the program year including:

- **Program Administration**
- **Transportation Assistance Program**
- **Public Service Open RFP**
- **Home Repair Program**
- **ADA Sidewalk Improvements**

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Department of Administration

Table 1 – Responsible Agencies

Narrative (optional)

The Administration Department is the lead agency for the completion of the Consolidated Plan and the implementation of the Annual Action Plan, as well as the responsible party for the processing and distribution of federal funds under the CDBG program, once allocated by the federal government and approved by the City Council.

Consolidated Plan Public Contact Information

Isom Cameron

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of DeSoto will implement the Annual Action Plan through collaborative efforts of public, private, non-profit, and for-profit organizations to meet the stated goals and objectives and to address the needs of the city's residents, particularly the low to moderate income citizens.

The City of DeSoto's Community Development program consults with other city departments, local nonprofit agencies, businesses, residents, and the public to identify resources to support the needs of residents. The process includes identifying both short-range and long-range needs and objectives on various community needs. As a result, the City of DeSoto reached out and consulted with public and private agencies to provide health services, social and fair housing services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, State and local health agencies, and child welfare organizations. The City of DeSoto will continue to partner with the Dallas Housing Authority (DHA) on providing Section 8 Vouchers throughout the City of DeSoto. Additionally, the City of DeSoto will regularly consult with community stakeholders such as nonprofit agencies, social service providers, the local Continuum of Care, realtors, developers, builders, and lenders regarding the availability of services and assistance for affordable housing, social services, and economic development.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of DeSoto recognizes that the preparation of the Consolidated Plan and Annual Action Plans requires discussion and consultation with many groups, organizations, and agencies, and the city will work closely with agencies and departments to enhance coordination among public and private sector programs, agencies, and activities. The City of DeSoto has established procedures to ensure coordination with city departments, including the City of DeSoto's Department of Development Services, Building Inspections, Code Enforcement, Parks and Recreation, Police Department, and Planning and Zoning Department. The City of DeSoto has had and will maintain a relationship with the Dallas County CDBG Program to identify ways in which our jurisdictions can work together. While there are no current collaborations between the Dallas County CDBG funded programs and DeSoto's grant program, efforts are coordinated with Dallas County and other municipalities on specific issues such as the Continuum of Care and the Annual Homeless Count coordinated by the Metro Dallas Homeless Alliance. The city will

work closely with local non-profit organizations to provide residents with access to programs that address homelessness and affordable housing programs for low- and moderate-income persons. Also, the City Administration Department will work to develop a positive relationship with the builders, developers, and financial institutions in the County and the region as the programs develop.

The City of Desoto recognizes Metro Dallas Homeless Alliance (MDHA) as the designated lead agency that acts as the regional authority on homelessness. MDHA is the lead agency for the Continuum of Care and Homeless Management Information System (HMIS) operator of the Dallas City and Collin/Irving counties. MDHA is a 501(c)(3) member organization that brings together approximately 85 agencies including shelters, hospitals, government agencies, local municipalities, nonprofits (including youth and family providers), faith-based organizations, housing and treatment providers, individuals (including homeless consumers), businesses, medical/educational leaders, and other community members. Continuum of Care assembly meetings is held on the fourth Tuesday of each month.

The City continues to work with regional partners to address the needs of low-income and vulnerable populations. During 2026, Metro Dallas Homeless Alliance (MDHA) conducted outreach and canvassing activities in DeSoto as part of the annual Point-in-Time (PIT) Count. The PIT Count serves as a critical tool for measuring homelessness, identifying service gaps, and informing local and regional strategies to connect individuals and families with housing and supportive services. The city will encourage Habitat for Humanity to consider housing development for low- and moderate-income households in Desoto. The city will continue to refer residents to the Dallas Housing Authority for Section 8 Voucher assistance as a waiting list and application intake are open to the persons eligible to apply. Referrals are made to residents in need of local shelter to Desoto Homeless Shelters and Services for the Needy; Bridges Safehouse Inc. based in Cedar Hills and Living Word in the Cliffs Ministries. In Dallas, referrals are made to the North Texas Food Bank and various shelters/members of the continuum of care.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of DeSoto will coordinate with shelters and service providers to receive survey data for homeless persons in shelters in Dallas County or accessing services on the Point in Time (PIT) night, identifying themselves as living or having lived in DeSoto. Based on data collected during the PIT for homeless persons in DeSoto and identification of homeless persons in Dallas County shelters whose homeless origin began in DeSoto, city personnel identified service providers and

will make referrals of homeless persons to those services. Based on the PIT data and activities sponsored by MDHA and Homeless Collaborative, DeSoto will evaluate its' participation and support to the CoC and MDHA in future applications to HUD for NOFA Funds to address these issues.

MDHA provides stewardship and management of approximately \$15.5 million in federal funds annually for the Dallas City and County/Irving Continuum of Care (TX-600) (CoC). The Continuum of Care's core duties are to manage the community's response to at-risk and homeless persons within its geographical area, including: (i) promoting a community-wide commitment to the goal of ending homelessness; (ii) providing funding for efforts by nonprofit providers, state and local governments to quickly re-house homeless individuals and families while minimizing the trauma and dislocation caused by homelessness; (iii) promoting access to and effective utilization of mainstream programs by homeless individuals and families; and (iv) optimizing self-sufficiency among individuals and families experiencing homelessness.

MDHA published its 2019 - 2020 Strategic Work Plan for the period July 1, 2019, through June 30, 2020. The Strategic Work Plan was developed to effectively organize and utilize resources in a goal-oriented, performance-based, action plan. The plan gives MDHA and CoC leadership a road map to build a responsive and effective system of care to reduce the number of persons experiencing homelessness, length of stay and returns to homelessness and supports the four key goals of the United States Interagency Council on Homelessness Opening Doors: Federal Strategic Plan to Prevent and End Homelessness, as follows: Ending Veteran homelessness, chronic homelessness, youth homelessness, and homelessness among families. MDHA's Strategic Work Plan goals include Increase Access to Affordable Housing, end Chronic, Veteran and Elderly Homelessness, improve access and coordination of services and housing, rapidly house households with children, drive decision-making with HMIS Data, and address racial disparities in homelessness and service delivery. MDHA's Strategic Work Plan objectives include: reduce the number of persons experiencing homelessness by 5%, reduce the length of stay in homelessness by 10%, reduce the number of chronic, veteran and elderly homeless by 50%, increase the number of unsheltered persons prioritized for housing to 500, increase incomes for 20% of zero-income households on housing priority list, increase occupancy rates for all available shelter and housing beds to no less than 98.6%, increase housing stability in homeless housing programs to 96%, and increase HMIS participation rates to no less than 86% of all beds and housing types. MDHA will report out on the results of the Strategic Work Plan through the following: Homeless Response System Community Dashboard - Quarterly, System Performance Report - Annually, Housing Priority List - Weekly, Housing Priority List Tracker - Monthly, Housing Inventory Chart - Biannually, Point in Time Count - Annually, Continuum of Care Annual Performance Report - Biannually, and Annual Homeless Assessment Report – Annually MDHA also manages the annual

Point-in-Time (PIT), Homeless Count, to provide objective data regarding the number and needs of the homeless population, which is vital to the development of housing and services for the homeless community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of DeSoto will actively participate in the programs and activities sponsored by the Dallas County CoC and the Metro Dallas Homeless Alliance aimed at reducing poverty and addressing the needs of persons in poverty and those in need of services and support. In addition to involvement in programs, DeSoto will participate in meetings with the CoC and MDHA to discuss policy and support the collection of data for those persons in need of and receiving services. The City of DeSoto participated in the Point in Time (PIT) Homeless Count held on January 26, 2023, and sponsored by Metro Dallas Homeless Alliance in conjunction with the Dallas County CoC. The City of DeSoto will coordinate with shelters and service providers to receive survey data for homeless persons in shelters in Dallas County or accessing services on the PIT night, identifying themselves as living or having lived in DeSoto. Based on data collected during the PIT for homeless persons in DeSoto and identification of homeless persons in Dallas County shelters whose homeless origin began in DeSoto, city personnel will identify service providers and make referrals of homeless persons to those services.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	METRO DALLAS HOMELESS ALLIANCE
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Local
	What section of the Plan was addressed by Consultation?	Infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Joint efforts of the City of DeSoto with public service agencies and the Metro Dallas Homeless Alliances and CoC are expected to increase awareness of organizations providing services not currently provided directly by the City of DeSoto.
2	Agency/Group/Organization	City of Desoto Code Enforcement
	Agency/Group/Organization Type	Local
	What section of the Plan was addressed by Consultation?	Housing, Code Enforcement in LMI Neighborhoods
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Input was received to assist with the implementation of the City's Sidewalk Repair program.
3	Agency/Group/Organization	BCL of Texas
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	BCL provides HUD approved housing counseling service as partner in DeSoto's Down Payment Assistance Program.

4	Agency/Group/Organization	Keller Williams
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Keller Williams was consulted to provide input on the housing market of DeSoto and encourage first time homeownership through DeSoto's Down Payment Assistance Program.

Identify any Agency Types not consulted and provide rationale for not consulting

To the best of its ability, the city has been in contact with agencies and organizations involved in activities that are relevant to CDBG activities and programs.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Dallas Homeless Alliance	Provides data on homeless needs.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

As noted above, the city will coordinate with a range of public entities, including neighboring municipalities, the Metro Dallas Homeless Alliance, the Texas Department of Housing and Community Affairs, Dallas County, and North Central Texas Council of Governments (NCTCOG) in the development and execution of a range of programs and activities. The City of DeSoto will continue its' partnership with

the North Texas Council of Governments Housing Finance Corporation (NTHFC). The city provides referrals to the NTHFC which offers two programs, a Mortgage Credit Certificate Program (MCC) providing first-time homebuyer mortgage financing and the Single-Family Bond Program providing Down Payment and Closing Cost Assistance.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of DeSoto considers the involvement of its low- and moderate-income residents to be essential to the development and implementation of its Consolidated Plan and Annual Action Plans. The FY 2026–2027 Annual Action Plan was informed through public outreach, community engagement activities, surveys, and public meetings designed to gather input on community development needs and funding priorities.

Information regarding the Community Development Block Grant (CDBG) program and the FY 2026–2027 Annual Action Plan was shared at several public meetings and community events throughout the planning process. Outreach included the ARC Opening on April 11, 2026; City Council Meetings on April 20, 2026, and June 16, 2026; the Faith Leaders Breakfast on April 22, 2026; the AAPI event on May 16, 2026; and the City’s Shredding Day event on May 16, 2026, where community needs surveys were distributed to attendees. Additional outreach opportunities are planned for the Senior Center, the City’s July 4th event, the July 22, 2026, Faith Leaders Breakfast, the August 6, 2026 Volunteer Fair, and the July 21, 2026 City Council Meeting.

The public was given the opportunity to provide feedback regarding community needs and funding priorities through surveys and direct engagement with staff at outreach events and meetings. Public input received during this process helped identify priority needs related to housing rehabilitation, accessibility improvements, transportation assistance, and other eligible public service activities for low- and moderate-income residents.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Event / Community Outreach	Non-targeted/broad community	ARC Opening on April 11, 2026.	Residents were informed of CDBG-funded activities and upcoming opportunities to provide input.	All comments received were accepted.	N/A
2	Public Meeting / City Council	Non-targeted/broad community	City Council Meeting on April 20, 2026.	Residents were informed of the annual planning process and invited to provide input on community needs.	All comments received were accepted.	N/A
3	Public Meeting / Faith Leaders Breakfast	Non-targeted/broad community	Faith Leaders Breakfast on April 22, 2026.	Feedback emphasized continued support for vulnerable populations, including seniors and residents needing housing and supportive services.	All comments received were accepted.	N/A
4	Community Event Outreach	Non-targeted/broad community	AAPL event on May 16, 2026.	Attendees were informed of the planning process and invited to	All comments received were accepted.	N/A

				participate in the survey.		
5	Survey Distribution / Community Event	Non-targeted/broad community	Shredding Day event on May 16, 2026.	Input supported continued investment in home repair assistance, transportation services, and accessibility improvements.	All comments received were accepted.	N/A
6	Public Meeting / City Council	Non-targeted/broad community	City Council Meeting on June 16, 2026.	Residents were provided updates on the Action Plan process and upcoming participation opportunities.	All comments received were accepted.	N/A

**Table 4 – Citizen Participation Outreach
Expected Resources**

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The city is faced with the difficult task of meeting increasing needs with limited resources. The figures shown below in the table are estimates. The expected amount available is based upon the known HUD allocation. The figure for “Expected Amount Available Remainder of ConPlan” multiplies the current figure by one to arrive at an estimate for the remainder of the ConPlan. The City will receive \$268,987 for the 2026 program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	260,011	0	0	260,011	260,011	Expected amount available remainder of Con Plan is based on the FY 2026 amount for one remaining year.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The city will seek to cultivate funding partners who can match the City's investment of CDBG funds. The city administration recognizes that the city's annual entitlement and formula allocations are not sufficient to meet all of its needs. Additional funds needed to ensure that more affordable housing is available for those in need.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

The City has programmed approximately \$260,011 from the CDBG for the FY 2026 program year. These funds will be used to fund CDBG eligible activities as described in the Annual Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Administration	2025	2029	Affordable Housing; Public Housing; Homeless; Non-Homeless Special Needs; Non-Housing Community Development	Low-mod areas; Citywide	Create Suitable Living Environments; Provide Decent, Safe Affordable Housing; Provide Public Services for Low Moderate-Income Households	CDBG: \$52,002	Other: 1 (Goals Not Applicable to Administration)
2	Home Repair Program	2025	2029	Affordable Housing	Citywide	Provide Decent, Safe Affordable Housing	CDBG: \$119,008	Homeowner Housing Rehabilitated: 10 Household Housing Units
3	Public Service Programs	2025	2029	Non-Homeless Special Needs	Citywide	Provide Public Services for Low Moderate-	CDBG: \$39,001	TBD persons assisted

						Income Households		
4	ADA Sidewalk Improvements / Neighborhood Infrastructure	2025	2029	Non-Housing Community Development	Low-mod areas / eligible service areas	Create Suitable Living Environments	CDBG: \$50,000	TBD households/persons assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Program Administration
	Goal Description	Funds will be used to administer the Community Development Block Grant program
2	Goal Name	Housing Rehabilitation
	Goal Description	Funds will be used to assist homeowners with repairs through the City of DeSoto's Homeowner Repair/ Rehabilitation program

3	Goal Name	Public Service Programs
	Goal Description	Funds will be used for a transportation program for the elderly and persons with disabilities
4	Goal Name	Public Facilities
	Goal Description	This goal includes facility improvements at the DeSoto Senior Center and improvements for sidewalks of LMI homeowners and in LMI neighborhoods

Projects

AP-35 Projects – 91.220(d)

Introduction

The development of the 2026 Annual Action Plan was based on the priorities and needs identified in the Consolidated Plan and the public input solicited through public meetings, community outreach events, and surveys.

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

These projects are deemed to be of the highest priority and meet the greatest identified needs of low- and moderate-income residents in DeSoto. Funding allocations reflect the City's continued emphasis on housing stability, accessibility, transportation, and essential public services. The chief obstacle to meeting these needs is a lack of resources to provide a greater level of assistance.

CDBG Activities	Proposed Funding	% of Budget
Administration	52,002	20%
Transportation Assistance Program (Public Services)	20,801	8%
Public Service Open RFP	18,200	7%
Home Repair Program	119,008	45%
ADA Sidewalk Improvements /Neighborhood Infrastructure	\$50,000	20%
Total	\$260,011	100%

AP-38 Project Summary

Project Summary Information

1. Project Name	2026 Program Administration
Target Area	Citywide
Goals Supported	Program Administration
Needs Addressed	Administration
Funding	CDBG: \$52,002
Description	Administration of the Community Development Block Grant Program, including eligible planning, oversight, compliance, reporting, consultation, and training activities.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	City of DeSoto, 211 E. Pleasant Run, DeSoto, Texas 75115
Planned Activities	Program planning, administration, environmental review coordination, monitoring, recordkeeping, consultation, training, reporting, and other eligible administrative activities necessary to implement the City's CDBG program in compliance with HUD regulations.

2. Project Name	2026 Transportation Assistance Program
Target Area	Citywide
Goals Supported	Public Service Programs
Needs Addressed	Provide Public Services for Low Moderate-Income Households
Funding	CDBG: \$20,801
Description	Public service activity providing transportation assistance to low- to moderate-income elderly and disabled residents for essential trips and services.

Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	Approximately 45 unduplicated individuals will be served with Transportation Assistance Program (TAP) under the Public Services category.
Location Description	Citywide
Planned Activities	Transportation Assistance Program services to assist elderly and disabled low to moderate income residents.

3. Project Name	2026 Public Service Open RFP
Target Area	Citywide
Goals Supported	Public Service Programs
Needs Addressed	Provide Public Services for Low Moderate-Income Households
Funding	CDBG: \$39,001
Description	Public service funding to be awarded through an open Request for Proposals (RFP) process for eligible activities benefiting low- to moderate-income residents.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	To be determined based on selected activities.
Location Description	Citywide
Planned Activities	Eligible public service activities may include utility assistance, minor home repair assistance, senior assistance services, childcare assistance, and other eligible public services consistent with CDBG regulations and identified community needs.

4. Project Name	2026 Home Repair Program
Target Area	Citywide
Goals Supported	Home Repair Program
Needs Addressed	Provide Decent, Safe Affordable Housing

Funding	CDBG: \$119,008
Description	Housing rehabilitation assistance for low- to moderate-income homeowners through the City's Home Repair Program.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 low- to moderate-income homeowner households.
Location Description	Citywide
Planned Activities	Eligible home repair activities may include emergency repairs, health and safety repairs, accessibility improvements, and other eligible repairs necessary to preserve decent, safe, and sanitary housing for income-eligible homeowners.

4. Project Name	ADA Sidewalk Improvements /Neighborhood Infrastructure
Target Area	Citywide
Goals Supported	Public Infrastructure Improvements
Needs Addressed	Create Suitable Living Environments

Funding	CDBG: \$50,000
Description	ADA-compliant sidewalks and neighborhood infrastructure improvements to enhance accessibility, and safety for low- to moderate-income neighborhoods.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	To be determined based on selected activities.
Location Description	Citywide
Planned Activities	Construct, repair, and upgrade sidewalks, curb ramps, and related pedestrian infrastructure to meet ADA accessibility standards and improve neighborhood connectivity and safety.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG eligible areas, also known as Low- to Moderate-Income (LMI) Areas, are identified through a map on the City of DeSoto website. Activities that benefit LMI areas will be limited to CDBG eligible census tracts and block groups. Other activities that benefit low- to moderate-income persons / limited clientele will be available on a citywide basis.

Geographic Distribution

Target Area	Percentage of Funds
Low-mod areas	28
Citywide	72

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

These projects are deemed to be of the highest priority and meet the greatest need. The chief obstacle to meeting these needs is a lack of resources to provide a greater level of assistance.

Discussion

CDBG eligible areas, also known as Low- to Moderate-Income (LMI) Areas, are identified through a map on the City of DeSoto website. Activities that benefit LMI areas will be limited to CDBG eligible census tracts and block groups. Other activities that benefit low- to moderate-income persons / limited clientele will be available on a citywide basis.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For the 2026 program year, the City will continue the **Home Repair Program**, which provides assistance for low- to moderate-income households with essential repairs and accessibility enhancements.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	10

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of DeSoto will continue to support access to resources for affordable housing through housing rehabilitation assistance and referral partnerships that connect residents to available homeownership and housing-related resources. The Home Repair Program will help preserve decent, safe, and sanitary housing for low- to moderate-income homeowners by addressing eligible repair needs and accessibility improvements.

AP-60 Public Housing – 91.220(h)

Introduction

As noted, the city does not have a housing authority or any public housing units.

Actions planned during the next year to address the needs to public housing

Not Applicable

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not Applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable

Discussion

Not Applicable

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The city will consider pursuing activities to address the housing and supportive service needs of persons who are homeless, and those that have special needs. However, at this time, the city does not have the procedures, policies, or mechanisms in place to assist organizations providing these types of services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of DeSoto will continue to participate in future Point in Time (PIT) Homeless Count with the Metro Dallas Homeless Alliance, Homeless Collaborative. DeSoto Police Department Officers and Code Enforcement Officer will perform the local non-sheltered persons count in DeSoto by identifying any homeless persons on the streets of the City of DeSoto on that night.

The City of DeSoto will coordinate with shelters and service providers to receive survey data for homeless persons in shelters in Dallas County or accessing services on the PIT night or identifying themselves as living or having lived in DeSoto. DeSoto will focus on performing the PIT in the City of DeSoto. Based on data collected during the PIT for homeless persons in DeSoto and identification of homeless persons in Dallas County shelters whose homeless origin began in DeSoto, city personnel will identify service providers and make referrals of homeless persons to those services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of DeSoto will continue to participate in future Point in Time (PIT) Homeless Count with the Homeless Collaborative. DeSoto Police Department Officers and Code Enforcement Officer will perform the local non-sheltered persons count in DeSoto by identifying any homeless persons on the streets of the City of DeSoto on that night. Based on data collected during the PIT for homeless persons in DeSoto and identification of homeless persons in Dallas County shelters whose homeless origin began in DeSoto, city personnel will identify service providers and make referrals of homeless persons to those services. It is anticipated that referrals will be made to 6 to 10 persons identified as homeless during the PIT. The Program Year Goal includes referrals that will be made to 2 to 4 persons and families in need of shelter and services who are victims

of domestic violence during the program year.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of DeSoto will continue to participate in future Point in Time (PIT) Homeless Count the Homeless Collaborative. DeSoto Police Department Officers and Code Enforcement Officer will perform the local non-sheltered persons count in DeSoto by identifying any homeless persons on the streets of the City of DeSoto on that night. Based on data collected during the PIT and activities sponsored by MDHA and Homeless Collaborative for homeless persons and those persons at risk of becoming homeless. DeSoto will evaluate its' participation and support to the CoC and MDHA in future applications to HUD for Super NOFA Funds to address these issues. The Program Goal includes attending at minimum one meeting of the Homeless Collaborative monthly.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of DeSoto will actively participate in activities sponsored by MDHA and Homeless Collaborative and monthly meetings of those organizations aimed at developing policy, implementing plans for the HMIS System and supporting programs for homeless persons and those persons at risk of becoming homeless. DeSoto will evaluate its' participation and support to the CoC and MDHA in future applications to HUD for Super NOFA Funds to address these issues. The Program Goal includes attending monthly meetings of the MDHA and COC.

Discussion

The participants in the Continuum of Care and MDHA work closely together to meet the needs of homeless individuals and families through the continuum of services coordinated through the partnership.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The most important impediment revolves around the limitation on Federal and State resources for affordable housing initiatives. Although the city has introduced two affordable housing programs, the lack of programs and resources to reduce excessive rent or mortgage burdens to qualified persons remains a key factor.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The primary means to address this issue in DeSoto will be a housing repair program for owner properties in order to keep persons in their homes. The city will explore the idea of providing rental assistance, though this may not be possible given the limited resources available. The city will encourage efforts to develop affordable housing projects using incentives and tax credit programs. These efforts will be limited because of the amount of funds available and the many competing needs.

Discussion:

Two factors contribute to the City of DeSoto's affordable housing problem. 1) a household's ability to afford housing based on its income and 2) the price of housing. In response, the city is aggressively employing activities intended to foster the development of affordable housing for low-to moderate-income families and individuals as noted previously.

AP-85 Other Actions – 91.220(k)

Introduction:

The city currently provides a variety of services to the residents of DeSoto, some funded by CDBG and with private, State, and city funding bringing additional assets to bear on these problems. Below are some of the actions currently performed by the city or under consideration for the future.

Actions planned to address obstacles to meeting underserved needs

The greatest challenge to meeting underserved needs in the coming year will be meeting the increased need for program activities with a limited amount of funding. To overcome this significant challenge, the city will work more efficiently, seek a greater level of collaboration with other agencies and organizations, and aggressively seek opportunities to leverage funds.

Actions planned to foster and maintain affordable housing

The city will provide a homeowner housing rehabilitation program to assist homeowners with essential home repairs up to \$10,000.

Actions planned to reduce lead-based paint hazards

The city will incorporate all HUD requirements concerning lead-based paint abatement into its housing rehabilitation programs, will see that program participants are informed about lead-based paint hazards and will see that all abatement work is undertaken by qualified contractors who have completed US HUD and EPA lead training courses.

- Continue to meet HUD lead-based paint abatement standards in housing rehabilitation programs.
- Seek funding as it becomes available to provide testing and abatement of lead-based paint hazards in single-family housing where young children are present.
- Expand the stock of lead safe housing units through housing initiatives.
- Seek funding as it becomes available to provide for testing, abatement, training, and educational awareness.

Actions planned to reduce the number of poverty-level families

Because the nature of poverty is complex and multi-faceted, the city will attempt to allocate CDBG funds for services to very low-income households. CDBG can provide funding for meeting

these critical basic needs, but these efforts will be constrained by the amount of funds available and competing priority needs.

Actions planned to develop institutional structure

The city will seek partners in the development of a service delivery system and will seek to enhance the relationship with existing partners in city departments and social service agencies to coordinate the delivery of programs and services. The city will seek to leverage the limited available resources.

Actions planned to enhance coordination between public and private housing and social service agencies

The city maintains a close relationship with state, regional, and county organizations that provide assistance to low- and moderate-income persons as well as the homeless.

The city will work closely with local non-profit organizations to actively encourage housing programs for low- and moderate-income persons. Also, the Administration Department will develop and maintain a positive relationship with the builders, developers, and financial institutions in the region. This collaborative approach will assist in the creation and delivery of effective service delivery programs and affordable housing projects.

Discussion:

These actions are primarily the continuation of what the city is currently doing in the various areas. No major obstacles in the institutional structure have been identified that need to be addressed and the city will continue to coordinate with private housing and social service agencies.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The following provides details on program specific requirements for the Community Development Block Grant program.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%
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The City strives to meet all program specific requirements as detailed in the program regulations and HUD guidelines. City staff will work with subgrantees to ensure these requirements are met while overseeing internal operations towards the same goal.

Attachments

RESOLUTION

CONDUCT A PUBLIC HEARING AND CONSIDER A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESOTO, TEXAS, APPROVING AND ADOPTING THE 2026-2027 ANNUAL ACTION PLAN, AUTHORIZING SUBMISSION OF THE ANNUAL ACTION PLAN TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND AUTHORIZING THE MAYOR TO SIGN THE FUNDING APPROVAL AGREEMENT AS REQUIRED FOR PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

WHEREAS, the City of DeSoto desires to assist its low- and moderate-income residents through community development activities; and,

WHEREAS, Title I of the Housing and Community Development Act of 1974 as amended provides for a program of Community Development Block Grants (CDBG); and,

WHEREAS, the City of DeSoto is an Entitlement City as defined under said Act and is entitled to financial assistance; and,

WHEREAS, the City of DeSoto has been approved for a CDBG grant in the amount of \$260,011 for funding year 2026-2027; and

WHEREAS, federal regulations in 24 CFR Part 91.225(1) require that the City submit an Annual Action Plan each year; and,

WHEREAS, the 2026-2027 Annual Action Plan lists intended uses for grant funding; and,

WHEREAS, the City of DeSoto will utilize 2026-2027 CDBG grant funding for program administration, two public service programs in the form of transportation assistance that benefits low- to moderate-income and elderly and disabled persons and an open RFP for other public service programs, and the continuance of one housing program for Housing Rehab and Neighborhood Infrastructure; and,

WHEREAS, preparation of the Annual Action Plan has been undertaken, in compliance with U. S. Department of Housing and Urban Development (HUD) guidelines and with the DeSoto Citizen Participation Plan; and,

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

SECTION 1. The City Council does hereby approve the 2026-2027 Annual Action Plan.

SECTION 2. The Mayor is authorized to sign and submit the City of DeSoto's 2026-2027 Annual Action Plan to HUD as required by federal regulations, to act as the authorized representative of the City of DeSoto, and to provide such additional information as may be required.

SECTION 3. The Mayor is authorized to the sign the Funding Approval Agreement with HUD, to formally accept the FY2026-2027 CDBG funding.

SECTION 4. The Mayor and other authorized, appropriate and responsible officials are hereby authorized and directed to execute on behalf of the City of DeSoto such certifications and other documentation as may be required by HUD.

SECTION 5. This Resolution shall take effect immediately from and after its passage and publication of the caption, as the law and Charter in such case provide.

DULY RESOLVED AND ADOPTED by the City Council of the City of DeSoto, Texas, on the _____ day of _____, 2026.

CITY OF DESOTO

APPROVED:

Rachel L. Proctor, Mayor

ATTEST:

Sofine Lewis-Aubrey, City Secretary

City Council Meeting**F. 2.****Meeting Date:** 08/04/2026**Submitted For:** Isom Cameron, Deputy City Manager**Also Contact:** Lakeita Sutton**Phone:** 972-230-9657

COUNCIL ACTION**AGENDA ITEM:**

Consider approval of a Resolution designating bank signatories on all City of DeSoto bank accounts

BACKGROUND:

As a requirement of the PlainsCapital Bank Depository Contract, the City must provide a Resolution approved by City Council containing the names of those authorized representatives who may transact business pursuant to this contract.

FINDINGS:

The current authorized representatives for the City are listed:

- Rachel L. Proctor, Mayor
- Lakeita Sutton, Director, Financial Services
- Majed Al-Ghafry, Former City Manager

The resolution being presented will remove former City Manager, Majed Al-Ghafry, and add current Interim City Manager, Isom Cameron.

FINANCIAL IMPACT:

There is no financial impact

RECOMMENDATION:

Staff recommends Council approve a Resolution designating bank signatories on all City of DeSoto bank accounts.

MANAGEMENT REVIEW

Attachments

Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESOTO, TEXAS, DESIGNATING BANK SIGNATORIES AND ONLINE TREASURY MANAGEMENT ADMINISTRATION FOR ALL CITY BANK ACCOUNTS LOCATED AT PLAINSCAPITAL BANK; SUPERSEDING ANY PREVIOUS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City previously entered into an agreement with PlainsCapital Bank as the City's bank depository including treasury management effective October 1, 2025; and

WHEREAS, any time there is a change in a key City position, bank signatories and administrative roles must be updated as such; and

WHEREAS, the City now desires to remove former City Manager, Majed Al-Ghafry, as a signatory and add Interim City Manager, Isom Cameron, as a signatory.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DESOTO, TEXAS; THAT

SECTION 1. The City reaffirms Mayor Rachel L. Proctor and Director of Financial Services, Lakeita Sutton, as bank signatories on all City bank accounts.

SECTION 2. The City reaffirms Director of Financial Services, Lakeita Sutton, as administrator of online treasury management for all City bank accounts.

SECTION 3. This Resolution shall become effective immediately upon its passage.

DULY RESOLVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DESOTO, TEXAS, ON THE 4th DAY OF AUGUST, 2026.

CITY OF DESOTO, TEXAS

APPROVED:

Rachel L. Proctor, Mayor

ATTEST:

Sofine Lewis-Aubrey, City Secretary

City Council Meeting

F. 3.

Meeting Date: 08/04/2026

Also Contact: Lakeita Sutton

Phone: 972-230-9657

COUNCIL ACTION

AGENDA ITEM:

Consider adoption of an Ordinance amending the Fiscal Year 2025-2026 Adopted Budget in the amount of \$14,540 for professional services related to an Employee Relations Investigation

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND:

The Human Resources Department has identified the need for additional funding to retain professional services associated with an employee relations investigation. The investigation was not anticipated during the development of the FY 2026 budget and requires outside expertise to ensure the matter is handled in a prompt, objective, and legally compliant manner.

FINDINGS:

The engagement of an independent investigator is necessary to ensure a fair, impartial, and compliant review of the employee relations matter. Utilizing outside professional services helps protect the integrity of the investigation while ensuring adherence to applicable employment laws, City policies, and best practices.

Failure to provide the necessary funding could increase the City's legal exposure and negatively impact the City's ability to effectively manage current and future employee relations matters.

FINANCIAL IMPACT:

The requested budget amendment is \$14,540, funded from the General Fund (Fund 101) Fund Balance, and will increase the Professional Services budget for the Human Resources Department.

RECOMMENDATION:

Staff recommends the City Council approve the Ordinance amending the Fiscal Year 2025-2026 Adopted Budget to increase the Human Resources Professional Services line by \$14,540 to fund an independent Employee Relations Investigation.

MANAGEMENT REVIEW

Attachments

Ordinance

Exhibit A

ORDINANCE

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is required under Article VII, Section 10, of the City Charter to approve a budget amendment by ordinance, and upon approval, such amendment shall become an attachment to the original budget; and

WHEREAS, a budget amendment has been prepared for certain appropriations and expenditures in the 2025-2026 Budget and submitted to the City council for approval and a true and correct copy is attached as Exhibit "A";

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

SECTION 1. That pursuant to the requirements of Article VII, Section 10, of the City Charter, in the year 2025-2026, a budget amendment attached as Exhibit "A" is hereby authorized and approved.

SECTION 2. That this Ordinance shall take effect immediately from and after its passage as the law in such cases provides.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DESOTO, TEXAS ON THIS THE 18th 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

DESOTO BUDGET AMENDMENTS FY 2026 -August 2026

Amendment Number	Description	Amendment Text	Increase/ Decrease	Account / Type	Adopted Budget (Rev) / Exp	Revised Budget (Rev) / Exp
1	BA- \$14,540 General Fund - Human Resources	Budget Amendment to Increase expenditures in the General Fund-Human Resource Department for professional services related to an Employee Relations Investigation.	\$ 14,540	101-40-60-600-55090-0000-0000-	\$ 30,000	\$ 44,540

EXHIBIT A
CITY OF DESOTO FY2025 PROPOSED BUDGET AMENDMENT
FY 2026 -August 2026

Description	*BEG FUND BALANCE	1st Qtr BA	2nd Qtr BA	3rd Qtr BA	4th Qtr BA	Adjusted Fund Balance
BA-General Fund (101) - Human Resources	33,116,465	0	0	0	(14,540)	33,101,925

City Council Meeting

F. 4.

Meeting Date: 08/04/2026

Also Contact: Lakeita Sutton

Phone: 972-230-9657

COUNCIL ACTION

AGENDA ITEM:

Consider adoption of an Ordinance amending the Fiscal Year 2025-2026 Adopted Budget to provide funding for the NeoGov PowerDMS Platform

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND:

The Human Resources Department utilizes the NeoGov PowerDMS Platform as the City's centralized policy management system. PowerDMS provides a secure, centralized location for maintaining, distributing, and tracking City policies and procedures.

Funding is needed to cover the outstanding costs associated with the PowerDMS platform for current and prior fiscal years. A budget amendment in the amount of **\$34,181** is requested to ensure continued access to the platform.

FINDINGS:

PowerDMS is a critical component of the City's policy management process and supports the implementation and maintenance of organizational policies across all departments. Continued access to the platform is necessary to support Information Technology's policy implementation efforts and ensure employees have access to current policies and procedures.

Without approval of the requested budget amendment, PowerDMS services may be discontinued, preventing the City from moving forward with its policy implementation initiatives.

FINANCIAL IMPACT:

The requested budget amendment is **\$34,181**, funded from the **General Fund (Fund 101) Fund Balance**, and will increase the NeoGov budget within the Human Resources Department.

RECOMMENDATION:

Staff recommends that the City Council approve the Ordinance amending the Fiscal Year 2025-2026 Adopted Budget to increase the Human Resources NeoGov budget by **\$34,181** to fund the NeoGov PowerDMS Platform and maintain uninterrupted policy management services.

MANAGEMENT REVIEW

Attachments

Ordinance
Exhibit A

ORDINANCE

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is required under Article VII, Section 10, of the City Charter to approve a budget amendment by ordinance, and upon approval, such amendment shall become an attachment to the original budget; and

WHEREAS, a budget amendment has been prepared for certain appropriations and expenditures in the 2025-2026 Budget and submitted to the City council for approval and a true and correct copy is attached as Exhibit "A";

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

SECTION 1. That pursuant to the requirements of Article VII, Section 10, of the City Charter, in the year 2025-2026, a budget amendment attached as Exhibit "A" is hereby authorized and approved.

SECTION 2. That this Ordinance shall take effect immediately from and after its passage as the law in such cases provides.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DESOTO, TEXAS ON THIS THE 18th 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

DESOTO BUDGET AMENDMENTS
FY 2026 -August 2026

Amendment Number	Description	Amendment Text	Increase/ Decrease	Account / Type	Adopted Budget (Rev) / Exp	Revised Budget (Rev) / Exp
1	BA- \$34,181 General Fund - Human Resources	Budget Amendment to Increase expenditures in the General Fund-Human Resource Department to provide funding for the NeoGov PowerDMS Platform.	\$ 34,181	101-40-60-600-55595-0000-0000-	\$ 72,000	\$ 106,181

EXHIBIT A
CITY OF DESOTO FY2025 PROPOSED BUDGET AMENDMENT
FY 2026 -August 2026

Description	*BEG FUND BALANCE	1st Qtr BA	2nd Qtr BA	3rd Qtr BA	4th Qtr BA	Adjusted Fund Balance
BA-General Fund (101) - Human Resources	33,116,465	0	0	0	(34,181)	33,082,284

City Council Meeting

F. 5.

Meeting Date: 08/04/2026

Also Contact: Lakeita Sutton

Phone: 972-230-9657

COUNCIL ACTION

AGENDA ITEM:

Consider adoption of an Ordinance amending the Fiscal Year 2025-2026 Adopted Budget to provide funding for the acquisition of the WorkShield Employee Relations Investigation Platform

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

BACKGROUND:

The Human Resources Department is requesting funding to acquire the **WorkShield Employee Relations Investigation Platform**, a third-party service that provides attorney-level investigators to conduct independent employee relations investigations involving director-level and above complaints, as well as investigations related to City policy and Title VII violations.

The acquisition of the WorkShield platform will provide access to qualified investigators through a subscription-based service, reducing the need for individual engagements of employee investigations, and providing a more consistent and cost-effective approach to conducting investigations. A budget amendment in the amount of **\$20,380** is requested to fund the acquisition.

FINDINGS:

WorkShield provides independent, attorney-level investigators to conduct objective employee relations investigations. Implementing this platform will strengthen the City's ability to respond to workplace complaints in a timely, impartial, and legally compliant manner while helping to manage organizational risk.

Without approval of the requested funding, the City will continue to incur higher costs by engaging third-party investigators on an individual basis for director-level and above employee relations investigations.

FINANCIAL IMPACT:

The requested budget amendment is \$20,380, funded from the General Fund (Fund 101) Fund Balance, and will increase the Human Resources Professional Services budget.

RECOMMENDATION:

Staff recommends that the City Council approve the Ordinance amending the Fiscal Year 2025-2026 Adopted Budget to increase the Human Resources Professional Services budget by \$20,380 for the acquisition of the WorkShield Employee Relations Investigation Platform.

MANAGEMENT REVIEW

Attachments	
Ordinance	
Exhibit A	

ORDINANCE

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is required under Article VII, Section 10, of the City Charter to approve a budget amendment by ordinance, and upon approval, such amendment shall become an attachment to the original budget; and

WHEREAS, a budget amendment has been prepared for certain appropriations and expenditures in the 2025-2026 Budget and submitted to the City council for approval and a true and correct copy is attached as Exhibit "A";

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

SECTION 1. That pursuant to the requirements of Article VII, Section 10, of the City Charter, in the year 2025-2026, a budget amendment attached as Exhibit "A" is hereby authorized and approved.

SECTION 2. That this Ordinance shall take effect immediately from and after its passage as the law in such cases provides.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DESOTO, TEXAS ON THIS THE 18th 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

DESOTO BUDGET AMENDMENTS FY 2026 -August 2026

Amendment Number	Description	Amendment Text	Increase/ Decrease	Account / Type	Adopted Budget (Rev) / Exp	Revised Budget (Rev) / Exp
1	BA- \$20,380 General Fund - Human Resources	Budget Amendment to Increase expenditures in the General Fund-Human Resource Department to provide funding for the acquisition of the WorkShield Employee Relations Investigation Platform.	\$ 28,380	101-40-60-600-55090-0000-0000-	\$ 30,000	\$ 58,380

EXHIBIT A
CITY OF DESOTO FY2025 PROPOSED BUDGET AMENDMENT
FY 2026 -August 2026

Description	*BEG FUND BALANCE	1st Qtr BA	2nd Qtr BA	3rd Qtr BA	4th Qtr BA	Adjusted Fund Balance
BA-General Fund (101) - Human Resources	33,116,465	0	0	0	(20,380)	33,096,085

City Council Meeting

G. 1.

Meeting Date: 08/04/2026

Submitted For: Cambria Jordan, Planning and Zoning Manager

Also Contact: Ahmed Alqaisi

Phone: 972-230-9672

COUNCIL ACTION

AGENDA ITEM:

Case No. Z-1545-26 - Conduct a Public Hearing and consider adoption of 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

Applicant: Yazen Elhamad of White Dove Capital

Property Owner: Baker Ghanim of Tire Store Service Center

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.

BACKGROUND:

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 (GR)	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.

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 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.

Staff finds that the requested Specific Use Permit (SUP) for a Minor Automobile Repair Shop does not

align with the 2040 Future Land Use Plan which is a part of our 2024 Comprehensive Plan, which designates the property as Medium Density Residential. The proposed automotive use is incompatible with the surrounding predominantly residential development pattern and may create land use conflicts related to traffic, noise, and operations. While an auto body shop exists nearby, it is a legal nonconforming use established prior to the current zoning regulations and does not establish a precedent for additional automotive-related uses. Therefore, staff finds that the request is not consistent with the Future Land Use Plan or the City's long-term vision for compatible, context-sensitive development. Staff recommends denial of the request.

PUBLICATION REQUIREMENTS:

Notices were mailed to all property owners within 200 feet and 201–400 feet of the property proposed for rezoning. 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.

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. As of the date of this report, no letters of support or opposition have been received regarding this request.

FINDINGS:

The Planning & Zoning Commission voted unanimously (5-0) at its July 14, 2026, meeting to recommend denial of an ordinance granting a Specific Use Permit (SUP) to allow the construction and operation of a Minor Automobile Repair Shop on property located at 1027 E. Belt Line Road, DeSoto, Texas.

Pursuant to Section 211.006(d) of the Texas Local Government Code, when the Planning & Zoning Commission recommends denial of a proposed zoning regulation or amendment, the governing body may approve the request only by the favorable vote of three-fourths (3/4) of all members of the governing body. Accordingly, approval of this request by the DeSoto City Council would require a supermajority vote of at least six (6) affirmative votes.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the DeSoto City Council accept the Planning and Zoning Commission's recommendation to deny with prejudice, 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). (Zoning Case No.: Z-1545-26)

MANAGEMENT REVIEW

Attachments

Ordinance
Aerial Map
Vicinity Map
Zoning Map
Site Plan

Landscape Plan

Elevation Plans

Future Land Use Map

2024 Master Thoroughfare Plan

Presentation PDF

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.

LEGAL DESCRIPTION



[illegible]

LOT BORDER
ROOF
GRASS
CONCRETE PAVEMENT

- 6,275 SQ. FT. STORAGE FACILITY
- 26,955 SQ. FT. OF NEW HARD SURFACES

[illegible][illegible]

FLOOD CERTIFICATE

ACCORDING TO COMMUNITY PANEL NUMBER A83960380, DATED 11/20/2013, THE PROPERTY IS LOCATED IN AN AREA THAT IS NOT A SPECIAL FLOOD HAZARD AREA, IF THE 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 PARE OCCASIONS, GREATER FLOODING 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 SORTEKOR.

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

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

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

REVISION: 6

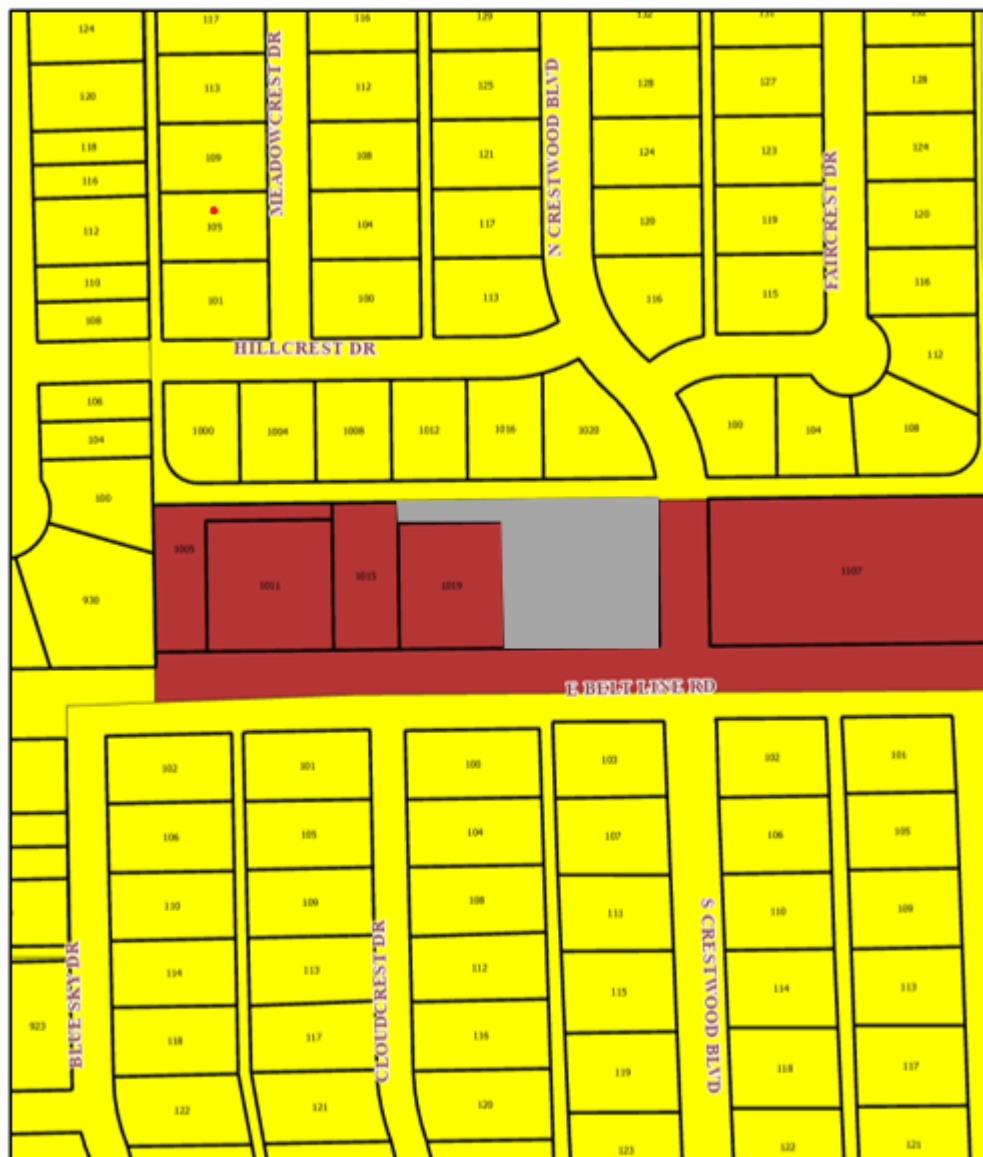
DATE: MAY 29th, 2026

APPROVED BY:

SHEET: 1 of 3

CITY OF DESOTO

ZONING CASE Z-1545-26



Subject Site



Residential



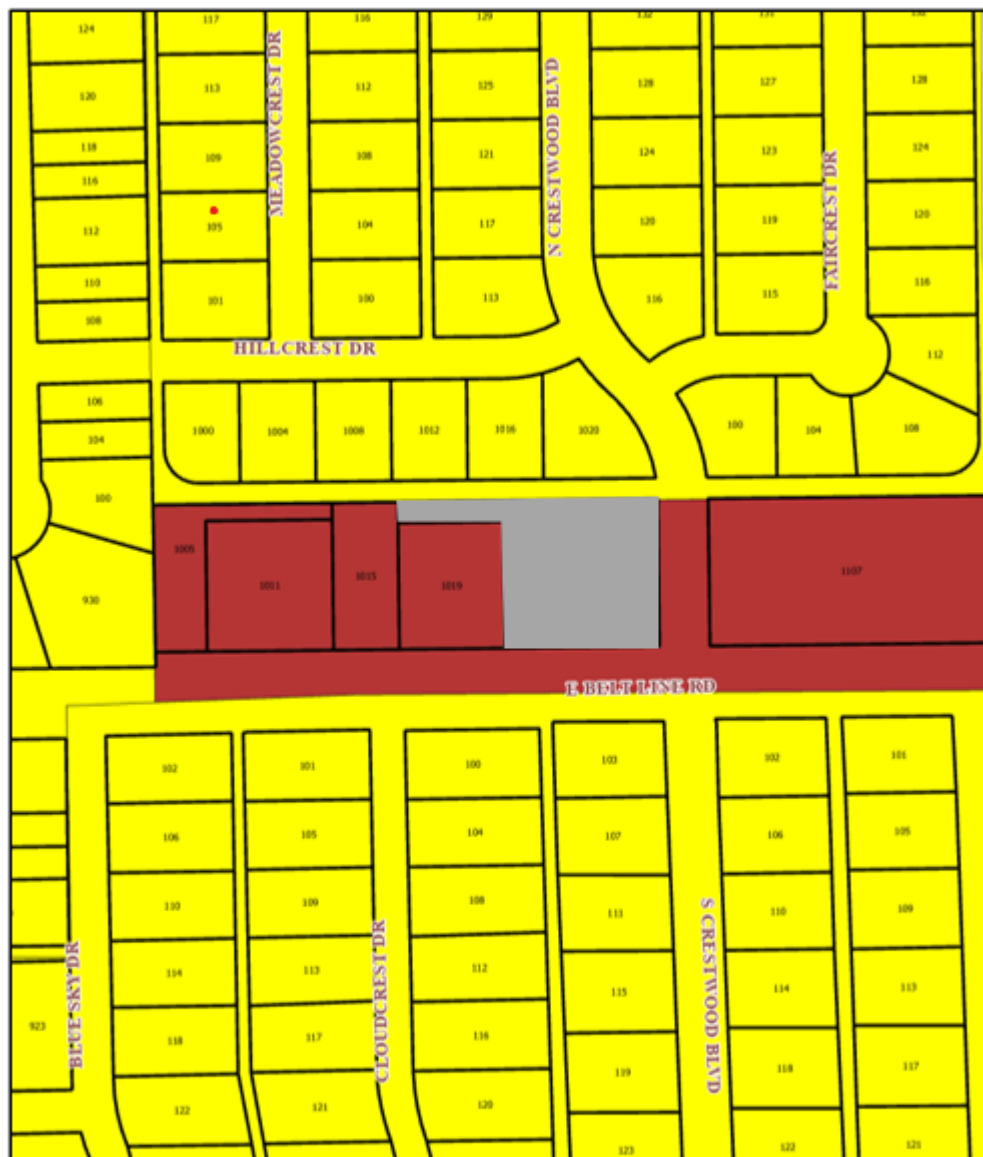
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General Retail (GR)

CITY OF DESOTO

ZONING CASE Z-1545-26



Subject Site



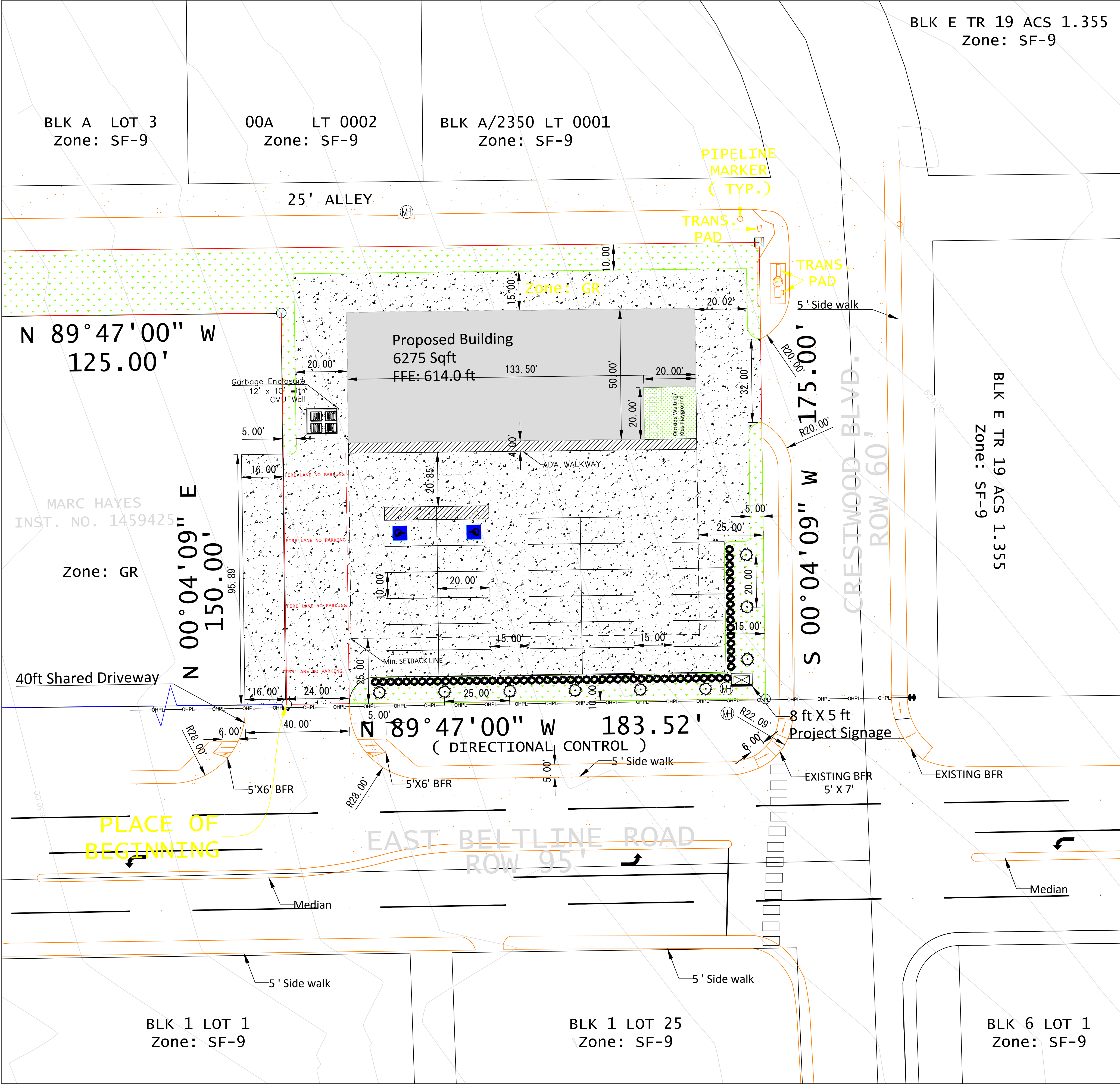
Residential



N



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%

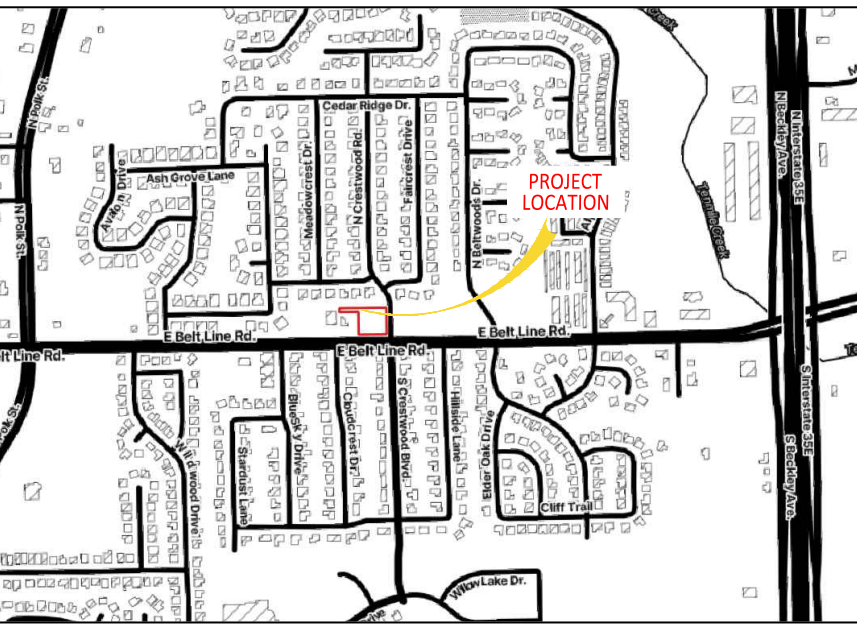
Development requirements		Site Situation	
Lot Dimensions			
Minimum Lot Area	40000 SQFT	35240.4 SQFT	
Minimum lot width:	200 FT	183.5 FT	
Minimum lot depth:	200 FT	175 FT	
Yard Setback Dimensions			
Minimum Front Yard Setback (South)	25 FT	100.5 FT	✓
Minimum Front Yard Setback (East)	25 FT	25 FT	✓
Minimum 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

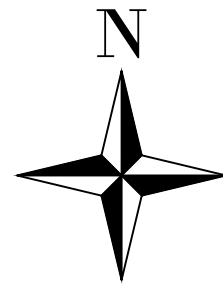


Site Plan

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
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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'

SHEET: 1 of 8

LEGEND

- LOT BORDER
- ROOF
- GRASS
- CONCRETE PAVEMENT

PLANT SCHEDULE

SMALL TREES	BOTANICAL/COMMON NAME	SIZE	GAL	HEIGHT	SPACING	QTY
	CERIS CANADENSIS REDBUD	CONT.	3.0" CAL.	6'-8'	25'-0"	9
GROUND COVERS	BOTANICAL/COMMON NAME	SIZE	GAL	HEIGHT	SPACING	QTY
	CYNODON DACTYLON COMMON BERMUDA	HYDROSEED				8345 SF
GROUND COVERS	BOTANICAL/COMMON NAME	SIZE	GALLON	HEIGHT	SPACING	QTY
	DWARF YAUPOIN 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 View" (area between building and front property line) if frontage is < 250 ft. 20% if frontage is > 250 ft.	15% 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 = 145ft / 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% / 5,296 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)

25' ALLEY

PIPELINE MARKER (TYP.)

TRANS. PAD

TRANS. PAD

N 89°47'00" W
125.00'

MARC HAYES
INST. NO. 1459425

Garbage Enclosure
12' x 10' with
CMU Wall

Proposed Building
6275 Sqft
FFE: 614.0 ft

20.00'
20.00'
20.00'

ADA WALKWAY

S 00°04'09" W
175.00'

CRESTWOOD BLVD.
ROW 60'

40ft Shared Driveway

N 00°04'09" E
150.00'

N 89°47'00" W
(DIRECTIONAL CONTROL)
183.52'

8 ft X 5 ft
Project Signage

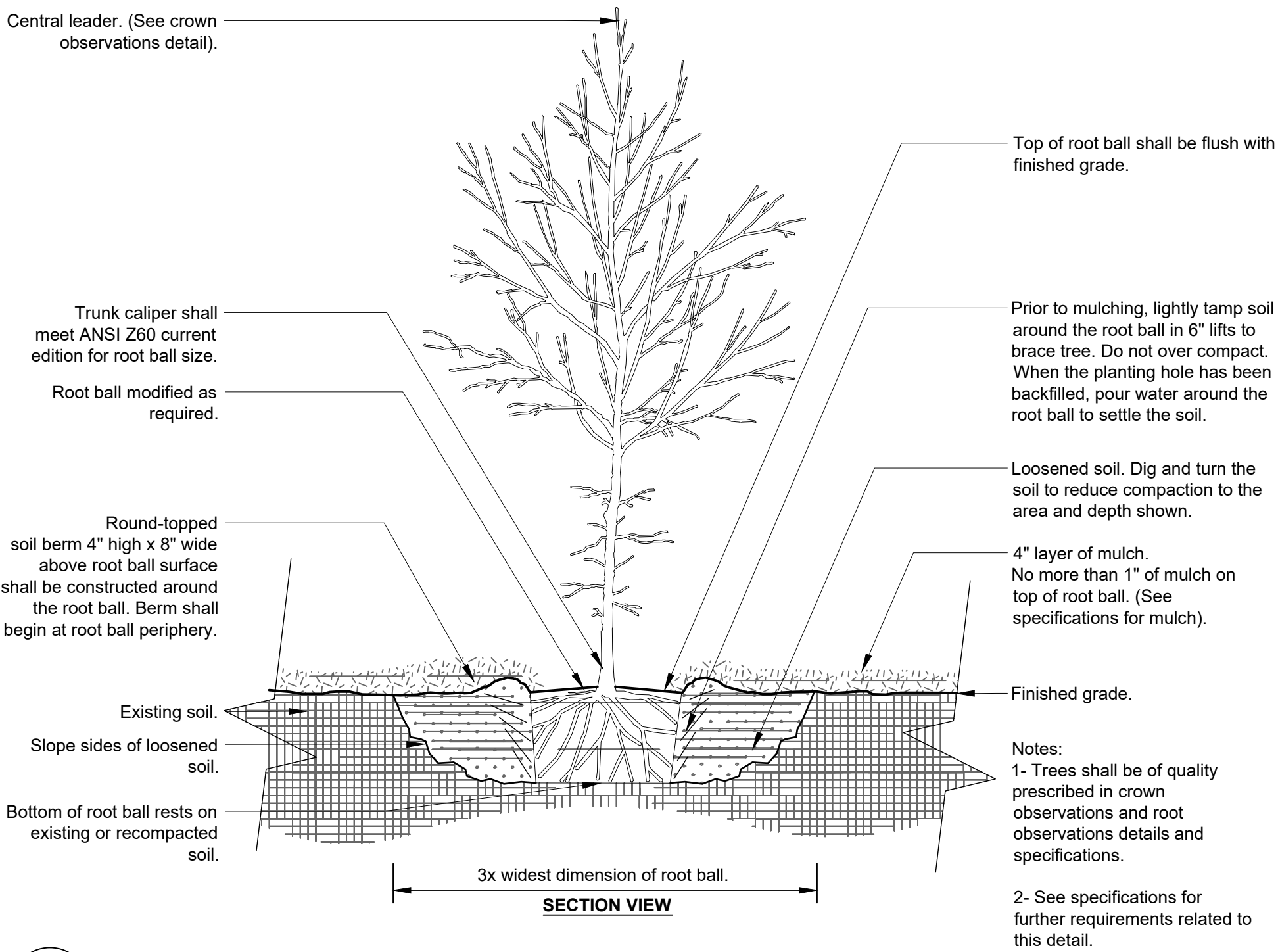
EXISTING BFR
5' X 7'

PLACE OF
BEGINNING

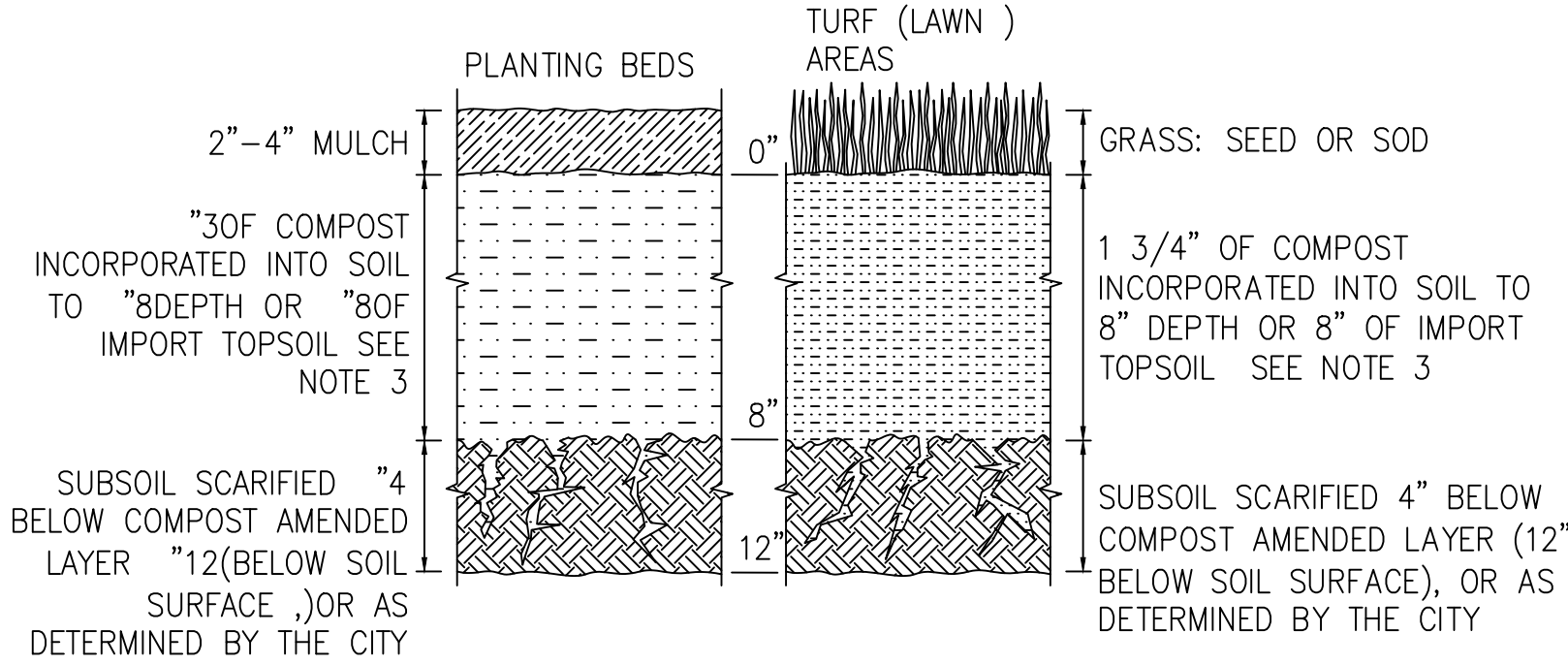
EAST BELTLINE ROAD
ROW 95'

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 $\frac{1}{3}$ 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 $\frac{3}{8}$ " NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT $\frac{1}{3}$ 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.



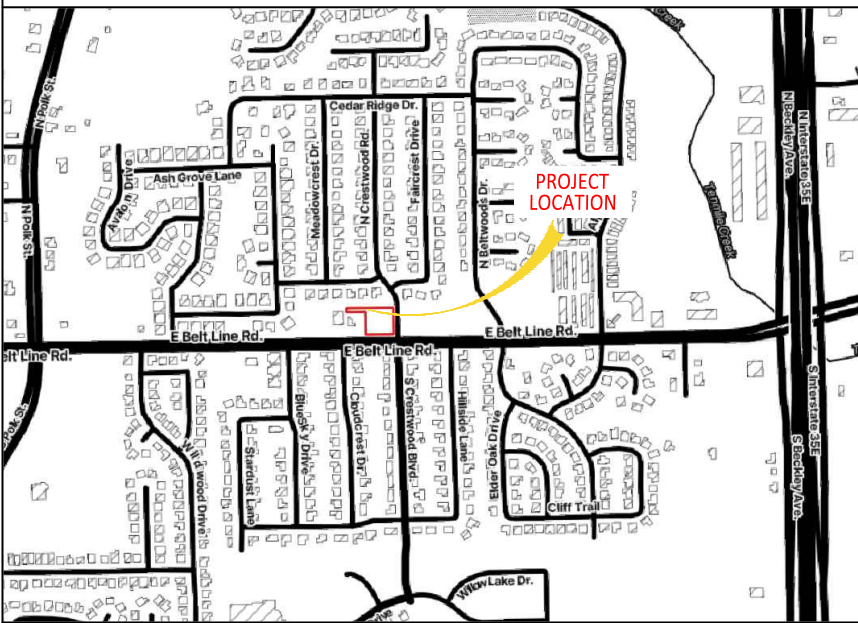
A



B

GRASS &SOIL AMENDMENT

CITY OF DESOTO

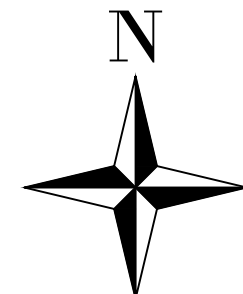


LANDSCAPE Plan

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

SUBMITTALS

Date	REV #
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18-03-2026	2
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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

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

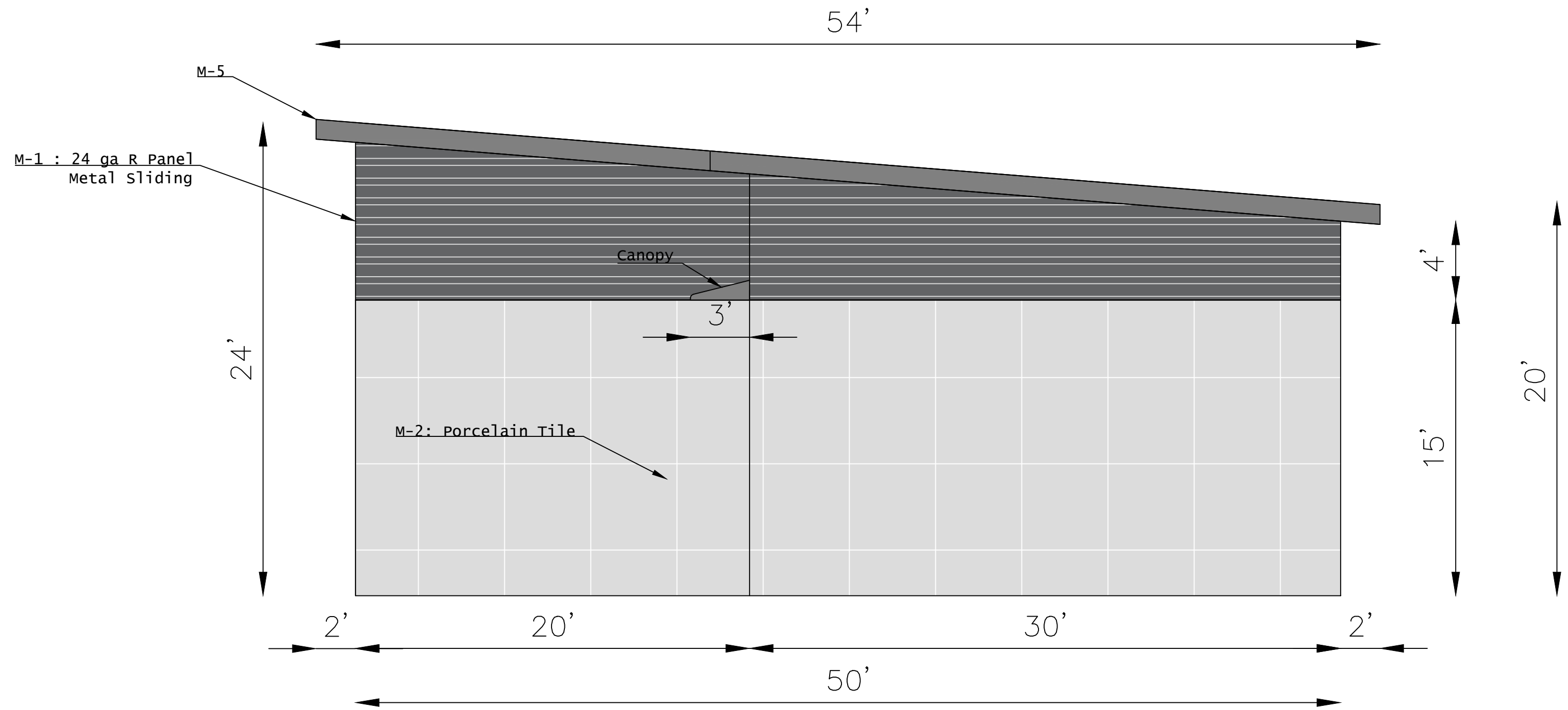
DATE: MAY 29th ,2026

APPROVED BY:

SCALE 1" : 20'

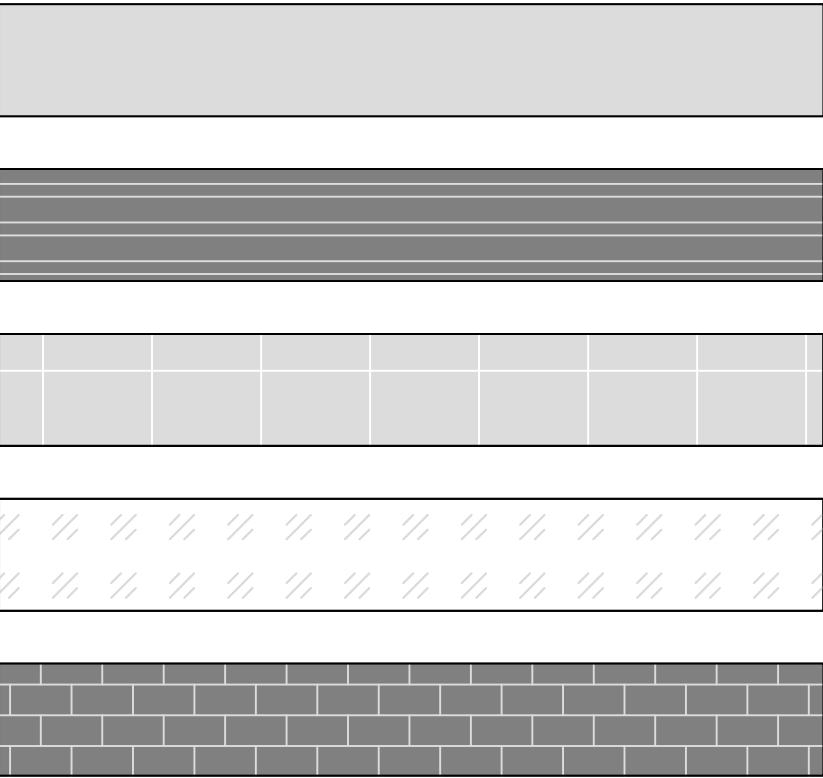
SHEET: 2 of 8

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



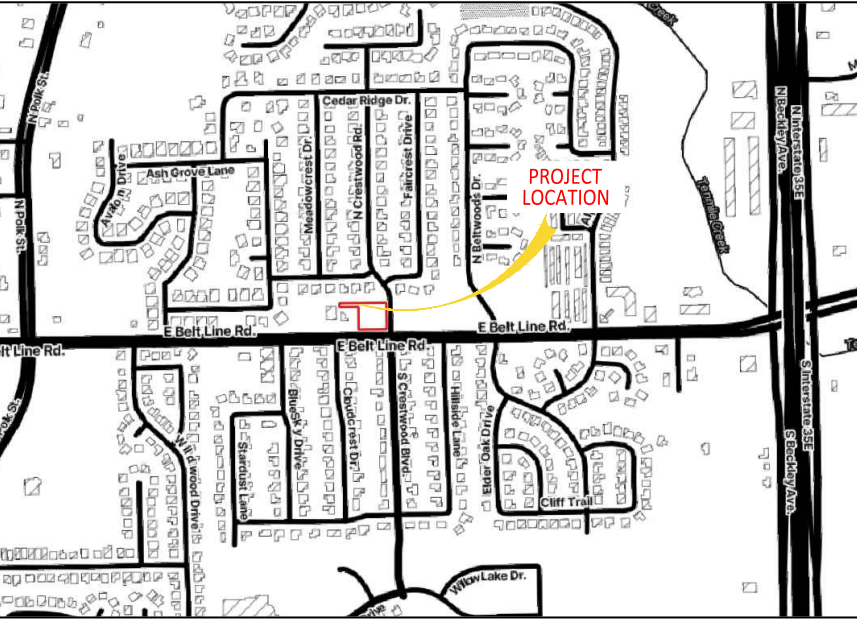
EAST ELEVATION

LEGEND



ROOF
FACADE
TILES
GLASS
CMU

CITY OF DESOTO



Building Elevations
EAST

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

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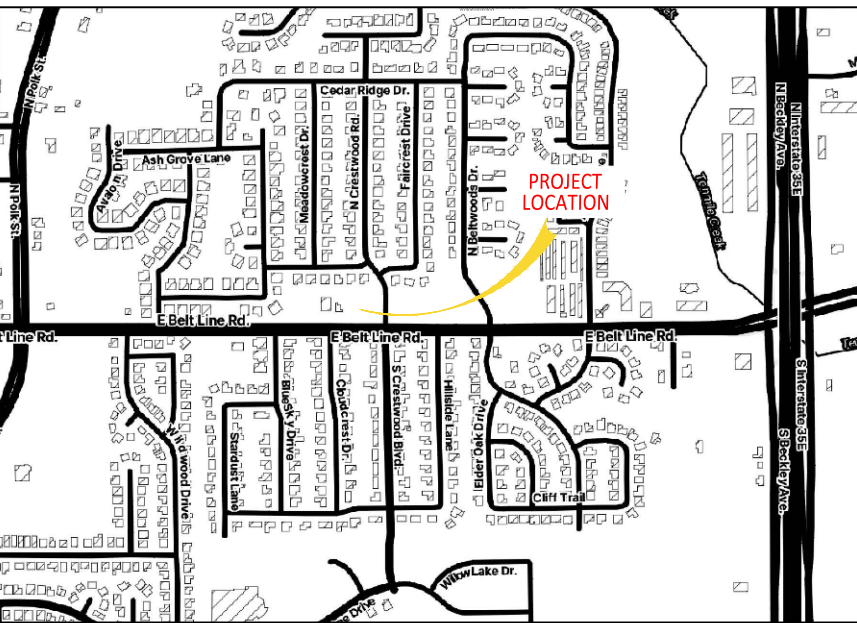
ENGINEER:
AMMAR ELHAMAD, PE 2225 E Randol Mill Rd STE 519 Arlington, TX 76011
6825582646

REVISION: 6

DATE: MAY 29th ,2026

APPROVED BY:
SCALE 1" : 5'

CITY OF DESOTO

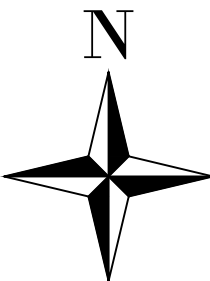


Building Elevations
SOUTH

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

SUBMITTALS

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26-01-2026	1
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COUNTY: DALLAS, TEXAS

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

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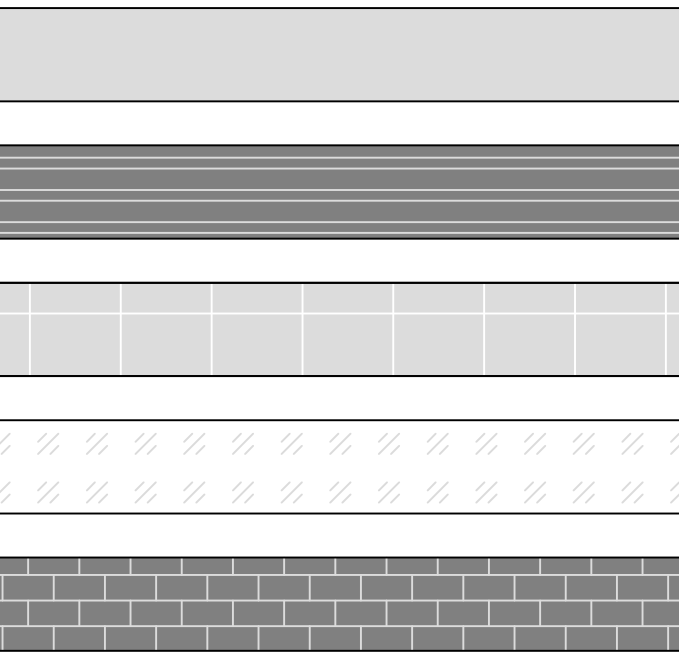
REVISION: 6

DATE: MAY 29th ,2026

APPROVED BY:
SCALE 1" : 6'

SHEET: 6 of 8

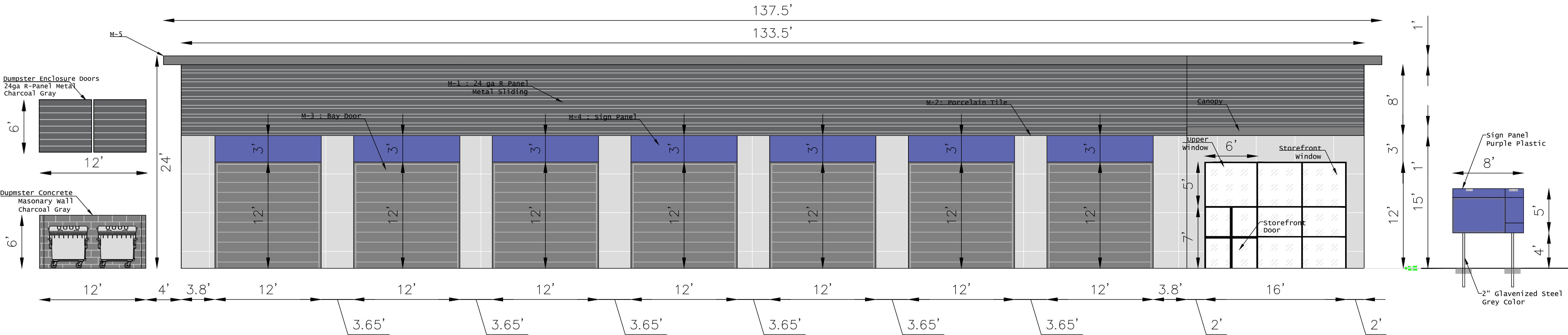
LEGEND



ROOF
FACADE
TILES
GLASS
CMU

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

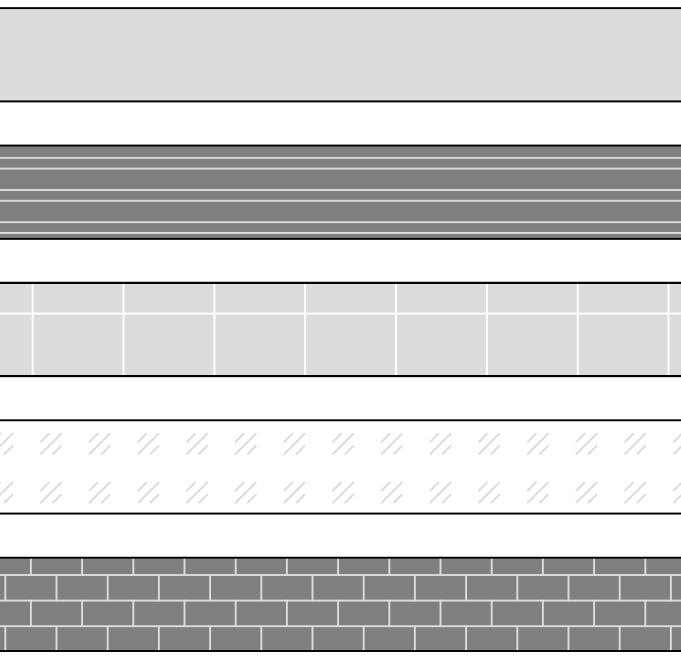


SOUTH ELEVATION

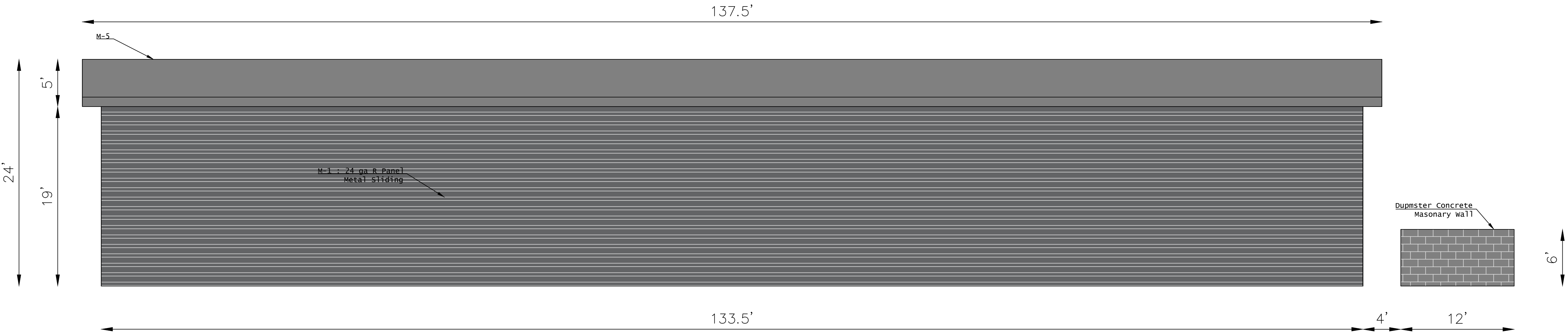


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M-4	Sign Panels-Plastic Sheet (12' x 3')	Purple	252 SF (7 Panels)
M-5	Sloped Facade Infill (Roof Slope Delta Area)	Match Base Wall System	768 SF

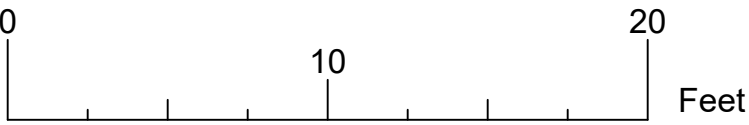
LEGEND



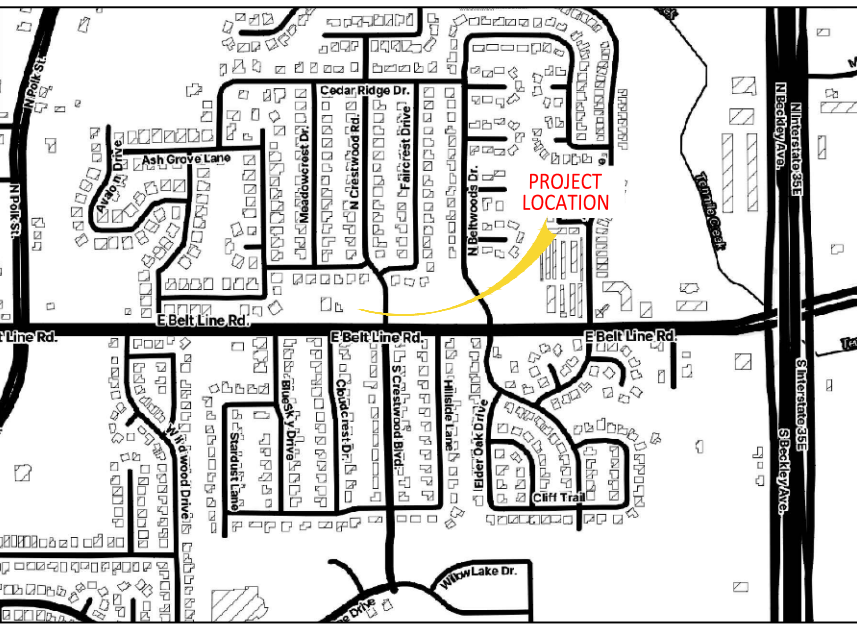
ROOF
FACADE
TILES
GLASS
CMU



NORTH ELEVATION



CITY OF DESOTO

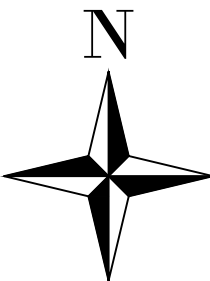


Building Elevations
NORTH

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

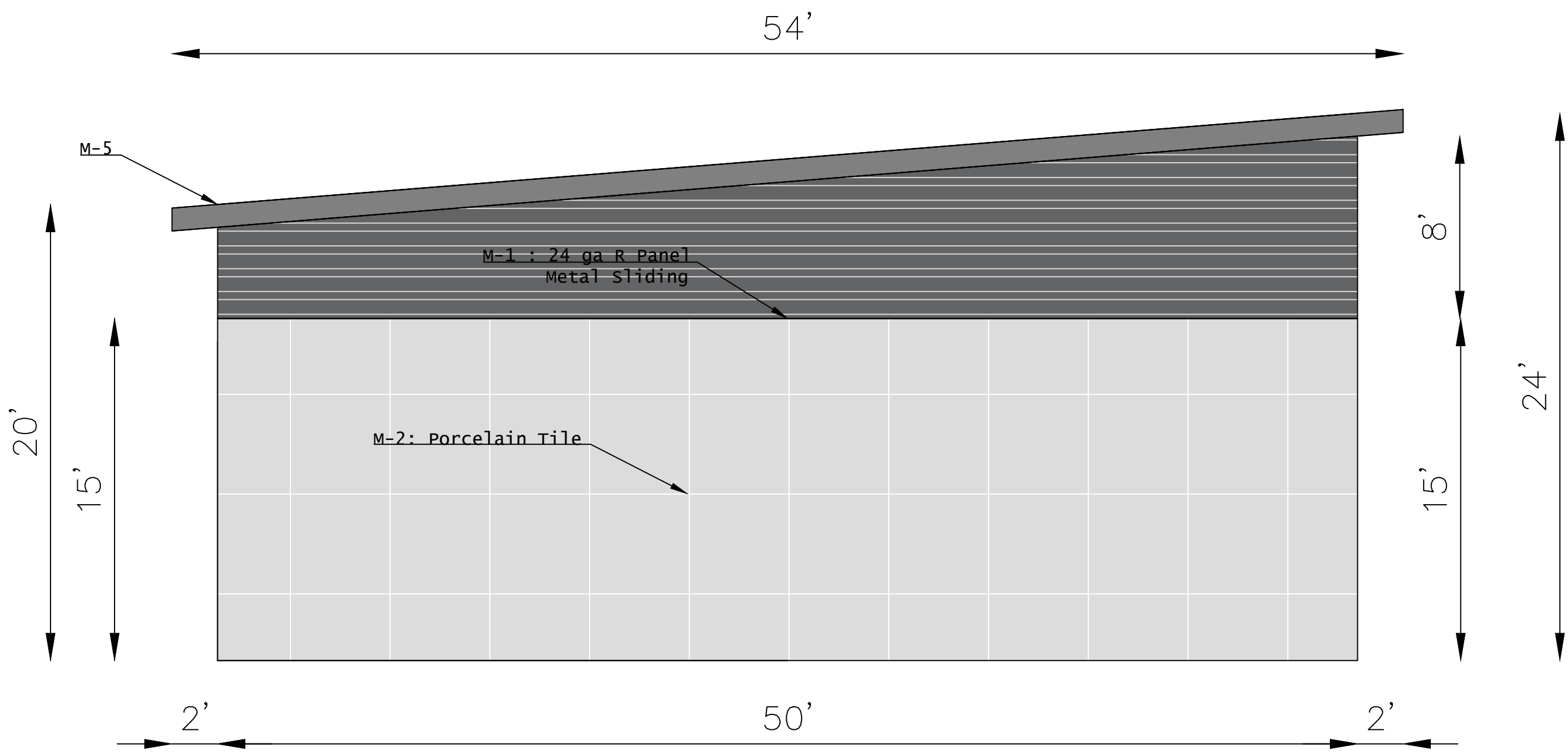
ENGINEER:
AMMAR ELHAMAD, PE 2225 E Randol Mill Rd
STE 519 Arlington, TX 76011
6825582646

REVISION: 6

DATE: MAY 29th ,2026

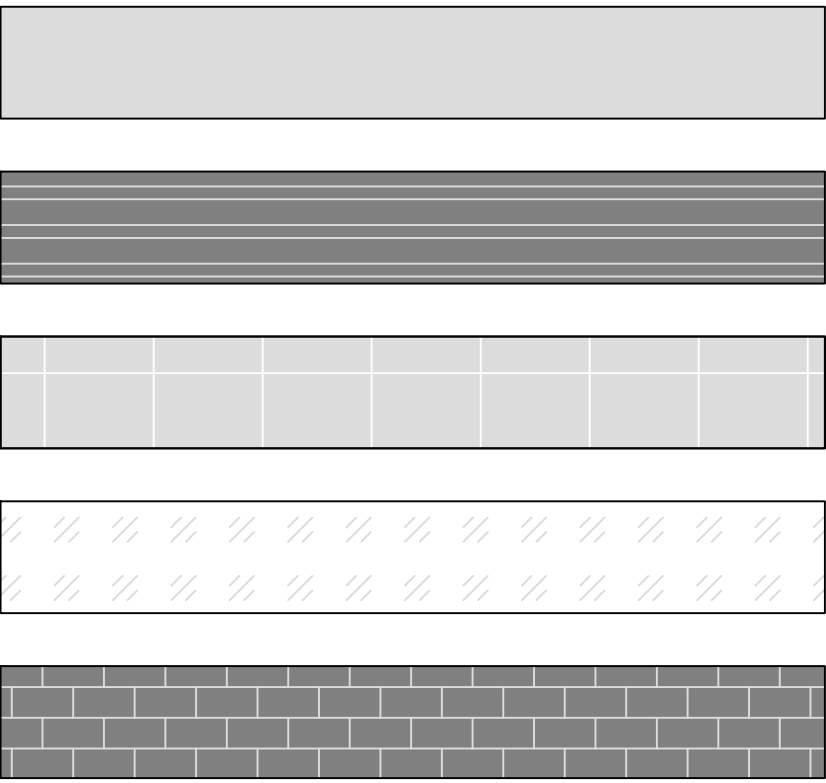
APPROVED BY:
SCALE 1" : 6'

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



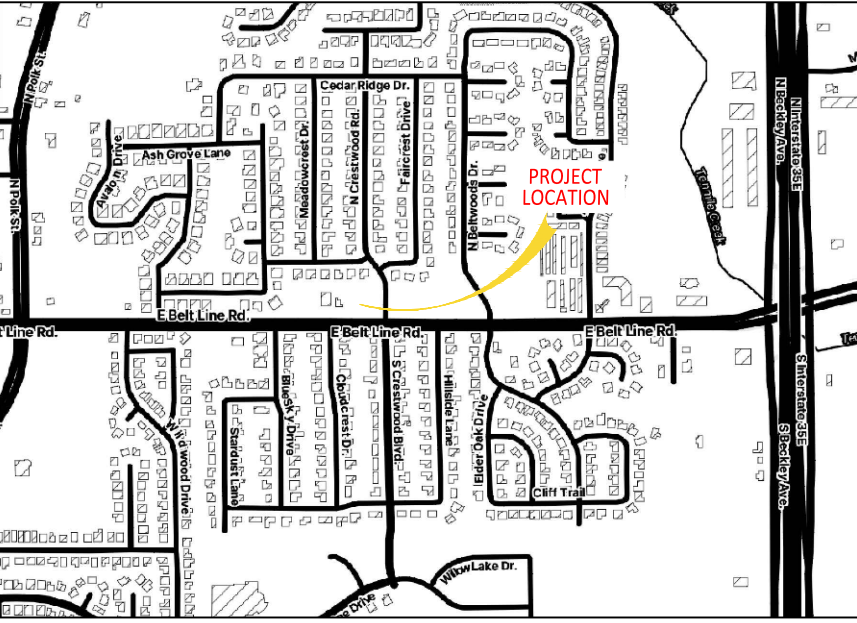
WEST ELEVATION

LEGEND



ROOF
FACADE
TILES
GLASS
CMU

CITY OF DESOTO

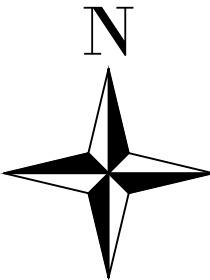


Building Elevations
WEST

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.

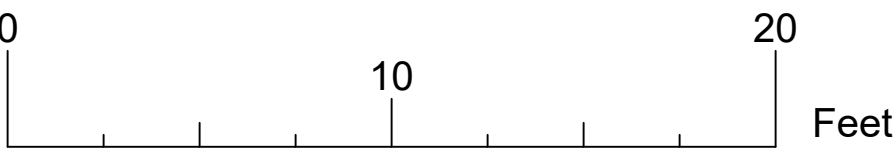
APPLICATION BY:
GHANIM FAMILY REAL ESTATE LLC 3300
LADERA DR, BEDFORD, TX 76021
+1 (817) 808-3742

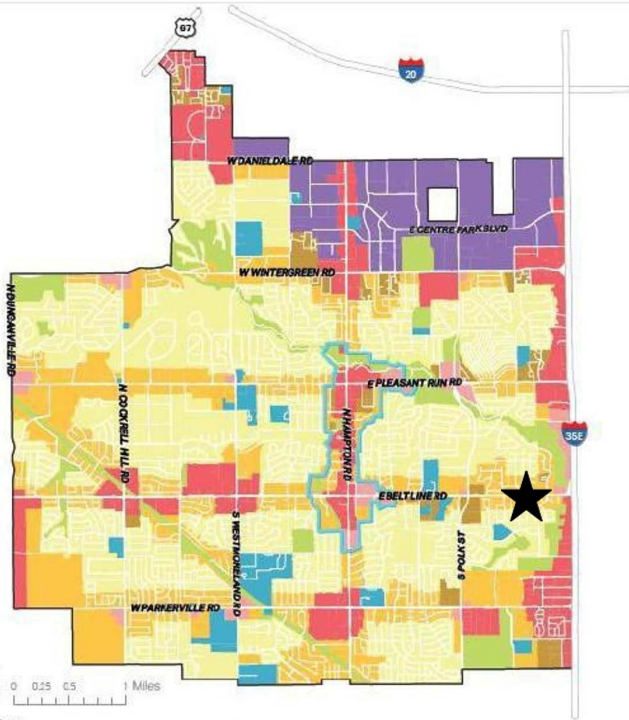
ENGINEER:
AMMAR ELHAMAD, PE 2225 E Randol Mill Rd
STE 519 Arlington, TX 76011
6825582646

REVISION: 6

DATE: MAY 29th ,2026

APPROVED BY:
SCALE 1" : 5'



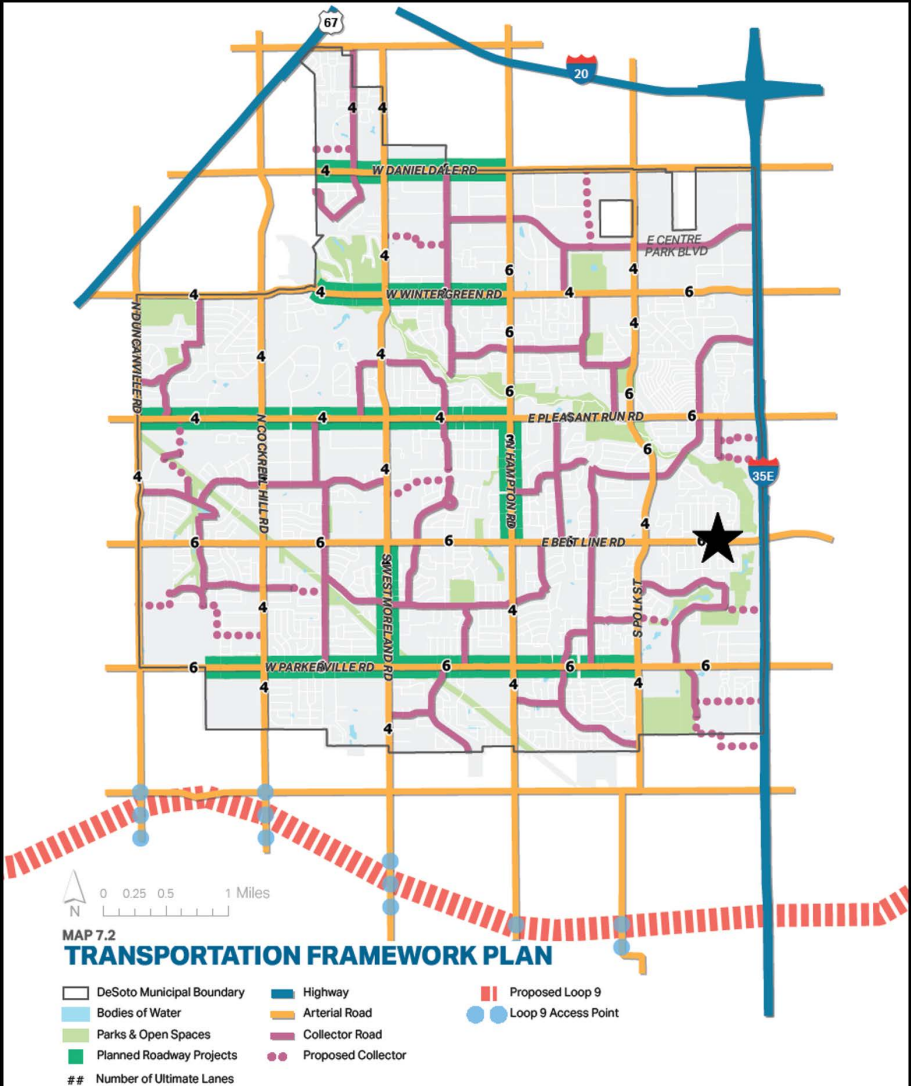


MAP 4.1

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.





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

August 4, 2026

Cambria Jordan

Planning Manager

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

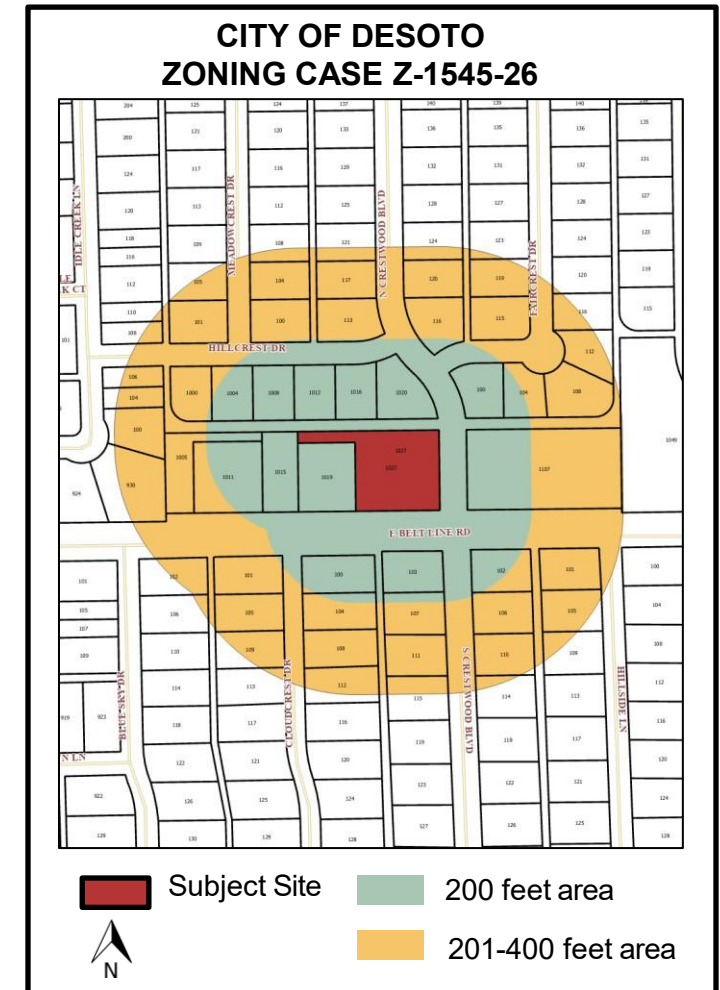
Specific Use Permit Request

- **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 4, 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)



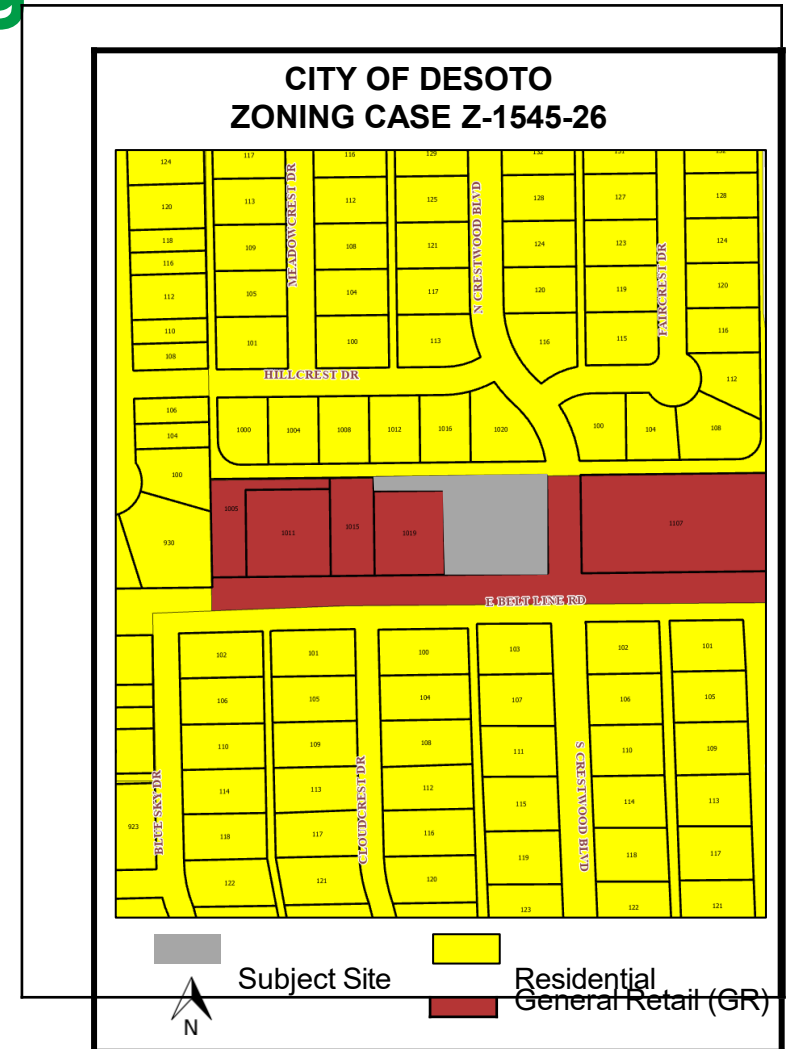
East: General Retail (GR)



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



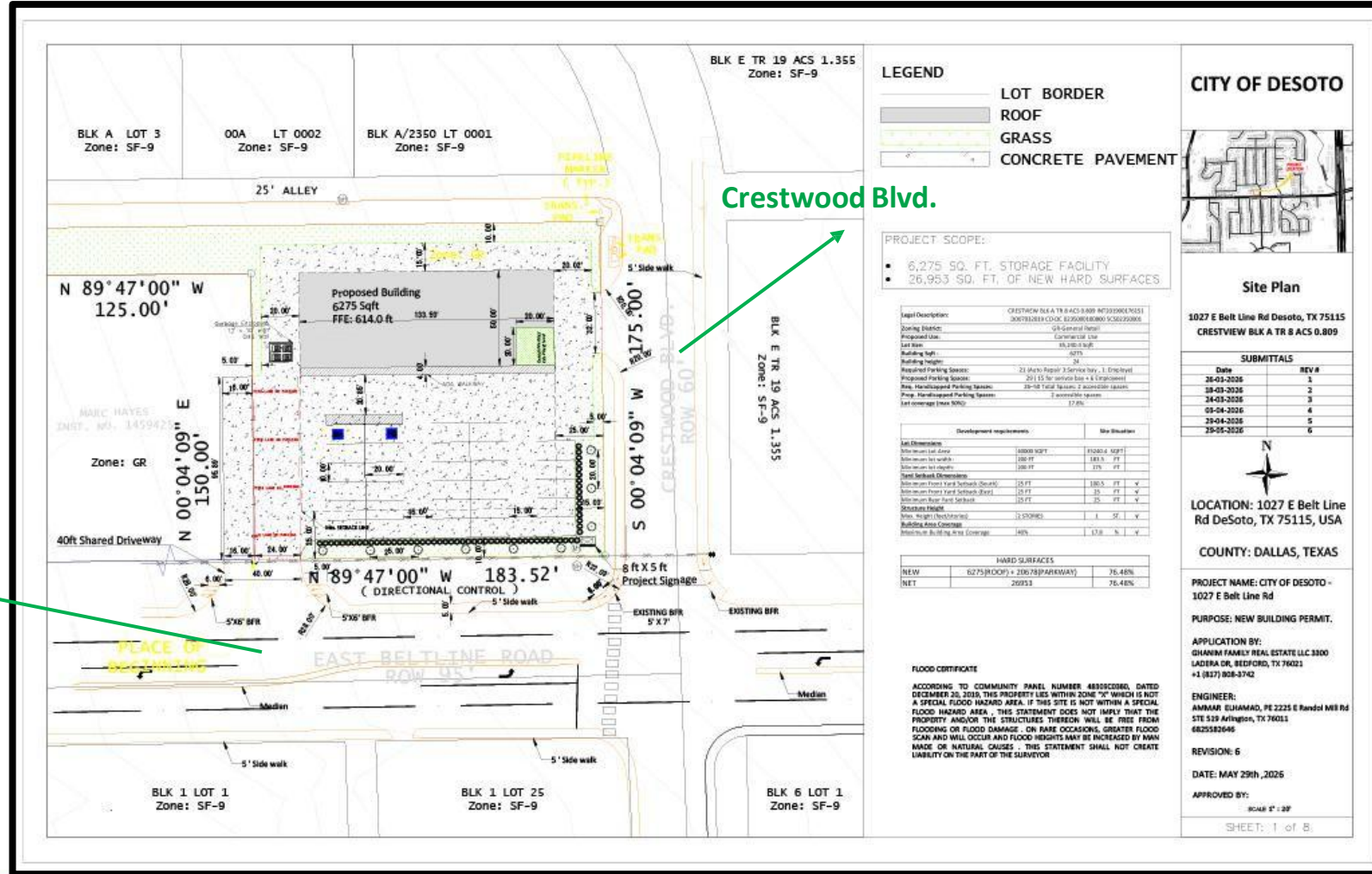
West: General Retail (GR)



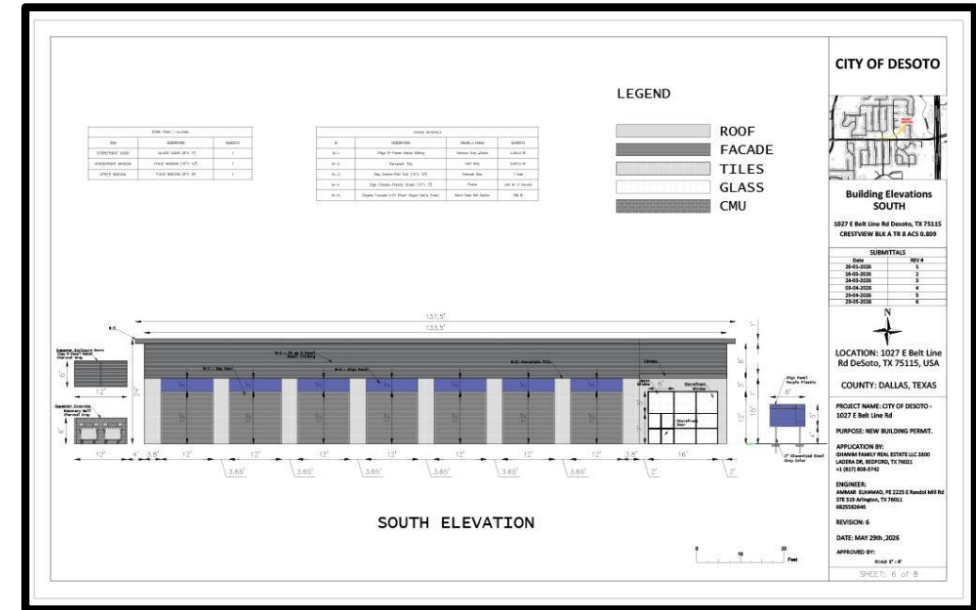
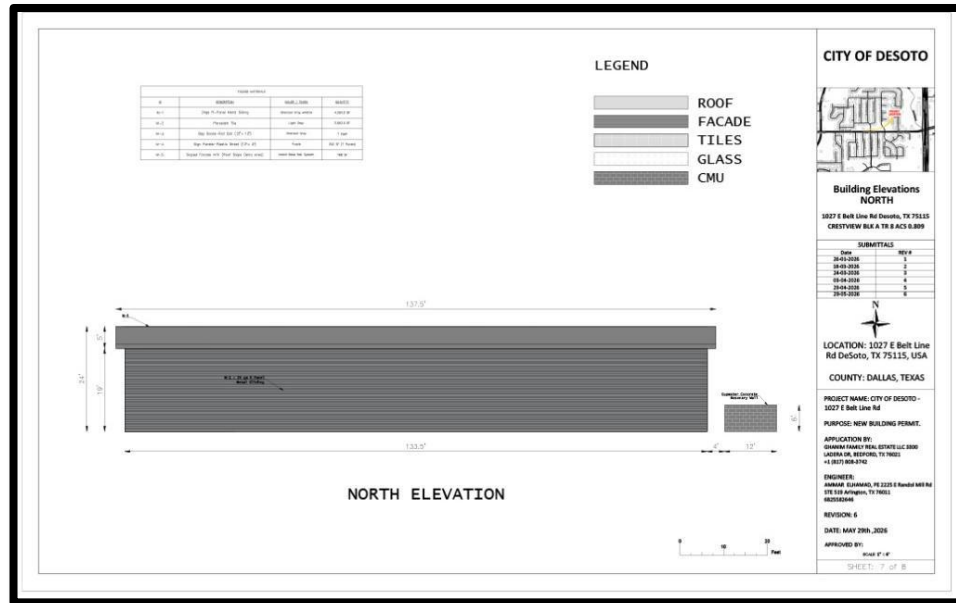
Proposed Site Plan

E. Beltline Road

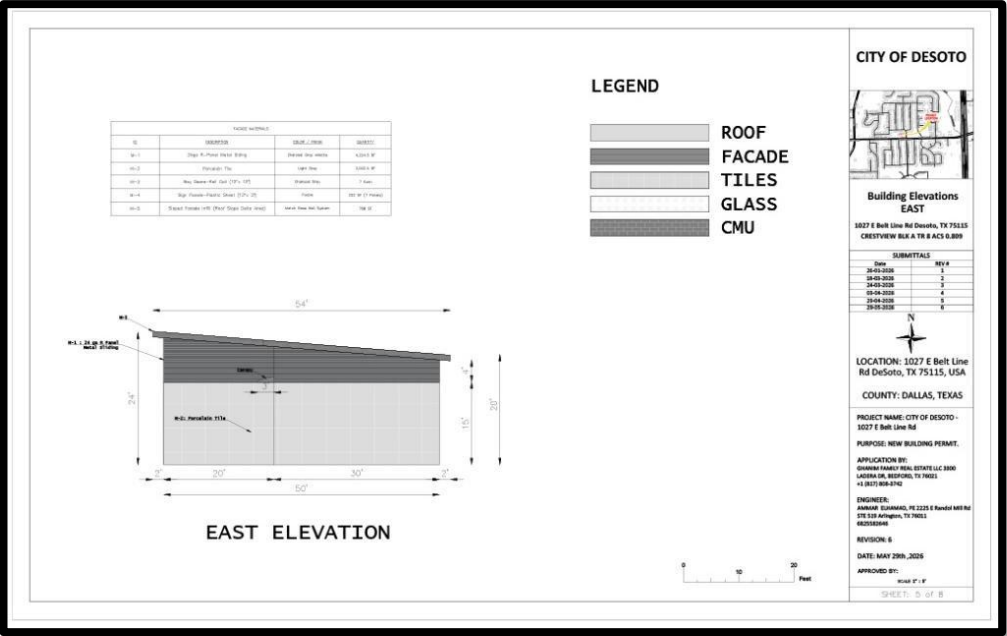
Crestwood Blvd.



Proposed Elevation Plan



Proposed Elevation Plan



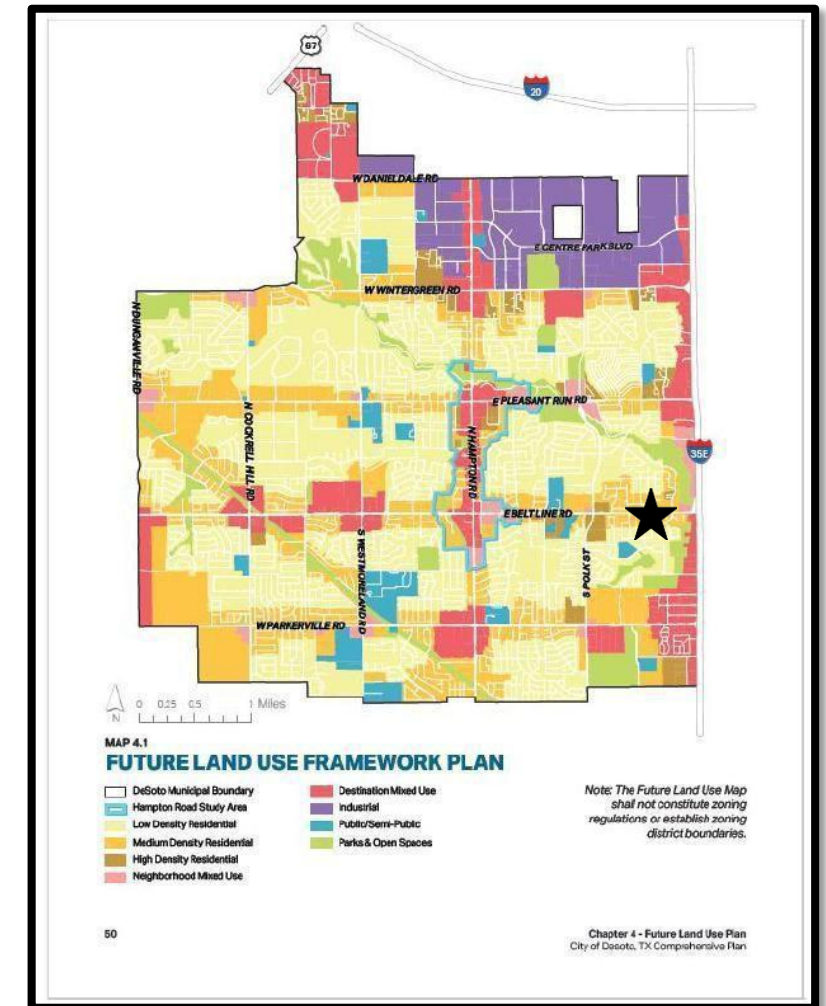
[illegible]

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.

Summary of Future Land Use Categories	Recommended Development Types per 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
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

Planning and Zoning Commission voted unanimously (5-0) to recommend denial of request during its July 14, 2026, meeting.

Staff recommends that the DeSoto City Council accept the Planning & Zoning Commission's recommendation to deny 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

City Council Meeting

G. 2.

Meeting Date: 08/04/2026

Phone:

COUNCIL ACTION

AGENDA ITEM:

Conduct a Public Hearing and consider public comment regarding the approval of an agreement with Linebarger Goggan Blair & Sampson, LLP for collection of delinquent property assessments for the Danieldale Homestead Public Improvement District (PID)

BACKGROUND:

The purpose of the hearing is to allow for public input regarding the City's proposed agreement with Linebarger Goggan Blair & Sampson, LLP (Linebarger) to perform delinquent PID assessment collection services. Texas Government Code §2254.1036 requires public disclosure and consideration of contingent-fee legal contracts in an open meeting with proper notice.

FINDINGS:

The annual assessments for the Danieldale Homestead PID are collected by TxGov Solutions. However, there is currently no mechanism in place for the collection of delinquent assessment amounts. Therefore, the City of DeSoto desires to enter into an agreement with Linebarger to perform delinquent PID assessment collection services.

Need for Services

The City of DeSoto does not possess the internal infrastructure, technology, staffing, or specialized expertise needed to collect delinquent property assessments effectively.

Qualifications of the Firm:

Linebarger is the largest delinquent tax-collection firm in Texas and the United States, with more than 50 years of experience providing specialized legal services for delinquent property assessment recovery.

Contract Basis:

Texas Tax Code §§6.30, 33.07, 33.08, and 33.48 authorize the use of contingent-fee collection agreements funded through statutory penalties on delinquent accounts instead of City-paid fees. The Firm's proposed fee for the collection of delinquent assessments for the Danieldale Homestead PID is 20%, which will be added to the delinquent amount.

FINANCIAL IMPACT:

There is no financial impact on the City of DeSoto. Collection fees are paid by the delinquent property owners.

RECOMMENDATION:

No formal action is required during this public hearing. Following public comment, the City Council will consider the collection agreement and collection penalty under two separate action items.

MANAGEMENT REVIEW

Attachments

Draft Agreement

Agreement To Collect Delinquent Property Assessments for Danieldale Homestead Public Improvement District

This Agreement is made between Linebarger Goggan Blair & Sampson, LLP (hereinafter referred to as the "Firm") and City of DeSoto (hereinafter referred to as the "Client"), acting as the governing body for the Danieldale Homestead Public Improvement District for purposes of the collection of delinquent property assessments.

Article I Nature of Relationship

1.01 The parties hereto acknowledge that this Agreement creates an attorney-client relationship.

1.02 The Client hereby employs the Firm to provide the services hereinafter described for compensation hereinafter provided.

Article 2 Scope of Services

2.01 The Firm shall take reasonable and necessary actions to collect delinquent property assessments owed to the Danieldale Homestead Public Improvement District, and to any other taxing unit whose property assessments are assessed and collected by the Client and that are subject to this Agreement, as hereinafter provided.

2.02 The Client may from time-to-time specify in writing additional actions to be taken by the Firm in connection with the collection of property assessments that are owed to the Client. Client further constitutes and appoints the Firm as Client's attorneys to sign all legal instruments, pleadings, drafts, authorizations and papers as shall be reasonably necessary to prosecute the Client's claim for property assessments.

2.03 Property assessments owed to the Client shall become subject to this agreement upon the following dates, whichever occurs first:

- (a) On February 1 of the year in which the property assessments become delinquent if a previously filed tax suit is then pending against the property subject to the tax;
- (b) On the date any lawsuit is filed with respect to the recovery of the assessment if the tax is delinquent and is required to be included in the suit pursuant to TEX. TAX CODE § 33.42(a);
- (c) On the date of filing any application for tax warrant where recovery of the tax or estimated tax is sought and where the filing of an application for tax warrant by the Firm is at the request of Client's Tax Assessor- Collector;
- (d) On the date of filing any claim in bankruptcy where recovery of the tax is sought; or
- (e) On July 1 of the year in which the property assessments become delinquent.

Article 3 Compensation

3.01 Client agrees to pay to the Firm, as compensation for the services required herein, as follows:

- (a) twenty (20%) percent of the amount of all _____ and subsequent year property assessments, penalty and interest subject to the terms of this contract as set forth in Paragraph 2.03 above, collected and paid to the collector of property assessments during the term of this contract, as and when collected.

3.02 The Client shall pay the Firm by the twentieth day of each month, all compensation earned by the Firm for the previous month as provided in this Article 3. All compensation above provided for shall become the

property of the Firm at the time payment of the property assessments, penalty and interest is made to the collector.

Article 4

Intellectual Property Rights

4.01 The Client recognizes and acknowledges that the Firm owns all right, title and interest in certain proprietary software that the Firm may utilize in conjunction with performing the services provided in this Agreement. The Client agrees and hereby grants to the Firm the right to use and incorporate any information provided by the Client ("Client Information") to update the databases in this proprietary software, and, notwithstanding that Client Information has been or shall be used to update the databases in this proprietary software, further stipulates and agrees that the Client shall have no rights or ownership whatsoever in and to the software or the data contained therein, except that the Client shall be entitled to obtain a copy of such data that directly relates to the Client's accounts at any time.

4.02 The Firm agrees that it will not share or disclose any specific confidential Client Information with any other company, individual, organization or agency, without the prior written consent of the Client, except as may be required by law or where such information is otherwise publicly available. It is agreed that the Firm shall have the right to use Client Information for internal analysis, purposes of improving the proprietary software and database, and to generate aggregate data and statistics that may inherently contain Client Information. These aggregate statistics are owned solely by the Firm and will generally be used internally, but may be shared with the Firm's affiliates, partners or other third parties for purposes of improving the Firm's software and services.

Article 5

Costs

5.01 The Firm and Client recognize that publication costs for citations and notices of sale and title abstract costs will be incurred in the process of providing the litigation services contemplated in this Agreement. All such costs shall be billed to the Client, in care of the Firm, and the Firm will advance the payment of such costs on behalf of the Client. Upon recovery of such costs from the defendants or from the tax sale of defendants' property, the Firm shall be reimbursed for the advance payment. Alternatively, the Firm may arrange with the vendor or agency providing the service that actual payment of the costs of services is wholly contingent upon recovery of such costs by the Client or the Firm from the defendants or from the tax sale of defendants' property. In such contingent arrangements, the Client has no responsibility or liability for payment or advancement of any costs, other than forwarding to the vendor or service provider any cost amounts received from defendants or from the tax sale of defendants' property.

5.02 The Client acknowledges that the Firm may provide services, such as title research, with its own employees or with other entities or individuals who may be affiliated with the Firm, but the Firm agrees that any charges for such services will be reasonable and consistent with what the same services would cost if obtained from a third party. The Client agrees that upon the recovery of such costs, the Client will: (i) pay the Firm for any such costs which have been advanced by the Firm or performed by the Firm, and (ii) pay any third-party agency or vendor owed for performing such services.

Article 6

Term and Termination

6.01 This Agreement shall be effective on _____, 2026 (The "Effective Date") and shall expire on (the "Expiration Date") unless extended as hereinafter provided.

6.02 Unless prior to 60 days before the Expiration Date, the Client or the Firm notifies the other in writing that it does not wish to continue this Agreement beyond its initial term, this Agreement shall be

automatically extended for an additional one-year period without the necessity of any further action by either party. In the absence of any such 60-day notice by either the Client or the Firm, the Agreement shall continue to automatically renew for additional and successive one-year terms in the same manner at the end of each renewal period.

6.03 If at any time during the initial term of this Agreement or any extension hereof, the Client determines that the Firm's performance under this Agreement is unsatisfactory, the Client shall notify the Firm in writing of the Client's determination. The notice from the Client shall specify the particular deficiencies that the Client has observed in the Firm's performance. The Firm shall have sixty (60) days from the date of the notice to cure any such deficiencies. If at the conclusion of that sixty-day remedial period, the Client remains unsatisfied with the Firm's performance, the Client may terminate this Agreement effective upon the expiration of thirty days following the date of written notice to the Firm of such termination ("Termination Date").

6.04 Whether this Agreement expires or is terminated, the Firm shall be entitled to continue to prosecute any tax suits, applications for tax warrants or bankruptcy claims pending on the Termination Date or Expiration Date for an additional six months following termination or expiration. The Client agrees that the Firm shall be compensated as provided by Article 3 for any base tax, penalties and interest collected in the pending matters during the six-month period.

6.05 The Client agrees that the Firm shall be reimbursed for any costs advanced and shall be paid for any services performed pursuant to Article 5 when such costs are recovered by or on behalf of the Client, regardless of the date recovered. It is expressly agreed that neither the expiration nor the termination of this Agreement constitutes a waiver by the Firm of its entitlement to be reimbursed for such costs and to be paid for such services. It is further expressly agreed that the expiration of any six-month period under Section 6.04 does not constitute any such waiver by the Firm.

Article 7

Miscellaneous

7.01 *Assignment and Subcontracting.* This Agreement is not assignable, provided however, the Firm may from time-to-time obtain co-counsel or subcontract some of the services provided for herein to other law firms or entities. In such cases, the Firm will retain supervisory control and responsibility for any services provided by such co-counsel or subcontractors and shall be responsible for paying any compensation due to any such co-counsel or subcontractor.

7.02 *Arbitration.* Any controversy between the parties to this Agreement involving the construction or application of any of the terms, covenants, or conditions of this Agreement shall, on the written request of one party served on the other, be submitted to arbitration, and such arbitration shall comply with and be governed by the provisions of the Texas General Arbitration Act.

7.03 *Integration.* This Agreement contains the entire agreement between the parties hereto and may only be modified in a written amendment, executed by both parties.

7.04 *Representation of Other Taxing Entities.* The Client acknowledges and consents to the representation by the Firm of other taxing entities that may be owed property assessments or other claims and be secured by the same property as the Client's claim.

7.05 *Retention of Files.* The Firm will retain the files created in the course of performing the Services specified in Article 2 above according to the following schedule. After the time periods specified in this Section, Client consents to the destruction of such files, so long as such destruction is undertaken in a manner to protect the confidentiality of any personal or private information contained therein.

Tax Warrant files: Five years from the date of issuance of a warrant.

Litigation files: Two years from the date of nonsuit or dismissal of a suit occurring prior to a final judgment.

Five years from the date of sale of the last property pursuant to the judgment or other satisfaction of the judgment.

Ten years from the date of filing of an abstract of judgment, or five years from the date of satisfaction of the judgment, whichever is earlier.

Bankruptcy Files: Two years from the date of dismissal of a bankruptcy proceeding or other order closing the case, or from satisfaction of a claim, whichever is earlier, with respect to Chapter 7 and 13 proceedings.
Three years from the date of dismissal of a bankruptcy proceeding or other order closing the case, or from satisfaction of a claim, whichever is earlier, with respect to Chapter 11 proceedings.

7.06. Compliance with Tx. Govt. Code §2271.002. In order to comply with Tx. Govt. Code §2271.002, the Firm verifies that it does not boycott Israel and will not boycott Israel during the term of the contract.

7.07 Compliance with Tx. Govt. Code §2252.151- .154. In order to comply with Tx. Govt. Code §2252.152, the Firm verifies that it is not a company identified on the Texas Comptroller's list of companies known to have contracts with, or provide supplies or services to, a foreign organization designated as a Foreign Terrorist Organization by the U.S. Secretary of State under federal law.

7.08 Compliance with Tx. Govt. Code §2274.001 - .002. In order to comply with Tx. Govt. Code §2274.002, the Firm verifies that it does not boycott energy companies and will not boycott energy companies during the term of the contract.

7.09 Compliance with Tx. Govt. Code §2274.001 - .002. In order to comply with Tx. Govt. Code §2274.002, the Firm verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and, will not discriminate during the term of the contract against a firearm entity or firearm trade association.

In consideration of the terms and compensation herein stated, the Firm hereby accepts said employment and undertakes the performance of this Agreement as above written. This Agreement is executed on behalf of the Firm and of the Client by the duly authorized persons whose signatures appear below.

City of DeSoto

Linebarger Goggan Blair & Sampson, LLP

By: _____

By: _____

Date: _____

Date: _____

ATTEST:

City Secretary

City Council Meeting

H. 1.

Meeting Date: 08/04/2026

Phone:

COUNCIL ACTION

AGENDA ITEM:

Consider and take action to approve a Resolution approving an Agreement to Collect Delinquent Property Assessments for the Danieldale Homestead PID with Linebarger Goggan Blair & Sampson, LLP, and authorize the Interim City Manager to negotiate and execute all necessary documents

BACKGROUND:

The annual assessments for the Danieldale Homestead PID are collected by TxGoverment Solutions. However, there is currently no mechanism in place for the collection of delinquent assessment amounts. Therefore, the City of DeSoto desires to enter into an agreement with Linebarger to perform delinquent PID assessment collection services.

FINDINGS:

The City Council determines:

1. There is a substantial need for specialized legal services to collect delinquent PID assessments.
2. The City cannot perform these services internally at a reasonable cost due to lack of personnel, infrastructure, and technology.
3. The services cannot reasonably be obtained under an hourly-fee contract because the statutory penalty structure makes such an arrangement financially infeasible.
4. Linebarger is well qualified and competent to perform the services.
5. The agreement is the result of an arm's-length, fair, and reasonable transaction.
6. Linebarger will begin providing services on the effective date stated in the agreement and will perform with competence and professionalism.

FINANCIAL IMPACT:

There is no financial impact on the City. The delinquent property owners will pay all costs associated with Linebarger's collection activities for delinquent PID assessments for the Danieldale Homestead PID.

RECOMMENDATION:

Staff recommends the City Council approve a Resolution approving an Agreement to Collect Delinquent Property Assessments for the Danieldale Homestead PID with Linebarger Goggan Blair & Sampson, LLP, and authorize the Interim City Manager to negotiate and execute all necessary documents.

MANAGEMENT REVIEW

Attachments

Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE DESOTO CITY COUNCIL OF DALLAS COUNTY, TEXAS, APPROVING AN AGREEMENT TO COLLECT DELINQUENT PROPERTY ASSESSMENTS FOR DANIELDALE HOMESTEAD PUBLIC IMPROVEMENT DISTRICT WITH LINEBARGER GOGGAN BLAIR & SAMPSON, LLP; PROVIDING FOR CERTAIN FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after having provided adequate notice as required by Sec. 2254.1036 of the Texas Government Code, the DESOTO CITY COUNCIL desires to approve the AGREEMENT TO COLLECT DELINQUENT PROPERTY ASSESSMENTS FOR DANIELDALE HOMESTEAD PUBLIC IMPROVEMENT DISTRICT with Linebarger Goggan Blair & Sampson, LLP, attached hereto; and

WHEREAS, after exercising due diligence, the DESOTO CITY COUNCIL finds and determines that: (i) there is a substantial need for the legal services to be provided pursuant to the Agreement to Collect Delinquent Property Assessments for DANIELDALE HOMESTEAD PUBLIC IMPROVEMENT DISTRICT; (ii) these legal services cannot be adequately performed by the attorneys and supporting personnel of the City of DeSoto at a reasonable cost; (iii) these legal services cannot reasonably be obtained from attorneys in private practice under a contract providing only for the payment of hourly fees, without regard to the outcome of the matter, because of the nature of delinquent property assessment penalties provided by Texas Tax Code Sections 6.30, 33.07, 33.08 and 33.48 and because the City of DeSoto does not have the funds to pay the estimated amounts required under a contract only for the payment of hourly fees; (iv) Linebarger Goggan Blair & Sampson, LLP, is well qualified and competent to perform the legal services required to comply with the terms of this contract; (v) Linebarger Goggan Blair & Sampson, LLP, will provide specialized legal services to the City of DeSoto to collect delinquent property assessments for the Danieldale Homestead Public Improvement District beginning _____, 2026, and will do so with competence and professionalism; and (vi) the agreement with Linebarger Goggan Blair & Sampson, LLP, is the result of an arm's length transaction between the City of DeSoto and Linebarger Goggan Blair & Sampson, LLP, and is fair and reasonable; and

WHEREAS, the DESOTO CITY COUNCIL finds it to be in the public interest to approve the Agreement to Collect Delinquent Property Assessments for Danieldale Homestead Public Improvement District with Linebarger Goggan Blair & Sampson, LLP;

NOW, THEREFORE, BE IT RESOLVED BY THE DESOTO CITY COUNCIL, DALLAS COUNTY, TEXAS, THAT:

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby incorporated herein.

SECTION 2. The DESOTO CITY COUNCIL hereby approves the Agreement To Collect Delinquent Property Assessments for Danieldale Homestead Public Improvement District Services with Linebarger Goggan Blair & Sampson, LLP, attached hereto, and authorizes the City Manager to execute the agreement on behalf of the City of DeSoto.

SECTION 3. This Resolution shall become effective from and after its passage.

DULY PASSED AND APPROVED BY THE DESOTO CITY COUNCIL OF THE DANIELDALE HOMESTEAD PUBLIC IMPROVEMENT DISTRICT, DALLAS COUNTY, TEXAS, ON THIS THE ____ DAY OF _____, 2026.

APPROVED:

Rachel L. Proctor, Mayor

ATTEST:

Sofine Lewis-Aubrey, City Secretary

City Council Meeting

H. 2.

Meeting Date: 08/04/2026

Phone:

COUNCIL ACTION

AGENDA ITEM:

Consider and take action to approve a Resolution imposing a 20% penalty on delinquent property assessments for the Danieldale Homestead PID as authorized by Tex. Tax Code §§33.07 and 33.08, and authorize the Interim City Manager to negotiate and execute all necessary documents

BACKGROUND:

The Danieldale Homestead Public Improvement District's (PID's) delinquent assessment collection contract is funded entirely through statutory penalties applied to delinquent accounts. To implement the compensation structure authorized in the Agreement, the Council must separately impose the 20% penalty permitted under state law.

FINDINGS:

Penalty Structure Under the proposed Resolution:

- A 20% penalty applies to delinquent PID assessments, penalties, and interest that are delinquent on or after February 1 but not later than May 1, and remain delinquent on July 1.
- A 20% penalty also applies to delinquent PID assessments that become delinquent under Tex. Tax Code §§26.07(f), 26.15(e), 31.03, 31.031, 31.032, or 31.04.

Purpose of the Penalty:

- To fund the Firm's contingent-fee compensation without City expenditure;
- To ensure compliance with statutory delinquent-tax collection procedures;
- To allow efficient enforcement of PID assessment obligations.

FINANCIAL IMPACT:

There is no financial impact on the City. The 20% collection penalty will be paid by the property owner of the delinquent PID assessments.

RECOMMENDATION:

Staff recommends the City Council approve a Resolution imposing a 20% penalty on delinquent property assessments for the Danieldale Homestead PID as authorized by Tex. Tax Code §§33.07 and 33.08, and authorize the Interim City Manager to negotiate and execute all necessary documents.

MANAGEMENT REVIEW

Attachments

Resolution

RESOLUTION _____

A RESOLUTION OF THE DESOTO CITY COUNCIL OF DALLAS COUNTY, TEXAS, IMPOSING A 20% COLLECTION PENALTY ON DELINQUENT PROPERTY ASSESSMENTS FOR THE DANIELDALE HOMESTEAD PUBLIC IMPROVEMENT DISTRICT; AUTHORIZING SUCH PENALTY AS PROVIDED BY TEXAS TAX CODE §§33.07 AND 33.08; PROVIDING FOR CERTAIN FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, THE DESOTO CITY COUNCIL, as the governing body of the DANIELDALE HOMESTEAD PUBLIC IMPROVEMENT DISTRICT wishes to defray its costs of collection, as authorized by TEX. TAX CODE §§ 33.07 and 33.08, that it incurs under a contract for collection of delinquent property assessments between said DISTRICT and LINEBARGER GOGGAN BLAIR & SAMPSON, LLP, a private law firm entered into pursuant to TEX. TAX CODE § 6.30;

WHEREAS, under said Sections 33.07 and 33.08, THE DESOTO CITY COUNCIL, as the governing body of DANIELDALE HOMESTEAD PUBLIC IMPROVEMENT DISTRICT is empowered to authorize the addition of a collection penalty in an amount that does not exceed the amount of the compensation specified in the contract with the private law firm;

NOW, THEREFORE,

Be it resolved by the Desoto City Council, sitting as the governing body of Danieldale Homestead Public Improvement District that:

Section 1: The recitals set forth in this resolution are true and correct.

Section 2: (a) An additional penalty on delinquent property assessments for years _____ and subsequent years is hereby authorized and imposed, as provided by section 33.07, Texas Tax Code, in the amount of 20% of the delinquent property assessment, penalty and interest if the assessment becomes delinquent on or after February 1 of a year but not later than May 1 of that year and remains delinquent on July 1 of the year in which the assessment becomes delinquent; and

(b) An additional penalty on delinquent property assessments for years _____ and subsequent years is hereby authorized and imposed, as provided by section 33.08, Texas Tax Code, in the amount of 20% of the delinquent assessment, penalty and interest if the assessment becomes delinquent on or after June 1 under Section 26.07(f), 26.15(e), 31.03, 31.031, 31.032, or 31.04, Tex. Tax Code.

PASSED, APPROVED and ADOPTED this ____ day of ____, 2026.

CITY OF DESOTO

BY: _____

Rachel L. Proctor, Mayor

ATTEST:

Sofine Lewis-Aubrey, City Secretary

City Council Meeting

H. 3.

Meeting Date: 08/04/2026

Submitted For: Ahmed Alqaisi, Director of Development Services

Phone:

COUNCIL ACTION

AGENDA ITEM:

Consider adoption of an Ordinance amending Chapter 3, "Building Regulation," Article 3.1300, "Park Land Dedication Fund," of the Code of Ordinances by adding subsections (f) and (g) to authorize park land dedication credits for tracts between 0.5 and 2 acres that are developed as dog parks

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 "BUILDING REGULATIONS," ARTICLE 3.1300 "PARK LAND DEDICATION FUND BY ADDING NEW SUBSECTION (F) AND (G) ALLOWING FOR THE INCLUSION OF DOG PARKS IN PARKLAND DEDICATION AND STANDARDS THEREFORE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND:

The Pets in Unique Places initiative is a Mayor's initiative identified during the 2025 City Council Summer Retreat. The purpose of the initiative is to position DeSoto as a more dog-friendly community by encouraging pet-friendly amenities in a thoughtful and sustainable manner.

Following review of the initiative, three implementation approaches were identified: (1) policy/ordinance amendments, (2) incorporation into the Parks Master Plan update, and (3) development of a volunteer/community-based program. The Mayor directed staff to begin with the policy/ordinance approach to provide a consistent framework for new development and to ensure developers build in alignment with the City's vision.

This proposed ordinance amendment represents Approach 1 and would amend the City's parkland dedication ordinance to allow eligible dog parks to receive parkland dedication credit.

FINDINGS:

The City's current Parkland Dedication Ordinance (Chapter 3, Article 3.1300) requires parkland dedication for residential development. The proposed amendment would add a section allowing credit for dog parks when the dedicated area is not less than 0.5 acre and not more than 2 acres.

To qualify for credit, the dog park must meet minimum design and amenity standards, including fencing, double-gated entry, drinking fountains for pets and owners, benches, shade, signage, waste facilities, adequate drainage, pedestrian access, usable open space, and City review and approval of the location, layout, design, access, amenities, and maintenance plan.

This amendment supports consistent implementation of the Pets in Unique Places initiative while

maintaining City oversight of quality, design, access, and long-term maintenance.

FINANCIAL IMPACT:

There is no direct financial impact associated with approval of this text amendment. Any future dog park dedication, development, maintenance responsibility, or acceptance by the City will be evaluated through the applicable development review process.

RECOMMENDATION:

Staff recommends that the City Council approve the Ordinance amending Chapter 3, Article 3.1300 to add a parkland dedication credit section allowing eligible dog parks to satisfy parkland dedication requirements, in whole or in part, provided the dog park meets the minimum ordinance requirements and is reviewed and approved by the City.

MANAGEMENT REVIEW

Attachments

Presentation

Draft Ordinance

Park land dedication fund



Mayor's Initiative: Pets In Unique Places

08/04/2026

Ahmed Alqaisi, P.E., CBO, PMP | Director of Development Services

Agenda

Designed to create a policy to make the City of DeSoto a more pet-friendly City.

02 Background

03 Initiative Implementation Overview

04 Parkland Dedication Ordinance Overview

05 Dog Park Credit – Proposed Ordinance Amendment

06 City Council Request

Initiative Implementation Roadmap

Three (3) Approaches

Approach 1

Policy/Ordinance

Amend the park land dedication ordinance to include credit for dog parks.

- ✓ **Consistent implementation for new development**
- ✓ **Developers build to City's vision**
- ✓ **Implementing Department: Development Services**

Approach 2

Parks Master Plan

Integrate Dog parks with the parks master plan update.

- ✓ **Long-term strategy**
- ✓ **Pet-friendly amenities**
- ✓ **Implementing Department: Parks and Recs**

Approach 3

Volunteer Program

Develop a community-based volunteer program.

- ✓ **Community involvement/buy-in**
- ✓ **Implementing Department: Parks and Recs and CSEA**

Parkland Dedication Ordinance

Overview of the Parkland Dedication Ordinance

The ordinance is located in **Chapter 3, Building Regulation, Article 3.1300**

The purpose of the ordinance is to ensure **sufficient land is dedicated for parks/recs areas.**

The ordinance requires a min dedication of **2 acres of parkland per 100 dwelling units.**

The ordinance allows credit for **prior dedication** and **money in lieu of land.**



Dog Parks Credit – Proposed Ordinance Amendment

Text Amendment to Article 3.1300 to include dog parks credit

Adding a section to allow credit for dog parks if **the park is not less than 0.5 acre and no more than 2 acres.**

A dog park proposed for dedication credit shall conform to the following minimum requirements:

- (1) **Fencing:** Minimum four-foot-high chainlink fence
- (2) **Entry:** Double-gated entry system
- (3) **Water:** Drinking fountain for pets and owners
- (4) **Seating:** Diverse seating options with a minimum two (2) per 0.5 acre
- (5) **Shade:** At least one permanent shade structures or mature tree coverage adjacent to each seating area
- (6) **Rules:** signs in English and Spanish to be established by the owner and subject to approval by the City.
- (7) **Waster Management:**
 - Weather-resistant waste bag dispensers
 - Covered waste receptacles with attached lids, a minimum of one (1) trash cab per 0.25 acre

City Council Action Request

City Staff recommends that the City Council approve a text amendment to Chapter 3, Article 3.1300, adding a parkland dedication credit section to allow landowners to satisfy parkland dedication requirements, in whole or in part, through the dedication and development of eligible dog parks, provided the dedicated area is greater than 0.5 acre and less than 2 acres.



ORDINANCE

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 "BUILDING REGULATIONS," ARTICLE 3.1300 "PARK LAND DEDICATION FUND BY ADDING NEW SUBSECTION (F) AND (G) ALLOWING FOR THE INCLUSION OF DOG PARKS IN PARKLAND DEDICATION AND STANDARDS THEREFORE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. That the City of DeSoto Code of Ordinances is amended by amending Chapter 3 "Building Regulation," Article 3.1300 "Park Land Dedication Fund" by adding subsections (f) and (g) to read as follows:

**"CHAPTER 3
BUILDING REGULATIONS**

...

ARTICLE 3.1300 PARK LAND DEDICATION FUND

§ 3.1303 Parkland Dedication Requirements.

...

- (f) Inclusion of a dog park constructed pursuant to section 3.1303(f), provided that such area is no less than one half (0.5) acre and no more than two (2) acres, shall be included in the calculation of the amount of park and recreation area dedicated pursuant to this article.
- (g) Dog Park Standards. Dog parks constructed within public or private open space and park and recreation areas shall conform to the following standards:
 - (1) Fencing. Enclosed by a minimum four (4) foot high chainlink fence.
 - (2) Double Gate Entry. Double gated entry separated by a minimum of four (4) foot and maximum of six (6) foot space creating a transition zone where dogs can be leashed before exiting or released after entering.

- (3) Water. Shall be located near a water supply line for maintenance purposes and include a drinking fountain (dog and human).
- (4) Seating. Diverse seating options including, but not limited to benches, picnic tables, and informal seating walls, with a minimum of two (2) per 0.5 acre.
- (5) Shade. Provide at least one permanent shade structures or mature tree coverage adjacent to each seating area required pursuant to this section.
- (6) Rules. Signage posting rules for the dog park in English and Spanish, in type large enough to be easily read by those entering the dog park. Rules shall be established by the owner of the dog park, subject to approval by the City, and address the following: hours, owner supervision, permitted dogs, waste removal, and compliance with applicable City ordinances.
- (7) Waste Management.
 - (A) Weather-resistant waste bag dispensers, accommodating roll-format bags, mounted on posts or fencing at an approximately height of 42-48 inches, with a minimum one (1) trash can per 0.25 acre of dog park area.
 - (B) Covered waste receptacles, with attached lids, positioned near dog park entries, seating areas, and distributed throughout main activity areas, with a minimum one (1) trash can per 0.25 acre of dog park area.

Alternative designs, materials, amenities, or configurations may be approved by the City Manager, provided the alternative design meets the intent of this article and provides an equivalent or greater public benefit.”

SECTION 2. 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 3. That should any 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 thereof decided to be unconstitutional, illegal, or invalid.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Ordinances of the City of DeSoto, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. That any person, firm, or corporation violating any provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of DeSoto, as heretofore amended and upon conviction shall be punished by a fine not exceeding Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 6. This Ordinance shall become effective immediately upon its passage.

IT IS ACCORDINGLY SO ORDAINED.

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

CITY OF DESOTO, TEXAS

APPROVED:

Rachel L. Proctor, Mayor

ATTEST:

Sofine Lewis-Aubrey, City Secretary

APPROVED AS TO FORM:



Joseph J. Gorfida, Jr., City Attorney

ARTICLE 3.1300
PARK LAND DEDICATION FUND

§ 3.1301. Purpose.

The requirements for park and recreational areas contained in this article are intended to ensure that in, or within reasonable proximity to, new residential developments in the city, there will be sufficient land dedicated or otherwise set aside to meet the demand and need of the future residents of such development for parks, containing passive or active recreational areas that are reasonably attributable to such development. In determining the size of the parcel or parcels that should be set aside and reserved in the manner set out in this article, the city council has taken into consideration the projected growth in population and development within the city and the master trail plan.

(Ordinance 1512-03 adopted 1/21/03)

§ 3.1302. Fund Established.

- (a) Creation and Purpose. There is hereby created a special fund to be designated parkland dedication fund to be administered by the city manager or designee. The purpose of the parkland dedication fund is to provide a source of funding for the purchase of or acquisition of real property and to establish, develop and improve public parks for the citizens of the city.
- (b) Fees in Lieu of Parkland Dedication. The city manager or designee shall collect fees in lieu of parkland dedication in accordance with this article and the fee schedule found in the Appendix A of this code and shall place such sums in the special escrow account known as the parkland dedication fund.
- (c) Prior Development Fees. In the event a landowner or developer has previously contributed land or money to the city in compliance with the then parkland dedication ordinance, the parkland dedication provisions of this article shall not apply.

(Ordinance 1512-03 adopted 1/21/03)

§ 3.1303. Parkland Dedication Requirements.

- (a) Whenever a final plat is filed of record with the County Clerk of Dallas County for development of a residential area in accordance with the planning and zoning ordinances of the city, such plat shall contain a clear fee simple dedication of an area of land to the city for park purposes, which shall be calculated at a rate of not less than two (2) acres of parkland per 100 dwelling units. Any proposed plat submitted to the city for approval shall show the area proposed for dedication under this article. The dedication of land required by this article may be met by payment of money in lieu of land when permitted or required by this article.
- (b) In instances where an area of less than five (5) acres is required to be dedicated, the city shall have the right to accept the dedication for approval on the final plat, or refuse the same, after consideration of the recommendation of the planning and zoning commission and the DeSoto Park Development Corporation, and to require payment of cash in lieu of

land in the amount provided by Section 3.1302(b) if the city determines that sufficient park area is already in the public domain in the area of the proposed development, or if the recreation potential for that area would be better served by expanding or improving existing parks.

- (c) The dedication required by this article shall be made by filing of the final plat or contemporaneously by separate instrument approved by the city attorney unless additional dedication is required subsequent to the filing of the plat. If the actual number of completed dwelling units exceeds the figure upon which the original dedication was based, such additional dedication shall be required, and shall be made by payment of the cash in lieu of land.
 - (d) Extensions of the city's trail network and trail linkages, other than extensions of the primary trail network as depicted on the trail master plan shall be included in the calculation of the amount of park and recreational area dedicated pursuant to this article.
 - (e) Trail Standards. Trails constructed within public or private open space and park and recreation areas, or trails providing access to such areas, shall conform to the following standards:
 - (1) General. Unless specified otherwise, all such trails shall be constructed of concrete and shall conform to the requirements of the Americans with Disabilities Act, as may be amended. The city's community services department and the developmental services department shall provide specifications for concrete, bollards and signs.
 - (2) Multi-Purpose Trails. Trails designated as multi-purpose trails in the trail master plan system shall be a minimum of eight feet (8) in width.
 - (3) Transmission Pipeline Trails. Trails within a transmission pipeline easement linking to an existing or proposed multi-purpose trail shown in the trail master plan system shall be a minimum of ten feet (10) in width.
 - (4) Auxiliary Trails. Walkways within open space areas not linking to a multi-purpose trail shown in the trail master plan system shall be a minimum of six feet (6) in width.
 - (5) Access Walkways. All access walkways linking to a multi-purpose trail network as shown in the trail master plan system shall be a minimum of six feet (6) in width.
- (Ordinance 1512-03 adopted 1/21/03)

§ 3.1304. Credit for Prior Dedication.

- (a) Credit shall be given for land dedication or cash payment in lieu of dedication made prior to effective date of this article.
- (b) If a dedication of land or cash payment in lieu of dedication requirement arose prior to the passage of this article, that dedication or cash payment in lieu of dedication shall be controlled by the ordinance in effect at the time such obligation arose, provided that a preliminary plat has been filed with the city for approval prior to the passage of this

article. Additional dedication shall be required if the actual density of structures constructed upon the property is greater than the former assumed density. Additional dedication shall be required only for the increase in density and shall be based upon the ratio set forth in Section 3.1303(a) of this article.

- (c) At the discretion of the city, any former gift of land to the city may be credited on a per acre basis toward eventual land dedication requirements imposed on the donor of such lands. The city council shall consider the recommendation of the planning and zoning commission and the DeSoto Park Development Corporation in exercising its discretion under this article.

(Ordinance 1512-03 adopted 1/21/03)

§ 3.1305. Money in Lieu of Land.

- (a) Subject to approval of the city council, a landowner responsible for dedication under this article may elect to meet the requirements of Section 3.1303(a) in whole or in part by a cash payment in lieu of land, in the amount set forth in Section 3.1302(b). Such payment in lieu of land shall be made prior to final plat approval.
- (b) The city may from time to time decide to purchase land for parks to serve the needs of the residents of the development. The dedication requirements shall be met by a payment in lieu of land at per acre price, set by resolution by the city council sufficient to acquire land and provide for recreational needs of the residents of the development.
- (c) The cost per acre of land shall be determined by the city based on current fair market value of the land. The subdivider, without cost to the city, may obtain an appraisal of the property by a qualified real estate appraiser, mutually agreed upon by the city and the subdivider, which may be considered by the city council in determining fair market value.

(Ordinance 1512-03 adopted 1/21/03)

§ 3.1306. Comprehensive Plan Consideration.

Land shown on the comprehensive plan of the City of DeSoto as being suitable for development of the city for a major recreational center, school site, park, or other public use, shall be reserved, for a period of one (1) year after the preliminary plat is approved by the city if within two (2) months after such approval the city council advised the subdivider of its desire to acquire the land or of the interest of another government unit to acquire the land, for purchase by the interested governmental authority at land appraisal value at the time of purchase. A failure by the city council to so notify the subdivider shall constitute a waiver of the right to reserve the land. Any waiver of the right to reserve the land shall no longer be effective if the preliminary plat shall expire without adoption of a final plat.

(1995 Code of Ordinances, Chapter 3, Article 3.1300, Section 3.1305)

§ 3.1307. Refund.

The city shall account for all sums paid in lieu of land dedication under this article with reference to the individual plats involved. Any funds paid for such purposes must be expended by the city within five (5) years from the date received by the city by acquisition or development of a park or recreational area as defined herein. Such funds shall be considered

to be spent on a first in, first out basis. If not so expended, the owners of the property on the last day of such period shall be entitled to a pro rata refund of such sum, computed on a square footage of area basis. The owners of such property must request such refund within one hundred eighty (180) days of entitlement, in writing, or such right shall be barred.
(Ordinance 1512-03 adopted 1/21/03)

§ 3.1308. Additional Requirements.

- (a) Land dedicated to the city pursuant to this article must be suitable for park and recreational purposes. Any land dedicated shall be of a size, character, dimensions, topography, general character, and location consistent with the guidelines outlined in the park and recreation master plan of the city to meet the demand and need for future residents.
 - (b) When an area of less than five (5) acres is required to be dedicated, the city shall have the right to accept the dedication; or refuse the same and require the payment of fees in lieu thereof.
 - (c) An area within the one hundred (100) year floodplain may be considered as meeting parkland dedication requirements pursuant to this subsection, if so deemed by the city.
 - (d) Drainage areas may be accepted within a park if the channel is constructed in accordance with city engineering standards, and if no significant area of the park is cut off from access by such channel.
 - (e) Each park must be readily accessible to the public, and have access to public streets.
- (Ordinance 1512-03 adopted 1/21/03)

City Council Meeting

H. 4.

Meeting Date: 08/04/2026

Submitted For: Lakeita Sutton, Asst. Finance Director

Also Contact: Lakeita Sutton

Phone: 972-230-9657

COUNCIL ACTION

AGENDA ITEM:

Consider adoption of an Ordinance amending the Fiscal Year 2025-2026 Adopted Budget relative to the utilization of excess reserve funds as identified by DeSoto's Fund Balance Policy

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND:

On November 2, 2021, the DeSoto City Council revised the City's financial policies to include an update to the City's financial reserve policy. The Financial Reserve Policy establishes a minimum, target, and maximum reserve fund balance amount to have on hand at the end of each fiscal year for the major funds. The policy also states that reserves in excess of the target levels may be allocated for one-time investments such as:

- Transfers to Capital Improvement or Equipment and Vehicle Replacement Programs to enhance funding for capital purchases,
- Funding accrued liabilities, such as debt service, pension, or other post-employment benefits (with priority being given to items that reduce operating expenditures in future fiscal periods),
- Appropriated to reduce the amount of future bond issuance

In a case where the City falls below the minimum in a fund established by this policy, the Finance Director is required to prepare a replenishment plan to bring the City back into compliance and submit that plan to the City Council. Replenishment sources may include nonrecurring revenues, budget surpluses, expenditure reductions, or excess balances from other funds, where allowable.

FINDINGS:

The chart below shows the condition of the financial reserves in these funds as it relates to the policy, at the conclusion of the FY 2025 Annual Comprehensive Financial Audit:

FUND	POLICY	FY 2025 AUDIT AMOUNT	AMOUNT Over (Under)	Below/Meets/Above Policy Amounts
	MAXIMUM AMOUNT			
General Fund	28,674,520	33,799,808	5,125,288	ABOVE
SWRCC	1,047,688	1,136,312	88,624	ABOVE
Drainage	486,960	4,139,993	3,653,033	ABOVE

	POLICY			
FUND	MINIMUM	FY 2025 AUDIT	AMOUNT Over	Below/Meets/Above
	AMOUNT	AMOUNT	(Under)	Policy Amounts
Public Utility	6,104,357	7,093,732	989,375	ABOVE
Sanitation	1,437,126	1,690,511	253,385	ABOVE

FINANCIAL IMPACT:

Based on the City's Fund Balance Policy relative to the utilization of excess funds, staff recommends the following one-time expenditures be made:

General Fund: Transfer \$2,200,000 to equipment replacement fund for the purchase of vehicles that are scheduled to be replaced/programmed in FY 2027.

Drainage Fund: Transfer \$2,000,000 to the Capital Improvements Draining Fund (Fund 528) to fund the following Drainage Projects:

- \$1,000,000 Silver Creek Drainage Improvements
- \$800,000 Wolf Creek Estate Drainage Improvements
- \$200,000 Young Boulevard Culvert Repair Project

No amendments are recommended at this time for the Public Utility, Sanitation, or SWRCC Fund as it relates to the Fund Balance Policy.

RECOMMENDATION:

Staff recommends that the City Council approve the Ordinance amending the Fiscal Year 2025-2026 Adopted Budget related to utilizing excess reserve funds as identified by DeSoto's Fund Balance Policy.

MANAGEMENT REVIEW

Attachments

Ordinance
Fund Summaries
Exhibit A

ORDINANCE

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is required under Article VII, Section 10, of the City Charter to approve a budget amendment by ordinance, and upon approval, such amendment shall become an attachment to the original budget; and

WHEREAS, a budget amendment has been prepared for certain appropriations and expenditures in the 2025-2026 Budget and submitted to the City council for approval and a true and correct copy is attached as Exhibit "A";

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

SECTION 1. That pursuant to the requirements of Article VII, Section 10, of the City Charter, in the year 2025-2026, a budget amendment attached as Exhibit "A" is hereby authorized and approved.

SECTION 2. That this Ordinance shall take effect immediately from and after its passage as the law in such cases provides.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DESOTO, TEXAS ON THIS THE 21st DAY OF JULY 2026.

APPROVED:

Rachel L. Proctor, Mayor

ATTEST:

Sofine Lewis-Aubrey, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney

CITY OF DESOTO
GENERAL FUND
101 - 102
SUMMARY

LINE ITEMS	Actuals FY 2022	Actuals FY 2023	Budget FY 2024	Proposed 2025	Planning FY 2026
FUND BALANCE-BEGINNING	\$ 25,513,506	\$ 26,518,001	\$ 26,521,500	\$ 25,733,379	\$ 26,218,123
REVENUES					
TOTAL OPERATING REVENUE	57,168,719	59,160,293	58,577,140	64,335,461	65,702,361
INTERFUND TRANSFERS	36,300	36,300	36,300	36,300	36,300
USE OF FUND BALANCE	-	1,825,000	-	-	-
TOTAL ALL REVENUE & OTHER SOURCES	57,205,019	61,021,593	58,613,440	64,371,761	65,738,661
APPROPRIATIONS					
TOTAL OPERATING EXPENDITURES	45,151,792	50,953,187	55,277,912	57,349,040	60,186,700
CAPITAL OUTLAY	152,677	212,825	549,873	230,523	260,523
TRANSFERS TO OTHER FUNDS	12,460,880	6,875,510	3,528,101	6,261,779	6,590,409
DEBT SERVICE	33,600	45,675	45,675	45,675	45,675
FUND BALANCE EXPENSE	(1,598,425)	2,930,897	-	-	-
TOTAL APPROPRIATIONS	56,200,524	61,018,094	59,401,561	63,887,017	67,083,307
FUND BALANCE-ENDING	\$ 26,518,001	\$ 26,521,500	\$ 25,733,379	\$ 26,218,123	\$ 24,873,477
Minimum Reserve Requirement 35%	15,803,127	17,833,615	19,347,269	20,072,164	21,065,345
Target Reserve Requirement 45%	20,318,306	22,928,934	24,875,061	25,807,068	27,084,015
Maxium Reserve Requirement 50%	22,575,896	25,476,594	27,638,956	28,674,520	30,093,350

SWRCC
SOUTHWEST REGION DISPATCH
FUND 111

PROGRAM DESCRIPTION

Provides emergency communications between the citizens of the affiliated cities and the fire, police, and EMS services; provides record and information services between State and Federal law enforcement agencies and the local law enforcement services, including police and courts; provides a point of contact for citizens for the dissemination of warnings and information regarding any disruption in services provided by the municipalities; and, provides records management and technical support to the public safety agencies served.

Account Description	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Budget	FY 2025 Proposed	FY 2026 Planning
FUND BALANCE-BEGINNING BAL.	\$ 509,359	\$ 850,424	\$ 1,069,247	\$ 1,049,110	\$ 1,008,531
PARTICIPANT SHARE DESOTO	953,558	1,120,126	1,158,000	1,158,000	1,158,000
PARTICIPANT SHARE CEDAR HILL	1,035,058	1,050,296	1,218,000	1,218,000	1,218,000
PARTICIPANT SHARE DUNCANVILLE	1,087,258	1,106,296	1,274,000	1,274,000	1,274,000
PARTICIPANT SHARE DEBT SERVICE REVENUE DESOTO	-	-	-	127,710	127,710
PARTICIPANT SHARE DEBT SERVICE REVENUE CEDAR HILL	-	-	-	127,710	127,710
PARTICIPANT SHARE DEBT SERVICE DUNCANVILLE	-	-	-	127,710	127,710
E911 REVENUE-DESOTO	435,490	429,547	400,000	400,000	400,000
E911 REVENUE-CEDAR HILL	367,073	446,509	340,000	340,000	340,000
E911 REVENUE-DUNCANVILLE	293,068	282,682	284,000	284,000	284,000
DISPATCH INTERLOCAL SERVICES	22,800	22,800	50,000	100,732	80,942
INTEREST REVENUE	-	37,547	1,000	40,000	40,000
MISCELLANEOUS REVENUE	1,080	-	-	-	-
TOTAL REVENUE	4,195,384	4,495,803	4,725,000	5,197,862	5,178,072
TOTAL AVAILABLE RESOURCES	4,704,743	5,346,227	5,794,247	6,246,972	6,186,603
GROUP INSURANCE-EMPLOYER	281,343	311,787	439,497	412,904	445,936
FICA EXP.-EMPLOYER	148,912	165,956	182,915	204,156	213,167
WORKER'S COMPENSATION	2,581	2,944	3,021	4,235	4,235
TMRS - EMPLOYER	228,020	251,448	264,917	290,085	304,318
PIP INCENTIVE PROGRAM	13,072	10,900	14,000	15,000	15,000
SALARIES	1,761,486	1,957,935	2,250,979	2,311,872	2,426,377
SALARIES OVERTIME	214,174	253,617	150,000	150,000	150,000
SALARIES-PART TIME	19,380	17,221	52,192	110,346	110,346
CERTIFICATION PAY	8,275	6,288	5,700	5,400	5,400
LONGEVITY PAY	9,360	9,680	9,336	10,484	10,484
AUTO ALLOWANCE	6,000	6,500	6,000	6,000	6,000
DEFERRED COMPENSATION	-	-	6,000	6,000	6,000
PERSONNEL	2,692,602	2,994,276	3,384,557	3,526,482	3,697,263
OTHER EQUIPMENT	3,109	114	4,000	4,000	4,000
COMPUTER HARDWARE	117,493	102,573	127,000	127,000	135,000
EQUIPMENT-SPECIAL	-	986	-	-	-
OFFICE SUPPLIES/EQUIPMENT	6,452	4,970	3,000	3,000	3,000
COMPUTER SOFTWARE	-	542	3,000	3,000	3,000
FURNITURE & FIXTURES	1,522	10,441	1,500	4,000	4,000
COPIER SUPPLIES	762	217	1,000	1,500	1,500
CLOTHING	187	294	1,000	3,000	1,000
MAINTENANCE SUPPLIES	101	777	-	-	-
PROGRAM FOOD & REFRESHMENTS	2,810	4,571	2,500	2,500	2,500
SUPPLIES	132,436	125,485	143,000	148,000	154,000
BANK & CREDIT CARD EXP.	2,174	2	2,000	2,000	2,000
POSTAGE	86	33	250	250	250
REPAIR & MAINTENANCE	8,054	4,623	10,000	10,000	10,000
COMPUTER HARDWARE MAINT.	130,340	178,701	112,485	192,485	192,485
COMPUTER SOFTWARE MAINT.	85,284	98,364	100,045	100,045	100,045
PROFESSIONAL SERVICES	44,850	104,808	74,000	80,000	80,000
PRINTING & BINDING	456	332	600	600	600
COPIER SERVICE	1,469	2,003	3,000	3,000	3,000

Account Description	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Budget	FY 2025 Proposed	FY 2026 Planning
RENTALS-BLDG LAND & SPACE	30,475	31,694	34,000	36,000	38,000
ANNUAL AWARDS	1,001	741	1,500	1,500	1,500
MEMBERSHIPS & SUBSCRIPTIONS	1,644	2,652	2,000	3,000	3,000
TRAINING AND TRAVEL EXPENSES	36,358	46,535	25,000	30,000	30,000
OTHER CONTRACTUAL SERVICES	262	-	-	-	-
UTILITY-ELECTRIC	15,598	16,627	20,000	20,000	20,000
UTILITY-GAS	1,856	1,735	1,750	2,000	2,000
UTILITY-WATER & SEWER SERVICE	1,221	1,344	800	800	800
TELEPHONE SERVICE	125,687	131,876	145,000	145,000	145,000
MISCELLANEOUS EXPENDITURES	121	-	-	-	-
PUBLIC SAFETY DEBT EXP	62,345	70,150	70,150	70,150	70,150
SERVICES & PROFESSIONAL FEES	549,282	692,219	602,580	696,830	698,830
TRANS TO 134-SWRCC STABLE FUND	-	-	50,000	50,000	50,000
TRANS TO 413-SWRCC EQUIP REP	480,000	465,000	565,000	817,129	817,129
TRANSFER TO OTHER FUNDS	480,000	465,000	615,000	867,129	867,129
TOTAL EXPENDITURES	3,854,320	4,276,980	4,745,137	5,238,441	5,417,222
WORKING CAPITAL-ENDING BALANCE	\$ 850,424	\$ 1,069,247	\$ 1,049,110	\$ 1,008,531	\$ 769,381
Minimum Reserve Requirement 10%	385,432	427,698	474,514	523,844	541,722
Target Reserve Requirement 15%	578,148	641,547	711,771	785,766	812,583
Maxium Reserve Requirement 20%	770,864	855,396	949,027	1,047,688	1,083,444
Over/(Under) Minimum Reserve Requirement	464,992	641,549	574,596	484,687	227,659
Over/(Under) Target Reserve Requirement	272,276	427,700	337,340	222,765	(43,202)
Over/(Under) Maxium Reserve Requirement	578,148	641,547	711,771	785,766	812,583

PUBLIC UTILITIES
DETAILS
FUND 502

Account Description	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Budget	FY 2025 Proposed	FY 2026 Planning
FUND BALANCE-BEGINNING BAL.	14,766,057	13,934,716	8,804,942	8,864,474	8,842,667
REVENUE					
WATER SALES-METERED	12,996,726	11,945,884	12,667,200	13,621,674	14,800,000
WATER SERVICE REVENUE	43,245	37,080	30,000	30,000	30,000
WATER CONNECTION REVENUE	33,793	53,186	50,000	50,000	50,000
SEWER SERVICE REVENUE	14,231,152	13,533,006	15,065,500	16,120,085	17,200,000
SEWER CONNECTION REVENUE	6,380	10,500	11,220	11,220	11,220
SENIOR DISCOUNT - WATER	(132,690)	(133,152)	(120,000)	(130,000)	(130,000)
SENIOR DISCOUNT - SEWER	(129,117)	(129,564)	(120,000)	(130,000)	(130,000)
PENALTY FEES	260,090	277,440	300,000	300,000	300,000
INTEREST REVENUE	56,124	433,767	150,000	350,000	200,000
MISCELLANEOUS REVENUE	3,745	4,318	1,000	1,000	1,000
MISC. RECOVERY REVENUE	50,690	28,735	26,000	26,000	26,000
REFUND OF EXCESS FUNDS - TRA	965,217	145,324	-	250,000	250,000
TOTAL REVENUE	28,385,354	26,206,525	28,060,920	30,499,979	32,608,220
TOTAL AVAILABLE RESOURCES	43,151,412	40,141,241	36,865,862	39,364,453	41,450,887
EXPENDITURES					
GROUP INSURANCE-EMPLOYER	267,167	321,694	387,002	378,723	409,020
FICA EXP.-EMPLOYER	127,019	132,434	138,420	166,530	182,385
WORKER'S COMPENSATION	18,037	19,639	13,076	24,266	24,266
TMRS - EMPLOYER	42,371	353,585	190,818	257,891	270,500
PIP INCENTIVE PROGRAM	11,303	10,000	14,000	14,000	14,000
SALARIES	1,494,273	1,692,147	1,682,512	2,021,632	2,121,413
SALARIES OVERTIME	100,132	141,000	184,085	124,420	124,420
SALARIES-PART TIME	29,275	29,664	20,033	21,142	21,142
CERTIFICATION PAY	3,075	3,250	3,000	2,700	2,700
LONGEVITY PAY	9,920	9,412	8,436	9,252	10,936
AUTO ALLOWANCE	5,600	8,900	9,600	9,600	9,600
DEFERRED COMPENSATION	-	-	6,000	6,000	6,000
PERSONNEL	2,108,171	2,721,726	2,656,982	3,036,156	3,196,382
OTHER EQUIPMENT	15,139	4,990	8,500	82,500	12,500
OFFICE SUPPLIES/EQUIPMENT	21,678	13,445	13,000	15,000	15,000
CHEMICALS, MEDICINE & LAB SUP	61,532	134,308	145,000	145,000	145,000
MISCELLANEOUS SUPPLIES	140	(2)	5,000	-	-
FURNITURE & FIXTURES	1,257	4,238	7,800	7,800	7,800
CLOTHING	17,460	19,213	20,100	23,200	23,200
VEHICLE FUEL	35,000	33,910	36,400	46,000	46,000
MAINTENANCE SUPPLIES	-	2,729	-	-	-
PROGRAM FOOD & REFRESHMENTS	3,912	6,106	5,750	5,750	5,750
SUPPLIES	156,118	218,938	241,550	325,250	255,250
BANK & CREDIT CARD EXP.	152,338	171,770	155,000	170,000	170,000
POSTAGE	83,971	86,834	97,800	95,300	95,300
ADMIN COST REIMB TO 101 GEN FD	1,356,063	1,356,063	1,356,063	1,356,063	1,356,063
TCEQ	55,774	60,233	57,364	60,000	60,000
MILEAGE REIMB	3,087	847	7,500	7,500	7,500
REPAIR & MAINTENANCE	105,282	149,055	178,655	125,875	125,875
COMPUTER SOFTWARE MAINT.	70,349	94,259	119,000	119,000	119,000

Account Description	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Budget	FY 2025 Proposed	FY 2026 Planning
CONCRETE REPAIR	-	-	5,000	30,000	30,000
W&S MAINTENANCE(MAINS MTRS.ETC	99,182	135,564	125,000	125,000	125,000
EMERGENCY MAINTENANCE	287,963	424,609	272,456	300,000	300,000
PROFESSIONAL SERVICES	58,229	97,256	188,500	322,500	47,500
UTILITY COLLECTION EXPENSE	15,417	8,757	12,000	12,000	12,000
PRINTING & BINDING	5,216	2,345	14,000	8,500	8,500
INSURANCE EXPENSE	89,941	34,785	-	-	-
ANNUAL AWARDS	-	-	500	500	500
MEMBERSHIPS & SUBSCRIPTIONS	2,820	2,722	2,950	3,550	4,000
TRAINING & PROF. DEVELOPMENT	2,990	7,007	7,500	7,500	8,000
TRAINING AND TRAVEL EXPENSES	1,680	11,319	8,200	23,200	24,000
RATE STUDY	18,000	18,000	50,000	22,000	25,000
PILOT-TO GEN. FUND	688,544	688,544	688,544	688,544	688,544
LEGAL-CITY ATTORNEY	-	-	5,000	5,000	5,000
OTHER CONTRACTUAL SERVICES	70,971	57,879	87,142	129,142	129,142
CLAIM SETTLEMENTS	500	-	-	-	-
FRANCHISE FEE PAID TO G.F.	962,290	962,290	962,290	962,290	962,290
WATER SERVICE(DALLAS WTR UTIL)	5,791,223	7,355,904	6,675,000	7,857,760	8,525,670
TELEPHONE SERVICE	20,643	22,060	25,730	25,730	25,730
SANITARY SEWER SERVE-TRA	8,168,496	8,386,029	8,516,000	9,500,000	9,500,000
MISCELLANEOUS EXPENDITURES	7,170	9,230	5,000	-	-
CASH OVER/SHORT	(30)	(76)	150	150	150
SERVICES & PROFESSIONAL FEES	18,118,109	20,143,284	19,622,344	21,957,104	22,354,764
CAPITALIZED MACH. & EQUIP.	-	67,752	-	-	-
CAPITAL OUTLAY	-	67,752	-	-	-
PAYING/ESCROW AGENT EXPENSES	750	-	1,500	1,500	1,500
DEBT SERVICE	750	-	1,500	1,500	1,500
TRANSFER TO LIABILITY INSURANC	-	-	175,000	175,000	175,000
TRANS TO 230-ENERGY MANAGEMENT	415,758	415,758	415,758	415,758	415,758
TRANS TO 412 ELECTRONIC EQUIP	463,216	463,216	463,216	521,432	521,432
TRANS TO 503 METER REPLACE	800,000	800,000	1,000,000	800,000	800,000
TRANS TO 504 EQUIP REPLACEMENT	174,000	145,000	388,435	257,400	257,400
TRANS TO 505-BUILD CONSTRUCTIO	5,000,000	-	500,000	500,000	800,000
TRANS TO 508 CAPITAL PROJECTS	1,980,574	6,360,626	2,539,103	2,532,186	2,532,186
TRANSFER TO OTHER FUNDS	8,833,548	8,184,600	5,481,512	5,201,776	5,501,776
TOTAL EXPENDITURES	29,216,696	31,336,299	28,003,888	30,521,786	31,309,672
WORKING CAPITAL-ENDING BALANCE	13,934,716	8,804,942	8,861,974	8,842,667	10,141,215
Minimum Reserve Requirement 20%	5,843,339	6,267,260	5,600,778	6,104,357	6,261,934
Target Reserve Requirement 30%	8,765,009	9,400,890	8,401,166	9,156,536	9,392,902
Maxium Reserve Requirement 35%	10,225,844	10,967,705	9,801,361	10,682,625	10,958,385
Over/(Under) Minimum Reserve Requirement	8,091,377	2,537,682	3,261,197	2,738,310	3,879,281
Over/(Under) Target Reserve Requirement	5,169,707	(595,948)	460,808	(313,869)	748,314
Over/(Under) Maxium Reserve Requirement	3,708,872	(2,162,762)	(939,387)	(1,839,958)	(817,170)
# days covered	286.17	168.59	189.87	173.83	194.34

**STORM DRAINAGE UTILITY
DETAIL
FUND 522**

PROGRAM DESCRIPTION

Maintains the Storm Drainage Program, funds a Storm Drain Engineer, and provides engineering services for capital projects.

Account Description	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Budget	FY 2025 Proposed	FY 2026 Planning
FUND BALANCE-BEGINNING BAL.	\$ 1,508,570	\$ 1,606,867	\$ 2,176,746	\$ 2,133,656	\$ 2,135,457
REVENUES					
DRAINAGE CHARGE	1,590,033	1,614,364	1,600,000	1,600,000	1,600,000
INTEREST REVENUE	9,454	63,192	25,000	25,000	25,000
MISCELLANEOUS REVENUE	-	18,895	-	-	-
TOTAL REVENUES	1,599,487	1,696,452	1,625,000	1,625,000	1,625,000
TOTAL AVAILABLE RESOURCES	3,108,057	3,303,318	3,801,746	3,758,656	3,760,457
USES OF FUNDS					
GROUP INSURANCE-EMPLOYER	39,278	22,536	87,501	85,941	92,817
FICA EXP.-EMPLOYER	13,238	13,919	30,263	31,238	32,783
WORKER'S COMPENSATION	3,368	3,981	7,195	7,299	7,299
TMRS - EMPLOYER	(301)	36,919	44,869	48,575	51,799
PIP INCENTIVE PROGRAM	1,541	900	1,650	1,650	1,650
SALARIES	164,625	206,661	381,183	385,595	404,874
SALARIES OVERTIME	6,135	3,421	6,300	6,300	6,300
CERTIFICATION PAY	900	938	900	900	900
LONGEVITY PAY	1,836	772	932	2,604	2,960
PERSONNEL	230,621	290,047	560,793	570,102	601,382
OFFICE SUPPLIES/EQUIPMENT	5,309	1,889	6,000	6,000	6,000
MISCELLANEOUS SUPPLIES	-	140	-	-	-
VEHICLE FUEL	2,474	2,419	5,000	5,000	5,000
PROGRAM FOOD & REFRESHMENTS	-	-	900	1,000	1,000
SUPPLIES	7,783	4,448	11,900	12,000	12,000
POSTAGE	273	56	500	500	500
ADMIN COST REIMB TO 101 GEN FD	102,673	102,673	102,673	102,673	102,673
REPAIR & MAINTENANCE	24,956	-	50,000	50,000	50,000
PROFESSIONAL SERVICES	4,040	101,795	300,000	245,000	245,000
ADVERTISING	-	-	500	500	500
PRINTING & BINDING	94	-	1,000	1,000	1,000
MEMBERSHIPS & SUBSCRIPTIONS	535	211	500	500	500
TRAINING AND TRAVEL EXPENSES	3,592	719	6,300	7,000	7,000
OTHER CONTRACTUAL SERVICES	26,700	26,698	33,499	33,499	33,499
SERVICES AND PROFESSIONAL FEES	162,862	232,152	494,972	440,672	440,672
PAYING/ESCROW AGENT EXPENSES	-	-	500	500	500
DEBT SERVICE	-	-	500	500	500
TRANS TO 528-DRAINAGE CAPITAL	1,099,925	599,925	599,925	599,925	599,925
TRANSFERS TO OTHER FUNDS	1,099,925	599,925	599,925	599,925	599,925
TOTAL EXPENDITURES	1,501,190	1,126,573	1,668,090	1,623,199	1,654,479
WORKING CAPITAL-ENDING	\$ 1,606,867	\$ 2,176,746	\$ 2,133,656	\$ 2,135,457	\$ 2,105,978
Minimum Reserve Requirement 16%	240,190	180,252	266,894	259,712	264,717
Target Reserve Requirement 25%	375,298	281,643	417,023	405,800	413,620
Maxium Reserve Requirement 30%	450,357	337,972	500,427	486,960	496,344
Over/(Under) Target Reserve Requirement	\$1,366,676	\$1,996,494	\$1,866,761	\$1,875,745	\$1,841,261
Over/(Under) Minimum Reserve Requirement	\$ 1,231,569	\$ 1,895,103	\$ 1,716,633	\$ 1,729,657	\$ 1,692,358
Over/(Under) Maxium Reserve Requirement	\$1,156,510	\$1,838,774	\$1,633,229	\$1,648,497	\$1,609,634

**SANITATION ENTERPRISE FUND
DETAILS
FUND 552**

Account Description	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Budget	FY 2025 Proposed	FY 2026 Planning
FUND BALANCE-BEGINNING BAL.	\$ 411,171	\$ 352,303	\$ 446,636	\$ 446,138	\$ 632,157
REVENUE					
SANITATION TAX RETAINAGE	23,388	19,125	16,000	16,000	16,000
SANITATION FEES	4,722,414	5,211,362	5,948,424	6,330,648	6,330,648
COMMERCIAL SANITATION REVENUE	1,159,938	1,065,992	1,000,000	1,000,000	1,000,000
RESIDENTIAL- 96 GAL CART REV	20,173	23,281	15,000	15,000	15,000
INTEREST REVENUE	850	27,032	10,000	10,000	10,000
TRANS FROM 101 GENERAL FUND	46,500	-	-	-	-
MISCELLANEOUS REVENUE	-	4,676	-	-	-
HH WASTE REVENUE	-	30,000	-	-	-
TOTAL REVENUE	5,973,264	6,381,469	6,989,424	7,371,648	7,371,648
TOTAL AVAILABLE RESOURCES	6,384,435	6,733,772	7,436,060	7,817,786	8,003,805
EXPENDITURES					
GROUP INSURANCE-EMPLOYER	58,102	81,374	147,997	96,364	104,073
FICA EXP.-EMPLOYER	23,961	25,032	38,018	32,602	34,256
WORKER'S COMPENSATION	4,036	4,543	6,271	4,536	4,536
TMRS - EMPLOYER	8,261	64,956	56,264	51,129	54,136
PIP INCENTIVE PROGRAM	2,569	1,800	1,650	1,650	1,650
SALARIES	296,646	346,183	475,015	407,641	428,023
SALARIES OVERTIME	11,701	21,730	-	-	-
CERTIFICATION PAY	-	325	600	-	-
LONGEVITY PAY	1,908	860	3,212	2,012	2,380
PERSONNEL	407,183	546,803	729,027	595,934	629,054
OTHER EQUIPMENT	3,672	4,577	4,700	3,500	3,500
OFFICE SUPPLIES/EQUIPMENT	263	115	350	350	350
CHEMICALS, MEDICINE & LAB SUP	6,022	3,529	6,500	6,500	6,500
MISCELLANEOUS SUPPLIES	434	267	300	300	300
CLOTHING	6,990	4,227	4,000	4,000	4,000
VEHICLE FUEL	5,083	4,117	4,500	4,500	4,500
FUEL-SWEEPER	4,287	4,532	16,000	16,000	16,000
SUPPLIES	26,751	21,364	36,350	35,150	35,150
ADD'L SALES TAX EXPENSE	(166)	(2,787)	-	-	-
ADMIN COST REIMB TO 101 GEN FD	534,235	534,235	534,235	534,235	534,235
REPAIR & MAINTENANCE	27,017	22,056	26,000	26,000	26,000
COMPUTER HARDWARE MAINT.	437	795	600	600	600
LANDSCAPING	141,156	119,255	120,000	120,000	120,000
REPAIR & MAINT-SWEEPER	6,237	1,926	16,000	16,000	16,000
PROFESSIONAL SERVICES	22,160	52,669	79,500	79,500	79,500
RESIDENTIAL COLLECTION FEES	3,487,671	3,656,313	4,000,000	4,500,000	4,500,000
RESIDENTIAL DISPOSAL FEES	938,342	810,000	800,000	840,000	840,000
COMMERCIAL DISPOSAL FEES	169,504	363,418	600,000	315,000	315,000

Account Description	FY 2022 Actuals	FY 2023 Actuals	FY 2024 Budget	FY 2025 Proposed	FY 2026 Planning
OTHER CONTRACTUAL SERVICES	53,875	48,952	46,960	46,960	46,960
TELEPHONE SERVICE	1,025	994	1,250	1,250	1,250
SERVICES & PROFESSIONAL FEES	5,381,495	5,607,826	6,224,545	6,479,545	6,479,545
DEPRECIATION EXPENSE	74,603	35,543	-	-	-
CAPITAL OUTLAY	74,603	35,543	-	-	-
TRANS TO 553-SANIT EQUIP REPL	142,100	75,600	-	75,000	75,000
TRANSFER TO OTHER FUNDS	142,100	75,600	-	75,000	75,000
TOTOAL EXPENDITURES	6,032,132	6,287,136	6,989,922	7,185,629	7,218,749
WORKING CAPITAL-ENDING BALANCE	352,303	446,636	446,138	632,157	785,056
Minimum Reserve Requirement 20%	1,206,426	1,257,427	1,397,984	1,437,126	1,443,750
Target Reserve Requirement 30%	1,809,639	1,886,141	2,096,977	2,155,689	2,165,625
Maxium Reserve Requirement 35%	2,111,246	2,200,497	2,446,473	2,514,970	2,526,562
Over/(Under) Minimum Reserve Requirement	(854,123)	(810,791)	(951,846)	(804,969)	(658,694)
Over/(Under) Target Reserve Requirement	(1,457,336)	(1,439,505)	(1,650,838)	(1,523,532)	(1,380,569)
Over/(Under) Maxium Reserve Requirement	(1,758,943)	(1,753,861)	(2,000,335)	(1,882,813)	(1,741,506)
# days covered	35.04	42.62	38.30	52.79	65.25

EXHIBIT A

**DESOTO BUDGET AMENDMENTS
FY 2026 -JULY 2026**

Amendment Number	Description	Amendment Text	Increase/ Decrease	Account / Type	Adopted Budget (Rev) / Exp	Revised Budget (Rev) / Exp
1	BA-General Fund	Budget Amendment to transfer excess fund balance from the General Fund to the Equipment Replacement Fund for the purchase of vehicles that are scheduled to be replaced/programmed in FY 2027	\$ 2,200,000	101-10-99-910-59420-0000-0000	\$ -	\$ 2,200,000
2	BA-General Fund	Budget Amendment to transfer excess fund balance from the General Fund to the Equipment Replacement Fund for the purchase of vehicles that are scheduled to be replaced/programmed in FY 2027	\$ 2,200,000	420-00-00-000-47101-0000-0000	\$ -	\$ 2,200,000

EXHIBIT A
CITY OF DESOTO FY2026 PROPOSED BUDGET AMENDMENT
FY 2026 -JULY 2026

Description	*BEG FUND BALANCE	1st Qtr BA	2nd Qtr BA	3rd Qtr BA	4th Qtr BA	Adjusted Fund Balance
General Fund (101)	33,799,808	0	0	0	(2,200,000)	31,599,808

EXHIBIT A

**DESOTO BUDGET AMENDMENTS
FY 2026 -JULY 2026**

Amendment Number	Description	Amendment Text	Increase/ Decrease	Account / Type	Adopted Budget (Rev) / Exp	Revised Budget (Rev) / Exp
1	BA-Drainage Fund	Budget Amendment to transfer excess fund balance from the Drainage Fund to the Drainage Capital Improvement Fund	\$ 2,000,000	502-20-20-210-59528-0000-0000-	\$ -	\$ 2,000,000
2	BA-Drainage Fund	Budget Amendment to transfer excess fund balance from the Drainage Fund to the Drainage Capital Improvement Fund	\$ 2,000,000	528-00-00-000-47522-0000-0000-	\$ -	\$ 2,000,000

EXHIBIT A
CITY OF DESOTO FY2026 PROPOSED BUDGET AMENDMENT
FY 2026 -JULY 2026

Description	*BEG FUND BALANCE	1st Qtr BA	2nd Qtr BA	3rd Qtr BA	4th Qtr BA	Adjusted Fund Balance
Drainage Fund (101)	2,631,423	0	0	0	(2,000,000)	631,423