



## Zoning Board of Adjustments Agenda

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

**Chairperson LaShonda Burnett**  
**Board Member Dianne Hawkins**  
**Board Member Isaac Rubio**  
**Board Member Tanikqua Darden**  
**Board Member Michelle Edwards Johnson**  
**Board Member Victor Vital**  
**Board Member Jeffrey Burns**  
**Board Member Tracy Nelson**  
**Board Member Alvin Denson Culberson Jr.**

DATE: Tuesday, May 7, 2026

REGULAR SESSION: 6:00pm Council Chambers  
WORK SESSION: 7:00pm Council Conference Room  
(or immediately following Regular 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.*

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

B. **PLEDGE OF ALLEGIANCE**

C. **TRAINING**

1. Training for Zoning Board of Adjustment Board Members.

D. **ELECTIONS**

1. Elect a Vice Chairperson for the Zoning Board of Adjustment

E. **CONSENT AGENDA**

Any item may be withdrawn from the consent agenda and acted on separately. Approval of the Consent Agenda authorizes the approval of each item in accordance with Staff Recommendations.

1. **Approval of Minutes**

- a. Consider approval of minutes for the Zoning Board of Adjustments Regular Meeting of January 8, 2026

F. **PUBLIC HEARING**

1. Application of Adan Tellez, on behalf of the property owner Blue Stairs, LLC, for:

- (1) a variance to the minimum lot width; and,  
(2) a variance to the minimum lot depth regulations at 1001 Crestwood Court.

This property is more fully described as Lot 6, Creek Tree Estates Phase 3A Replat, an addition to the City of DeSoto, Texas, and is zoned Single-Family Residential-9,000 (SF-9), which requires a minimum lot width of 75 feet and a minimum lot depth of 110 feet.

The applicant proposes a lot width of 57 feet and a lot depth of 84 feet, which will require:

- (1) an 18-foot variance to the minimum lot width; and,  
(2) a 26-foot variance to the minimum lot depth.

**(ZBOA Case No. B26-01)**

G. **REGULAR SESSION ADJOURNMENT**

H. **WORK SESSION - CALL TO ORDER**

I. **WORK SESSION**

1. Stakeholder Discussion: Conduct a discussion with ZBOA members, in collaboration with Freese & Nichols, to gather input supporting the diagnostic review of the City's zoning and subdivision ordinances.

J. **WORK SESSION ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice was posted online on the City's website at [www.desototexas.gov](http://www.desototexas.gov) and on the bulletin boards located at City Hall located at 211 E. Pleasant Run Road, DeSoto, Texas 75115. This said Notice was posted on the following date and time: **05.01.2026; 9:50pm** , and remained so posted at least two (2) hours after said meeting was convened.

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Cambria Jordan  
Planning & Zoning Manager

## Zoning Board of Adjustments

F. 1.

**Meeting Date:** 05/07/2026

**Submitted For:** Srushti Patel, Planner

**Also Contact:** Cambria Jordan

**Phone:** 972-230-9624

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## COUNCIL ACTION

### AGENDA ITEM:

Application of Adan Tellez, on behalf of the property owner Blue Stairs, LLC, for:

- (1) a variance to the minimum lot width; and,
- (2) a variance to the minimum lot depth regulations at 1001 Crestwood Court.

This property is more fully described as Lot 6, Creek Tree Estates Phase 3A Replat, an addition to the City of DeSoto, Texas, and is zoned Single-Family Residential–9,000 (SF-9), which requires a minimum lot width of 75 feet and a minimum lot depth of 110 feet.

The applicant proposes a lot width of 57 feet and a lot depth of 84 feet, which will require:

- (1) an 18-foot variance to the minimum lot width; and,
- (2) a 26-foot variance to the minimum lot depth.

**(ZBOA Case No. B26-01)**

### BACKGROUND:

#### Summary of Request:

The applicant requests a variance from the zoning regulations governing minimum lot width and lot depth for a tract of land located within the Single Family Residential–9,000 zoning district, as established by Sections 20.4(A)(2) and 20.4(A)(3) of the City of DeSoto Zoning Ordinance. The ordinance requires a minimum lot width of seventy-five feet (75') and a minimum lot depth of one hundred ten feet (110').

The applicant proposes a lot width of fifty-seven feet (57') and a lot depth of eighty-four feet (84'), both of which are below the minimum requirements. These dimensions are depicted on the plans submitted with the application. All other aspects of the proposed development are intended to comply with applicable zoning regulations.

#### Applicant:

Adan Tellez

#### Location:

1001 Crestwood Court DeSoto, TX 75115

#### Request:

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

**Standards of Review for a Variance:**

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

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

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

**ZBOA History:**

No ZBOA history was found for 1001 Crestwood Court within the last 5 years.

**Lot Square Footage:**

This lot contains 9,583.2 square feet or .22 acres.

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

**Adjacent Zoning:**

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

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

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

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

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

**Land Use:**

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

**General Facts / Staff Analysis:**

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

- The subject site is currently undeveloped and located within an established neighborhood.

The applicant bears the burden of proof in establishing the facts justifying a variance.

**Public Notification:**

On Wednesday, April 22, 2026, a notice for this public hearing was published in the Daily Record Commercial. Staff also mailed 25 notifications of this public hearing to property owners within 200 feet of the subject site.

At the time of writing this report, 0 letters were received in favor and 3 letters were received in opposition to this variance requests.

**FINDINGS:**

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

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property.
  - Literal enforcement of Section 20.4 (A) (2 & 3) of the Zoning Ordinance would create a practical difficulty in the development of the subject property located at 1001 Crestwood Court. The lot's location within the cul-de-sac results in an irregular shape and reduced lot dimensions, with approximately 57 feet of lot width and 84 feet of lot depth, which are both below the minimum requirements of the SF-9 zoning district. These unique physical constraints limit the ability to develop the property in compliance with the ordinance standards. The hardship in this case is not self-created; it results from the historic platting of the subdivision. The property owner did not create or modify the lot configuration.
2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district.
  - The hardship associated with the subject property is not self-imposed, as it arises from the original platting and layout of the subdivision rather than any action taken by the current property owner. The lot's location within a cul-de-sac has resulted in its irregular shape and reduced dimensions, which differ from the standard rectangular lots typically found within the SF-9 zoning district. As a result, this condition is unique to the subject property and is not generally applicable to other properties within the same zoning classification.
3. That the relief sought will not injure the permitted use of adjacent conforming property.
  - Granting the variance will not negatively impact adjacent conforming properties, as the proposed single-family home is consistent with the surrounding residential character. The lot size and proposed 2,350 square-foot home are comparable to nearby development, and compliance with all other zoning standards will ensure compatibility with neighboring properties.

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

- Granting the variance will be in harmony with the spirit and purpose of the zoning regulations, as it allows for reasonable residential development while maintaining the character of the SF-9 district. The proposed single-family home is consistent with surrounding uses and upholds the intent of the ordinance despite the lot's unique constraints.

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

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

### **Conclusion:**

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

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

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

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

### **FINANCIAL IMPACT:**

There is no financial impact associated with these variance requests.

### **RECOMMENDATION:**

Staff recommends that the Zoning Board of Adjustment approve the application of Adan Tellez, on behalf of the property owner Blue Stairs, LLC, for (1) a variance to the minimum lot width and (2) a variance to the minimum lot depth regulations at 1001 Crestwood Court, as presented. ( **ZBOA Case No. B26-01**).

### **MANAGEMENT REVIEW**

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

The applicant proposes a lot width of 57 feet and a lot depth of 84 feet, which will require (1) an 18-foot variance to the minimum lot width and (1) a 26-foot variance to the minimum lot depth.

**(ZBOA Case No. B26-01)**

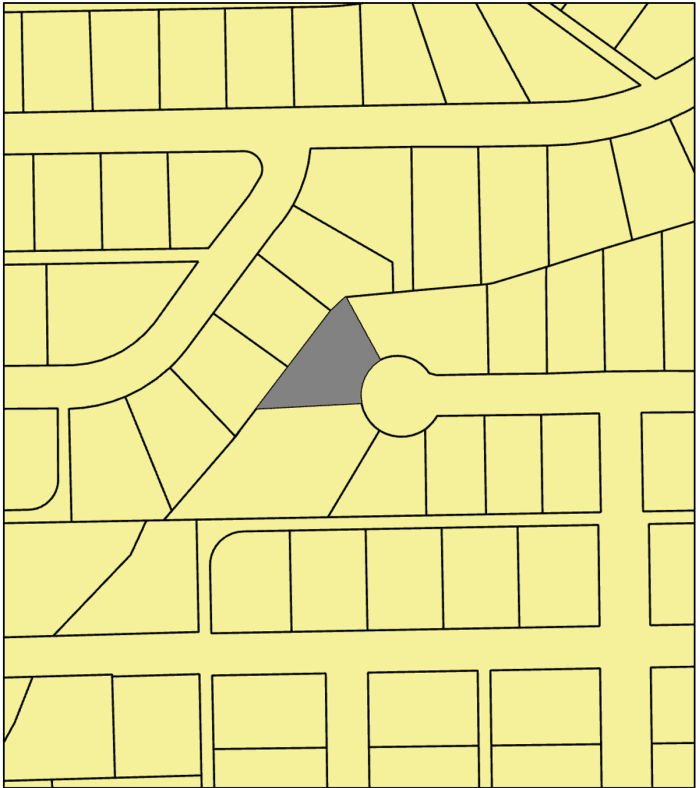
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### **Attachments**

Zoning Map  
Aerial Map  
Vicinity Map  
SF-9 Zoning District Regulations  
Presentation  
Letters of Opposition  
Site Plan

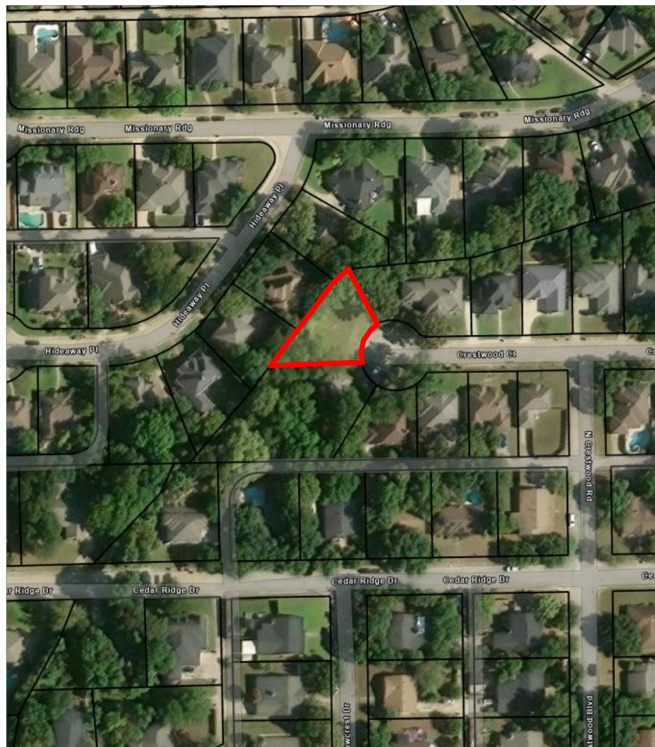
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**CITY OF DESOTO  
ZONING CASE B26-01**



-  Subject site
-  Residential

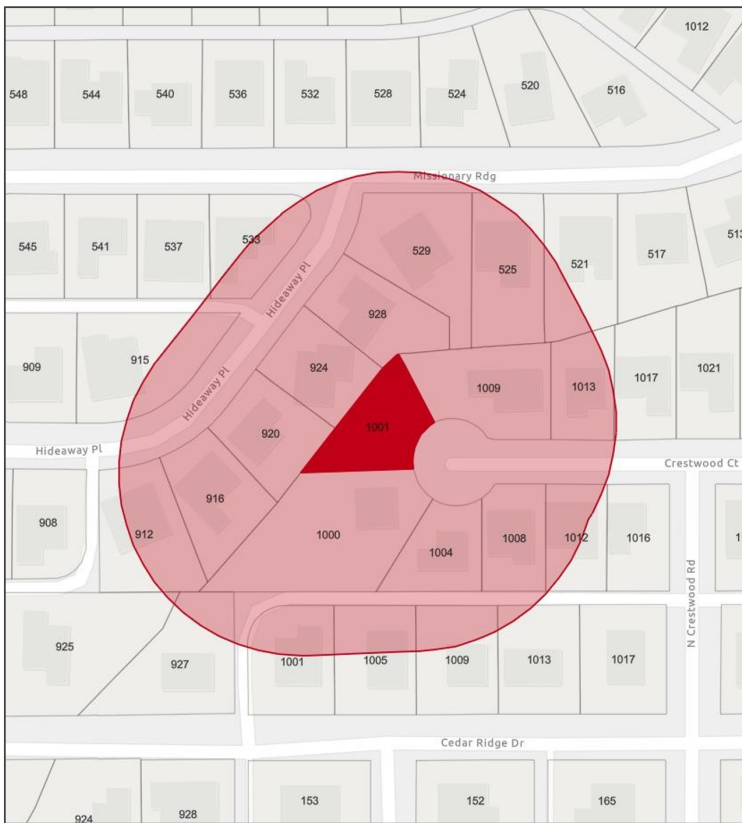
# CITY OF DESOTO ZONING CASE B26-01



Subject site

# CITY OF DESOTO

## ZONING CASE B26-01



Subject site

200 feet vicinity

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

### 20.1 GENERAL PURPOSE AND DESCRIPTION:

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

### 20.2 PERMITTED USES:

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

### 20.3 HEIGHT REGULATIONS:

#### A. Maximum Height:

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

### 20.4 AREA REGULATIONS:

#### A. Size of Lots:

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

#### B. Size of Yards:

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

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

#### D. Parking Regulations:

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

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

### 20.5 SPECIAL REQUIREMENTS:

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



— T E X A S —

## **Zoning Board of Adjustment**

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

May 7, 2026

**Srushti Patel**  
**City Planner**

# Lot Width and Depth Variance Request

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



# Adjacent Zoning

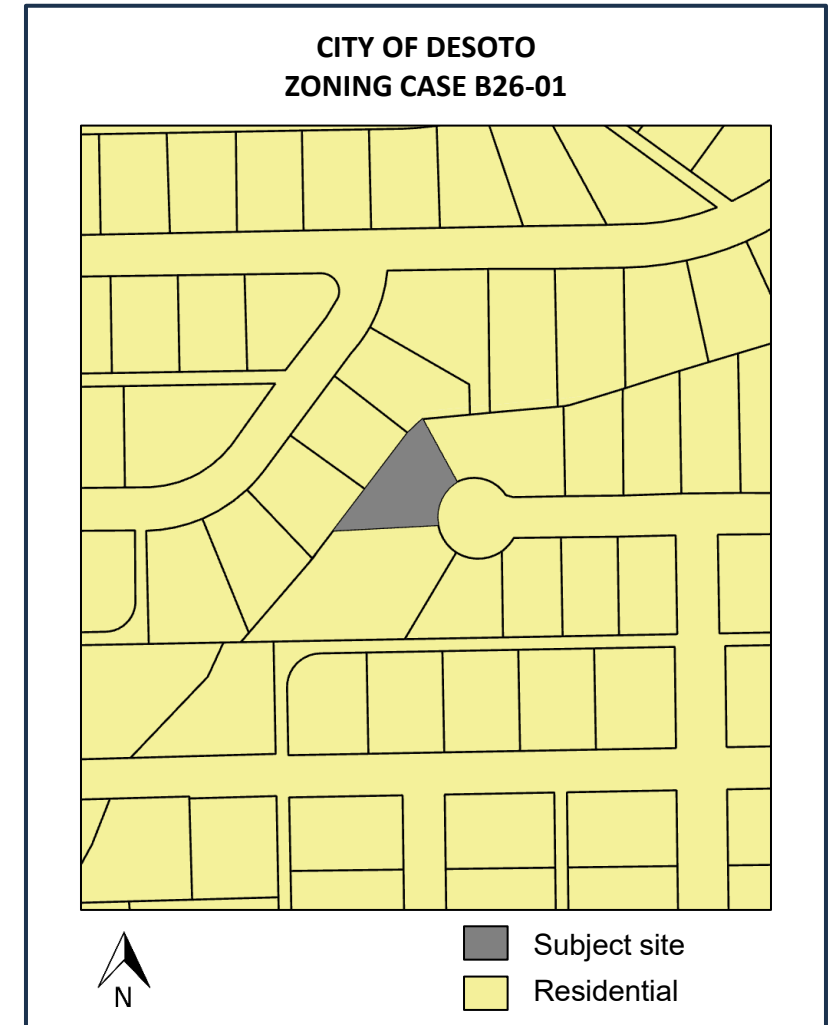
**Site:** Single Family Residential - 9,000 (SF-9)

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

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

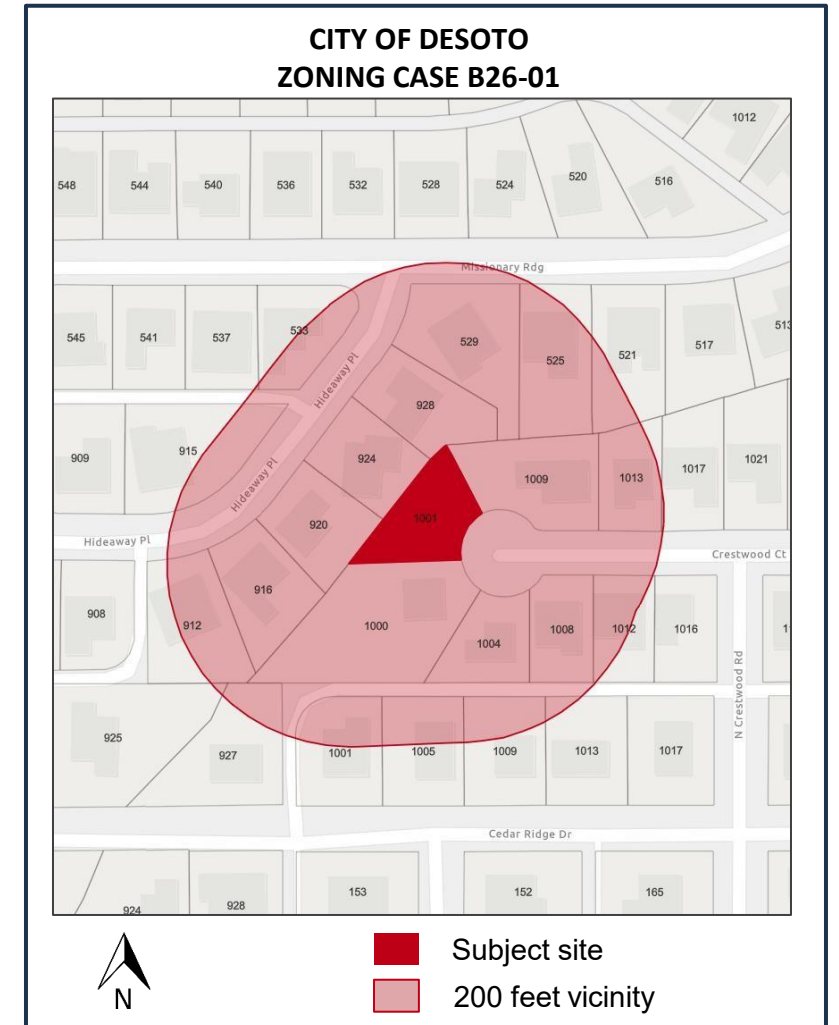
**South:** Single Family Residential - 9,000 (SF-9)

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



# Public Notification

- **Public Notice Publication:** April 22<sup>nd</sup>, 2026, in the Daily Commercial Record.
- **Mailed Notices:** Staff mailed **25** letters to property owners within 200 feet of the subject site.
- **Response to notification letters for the May 7, 2026, Zoning Board of Adjustment (ZBOA) public hearing:**
  - **X** letters were received in favor & **X** letter was received in opposition of the request within the 200' radius.



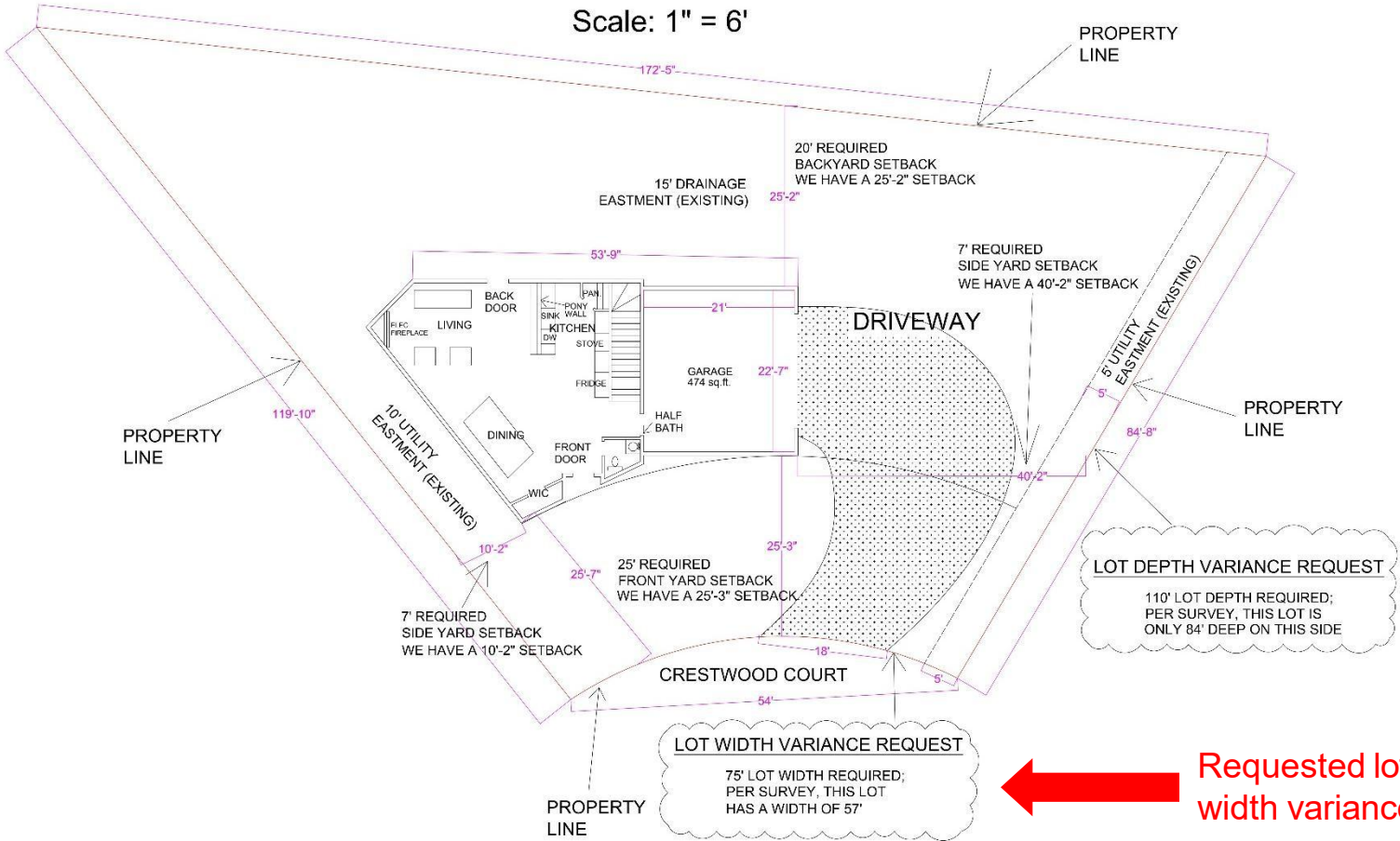
# Zoning Ordinance

	<b>Zoning Ordinance Minimum</b>	<b>1001 Crestwood Ct. (Proposed)</b>
Width	75 feet	57 feet
Depth	110 feet	84 feet

# Site Plan with requested Variance

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

Scale: 1" = 6'



Requested lot depth variance

Requested lot width variance

# Section 9.5

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

# Staff Recommendation

Staff recommends that the Zoning Board of Adjustment approve the application of Adan Tellez, on behalf of the property owner Blue Stairs, LLC, for (1) a variance to the minimum lot width and (1) a variance to the minimum lot depth regulations at 1001 Crestwood Court. The requested variances include an eighteen-foot (18') reduction to the required minimum lot width and a twenty-six-foot (26') reduction to the required minimum lot depth, as permitted under Section 9.5(A) and (B) of the Zoning Ordinance (**ZBOA Case No. B26-01**).

## THANK YOU



972.230.9622 | 211 E. Pleasant Run Road, DeSoto, TX 75115-3939 desototexas.gov

**NOTICE OF A PROPOSED VARIANCE REQUEST AND PUBLIC HEARING**  
**ZBOA CASE NUMBER B26-01**

April 2, 2026

Dear Property Owner,

This notice is to inform you that your property is within 200 feet of the variance request, as shown on the attached vicinity map.

Notice is hereby given that a public hearing will be held by the Zoning Board of Adjustment of the City of DeSoto, Texas, to consider a request for variances to the minimum lot width and lot depth requirements for property located at 1001 Crestwood Court, DeSoto, Texas.

The subject property consists of approximately 0.22± acres and is located within the Single-Family Residential-9,000 (SF-9) zoning district. The property is situated on a cul-de-sac along Crestwood Court and is an interior lot within Creek Tree Estates Phase 3A. The applicant is requesting an eighteen-foot (18') reduction to the required minimum lot width and a twenty-six-foot (26') reduction to the required minimum lot depth.

The public hearing before the Zoning Board of Adjustment will be held on Thursday, April 16, 2026, at 6:00 p.m.

The applicant is Adan Tellez, and the property owner is Blue Stairs, LLC.

To register your position, please fill out the form below and return to **City of DeSoto, Planning & Zoning Division, 211 E. Pleasant Run Road, DeSoto, Texas 75115**. If you wish to have your comments included in the Commission's information packet, **please return this form by Tuesday, April 7th, 2026**. If you have any questions, you can contact our division at 972-230-9622 or by email at [PlanningAndZoning@desototexas.gov](mailto:PlanningAndZoning@desototexas.gov).

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

(Please complete the following information)

Printed Name: DONALD HOWARD HARDIN Ph 972-230-6027

Affected Property Address: 1008 CRESTWOOD COURT DeSoto TX 75115

— So much to love —

DeSoto City Planning and Zoning

There is ALREADY A PARKING problem in this cul de sac AND ANOTHER RESIDENT WOULD CAUSE A MAJOR PROBLEM FOR PARKING ON THE STREET + SWEEPER. ANOTHER RESIDENT WITH A SMALL FRONTAGE WOULD COMPOUND THIS PROBLEM.

\* IF THE CITY WANTS TO MAKE A NO PARKING ZONE in the cul de sac - OK.



972.230.9622 | 211 E. Pleasant Run Road, DeSoto, TX 75115-3939 desototexas.gov

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The subject property consists of approximately 0.22± acres and is located within the Single-Family Residential-9,000 (SF-9) zoning district. The property is situated on a cul-de-sac along Crestwood Court and is an interior lot within Creek Tree Estates Phase 3A. The applicant is requesting an eighteen-foot (18') reduction to the required minimum lot width and a twenty-six-foot (26') reduction to the required minimum lot depth.

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The applicant is Adan Tellez, and the property owner is Blue Stairs, LLC.

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

(Please complete the following information)

Printed Name: Cecile L Stricker

Affected Property Address: 1013 Cedar Ridge Drive



972.230.9622 | 211 E. Pleasant Run Road, DeSoto, TX 75115-3939 desototexas.gov

Comments: This would affect the value of our property  
also parking would be affected adversely

The above statements reflect my (our) opinion regarding the proposed variance request(s).

Signature: Cecil L. Stricker Date: 04/13

To be a valid written protest, the protest or petition in opposition must be filed with the Planning Department by 4:00 p.m. on the business day immediately preceding the respective meeting date.

Cecil L. Stricker  
1013 Coban Ridge Drive



972.230.9622 | 211 E. Pleasant Run Road, DeSoto, TX 75115-3939 desototexas.gov

**NOTICE OF A PROPOSED VARIANCE REQUEST AND PUBLIC HEARING**  
**ZBOA CASE NUMBER B26-01**

April 2, 2026

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Notice is hereby given that a public hearing will be held by the Zoning Board of Adjustment of the City of DeSoto, Texas, to consider a request for variances to the minimum lot width and lot depth requirements for property located at 1001 Crestwood Court, DeSoto, Texas.

The subject property consists of approximately 0.22± acres and is located within the Single-Family Residential-9,000 (SF-9) zoning district. The property is situated on a cul-de-sac along Crestwood Court and is an interior lot within Creek Tree Estates Phase 3A. The applicant is requesting an eighteen-foot (18') reduction to the required minimum lot width and a twenty-six-foot (26') reduction to the required minimum lot depth.

The public hearing before the Zoning Board of Adjustment will be held on Thursday, April 16, 2026, at 6:00 p.m.

The applicant is Adan Tellez, and the property owner is Blue Stairs, LLC.

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

(Please complete the following information)

Printed Name: Alma Johnson / Joycelyn Johnson

Affected Property Address: 521 Missionary Ridge

— So much to love —

DeSoto City Planning and Zoning



972.230.9622 | 211 E. Pleasant Run Road, DeSoto, TX 75115-3939 desototexas.gov

Comments: I am the owner/resident at 521 Missionary Ridge and oppose the requested lot width & depth variances. The reductions are

The above statements reflect my (our) opinion regarding the proposed variance request(s).

Signature: <sup>Alma V. Johnson</sup> Jayeehn Johnson Date: 4/6/26

To be a valid written protest, the protest or petition in opposition must be filed with the Planning Department by 4:00 p.m. on the business day immediately preceding the respective meeting date.

substantial and will likely result in a structure closer to my property, impacting privacy and drainage. I respectfully request denial of the variances

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

Scale: 1" = 6'

