

HAMPTON ROAD CHARACTER CODE

FREQUENTLY ASKED QUESTIONS

Q: DOES THIS MEAN I HAVE TO MOVE OR MAKE CHANGES TO MY CURRENT PROPERTY?

A: No, you can continue to enjoy your property without complying with the new regulations. Zoning changes will not result in any direct changes to a property. Zoning changes will only change the rules that apply to future development on properties IF such development occurs.

Q: DOES THIS MEAN THE CITY WILL TAKE MY PROPERTY?

A: No, zoning changes will not result in the City taking any property. Zoning establishes rules for when someone changes their property.

Q: WILL I STILL BE ABLE TO SELL MY PROPERTY?

A: Yes, changes in zoning will not impact your ability to sell your property.

Q: HOW DO WE GET MORE INFORMATION ABOUT WHAT THE CHARACTER CODE INCLUDES?

A: DeSoto staff remains available to answer questions. You can reach out to the Planning and Zoning Department at 972-230-9622 or BMunyaradzi@desototexas.gov. More information and links are also available at www.envisionhamptonroad.com/pages/character-code. Further, the City will host open houses on April 22 and 23, 2024. More details on specific times can be found on the website using the link above.

Q: WHY WOULD WE WANT TO CHANGE THE CHARACTER OF DEVELOPMENT ALONG THE HAMPTON ROAD CORRIDOR?

A: The Character Code establishes regulations to implement the City's adopted plans, such as the comprehensive plan and the Hampton Road Land Use Study. These plans were adopted by City Council based on community input and calls for a transformation of the Hampton Road corridor into a vibrant, walkable and mixed-use neighborhood. The Character Code is intended to ensure future development is consistent with the vision outlined in these adopted plans.

Q: WHAT IMPACT WILL THE CHARACTER CODE HAVE ON MY PROPERTY VALUES/TAXES?

A: The Character Code will have no direct impact on property values or taxes. Over a long period of time, property values and taxes are likely to go up irrespective of the Character Code.

Q: WHAT IF MY PROPERTY IS DAMAGED BY A FIRE OR OTHER INCIDENT? WILL I HAVE TO REBUILD TO THE NEW CHARACTER CODE STANDARDS?

A: The DeSoto Zoning Code allows property owners to rebuild their homes to their previous state even if they do not conform to current zoning code requirements provided that not more than 60% of the structure's value is lost in the incident. If greater than 60% of the structure is lost, the property owner will be required to rebuild to current standards unless they receive a variance from the Zoning Board of Adjustment.

Q: WILL THE CHARACTER CODE IMPACT MY ABILITY TO GET HOME INSURANCE IF MY STRUCTURE BECOMES NONCONFORMING AND I MAY HAVE TO REBUILD MY HOME TO NEW STANDARDS IF GREATER THAN 60% OF THE VALUE IS LOST IN A FIRE OR OTHER DISASTER?

A: The City and consultant team have found no evidence that the proposed zoning changes would prevent a property owner from obtaining insurance because of challenges related to rebuilding in the event of a disaster. In most cases, existing single-family homes would be able to rebuild as is because they would conform to the Character Code standards. If an issue were ever to arise, a property owner could request a variance from the Zoning Board of Adjustment to allow for a full rebuild.

Q: WILL THIS MEAN I WILL NOT HAVE ACCESS TO MY PROPERTY?

A: No, the Character Code does not change access to any property.

Q: WILL APPLICATION OF THE CHARACTER CODE MEAN ALL SINGLE-FAMILY HOMES BECOME NONCONFORMING USES?

A: No, single-family homes will continue to be an allowed use in the Urban Neighborhood and Neighborhood Transition zoning districts, which is where most of the single-family homes in the area are located.

Q: WILL APPLICATION OF THE CHARACTER CODE MEAN ALL SINGLE-FAMILY HOMES BECOME NONCONFORMING STRUCTURES BECAUSE THEY HAVE TO BE PLACED CLOSER TO THE STREET?

A: No, where allowed (Urban Neighborhood and Neighborhood Transition), single-family homes will continue to be allowed to be set back from the street as they are today.