



**CITY OF DENISON
PLANNING AND ZONING COMMISSION MEETING
AGENDA**

Tuesday, August 27, 2024

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denison, Texas will convene in a Regular Meeting on **Tuesday, August 27, 2024, at 10:00 AM** in the Council Chambers at City Hall, 300 W. Main Street, Denison, Texas at which the following items will be considered:

1. CALL TO ORDER

2. PUBLIC COMMENTS

Citizens may speak on action items listed on the Agenda. A “Request to Speak Card” should be completed and returned to the City Clerk prior to the Commission reaching the Public Comment section of the agenda. Citizen comments are limited to three (3) minutes, unless otherwise required by law.

3. CONSENT AGENDA

A. Receive a report, hold a discussion, and take action on approving the Minutes from the Planning and Zoning Commission Meeting held August 13, 2024.

B. Receive a report, hold a discussion, and take action on a Preliminary Plat for Fairview Crest Addition, Lots 1-14, Block A. (Case No. 2024-078PP).

4. STAFF UPDATES

5. ADJOURNMENT

CERTIFICATION

I do hereby certify that a copy of this Notice of Meeting was posted on the front windows of City Hall readily accessible to the general public at all times and posted on the City of Denison website on the 23rd day of August 2024.

Karen L. Avery, Deputy City Clerk

In compliance with the Americans With Disabilities Act, the City of Denison will provide for reasonable accommodations for persons attending Planning and Zoning Commission Meeting. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Clerk’s Office at 903-465-2720, Ext: 2437.



**CITY OF DENISON
PLANNING AND ZONING COMMISSION MEETING
MINUTES**

Tuesday, August 13, 2024

1. CALL TO ORDER

Announced the presence of a quorum.

Chair Charlie Shearer called the meeting to order at 10:01 a.m. Commissioners present were Vice Chair Robert Sylvester, Commissioners Linda Anderson, Angela Harwell, and Ernie Pickens. Alternate Commissioner Larry Stanphill was in the audience.

Staff present were Mary Tate, Director of Development; Dianne York, Planner; Felecia Winfrey, Development Coordinator; and Karen Avery, Deputy City Clerk.

The Invocation was delivered by Chair Shearer, followed by the Pledge of Allegiance led by Commissioner Anderson.

2. PUBLIC COMMENT

No comment cards were returned to staff; therefore, public comments were not received.

3. CONSENT AGENDA

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the Planning and Zoning Commission Meeting held July 23, 2024.
- B. Receive a report, hold a discussion, and take action on a Site Plan for Lot 3, Block 1, of the Denison Self Storage Addition for the operations of One Stroage, a warehouse (mini)/self-storage facility located at the southwest corner of the US 75 Frontage Road and Randell Lake Road. (Case No. 2024-070SP).

Commission Action

On motion by Commissioner Pickens, seconded by Commissioner Anderson, the Planning and Zoning Commission approved the Consent Agenda. [Chair Shearer abstained from voting on the Minutes as he was absent at the July 23, 2024, Meeting.]

4. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lot 21R and 22R Belmont Addition. (Case No. 2024-072RP).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that the Applicant is requesting a Replat to adjust the existing lot lines for property located at the corner of E. Murray Street and S. Seventh Avenue. She stated that the property is zoned SF-5, Single Family Residential. The Applicant wishes to develop Lot 21R in a residential manner and Lot 22R has an existing residential structure on the property. Ms. York stated that staff received an exhibit showing the setbacks and where that existing structure lies and it appears to not create any non-conformities. The two proposed lots meet the lot dimension requirements listed within the SF-5, Single Family Residential District ordinance. Ms. York stated that both lots front on a public street and have access to water and sewer. Staff recommended approval of the request.

Chair Shearer asked if there was anyone present who wished to speak on this agenda item, to which there was none. With that, Chair Shearer closed the public hearing.

On motion by Commissioner Pickens, seconded by Commissioner Anderson, the Planning and Zoning Commission unanimously approved the proposed Replat.

- B. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of the Naomi Ruth Addition creating Lot 1R, Lot 2R, & Lot 3R being a Replat of the Gruhn-Sutton Addition. (Case No. 2024-074RP).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that this Replat is for the Naomi Ruth Addition and the purpose of the Replat is to create three (3) lots from two (2) lots. The property is located in the City of Denison's Extra Territorial Jurisdiction (ETJ) and consists of approximately 4.899 acres. Ms. York stated that the proposed lots front on E. Texas Street and will utilize a private sewer system which is to be approved by Grayson County. City staff received a Will Serve Letter from Oak Ridge South Gale WSC providing water service to the proposed lots. Staff recommended approval of the request.

Chair Shearer asked if there was anyone present who wished to speak on this agenda item, to which there was none. With that, Chair Shearer closed the public hearing.

On motion by Vice Chair Sylvester, seconded by Commissioner Harwell, the Planning and Zoning Commission approved the proposed Replat.

5. STAFF UPDATES

Planner York presented this agenda item.

- Highway Oriented and Corridor District – Ms. York stated that staff is bringing this matter before the Commission to request them to provide their thoughts and concerns to staff regarding amendments to the Highway Oriented and Corridor District ordinance. Staff would like to have discussions with the Commission at the next meeting on August 27, 2024, in order to know best how to move forward together with the amendments.
- Vape Shops – Ms. York stated that this issue went before City Council at their last meeting to ask for direction on an ordinance to either abolish vape and smoke shops or to require them with a Conditional Use Permit. Ms. York stated that the City’s ordinance is silent on vape shops/smoke shops and they fall under retail, noting that there is no designated use for either of the operations and no definitions. Based off of Council direction, the City will be moving forward with allowing the uses with a Conditional Use Permit and creating definitions, as well as uses. Ms. York stated that there are a lot of legalities that go into that with the state legislature that came through a couple of years ago and a lot of staff work will have to go into notifying shop owners of the fact that they're a legal, non-conforming use. Ms. York stated that this ordinance will come before the Commission in the near future.

6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:30 a.m.

CHARLIE SHEARER, Chairman

ATTEST:

Karen L. Avery, Deputy City Clerk

Planning and Zoning Commission Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, and take action on a Preliminary Plat for Fairview Crest Addition, Lots 1-14, Block A. (Case No. 2024-078PP).

Staff Contact

Dianne York, Planner
dyork@denisontx.gov
903-465-2720

Summary

- The applicant is requesting approval of a Preliminary Plat for a proposed development located east of Fannin Avenue.
- The proposed development consists of 3.51 acres and will create fourteen (14) lots.
- The property is zoned SF-5, Single Family Residential.
- Upon approval of the Preliminary Plat, the applicant will submit Civil Engineering Plans and an application for Final Plat.

Recommended Motion

Staff recommends conditionally approving the proposed Preliminary Plat pending Civil Engineering Plan and Final Plat approval.

Recommended Motion

"I move to conditionally approve the proposed Preliminary Plat pending Civil Engineering Plan and Final Plat approval."

Background Information and Analysis

The applicant is seeking conditional approval of the proposed Preliminary Plat for the Fairview Crest Addition allowing for the development of fourteen (14) single-family residential lots. The subject property is located on the east side of Fannin Avenue and west of Eisenhower Parkway. The subject property is zoned SF-5, Single Family Residential. Approval of the proposed plat will allow the developer to move forward with submitting a Final Plat application and Civil Engineering Plans.

The proposed fourteen (14) lots will front on a new street named Fairview Crest Court. Fairview Crest Court will dead-end into a cul-de-sac on the east side of the property providing an appropriate turnaround for emergency services. This street must be constructed by the developer and meet or exceed City standards. There may be additional improvements required for Fannin Avenue in order to accommodate the additional density.

The proposed street and lots meet the minimum standards listed within Chapter 22-Subdivision Ordinance and Section 28.24-SF-5, Single Family Residential District Ordinance.

The applicant has provided a traffic estimate and a Tree Survey with this submittal. A Tree Preservation Plan is due at the time of Final Plat application. While the traffic estimate does not estimate daily trips

exceeding one thousand (1,000) trips per day, given the adjacency to a TxDOT right-of-way (ROW) a traffic impact study may be required.

Financial Considerations

N/A

Prior Board or Council Action

N/A

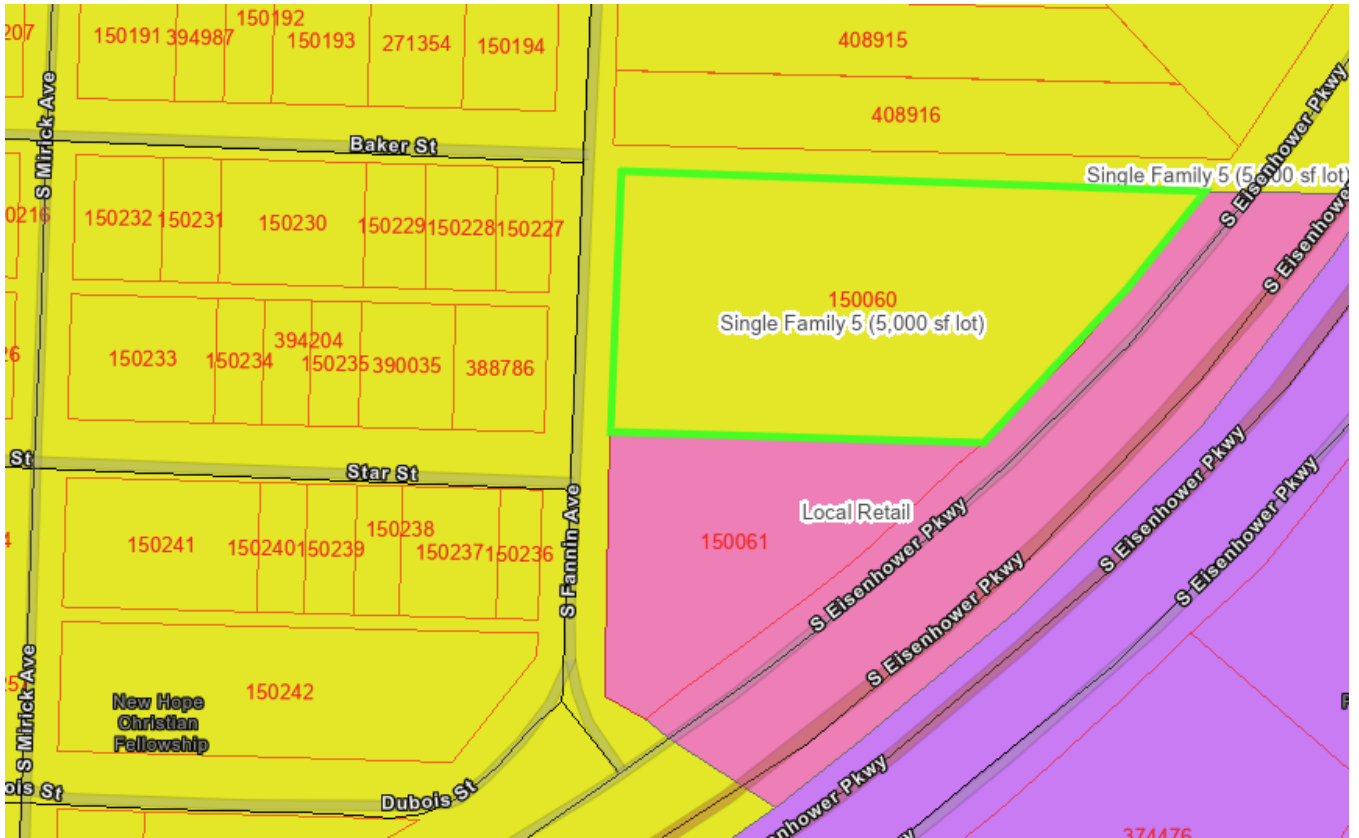
Alternatives

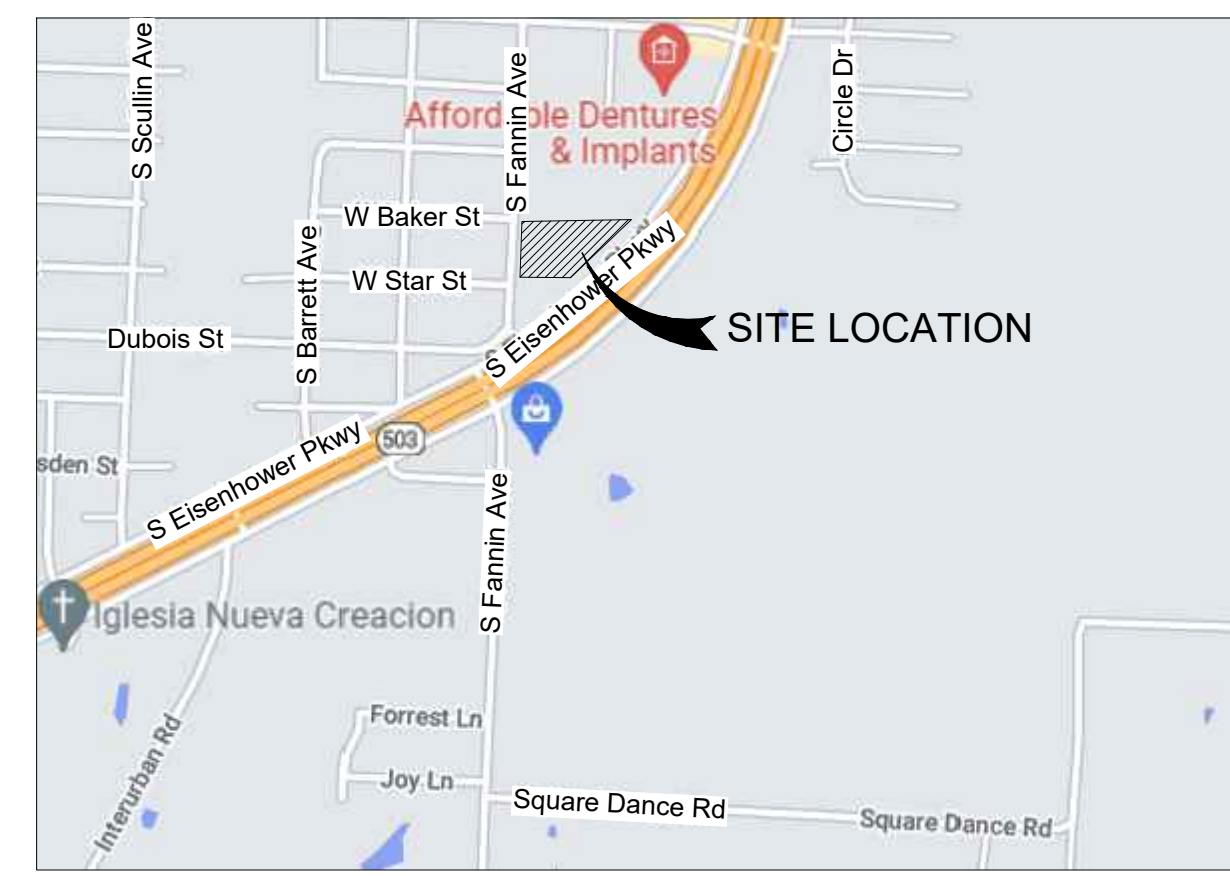
The Planning and Zoning Commission may deny or approve the plat with conditions.

Aerial of Subject Property



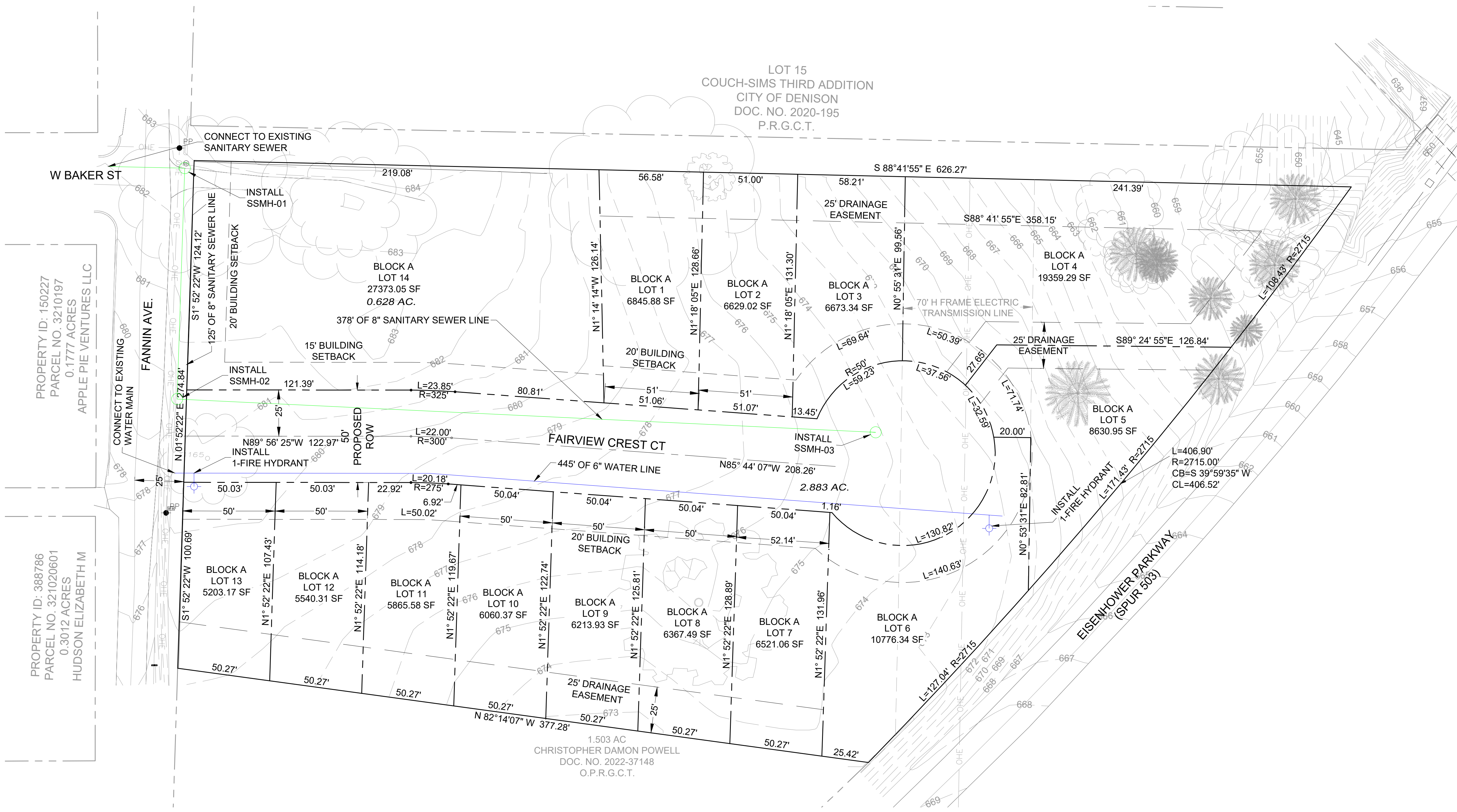
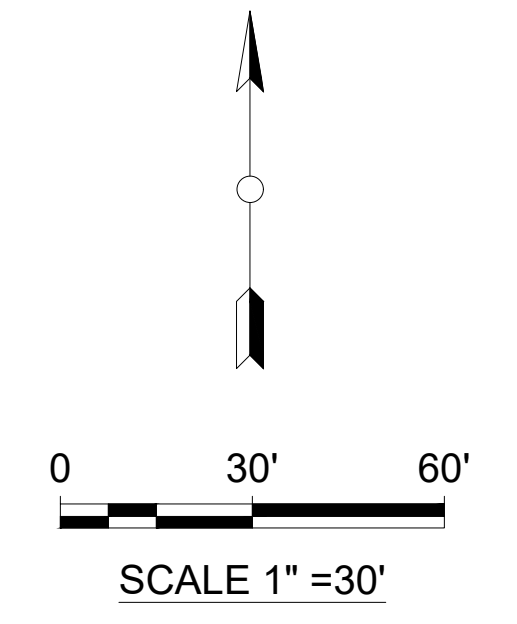
Zoning of Subject Property





VICINITY MAP (N.T.S.)

SITE DATA:
 TOTAL SITE AREA = 3.51 ACRES
 EXISTING ZONING = SF 5
 COMMON OPEN SPACE LOTS = 0



LOT 15
 COUCH-SIMS THIRD ADDITION
 CITY OF DENISON
 DOC. NO. 2020-195
 P.R.G.C.T.

PROPERTY ID: 150227
 PARCEL NO. 3210197
 0.1777 ACRES
 APPLE PIE VENTURES LLC

PROPERTY ID: 388786
 PARCEL NO. 321020601
 0.3012 ACRES
 HUDSON ELIZABETH M

LEGEND
 F.S.R = FOUND STEEL ROD
 SSMH - SANITARY SEWER MANHOLE
 ○ EXISTING TREES

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

Planning & Zoning Commission Approval Block:
 Approved for preparation of Final Plat _____
 Approved this ____ day of _____, _____ by the Planning & Zoning Commission of the City of Denison, Texas:
 Chairman: _____ Secretary: _____
 Date: _____ Date: _____

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT OF FAIRVIEW CREST
 LOTS 1-14 BLOCK A
 BEING 3.51 ACRES OF LAND LOCATED IN THE WILLIAM OLDHAM SURVEY, ABSTRACT NO. 919
 CITY OF DENISON, GRAYSON COUNTY, TEXAS

OWNER
 PRICE KAREL H
 2700 S FANNIN AVE
 DENISON, TX 75020

ENGINEER:
 TURNKEY TRACT
 CONTACT: NAVEEN KHAMMAMPATI, P.E., C.F.M.
 #2770 MAIN ST. #171
 FRISCO, TX 75033
 nkciivilengineer4@gmail.com

CITY OF DENISON CASE NUMBER:
 PROJECT NUMBER: _____ DATE: AUG 21 2024
 REVISED DATE:
 REVISION NOTES:
 SHEET 1 OF 2

PRELIMINARY PLAT 2 OF 2



NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address
TURNKEY TRACT
 2770 MAIN ST #171
 FRISCO, TX 75033
 F-22283
 nkcivilengineer4@gmail.com
 214-377-0388

Project Name and Address
 2700 S FANNIN AVE
 GRAYSON COUNTY, TEXAS

Project	Sheet
Date	02
Scale	02

PRELIMINARY PLAT OF
FAIRVIEW CREST
 LOTS 1-14 BLOCK A
 BEING 3.51 ACRES OF LAND LOCATED IN THE WILLIAM
 OLDHAM SURVEY, ABSTRACT NO. 919
 CITY OF DENISON, GRAYSON COUNTY, TEXAS

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT PRICE KAREL H DOES HEREBY ADOPT THIS PRELIMINARY PLAT, DESIGNATING THE HEREIN DESCRIBED 3.51 ACRES IN WILLIAM OLDHAM SURVEY ABSTRACT NO. 919, CITY OF DENISON, GRAYSON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PRICE KAREL H

BY: _____ DATE _____

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
_____ COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF GRAYSON

I, NAVEEN KHAMMAMPATI, REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A BOUNDARY SURVEY PREPARED BY BOBBY J CROW, DATED DECEMBER 15, 1976. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NAVEEN KHAMMAMPATI DATE 07/27/2024

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL R. KERSTEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC, GRAYSON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF GRAYSON, STATE OF TEXAS, BEING PART OF THE T. G. BELCHER SURVEY, ABSTRACT NO. 133, AND THE WILLIAM OLDHAM SURVEY, ABSTRACT NO. 919, AND ALSO BEING PART OF A 14.584 ACRE TRACT OF LAND CONVEYED BY THOMAS H. HAIRSINE ET UX TO MRS. LILY M. HAIRSINE AND MISA LILY F. HAIRSINE BY DEED DATED AUGUST 4, 1940, RECORDED IN VOLUME 415, PAGE 540, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A STEEL ROD IN THE EAST LINE OF FANNIN AVENUE AT ITS INTERSECTION WITH THE NORTH LINE OF SAID 14.584 ACRE TRACT, SAID POINT ALSO BEING NORTH A DISTANCE OF 27.5 FT., AND NORTH 89 DEG. 45 MIN. 45 SEC. EAST 25.0 FT. FROM THE NORTHWEST CORNER OF THE WILLIAM OLDHAM SURVEY;

THENCE NORTH 89 DEG. 45 MIN. 45 SEC. EAST WITH AN OLD FENCE MAINTAINING THE NORTH LINE OF SAID 14.584 ACRE TRACT, A DISTANCE OF 627.50 FT. TO A STEEL ROD IN THE WEST RIGHT-OF-WAY LINE OF U. S. HIGHWAY 75;

THENCE IN A SOUTHWESTERLY DIRECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2715.0 FT. (CHORD BEARS SOUTH 38 DEG. 22 MIN. 50 SEC. WEST 404.49 FT.) A DISTANCE OF 404.87 FT. TO A STEEL ROD MAINTAINING THE NORTHEAST CORNER OF A 0.87 ACRE TRACT OF LAND CONVEYED OUT OF SAID 14.584 ACRE TRACT TO THOMAS H. HAIRSINE BY DEED RECORDED IN VOLUME 589, PAGE 337 OF SAID DEED RECORDS;

THENCE NORTH 84 DEG. 05 MIN. 08 SEC. WEST WITH THE NORTH LINE OF SAID 0.87 ACRE TRACT A DISTANCE OF 378.36 FT. TO A STEEL ROD IN THE EAST LINE OF FANNIN AVENUE;

THENCE NORTH WITH THE EAST LINE OF FANNIN AVENUE A DISTANCE OF 275.48 FT. TO THE PLACE OF BEGINNING AND CONTAINING 3.513 ACRES OF LAND.

GENERAL NOTES:

1. WATER SERVICE PROVIDER : CITY OF DENISON
2. SEWER SERVICE PROVIDER : CITY OF DENISON
3. ELECTRIC PROVIDER: ONCOR, PH: 888-313-4747
INTERNET: AT&T , PH: 855-458-1993
4. IT IS EXPRESSLY AGREED AND UNDERSTOOD THAT THE DEVELOPER WILL FULLY INDEMNIFY AND SAVE HARMLESS THE CITY OF DENISON FROM ANY LIABILITY, LOSS, COST, EXPENSE, OR DAMAGE ARISING OUT OF OR IN CONNECTION WITH THIS PRELIMINARY PLAT.
5. CURRENT ZONING OF PROPERTY: SF-5. SHOWN ON THE SHEET 1 OF THE PRELIMINARY PLAT.

ISHAM G. BELCHER SURVEY
 ABSTRACT NO. 133

LOT 15
 COUCH-SIMS THIRD ADDITION
 CITY OF DENISON
 DOC. NO. 2020-195
 P.R.G.C.T.

5' X 9' CONC. BOX
 FL. 638.19

5' X 9' CONC. BOX
 FL. 638.27



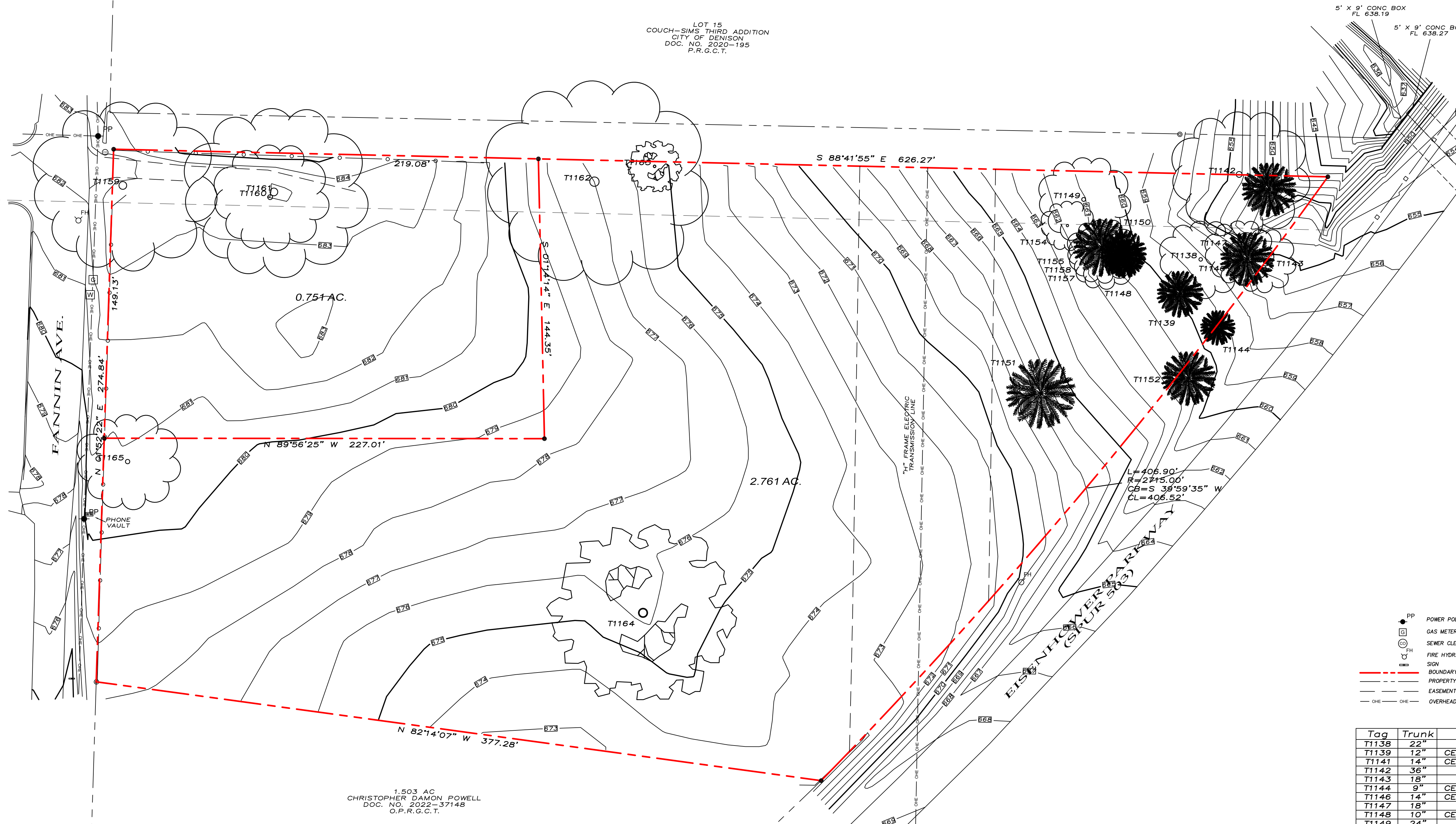
SCALE
 1" = 30'

~ BASIS OF BEARINGS ~
 GRID NORTH, NAD 83
 TEXAS STATE PLANE COORDINATE SYSTEM
 NORTH CENTRAL ZONE

2 - 5' X 9' CONC. BOXES

5' X 9' CONC. BOX
 FL. 635.94

5' X 9' CONC. BOX
 FL. 635.88



0.751 AC.

2.761 AC.

1.503 AC.
 CHRISTOPHER DAMON POWELL
 DOC. NO. 2022-37148
 O.P.R.G.C.T.

WILLIAM OLDHAM SURVEY
 ABSTRACT NO. 919

- PP POWER POLE
- GAS METER
- SEWER CLEANOUT
- ⊕ FH FIRE HYDRANT
- ⊕ SIGN
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- OHE OVERHEAD ELECTRIC LINE

Tag	Trunk	Code
T1138	22"	OAK
T1139	12"	CEDAR ELM
T1141	14"	CEDAR ELM
T1142	36"	OAK
T1143	18"	OAK
T1144	9"	CEDAR ELM
T1146	14"	CEDAR ELM
T1147	18"	OAK
T1148	10"	CEDAR ELM
T1149	24"	OAK
T1150	12"	CEDAR ELM
T1151	18"	CEDAR ELM
T1152	14"	CEDAR ELM
T1154	14"	OAK
T1155	15"	CEDAR ELM
T1157	18"	OAK
T1158	18"	OAK
T1159	48"	OAK
T1160	30"	OAK
T1161	48"	OAK
T1162	58"	OAK
T1163	14"	HACKBERRY
T1164	48"	MULBERRY
T1165	27"	PECAN

TOPO/TREE SURVEY
 3.513 ACRES
 2700 FANNIN AVENUE
 DENISON, TEXAS



3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

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Description/ITE Code	Units	ITE Vehicle Trip Generation Rates						Expected Units	Total Generated Trips			Total Distribution of Generated Trips				
		WkDay	AM	PM	AM In	AM Out	PM In		PM Out	Daily	AM Hour	PM Hour	AM In	AM Out	PM In	PM Out
Single Family Homes 210	DU	9.52	0.75	1.00	25%	75%	63%	37%	13.0	124	10	13	2	7	8	5
									13.0	124	34	44	9	24	27	16