



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

Tuesday, March 12, 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, March 12, 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 COMMENT

Citizens may speak on 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. Comments related to Public Hearings listed below will be heard when the specific hearing is called.

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 on February 27, 2024.

4. PUBLIC HEARINGS

A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lots 1-5, Block 1 of the B. Wright’s 2nd Addition being all of Block 48, Decker’s Replat of Chelsea Park. (Case No. 2024-006RP).

B. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone a ± 32.361-acre tract of land commonly known as 2700 Texoma Drive, GCAD Property ID Nos. 109826 and 112271, from the Light Industrial (LI) District to the Heavy Industrial (HI) District to allow for a concrete products manufacturer. (Case No. 2024-008Z).

5. STAFF UPDATES

6. 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 8th day of March 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, February 27, 2024

1. CALL TO ORDER

Announced the presence of a quorum.

Chair Charlie Shearer called the meeting to order at 10:00 a.m. Commissioners present were Vice Chair Robert Sylvester, Commissioners Linda Anderson, Angela Harwell, Ernie Pickens.

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 the Deputy City Clerk. Therefore, public comments were not received.

3. CONSENT AGENDA

A. Receive a report, hold a discussion, and take action on a Preliminary Plat for the Denison Self Storage Addition. (Case No. 2024-005PP)

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

Commission Action

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

4. PUBLIC HEARINGS

A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lot 1R & 2R, Block 15 Miller's Second Addition. (Case No. 2024-004RP).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that at the time this Agenda was finalized (earlier than usual as staff members were out on Friday for a Budget Meeting) staff was not aware of how the structures that are currently located on the property were going to be utilized. Ms. York stated that the northern proposed lot has one structure on it that barely conforms to the setback requirements and the southern lot has three structures that are all legal non-conforming lots. She stated that they are just built over what staff considers to be setbacks. Ms. York stated that the purpose of the Replat is to create two (2) legal lots of record, noting that the subject property has been illegally subdivided in the past. An existing single-family dwelling is located on the property with a detached garage/accessory building. Ms. York stated that the proposed lots front on N. Chandler Avenue and have access to City water and sewer and the subject property is zoned SF-5, Single Family Residential. Ms. York stated that, from a staff perspective, what gives her concern when remodeling is that you cannot expand a non-conforming use. Ms. York stated that even though we are not here to discuss the structures – only the Plat – she wants to make sure the Commission is aware of that; however, she noted again that the Plat conforms. Ms. York stated that you can notice that it is stacked in what used to be three lots that fronted on Johnson Street and at some point in the past the three lots were illegally subdivided to all front on Chandler Avenue and the Applicant is coming in to clean up those lots that he owns to make them legal lots of record. Ms. York stated that they meet all the development requirements for the SF-5 zoning district. Staff recommended approval of the Replat as submitted. Chair Shearer asked about the sewer connection and if it was in the alley. Ms. York stated that she does not recall but believes that both the water and sewer are located in the streets. She stated that the Applicant would have to answer that question. Chair Shearer stated that he is concerned about utilities to the property and Ms. York reminded him that we are only here to discuss the Plat. Director Tate stated that this issue is not a concern for this body. Chair Shearer stated that the only reason he is pushing the issue is because he was under the impression that part of the plat process now is to verify the fact that there are utilities to those properties.

Chair Shearer asked if there was anyone present who wished to speak on this agenda item.

Mr. Andy Baker came forward to address the Commission and provided the following information for the record:

Name: Mr. Andy Baker
Address: 2309 Monte Cristo Circle
Sherman, TX 75902

Mr. Baker stated that the sewer is 15' in the street so they should be fine.

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

On motion by Commissioner Pickens, seconded by Commissioner Anderson, the Planning and Zoning Commission unanimously approved a Replat of Lot 1R and 2R, Block 15 Miller's Second Addition.

- B. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lot 2R, Block 6 of the Original Town Plat of Denison, Texas. (Case No. 2024-003RP)

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that the purpose of the Replat is to create one (1) legal lot of record. She stated that at some point in the past, the property was illegally subdivided to have three lots fronting on North Rusk Avenue. The two southern lots just south of the proposed lot were platted a few years back to front on Rusk Avenue. Ms. York stated that they currently have two dwelling units on them. Approval of the proposed plat will allow Applicant to move forward with a building permit. Ms. York stated that they do have access to water and sewer. Staff recommended approval of the Replat as submitted.

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

On motion by Commissioner Pickens, seconded by Vice Chair Sylvester, the Planning and Zoning Commission unanimously approved a Replat of Lot 2R, Block 6 of the Original Town Plat of Denison, Texas.

5. STAFF UPDATES

Planner York provided updates to the Commission regarding the zoning cases presented to City Council at their February 19, 2024, Meeting. The following case was approved by City Council, including the addition of elevation standards and conceptual elevations that are in the amendment to the Planned Development:

- AMENDING CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY OF DENISON, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY AMENDING THE CURRENT PLANNED DEVELOPMENT ORDINANCE NO. 5218 BY CHANGING THE CURRENT ZONING CLASSIFICATION FROM PLANNED DEVELOPMENT OVERLAY (PD) DISTRICT WITH BASE ZONING OF SINGLE-FAMILY RESIDENTIAL—SINGLE-FAMILY ATTACHED (SF-TH) DISTRICT TO PLANNED DEVELOPMENT OVERLAY (PD) DISTRICT WITH BASE ZONING OF MULTI-FAMILY

RESIDENTIAL DISTRICT (MF-2) AND LOCAL RETAIL DISTRICT (LR), AND AMENDING EXHIBIT B “DEVELOPMENT STANDARDS” OF ORDINANCE NO. 5218, ON AN APPROXIMATELY 2.94 ACRE TRACT IDENTIFIED AS GCAD PROPERTY ID NO. 141832, SAID PROPERTY BEING LEGALLY DESCRIBED AS LOTS 1 THROUGH 16 AND INCLUDING THE TWENTY (20’) FOOT ALLEY, BLOCK 2 OF MILLER’S FIRST ADDITION TO THE CITY OF DENISON, GRAYSON COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME Y, PAGE 330, DEED RECORDS OF GRAYSON COUNTY, TEXAS; BEING COMMONLY KNOWN AS 715 W. SEARS STREET; BEING MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT “A”; PROVIDING DEVELOPMENT STANDARDS, ATTACHED HERETO AS EXHIBIT “B”; PROVIDING A CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT “C”

6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:15 a.m.

CHARLIE SHEARER, Chairman

ATTEST:

Karen L. Avery, Deputy City Clerk

The Planning and Zoning Commission Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lots 1-5, Block 1 of the B. Wright's 2nd Addition being all of Block 48, Decker's Replat of Chelsea Park. (Case No. 2024-006RP).

Staff Contact

Dianne York, Planner
dyork@cityofdenison.com
903-465-2720

Summary

- The purpose of the Replat is to create five (5) lots from an entirely platted Block.
- The subject property is zoned SF-7.5, Single Family Residential.
- The proposed lots meet the lot size, width, and depth requirements listed within the SF-7.5 zoning district ordinance.

Staff Recommendation

Staff recommends approval of the Replat as submitted.

Recommended Motion

"I move to approve the proposed Replat."

Background Information and Analysis

The applicant is seeking approval of the proposed Replat. The purpose of the Replat is to create five (5) residential lots fronting on S. French Avenue. The subject property is zoned SF-7.5, Single Family Residential. The proposed lots meet the minimum lot depth, width and size requirements listed within the SF-7.5, Single Family Residential zoning district. Extensions for both water and sewer will be required to service the property and additional improvements may be required to S. French Avenue for access purposes. Civil Engineering Plans are required for any utility extensions or public improvements.

Financial Considerations

N/A

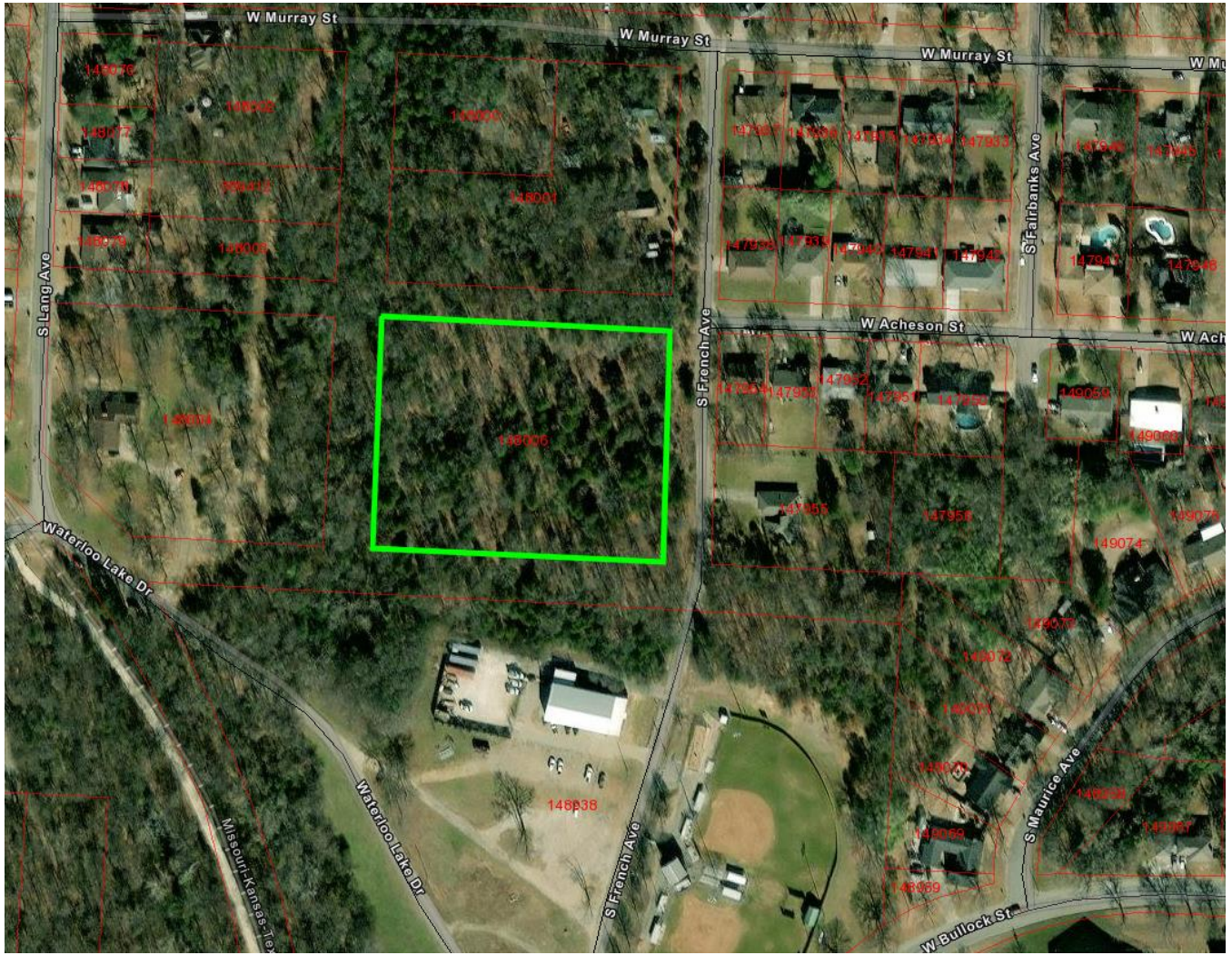
Prior Board or Council Action

N/A

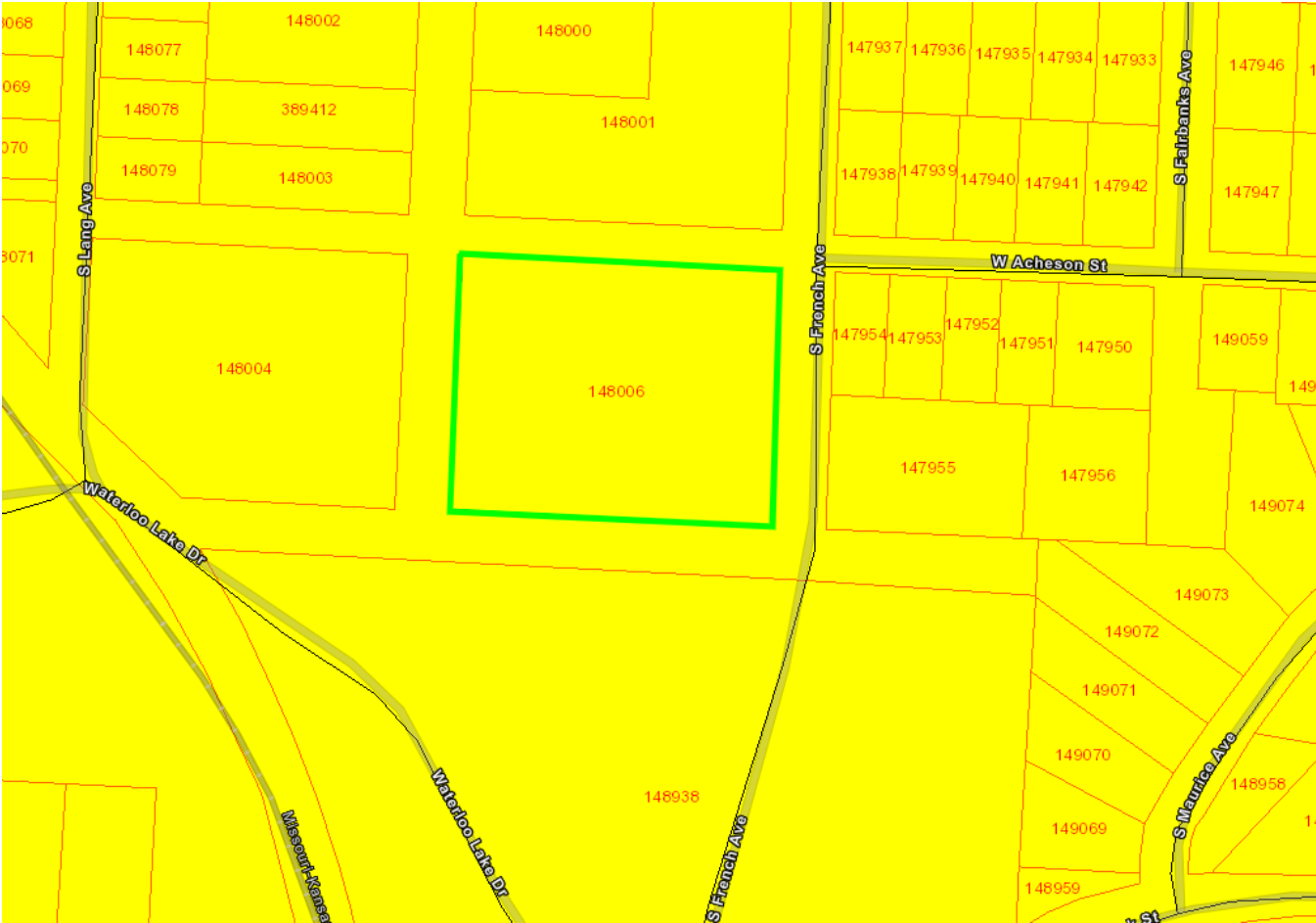
Alternatives

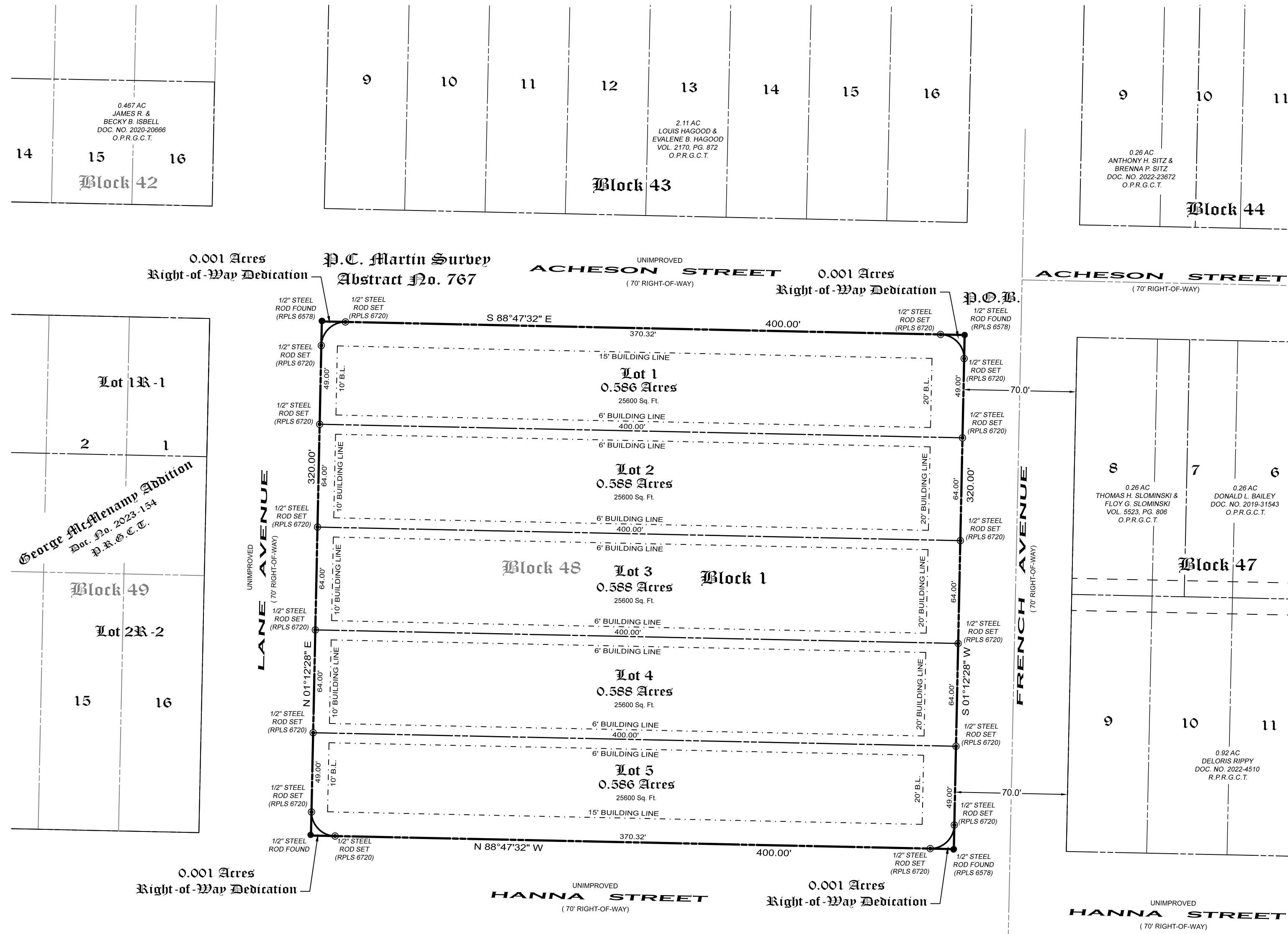
- The Planning and Zoning Commission may deny or conditionally approve the request.

Aerial of Subject Property



Zoning of Subject Property





Legal Description

Situated in the City of Denison, County of Grayson, State of Texas being a part of the P.C. Martin Survey, Abstract No. 767, and being all of Block 48, of Decker's Replat of Chelsea Park, an addition to the city of Denison as shown by plat of record in Volume 225, Page 602, Deed Records, Grayson County, Texas, same tract of land being conveyed to Wright Construction & Development LLC by deed of record in Document Number 2024-1240, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

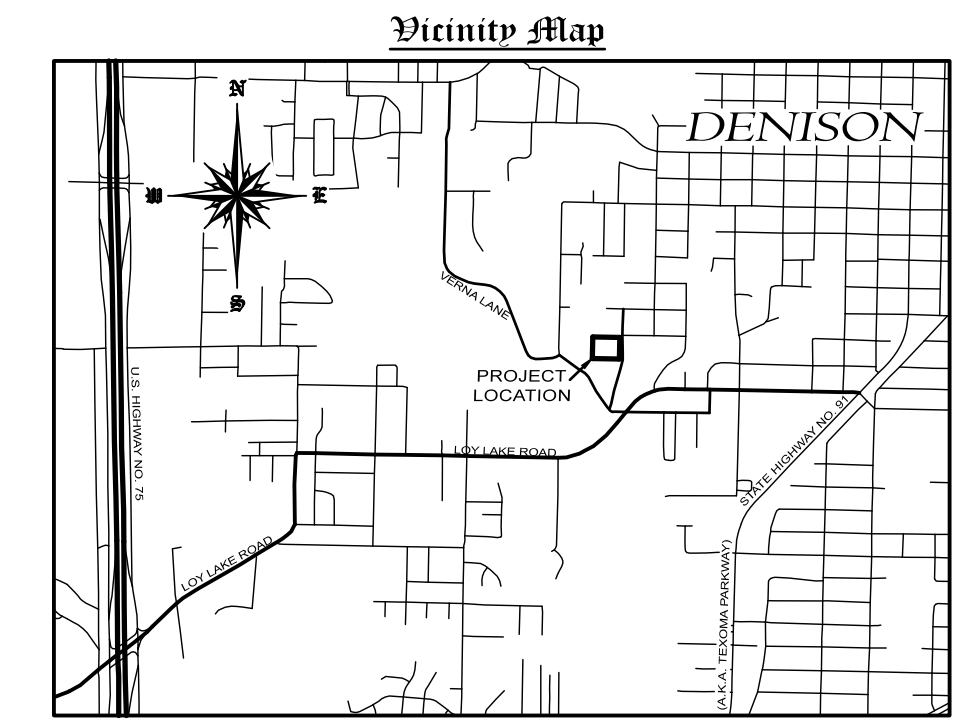
Beginning at a 1/2" steel rod found with a cap marked RPLS 6578 maintaining the northeast corner of said Block 48, in the intersection of the west line of French Avenue and the south line of Acheson Street (unimproved);

Thence South 01°12'28" West, along the east line of said Block 48 and the west line of said French Avenue, a distance of 320.00 feet to a 1/2" steel rod found with a cap marked RPLS 6578 maintaining the southeast corner of said Block 48, in the intersection of the west line of said French Avenue and the north line of Hanna Street (unimproved);

Thence North 88°47'32" West, along the south line of said Block 48 and the north line of said Hanna Street (unimproved), a distance of 400.00 feet to a 1/2" steel rod found maintaining the southwest corner of said Block 48, in the intersection of the north line of said Hanna Street (unimproved) and the east line of Lane Avenue (unimproved);

Thence North 01°12'28" East, along the west line of said Block 48 and the east line of said Lane Avenue (unimproved), a distance of 320.00 feet to a 1/2" steel rod found with a cap marked RPLS 6578 maintaining the northwest corner of said Block 48, in the intersection of the east line of said Lane Avenue (unimproved) and said Acheson Street (unimproved);

Thence South 88°47'32" East, along the north line of said Block 48 and the south line of said Acheson Street (unimproved), a distance of 400.00 feet to the Point-of-Beginning and containing 2.938 acres of land.



Owners Certificate & Dedication

STATE OF TEXAS
COUNTY OF GRAYSON

I (we), the undersigned owner(s) of the land shown on this plat and designated herein as the Final Plat of Lots 1-5, Block 1 B. WRIGHT'S 2ND ADDITION subdivision to the City of Denison, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Final Plat of Lots 1-5, Block 1 B. WRIGHT'S 2ND ADDITION have been notified and signed this plat.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

WITNESS MY HAND this ____ day of _____, 2024.

BRAEDEN WRIGHT
OWNER, WRIGHT CONSTRUCTION AND DEVELOPMENT LLC

STATE OF TEXAS
COUNTY OF GRAYSON

Before me the undersigned, notary public in and for said County and State, on this day personally appeared BRAEDEN WRIGHT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that <he/she> executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2024.

Notary Public in and for
the State of Texas

My Commission Expires: _____

City Signature Block

I hereby certify that the above and foregoing plat of Lots 1-5, Block 1 B. WRIGHT'S 2ND ADDITION, an addition to the City of Denison, Texas, was approved by the Planning and Zoning Commission of the City of Denison on the ____ day of _____, 2024.

Planning and Zoning Commission Chair
City of Denison

Surveyor's Certificate

KNOWN ALL MEN BY THESE PRESENTS:

That I, John C. Copley, Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Denison, Texas.

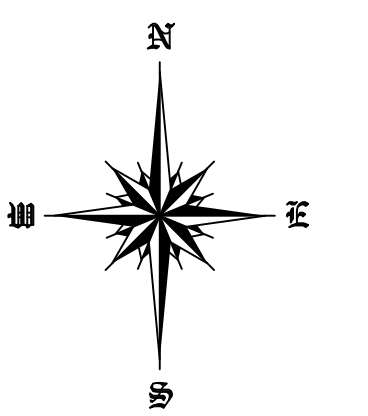
John C. Copley _____ Date _____
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

- GENERAL NOTES -

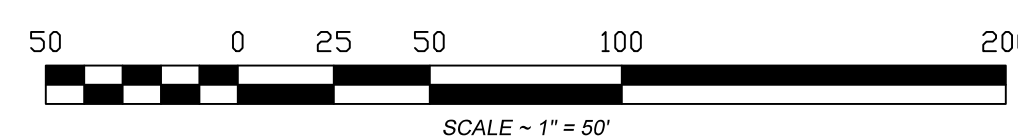
- Water Supply to be provided by the City of Denison.
- Sewer service to be provided by the City of Denison.
- Electrical service is provided by Oncor Electrical Delivery.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- The City of Denison will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- Neither the City of Denison nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
- Bearings are based on the City of Denison Control Monument Network.
- The City of Denison reserves the right to require submission of Development Plat based on proposed use of each lot.
- All proposed lots situated in whole or in part within the City's Corporate Limits comply with the minimum size requirements of the Governing Zoning District and the requirements of the Subdivision Ordinance.
- Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Denison, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Visibility Note: Intersection visibility triangles shall be shown and maintained in accordance with the subdivision regulations.
- The subject tract lies within Zone "X" (areas determined to be outside of the 500 year flood) Designation, as shown by FEMA Flood Insurance Rate Map No. 48181C0285 F, Map Revised September 29, 2010.
- Lots are to be used as Residential.
- Property is zoned as SF-7.5 (Single-Family Residential).
- Case No. 2024-006RP

Purpose: To replat all of Block 48, Decker's Replat of Chelsea Park into five (5) Single-Family Residential lots.

BE ADVISED: Improvements to the existing public facilities (such as roadways) may be required to meet the minimum standards outline in Ordinance Section 22-87.



— BASIS OF BEARINGS —
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)



The Planning and Zoning Commission Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone a ± 32.361-acre tract of land commonly known as 2700 Texoma Drive, GCAD Property ID Nos. 109826 and 112271, from the Light Industrial (LI) District to the Heavy Industrial (HI) District to allow for a concrete products manufacturer. (Case No. 2024-008Z).

Staff Contact

Mary Tate, Director of Development Services
mtate@cityofdenison.com
903-465-2720

Summary

- Property is currently zoned Light Industrial (LI).
- Applicant wishes to rezone the subject property to Heavy Industrial (HI) to allow for the use of concrete products manufacturer.
- Zoning request complies with the Future Land Use Plan.

Staff Recommendation

Staff recommends approval of this request.

Recommended Motion

"I move to recommend approval of changing the zoning of the subject property from the Light Industrial (LI) District to the Heavy Industrial (HI) District to allow for a concrete products manufacturer."

Background Information and Analysis

The applicant is requesting to rezone the subject property from the Light Industrial (LI) District to the Heavy Industrial (HI) District to allow for the use of a concrete products manufacturer for CDSix Recycled Materials. CDSix Recycled Materials operates as a concrete recycling center. Operation includes recycling concrete construction materials to create new products. While these recycled materials can be utilized by the property owner for future projects, the facility and the recycled products will be available for public use and purchase. Applicant states within their Project Narrative that ancillary uses permitted by right in the Heavy Industrial District may follow.

Hours of operation are proposed as follows:

- Recycling Center: shall not occur earlier than one (1) hour before official sunrise and shall cease no later than one (1) hour after official sunset.
- Manufacturing: 6:00 a.m. to 8:00 p.m., however, it should be noted that hours of operation are dictated by the needs and requirements of the applicants' customers. Applicant states that they will commit to the hours presented, but they may need to operate the plant outside of the proposed hours.

The applicant shall adhere to all minimum illumination intensities required by the Occupational Safety and Health Administration (OSHA). Additionally, the applicant has or will receive all required permits needed to operate from the Texas Commission on Environmental Quality (TCEQ) and the Environmental Protection Agency (EPA).

Applicant states that they are willing to construct a six (6) foot high berm adjacent to the westernmost and easternmost boundary line of the property. The berm will include eastern red cedars and would be planted on forty (40) foot centers.

According to the Future Land Use Plan, the subject property is designated to be developed in a “Mixed Commercial” manner with a “Revitalization Area” overlay. Per the Comprehensive Plan, Mixed Commercial development includes industrial and manufacturing type uses and the intent for the “Revitalization Area” designation is to redevelop areas into walkable and mixed-use areas.

According to Ordinance Section 28.10, City staff and the Planning and Zoning Commission shall consider the following factors when reviewing rezone requests:

1. *Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;*

Texoma Drive (FM 84) between US 75 and Juanita Drive has been predominantly developed in an industrial manner. The proposed use is compatible with the area located around the property.

2. *Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;*

N/A

3. *The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances that may make a substantial part of such vacant land unavailable for development;*

Rezoning of this property will not impact the availability of similar land for development.

4. *The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change;*

The overall area has been developed in an industrial manner.

5. *How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;*

N/A

6. *Whether the zoning petition is consistent with the current land use plan; and*

The property is depicted on the Future Land Use Plan to be developed in a Mixed Commercial Manner. This request complies with the Future Land Use Plan.

7. *Any other factors that will substantially affect the public health, safety, morals, or general welfare.*

Other factors which may substantially affect general welfare have been addressed above.

Financial Considerations

N/A

Prior Board or Council Action

N/A

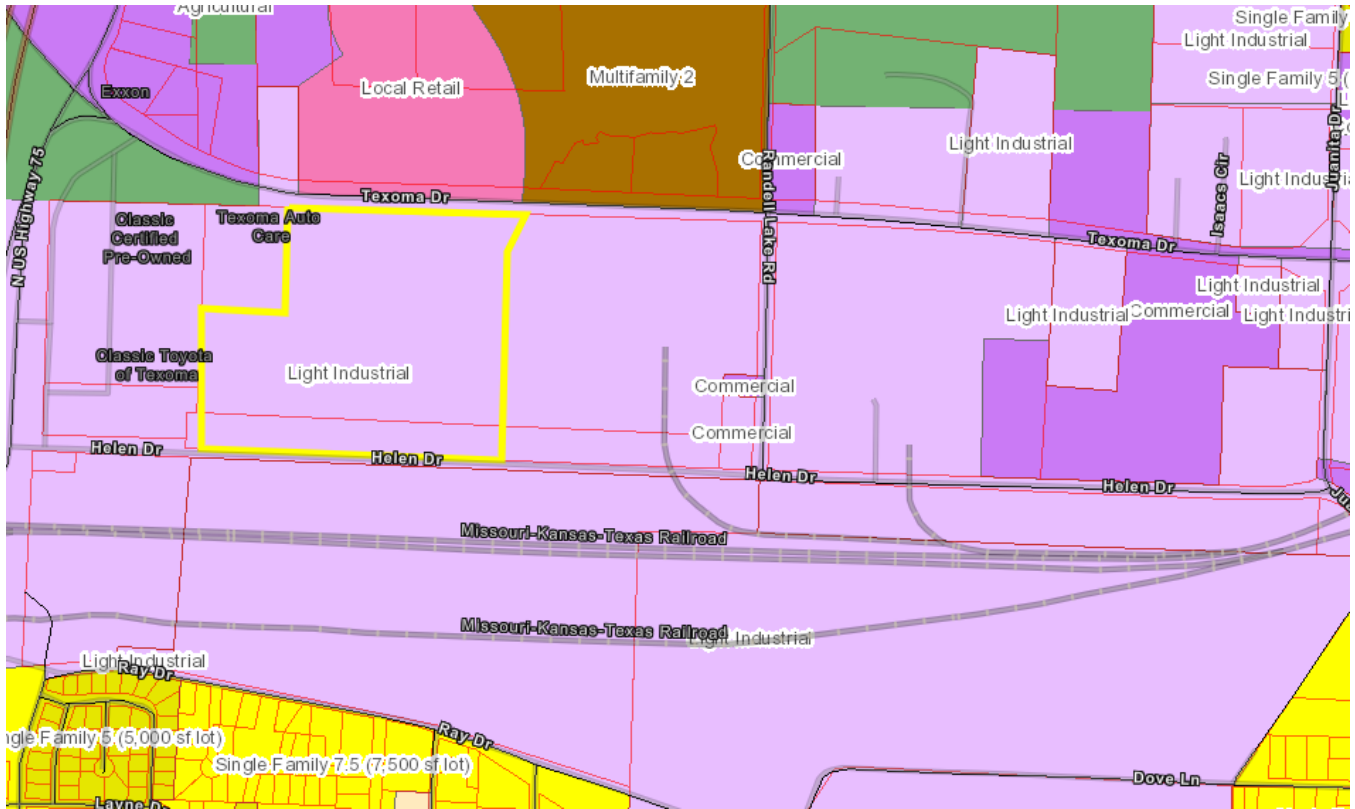
Alternatives

- The Planning and Zoning Commission may table, recommend denial or recommend approval with conditions.

Aerial of Subject Area



Zoning Aerial of Subject Area



Project Narrative

It is the intent of the applicant to request a zoning change of the Subject Property from its existing zoning of “LI” – Light Industrial District to “HI” – Heavy Industrial District to accommodate the use of concrete products manufacturing. The applicant intends to recycle concrete construction materials to create new products from the recycled materials. These materials will be utilized by the developer for future projects. The facility and its recycled products will be available for public use and purchase. Ancillary uses permitted by right in the Heavy Industrial District may follow.

Hours of Operation: **Recycling Center & Manufacturing** – No earlier than one (1) hour before official sunrise; no later than one (1) hour after official sunset.

Manufacturing – 6am to 8pm; please note: Hours of operation are dictated by the needs and requirements of our customers. Applicant will commit to the normal hours of operation listed above, but may need to operate the plant outside of normal operation hours if materials are needed before or after the times listed above.

Illumination: Applicant shall adhere to all minimum illumination intensities required by the Occupational Safety and Health Administration (“OSHA”), as stated in Title 29 of the Code of Federal Regulations, Section 1926.56. Regarding areas of operation not covered by the aforementioned section, applicant will follow the American National Standard A11.1-1965, R1970, Practice for Industrial Lighting. Adequate lighting shall be installed in all necessary areas included but not limited to all points of ingress and egress, above each silo, interior lighting within each silo (to illuminate filling ports), parking lots, and all pedestrian pathways.

Noise Attenuation: Applicant is willing, if necessary, to construct a six (6) foot high berm adjacent to the westernmost and easternmost boundary line of the property on which eastern red cedars would be planted on forty (40) foot centers.

Permits: Applicant has or will receive TCEQ, EPA and any other required permits as needed to operate.

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System. All distances are grid distances.

Texoma Drive

(aka: U.S. Highway No. 84)

P.O.B.

point bears
S57°27'19"E 0.23'
from a 1/2"
rebar found

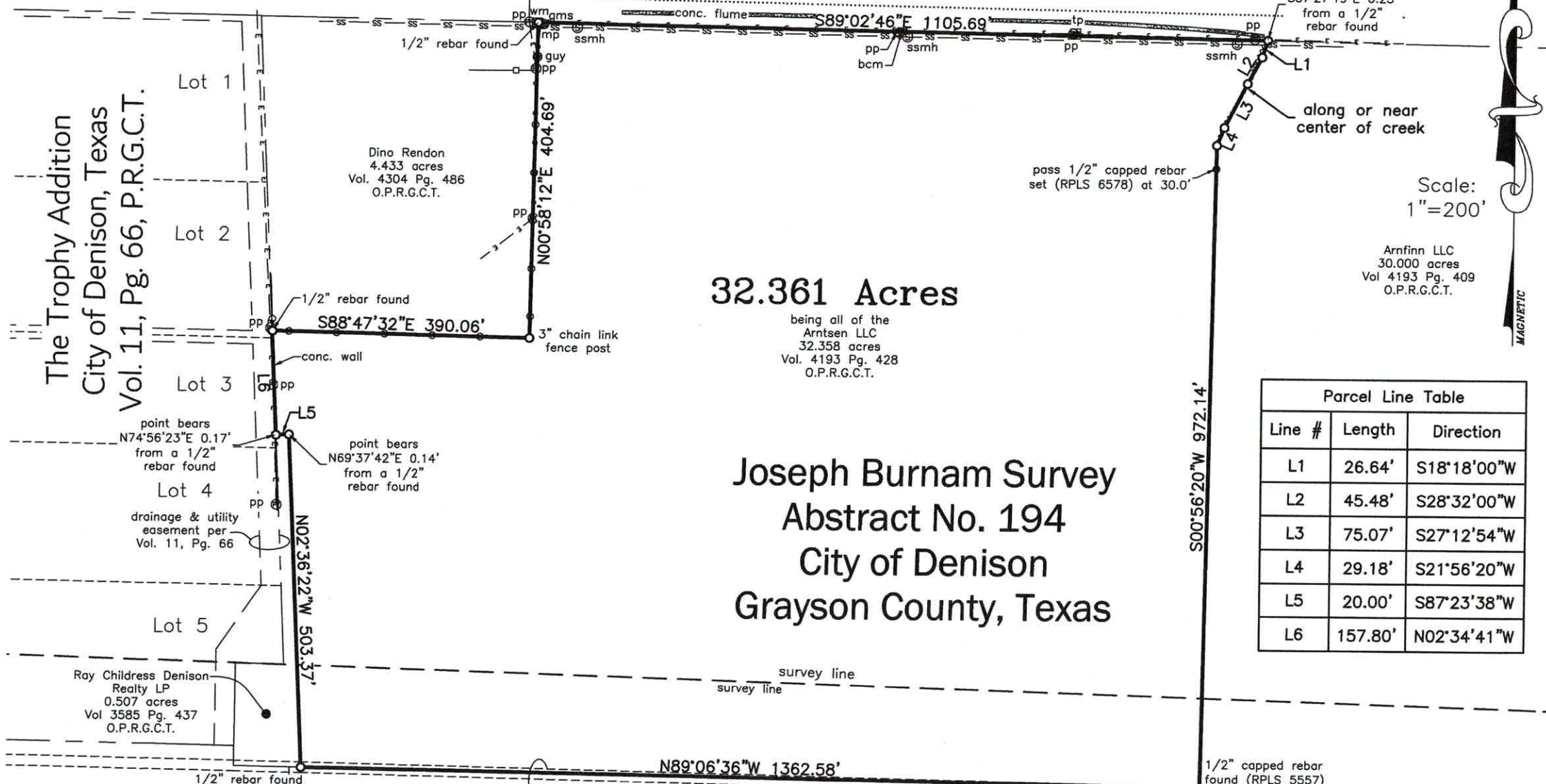
Owner: Arntsen, LLC
Address: 2700 Texoma Drive
Denison Texas

This survey is for the sole benefit of the Owners stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 4, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief. See Field Notes attached herewith.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0165 F, Revised Date: September 29, 2010.

Note: This survey was done without the benefit of a title commitment



32.361 Acres

being all of the
Arntsen LLC
32.358 acres
Vol. 4193 Pg. 428
O.P.R.G.C.T.

Joseph Burnam Survey Abstract No. 194 City of Denison Grayson County, Texas

Scale:
1"=200'

Arnfinn LLC
30.000 acres
Vol 4193 Pg. 409
O.P.R.G.C.T.

Parcel Line Table		
Line #	Length	Direction
L1	26.64'	S18°18'00"W
L2	45.48'	S28°32'00"W
L3	75.07'	S27°12'54"W
L4	29.18'	S21°56'20"W
L5	20.00'	S87°23'38"W
L6	157.80'	N02°34'41"W

The Trophy Addition
City of Denison, Texas
Vol. 11, Pg. 66, P.R.G.C.T.

Dino Rendon
4.433 acres
Vol. 4304 Pg. 486
O.P.R.G.C.T.

point bears
N74°56'23"E 0.17'
from a 1/2"
rebar found

point bears
N69°37'42"E 0.14'
from a 1/2"
rebar found

drainage & utility
easement per
Vol. 11, Pg. 66

Roy Childress Denison
Realty LP
0.507 acres
Vol 3585 Pg. 437
O.P.R.G.C.T.

30' wide strip dedicated
to public road purposes in
Vol. 290, Pgs. 582 & 592

Helen Drive

a gravel road

Formerly: Missouri, Kansas
& Texas Railroad
Now: Union Pacific Railroad
(aka: Ray Yards)

Missouri, Kansas & Texas
Railway Co. of Texas
5.317 acres
Vol. 290, Pg. 582
D.R.G.C.T.

- Legend:**
- wood fence
 - chain link fence
 - E — E — E — electrical line
 - — — — — boundary
 - — — — — adjoiner
 - — — — — easement
 - ss — ss — ss — ss — sanitary sewer line
- mp = meter pole
ssmh = sanitary sewer manhole
wm = water meter
pp = power pole
gms = gas meter station
tp = telephone pedestal
bcm = buried cable marker

Job No. BGD060823

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurveying.net
TBPELS Firm Registration No. 10088100

L.C. Alexander Survey Abstract No. 41 City of Denison Grayson County, Texas



Kate A. Wagner
Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: August 10, 2023