



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

Tuesday, June 11, 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, June 11, 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 May 14, 2024.

4. PUBLIC HEARINGS

A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone a ± 154.70-acre tract of land being identified as GCAD Property ID Nos. 109711, 109720, 109722, 109723, and 109766, and being generally located at the northeast corner of Texoma Drive (FM 84) and State Highway 91 (SH 91), from the Agricultural (A) District and the Multi-Family 2 (MF-2) Residential District to a Planned Development (PD) Overlay District with base zonings of Single-Family (SF-7.5) District, Single-Family (SF-TH) District, Multi-Family Residential (MF-2) District, Light Industrial (LI) District, and Commercial (C) District; and a request to zone a ± 52.52-acre tract of land being identified as GCAD Property ID Nos. 109713, 109718, and 439828, and being generally located at the northeast corner of Texoma Drive (FM 84) and State Highway 91 (SH 91) to a Planned Development (PD) Overlay District with the base zonings of Single Family (SF-7.5) District, Single-Family Townhomes (SF-TH) District, Multi-Family Residential (MF-2), Light Industrial (LI) District, and Commercial (C) District, for a combined total of ± 207.22 acres to allow for a mixed use development. (Case No. 2024-016PD).

- B. Receive a report, hold a discussion, conduct a public hearing, and take action on Lot 1-R, Block A of the Rock Ridge Addition, Phase 2 being a Replat of Lot 1, Block A, Rock Ridge Addition. (Case No. 2024-053RP).
- C. Receive a report, hold a discussion, conduct a public hearing, and take action on Lot 1-R, Block A of the JCN Industrial Park being a Replat of Lot 1, Block A, of the Denison Industrial Park East Addition, Section Five and part of Lot 1, of the Conveyance Plat of Lot 1, Denison Industrial Park East Addition, Section Four. (Case No. 2024-054RP).

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 7th day of June 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, May 14, 2024

1. CALL TO ORDER

Announced the presence of a quorum.

Chair Charlie Shearer called the meeting to order at 10:03 a.m. Commissioners present were Vice Chair Robert Sylvester, Commissioners Linda Anderson, Angela Harwell, and Ernie Pickens.

Staff present were Mary Tate, Director of Development; Dianne York, Planner; Felecia Winfrey, Development Coordinator; Kirk J. Kern, Chief Building Official; and Karen Avery, Deputy City Clerk.

The Invocation was delivered by Chair Shearer, followed by the Pledge of Allegiance led by Vice Chair Sylvester.

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 approving the Minutes from the Planning and Zoning Commission Meeting held on April 23, 2024.
- B. Receive a report, hold a discussion, and take action on a Site Plan for Lot 2, Block 2, of the Gateway Addition, Phase 6 for the construction of Everest Denison, a rehabilitation hospital. (Case No. 2024-038SP).

Commissioner Pickens stated that he had some concerns about the parking at the hospital (Item No. 3.B) so he will be making a motion to approve the request with certain conditions.

On motion by Commissioner Pickens, seconded by Commissioner Harwell, the Planning and Zoning Commission unanimously approved the Consent Agenda, with a condition on Item 3.B. to confirm that the 53 parking spaces are adequate based on the number of personnel and what parking would prevail between the Planned Development and Section 28.50.6 of the zoning code for required parking spaces for hospitals.

4. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to initially zone approximately 2.539 acres legally described as GCAD Property ID No. 436967, being a part of the M.C. Davis Survey, Abstract No. 336 conveyed to Citrus Equities, LLC, by deed recorded in document No. 2021-22302, Official Public Records, Grayson County; being located west of the property commonly known as 3621 Pottsboro Road to the Commercial (C) District to allow for the use of a warehouse (mini)/self-storage facility. (Case No. 2024-028Z).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that there is already an existing self-storage facility to the east of the subject property. This is commonly known as Five Star Storage. The Applicant is pursuing annexation of the subject property to expand operations of Five Star Storage. Ms. York stated that the Applicant is requesting an initial zoning of Commercial (C) for the subject property. She stated that the Applicant is requesting to amend an existing Conditional Use Permit (CUP) for the use of warehouse (mini)/self-storage facility, which is listed as a companion item on this agenda. In addition to submitting a Voluntary Annexation Petition, the Applicant has submitted a Zoning Application and an application to amend an existing Conditional Use Permit (CUP) for the adjacent property that contains the Five Star Storage facility. Ms. York stated that the Future Land Use Plan designates this area to be developed in a “Mixed Commercial” manner. Initially zoning the subject property to Commercial (C) complies with the Future Land Use Plan. Staff recommended approval of the Request as submitted.

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

Mr. Michael Smith came forward and provided the following information:

Name: Michael Smith
Address: 4234 N. Parkdale Lane
Denison, TX

Mr. Smith spoke in opposition to the request as he wants to keep the area more of countryside living (outside the City limits). He also spoke of concern about taxes eventually increasing.

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

On motion by Vice Chair Sylvester, seconded by Commissioner Pickens, the Planning and Zoning Commission unanimously recommended approval of a request to initially zone approximately 2.539 acres legally described as GCAD Property ID No. 436967, being a part of the M.C. Davis Survey, Abstract No. 336 conveyed to Citrus Equities, LLC, by deed recorded in document No. 2021-22302, Official Public Records, Grayson County; being located west of the property commonly known as 3621 Pottsboro Road to the Commercial (C) District to allow for the use of a warehouse (mini)/self-storage facility.

- B. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to amend a Conditional Use Permit allowing the use of a warehouse (mini)/self-storage facility to include a tract of land legally described as being a part of the M.C. Davis Survey, Abstract No. 336 and being all of an approximately 2.539-acre tract of land conveyed to Citrus Equities, LLC., by deed recorded in document No. 2021-22302, Official Public Records, Grayson County; located west of property commonly known as 3621 Pottsboro Road, GCAD Property ID No. 436967. (Case No. 2024-033CUP)

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. This item is a companion item of Item 4.A. Ms. York stated that the Applicant is requesting approval to amend the approved Conditional Use Permit, Ordinance No. 5150, for the use of warehouse (mini)/self-storage (approved by the City Council on May 5, 2021). The Applicant is seeking to expand the operations of Five Star Storage by including an additional 2.539 acres. Ms. York stated that the Applicant has submitted a Voluntary Annexation Petition and a Zoning Application, along with this Application. Ms. York stated that upon approval of the two applications by the City Council, the Applicant will have to replat the property to include the acreage, as well as submit site plans for the buildings. Staff recommended approval of the Request as submitted. In response to Chair Shearer's inquiry, Ms. York stated that she is not aware of any complaints against the facility.

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

Mr. Michael Smith came forward and provided the following information:

Name: Michael Smith
Address: 4234 N. Parkdale Lane
Denison, TX

Mr. Smith spoke in opposition to the request and stated that he opposes the request for the same reasons he previously expressed (on Item 4.B).

Chair Shearer asked if there was anyone else 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 Vice Chair Sylvester, The Planning and Zoning Commission unanimously recommended approval of a request of a request to amend a Conditional Use Permit allowing the use of a warehouse (mini)/self-storage facility to include a tract of land legally described as being a part of the M.C. Davis Survey, Abstract No. 336 and being all of an approximately 2.539-acre tract of land conveyed to Citrus Equites, LLC., by deed recorded in document No. 2021-22302, Official Public Records, Grayson County; located west of property commonly known as 3621 Pottsboro Road, GCAD Property ID No. 436967.

- C. Receive a report, hold a discussion, conduct a public hearing, and take action on Lots 1, 2, and 3, Block 1 of the Evolution Second Addition being a Replat of Lots 10 and 11 of the Rolling Acres Estate. (Case No. 2024-034RP).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York stated that the purpose of the Replat is to create three (3) lots from two (2) lots to allow for the construction of residential structures. The subject property is located on Karen Drive and Desvoignes Road in Denison's ETJ. Lots 1 and 2 have frontage on Karen Drive and Lot 3 has frontage on Desvoignes Road. All three lots will obtain water service from Starr Water and will utilize septic systems. Staff recommended approval of the Request 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, Chair Shearer closed the Public Hearing.

On motion by Commissioner Pickens, seconded by Commissioner Harwell, the Planning and Zoning Commission unanimously approved the Replat of Lots 1, 2, and 3, Block 1 of the Evolution Second Addition being a Replat of Lots 10 and 11 of the Rolling Acres Estate.

- D. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request for a Conditional Use Permit for a tract of land legally described as being a part of the Collins A R 1st Addition, Block 4, Lot 12, and being approximately 0.1722-acres; being commonly known as 517 W. Hull Street, GCAD Property ID No. 145804 to allow for an Accessory Dwelling Unit within the Two-Family (2F) Duplex Residential District. (Case No. 2024-018CUP)

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York stated that the Applicant is requesting a Conditional Use Permit (CUP) to allow for an Accessory Dwelling. The property is zoned Two-Family (2F) Duplex Residential. Ms. York stated that the remodel

will include the construction of a small kitchen and addition of a shower to an existing bathroom and the construction of a bedroom. She stated that, per the Project Narrative, they have completed a minor remodel to the interior of the main structure. Currently, the accessory structure has its own electric meter and shares a water meter with the main house. The Applicant has not stated whether they plan to separate utilities by way of a separate water meter and sewer tap for the ADU. Ms. York stated that, if approved, the Applicant is proposing that the existing garage, accessed via the alley, be utilized for parking by the inhabitants for the Accessory Dwelling Unit (ADU). Ms. York stated that the driveway, located in front of the primary home, will be utilized by the inhabitants of the main structure for parking. Due to the rising cost of housing, ADU's have become a popular option for generating extra income or for finding an affordable housing unit. Ms. York stated that while the zoning district supports the use of an Accessory Dwelling Unit, Staff has concerns about the lack of information for the potential remodels for both the ADU and existing structure. The 500 block of Hull Street has seen significant new development and redevelopment with five (5) new single-family homes being built as well as some homes that have been remodeled. Given this, Staff recommends that a condition be placed on the approval requiring the applicant submit a full scope of what is to be remodeled to the existing structure as well as the ADU to ensure the result of a quality product consistent with the neighborhood. Ms. York stated that the subject property has been provided the designation of Neighborhood, per the Future Land Use Plan. Per the Comprehensive Plan, these areas should be developed by way of many residential types not limited to, but including, single-family detached, townhomes, duplexes, and accessory dwelling units. Staff recommended approval of the Request as submitted. Applicant Kristin Pruett was present and available for questions from the Commission, to which there were none.

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 Anderson, seconded by Commissioner Harwell, the Planning and Zoning Commission unanimously approved a request for a Conditional Use Permit for a tract of land legally described as being a part of the Collins A R 1st Addition, Block 4, Lot 12, and being approximately 0.1722-acres; being commonly known as 517 W. Hull Street, GCAD Property ID No. 145804 to allow for an Accessory Dwelling Unit within the Two-Family (2F) Duplex Residential District.

5. STAFF UPDATES – None

6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:23 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, conduct a public hearing, and make a recommendation on a request to rezone a ± 154.70-acre tract of land being identified as GCAD Property ID Nos. 109711, 109720, 109722, 109723, and 109766, and being generally located at the northeast corner of Texoma Drive (FM 84) and State Highway 91 (SH 91), from the Agricultural (A) District and the Multi-Family 2 (MF-2) Residential District to a Planned Development (PD) Overlay District with base zonings of Single-Family (SF-7.5) District, Single-Family (SF-TH) District, Multi-Family Residential (MF-2) District, Light Industrial (LI) District, and Commercial (C) District; and a request to zone a ± 52.52-acre tract of land being identified as GCAD Property ID Nos. 109713, 109718, and 439828, and being generally located at the northeast corner of Texoma Drive (FM 84) and State Highway 91 (SH 91) to a Planned Development (PD) Overlay District with the base zonings of Single Family (SF-7.5) District, Single-Family Townhomes (SF-TH) District, Multi-Family Residential (MF-2), Light Industrial (LI) District, and Commercial (C) District, for a combined total of ± 207.22 acres to allow for a mixed use development. (Case No. 2024-016PD).

Staff Contact

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

Summary

- The applicant is seeking to develop a mixed-use development at property located at the northeast corner of FM 84 and SH 91 consisting of approximately 207.22 acres.
- 52.52 acres of the 207.22 is currently located outside the City limits. The applicant has submitted a Voluntary Annexation Application in addition to this Zoning Application.
- The proposed mixed-use development will consist of single-family, townhome, multi-family, light industrial and commercial uses.

Staff Recommendation

City staff recommends approval of the Planned Development Overlay District.

Recommended Motion

"I move to recommend approval of the proposed rezone request as well as the initial zoning request to a Planned Development Overlay District for the subject property to allow for a mixed-use development."

Background Information and Analysis

The applicant is seeking to rezone approximately 154.70 acres and initially zone approximately 52.52 acres to a Planned Development (PD) Overlay District to allow for a mixed-use development for property located at the northeast corner of Texoma Drive (FM 84) and State Highway 91 (SH 91). The Planned Development (PD) District will allow for multiple uses including single-family, townhomes, multi-family, light industrial and commercial uses. Exhibit C – *Concept Plan* depicts the approximate location of each use.

The PD establishes base zoning districts as well as allowable acreage for each use. Additionally, the PD establishes specific architectural standards for each use. A full list of all development standards is listed in Exhibit B – *Planned Development Standards*.

Landscape and screening requirements shall conform to the provisions set forth in Section 28.51. and 28.53. of the City of Denison Code of Ordinances, however, the PD establishes additional landscape requirements between the C – Commercial District and the MF-2 – Multi-Family District.

The Open Space requirements listed within Section 28.26. and Section 28.31. for the SF-TH – Single Family Townhome and the MF-2 – Multi-Family Districts are required per the PD. The applicant states that approximately 45.56 acres of the entire development will be dedicated to Open Space. Additionally, a trail system will be constructed with similar connectivity shown on the Concept Plan. All Open Spaces shall be owned and maintained by the Property Owner’s Association (POA).

Upon zoning approval, additional applications will be required prior to the development of the property. These applications include but are not limited to, Preliminary Plat (to include a traffic study), Site Plans, and Civil Engineering Construction Plans.

Financial Considerations

- N/A

Prior Board or Council Action

- The City Council approved the Written Services Agreement for this development at their meeting held on June 3rd, 2024.

Alternatives

- The Planning and Zoning Commission may table, recommend denial, or conditionally approve the request.

Aerial of Subject Property



Zoning Aerial of Subject Property

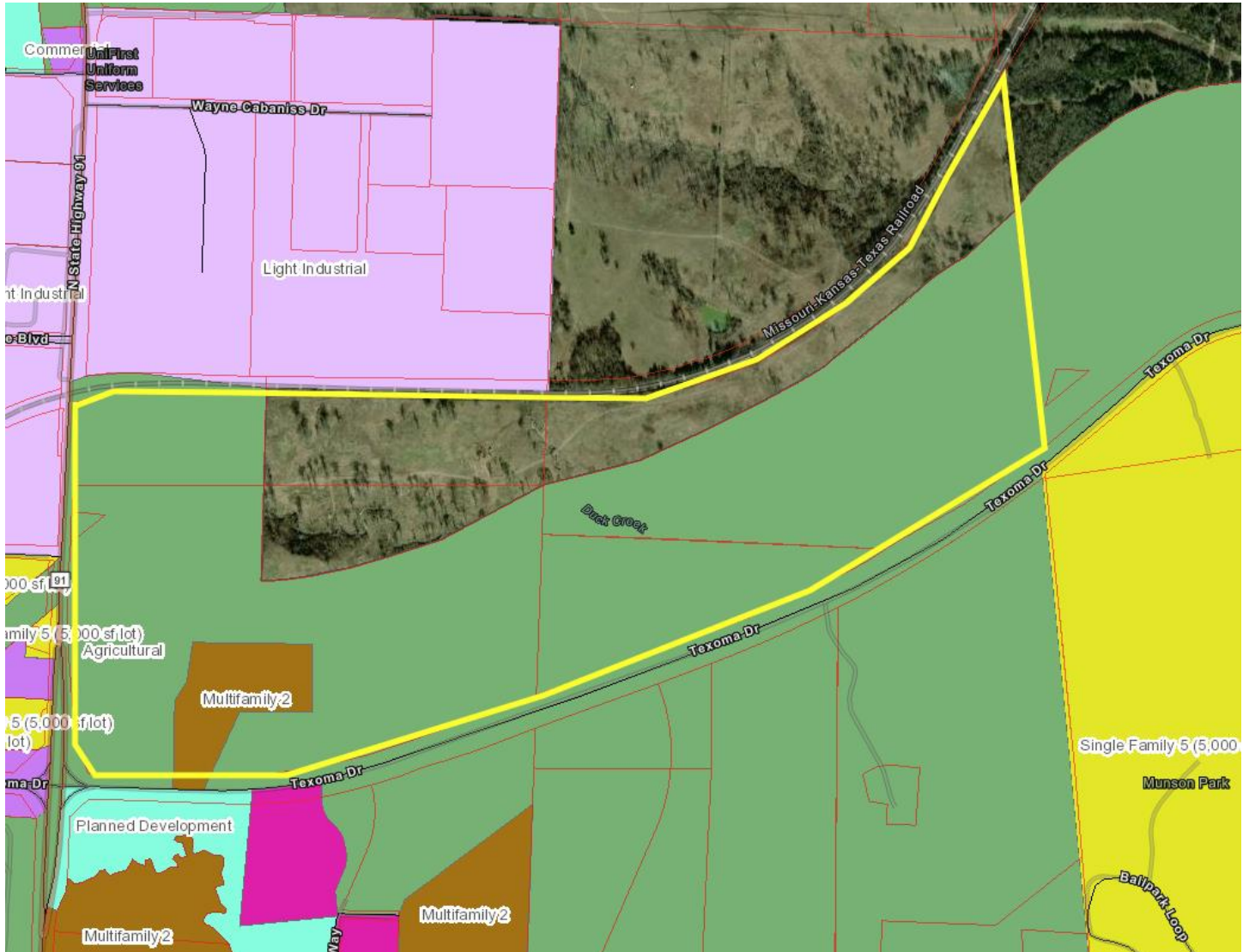


EXHIBIT "B"
PLANNED DEVELOPMENT STANDARDS

**DUCK CREEK CROSSING
PLANNED DEVELOPMENT DISTRICT
STATEMENT OF INTENT AND PURPOSE**

This zoning submittal encompasses approximately 154.7 total acres of land currently located within the City of Denison, in addition to the 52.52 acres proposed for annexation into the City, for a total of approximately 207.22 acres. The uses proposed for the Property will provide the ability to accommodate and encourage the development of a variety of uses including industrial, commercial, retail, multi-family, townhome, and single-family residential uses.

It is the intent of this Planned Development (PD) document to establish a base zoning for the overall property together with the uses and development regulations as designated therein, subject to modifications as set forth herein.

This PD document and the exhibits listed below supersede any existing zoning, use and development regulations for the tract of land described herein.

1.0 PROJECT OVERVIEW

The purpose of this Planned Development District is to create a well-designed mix of uses with planned open spaces which help to create an overall development that promotes a sense of community and relationship with neighbors and local businesses.

We have taken special care to align like uses with our neighboring properties, along with bringing opportunities for neighborhood driven retail such as childcare, hair & nail salons, small format retail spaces, etc.

The open space areas shown on the Concept Plan shall consist of both usable and passive open spaces to preserve trees and allow for recreation for the residents.

2.0 PROJECT LOCATION

Duck Creek Crossing is located on the northeast corner of Texoma Drive (FM 84) and State Highway 91 (SH 91). Situated within the F.G. Tarkington Survey, Abstract No. 1277, the L.H. Ruthrouff Survey, Abstract No. 1056, the A.J. Newman Survey, Abstract No. 913 and the J.J. Huckaby Survey, Abstract No. 561 as depicted in “Exhibit A – Legal Description”.

3.0 PROPERTY OWNER’S ASSOCIATION

A Property Owner’s Association (POA) shall be established and shall be responsible for the ownership and maintenance of all common areas, including all private open space areas shown on the Concept Plan. There will be four separate Property Owner’s Associations (POA) established. One for the single-family development, one for the multi-family development area, one for the townhome development area, and one for the retail/commercial development area. Each will be responsible for the maintenance of the open space they are adjacent to. HOA documents will further define these maintenance responsibilities.

4.0 PROPOSED THOROUGHFARES/ACCESS/CROSS SECTIONS

State Highway 91 (SH 91) is shown on the Thoroughfare Plan as a proposed minor arterial (90’ ROW, four-lane divided). Texoma Drive (FM 84) is designated on the Thoroughfare Plan as a proposed major Arterial (100’ ROW).

Dedication of right-of-way (ROW) for the proposed Armstrong Avenue extension will be provided as a Major Collector (80’ ROW).

5.0 CONCEPT PLAN

The design and development of the Property shall generally comply with the Concept Plan, which is intended to provide a general representation of the location of the land uses on the property.

6.0 SF-7.5 – SINGLE-FAMILY RESIDENTIAL DISTRICT

Except as noted below, the +/- 43.68-acre tract as depicted on the Concept Plan shall develop in accordance with the SF-7.5, Single-Family District as it exists or may be amended except for the following:

- A. Minimum Lot Area. Seven thousand five hundred (7,500) square feet.
- B. Maximum Lot Coverage. Fifty (50) percent including main building and accessory buildings.
- C. Minimum Front Yard. Twenty (20) feet. Including garage setback.
- D. Minimum Side Yard. Five (5) feet for interior side yard and ten (10) feet from a street right-of-way (ROW) line for a corner lots on a residential street.
- E. Minimum Floor Area Per Dwelling Unit. Twelve hundred (1,200) square feet.
- F. Parking. Must include two (2) car garages.
- G. Phasing and Access: The Single-Family development is anticipated to be constructed in Phases. The developer understands that multiple points of access will be required for life safety. Depending on the development status of surrounding parcels, an additional access point onto Texoma Drive (FM 84) may be required. This access point is reflected on the Concept Plan. The exact location of that access point (or its relevance) will be determined during subsequent development submittals.
- H. Architectural Standards. A minimum of four (4) housing elevation styles will be required for this portion of the development, and at no point shall the same architecture be used for more than three (3) homes on successive lots. Note that while varied floorplans are encouraged, the “styles” refers to the exterior of the homes, not the floorplans. Floor plans and elevations will be submitted to the City for review at the time of building permit.

7.0 SF-TH – SINGLE-FAMILY TOWNHOME DISTRICT

The +/- 21.28-acre tract and the +/- 5.40-acre tract as depicted on the Concept Plan shall develop in accordance with the SF-TH District as it exists or may be amended except for the following:

- A. Minimum Lot Area. Two thousand two hundred (2,200) square feet.
- B. Maximum Density. Nine (9) units per gross acre of land area within the development.
- C. Minimum Lot Width. Twenty-two (22) feet.

- D. Minimum Lot Depth. One hundred (100) feet.
- E. Maximum Lot Coverage. Fifty (50) percent including main and accessory buildings on each lot.
- F. Minimum Front Yard. Twenty (20) feet. The front yard setback may be reduced to ten (10) feet if garage access is via an alley.
- G. Parking. Must include two (2) car garages. These spaces can be accessed from either an alley or front loaded on a street.
- H. Guest Parking. Two (2) visitor stalls in the driveway directly in front of the garage, along with one (1) additional visitor stall per four (4) units.
- I. Refuse. Each lot will have its own trash and recycling receptacle that must fit within the garage when not being picked up.
- J. Facades. The building architecture should avoid “flat’ architecture and should provide building articulation of at least two (2) feet every twenty-five (25) feet at minimum on the front elevation (facing the road accessing the front door of the structure). The side and rear architecture of the buildings should use materials and colors to avoid a monolithic appearance.
- K. Open Space. A minimum of twenty (20) percent open space as defined by City ordinance is required in this district.

8.0 MF-2 – MULTI-FAMILY DISTRICT

Except as noted below, the +/- 35.30-acre tract and +/- 8.47-acre tract as depicted on the Concept Plan shall develop in accordance with the MF-2 - Multi-Family Residential District as it exists or may be amended except for the following:

- A. Types of Buildings. The building types proposed are Garden Style Multi-Family.
- B. Types of Dwelling Units. The property may consist of the following:
 - a. efficiency
 - b. one-bedroom
 - c. two-bedroom
 - d. three-bedroom units

Multi-Family units with four (4) or more bedrooms shall be prohibited.

- C. Total Units. The 35.30-acre tract will allow a maximum of 450 units. The 8.47-acre tract will allow a maximum of 160 units.
- D. Minimum Number of On-Site Parking Spaces. No average number of parking spaces shall apply. On-site parking shall be provided as follows:
 - a. One (1) space for each studio/efficiency unit.
 - b. One and one-half (1.5) spaces for each one-bedroom unit.
 - c. Two (2) spaces for each two-bedroom unit.
 - d. Two and one half (2) spaces for each three-bedroom unit.
- E. Building Heights. Buildings shall be a maximum of four (4) stories, not to exceed sixty-five (65) feet in height. Chimneys, antennae, and other architectural projections not used for occupancy may extend above this height limit. Accessory buildings shall be a maximum of twenty-five (25) feet in height, including detached resident parking garages.
- F. Additional Landscape Requirements. For development abutting SH91, there shall be a minimum fifteen (15) foot landscape easement consisting of turf and/or ground cover and one (1), two-inch caliper shade trees planted at thirty (30) feet on center. The area shall have permanent irrigation and shall not be encumbered with other easements.
- G. Amenities. Each complex will require its own tot lot with playground equipment for multiple age groups.
- H. Architectural Standards. Buildings shall be constructed using high quality materials, including but not limited to:
 - a. Glass
 - b. Hardie Lap Siding (or similar)
 - c. Architectural Metals (accents)
 - d. Brick or Masonry.
- I. Open Space. A minimum of fifteen (15) percent open space as defined by City ordinance is required in this district.

9.0 LI – LIGHT INDUSTRIAL DISTRICT

The +/- 28.37-acre tract as depicted on the Concept Plan shall develop in accordance with the LI – Light Industrial as it exists or may be amended except for the following:

- A. Allowed Uses.
 - a. Boat Storage/Recreational Vehicle Storage/Self-Storage
 - b. Boat or Marine Repair Shop
 - c. Brewery or Distillery
 - d. Building Material Sales

- e. Office
- f. Landscape Nursery

B. Buffers. Where abutting a residential district, a fifty (50) foot landscape buffer, as well as berming will be required to screen the structures from view of the nearest residential property.

10.0 C – COMMERCIAL DISTRICT

The +/- 7.84-acre tract as depicted on the Concept Plan shall develop in accordance with the C - Commercial District as it exists or may be amended except for the following:

- A. Parking. The Commercial District development shall provide parking at a minimum ratio of five (5) parking spaces per 1,000 SF of retail and commercial space (excluding any stock storage or other non-publicly accessible areas) unless a parking study indicating a lesser need, can be provided to the planning staff to be reviewed and approved.
- B. Architectural Standards. At least fifty percent (50%) of all exterior wall finishes on any building shall be comprised of a combination of at least three (3) of the following materials with all materials present on each elevation.
 - a. Brick.
 - b. Natural or cultured stone.
 - c. Glass.
 - d. Stucco or EIFS.
 - e. Cementitious siding.
 - f. Architectural metal.
 - g. Integrally colored rock faced block.

The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels, or other comparable or superior materials as approved by the planning staff.

11.0 OPEN SPACE & TRAILS

Open space and amenities shall be provided per the following:

- A. All open space areas shall be owned and maintained by the Property Owner's Association (POA).
- B. A trail system shall be provided, with a similar connectivity shown on the concept plan. The trail shall be a minimum of six (6) feet wide and made of a material which is accessible. This system will be constructed in phases, with the progression of development.

12.0 PERIMETER SCREENING & LANDSCAPE BUFFERS

Landscaping & Screening shall conform to the provisions set forth in Section 28.51. and Section 28.53. of the City of Denison Code of Ordinances as it exists or may be amended except as outlined below:

- A. Where Commercial (C) and Multi-Family Residential (MF2) uses abut without a separation of a private shared road or public right-of-way (ROW) the following screening shall be installed by each party:
 - a. An eight (8) foot solid fence shall be installed by the developer of the commercial tract(s)
 - b. An Overstory Tree buffer shall be provided by the multifamily developer at a rate of one (1) tree per twenty-five (25) feet in property line linear footage.

- B. Where Single-Family (SF-7.5) lots abut the proposed greenway, the rear fences (if desired) shall be opaque to allow for views into the greenway and avoid a solid wall for users of the greenway. An example of the desired opacity includes ornamental fencing with spacing between pickets of less than four (4) inches.

EXHIBIT "C" CONCEPT PLAN



The Planning and Zoning Commission Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, conduct a public hearing, and take action on Lot 1-R, Block A of the Rock Ridge Addition, Phase 2 being a Replat of Lot 1, Block A, Rock Ridge Addition. (Case No. 2024-053RP).

Staff Contact

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

Summary

- The purpose of the Replat is to increase the size of the property.
- Property is located in the City of Denison's Extra Territorial Jurisdiction (ETJ).

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 in order to increase the size of their property consisting of approximately 2.763 acres. The proposed lot fronts on Preston Road and will utilize a water well and a septic system. The property is located in the City of Denison's ETJ.

Financial Considerations

N/A

Prior Board or Council Action

N/A

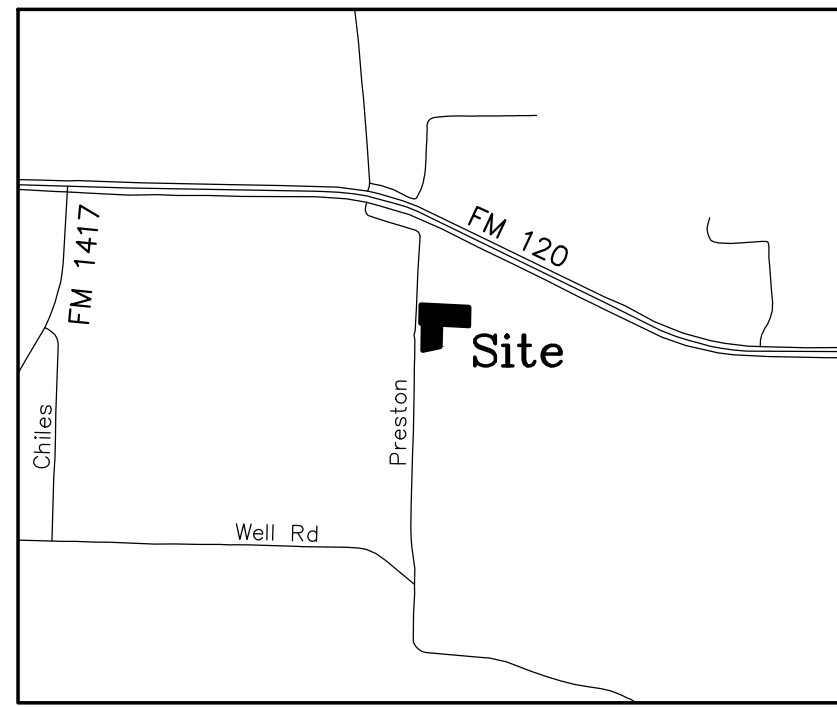
Alternatives

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

Aerial of Subject Property

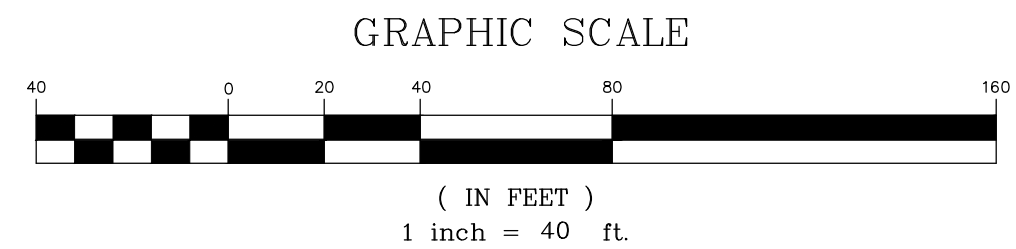
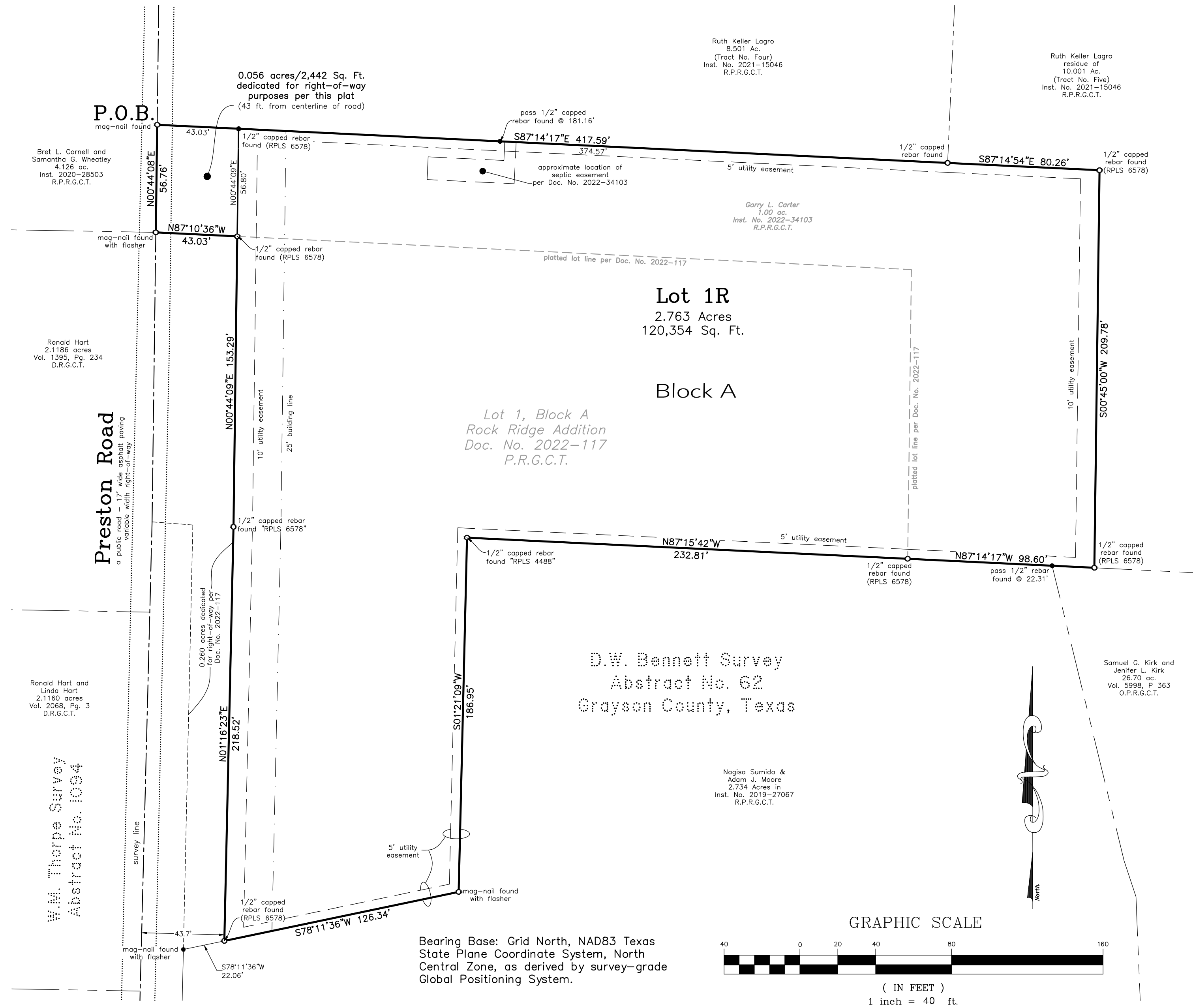


Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by water well.
2. Sewer service to be provided by on-site sewage facility approved by Grayson County, Texas.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. 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.
6. The City of Denison will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0150 F, Revised Date: September 29, 2010.
8. 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.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. Subject property is within the limits of the City of Denison's Extra-Territorial Jurisdiction.
11. City of Denison Planning Department Case No. 2024-053RP.



LEGAL DESCRIPTION

SITUATED in the County of Grayson County, State of Texas, being a part of the D.W. Bennett Survey, Abstract No. 62, and being all of Lot 1, Block A, Rock Ridge Addition to Grayson County, as recorded in Doc. No. 2022-117, Plat Records, Grayson County, Texas, and also being the 1.00 acre tract of land conveyed by General Warranty Deed from Ruth Keller Lagro to Garry L. Carter, dated October 14, 2022, recorded in Inst. No. 2022-34103, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a mag-nail found in or near the centerline of Preston Road, a public road, in the West line of said D.W. Bennett Survey and the East line of the W.M. Thorpe Survey, Abstract No. 1094, at the Northwest corner of both said Carter 1.00 ac. and the herein described tract and the Southwest corner of the 8.501 ac. (Tract No. Four) tract of land conveyed to Ruth Keller Lagro, recorded in Inst. No. 2021-15046, said Real Property Records;

THENCE South 87 deg. 14 min. 17 sec. East, with the North line of said Carter 1.00 ac. and the South line of said Lagro 8.501 ac., passing a 1/2 inch capped rebar found (RPLS 6578) at 43.07 ft., continuing and passing a 1/2 inch rebar found at 181.16 ft. and continuing on for a **TOTAL** distance of 417.59 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Southeast corner of said Lagro 8.501 ac. and the Southwest corner of the residue of the 10.001 ac. tract of land (Tract No. Five) conveyed to Ruth Keller Lagro, recorded in said Inst. No. 2021-15046 (Carter 1.00 ac. conveyed out of Lagro 10.001 ac.) and at an angle point in both said Carter 1.00 ac. and the herein described tract;

THENCE South 87 deg. 14 min. 54 sec. East, continuing with the North line of said Carter 1.00 ac., a distance of 80.26 ft. to a 1/2 inch capped rebar found, at the Northeast corner of both said Carter 1.00 ac. and herein described tract;

THENCE South 00 deg. 45 min. 00 sec. West, with the East line of said Carter 1.00 ac., a distance of 209.78 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Southeast corner of said Carter 1.00 ac. and the most Easterly Southeast corner of the herein described tract, in the North line of the 26.70 ac. tract of land conveyed to Samuel G. Kirk and Jenifer L. Kirk, recorded in Vol. 5998, P. 363, Official Public Records, Grayson County, Texas;

THENCE North 87 deg. 14 min. 17 sec. West, with the South line of said Carter 1.00 ac. and the North line of said Kirk 26.70 ac., passing a 1/2 inch rebar found at 22.31 ft. at the Northwest corner of said Kirk 26.70 ac. and the Northeast corner of the 2.734 ac. tract of land conveyed to Nagisa Sumida and Adam J. Moore, recorded in Inst. No. 2019-27067, said Real Property Records, continuing with the North line of said Sumida & Moore 2.734 ac. for a total distance of 98.60 ft. to a 1/2 inch capped rebar found (RPLS 6578), at the most Southerly Southwest corner of said Carter 1.00 ac. and the most Easterly Southeast corner of said Lot 1;

THENCE North 87 deg. 15 min. 42 sec. West, with a South line of said Lot 1 and the North line of said Sumida 2.734 ac., a distance of 232.81 ft. to a 1/2 inch capped rebar found (RPLS 4488), at an Ell corner of both said Lot 1 and the herein described tract and the most Northerly Northwest corner of said Sumida 2.734 ac.;

THENCE South 01 deg. 21 min. 09 sec. West, with an East line of said Lot 1 and the West line of said Sumida 2.734 ac., a distance of 186.95 ft. to a mag-nail found with flasher, at the most Southerly Southeast corner of both said Lot 1 and the herein described tract and an Ell corner of said Sumida 2.734 ac.;

THENCE South 78 deg. 11 min. 36 sec. West, with a South line of said Lot 1 and a North line of said Sumida 2.734 ac., a distance of 126.34 ac. to a 1/2 inch capped rebar found (RPLS 6578), at the Southwest corner of said Lot 1 and the most Southerly Southwest corner of the herein described tract, lying in the East line of said Preston Road;

THENCE North 01 deg. 16 min. 23 sec. East, with the West line of said Lot 1, and the East line of said Preston Road, a distance of 218.52 ft. to a 1/2 inch capped rebar found (RPLS 6578), at an angle point;

THENCE North 00 deg. 44 min. 09 sec. East, continuing with the West line of said Lot 1 and the East line of said Preston Road, a distance of 153.29 ft. to a 1/2 inch capped rebar found RPLS 6578), at an Ell corner of said herein described tract, and in the South line of said Carter 1.00 ac.;

THENCE North 87 deg. 10 min. 36 sec. West, with the South line of said Carter 1.00 ac., a distance of 43.03 ft. to a mag-nail found at the most Westerly Southwest corner of both said Carter 1.00 ac. and herein described tract, lying in or near the centerline of said Preston Road, and in the East line of said W.M. Thorpe Survey and the West line of said D.W. Bennett Survey;

THENCE North 00 deg. 44 min. 08 sec. East, along or near the centerline of said Preston Road, with the West line of both said Carter 1.00 ac. and D.W. Bennett Survey and the East line of said W.M. Thorpe Survey, a distance of 56.76 ft. to the **POINT OF BEGINNING** and containing **2.819 ACRES** of land.

Owner:
Garry Carter
P.O. Box 1706
Pottsboro, Texas 75076

Job No. CGD130524
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

SURVEYOR'S CERTIFICATE

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of Denison, Texas.



Kate A. Wagner, R. P. L. S. No. 6578 Date: _____

STATE OF TEXAS
COUNTY OF GRAYSON

OWNER'S DEDICATION

I, the undersigned Owner of the land shown hereon, and legally described herein above, and designated herein as the final plot of Rock Ridge Addition, Phase 2 to Grayson County, 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 further certify that all other parties who have a mortgage or lien interest in the Point Lookout Addition to the City of Denison, Texas have been notified and signed this plat

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Garry Carter

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Garry Carter, 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 consideration therein expressed and in the capacity therein stated.

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

Notary Public, Grayson County, Texas

CITY ACCEPTANCE

I hereby certify that the above and foregoing plat of Rock Ridge Addition, Phase 2 was approved by the Planning and Zoning Department of the City of Denison this _____ day of _____, 2024.

Planning and Zoning Commission Chair
City of Denison

Replat
Lot 1-R, Block A
**Rock Ridge Addition
Phase 2**
Being a Replat of Lot 1, Block A,
Rock Ridge Addition and
adjacent tract of land
to
Grayson County, Texas
City of Denison ETJ Limits
2.819 Acres
in the
**D.W. Bennett Survey
Abstract No. 62**
Date of Revision: May 30, 2024

The Planning and Zoning Commission Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, conduct a public hearing, and take action on Lot 1-R, Block A of the JCN Industrial Park being a Replat of Lot 1, Block A, of the Denison Industrial Park East Addition, Section Five and part of Lot 1, of the Conveyance Plat of Lot 1, Denison Industrial Park East Addition, Section Four. (Case No. 2024-054RP).

Staff Contact

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

Summary

- The applicant is seeking approval of the proposed Replat in order to move forward with building a structure.
- The proposed Replat will consolidate two (2) lots into one (1).
- The subject property is zoned Light Industrial (LI).

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, consisting of approximately 22.817 acres, in order to build a structure. The subject property is zoned Light Industrial (LI). The lot will retain frontage on Wayne Cabaniss and has access to water and sewer. The northern portion has an approved Site Plan and is currently going through the Civil Engineering Plan review process. Any additional development on this property must meet all development standards listed within Chapter 28 – Zoning as well as any additional City standards related to engineering or infrastructure.

Financial Considerations

N/A

Prior Board or Council Action

N/A

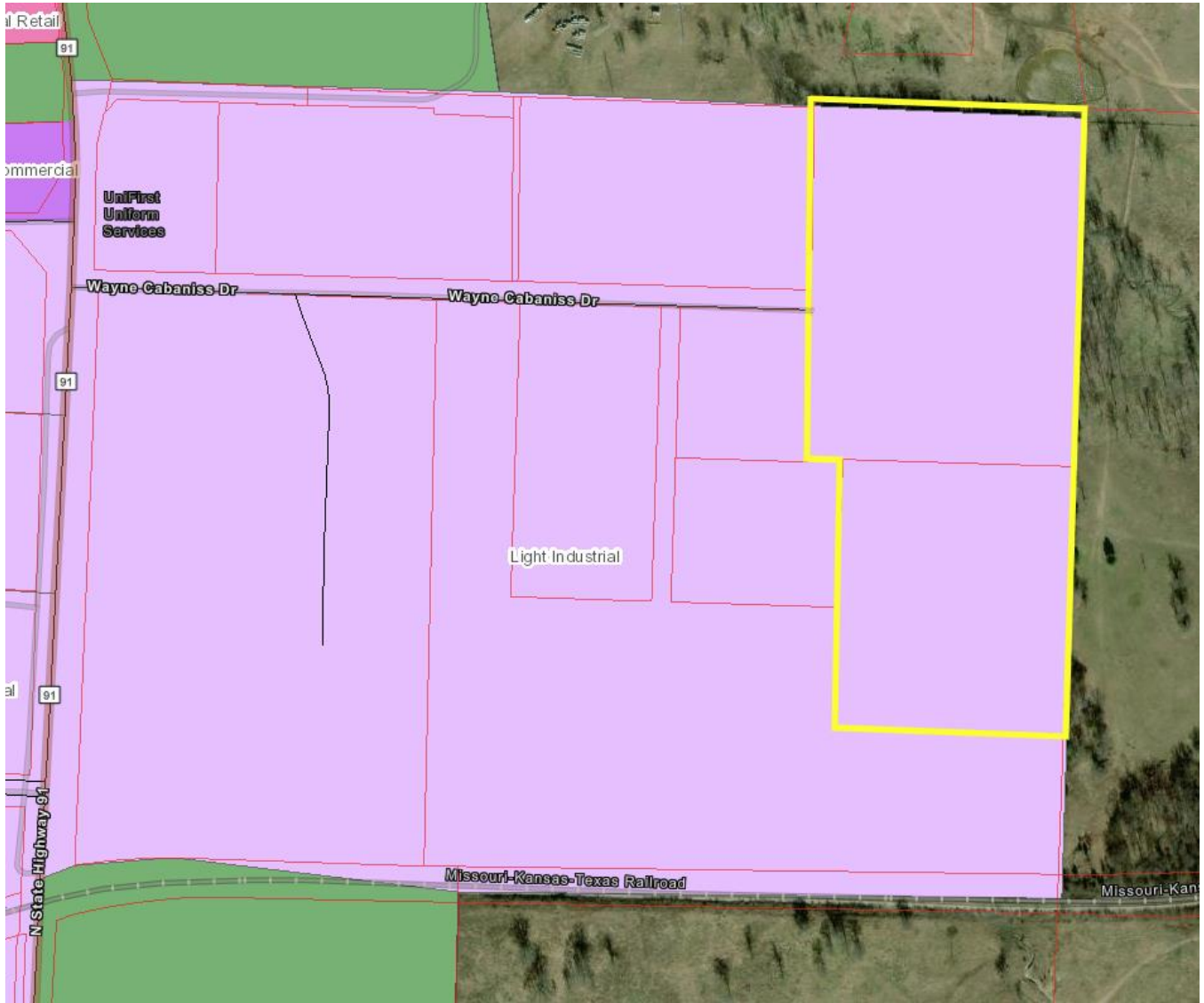
Alternatives

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

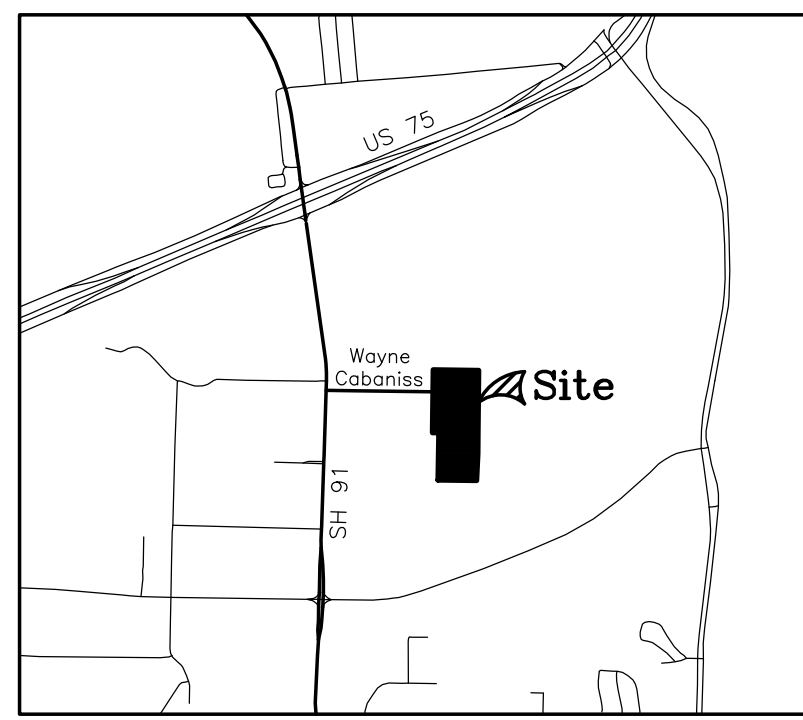
Aerial of Subject Property



Aerial of Zoning

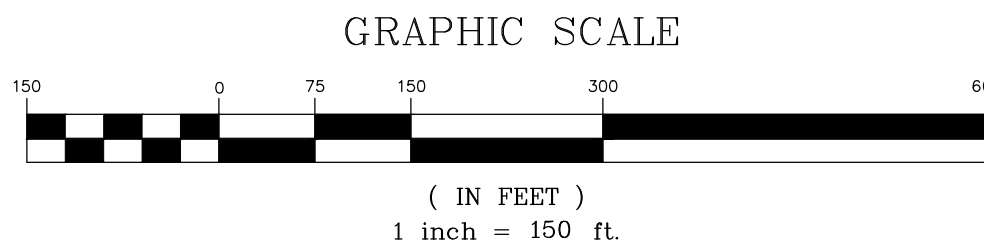


Location Map (not to scale)



General Notes:

- 1. Water Supply to be provided by City of Denison.
2. Sewer service to be provided by City of Denison.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. 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.
6. The City of Denison will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0170 F, Revised Date: September 29, 2010.
8. 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.
9. Zone of subject property is Light Industrial.
10. City of Denison Planning Case No. 2024-054RP.
11. The 30 ft. building line dedicated per Doc. No. 2022-285 is abandoned per this replat. A 25 ft. building line is dedicated by this plat from the new lot line, as shown hereon.



Curve Table with columns: Curve #, Length, Radius, Delta, Chord. Contains 12 rows of curve data.

STATE OF TEXAS COUNTY OF GRAYSON

OWNER'S DEDICATION & CERTIFICATE

I, the undersigned Owner of the land shown hereon, and legally described herein above, and designated herein as the JCN Industrial Park 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 further certify that all other parties who have a mortgage or lien interest in the JCN Industrial Park to the City of Denison, Texas have been notified and signed this plat.

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Jon Nylund, Managing Member for JCN Founders Industrial, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Jon Nylund, 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 consideration therein expressed and in the capacity therein stated.

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

Notary Public, Grayson County, Texas

CITY ACCEPTANCE

I hereby certify that the above and foregoing plat of JCN Industrial Park was approved by Planning and Zoning Commission of the City of Denison this ____ day of _____, 2024.

Planning and Zoning Commission Chair City of Denison

Owner: JCN Founders Industrial, LLC 4350 Beltway Drive Addison, Texas 75001

Job No. CGD250524

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

W. J. Brown Survey Abstract No. 193 Grayson County, Texas

L. A. Washington Survey Abstract No. 1363

LEGAL DESCRIPTION

SITUATED in the City of Denison, County of Grayson, State of Texas, being a part of the A.J. Newman Survey, Abstract No. 913, being a part of Lot 1, of the Conveyance Plat of Lot 1, Denison Industrial Park East Addition, Section Four to the City of Denison, Texas, as per plat of record in Doc. No. 2017-3289, Plat Records, Grayson County, Texas, being the same 9.000 acre tract conveyed by Special Warranty Deed from Business and Industrial Corporation of Denison, Inc to JCN Founders Industrial, LLC on February 6, 2024, as recorded in Inst. No. 2024-3339, Real Property Records, Grayson County, Texas, and being all of Lot 1, Block A, Denison Industrial Park East Addition, Section Five to the City of Denison, Grayson County, Texas, as per plat of record in Doc. No. 2022-285, said Plat Records, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/2 inch capped rebar set (RPLS 6578) at the base of an 8 inch wood fence corner post in a Southerly line of the 310.357 ac. tract of land conveyed to Sharbat Properties, LLC, as recorded in Inst. No. 2022-5440, said Real Property Records, at the Southeast corner of the W. J. Brown Survey, Abstract No. 193, at the Southwest corner of the L. A. Washington Survey, Abstract No. 1363, the Northwest corner of the F. G. Tarkington Survey, Abstract No. 1277 and the Northeast corner of said A. J. Newman Survey, Lot 1, Block A, Denison Industrial Park East Addition, Section Five and the herein described tract;

THENCE South 00 deg. 36 min. 16 sec. West, with the general course of a wire fence maintaining a Westerly line of both said Sharbat Properties, LLC 310.357 ac. and the F. G. Tarkington Survey and the East line of both said A. J. Newman Survey and Lot 1, Block A, Denison Industrial Park East Addition, Section Five, passing the Southeast corner of said Lot 1, Block A and the Northeast corner of said JCN Founders Industrial, LLC 9.000 ac., continuing now with the East line of said JCN Founders Industrial, LLC 9.000 ac. for a total distance of 1,214.03 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the base of a 2 inch wood fence corner post at an angle point;

THENCE South 02 deg. 36 min. 35 sec. West, continuing with the general course of a wire fence, with the West line of both said Sharbat Properties, LLC 310.357 ac. and F.G. Tarkington Survey and the East line of both said JCN Founders Industrial, LLC 9.000 ac. and A.J. Newman Survey, a distance of 390.00 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Southeast corner of both said JCN Founders Industrial, LLC 9.000 ac. and the herein described tract;

THENCE North 89 deg. 10 min. 29 sec. West, with the South line of said JCN Founders Industrial, LLC 9.000 ac., a distance of 562.79 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Southwest corner of said JCN Founders Industrial, LLC 9.000 ac. and the most Southerly Southwest corner of the herein described tract;

THENCE North 00 deg. 49 min. 31 sec. East, with the West line of said JCN Founders Industrial, LLC 9.000 ac., passing the Southeast corner of the 3.677 acre tract of land conveyed to NH Industrial, LLC in Inst. No. 2024-6476, said Real Property Records, continuing now with the East line of said NH Industrial, LLC 3.677 ac. for a total distance of 685.72 ft. to a 1/2 inch capped rebar found (RPLS 6578) in the South line of said Lot 1, Block A, Denison Industrial Park East Addition, Section Five, at the Northwest corner said JCN Founders Industrial, LLC 9.000 ac., the Northeast corner of said NH Industrial, LLC 3.677 ac. and being an EI corner of the herein described tract;

THENCE North 89 deg. 18 min. 16 sec. West, with a Northerly line of said NH Industrial, LLC 3.677 ac. and the South line of said Lot 1, Block A, Denison Industrial Park East Addition, Section Five, a distance of 93.21 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the most Northerly Northwest corner of said NH Industrial, LLC 3.677 ac., the most Southerly Southwest corner of said Lot 1, Block A, Denison Industrial Park East Addition, Section Five and the most Westerly Southwest corner of the herein described tract, lying in the East line of Lot 1-RA, Block B of the Amending Plat of Denison Industrial Park East Addition, Section Four Replat, as per plat of record in Doc. No. 2023-268, said Plat Records;

THENCE North 00 deg. 49 min. 31 sec. East, with an Easterly line of said Lot 1-RA, Block B and the Westerly line of said Lot 1, Block A, Denison Industrial Park East, Section Five, a distance of 378.82 ft. to a 1/2 inch capped rebar found (RPLS 6578) in the South line of Wayne Cabaniss Drive, a public street, at a Northwest corner of both said Lot 1, Block A and the herein described tract;

THENCE Easterly and Westerly, along the right-of-way of said Wayne Cabaniss Drive, the following calls and distances:

- 1. Southeasterly, along a curve to the right, having a radius of 25.00 ft., a central angle of 32 deg. 51 min. 46 sec. (chord bears: South 72 deg. 42 min. 56 sec. East, 14.14 ft.) and an arc length of 14.34 ft. to a 1/2 inch capped rebar found, stamped "RPLS 6578" at the beginning of a reverse curve;
2. Northeasterly, with a curve to the left, having a radius of 50.00 ft., a central angle of 273 deg. 36 min. 05 sec. (chord bears: North 00 deg. 48 min. 13 sec. East, 68.45 ft.) and an arc length of 238.76 ft. to a 1/2 inch capped rebar found, stamped "RPLS 6578" at the beginning of a reverse curve;
3. Southwesterly, with a curve to the right, having a radius of 25.00 ft., a central angle of 32 deg. 47 min. 16 sec. (chord bears: South 74 deg. 25 min. 53 sec. West, 14.11 ft.) and an arc length of 14.31 ft. to a 1/2 inch capped rebar found, stamped "RPLS 6578" at the Southeast corner of Lot 3, Denison Industrial Park East Addition, Section Two to the City of Denison, Texas as per plat of record in Volume 17, Page 19, said Plat Records and a Southwest corner of said Lot 1, Block A, Denison Industrial Park East Addition, Section Five;

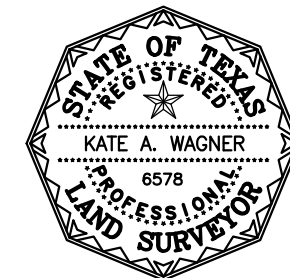
THENCE North 00 deg. 49 min. 31 sec. East, with the Westerly line of said Lot 1, Block A, Denison Industrial Park East Addition, Section Five and the East line of said Lot 3, Denison Industrial Park East Addition, Section Two, a distance of 477.54 ft. to a 1/2 inch capped rebar found (RPLS 6578) in the South line of both said Sharbat Properties, LLC 310.357 ac. and W.J. Brown Survey and the North line of said A.J. Newman Survey, at the Northeast corner of said Lot 3 and the most Northerly Northwest corner of both said Lot 1, Block A, Denison Industrial Park East Addition, Section Five and the herein described tract;

THENCE South 89 deg. 18 min. 16 sec. East, with the South line of both said W. J. Brown Survey and said Sharbat Properties, LLC 310.357 ac. and the North line of both said A. J. Newman Survey and Lot 1, Block A, Denison Industrial Park East Addition, Section Five, a distance of 663.47 ft. to the PLACE OF BEGINNING and containing 22.817 ACRES of land.

SURVEYOR'S CERTIFICATE

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of Denison, Texas.

Kate A. Wagner, R. P. L. S. No. 6578 Date:



Replat Lot 1-R, Block A JCN Industrial Park Being a Replat of Lot 1, Block A, Denison Industrial Park East Addition, Section Five and part of Lot 1, of the Conveyance Plat of Lot 1, Denison Industrial Park East Addition, Section Four to the City of Denison Grayson County, Texas 22.817 Acres in the A. J. Newman Survey Abstract No. 913 Date of Revisions: June 4, 2024