



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

Tuesday, April 9, 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, April 9, 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 March 26, 2024.

B. Receive a report, hold a discussion, and take action on a Preliminary Plat for The Colony at Parkway Bend. (Case No. 2024-024PP).

4. PUBLIC HEARINGS

A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lots 10 & 11, Block 9 of the Hill Park Addition creating Lots 10R and 11R, Block 9 of the Hill Park Addition. (Case No. 2024-020RP).

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 5th day of April 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, March 26, 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; 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 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 approving the Minutes from the Planning and Zoning Commission Meeting held on March 12, 2024.

Commission Action

On motion by Commissioner Harwell, seconded by Commissioner Anderson, 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 Lots 13 and 14, Block 22 of the OTP Denison Addition creating Lot 13R, Block 22 of the OTP Denison Addition (Case No. 2024-011RP).

For the record, Commissioner Pickens recused himself from the item due to a conflict of interest. He left the dais and Council Chambers at 10:03 a.m.

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) lot from two (2) lots at 411 W. Sears Street. She stated that the property is zoned MF-1, Multi-Family Residential. Ms. York stated that the property has been developed in a residential manner and water and sewer are already available to the property in the existing dwelling. Ms. York stated that the Applicant is pursuing the Replat so that they may construct an accessory building per the zoning ordinance, noting that an accessory building cannot exist without a main dwelling. Ms. York stated that approval of the proposed Replat will bring the property into compliance and provide the Applicant with the ability to construct an accessory building. 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, the Public Hearing was closed.

On motion by Commissioner Harwell, seconded by Vice Chair Sylvester, the Planning and Zoning Commission unanimously approved the proposed Replat of Lots 13 and 14, Block 22 of the OTP Denison Addition creating Lot 13R, Block 22 of the OTP Denison Addition.

Commission Pickens returned to the Council Chambers and dais at 10:05 a.m.

- B. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone an approximately .1148 of an acre tract legally described as Lot 8, Block 1 of the J.P. Dumas Addition, commonly known as 301 E. Shepherd Street, GCAD Property ID No. 146205, from the Local Retail (LR) District to the Single-Family (SF-5) Residential District to allow for residential use. (Case. No. 2024-010Z).

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 rezone of the subject property from the Local Retail District to the SF-5, Single Family Residential District to allow for residential uses. Ms. York stated that the Applicant wishes to construct a single-family structure comparable to the residential structures developed within the same block. She stated that she looked at the properties and there is one home that has a one-car garage, but most of the dwellings have been constructed without a garage or even covered parking. Ms. York stated that this meets the development standards of the SF-5 zoning district for width, depth, and square footage. She stated that the Comprehensive Plan designates this area to be developed in a residential manner. A rezoning for single-family use would be compliant with the Comprehensive Plan. Staff recommended approval of the request.

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

Mr. Aaron Johnson came forward to address the Commission and provided the following information for the record:

Name: Mr. Aaron Johnson, Applicant
Holly Jolly Homes

Address: 3348 W. Stafford Drive
Denison, TX 75020

Mr. Johnson stated that the lot is 50' x 100' and would most likely be too small to build retail on. He stated that they want to build single-family homes to match the designated homes in that area.

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

Mr. Sammy Metcalf came forward to address the Commission and provided the following information for the record:

Name: Mr. Sammy Metcalf

Address: 611 S. Crockett Street
Denison, TX 75020

Mr. Metcalf stated that he owns the empty lot directly across from 301 E. Shepherd and inquired of staff what effect changing the zoning of the subject property to residential district would have on him if he decided to open a bar in the future. Staff requested that Mr. Metcalf stay after the meeting to discuss his concerns and inquiries.

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.

For the record, a letter opposing the request was received from Ms. Sarah Howard, Shepherd Street, Denison, Texas.

On motion by Commissioner Pickens, seconded by Commissioner Harwell, the Planning and Zoning Commission unanimously approved a request to rezone an approximately .1148 of an acre tract legally described as Lot 8, Block 1 of the J.P. Dumas Addition, commonly known as 301 E. Shepherd Street, GCAD Property ID No. 146205, from the Local Retail (LR) District to the Single-Family (SF-5) Residential District to allow for residential use.

- C. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone a \pm 3,114.1-acre tract of land more commonly known as being located at the northwest corner of SH 84 and FM 406, from the Agricultural (A) District to a Planned Development Overlay District established as a freestanding Planned Development to allow for a mixed-use development. (Case No. 2024-012PD)

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York provided details of the development as follows:

The Applicant is requesting a rezone of the subject property from the Agricultural (A) District to a Planned Development Overlay District, established as a freestanding PD, to allow for the development of a master planned community named Preston Harbor. The Concept Plan of the Preston Harbor Planned Development District (PD) document depicts an approximate location of each use that will be developed within the 3,114.1 acre-tract of land.

Preston Harbor is located along the west side of FM 84 and north of FM 406 with a substantial amount of shoreline along Lake Texoma to the west. It is the intent of the PD document to develop a variety of residential types throughout the property and to provide non-residential uses along the perimeter of the property while less intense non-residential uses are developed throughout the residential neighborhoods and clustered in mixed-use areas.

A variety of residential uses are listed in the Residential Permitted Uses of the Preston Harbor Planned Development District document. Development standards such as, but not limited to, lot size, lot width, lot depth, minimum setbacks and exterior building material requirements are listed within the PD document. These standards are established specific to each use type titled as residential, townhome and multi-family within the document.

There shall be no maximum number of dwelling units for any particular area or development within the Property, however, the cumulative number of dwelling units at build-out shall not exceed ten thousand (10,000) dwelling units. Areas to be developed as non-residential will allow for the development of a variety of non-residential uses, all of which are listed in the Non-Residential Permitted Uses of the Preston Harbor Planned Development District document. Non-residential areas are required to meet specific development standards. Temporary uses listed within the Preston Harbor Planned Development District document are allowed when appropriate and for the length of time detailed within the document. Landscaping shall comply with the provisions set forth in Section 28.51. of the City of Denison Zoning Ordinance. Given the topography and natural landscape of the property, natural areas may be included within Landscape Plans and counted towards any landscape percentage requirement for development other than single-family detached and duplex lots. A full list of landscape and tree preservation requirements and deviations from Section 28.51. of the City of Denison Zoning Ordinance are detailed within the Preston Harbor Planned Development District document. All fence, screening and wall regulations shall comply with Section 28.53. of the City of Denison Zoning Ordinance with a deviation related to multi-family and non-residential uses which may be revised through approval of a Site Plan.

All signage within the Preston Harbor development will comply with standards set forth within Chapter 19 – Signs, of the City of Deison Code of Ordinances except for the deviations listed within the PD document.

This PD reflects the intent that Preston Harbor be developed in a manner that offers walkability, connectivity, and multi-modal options. Hike and bike trails and a golf cart path will be constructed in addition to typical vehicular infrastructure providing residents and visitors multi-transit opportunities. Additionally, the property is intended to be planned and constructed in a manner that ensures adequate open and park spaces. Open space, both active and passive, will be provided throughout the entire development. In addition to the development of open space, the PD establishes a Park Dedication fee of two hundred and fifty dollars (\$250) per dwelling unit. All parkland and open space shall be dedicated via plat to one or more of the property or homeowners' associations or the Lake Texoma Municipal Utility District for maintenance purposes. Open Space and the Conceptual Trail Plan are depicted in the Conceptual Trail Plan of the Preston Harbor Planned Development District document.

Ms. York stated that staff has reviewed the provided Preston Harbor Planned Development District document against the approved Development Agreement and amendments for compliance. All documents' standards and requirements mirror and do not contradict one another.

In response to Commissioner Harwell's inquiry, Ms. York stated that that this property was annexed into the City in 2013 and the property to the south is located within the City's ETJ (extraterritorial jurisdiction), noting they are not zoned and not part of the City limits.

In response to Commissioner Harwell's inquiry regarding the nearest sewer taps, Development Director Mary Tate stated that this has been an ongoing project in which the Development Agreement states the City's responsibility to provide infrastructure for the development. The City has certain deadlines that have to be met and they are on track to do so. Staff has worked with neighboring property owners to acquire easements, noting that some have been secured and some are still being worked on. Ms. Tate stated that staff is working closely with Preston Harbor to ensure that deadlines are met. Ms. Tate stated that staff is in discussions with some of the surrounding property owners about what annexing into the City could look like for future development for them, but the capacity will be there. She stated that it was staff's ultimate goal to service this property, as well as anything else that comes in along the 84 corridor. The City had to make sure that they were upscaling and putting in infrastructure that could handle any future capacity.

In response to Vice Chair Sylvester's inquiry, Ms. York stated that, with regard to the single-family, which includes duplexes, the lot width is not consistent with what is required for a minimum lot width; however, she believes the intent is to try and make it more like a walkable community and to make sure that they are more like a community where they can be closer to one another. Ms. Tate stated that as long as the PD calls out that deviation (inconsistency with minimum lot requirements), it is sufficient. She stated that staff has worked closely with the Applicant to ensure they are comfortable with the lot requirements.

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

Mr. Bob Roeder came forward to address the Commission and provided the following information for the record:

Name: Mr. Bob Roeder
Abernathy, Roeder, Boyd & Hullett

Address: 1700 Redbud Blvd., Ste. 300
McKinney, TX 75069

Mr. Roeder stated that he is here today on behalf of the Applicant, who is the owner and developer of the property. Mr. Roeder provided a brief overview of the project. He stated that this development is very unique because of its location adjacent to Lake Texoma, which is the critical aspect of why this is such an attractive development opportunity for his client. Mr. Roeder stated that he would like to spend a little bit of time describing the land and the plans for the land. He stated that Ms. York had already pointed out that the Concept Plan sets out the primary land uses and the patterns for those land uses that they propose. Mr. Roeder stated that his client – Preston Harbor – is not a lot developer nor a homebuilder. He stated that on a track this size, the way these things develop typically is that his client puts in the major infrastructure that is required to develop the property and then sells off portions of the property to developers who then put in streets and interior things. Those people might build their own houses or they might sell those lots to homebuilders. Mr. Roeder stated that, in this particular case, because of the size and the topography of the property, they see a number of different types of residential development out there. He stated that before he speaks about the types of residential development, he would like to talk about the infrastructure that they will be putting in. There will be two main roads on the Concept Plan. The first road is what they call the north primary street and that comes off of 84 and goes to the northern tip of the property, which is designated as nonresidential. He stated that they envision it being a resort type area hotel up there, going into 200 rooms. It could have some conference facilities, and that kind of thing, but they see that as nonresidential to hotel-type views. The northern road bisects the north half of the property and they see the north half of the property developing in two different ways. Mr. Roeder stated that this again is just a “vision” as of now and when they actually have buyers, those buyers will tell them how it will be developed. He stated that between State Highway 84 and the north primary road is pretty much flat land. He stated that they envision that as an area for more traditional single-family development like you would see around the City of Denison. On the west side between the road and the lakeshore, they envision that as being a less dense, larger lot, and very expensive type home development there. Their vision is for lots in that area to be half an acre to five acres, noting that the home product will be up in the six figures. Mr. Roeder stated that none of that development will occur without the spine road in place, noting that with the spine road will be water and sanitary sewer. In the middle of the project are some inland lakes, some of which have been recently constructed within the last ten years and some have been there for a long time. Mr. Roeder stated that the northern part of this property was mined for gravel about fifty or sixty years ago and you will find a lot of inundation and vegetation up there. Mr. Roeder stated that the lakes are as valuable, in their opinion, as the shoreline on Lake Texoma. He stated they are big lakes and they create a real focal point. He stated that the lakes also are the lowest spot on the property so they will have sanitary sewers from the northern

development that will drain towards the lake. The southern development will drain north to a point on the lake or north of the lake to a major lift station. He stated that is one of the City's infrastructure projects that they are putting on the property. The main lift station is the place in which all of this property will sewer and then it will be directed through sewer lines to the City's sewer treatment plant. Mr. Roeder stated that there is a major road that goes to the south of the property and this part of the property is more pastureland, noting it was not mined very much. Mr. Roeder stated that this is an area where we see a higher density of residential. He stated that there is a lot of discussion going on about having a major active adult community there (active adult in this context is restricted to age 50 or older). These types of communities typically have smaller lots - smaller residential dwellings, noting that most of it will be front entry product. He noted that these communities do not allow privacy fencing, so they are very open. Mr. Roeder stated that any fence built would be a wrought iron fence or a tubular metal fence. Mr. Roeder stated that the communities are designed to have a centralized amenity center. The amenity center would have things like pickleball courts, bocce ball courts, tennis courts, swimming pools, large area inside for game tables, etc. Mr. Roeder states that the development will be "park friendly" and have walkable environments. He stated that they anticipate the land to the south will be primarily higher density single-family areas, noting that is why they may have a 25-foot-wide single-family lot rather than the typical 50-foot-wide. Mr. Roeder stated that the sheer beauty of this property and the walkability that's going to be created will be a major attraction for that type of development to occur there. There is the center where the two roads intersect with State Highway 84 and they are showing that as a non-residential area, noting that they expect that to be a mixed-use area like a town center. They believe that will be the activity hub for people that do not live in active adult communities. He stated that they expect to see some multifamily there and hope to have eateries and drinkeries like those along Main Street in Denison. They also expect to see retail development there. Mr. Roeder stated that - critical to the success of this project - obviously is not only the view of the lake, but the marina. He stated that they are in conversations with a marina developer and that developer will incorporate a public boat ramp and the facilities like that. Mr. Roeder thanked the Commission for their time and stated that the Applicant requests the Commission's favorable recommendation to the City Council.

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

Ms. Shana Stonebarger came forward to address the Commission and provided the following information for the record:

Name: Ms. Shana Stonebarger

Address: 2031 FM 406
Denison, TX 75020

Ms. Stonebarger stated that she is opposed to the rezoning as she believes having this type of development adjacent to her property line would be a detriment to her family's quality of life. She stated that some of her concerns are safety, traffic, noise, water drainage, and the effect it would have on property value.

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

Ms. Jacqueline Stephens came forward to address the Commission and provided the following information for the record:

Name: Ms. Jacqueline Stephens

Address: 360 Tejas Drive
Denison, TX 75020

Ms. Stephens expressed her concerns regarding storm drains and the development creating a flood zone.

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.

For the record, a letter was received from Mr. Mark S. McKinney of San Antonio, Texas, opposing the project due to the traffic congestion and high rates of speed it will potentially bring.

On motion by Commissioner Harwell, seconded by Commissioner Pickens, the Planning and Zoning Commission unanimously approved a request to rezone a \pm 3,114.1-acre tract of land more commonly known as being located at the northwest corner of SH 84 and FM 406, from the Agricultural (A) District to a Planned Development Overlay District established as a freestanding Planned Development to allow for a mixed-use development.

5. STAFF UPDATES

Mary Tate, Director of Development, stated that staff is applying for grants that will assist with the zoning ordinance and Building Code rewrite/update to ensure that staff has all the standards needed for best practices. She stated that staff will be looking at rewriting the Comprehensive Plan, also using applied grant monies. Staff anticipates hearing back from the grant programs by mid-summer and then the RFPs will go out in August. Ms. Tate stated that they will be assembling committees for these projects. She stated that they are also applying for the U.S. Department of Transportation Safe Streets for All Grant, in coordination with the Public Works Department. Staff is looking at developing an action plan for the entire City which looks at walkability, connectivity, and ensuring that there are safe routes to school, as well. Ms. Tate stated that the grant will be submitted next week and, if awarded, staff will come back for the second phase of implementation.

6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:37 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 The Colony at Parkway Bend. (Case No. 2024-024PP).

Staff Contact

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

Summary

- The applicant is requesting approval of a Preliminary Plat for a proposed development consisting of approximately 11.496 acres.
- The property is located at the southeast corner of Eisenhower Parkway and east of Fannin Avenue.
- The property is zoned Planned Development (PD) Overlay District to allow for multi-family development.
- Upon approval of the Preliminary Plat, the applicant will submit an application for Final Plat and Civil Engineering Plans.

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 a Preliminary Plat for The Colony at Parkway Bend. The subject property is located at the southeast corner of Eisenhower Parkway and east of Fannin Avenue. A Planned Development Overlay District was approved by the City Council on January 16th, 2024, to allow for a multi-family development. The property consists of thirteen (13) lots accommodating one hundred and forty-one (141) units. Approval of the proposed plat will allow the developer to move forward with submitting a Final Plat application and Civil Engineering Plans.

The proposed plat depicts entry to the development from Eisenhower Parkway on the west side of the subject property and a second point of access to the south to Fannin Avenue through a future single-family development as well as internal streets. The applicant has provided a tree survey and a traffic impact study. A Tree Preservation Plan must be submitted with the Final Plat application.

As stated above, the proposed Preliminary Plat depicts thirteen (13) individually platted lots accommodating a total of one hundred and forty-one (141) individual units. The proposed lot width

depth, and square footage depicted on the Preliminary Plat complies with the development standards set forth within the Planned Development Overlay District Ordinance.

The developer is responsible for construction of all future infrastructure as well as any detention or drainage facilities required to accommodate the proposed development. Additionally, any required improvements to existing infrastructure will be the sole responsibility of the developer.

Impact fees will be assessed at the time of Final Plat Submittal and again at Site Plan Submittal. Impact fees will be collected at the time of building permit. Park Dedication Fees will be collected at the time of Final Plat Submittal.

As this property is zoned Planned Development (PD), the formal Site Plan submittal must be acted upon by the Planning and Zoning Commission.

Financial Considerations

N/A

Prior Board or Council Action

The City Council approved Ordinance No. 5333 to allow for the zoning of a Planned Development Overlay District.

Alternatives

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

Aerial of Subject Property



Project Narrative: The Colony at Parkway Bend

The Colony at Parkway Bend's (approximately 11.5 acres) preliminary plat consists of 13 lots consisting of a total 141 units and a remainder tract of approximately 13.9 acres.

A planned development for this project (PD #5333) was already approved and this preliminary plat is in accordance with all items included in the approved planned development.

This preliminary plat purposes roads and infrastructure in accordance with the approved PD #5333 and all other applicable City, state and federal regulations.

PRELIMINARY PLAT FOR THE COLONY AT PARKWAY BEND

11.46 ACRES, CITY OF DENISON, GRAYSON COUNTY, TEXAS



VICINITY MAP
N.T.S

OWNER/ DEVELOPER:
GRANITE INDUSTRIES, LLC
CONTACT: MICHAEL G TODD
161 W 3RD ST, #110
PROSPER, TX 75078
PH: 310-962-3931

SURVEYOR:
LONESTAR LAND SURVEYING, LLC
TBPELS FIRM# 10194707
2813 COUNTY ROAD 804A
BURLESON, TX 76028
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

ENGINEER:
TURNKEY TRACT
NAVEEN KHAMMAMPATI, P.E., CFM
2770 MAIN ST #171
FRISCO, TX 75033
F-22283
NKCIVILENGINEER4@GMAIL.COM
214-377-0388

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6.	STORM SEWER DRAINAGE AREA MAP
7.	GRADING AND EROSION CONTROL PLAN
8.	PRELIMINARY WATER AND SANITARY SEWER PLAN



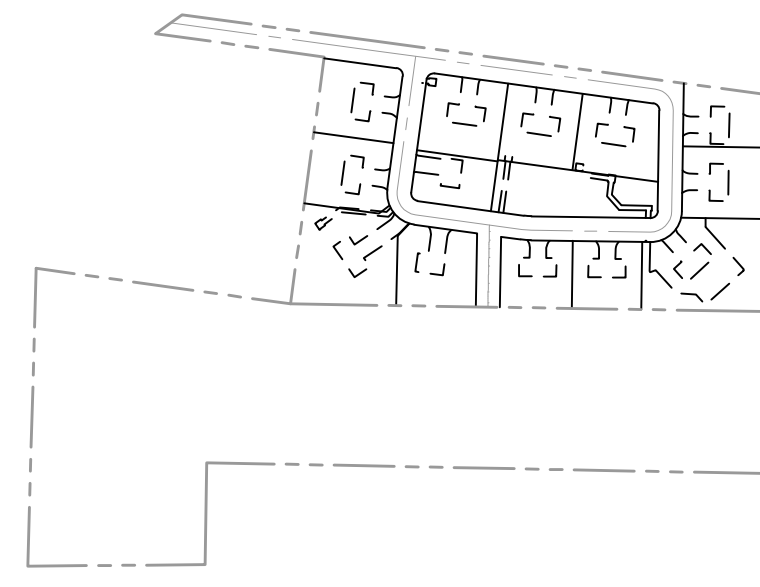
NOT FOR CONSTRUCTION

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
THE COLONY AT PARKWAY BEND
GRAYSON COUNTY, TEXAS

Project	Sheet
Date 04 / 01 / 2024	01
Scale	08

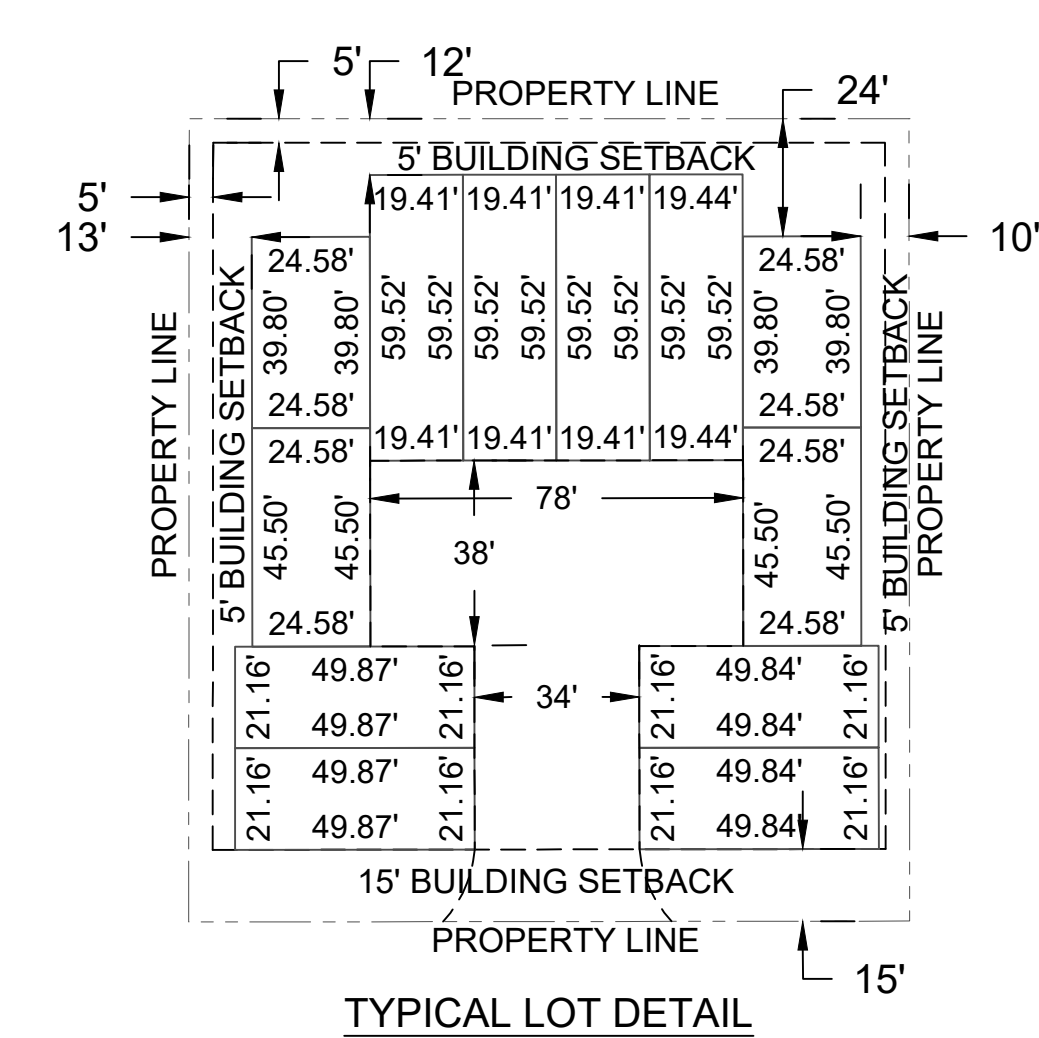


KEY MAP (SCALE: 1"=400')

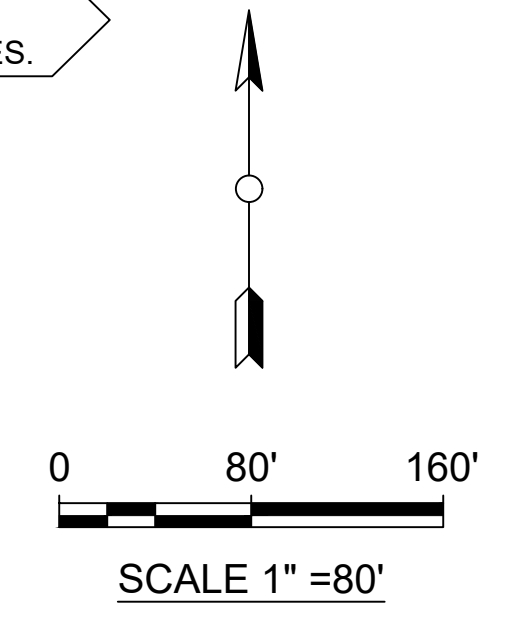


VICINITY MAP (N.T.S.)

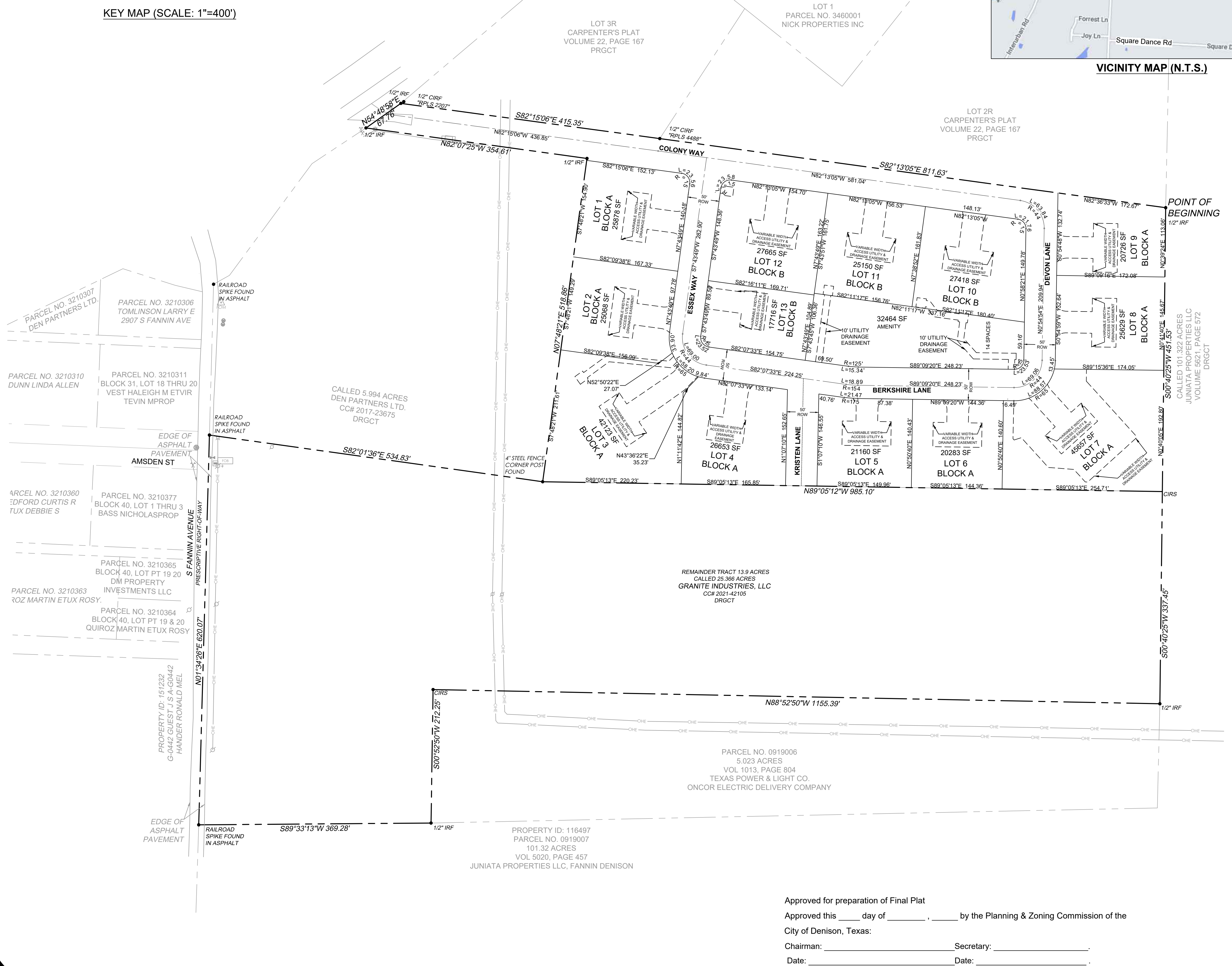
PRELIMINARY PLAT, FOR INSPECTION PURPOSE ONLY.
IN NO WAY OFFICIAL OR APPROVED FOR RECORDS PURPOSES.



TYPICAL LOT DETAIL



SCALE 1" = 80'



OWNER
GRANITE INDUSTRIES, LLC
CONTACT: MICHAEL G TODD
161 W 3RD ST, #110
PROSPER, TX 75078
PH: 310-962-3931

SURVEYOR:
LONESTAR LAND SURVEYING, LLC
TBPELS FIRM# 10194707
2813 COUNTY ROAD 804A
BURLESON, TX 76028
marshall.miller@onestarlandsurveying.com

ENGINEER:
TURNKEY TRACT
CONTACT: NAVEEN KHAMMAMPATI, P.E., C.F.M.
#2770 MAIN ST. #171
FRISCO, TX 75033
nkcvilengineer4@gmail.com

SITE DATA:
TOTAL SITE AREA = 25.36 ACRES
EXISTING ZONING = PD #5333

PD #5333
TOTAL AREA = 11.46 ACRES
GREEN SPACE = 3.60 ACRES (31%)

TURNKEY TRACT
F-22283

K. Hansen

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
THE COLONY AT PARKWAY BEND**
BLOCK A - LOTS 1-9
BLOCK B - LOTS 10-13
TOTAL UNITS - 141

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: _____

CITY OF DENISON CASE NUMBER: #2024-024PP
PROJECT NUMBER: _____ DATE: APRIL 01 2024
REVISED DATE: _____
REVISION NOTES: _____

NOTE: HOA TO MAINTAIN ALL DRAINAGE EASEMENTS, GREEN SPACES AND DETENTION PONDS.

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

THE COLONY AT PARKWAY BEND
 GRAYSON COUNTY, TEXAS

Project	Sheet
Date 04 / 01 / 2024	03
Scale	08

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL G TODD DOES HEREBY ADOPT THIS PRELIMINARY PLAT, DESIGNATING THE HEREIN DESCRIBED 25.356 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.

MICHAEL G TODD

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 SURVEYOR

STATE OF TEXAS
COUNTY OF GRAYSON

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR (R.P.L.S. 6882), DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "SL" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENISON, GRAYSON COUNTY, TEXAS.

MARSHALL W. MILLER DATE 03/01/2024

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

BEING A 11.46 ACRE TRACT OF LAND SITUATED IN THE WILLIAM OLDHAM SURVEY, ABSTRACT NUMBER 919, CITY OF DENISON, GRAYSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 11.46 ACRE TRACT OF LAND DESCRIBED BY DEED TO GRANITE INDUSTRIES, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-42105, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 11.46 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 2R, CARPENTER'S PLAT, AN ADDITION TO THE CITY OF DENISON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22, PAGE 167, PLAT RECORDS, GRAYSON COUNTY, TEXAS, AND BEING ON THE WEST LINE OF A CALLED 101.322 ACRE TRACT OF LAND DESCRIBED BY DEED TO JUNIATA PROPERTIES, LLC, RECORDED IN VOLUME 5621, PAGE 572, DEED RECORDS, GRAYSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 40 MINUTES 25 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 11.46 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID CALLED 101.322 ACRE TRACT, A DISTANCE OF 451.53 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 11.46 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 5.023 ACRE TRACT OF LAND DESCRIBED BY DEED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC, RECORDED IN VOLUME 1013, PAGE 804, DEED RECORDS, GRAYSON COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 52 MINUTES 50 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE UPPER SOUTH LINE OF SAID CALLED 11.46 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 5.023 ACRE TRACT, A DISTANCE OF 985.10 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT AN ELL CORNER IN SAID SOUTH LINE, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 5.023 ACRE TRACT;

THENCE NORTH 07 DEGREES 48 MINUTES 21 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 518.86 FEET, TO A 1/2" IRON ROD FOUND AT AN ELL CORNER IN A WEST LINE OF SAID CALLED 11.46 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 5.994 ACRE TRACT;

THENCE NORTH 82 DEGREES 07 MINUTES 25 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 354.61 FEET, TO A 1/2" IRON ROD FOUND ON A WEST LINE OF SAID CALLED 11.46 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 5.994 ACRE TRACT, AND BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF EISENHOWER PARKWAY (U.S. HIGHWAY NO. 75), A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE NORTH 54 DEGREES 48 MINUTES 58 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 67.76 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 11.46 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 3R, SAID CARPENTER'S PLAT;

THENCE SOUTH 82 DEGREES 15 MINUTES 06 SECONDS EAST, DEPARTING SAID SOUTHEAST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID CALLED 11.46 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 3R, A DISTANCE OF 415.35 TO A 1/2" CAPPED IRON ROD FOUND STAMPED "4488" AT THE SOUTHEAST CORNER OF SAID LOT 3R, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 2R;

THENCE SOUTH 82 DEGREES 13 MINUTES 05 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 2R, A DISTANCE OF 811.63 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 11.46 ACRES OR 499,197 SQUARE FEET OF LAND, MORE OR LESS.

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. A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF A ZONE "A" 100 - YEAR FLOOD HAZARD AREA, AS SCALED FROM THE "FEMA" FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS, MAP NO. 48181 C0285 F, REVISED DATE: SEPTEMBER 29, 2010.
5. 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.
6. CURRENT ZONING OF PROPERTY: SF-7.5 AND MF-1. SHOWN ON THE SHEET 1 OF THE PRELIMINARY PLAT PD ORDINANCE #5333.

PRELIMINARY PLAT
OF
THE COLONY AT PARKWAY BEND

LOCATED IN WILLIAM OLDHAM SURVEY
ABSTRACT NO. 919 CITY OF DENISON,
GRAYSON COUNTY TEXAS 75020

EXISTING DRAINAGE AREA MAP



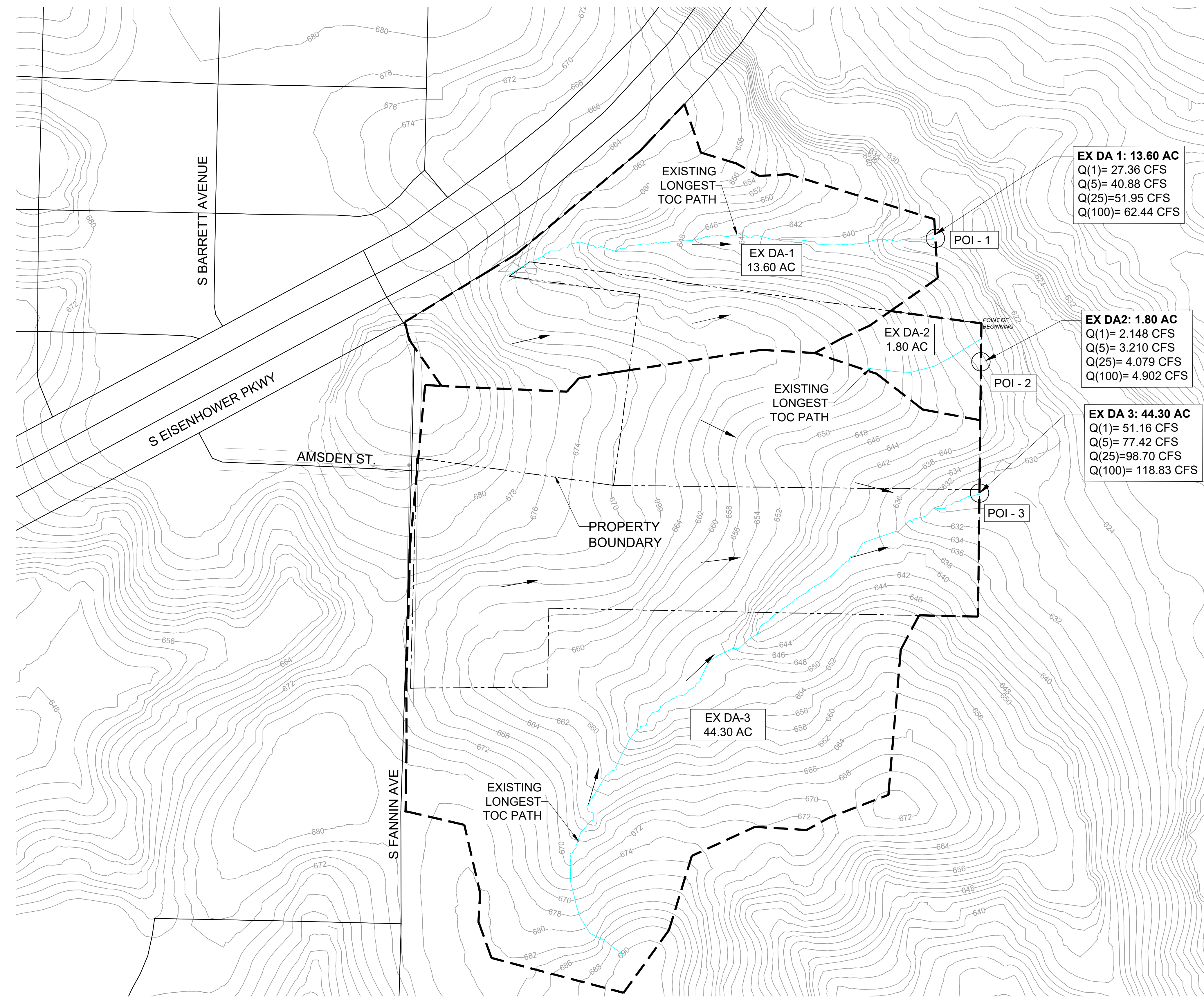
NOT FOR CONSTRUCTION

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
 THE COLONY AT PARKWAY BEND
 GRAYSON COUNTY, TEXAS

Project: _____ Sheet: **04**
 Date: **04 / 01 / 2024**
 Scale: _____ **08**



EX DA 1: 13.60 AC
 Q(1)= 27.36 CFS
 Q(5)= 40.88 CFS
 Q(25)=51.95 CFS
 Q(100)= 62.44 CFS

EX DA2: 1.80 AC
 Q(1)= 2.148 CFS
 Q(5)= 3.210 CFS
 Q(25)= 4.079 CFS
 Q(100)= 4.902 CFS

EX DA 3: 44.30 AC
 Q(1)= 51.16 CFS
 Q(5)= 77.42 CFS
 Q(25)=98.70 CFS
 Q(100)= 118.83 CFS

$TC = T(\text{sheet}) + T(\text{shallow concentrated}) + T(\text{channel})$

Area	SHEETFLOW				SHALLOW CONCENTRATED			CHANNEL FLOW			Total	
	Manning's Coef	Distance (Ft)	Slope	Rainfall 2yr	TC	Distance (Ft)	Slope	TC	V	L		TC _{ch}
EX1	0.15	100	7.20%	4.16	5.15	1129	2.80%	6.97	N/A	N/A	0.00	12.12

$TC = T(\text{sheet}) + T(\text{shallow concentrated}) + T(\text{channel})$

Area	SHEETFLOW				SHALLOW CONCENTRATED			CHANNEL FLOW			Total	
	Manning's Coef	Distance (Ft)	Slope	Rainfall 2yr	TC	Distance (Ft)	Slope	TC	V	L		TC _{ch}
EX2	0.24	100	4.10%	4.16	9.39	227	6.70%	0.91	N/A	N/A	0.00	10.30

$TC = T(\text{sheet}) + T(\text{shallow concentrated}) + T(\text{channel})$

Area	SHEETFLOW				SHALLOW CONCENTRATED			CHANNEL FLOW			Total	
	Manning's Coef	Distance (Ft)	Slope	Rainfall 2yr	TC	Distance (Ft)	Slope	TC	V	L		TC _{ch}
EX3	0.24	100	8.50%	4.16	7.02	1859	3.01%	11.07	N/A	N/A	0.00	18.08

DRAINAGE AREAS	AREA (Acres)	LAND DESCRIPTION	AREA	RUNOFF CO-EFF C	COMPOSITE
			(Acres)		
EXISTING DA 1	13.60	COMMERCIAL (DEVELOPED)	6.3	0.70	0.59
		COMMERCIAL (UNDEVELOPED)	2.69	0.35	
		AUSTIN AVENUE OVERLAY	1.87	0.95	
		MULTI FAMILY 1 (UNDEVELOPED)	2.74	0.35	
EXISTING DA 2	1.80	MULTI FAMILY 1 (UNDEVELOPED)	1.80	0.35	0.35
EXISTING DA 3	44.30	COMMERCIAL (DEVELOPED)	2.89	0.70	0.37
		COMMERCIAL (UNDEVELOPED)	11.42	0.35	
		SINGLE FAMILY (UNDEVELOPED)	23.25	0.35	
		MULTI FAMILY 1 (UNDEVELOPED)	6.74	0.35	

PROPOSED DRAINAGE AREA MAP



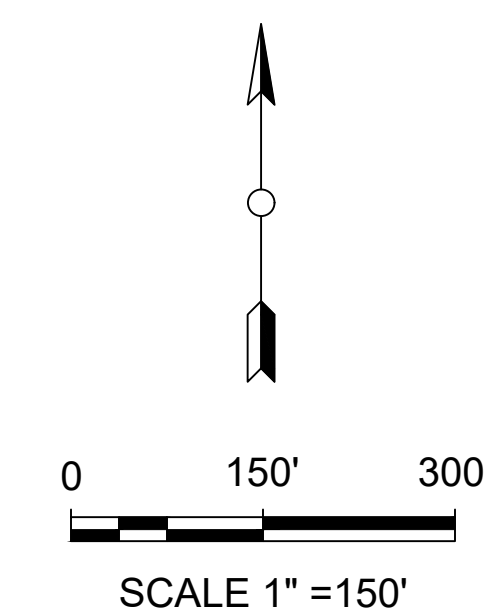
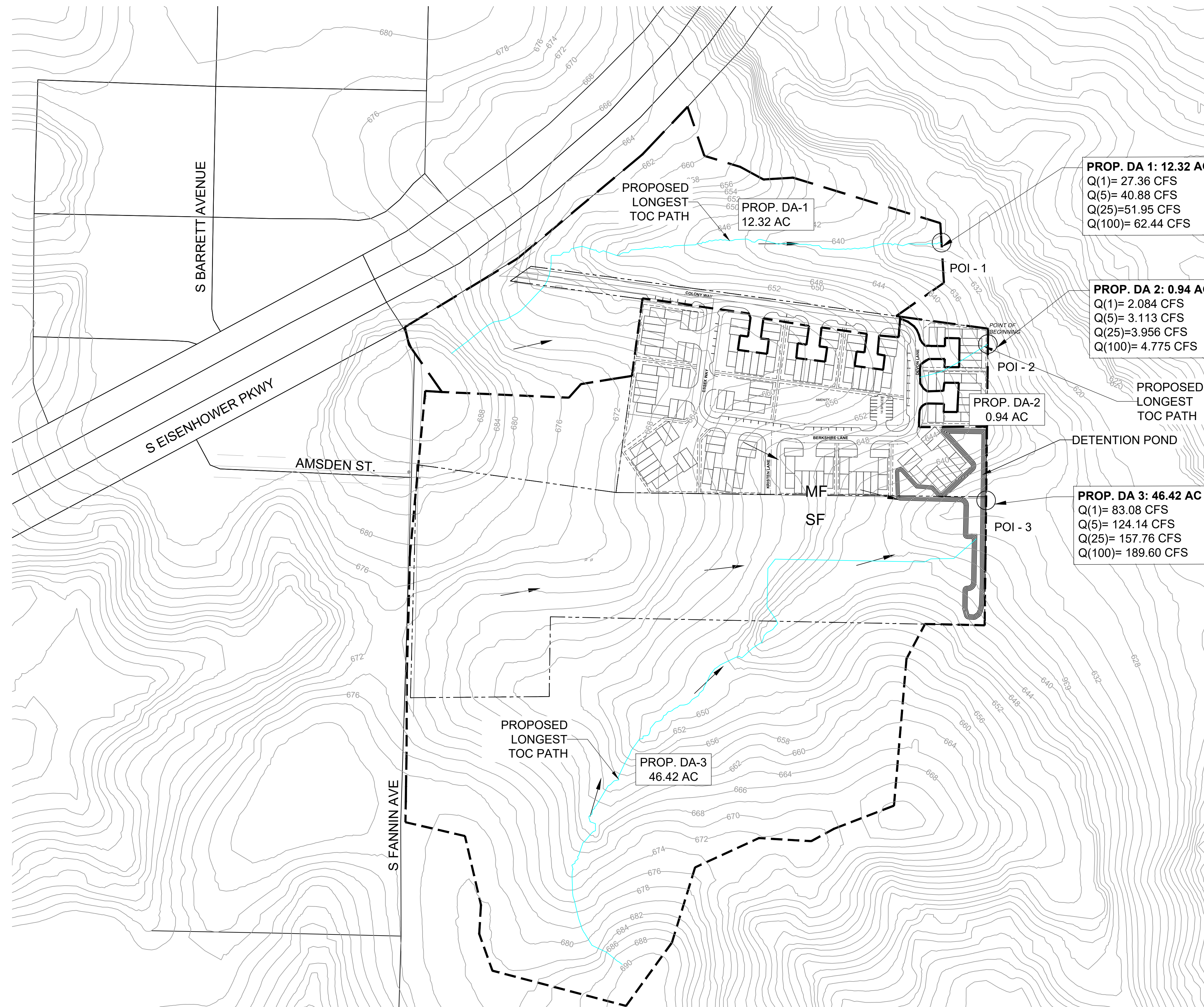
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Project Name and Address
THE COLONY AT PARKWAY BEND
 GRAYSON COUNTY, TEXAS

Project: _____ Sheet: **05**
 Date: **04 / 01 / 2024**
 Scale: _____ **08**



PROP. DA 1: 12.32 AC
 Q(1)= 27.36 CFS
 Q(5)= 40.88 CFS
 Q(25)=51.95 CFS
 Q(100)= 62.44 CFS

PROP. DA 2: 0.94 AC
 Q(1)= 2.084 CFS
 Q(5)= 3.113 CFS
 Q(25)=3.956 CFS
 Q(100)= 4.775 CFS

PROP. DA 3: 46.42 AC
 Q(1)= 83.08 CFS
 Q(5)= 124.14 CFS
 Q(25)= 157.76 CFS
 Q(100)= 189.60 CFS

TC = T (sheet) + T (shallow concentrated) + T (channel)												
PROPOSED TIME OF CONCENTRATION (TR-55)												
Area	SHEETFLOW				SHALLOW CONCENTRATED				CHANNEL FLOW			Total
	Manning's Coef	Distance (Ft)	Slope	Rainfall 2yr	TC	Distance (Ft)	Slope	TC	V	L	TC _{ch}	
DV1	0.15	100	7.20%	4.16	5.15	1129	2.80%	6.97	N/A	N/A	0.00	12.12
LONGEST ROUTE= 12.12 Min= 15 Min												

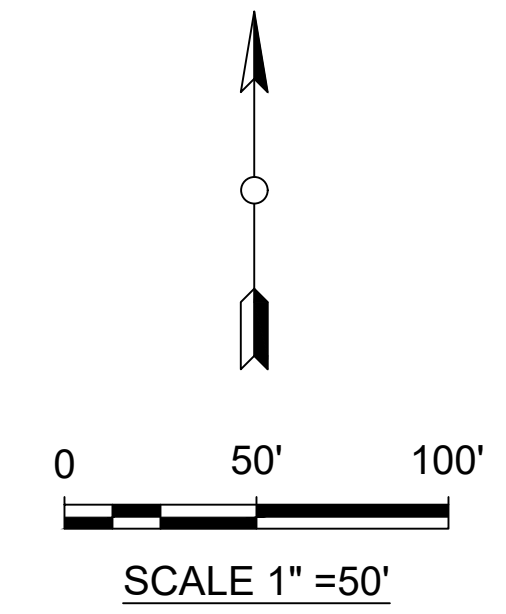
TC = T (sheet) + T (shallow concentrated) + T (channel)												
PROPOSED TIME OF CONCENTRATION (TR-55)												
Area	SHEETFLOW				SHALLOW CONCENTRATED				CHANNEL FLOW			Total
	Manning's Coef	Distance (Ft)	Slope	Rainfall 2yr	TC	Distance (Ft)	Slope	TC	V	L	TC _{ch}	
DV2	0.24	100	4.10%	4.16	9.39	227	6.70%	0.91	N/A	N/A	0.00	10.30
LONGEST ROUTE= 10.30 Min= 15 Min												

TC = T (sheet) + T (shallow concentrated) + T (channel)												
PROPOSED TIME OF CONCENTRATION (TR-55)												
Area	SHEETFLOW				SHALLOW CONCENTRATED				CHANNEL FLOW			Total
	Manning's Coef	Distance (Ft)	Slope	Rainfall 2yr	TC	Distance (Ft)	Slope	TC	V	L	TC _{ch}	
DV3	0.24	100	8.50%	4.16	7.02	1285	3.80%	5.40	10.00	732.00	1.22	13.64
LONGEST ROUTE= 13.64 Min= 15 Min												

PROPOSED CONDITION CALCULATIONS					
DRAINAGE AREAS	AREA (Acres)	LAND DESCRIPTION	AREA (Acres)	RUNOFF CO-EFF C	COMPOSITE
DEVELOPED DA 1	12.32	COMMERCIAL (DEVELOPED)	6.30	0.70	0.66
		COMMERCIAL (UNDEVELOPED)	2.69	0.35	
		AUSTIN AVENUE OVERLAY	1.87	0.95	
		MULTI FAMILY 1 (DEVELOPED)	1.46	0.65	
DEVELOPED DA 2	0.94	MULTI FAMILY 1 (DEVELOPED)	0.94	0.65	0.65
DEVELOPED DA 3	46.42	COMMERCIAL (DEVELOPED)	2.89	0.70	0.55
		COMMERCIAL (UNDEVELOPED)	11.42	0.35	
		SINGLE FAMILY (DEVELOPED)	13.90	0.65	
		SINGLE FAMILY (UNDEVELOPED)	9.21	0.50	
		MULTI FAMILY 1 (DEVELOPED)	9.00	0.65	

PATH: C:\Users\chava\OneDrive\Documents\2024_Turnkey Tract\Drawings\Multi-Family\Preliminary\PLAT1.dwg - PROPOSED DA MAP
 - 18 -

**STORM SEWER
DRAINAGE AREA MAP**



NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

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 2770 MAIN ST #171
 FRISCO, TX 75033
 F-22283
 nkcivilengineer4@gmail.com
 214-377-0388

Project Name and Address
THE COLONY AT PARKWAY BEND
 GRAYSON COUNTY, TEXAS

Project	Sheet
Date 04 / 01 / 2024	06
Scale	08



P:\RCS\171\040624\000_2024_Journey Bend\Drawings\MULTIFAMILY\PRELIMINARY PLAT.dwg
 LAYOUT: STORM SEWER DA MAP

GRADING AND EROSION CONTROL PLAN



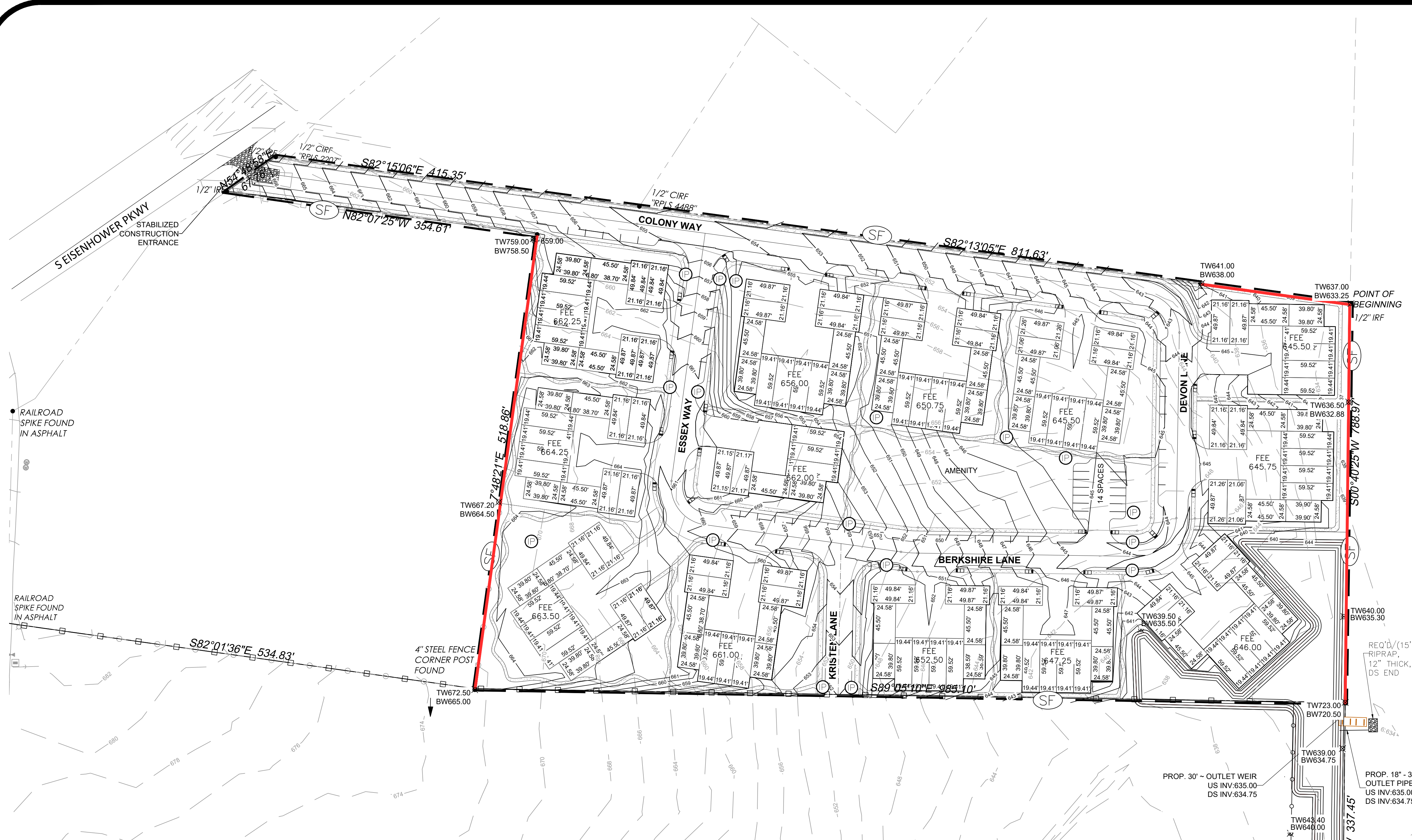
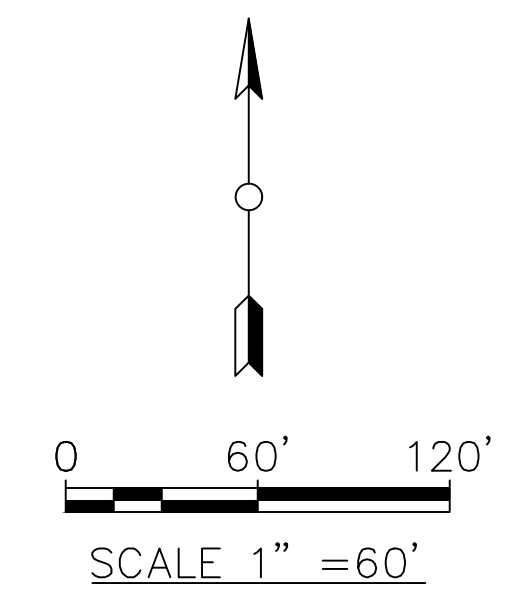
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 FRISCO, TX 75033
 F-22283
 nkcivilengineer4@gmail.com
 214-377-0388

Project Name and Address
THE COLONY AT PARKWAY BEND
 GRAYSON COUNTY, TEXAS

Project	Sheet
Date	07
Scale	08



GRADING GENERAL NOTES

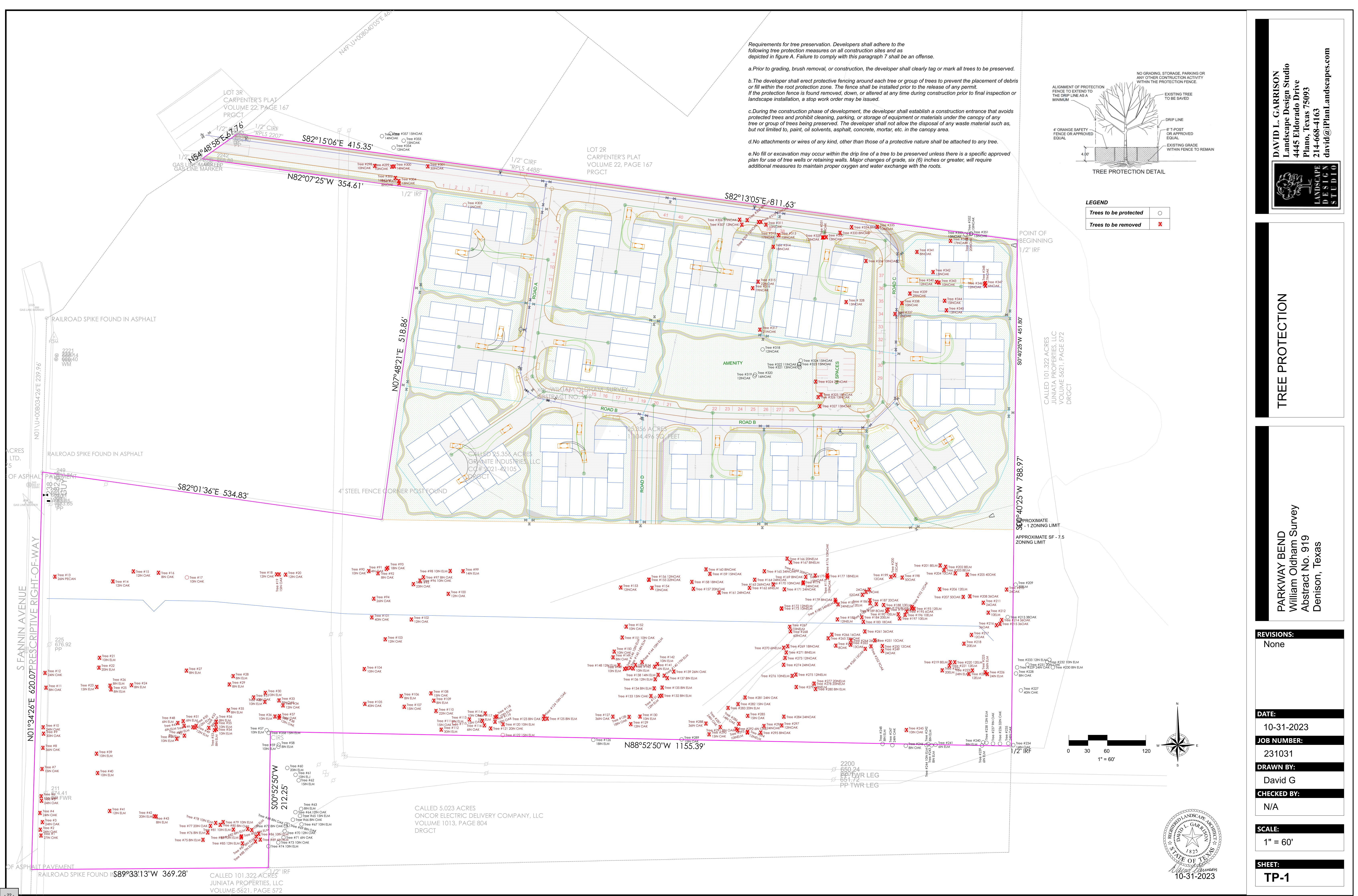
- ALL GRADING SHALL CONFORM TO THE CITY OF STANDARDS AND SPECIFICATIONS.
- COMPACTION PERFORMED IN PAD AREAS STREETS AND ALLEYS SHALL BE A MINIMUM OF 95% DENSITY AT MOISTURE CONTENT IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- REMOVE TOPSOIL IN STREET AND ALLEY RIGHT-OF-WAY AND PAD AREAS TO A DEPTH OF 4". PLACE TOPSOIL IN FRONT AND BACKYARD AREAS AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
- FINISHED FLOOR ELEVATIONS ARE ASSUMED TO BE 0.70' ABOVE FINISHED PAD ELEVATIONS.
- THE GRADING CONTRACTOR IS TO PROVIDE PAD COMPACTION TESTING FOR EACH 8" LIFT AS DIRECTED IN THE GEOTECHNICAL REPORT.
- ALL LOTS ARE TO BE LEFT IN A SMOOTH, BLADED CONDITION, WITHOUT ANY SEVERE CHANGE IN SLOPE OR LOW SPOTS. MINIMUM GRADE ACROSS ANY LOT IS TO BE 1.0%. MAXIMUM SLOPE IS TO BE 3:1, UNLESS OTHERWISE APPROVED IN THE FIELD, OR SHOWN ON THE PLANS.
- TOLERANCES FOR GRADING ARE:

STREET	ROUGH GRADING	FINAL GRADING
PADS	±0.20	±0.1
LOT CORNERS	±0.20	±0.1
- ALL STOCKPILED MATERIAL WILL BE PLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE. DO NOT BLOCK NATURAL DRAINAGE WAYS.
- DO NOT BENCH ANY LOT UNTIL THE BALANCE OF THAT SECTION HAS BEEN FIELD REVIEWED WITH THE DESIGN ENGINEER. DO NOT BENCH ANY LOT UNTIL ALL STREETS HAVE BEEN CUT.

LEGEND

- PROPOSED RETAINING WALL
- SILT FENCE
- 12" THICK RIP RAP WITH ROCK D50=6"
- INLET PROTECTION
- PROPOSED FINISHED PAD ELEVATION
- 705- EXISTING CONTOURS
- 705- PROPOSED CONTOURS

PATH: C:\Users\jch\OneDrive\Documents\2024_January_Bend\Drawings\MULTIFAMILY\PRELIMINARY\PLAT1.LAYOUT\07 - GRADING PLAN



Requirements for tree preservation. Developers shall adhere to the following tree protection measures on all construction sites and as depicted in figure A. Failure to comply with this paragraph 7 shall be an offense.

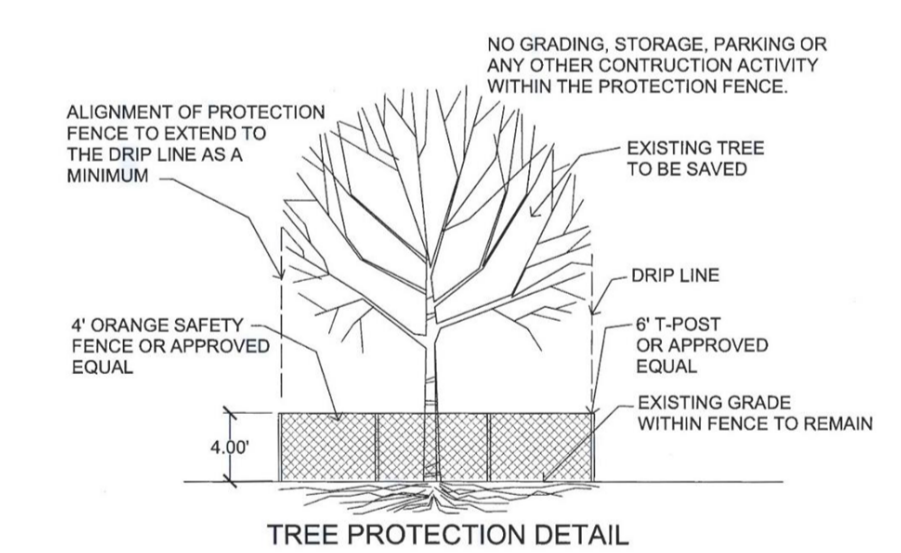
a. Prior to grading, brush removal, or construction, the developer shall clearly tag or mark all trees to be preserved.

b. The developer shall erect protective fencing around each tree or group of trees to prevent the placement of debris or fill within the root protection zone. The fence shall be installed prior to the release of any permit. If the protection fence is found removed, down, or altered at any time during construction prior to final inspection or landscape installation, a stop work order may be issued.

c. During the construction phase of development, the developer shall establish a construction entrance that avoids protected trees and prohibit cleaning, parking, or storage of equipment or materials under the canopy of any tree or group of trees being preserved. The developer shall not allow the disposal of any waste material such as, but not limited to, paint, oil solvents, asphalt, concrete, mortar, etc. in the canopy area.

d. No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

e. No fill or excavation may occur within the drip line of a tree to be preserved unless there is a specific approved plan for use of tree wells or retaining walls. Major changes of grade, six (6) inches or greater, will require additional measures to maintain proper oxygen and water exchange with the roots.



LEGEND

Trees to be protected	○
Trees to be removed	×

DAVID L. GARRISON
 Landscape Design Studio
 4445 Eldorado Drive
 Plano, Texas 75093
 214-668-4163
 david@iplanlandscapes.com

TREE PROTECTION

PARKWAY BEND
 William Oldham Survey
 Abstract No. 919
 Denison, Texas

REVISIONS:
 None

DATE:
 10-31-2023

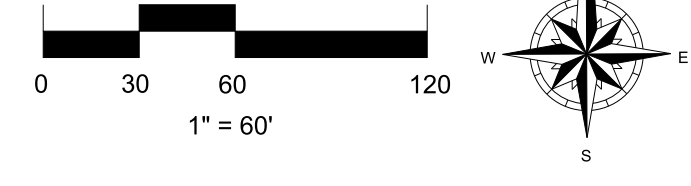
JOB NUMBER:
 231031

DRAWN BY:
 David G

CHECKED BY:
 N/A

SCALE:
 1" = 60'

SHEET:
 TP-1



TREE INVENTORY

Tree Number	Size	Tree Species	Protected	Preserved	Tree Credit	Tree Number	Size	Tree Species	Protected	Preserved	Tree Credit	Tree Number	Size	Tree Species	Protected	Preserved	Tree Credit	Tree Number	Size	Tree Species	Protected	Preserved	Tree Credit
1	27	Oak	Sec. 28.51.8.4.c exemption	No		48	6	Elm	Sec. 28.51.8.4.c exemption	No		96	10	Oak	Sec. 28.51.8.4.c exemption	No		144	10	Elm	Sec. 28.51.8.4.c exemption	No	
2	24	Oak	Sec. 28.51.8.4.c exemption	No		49	12	Elm	Sec. 28.51.8.4.c exemption	No		97	8	Oak	Sec. 28.51.8.4.c exemption	No		145	14	Elm	Sec. 28.51.8.4.c exemption	No	
3	24	Oak	Sec. 28.51.8.4.c exemption	No		50	12	Elm	Sec. 28.51.8.4.c exemption	No		98	10	Elm	Sec. 28.51.8.4.c exemption	No		146	10	Elm	Sec. 28.51.8.4.c exemption	No	
4	24	Oak	Sec. 28.51.8.4.c exemption	No		51	6	Elm	Sec. 28.51.8.4.c exemption	No		99	14	Elm	Sec. 28.51.8.4.c exemption	No		147	10	Elm	Sec. 28.51.8.4.c exemption	No	
5	24	Oak	Sec. 28.51.8.4.c exemption	No		52	8	Elm	Sec. 28.51.8.4.c exemption	No		100	12	Oak	Sec. 28.51.8.4.c exemption	No		148	12	Elm	Sec. 28.51.8.4.c exemption	No	
6	15	Oak	Sec. 28.51.8.4.c exemption	No		53	8	Elm	Sec. 28.51.8.4.c exemption	No		101	40	Oak	Sec. 28.51.8.4.c exemption	No		149	8	Oak	Sec. 28.51.8.4.c exemption	No	
7	15	Oak	Sec. 28.51.8.4.c exemption	No		54	10	Elm	Sec. 28.51.8.4.c exemption	No		102	12	Oak	Sec. 28.51.8.4.c exemption	No		150	10	Oak	Sec. 28.51.8.4.c exemption	No	
8	36	Oak	Sec. 28.51.8.4.c exemption	No		55	10	Elm	Sec. 28.51.8.4.c exemption	No		103	12	Oak	Sec. 28.51.8.4.c exemption	No		151	10	Oak	Sec. 28.51.8.4.c exemption	No	
9	30	Oak	Sec. 28.51.8.4.c exemption	No		56	8	Elm	Sec. 28.51.8.4.c exemption	No		104	10	Oak	Sec. 28.51.8.4.c exemption	No		152	10	Oak	Sec. 28.51.8.4.c exemption	No	
10	24	Oak	Sec. 28.51.8.4.c exemption	No		57	10	Elm	Preserve	Yes	2	105	40	Oak	Sec. 28.51.8.4.c exemption	No		153	12	Oak	Sec. 28.51.8.4.c exemption	No	
11	8	Oak	Sec. 28.51.8.4.c exemption	No		58	8	Elm	Preserve	Yes		106	8	Elm	Sec. 28.51.8.4.c exemption	No		154	12	Oak	Sec. 28.51.8.4.c exemption	No	
12	24	Oak	Sec. 28.51.8.4.c exemption	No		59	10	Elm	Preserve	Yes		107	15	Oak	Sec. 28.51.8.4.c exemption	No		155	22	Oak	Sec. 28.51.8.4.c exemption	No	
13	26	Pecan	Sec. 28.51.8.4.c exemption	No		60	20	Elm	Preserve	Yes		108	15	Oak	Sec. 28.51.8.4.c exemption	No		156	12	Oak	Sec. 28.51.8.4.c exemption	No	
14	12	Oak	Sec. 28.51.8.4.c exemption	No		61	10	Elm	Preserve	Yes		109	8	Elm	Sec. 28.51.8.4.c exemption	No		157	20	Oak	Sec. 28.51.8.4.c exemption	No	
15	12	Oak	Sec. 28.51.8.4.c exemption	No		62	15	Elm	Preserve	Yes		110	22	Oak	Sec. 28.51.8.4.c exemption	No		158	18	Oak	Sec. 28.51.8.4.c exemption	No	
16	8	Oak	Sec. 28.51.8.4.c exemption	No		63	8	Elm	Preserve	Yes		111	15	Oak	Sec. 28.51.8.4.c exemption	No		159	15	Oak	Sec. 28.51.8.4.c exemption	No	
17	10	Oak	Sec. 28.51.8.4.c exemption	No		64	12	Oak	Preserve	Yes		112	30	Elm	Sec. 28.51.8.4.c exemption	No		160	8	Oak	Sec. 28.51.8.4.c exemption	No	
18	12	Oak	Sec. 28.51.8.4.c exemption	No		65	15	Elm	Preserve	Yes		113	8	Elm	Sec. 28.51.8.4.c exemption	No		161	24	Oak	Sec. 28.51.8.4.c exemption	No	
19	15	Oak	Sec. 28.51.8.4.c exemption	No		66	8	Oak	Preserve	Yes		114	10	Oak	Sec. 28.51.8.4.c exemption	No		162	6	Elm	Sec. 28.51.8.4.c exemption	No	
20	12	Oak	Sec. 28.51.8.4.c exemption	No		67	10	Elm	Preserve	Yes		115	12	Oak	Sec. 28.51.8.4.c exemption	No		163	26	Oak	Sec. 28.51.8.4.c exemption	No	
21	10	Elm	Sec. 28.51.8.4.c exemption	No		68	8	Oak	Preserve	Yes		116	6	Oak	Sec. 28.51.8.4.c exemption	No		164	24	Oak	Sec. 28.51.8.4.c exemption	No	
22	20	Oak	Sec. 28.51.8.4.c exemption	No		69	8	Oak	Preserve	Yes		117	10	Elm	Sec. 28.51.8.4.c exemption	No		165	34	Oak	Sec. 28.51.8.4.c exemption	No	
23	15	Elm	Sec. 28.51.8.4.c exemption	No		70	12	Oak	Preserve	Yes		118	10	Elm	Sec. 28.51.8.4.c exemption	No		166	20	Elm	Sec. 28.51.8.4.c exemption	No	
24	8	Elm	Sec. 28.51.8.4.c exemption	No		71	6	Oak	Preserve	Yes		119	18	Oak	Sec. 28.51.8.4.c exemption	No		167	8	Elm	Sec. 28.51.8.4.c exemption	No	
25	8	Elm	Sec. 28.51.8.4.c exemption	No		72	8	Oak	Preserve	Yes		120	10	Elm	Sec. 28.51.8.4.c exemption	No		168	30	Oak	Sec. 28.51.8.4.c exemption	No	
26	8	Elm	Sec. 28.51.8.4.c exemption	No		73	10	Oak	Preserve	Yes		121	20	Oak	Sec. 28.51.8.4.c exemption	No		169	8	Oak	Sec. 28.51.8.4.c exemption	No	
27	8	Elm	Sec. 28.51.8.4.c exemption	No		74	10	Elm	Preserve	Yes		122	15	Elm	Preserve	Yes	3	170	10	Oak	Sec. 28.51.8.4.c exemption	No	
28	8	Elm	Sec. 28.51.8.4.c exemption	No		75	8	Elm	Sec. 28.51.8.4.c exemption	No		123	8	Oak	Sec. 28.51.8.4.c exemption	No		171	24	Oak	Sec. 28.51.8.4.c exemption	No	
29	8	Elm	Sec. 28.51.8.4.c exemption	No		76	8	Elm	Sec. 28.51.8.4.c exemption	No		124	10	Oak	Sec. 28.51.8.4.c exemption	No		172	12	Elm	Sec. 28.51.8.4.c exemption	No	
30	10	Elm	Sec. 28.51.8.4.c exemption	No		77	20	Oak	Sec. 28.51.8.4.c exemption	No		125	8	Elm	Sec. 28.51.8.4.c exemption	No		173	10	Elm	Sec. 28.51.8.4.c exemption	No	
31	12	Oak	Sec. 28.51.8.4.c exemption	No		78	10	Elm	Sec. 28.51.8.4.c exemption	No		126	18	Elm	Preserve	Yes		174	24	Oak	Sec. 28.51.8.4.c exemption	No	
32	10	Elm	Sec. 28.51.8.4.c exemption	No		79	10	Elm	Sec. 28.51.8.4.c exemption	No		127	36	Oak	Sec. 28.51.8.4.c exemption	No		175	15	Oak	Sec. 28.51.8.4.c exemption	No	
33	8	Oak	Sec. 28.51.8.4.c exemption	No		80	8	Oak	Sec. 28.51.8.4.c exemption	No		128	18	Oak	Sec. 28.51.8.4.c exemption	No		176	10	Oak	Sec. 28.51.8.4.c exemption	No	
34	12	Oak	Sec. 28.51.8.4.c exemption	No		81	10	Elm	Sec. 28.51.8.4.c exemption	No		129	12	Oak	Sec. 28.51.8.4.c exemption	No		177	18	Elm	Sec. 28.51.8.4.c exemption	No	
35	8	Elm	Sec. 28.51.8.4.c exemption	No		82	8	Elm	Sec. 28.51.8.4.c exemption	No		130	10	Elm	Sec. 28.51.8.4.c exemption	No		178	10	Oak	Sec. 28.51.8.4.c exemption	No	
37	10	Oak	Sec. 28.51.8.4.c exemption	No		83	10	Elm	Sec. 28.51.8.4.c exemption	No		131	12	Elm	Sec. 28.51.8.4.c exemption	No		179	8	Oak	Sec. 28.51.8.4.c exemption	No	
38	12	Oak	Sec. 28.51.8.4.c exemption	No		84	8	Elm	Sec. 28.51.8.4.c exemption	No		132	8	Elm	Sec. 28.51.8.4.c exemption	No		180	24	Elm	Sec. 28.51.8.4.c exemption	No	
39	10	Elm	Sec. 28.51.8.4.c exemption	No		85	12	Elm	Sec. 28.51.8.4.c exemption	No		133	15	Oak	Sec. 28.51.8.4.c exemption	No		181	24	Elm	Sec. 28.51.8.4.c exemption	No	
40	10	Elm	Sec. 28.51.8.4.c exemption	No		86	10	Elm	Sec. 28.51.8.4.c exemption	No		134	8	Elm	Sec. 28.51.8.4.c exemption	No		182	12	Elm	Sec. 28.51.8.4.c exemption	No	
41	12	Elm	Sec. 28.51.8.4.c exemption	No		87	8	Elm	Sec. 28.51.8.4.c exemption	No		135	8	Elm	Sec. 28.51.8.4.c exemption	No		183	18	Oak	Sec. 28.51.8.4.c exemption	No	
42	20	Elm	Sec. 28.51.8.4.c exemption	No		88	7	Elm	Sec. 28.51.8.4.c exemption	No		136	12	Elm	Sec. 28.51.8.4.c exemption	No		184	20	Elm	Sec. 28.51.8.4.c exemption	No	
43	8	Elm	Sec. 28.51.8.4.c exemption	No		89	6	Elm	Sec. 28.51.8.4.c exemption	No		137	8	Elm	Sec. 28.51.8.4.c exemption	No		185	9	Oak	Sec. 28.51.8.4.c exemption	No	
44	10	Elm	Sec. 28.51.8.4.c exemption	No		90	10	Oak	Sec. 28.51.8.4.c exemption	No		138	14	Elm	Sec. 28.51.8.4.c exemption	No		186	12	Elm	Sec. 28.51.8.4.c exemption	No	
45	8	Elm	Sec. 28.51.8.4.c exemption	No		91	14	Oak	Sec. 28.51.8.4.c exemption	No		139	26	Oak	Sec. 28.51.8.4.c exemption	No		187	20	Oak	Sec. 28.51.8.4.c exemption	No	
46	6	Elm	Sec. 28.51.8.4.c exemption	No		92	8	Oak	Sec. 28.51.8.4.c exemption	No		140	17	Elm	Sec. 28.51.8.4.c exemption	No		188	10	Elm	Sec. 28.51.8.4.c exemption	No	
47	6	Elm	Sec. 28.51.8.4.c exemption	No		93	18	Oak	Sec. 28.51.8.4.c exemption	No		141	6	Elm	Sec. 28.51.8.4.c exemption	No		189	8	Oak	Sec. 28.51.8.4.c exemption	No	
						94	26	Oak	Sec. 28.51.8.4.c exemption	No		142	10	Elm	Sec. 28.51.8.4.c exemption	No		190	10	Elm	Sec. 28.51.8.4.c exemption	No	
						95	23	Oak	Sec. 28.51.8.4.c exemption	No		143	10	Elm	Sec. 28.51.8.4.c exemption	No		191	6	Elm	Sec. 28.51.8.4.c exemption	No	

Tree Number	Size	Tree Species	Protected	Preserved	Tree Credit	Tree Number	Size	Tree Species	Protected	Preserved	Tree Credit	Tree Number	Size	Tree Species	Protected	Preserved	Tree Credit	Tree Number	Size	Tree Species	Protected	Preserved	Tree Credit
192	12	Oak	Sec. 28.51.8.4.c exemption	No		240	8	Elm	Preserve	Yes	2	296	24	Oak	Sec. 28.51.8.4.c exemption	No		345	13	Oak	Sec. 28.51.8.4.c exemption	No	
193	12	Elm	Sec. 28.51.8.4.c exemption	No		241	6	Elm	Preserve	Yes		297	12	Oak	Sec. 28.51.8.4.c exemption	No		346	12	Oak	Sec. 28.51.8.4.c exemption	No	
194	8	Oak	Sec. 28.51.8.4.c exemption	No		242	8	Elm	Preserve	Yes	2	298	10	Oak	Sec. 28.51.8.4.c exemption	No		347	6	Oak	Sec. 28.51.8.4.c exemption	No	
195	6	Oak	Sec. 28.51.8.4.c exemption	No		243	8	Elm	Preserve	Yes		299	10	Oak	Sec. 28.51.8.4.c exemption	No		348	7	Oak	Sec. 28.51.8.4.c exemption	No	
196	10	Elm	Sec. 28.51.8.4.c exemption	No		244	10	Elm	Preserve	Yes		300	14	Oak	Sec. 28.51.8.4.c exemption	No		349	17	Oak	Sec. 28.51.8.4.c exemption	No	
197	10	Elm	Sec. 28.51.8.4.c exemption	No		245	10	Oak	Sec. 28.51.8.4.c exemption	No		301	30	Oak	Sec. 28.51.8.4.c exemption	No		350	20	Oak	Sec. 28.51.8.4.c exemption	No	
198	50	Oak	Sec. 28.51.8.4.c exemption	No		246	8	Oak	Preserve	Yes		302	16	Oak	Sec. 28.51.8.4.c exemption	No		351	13	Oak	Preserve	Yes	3
199	12	Oak	Sec. 28.51.8.4.c exemption	No		247	24	Oak	Preserve	Yes		303	8	Oak	Sec. 28.51.8.4.c exemption	No		352	15	Oak	Preserve	Yes	3
200	15	Oak	Sec. 28.51.8.4.c exemption	No		248	8	Elm	Preserve	Yes		304	13	Oak	Sec. 28.51.8.4.c exemption	No		353	13	Oak	Preserve	Yes	3
201	8	Elm	Sec. 28.51.8.4.c exemption	No		249	24	Oak	Sec. 28.51.8.4.c exemption	No		305	11	Oak	Sec. 28.51.8.4.c exemption	No		354	12	Oak	Preserve	Yes	
202	8	Elm	Sec. 28.51.8.4.c exemption	No		250	12	Oak	Sec. 28.51.8.4.c exemption	No		306	17	Oak	Sec. 28.51.8.4.c exemption	No		355	15	Oak	Preserve	Yes	
203	8	Elm	Sec. 28.51.8.4.c exemption	No		251	10	Oak	Sec. 28.51.8.4.c exemption	No		307	2	Oak	Sec. 28.51.8.4.c exemption	No		356	14	Oak	Preserve	Yes	
204	10	Oak	Sec. 28.51.8.4.c exemption	No		252	9	Oak	Sec. 28.51.8.4.c exemption	No		308	8	Oak	Sec. 28.51.8.4.c exemption	No		357	15	Oak	Preserve	Yes	
205	40	Oak	Sec. 28.51.8.4.c exemption	No		260	15	Oak	Sec. 28.51.8.4.c exemption	No													

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 10 & 11, Block 9 of the Hill Park Addition creating Lots 10R and 11R, Block 9 of the Hill Park Addition. (Case No. 2024-020RP).

Staff Contact

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

Summary

- The purpose of the Replat move an exiting lot line.
- Property is zoned SF-7.5, Single Family Residential.

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 for property that has been developed in a residential manner. Per information from Grayson County Appraisal District, the existing single-family dwelling located on the property was constructed in 1960. At the time of construction, the dwelling was constructed over the lot line separating Lot 10 and Lot 11. To remedy this encroachment and prepare Lot 10 for development, applicant is seeking a Replat to adjust the lot line. The proposed Replat will allow the existing single-family home to exist solely on the proposed Lot 11R and meet required setbacks. Lot 10R will be open for development and relieved of any encroachments from the existing single-family home. The proposed lots meet the lot width, depth and square footage requirements listed within the SF-7.5, Single Family Residential zoning district. Lot 10R has frontage on Cole Avenue with Lot 11R having frontage on Brookside Drive. Additionally, both lots have access to water and sewer. Impact fees have been assessed for the vacant Lot 10R. These impact fees will be collected at the time of building permit.

Financial Considerations

N/A

Prior Board or Council Action

N/A

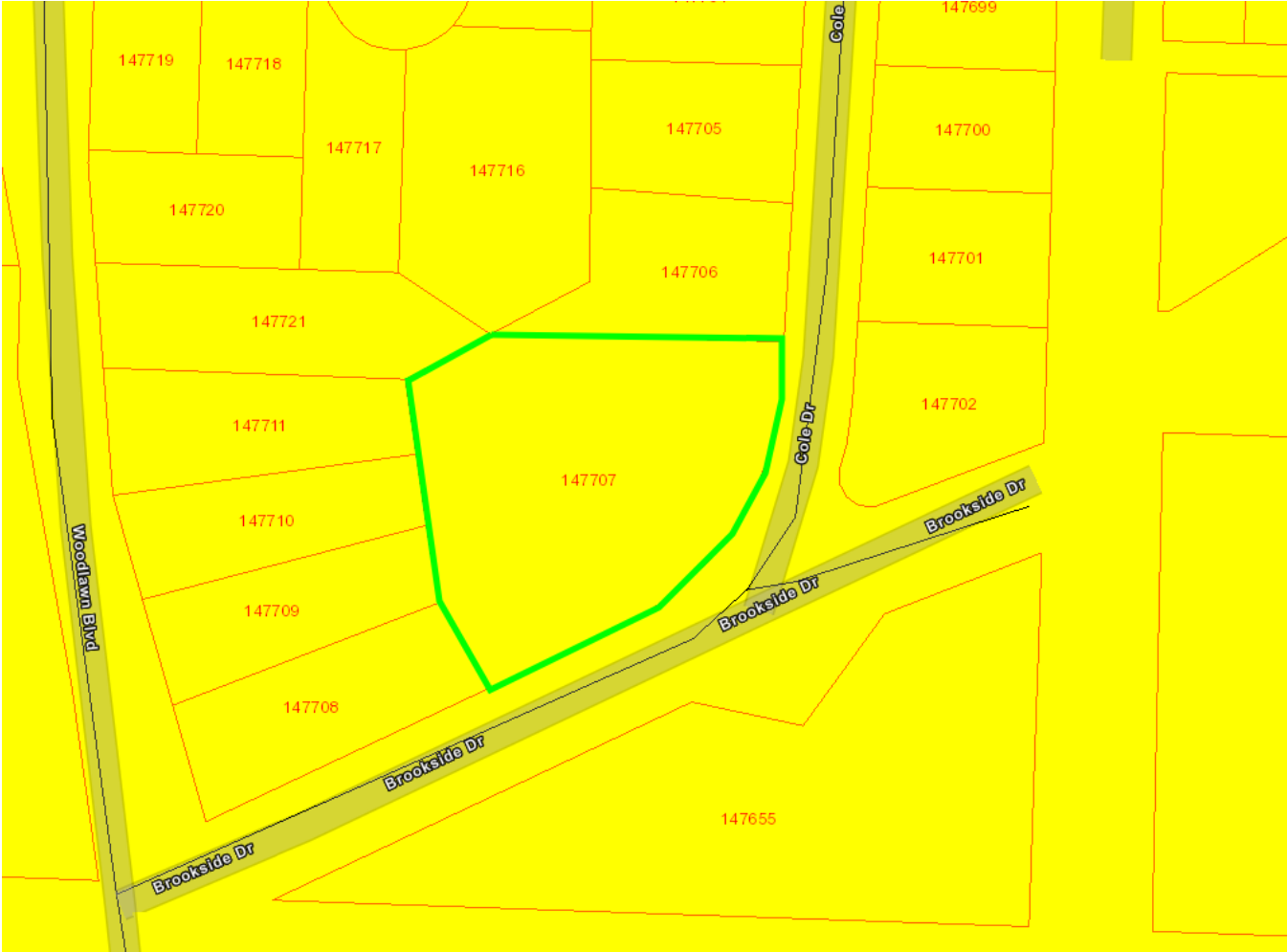
Alternatives

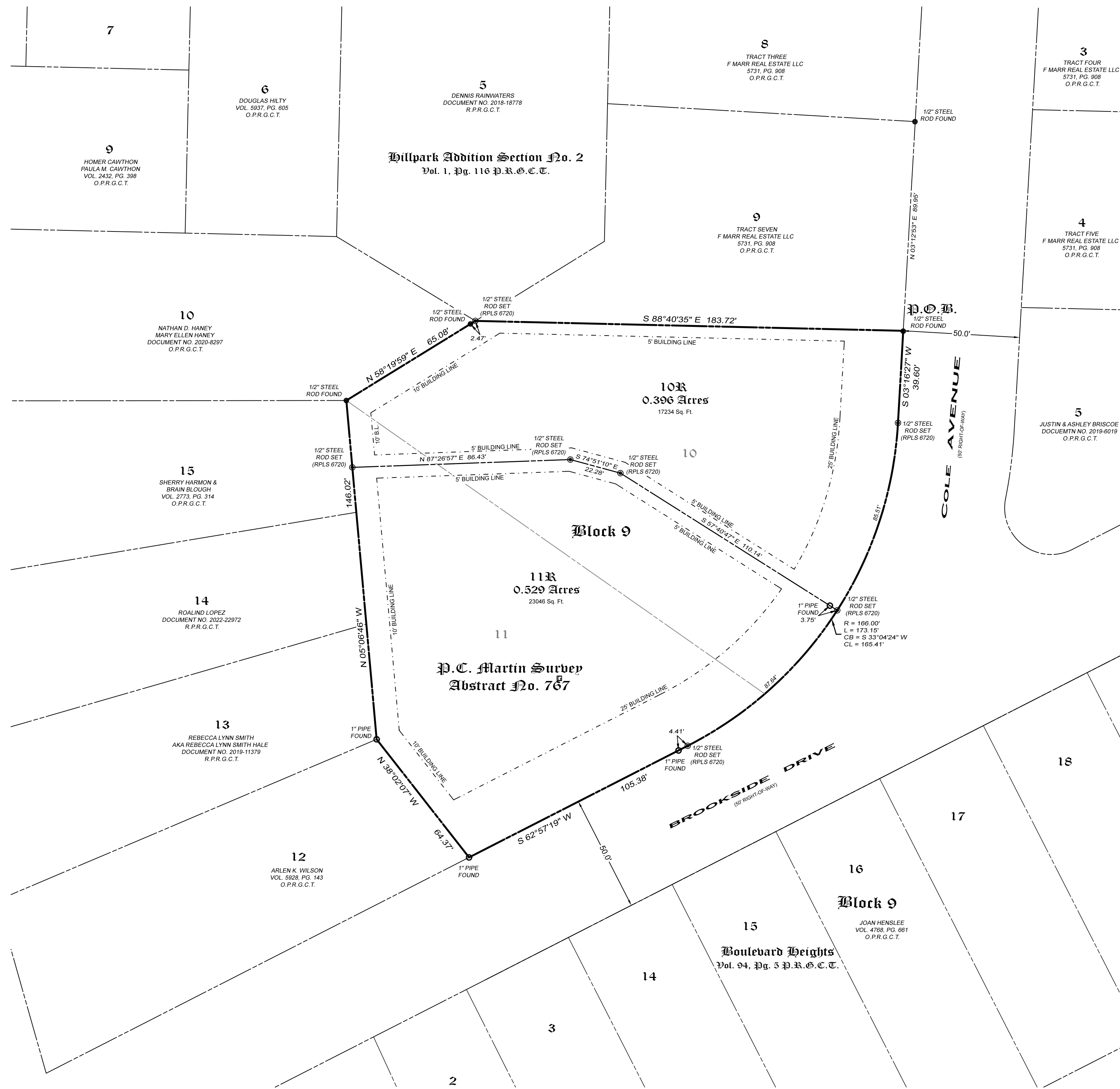
- The Planning and Zoning Commission may deny or conditionally approve the request.

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 Lot 10 and 11, of Hill Park Addition, as shown by plat of record in Volume 1, Page 54, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the northeast corner of said Lot 10, the southeast corner of Lot 9 of said Hill Park Addition, and in the west line of Cole Avenue;

Thence South 03°16'27" West, along the east line of said Lot 10 and the west line of said Cole Avenue, a distance of 39.60 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;

Thence with a curve to the right having a radius of 166.00 feet (chord bears South 33°04'24" West, a distance of 165.41 feet) an arc length of 173.15 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the south line of said Lot 11 and the north line of Brookside Drive;

Thence South 62°57'19" West, along the south line of said Lot 11 and the north line of said Brookside Drive, passing a 1" pipe found at a distance of 4.41 feet, and continuing a total distance of 105.38 feet to a 1" pipe found maintaining the southwest corner of said Lot 11 and the southeast corner of Lot 12 of said Hill Park Addition;

Thence North 38°02'07" West, along a west line of said Lot 11 and the east line of said Lot 12, a distance of 64.37 feet to a 1" pipe found maintaining an angle point in said Lot 11, the northeast corner of said Lot 12, and the southeast corner of Lot 13 of said Hill Park Addition;

Thence North 05°06'46" West, along a west line of said Lot 11 and the east lines of said Lots 13, 14, and 15 of said Hill Park Addition, a distance of 146.02 feet to a 1/2" steel rod found maintaining the north point of said Lot 11, the west corner of said Lot 10, the northeast corner of said Lot 15, and an angle point of Lot 10, Hillpark Addition, Section No. 2, as shown by plat of record in Volume 1, Page 116 of said Plat Records;

Thence North 58°19'59" East, along a north line of said Lot 10 (Hill Park Addition) and a south line of said Lot 10 (Hillpark Addition, Section No. 2), passing a 1/2" steel rod found at a distance of 62.61 feet, and continuing a total distance of 65.08 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for an angle point in said Lot 10 (Hill Park Addition), the southwest corner of said Lot 9, the east corner of said Lot 10 (Hillpark Addition, Section No. 2), and the south corner of Lot 5 of said Hillpark Addition, Section No. 2;

Thence South 88°40'35" East, along the north line of said Lot 10 and the south line of said Lot 9, a distance of 183.72 feet to the Point-of-Beginning and containing 0.925 acres of land.

Surveyor's Certificate

KNOWN ALL MEN BY THESE PRESENTS:

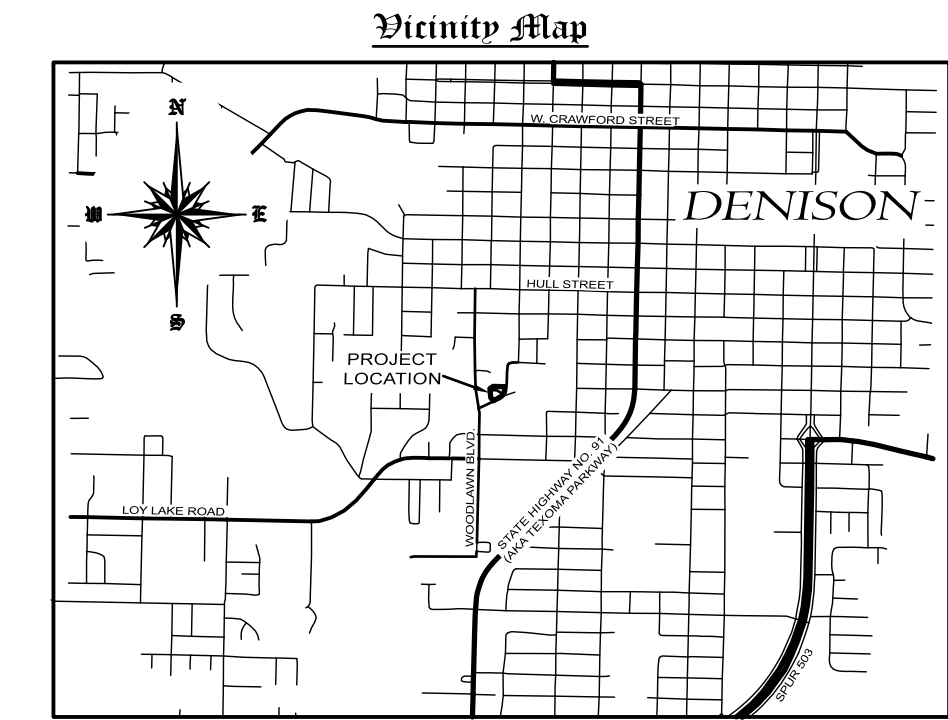
That I, John C. Copley, Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations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

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

GENERAL NOTES

- 1. Water Supply to be provided by the City of Denison.
2. Sewer service to be provided by the City of Denison.
3. Electrical service is provided by Oncor Electrical Delivery.
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. 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.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Denison Control Monument Network.
10. The City of Denison reserves the right to require submission of Development Plat based on proposed use of each lot.
11. 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.
12. Setting 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.
13. Visibility Note: Intersection visibility triangles shall be shown and maintained in accordance with the subdivision regulations.
14. 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. 48181C0285F, Map Revised September 29, 2010.
15. Lots are to be used as Residential.
16. Property is zoned as SF-7.5.
17. Case No. 2024-020RP

Purpose: The purpose of this plat is to relocate the lot line between Lot 10 and Lot 11 Hill Park Addition.



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 Replat of LOT 10 & 11, BLOCK 9, HILL PARK 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 Replat of LOT 10 & 11, BLOCK 9, HILL PARK 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.

SCOTT MARR OWNER F MARR REAL ESTATE 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 SCOTT MARR, 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

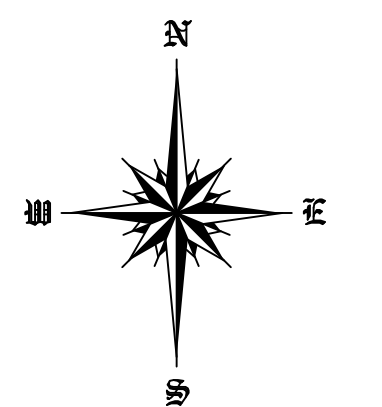
My Commission Expires: _____

City Signature Block

I hereby certify that the above and foregoing plat of LOT 10 & 11, BLOCK 9, HILL PARK ADDITION, was approved by the Planning and Zoning Commission of the City of Denison this ___ day of ___, 2024.

Planning and Zoning Commission Chair City of Denison

Replat of Lots 10 & 11, Block 9 Hill Park Addition an addition to the City of Denison Grayson County, Texas Being 0.925 Acres in the P.C. Martin Survey, Abstract No. 767



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

