



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

Tuesday, February 27, 2024

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

1. CALL TO ORDER

2. PUBLIC 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 a Preliminary Plat for the Denison Self Storage Addition. (Case No. 2024-005PP)

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

4. PUBLIC HEARINGS

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

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

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 22nd day of February 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.

Planning and Zoning Commission Meeting Staff Report



Agenda Item

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

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 8.585 acres.
- The property is located at the northeast corner of US Highway 75 Frontage Road and Randell Lake Road.
- The property is zoned Planned Development (PD) Overlay District to allow for the development of a warehouse(mini)/self-storage facility and commercial property.
- 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 Denison Self Storage Addition. The subject property is located at the northeast corner of US Highway 75 Frontage Road and Randell Lake Road. The subject property is zoned Planned Development (PD) allowing for commercial uses and the development of a self-storage facility. 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 three (3) lots with access points from the US Highway 75 Frontage Road on the west side of the property and Randell Lake Road on the east side of the road. Per Ordinance No. 5304, the proposed Lot 3 will consist of the development of a warehouse(mini)/self-storage facility and Lots 1 and 2 will be developed in a commercial manner. 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 Site Plan application submittal. A Tree Preservation Plan is required at the time of Final Plat application.

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

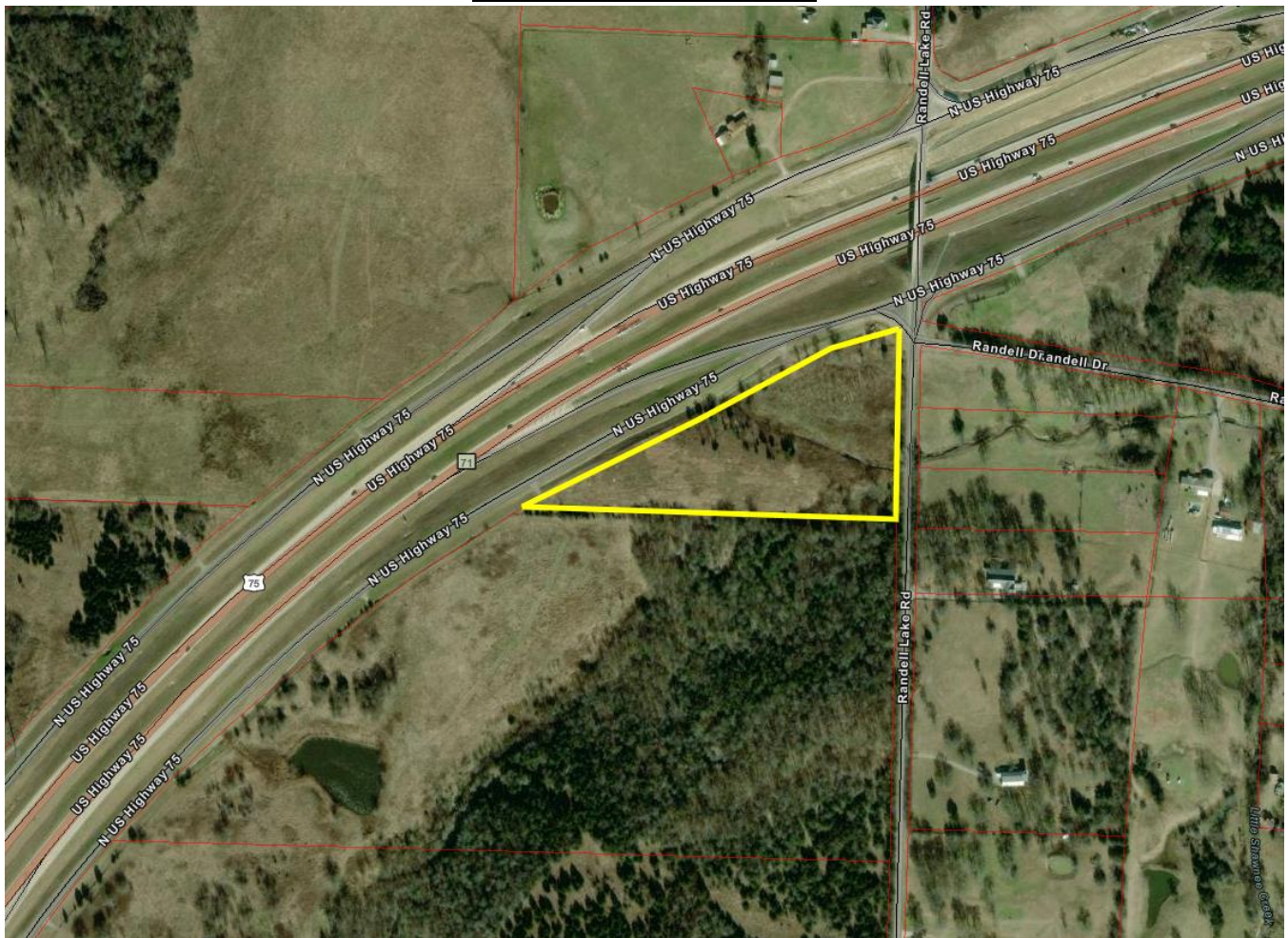
Prior Board or Council Action

The City Council approved Ordinance No. 5304 to allow for the zoning of Planned Development Overlay District.

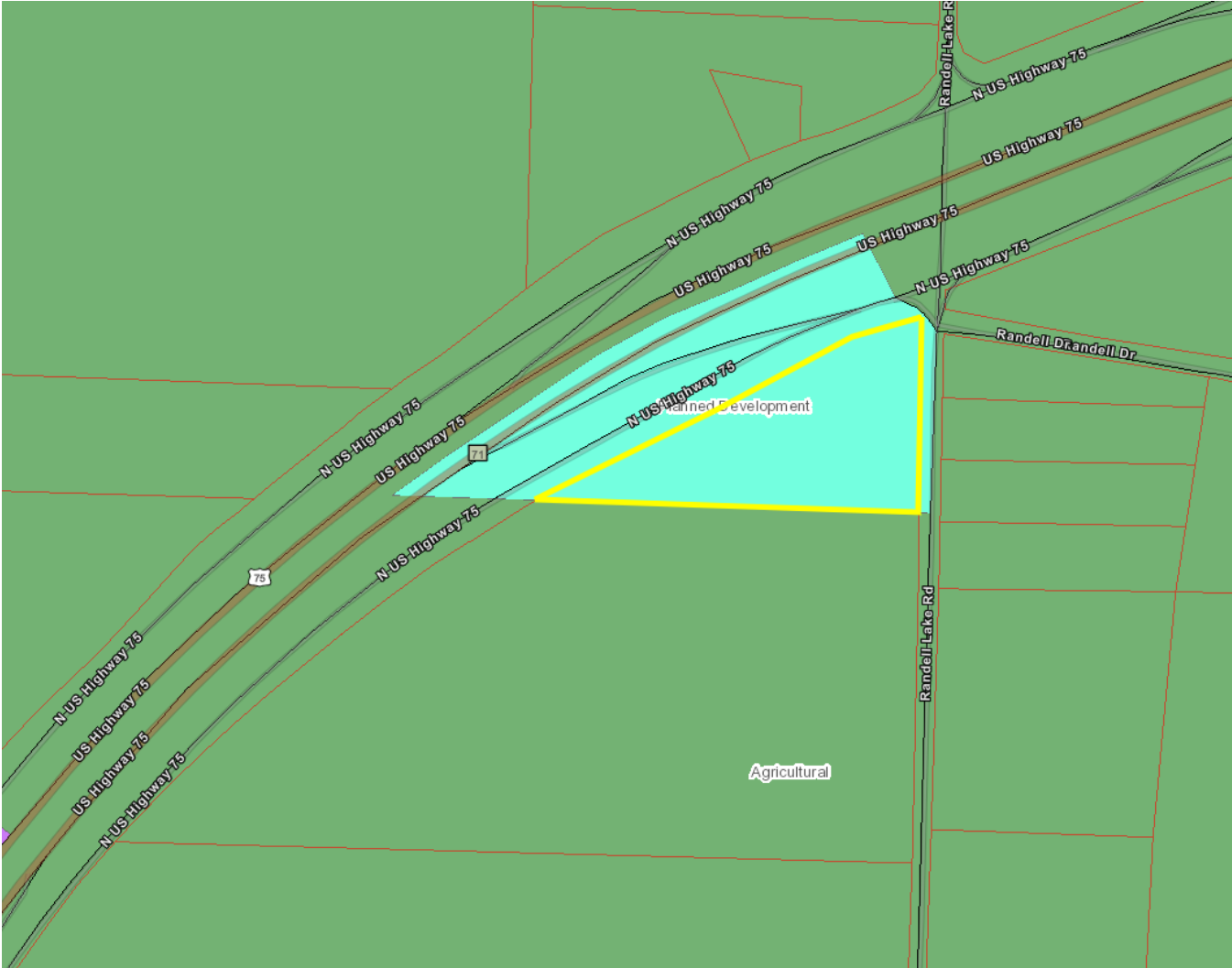
Alternatives

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

Aerial of Subject Property

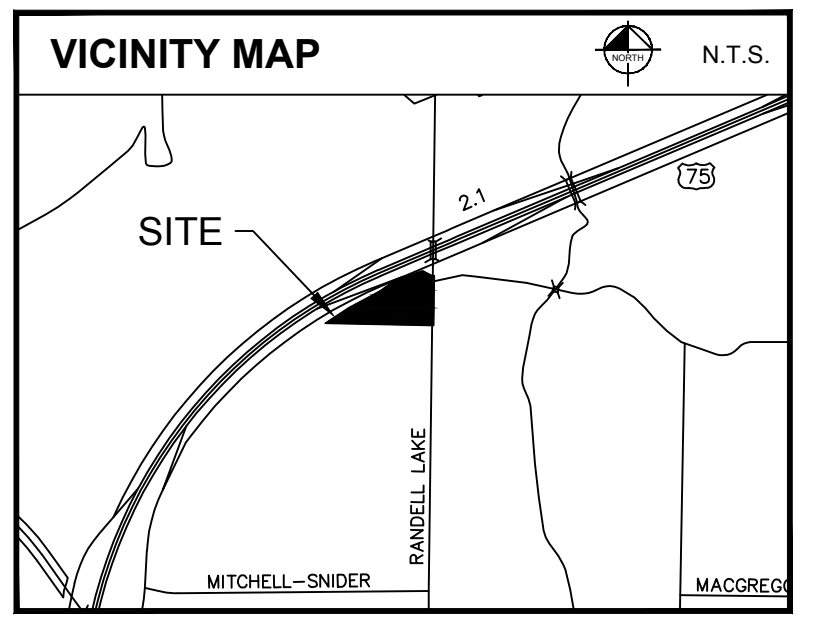
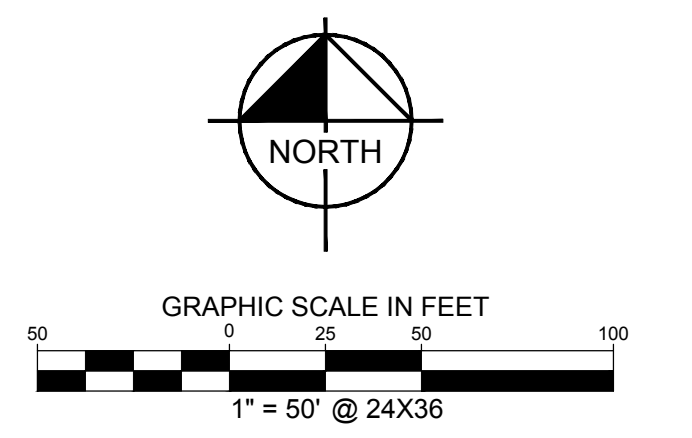
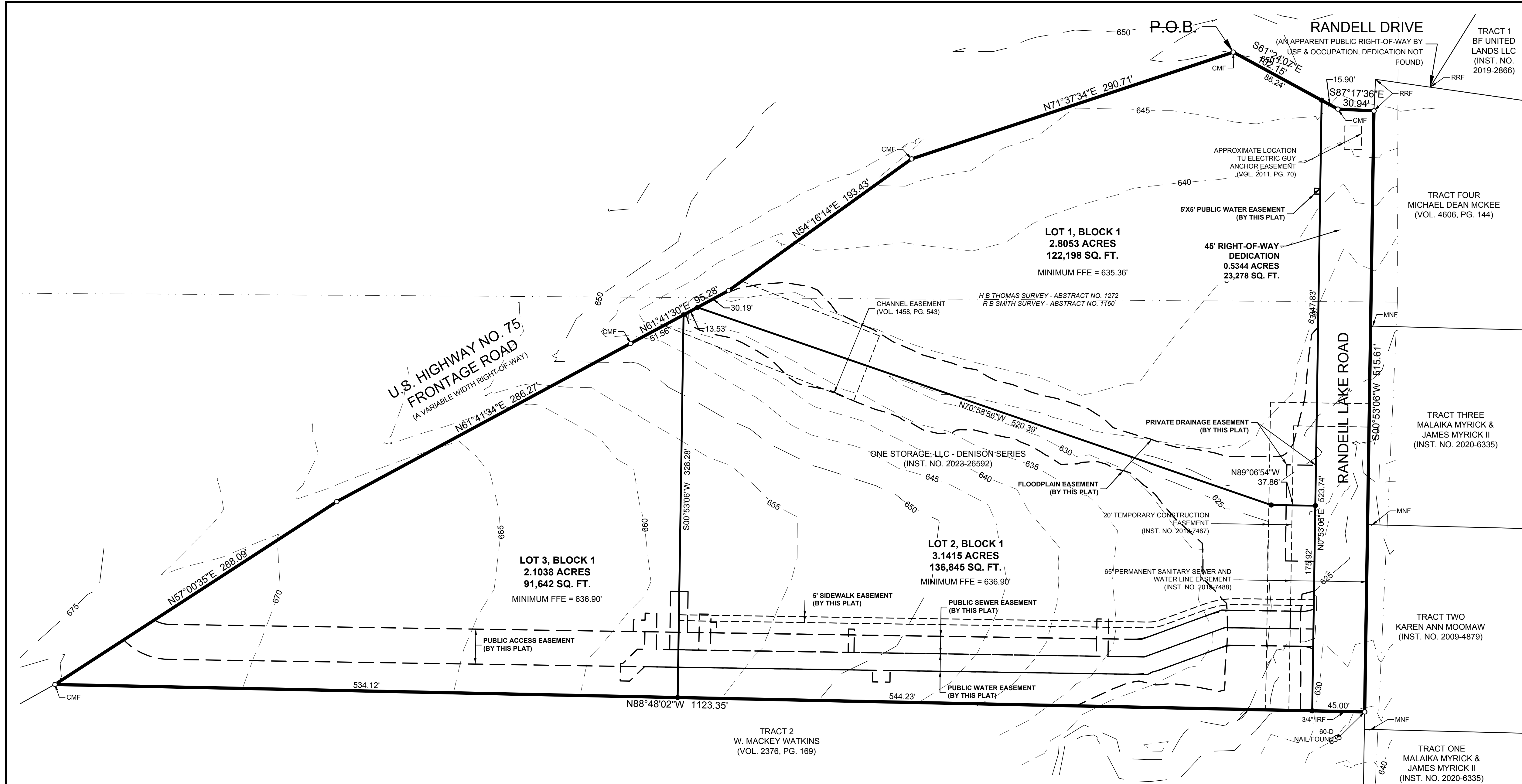


Zoning of Subject Property



Project Narrative

Preliminary Plat is needed for the subdivision of existing lot. The existing lot is planned to be subdivided into three separate lots with two commercial and one self-storage building. Improvements of existing lots include water, sewer, drainage, and paving design. The preliminary plat includes expected locations of lot lines, utility and drainage easements, access easements, and right-of-way dedication.



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

LEGEND

P.O.B. = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 XF = "X" CUT FOUND
 IRSC = 5/8" IRON ROD SET WITH A CAP STAMPED "KHA"
 CMF = CONCRETE MONUMENT FOUND
 RRF = RAILROAD SPIKE FOUND
 MNF = MAG NAIL FOUND

APPROVED FOR PREPARATION OF FINAL PLAT

APPROVED THIS _____ DAY OF _____, 2024 BY THE PLANNING & ZONING COMMISSION OF THE CITY OF DENISON, TEXAS:

CHAIRMAN: _____ SECRETARY: _____

DATE: _____ DATE: _____

OWNER'S CERTIFICATION

STATE OF TEXAS
 COUNTY OF GRAYSON

WHEREAS One Storage, LLC - Denison Series is the owner of a 8.5850 acre (373,963 square foot) tract of land situated in the H B Thomas Survey, Abstract No. 1272 and the R B Smith Survey, Abstract No. 1160, City of Denison, Grayson County, Texas; said tract being all of that tract of land described in Special Warranty Deed to One Storage, LLC - Denison Series recorded in Instrument No. 2023-26592 of the Official Public Records of Grayson County, Texas; said tract being more particularly described as follows:

BEGINNING at a concrete monument found at the west end of a right-of-way corner clip at the intersection of the southeast right-of-way line of U.S. Highway No. 75 (a variable width right-of-way) and Randell Lake Road (an apparent public right-of-way by use & occupation, no dedication found);

THENCE South 61°24'07" East, along the southwest line of said corner clip, a distance of 102.15 feet to a concrete monument found for corner;

THENCE South 87°17'36" East, continuing along said corner clip, a distance of 30.94 feet to a railroad spike found for corner in said Randell Lake Road;

THENCE South 00°53'06" West, along Randell Lake Road, at a distance of 17.09 feet passing a 3/4-inch iron rod found and continuing a total distance of 515.61 feet to a 60-D nail found for corner; said point being the northeast corner of that tract of land described as Tract 2 in Assumption Warranty Deed to W. Mackey Watkins recorded in Volume 2376, Page 169 of the Deed Records of Grayson County, Texas;

THENCE North 88°48'02" West, along the north line of said Tract 2, a distance of 1,123.35 feet to a concrete monument found for corner in the said southeast line of U.S. Highway No. 75;

THENCE along the said southeast line of U.S. Highway No. 75, the following five (5) calls:

North 57°00'35" East, a distance of 288.09 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 61°41'34" East, a distance of 286.27 feet to a concrete monument found for corner;

North 61°41'30" East, a distance of 95.28 feet to a point for corner;

North 54°16'14" East, a distance of 193.43 feet to a concrete monument found for corner;

North 71°37'34" East, a distance of 290.71 feet to the **POINT OF BEGINNING** and containing 373,963 square feet or 8.5850 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF TARRANT

NOW AND THEREFORE, know all men by these presents that One Storage, LLC - Denison Series does hereby adopt this plat as **DENISON SELF STORAGE**, an addition to the City of Denison, Grayson County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the _____ day of _____, 2024.

One Storage, LLC - Denison Series, an individual series of One Storage, LLC, a Texas series limited liability company

By: _____
 Chad J. Alvarez, President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Chad J. Alvarez, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for the State of Texas
 My Commission expires: _____

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Denison.

NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on May 24, 2023 with an applied combined scale factor of 1.00012.
- The vertical datum for this survey is based on the North American Vertical Datum of 1988 (NAVD88).
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0165F, for Grayson County, Texas and incorporated areas, dated 9/29/2010, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The developer will comply with all the city requirements in the proposed subdivision and all such proposals shall conform to or exceed the standards for such improvements prescribed by the City.
- All corners shown hereon are 5/8-inch iron rods with "KHA" caps set, unless otherwise noted.

BENCH MARK LIST	
Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012.	
BM 100	MAG-NAIL W/ "YP CONTROL" SHINER SET ON THE SOUTHWEST CORNER OF "INTERSTATE HIGHWAY 75 AND RANDELL LAKE ROAD, BEING 238' NORTHEAST OF A STOP SIGN AND 275' SOUTH OF THE RANDELL LAKE ROAD BRIDGE. ELEV: 651.74
BM 102	MAG-NAIL W/ "YP CONTROL" SHINER SET ON THE NORTH SIDE OF INTERSTATE 75 FRONTAGE ROAD, BEING 4950' WEST OF RANDELL LAKE ROAD, 499' SOUTH OF EXIT 71 AND 445' NORTH OF A FLUME. ELEV: 663.76

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

Michael Cleo Billingsley
 Registered Professional Land Surveyor
 No. 6558

OWNER:
 ONE STORAGE, LLC - DENISON SERIES
 1190 N CARROLL AVENUE
 SOUTHLAKE, TEXAS 76092

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 CHERRY STREET, UNIT 11, SUITE 5100
 FORT WORTH, TEXAS 76102
 PHONE: 817-335-6511
 CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

PRELIMINARY PLAT
DENISON SELF STORAGE
 LOTS 1, 2, & 3, BLOCK 1
 8.5850 ACRES
 H B THOMAS SURVEY, ABSTRACT NO. 1272
 R B SMITH SURVEY, ABSTRACT NO. 1160
 CITY OF DENISON,
 GRAYSON COUNTY, TEXAS

Kimley»Horn

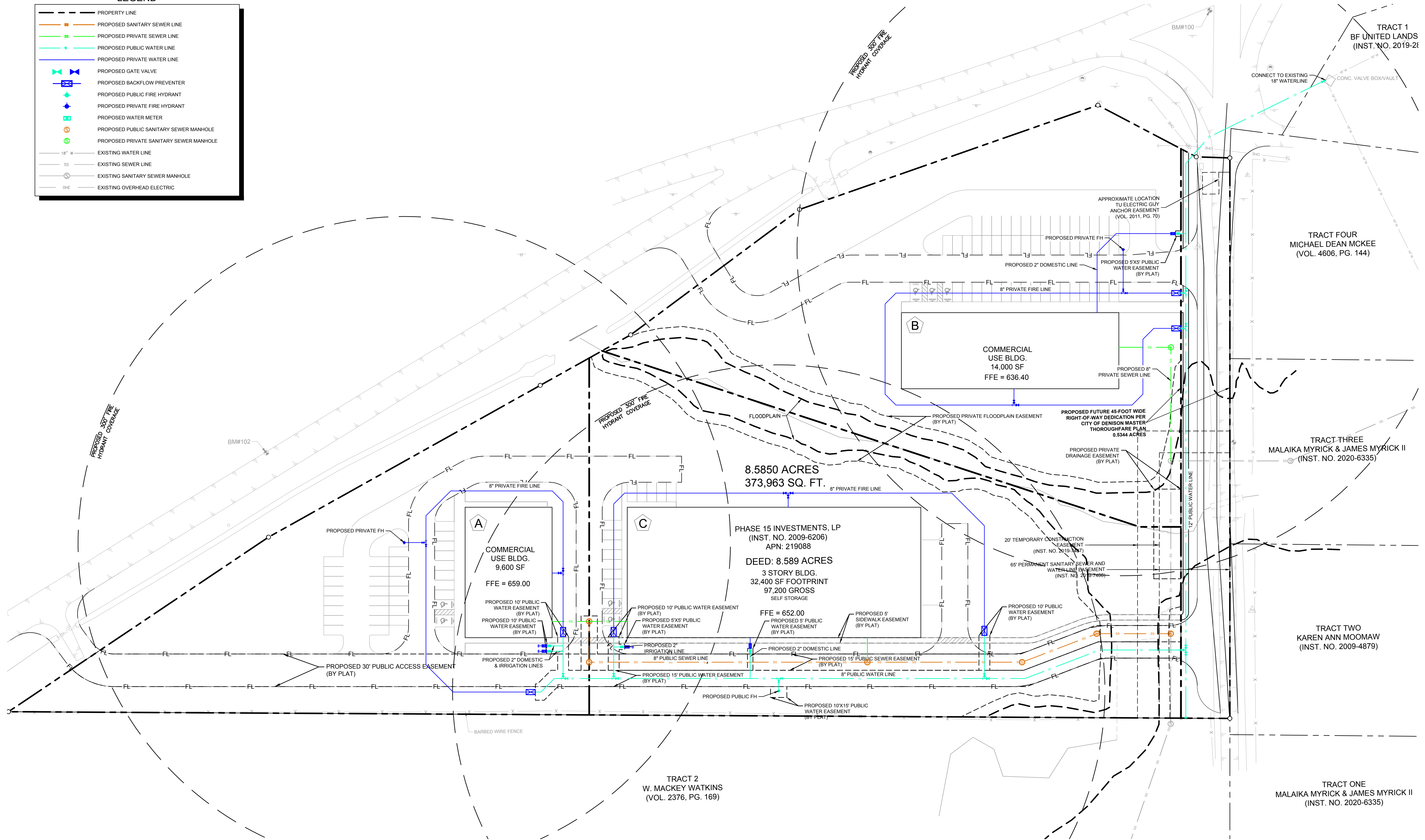
801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MCB	KHA	2/19/2024	061290719	1 OF 1

DWG NAME: \\KIMLEY-HORN\CDL_FT\071919_SURVEY\08120719-DENISON SELF STORAGE\DWG\08120719-DENISON SELF STORAGE_PFDWG_PLOTTED BY: BILLINGSLEY, MICHAEL 2/19/2024 12:43 PM LAST SAVED: 2/19/2024 8:59 AM

LEGEND

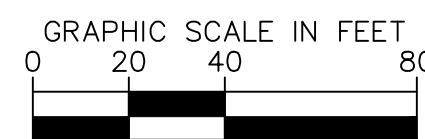
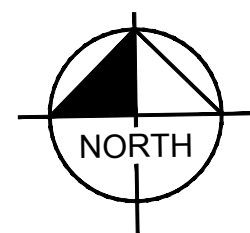
	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED PRIVATE SEWER LINE
	PROPOSED PUBLIC WATER LINE
	PROPOSED PRIVATE WATER LINE
	PROPOSED GATE VALVE
	PROPOSED BACKFLOW PREVENTER
	PROPOSED PUBLIC FIRE HYDRANT
	PROPOSED PRIVATE FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED PUBLIC SANITARY SEWER MANHOLE
	PROPOSED PRIVATE SANITARY SEWER MANHOLE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING OVERHEAD ELECTRIC



DENISON SELF STORAGE

PRELIMINARY PLAT UTILITY EXHIBIT

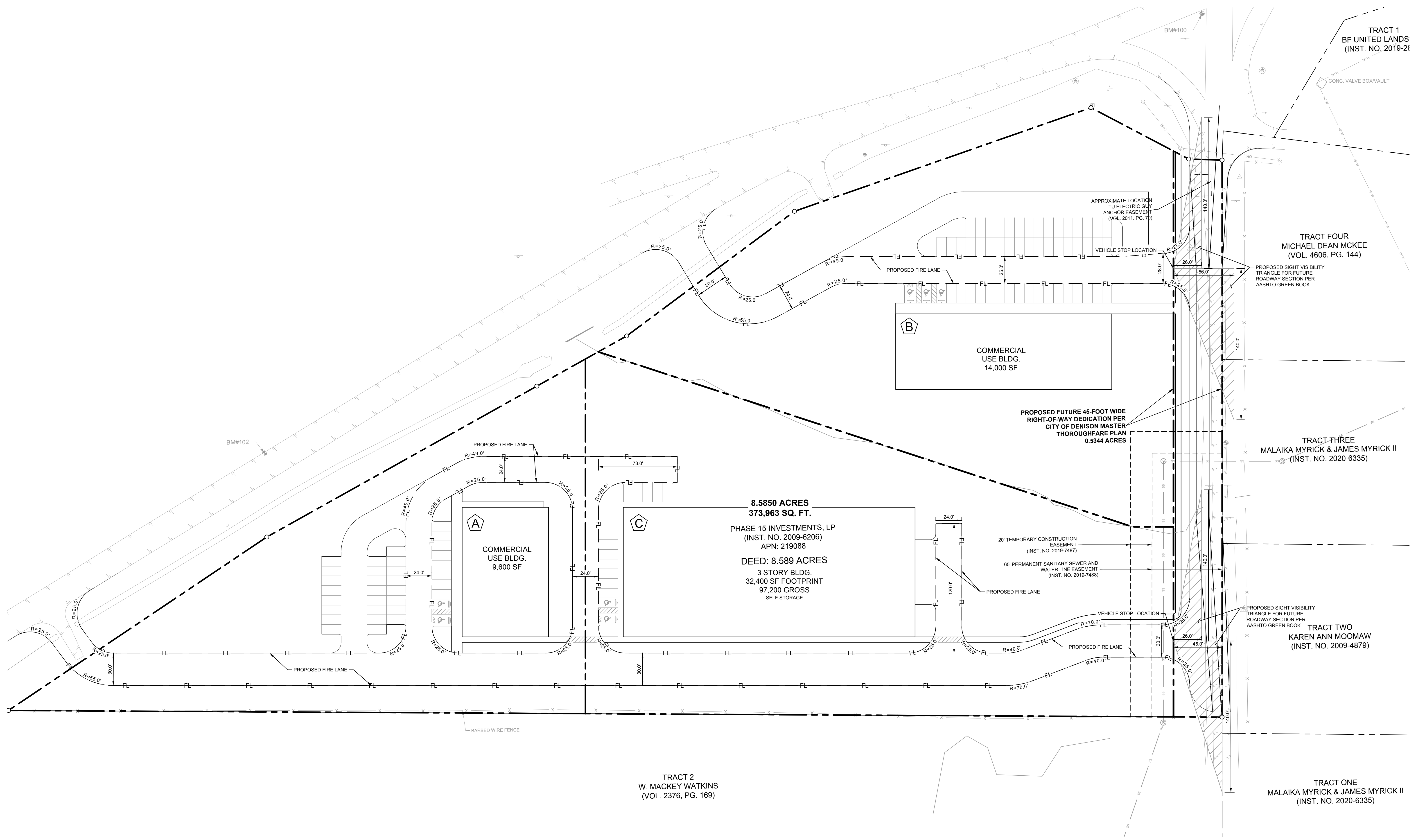
Denison, Texas
February 2024



Kimley»Horn

801 Cherry Street, Unit 11
Suite 1300
Fort Worth, TX 76102
817-335-6511
State of Texas Registration No. F-928

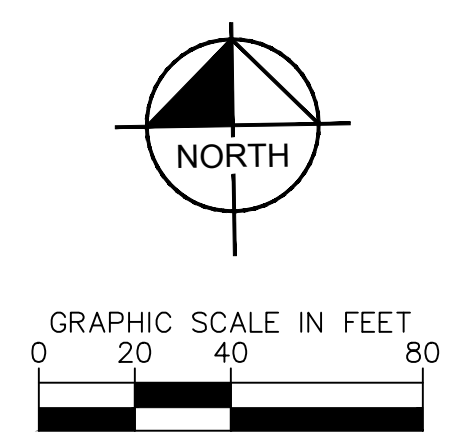
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE PUBLIC, ETC.



DENISON SELF STORAGE

PRELIMINARY PLAT SITE EXHIBIT

Denison, Texas
February 2024



Kimley»Horn

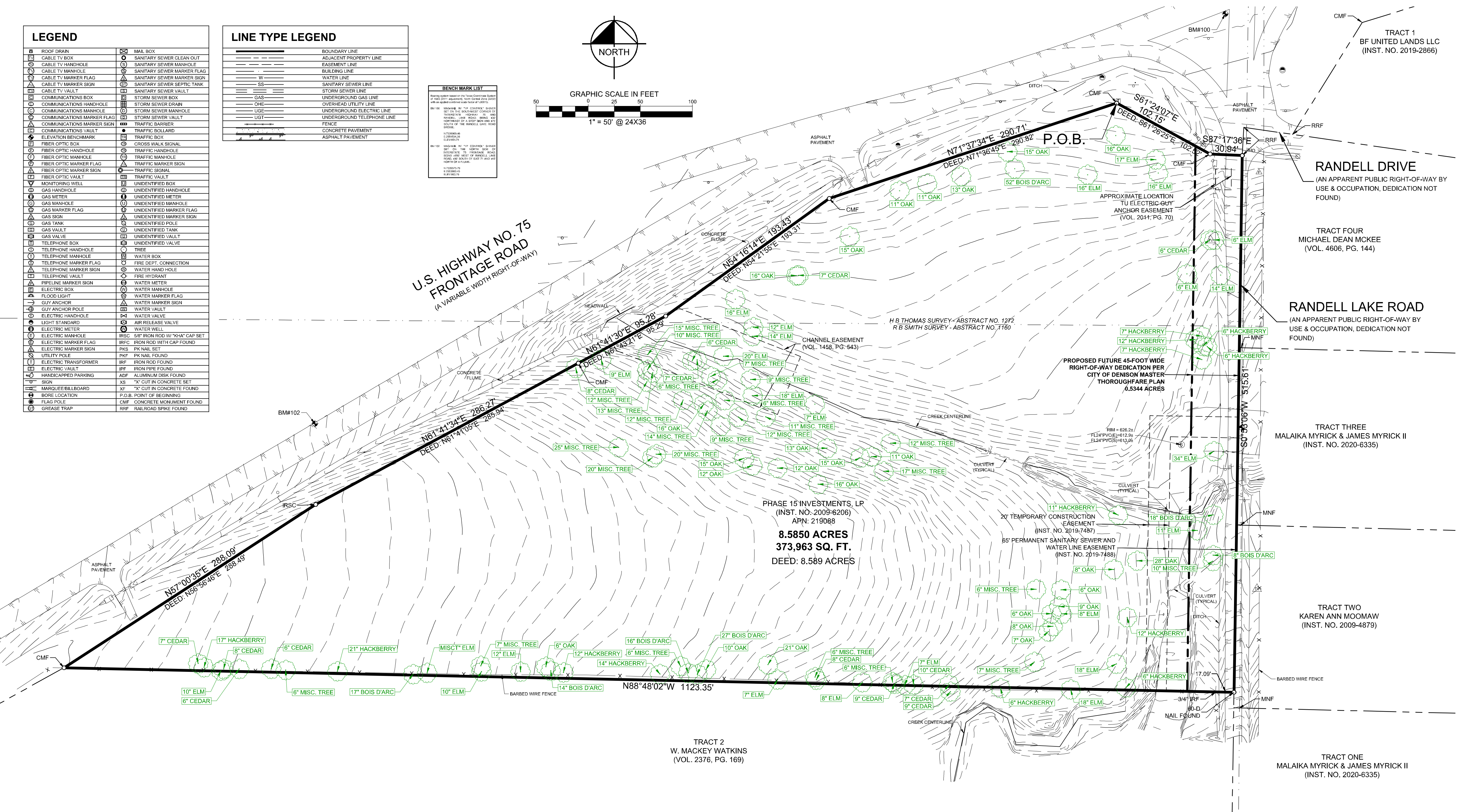
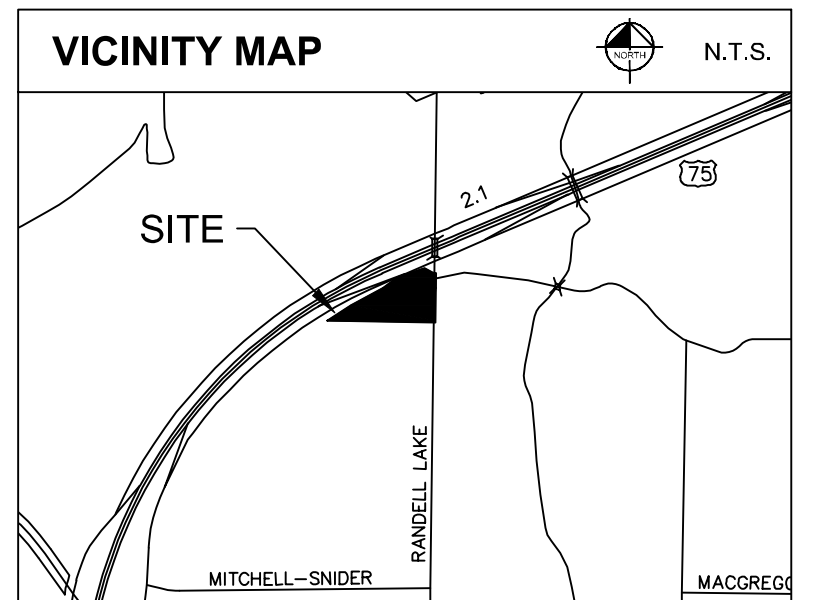
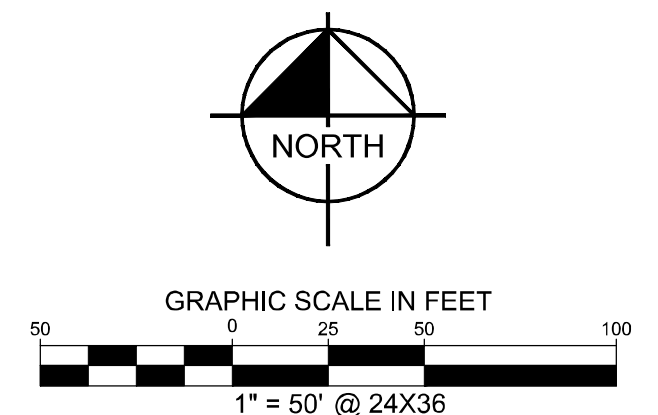
801 Cherry Street, Unit 11
Suite 1300
Fort Worth, TX 76102
817-335-6511
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE ADJACENT, ETC.

LEGEND	
☐	ROOF DRAIN
☐	CABLE TV BOX
☐	CABLE TV HANDHOLE
☐	CABLE TV MANHOLE
☐	CABLE TV MARKER FLAG
☐	CABLE TV MARKER SIGN
☐	CABLE TV VAULT
☐	COMMUNICATIONS BOX
☐	COMMUNICATIONS HANDHOLE
☐	COMMUNICATIONS MANHOLE
☐	COMMUNICATIONS MARKER FLAG
☐	COMMUNICATIONS MARKER SIGN
☐	COMMUNICATIONS VAULT
☐	ELEVATION BENCHMARK
☐	FIBER OPTIC BOX
☐	FIBER OPTIC HANDHOLE
☐	FIBER OPTIC MANHOLE
☐	FIBER OPTIC MARKER FLAG
☐	FIBER OPTIC MARKER SIGN
☐	FIBER OPTIC VAULT
☐	MONITORING WELL
☐	GAS HANDHOLE
☐	GAS METER
☐	GAS MANHOLE
☐	GAS MARKER FLAG
☐	GAS SIGN
☐	GAS TANK
☐	GAS VAULT
☐	GAS VALVE
☐	TELEPHONE BOX
☐	TELEPHONE HANDHOLE
☐	TELEPHONE MANHOLE
☐	TELEPHONE MARKER FLAG
☐	TELEPHONE MARKER SIGN
☐	TELEPHONE VAULT
☐	PIPELINE MARKER SIGN
☐	ELECTRIC SIGN
☐	FLOOD LIGHT
☐	GUY ANCHOR
☐	GUY ANCHOR POLE
☐	ELECTRIC HANDHOLE
☐	LIGHT STANDARD
☐	ELECTRIC METER
☐	ELECTRIC MANHOLE
☐	ELECTRIC MARKER FLAG
☐	ELECTRIC MARKER SIGN
☐	UTILITY POLE
☐	ELECTRIC TRANSFORMER
☐	ELECTRIC VAULT
☐	HANDICAPPED PARKING
☐	SIGN
☐	MARKER BILLBOARD
☐	BORE LOCATION
☐	FLAG POLE
☐	GREASE TRAP
☐	MAIL BOX
☐	SANITARY SEWER CLEAN OUT
☐	SANITARY SEWER MANHOLE
☐	SANITARY SEWER MARKER FLAG
☐	SANITARY SEWER MARKER SIGN
☐	SANITARY SEWER TANK
☐	SANITARY SEWER VAULT
☐	STORM SEWER BOX
☐	STORM SEWER CLEAN OUT
☐	STORM SEWER MANHOLE
☐	STORM SEWER VAULT
☐	TRAFFIC BARRIER
☐	TRAFFIC BOLLARD
☐	TRAFFIC BOX
☐	TRAFFIC HANDHOLE
☐	TRAFFIC MANHOLE
☐	TRAFFIC MARKER SIGN
☐	TRAFFIC SIGNAL
☐	TRAFFIC VAULT
☐	UNIDENTIFIED BOX
☐	UNIDENTIFIED HANDHOLE
☐	UNIDENTIFIED METER
☐	UNIDENTIFIED MANHOLE
☐	UNIDENTIFIED MARKER FLAG
☐	UNIDENTIFIED POLE
☐	UNIDENTIFIED TANK
☐	UNIDENTIFIED VAULT
☐	UNIDENTIFIED VALVE
☐	TREE
☐	WATER BOX
☐	FIRE DEPT. CONNECTION
☐	WATER HANDHOLE
☐	FIRE HYDRANT
☐	WATER METER
☐	WATER MANHOLE
☐	WATER MARKER FLAG
☐	WATER VAULT
☐	WATER VALVE
☐	AIR RELEASE VALVE
☐	IRON ROD WITH "KHA" CAP SET
☐	IRON ROD FOUND
☐	PK NAIL SET
☐	PK NAIL FOUND
☐	CONCRETE FOUND
☐	"X" CUT IN CONCRETE SET
☐	"X" CUT IN CONCRETE FOUND
☐	P.O.B. POINT OF BEGINNING
☐	CONCRETE MONUMENT FOUND
☐	RAILROAD SPIKE FOUND

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

BENCH MARK LIST	
BM100	CONCRETE MONUMENT FOUND
BM102	CONCRETE MONUMENT FOUND



- NOTES**
- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on May 24, 2023 with an applied combined scale factor of 1.00012.
 - Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, agreements, lease agreements and ownership title evidence.
 - Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
 - This survey does not provide a determination or opinion concerning the location of existing wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
 - The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
 - There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
 - There were no buildings observed on the surveyed property.

LEGAL DESCRIPTION

BEING a 8.5850 acre (373,963 square foot) tract of land situated in the H B Thomas Survey, Abstract No. 1272 and the R B Smith Survey, Abstract No. 1160, City of Denison, Grayson County, Texas; said tract being all of that tract of land described in General Warranty Deed to Phase 15 Investments, LP recorded in Instrument No. 2009-6206 of the Official Public Records of Grayson County, Texas; said tract being more particularly described as follows:

BEGINNING at a concrete monument found at the west end of a right-of-way corner clip at the intersection of the southeast right-of-way line of U.S. Highway No. 75 (a variable width right-of-way) and Randell Lake Road (an apparent public right-of-way by use & occupation, no dedication found);

THENCE South 61°24'07" East, along the southwest line of said corner clip, a distance of 102.15 feet to a concrete monument found for corner;

THENCE South 87°17'36" East, continuing along said corner clip, a distance of 30.94 feet to a railroad spike found for corner in said Randell Lake Road;

THENCE South 00°53'06" West, along Randell Lake Road, at a distance of 17.09 feet passing a 3/4-inch iron rod found and continuing a total distance of 515.61 feet to a 60-D nail found for corner; said point being the northeast corner of that tract of land described as Tract 2 in Assumption Warranty Deed to W. Mackey Watkins recorded in Volume 2376, Page 169 of the Deed Records of Grayson County, Texas;

THENCE North 88°48'02" West, along the north line of said Tract 2, a distance of 1,123.35 feet to a concrete monument found for corner in the said southeast line of U.S. Highway No. 75;

THENCE along the said southeast line of U.S. Highway No. 75, the following five (5) calls:

North 57°00'35" East, a distance of 288.09 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 81°41'34" East, a distance of 286.27 feet to a concrete monument found for corner;

North 81°41'30" East, a distance of 95.28 feet to a point for corner;

North 54°16'14" East, a distance of 193.43 feet to a concrete monument found for corner;

North 71°37'34" East, a distance of 290.71 feet to the **POINT OF BEGINNING** and containing 373,963 square feet or 8,5850 acres of land, more or less.

FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0165F, for Grayson County, Texas and incorporated areas, dated 9/29/2010, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- NOTES ADDRESSING SCHEDULE B EXCEPTIONS**
- (Pursuant to Commitment for Title Insurance, issued by Old Republic National Title Insurance Company, GF. No. 5150021074, effective date April 14, 2023, issued April 20, 2023.)
- 10(f) Easement recorded in/under Volume 459, Page 549, of the Real Property Records of Grayson County, Texas is not part of the subject tract.
 - 10(g) Easement recorded in/under Volume 542, Page 518, of the Real Property Records of Grayson County, Texas is not part of the subject tract.
 - 10(h) The subject tract is part of that tract described in easement recorded in/under Volume 787, Page 372, of the Real Property Records of Grayson County, Texas.
 - 10(i) Due to the vague description of the easement recorded in/under Volume 787, Page 374, of the Real Property Records of Grayson County, Texas the surveyor is unable to determine its location.
 - 10(j) Easement recorded in/under Volume 1080, Page 191, of the Real Property Records of Grayson County, Texas is not part of the subject tract.
 - 10(k) Easement recorded in/under Volume 2011, Page 70, of the Real Property Records of Grayson County, Texas affects the subject tract as shown hereon.
 - 10(l) Easement recorded in/under Volume 2606, Page 139, of the Real Property Records of Grayson County, Texas is not part of the subject tract.
 - 10(m) Easement recorded in/under Clerk's File No. 2019-7487, of the Real Property Records of Grayson County, Texas affects the subject tract as shown hereon.
 - 10(n) Easement recorded in/under Clerk's File No. 2019-7488, of the Real Property Records of Grayson County, Texas affects the subject tract as shown hereon.
- Matters not contained in title: Easement recorded in/under Volume 1458, Page 543, of the Real Property Records of Grayson County, Texas affects the subject tract as shown hereon.

TREE SURVEY EXHIBIT
8.5850 ACRE TRACT
H B THOMAS SURVEY, ABSTRACT NO. 1272
R B SMITH SURVEY, ABSTRACT NO. 1160
CITY OF DENISON,
GRAYSON COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MCB	KHA	5/25/2023	061290719	Tree Exhibit 04



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

Tuesday, February 13, 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, Ernie Pickens, and Alternate Commissioner Mike Zapata.

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

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

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 January 23, 2024, Planning and Zoning Commission Meeting.
- B. Receive a report, hold a discussion, and take action on a Preliminary Plat for the Savoy Addition. (Case No. 2023-044PP)
- C. Receive a report, hold a discussion, and take action on a Site Plan for Lot 2R, Block B of The Rosemary. (Case No. 2023-096SP).

Commission Action

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

4. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone an approximately 2.94 acre tract identified as GCAD Property ID No. 141832, said property being legally described as Lots 1 through 16 and including the twenty (20) foot alley, Block 2 of Miller's First Addition to the City of Denison, Grayson County, Texas, according to the deed recorded in Volume Y, Page 330, Deed Records of Grayson County, Texas; being commonly known as 715 W. Sears Street, to amend the current Planned Development Ordinance No. 5218 by changing the current zoning classification from Planned Development Overlay (PD) District with the base zoning of Single-Family Residential Attached (SF-TH) District to a Planned Development Overlay (PD) District with the base zoning of Multi-Family Residential (MF-2) District and Local Retail (LR) District for residential and retail use and amending Exhibit B "Development Standards" and Exhibit C "Concept Plan" of Ordinance No. 5218. (Case No. 2023-117PD).

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 proposing a mid-rise structure four (4) stories in height to accommodate approximately 200 residential units. Ms. York stated that there will be approximately 6,000 square feet of retail space. The retail space is located in the northeast corner of the structure on Morton Street and Barrett Avenue. Ms. York stated that, in addition to the four stories, the Applicant is also proposing a fifth story over the retail space to accommodate 11 of the 200 units. Ms. York stated that the proposed building will have a minimum side and front yard setback of ten (10) feet for yards adjacent to N. Armstrong Avenue, N. Barrett Avenue, and W. Sears Street. A zero (0) foot rear yard setback is proposed for the rear yard adjacent to W. Morton Street. Ms. York stated that parking for the residents is accommodated via the internal parking garage at 1.5 spaces per unit. Visitor and leasing office parking spaces are proposed via on-street parking located on W. Sears Street. Customer and employee parking for the retail space is provided via twenty-two (22) on-street parking spaces located on the west side of N. Barrett Street. Ms. York stated that 22 spaces are called out in the Planned Development, however, the Concept Plan shows about 29. Ms. York stated that a minimum of 10% of the total lot area will be dedicated to landscaping and usable open space. She stated that within the Planned Development, Open Space of 8% is met or it's suggested or proposed that they'll meet that 8%, noting that 2% will be dedicated to landscaping. Ms. York stated that amenities for the residents will include a courtyard with a pool, grilling stations, open space for activities, a fitness center, club room, and mail center. Ms. York provided the Commission with the Applicant's proposed elevations. She stated that there are no building standards listed within the Planned Development and there are no architectural standards or building materials proposed, noting that this matter is only for zoning and, if approved at the Commission level, will go forward to the City Council for approval. Ms. York stated that there are several other applications that the Developer or Applicant will have to provide to City staff, including right-of-way abandonment (i.e., there is an alley that goes through this property). Ms. York stated that these are individually platted lots with some that are fronting on Morton Street and some that are fronting on West Cedar Street, noting that the alley is a dedicated right-of-way. She stated that upon approval of the zoning, the

Applicant will have to pursue right-of-way abandonment. Ms. York stated that other applications include civil engineering plans or replat. She stated that a site plan will come back before the Commission for approval. Ms. York stated that staff does also anticipate that a traffic impact study will be required, given the amount of units that this would put on local streets and along Morton Street. The traffic study will be required at the time of Civil Engineering Plan submittal. Ms. York stated that this does comply with the Comp Plan and allows for neighborhood and neighborhood commercial for this area. Staff recommended approval of this request.

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

Mr. Dawson Stafford came forward to address the Commission and provided the following information for the record:

Name: Mr. Dawson Stafford, Property Owner

Address: 9151 Preston Road
Denison, TX 75020

Mr. Stafford stated that he is the owner of the property and is a local person. His wife and daughters own The Stafford House at the Katy Depot. Mr. Stafford stated that he looks forward to the changes that are coming to Denison and believes that a city that is changing is a city that is growing. Mr. Stafford stated that as a person who likes to build things, he wants to build things he is proud of. He wants something that the City is also proud of – not something typical that you would find anywhere else in the City.

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

Mr. Jeff Crannell came forward to address the Commission and provided the following information for the record:

Name: Mr. Jeff Crannell, Engineer
CCM Engineering

Address: 2570 Justin Road, Ste. 209
Highland Village, TX 75077

Mr. Crannell stated that he is the project engineer. He stated that they are very excited about the project, noting he feels it is the future of Denison. Mr. Crannell stated that the group looked at this tract of land and believes it is a good project for this location – in the revitalization area. They have met with staff and feel that they have their head wrapped around everything and how all the pieces of the puzzle fit together. Mr. Crannell stated that the architect – Mr. Bryan Hulst – is also here to answer any questions of the Commission. He stated that if the Commission and the City Council approve the project, they are excited to get it moving forward. In response to Chair Shearer's inquiry regarding stormwater issues, Mr. Crannell stated that they will be mitigating any increase in

stormwater and send it to the closest discharge point. Mr. Crannell stated that they plan on completing a traffic study. In response to Commissioner Zapata's inquiry, Mr. Crannell stated that there is an increase in the population density, noting that in the townhome overlay those properties would be individually owned and would be contributing to the tax base. He stated that there will be approximately \$50 million worth of improvements so there will be some taxes paid every year through the ad valorem tax rate.

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

Mr. Bryan Hulst came forward to address the Commission and provided the following information for the record:

Name: Mr. Bryan Hulst, Architect
Address: 2202 E. 49th St., #200
Tulsa, OK 74105

Chair Shearer informed the group that there has been a major concern among members of the Commission – in discussions at the pre-submittal – that there was never a commitment that what was provided conceptually is going to be the final product, only possibly similar. Chair Shearer asked if the schematic provided to the Commission and designed specifically for this site is going to be the reality. Mr. Hulst stated that they intend to use a mixture of finished materials and they will add some detail in the balconies hanging over the street. Their intent is to add landscape between the sidewalk and the building and make the project as pedestrian friendly as they can around the building. Mr. Hulst stated that their intent and idea is to make this a catalyst for future developments in the area that this will tie into. Commissioner Pickens stated that the Commission just wants to make sure that what is presented is what will be the final product. Mr. Hulst stated that they are still in the schematic phase, but they intend to keep the proposed design as close as possible to what is presented. He stated that minor details may change but they intend to hold to the overall concept. Ms. York reminded the Commission that the reason this is before them today is the amending of the Plat to allow for the number of units and stated that the Applicant still has to come back before the Commission to take action on the site plan.

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.

Commissioner Zapata expressed issues with the location of the project and does not believe it is beneficial to the City because of the extra traffic at the location. Commissioner Anderson agreed with Commissioner Zapata as she believes it will look disproportionate to the surroundings. She did note, however, that she believes the project looks beautiful.

For the record, two Letters in Opposition to the Request were received by staff from Mr. Tan Du and Mr. Tom Packard.

On motion by Commissioner Pickens, seconded by Vice Chair Sylvester, the Planning and Zoning Commission recommended approval of the request to amend the Planned Development Overlay District to a Planned Development Overlay District with the base zoning Multi-Family Residential (MF-2) District and Local Retail (LR) District and amending Exhibit B “Development Standards” and Exhibit C “Concept Plan,” including the addition of elevation standards and conceptual elevations that are in the amendment to the Planned Development. [Commissioner Zapata opposed]

5. STAFF UPDATES

Planner York provided an update to the Commission regarding the zoning case presented to City Council at their February 5, 2024, Meeting. The following case was approved by City Council:

- AMENDING CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION ON AN APPROXIMATELY 0.475 ACRE TRACT OF LAND LEGALLY DESCRIBED AS BEING SITUATED IN THE M. C. DAVIS SURVEY, ABSTRACT NO. 336, ACCORDING TO THE DEED RECORDED IN VOLUME 1138, PAGE 298, DEED RECORDS OF GRAYSON COUNTY, TEXAS; IDENTIFIED AS GRAYSON CAD PROPERTY ID NO. 140644, AND COMMONLY REFERRED TO AS 2713 W MORTON STREET, DENISON, TEXAS, AND MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT “A”, FROM ITS ZONING CLASSIFICATION OF SINGLE-FAMILY 7.5 (SF-7.5) RESIDENTIAL DISTRICT WITHIN THE HIGHWAY OVERLAY (HO) DISTRICT TO THE COMMERCIAL (C) DISTRICT WITHIN THE HIGHWAY OVERLAY (HO) DISTRICT; PROVIDING THAT SUCH TRACT OF LAND SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE CITY; PROVIDING THAT THE ZONING MAP SHALL REFLECT THE COMMERCIAL (C) DISTRICT WITHIN THE HIGHWAY OVERLAY (HO) DISTRICT FOR THE PROPERTY

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

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 Lot 1R & 2R, Block 15 Miller's Second Addition. (Case No. 2024-004RP).

Staff Contact

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

Summary

- The purpose of the Replat is to create two (2) legal lots of record.
- The subject property has been illegally subdivided in the past. An existing single-family dwelling is located on the property with a detached garage/accessory building.
- The subject property is zoned SF-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. The purpose of the proposed Replat is to create two (2) legal lots of record for property located at the corner of N. Chandler Avenue and W. Johnson Street. The proposed lots front on N. Chandler Avenue and have access to City water and sewer. Each lot meets the minimum lot width, depth and size requirement listed within the SF-5, Single Family Residential zoning ordinance.

The property has an existing single-family structure and a detached garage/accessory structure. Staff is not clear if these structures are made non-conforming by way of this Replat.

Financial Considerations

N/A

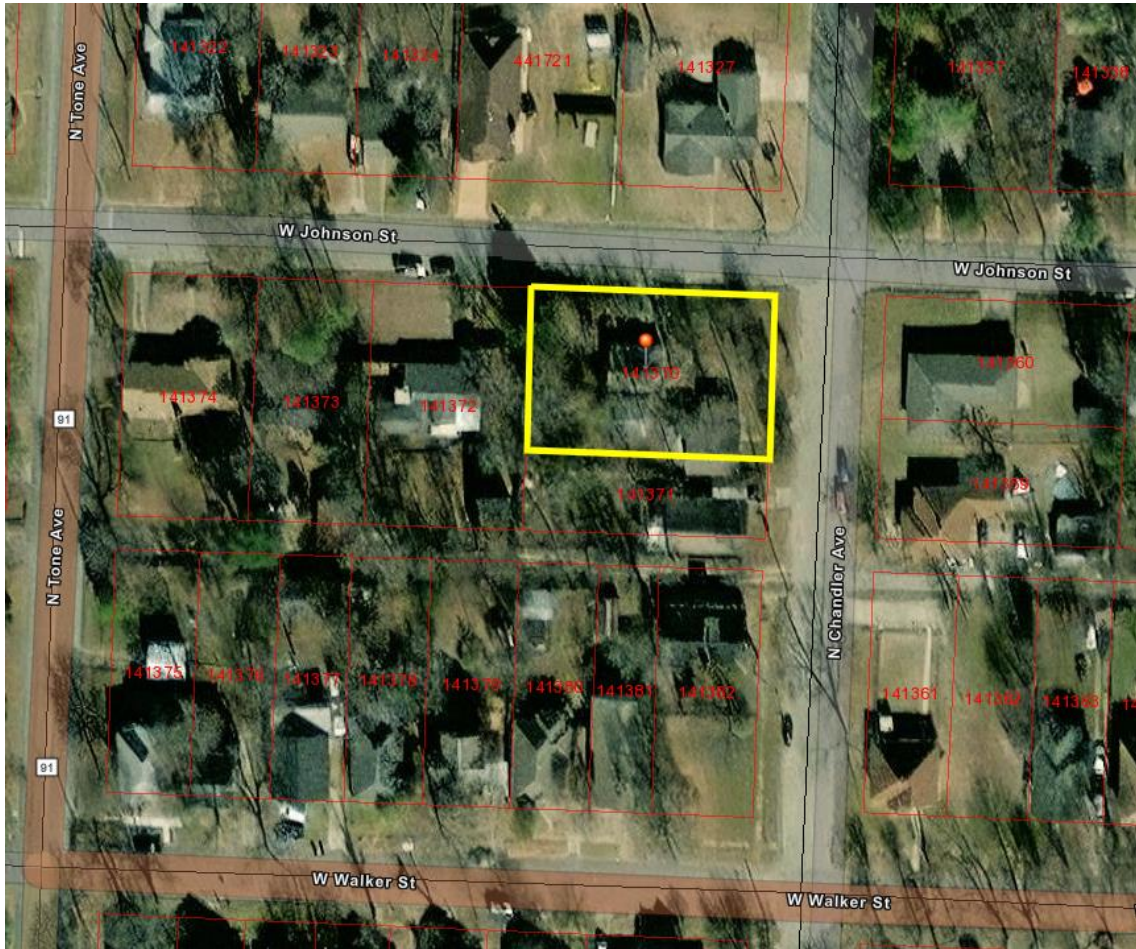
Prior Board or Council Action

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 W. M. Caruthers Survey, Abstract No. 212, and being the north 100' of Lots 1, 2 and 3, Block 15, Miller's Second Addition, as shown by plat of record in Cabinet Y, Slide 539, Deed Records, Grayson County, Texas, same tract of land being conveyed to Burgeon Investments LLC by deed of record in Document Number 2023-26101, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

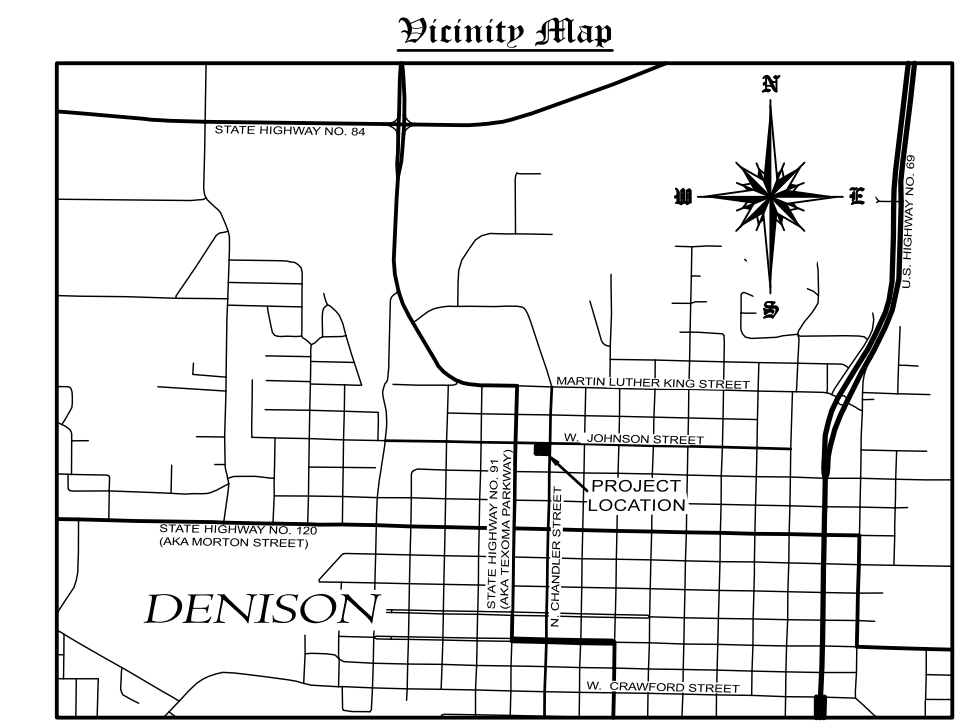
Beginning at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said Lot 3, the northeast corner of Lot 4 of said Block 15, and in the south line of W. Johnson Street;

Thence **South 88°50'34" East**, along the north line of said Block 15 and the south line of said W. Johnson Street, a distance of **150.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said Lot 1, Block 15, and the intersection of the south line of said W. Johnson Street and the west line of N. Chandler Street;

Thence **South 01°09'26" West**, along the east line of said Lot 1, Block 15 and the west line of said N. Chandler Street, a distance of **100.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720, for the southeast corner of said Burgeon tract and the northeast corner of a tract of land conveyed to Javier Oviedo Salinas by deed of record in Volume 3749, Page 364, Official Public Records, Grayson County, Texas;

Thence **North 88°50'34" West**, along the south line of said Burgeon Investments LLC tract and the north line of said Salinas tract, a distance of **150.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the west line of said Lot 3 and the east line of Lot 4, same point being the southwest corner of said Burgeon Investments LLC tract, and the northwest corner of said Salinas tract;

Thence **North 01°09'26" East**, along the west line of said Lot 3 and the east line of said Lot 4, a distance of **100.00 feet** to the **Point-of-Beginning** and containing **0.344 acres** of land.



Owners Certificate & Dedication

STATE OF TEXAS
COUNTY OF GRAYSON

I (we), the undersigned owner(s) of the land shown on this plat and designated herein as the Replat of the LOT 1R AND LOT 2R, BLOCK 15, MILLER'S SECOND 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 the LOT 1R AND LOT 2R, BLOCK 15, MILLER'S SECOND 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.

MARC BAKER
OWNER BURGEON INVESTMENTS LLC.

STATE OF TEXAS
COUNTY OF GRAYSON

STATE OF TEXAS
COUNTY OF GRAYSON

Before me the undersigned, notary public in and for said County and State, on this day personally appeared MARC BAKER, 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 1R AND LOT 2R, BLOCK 15, MILLER'S SECOND 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

Surveyor's Certificate

KNOWN ALL MEN BY THESE PRESENTS:

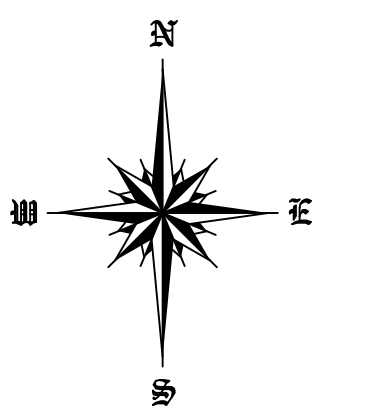
That I, John C. Copley, Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations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

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

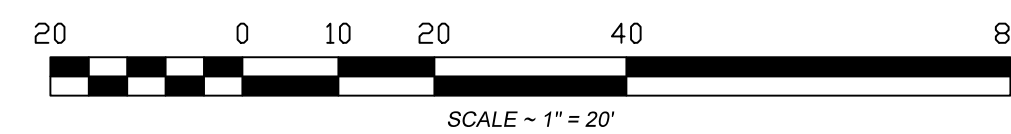
- GENERAL NOTES -

- Water Supply to be provided by the City of Denison.
- Sewer service to be provided by the City of Denison.
- Electrical service is provided by Oncor Electrical Delivery.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- The City of Denison will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- Neither the City of Denison nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
- Bearings are based on the City of Denison Control Monument Network.
- The City of Denison reserves the right to require submission of Development Plat based on proposed use of each lot.
- All proposed lots situated in whole or in part within the City's Corporate Limits comply with the minimum size requirements of the Governing Zoning District and the requirements of the Subdivision Ordinance.
- Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Denison, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Visibility Note: Intersection visibility triangles shall be shown and maintained in accordance with the subdivision regulations.
- The subject tract lies within Zone "X" (areas determined to be outside of the 500 year flood) Designation, as shown by FEMA Flood Insurance Rate Map No. 48181C0170F, Map Revised September 29, 2010.
- The purpose of this replat is create two (2) single-family residential lots.
- Lots are to be used as Residential.
- Property is zoned as SF-5.
- Case No. 2024-004RP

BE ADVISED: Improvements to the existing public facilities (such as roadways) may be required to meet the minimum standards outlined in Ordinance 22-67.



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



The Planning and Zoning Commission Meeting Staff Report



Agenda Item

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

Staff Contact

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

Summary

- The purpose of the Replat is to create one (1) legal lot of record.
- The property was illegally subdivided sometime in the past.
- The subject property is zoned 2F-Two-Family (duplex) 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 in order to create one (1) legal lot of record so they may construct a single-family dwelling. The subject property is located at the corner of W. Johnson Street and N. Rusk Avenue. The lot has frontage on N. Rusk Avenue and has access to both water and sewer. Approval of the proposed plat will allow the applicant to move forward with a 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

