



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

Tuesday, May 14, 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, May 14, 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 April 23, 2024.
- B. Receive a report, hold a discussion, and take action on a Site Plan for Lot 2, Block 2, of the Gateway Addition, Phase 6 for the construction of Everest Denison, a rehabilitation hospital. (Case No. 2024-038SP).

4. PUBLIC HEARINGS

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

- B. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to amend a Conditional Use Permit allowing the use of a warehouse (mini)/self-storage facility to include a tract of land legally described as being a part of the M.C. Davis Survey, Abstract No. 336 and being all of an approximately 2.539-acre tract of land conveyed to Citrus Equites, LLC., by deed recorded in document No. 2021-22302, Official Public Records, Grayson County; located west of property commonly known as 3621 Pottsboro Road, GCAD Property ID No. 436967. (Case No. 2024-033CUP)
- C. Receive a report, hold a discussion, conduct a public hearing, and take action on Lots 1, 2, and 3, Block 1 of the Evolution Second Addition being a Replat of Lots 10 and 11 of the Rolling Acres Estate. (Case No. 2024-034RP).
- D. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request for a Conditional Use Permit for a tract of land legally described as being a part of the Collins A R 1st Addition, Block 4, Lot 12, and being approximately 0.1722-acres; being commonly known as 517 W. Hull Street, GCAD Property ID No. 145804 to allow for an Accessory Dwelling Unit within the Two-Family (2F) Duplex Residential District. (Case No. 2024-018CUP)

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 10th day of May 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
NOTES**

Tuesday, April 23, 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, and Ernie Pickens.

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

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

2. PUBLIC COMMENT

Mr. Bob Blanton provided a comment card to speak regarding Item 3.B (Preliminary Plat for the Saddle Creek Addition, Phase 3). Chair Shearer provided Mr. Blanton with the option of speaking during the Public Comment (Item 2.) portion or waiting until the item came forward. Mr. Blanton opted to speak during the Public Comment portion and came forward and provided the following information:

Name: Mr. Bob Blanton

Address: 4534 W. Loy Lake Road
Denison, TX

Mr. Blanton stated that he would like to ask the Commission to postpone their ruling on the Plat because of the circumstances (condition) of the road. He would like to see a Traffic Study completed and a 4-way stop sign added to slow down the traffic. Mr. Blanton stated that it will be a problem to try to put another 100 cars out on the road with the 40-50 new homes. Mr. Blanton stated that they already have speeding in the middle of the night and many accidents have already occurred. Staff informed Mr. Blanton that this item is just for the Preliminary Plat and a Traffic Study Analysis would be required at the time of civils. Staff informed Mr. Blanton they would speak with him after the meeting regarding the matter and provide more information to him. Mr. Blanton expressed his appreciation.

3. CONSENT AGENDA

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the Planning and Zoning Commission Meeting held on April 9, 2024.
- B. Receive a report, hold a discussion, and take action on a Preliminary Plat for the Saddle Creek Addition, Phase 3. (Case No. 2024-026PP).

On motion by Commissioner Pickens, seconded by Vice Chair Sylvester, the Planning and Zoning Commission approved the Consent Agenda. Note: Commissioner Anderson abstained from the Minutes as she was absent at the April 9, 2024, Meeting.

4. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request for a Conditional Use Permit for property commonly known as 202 W. Main Street, GCAD Property ID No. 143148 for the operation of a bar for Black Sheep Cigar Lounge. (Case No. 2024-019CUP).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that this property is located at the corner of W. Main Street and S. Austin Avenue. The property is currently zoned Central Area (CA) and falls within the Commercial Historic Overlay District (CH). Ms. York stated that the Black Sheep Cigar Lounge will offer a space for the enjoyment of both refined cigars and luxury cocktails, per the project narrative. She stated that the Applicant is going to initiate a remodel of the entire interior and that will include new sub flooring and flooring, painting of the walls and ceiling, and adding spaces such as bathrooms and a humidor, which is for the storage of the cigars. Ms. York stated that in an effort to be a good neighbor to their surrounding businesses, they are also going to install a top-of-the-line ventilation system and air purifiers in order to mitigate the cigar smoke. The Applicant is proposing the hours of operation to include Sunday through Thursday 10 a.m. to 10 p.m. and Friday through Saturday 10 a.m. to 12 a.m. Ms. York stated that the subject property falls within the City's Downtown Center, per the Comprehensive Plan. She stated that, per the Comprehensive Plan, Denison's Downtown Center should be engaged in mixed-use activities with retail, restaurants, entertainment, office, and some medium-density residential uses. Permitting the use of bar for the Black Sheep Cigar Lounge conforms with the Comprehensive Plan. The Central Area does not have any parking requirements, however, there is ample parking on Main Street. Ms. York stated that there are several parking lots to the south of the building, as well as to the west, that can accommodate any customers that want to park and walk and maybe visit the Black Sheep Cigar Lounge, as well as other businesses on Main Street. Ms. York stated that the Applicant is present to speak on the matter. Staff recommended approval of the Replat as submitted.

Chair Shearer asked if there was anyone present who wished to speak on this agenda item. Applicants Nick and Ashlyn Fajerson came forward and provided the following information:

Name: Nick and Ashlyn Fajerson, Applicants

Address: 202 W. Main Street
Denison, TX 75020

Ms. Fajerson stated that they have been watching the additions coming into Denison's Main Street and one of their favorite places is 34 Chophouse. They are hoping to be able to complement 34 Chophouse with their new business. She stated that their good friend and mentor – owner of the Ash and Barrel cigar lounge in Sherman – will be their cigar distributor. She stated that they will not be allowing cigarettes in the bar – only pipe tobacco. Ms. Fajerson stated that they will allow people to bring in their own pipes, as far as the tobacco goes, but no vapes or cigarettes.

On motion by Commissioner Anderson, seconded by Commissioner Harwell, the Planning and Zoning Commission unanimously recommended approval of a request for a Conditional Use Permit for property commonly known as 202 W. Main Street, GCAD Property ID No. 143148 for the operation of a bar for Black Sheep Cigar Lounge.

- B. Receive a report, hold a discussion, conduct a public hearing, and take action on Vexus Fiber Addition, an addition to the City of Denison, being a Replat of Lots 2-5 and part of Lots 1, 6, 7, 8, 11, 12, 13, 14, and 15, Block 34 of the Fairmount Addition. (Case No. 2024-032RP).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that South Eisenhower Parkway is located to the east of the property and Eisenhower Business Center is located to the north. Ms. York stated that the subject property is zoned SF-5, Single Family Residential. She stated that the proposed Replat is to create one (1) legal lot of record. Ms. York stated that the Applicant is aiming to construct a small telecommunication hub on this property and for them to do that, they have to create a legal lot of record. She stated that they are not constructing over lot lines. Ms. York stated that water and sewer are available, however, this is an unmanned facility and no utilities are required. Ms. York stated that the Applicant has submitted a site plan, as well, for the small building on the property. There are some significant landscape standards that are listed within Chapter 26 of the Code, which is the utilities chapter, and the Applicants are working through that in order to make sure that they are compliant with not only the zoning code, but the utilities chapter code as well. Ms. York stated that staff recommended approval of the Replat as submitted. Ms. York stated that the Applicant is not present to speak on the matter.

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

On motion by Commissioner Harwell, seconded by Commissioner Pickens, the Planning and Zoning Commission unanimously recommended approving a Replat of Lots 2-5 and part of Lots 1, 6, 7, 8, 11, 12, 13, 14, and 15, Block 34 of the Fairmount Addition, of the Vexus Fiber Addition, an addition to the City of Denison

5. STAFF UPDATES

Mary Tate, Director of Development, informed the Commission that ordinance amendments would be commencing in June.

6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:18 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 Site Plan for Lot 2, Block 2, of the Gateway Addition, Phase 6 for the construction of Everest Denison, a rehabilitation hospital. (Case No. 2024-038SP).

Staff Contact

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

Summary

- The applicant is requesting approval of the proposed Site Plan to allow for the construction of a forty (40) bed rehabilitation hospital.
- Property is zoned Planned Development.

Staff Recommendation

Staff recommends approval of the Site Plan as submitted.

Recommended Motion

“I move to approve the Site Plan for Lot 2, Block 2 of the Gateway Addition, Phase 6 for the construction of Everest Denison, a rehabilitation hospital.”

Background Information and Analysis

The applicant is requesting approval of the proposed Site Plan for Lot 1, Block 2, of the Gateway Addition, Phase 6 to allow for the construction of Everest Denison, a rehabilitation hospital. The property is zoned Planned Development (PD) per Ordinance No. 4786. Upon approval of the proposed Site Plan, the applicant will submit Civil Engineering Plans to be reviewed and approved by Engineering Staff.

Building Location and Footprints – The building proposed consists of 19,364 square feet and will be two stories in height.

Façade Plans – The façade plans are provided with this submittal. The structure will consist of painted concrete and louvered metal awnings constructed over the windows. The use of the proposed masonry materials is compliant with standards set forth in the Planned Development.

Landscape/Screening – The proposed landscaping meets the minimum requirements listed within Section 28.51. of the zoning ordinance.

Parking – The proposed Site Plan provides a total of 53 parking spaces, which is compliant with the Planned Development standards and Section 28.50.6. of the zoning code.

The Site Plan standards of approval, as listed in 28.13.16. are as follows:

1. Conformance with the zoning ordinance and other applicable regulations and previously approved, valid plans for the property.

This property is zoned Planned Development. The proposed Site Plan meets regulations and standards detailed in the Planned Development and Chapter 28 of the City of Denison Code of Ordinances.

2. The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.

Off-street parking requirements are adequately met and detailed on the proposed Site Plan.

3. The width, grade and location of street designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

The proposed layout of parking and driveways will not impede the circulation of traffic.

4. The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary, and to complement the design and location of buildings and be integrated into the overall site design.

The proposed landscaping is compliant with the Planned Development Ordinance and City Ordinance and is compatible with the design and location of the building.

5. The location, size, and configuration of open space areas to ensure they are suitable for intended recreation and conservation uses.

There are no open space requirements for this land use per the Planned Development.

6. The adequacy of streets, water, drainage, sewerage facilities, garbage disposal and other utilities necessary for essential services to residents and occupants.

Streets, water, drainage, sewerage facilities and other utility/infrastructure needs can be met at the proposed site.

7. Consistency with the Comprehensive Plan.

This project is compliant with the Comprehensive Plan.

Financial Considerations

N/A

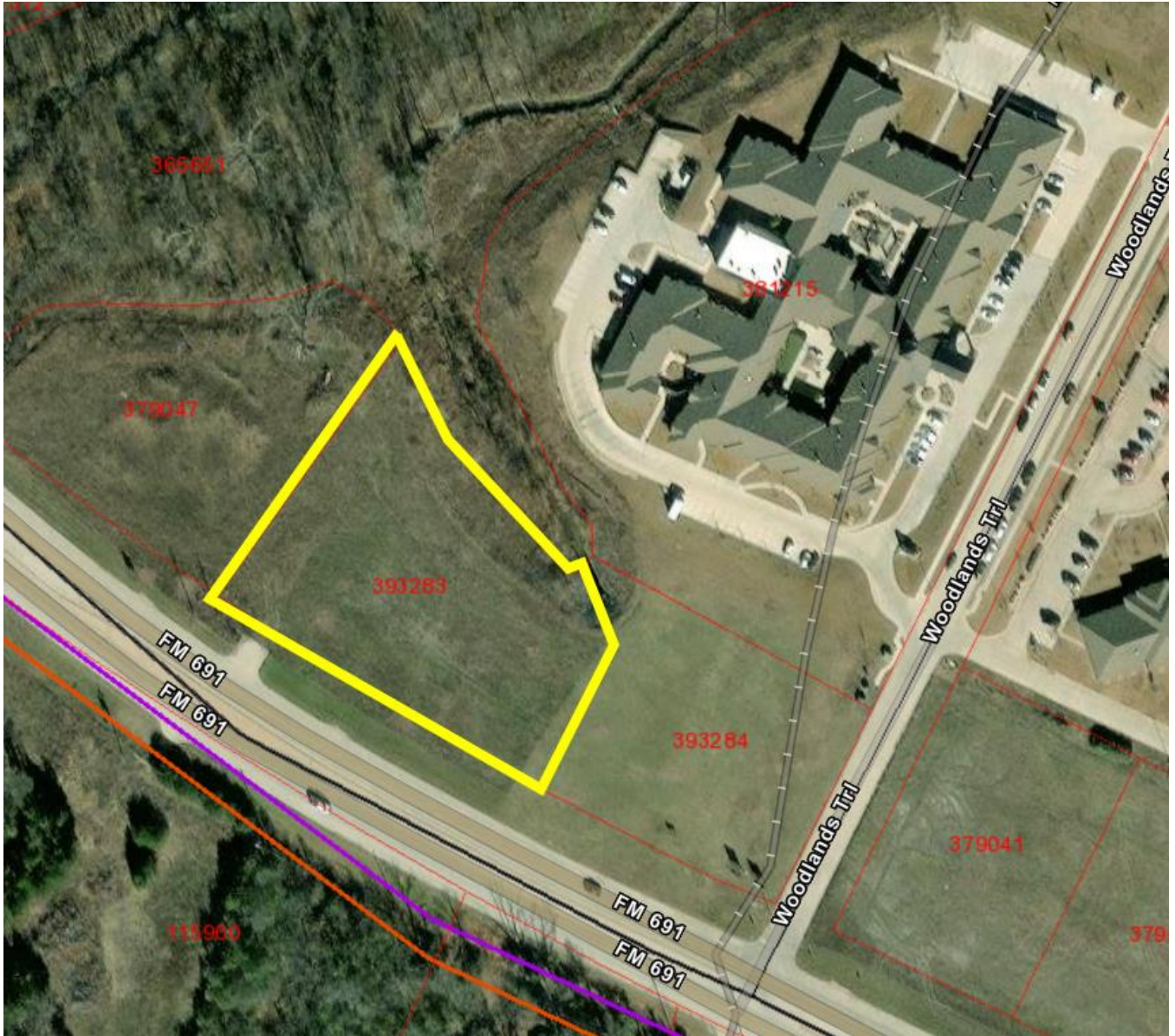
Prior Board or Council Action

N/A

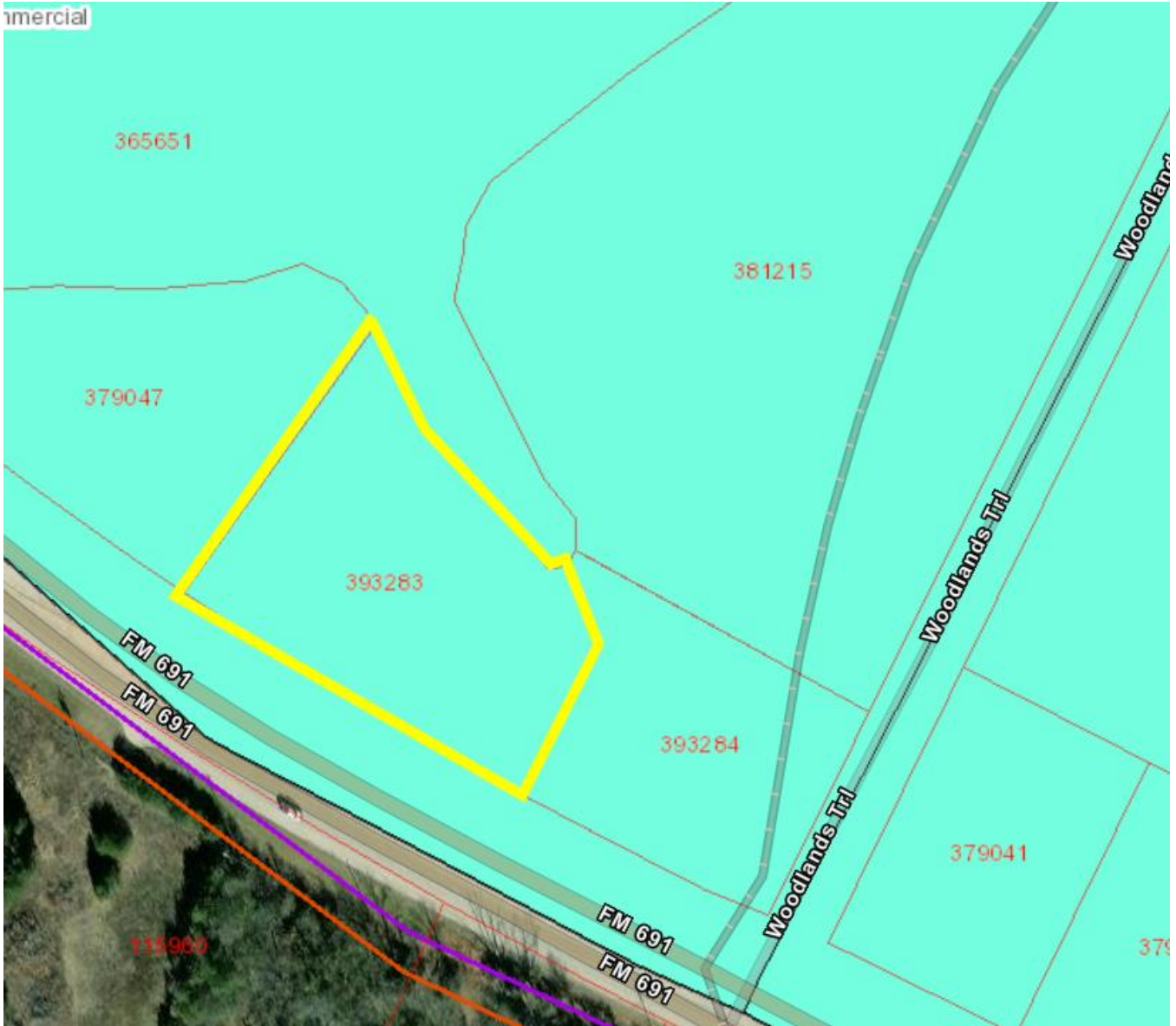
Alternatives

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

Aerial of Subject Property



Zoning of Subject Property



CROSS ENGINEERING CONSULTANTS

1720 W. Virginia St.
972.562.4409



McKinney, Texas 75069
Fax 972.562.4471

April 15, 2024

City of Denison
Planning Department
P.O. Box 347
Denison, Texas 75020

Attn: Ms. Dianne York

**Re: Site Plan
Everest Denison**

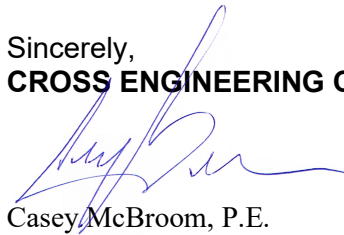
Dear Ms. York:

Attached please find the Site Plan request for the Everest Denison project located north-west of Grayson Drive and Woodlands Trail. The proposed project is a single building, 40 bed, rehabilitation hospital. The existing zoning for the subject property is PD Ordinance No. 4786. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of Denison. Project details are listed in detail below:

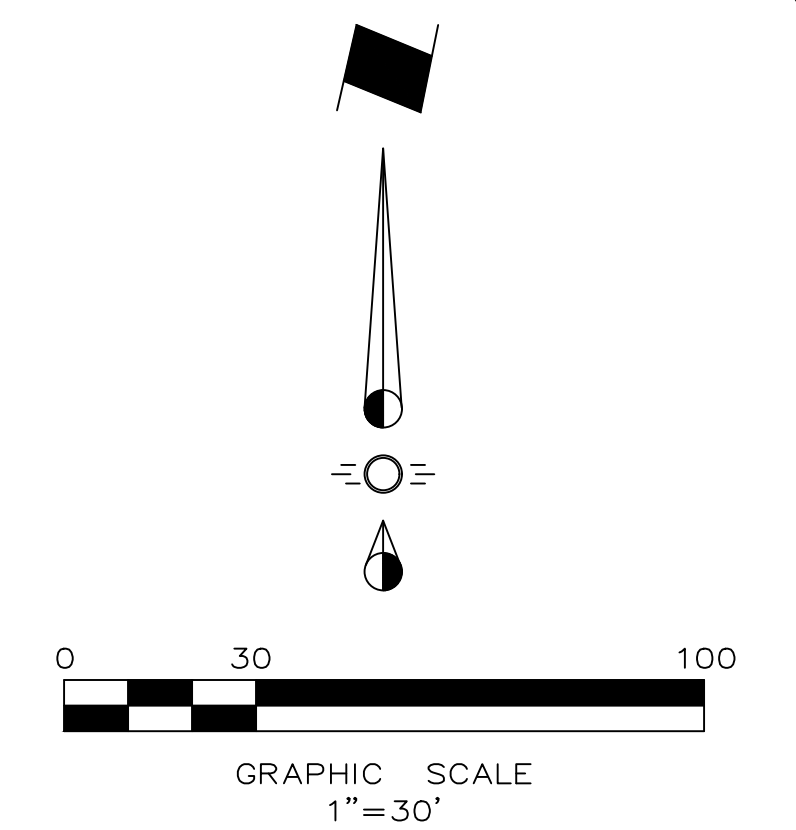
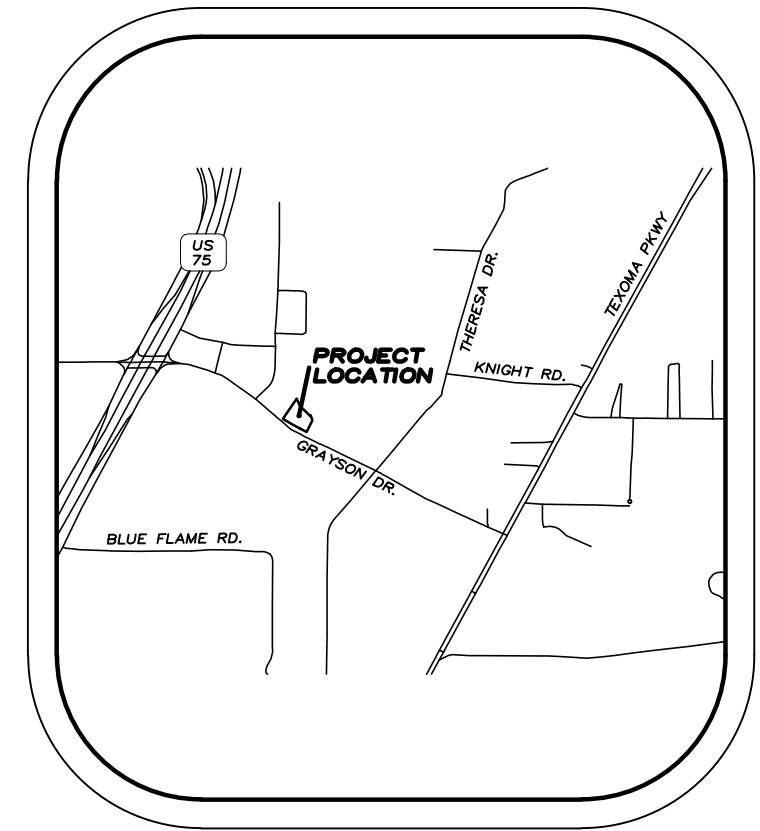
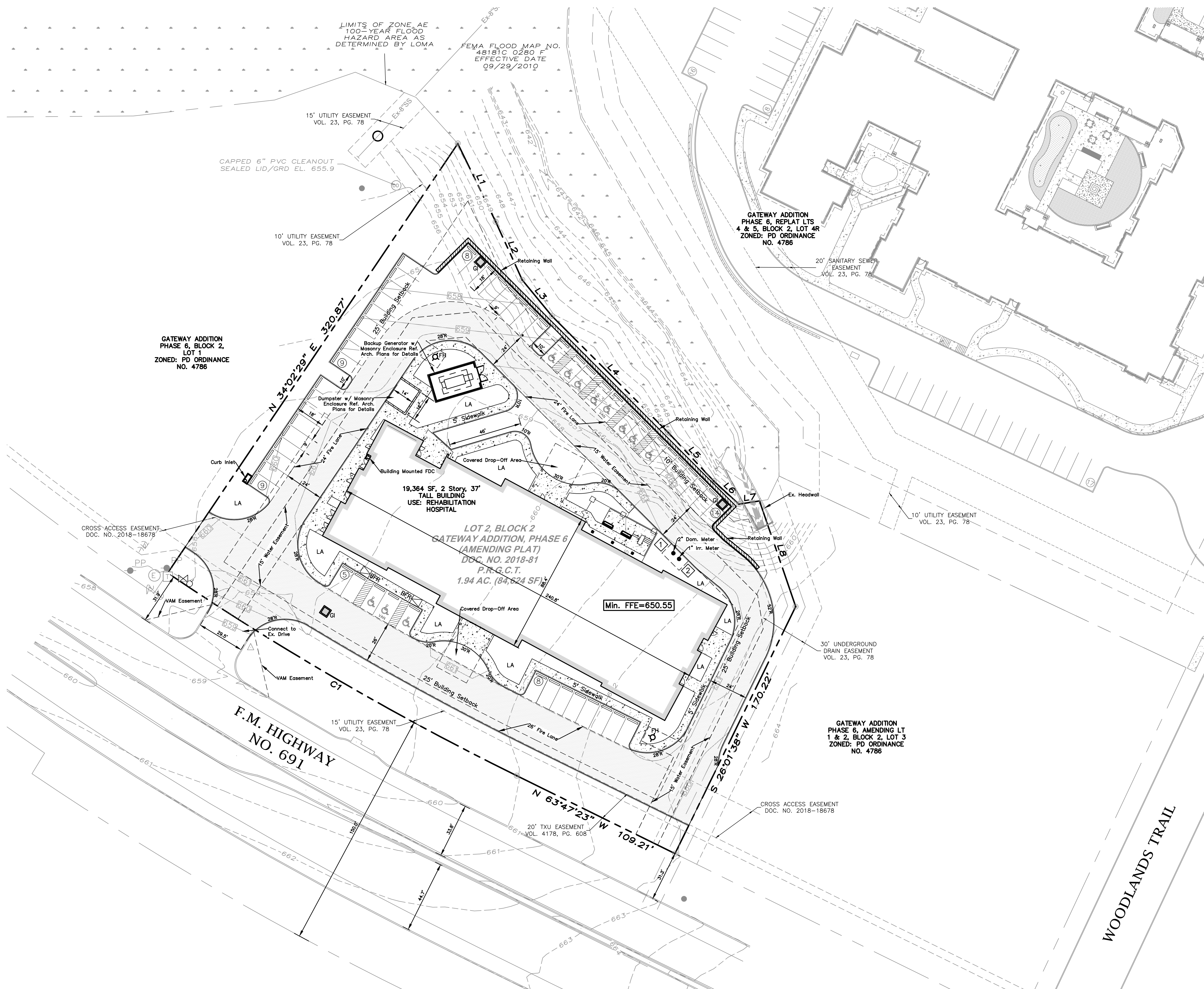
- North-West of Grayson Drive and Woodlands Trail
- Lot 2, Block 2, Gateway Addition, Phase 6
- 1.943 Acres
- 40 Bed Rehabilitation Hospital

Thank you in advance for your consideration of the Site Plan request. Please contact me if you have any questions or concerns.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.



Casey McBroom, P.E.



- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Ex. Concrete
 - 100-Year Flood Hazard Area
 - Proposed Retaining Wall
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - BFR Barrier Free Ramp

SITE DATA TABLE

Lot 2, Block 2, Gateway Addition, Phase 6	
Zoning:	PD Ordinance No. 4786
Proposed Use:	Rehabilitation Hospital
Lot Area:	1.943 Acres (84,624 SF)
Building Height Information:	37'-0"
Building Area Information:	19,364 SF
Lot Coverage:	16.66%
Parking Requirement:	0.5 per bed, 0.5 per employee
Hospital Parking:	40
Beds:	25
Employees:	36 spaces
Total Parking Required:	53
Parking Provided:	
Surface Parking:	3
ADA Spaces Required:	11
ADA Spaces Provided:	424 SF
Required Interior Landscape Area:	6140 SF
Provided Interior Landscape Area:	60,817 SF
Total Impervious Area:	71.87%
Impervious Percentage:	

WATER METER CHART

No.	Meter Type	Size
1	Domestic Meter	2"
2	Irrigation Meter	1"

ENGINEER:
 Cross Engineering Consultants, Inc.
 1720 W. Virginia Street
 McKinney, Texas 75069
 Phone (972) 562-4409
 Fax (972) 562-4471
 Contact: Jonathan Hake, P.E.

SURVEYOR:
 Underwood Drafting & Surveying, Inc.
 3404 Interurban Road
 Denison, TX 75020
 Phone (903) 465-2151
 Fax (903) 465-2151
 Contact: Douglas Underwood

ARCHITECT:
 DBA Architects
 111 S. Kentucky Suite 210
 McKinney, Texas 75069
 Phone (888) 900-4905
 Contact: Bryan Moore

DEVELOPER:
 Everest Realty Eleven, LLC
 5100 Beltline Road, Suite 310
 Dallas, Texas 75254
 Contact: Olivia Pedigo

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.



Issue Dates:	Revision & Date:
1 4/15/2024	1
2 5/07/2024	2
3	3
4	4
5	5
6	6

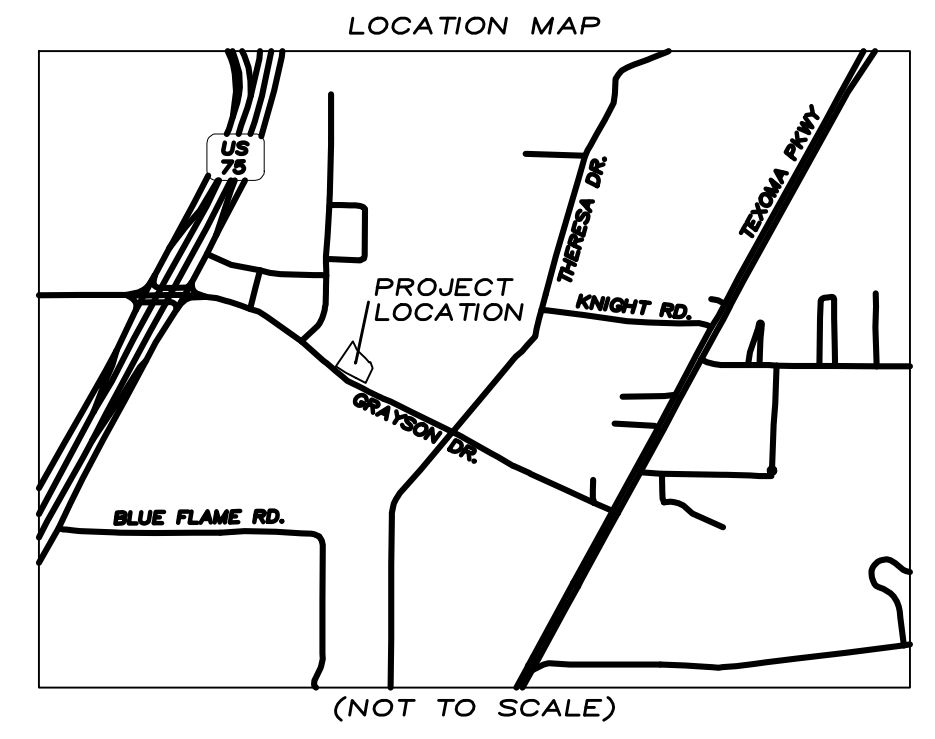
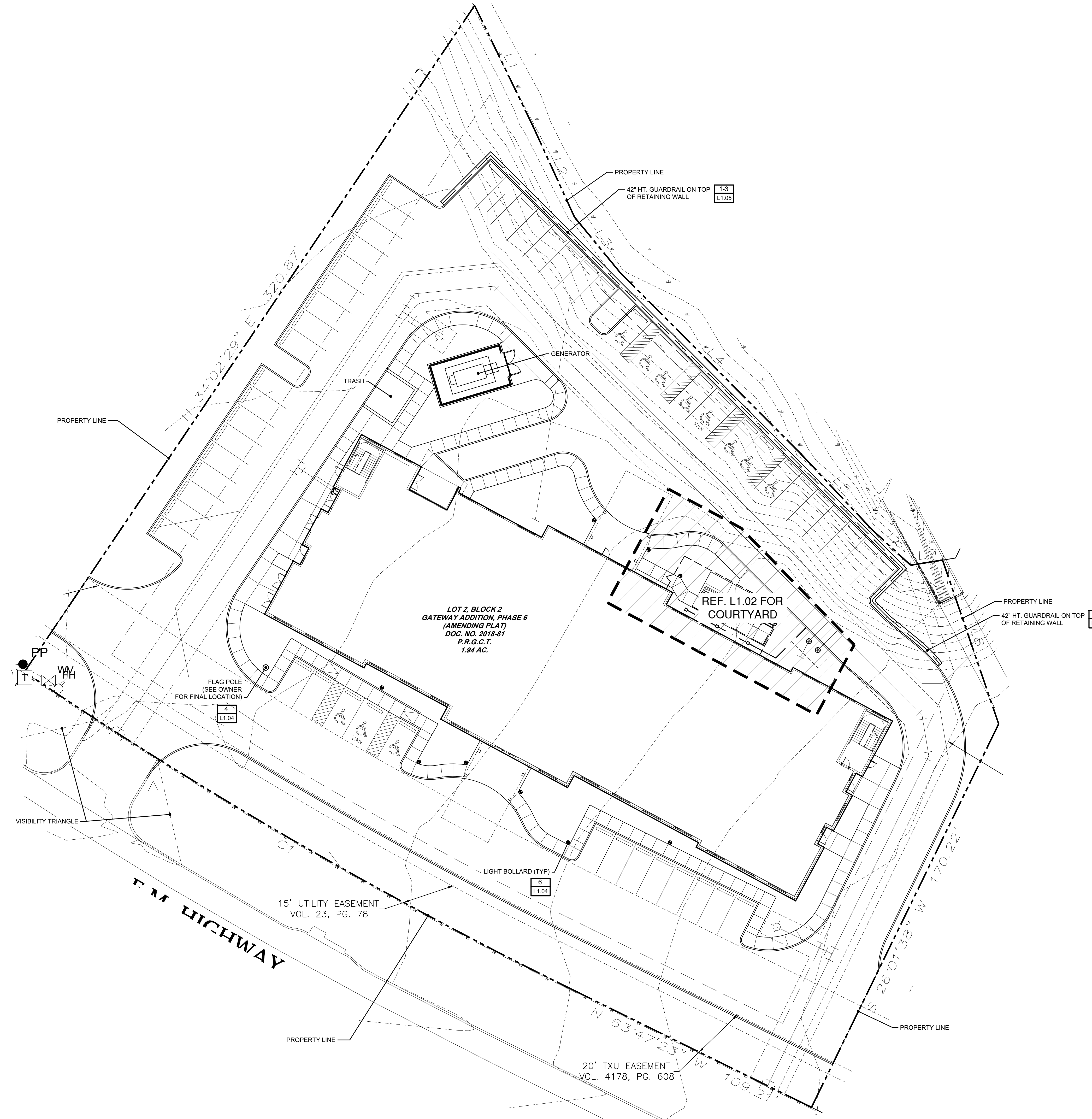
CROSS ENGINEERING CONSULTANTS
 1720 W. Virginia Street McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CASEY R. MCBROOM, P.E. NO. 110104 ON 05/07/24. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN
EVEREST DENISON
REHABILITATION HOSPITAL
LOT 2, BLOCK 2, GATEWAY ADDITION, PHASE 6
DENISON, TEXAS

Sheet No.	SP
Project No.	24024



LEGEND

---	PROPOSED CONTOUR
-64-	EXISTING CONTOUR
TC 67.0	TOP OF CURB
TP 67.0	TOP OF PAVEMENT
65.0	SPOT GRADE
TW 65.5	TOP OF WALL
[Symbol]	SIDEWALK
[Symbol]	RETAINING WALL
[Symbol]	DRAINAGE CURB CUT
[Symbol]	FLOW DIRECTION
[Symbol]	ATRIUM DRAIN
[Symbol]	AREA DRAIN
[Symbol]	DRAINLINE / SIZE
[Symbol]	STEPS: 12" TREADS W/ 6" RISERS. HANDRAIL BOTH SIDES OF STEPS.
[Symbol]	HC SIGN
(2)	SHEET NUMBER
[2]	BUILDING NUMBER
[Symbol]	PROPERTY LINE

- NOTES**
1. ALL SIDEWALKS TO BE MAXIMUM OF 5% SLOPE AND 2% CROSS SLOPE UNLESS OTHERWISE NOTED.
 2. REFERENCE ENG. FOR INLET INFO.
 3. ALL DIRT GRADES @ BLDG. EDGE ARE TO BE 8" BELOW FINISH FLOOR FLOOR UNLESS NOTED.
 4. ALL DRAINAGE SWALES ARE 1.5% MINIMUM SLOPE.
 5. REF. DETAIL SHEETS FOR ALL DETAILS.
 6. ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTORS ON THE SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 7. SAVE ALL EXISTING TREES POSSIBLE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN REMOVAL QUESTION OR VARIED DESIGN LAYOUT. FIELD ADJUST GRADES FOR POSITIVE DRAINAGE WITH MINIMUM DISTURBANCE AT EXISTING TREES.
 8. ALL CONCRETE UNLESS NOTED OTHERWISE TO HAVE A DEEP BRUSH FINISH. CONTROL JOINTS SHALL BE INSTALLED IN ALL WALKS 5'-0" O.C. MAXIMUM. 1"x4" REDWOOD EXPANSION JOINTS EVERY 20' WILL BE USED, WITH #3 BARS 18" O.C. TO PREVENT UPLIFTING. ASPHALTIC EX. JOINTS WILL BE PLACED BETWEEN ALL WALKS AND CURBS, AND ALL WALKS AND BUILDING FOUNDATIONS.
 9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING IN THE POOL AREA. THE GRADE PROVIDED SHALL BE WITHIN SIX INCHES OF FINISHED GRADE BEFORE POOL EXCAVATION BEGINS.
 10. BERMS ARE TO BE FORMED BY THE GENERAL CONTRACTOR. FINE GRADING OF BERMS IS TO BE DONE BY THE LANDSCAPE CONTRACTOR, WITH FINAL APPROVAL BY THE LANDSCAPE ARCHITECT.
 11. THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY CHANGES IN LOCATION OF AIR CONDITIONERS, TRANSFORMERS, OR ANY OTHER ONSITE ITEMS.

ISSUES:

04-15-24	CITY SUBMITTAL

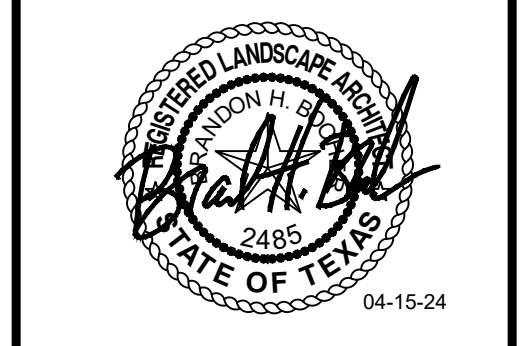
REVISIONS:

05-07-24	CITY COMMENTS

CLIENT:
 Everest Realty Five, LLC
 Marc Sparks, managing partner
 5100 Beltline Rd., Suite 310
 Dallas, Texas 75254

EVEREST REHABILITATION HOSPITAL
 DENISON, TEXAS

mgt landscape architects
 MEEKS DESIGN GROUP, INC.
 1755 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TX 75080
 PH (972) 690-7474
 F (972) 690-7878



ISSUE FOR PERMIT

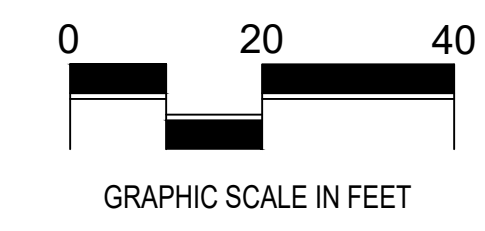
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 DENISON, TEXAS
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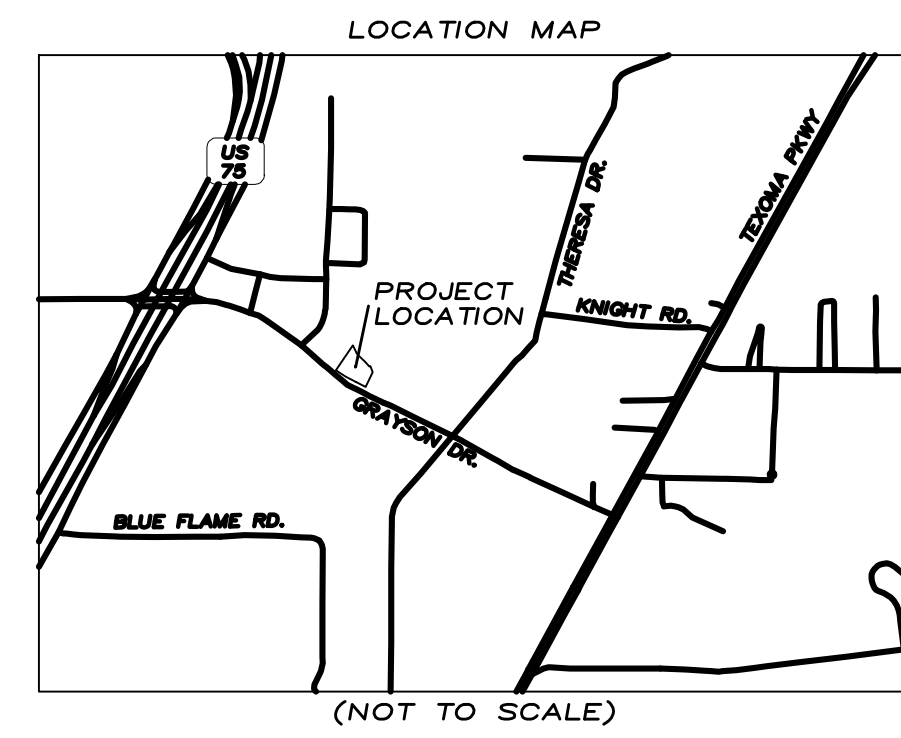
CONSTRUCTION PLAN

L1.01

CONSTRUCTION PLAN

SCALE: 1" = 20'-0"





ISSUES:

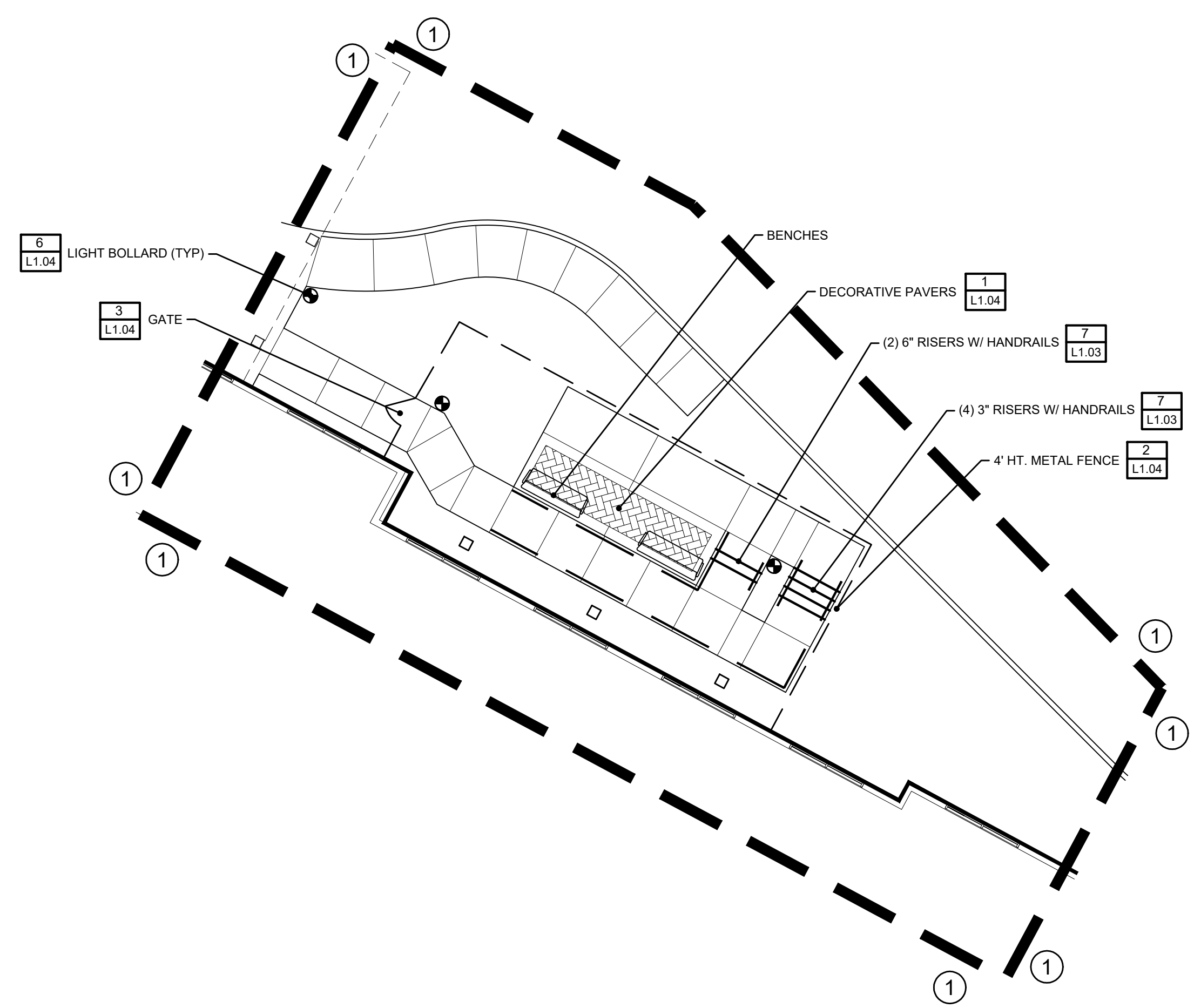
①	04-15-24	CITY SUBMITTAL
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REVISIONS:

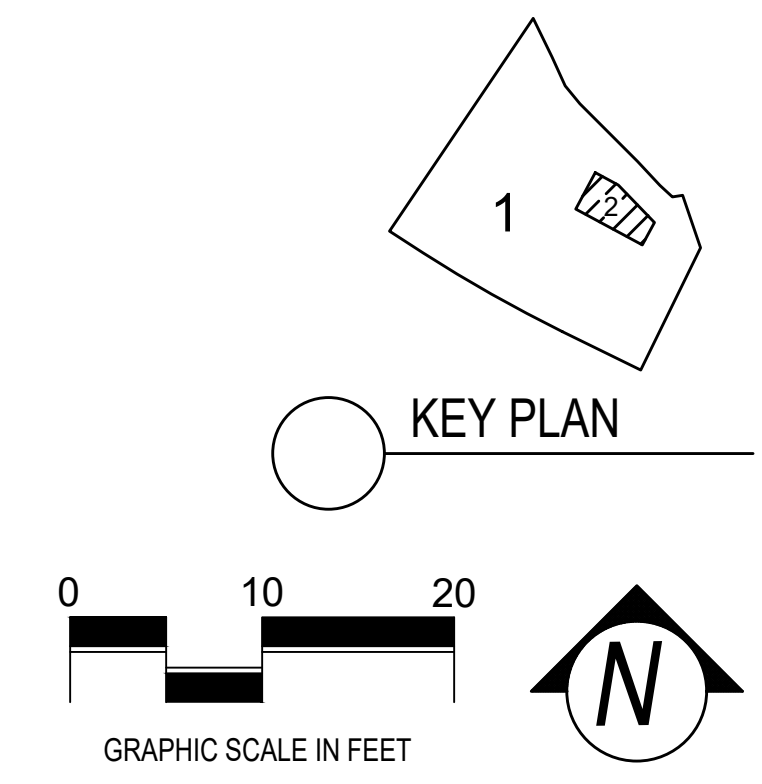
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CLIENT:
 Everest Realty Five, LLC
 Marc Sparks, managing partner
 5100 Beltline Rd., Suite 310
 Dallas, Texas 75254

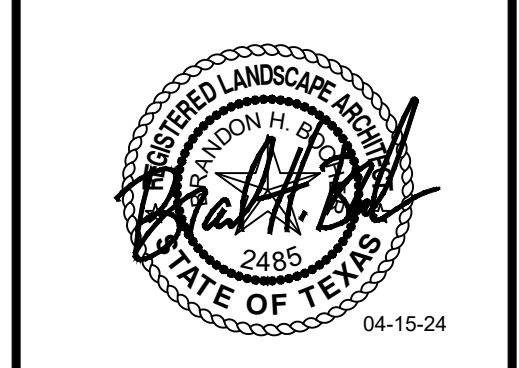
EVEREST REHABILITATION HOSPITAL
 DENISON, TEXAS



COURTYARD MATERIALS PLAN
 SCALE: 1" = 10'-0"

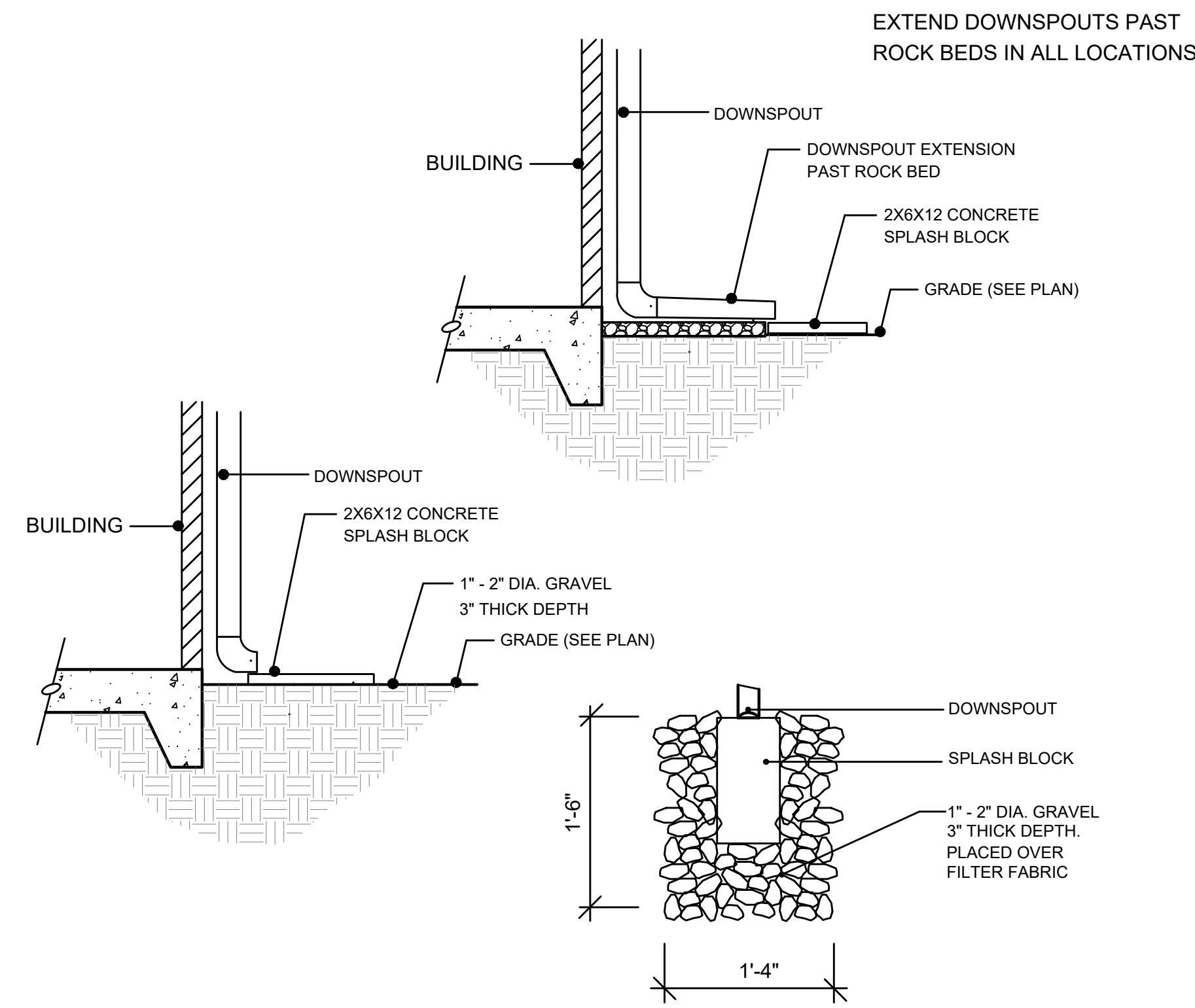


mg
 landscape architects
 MEEKS DESIGN GROUP, INC.
 1755 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TX 75080
 PH (972) 690-7474
 F (972) 690-7878



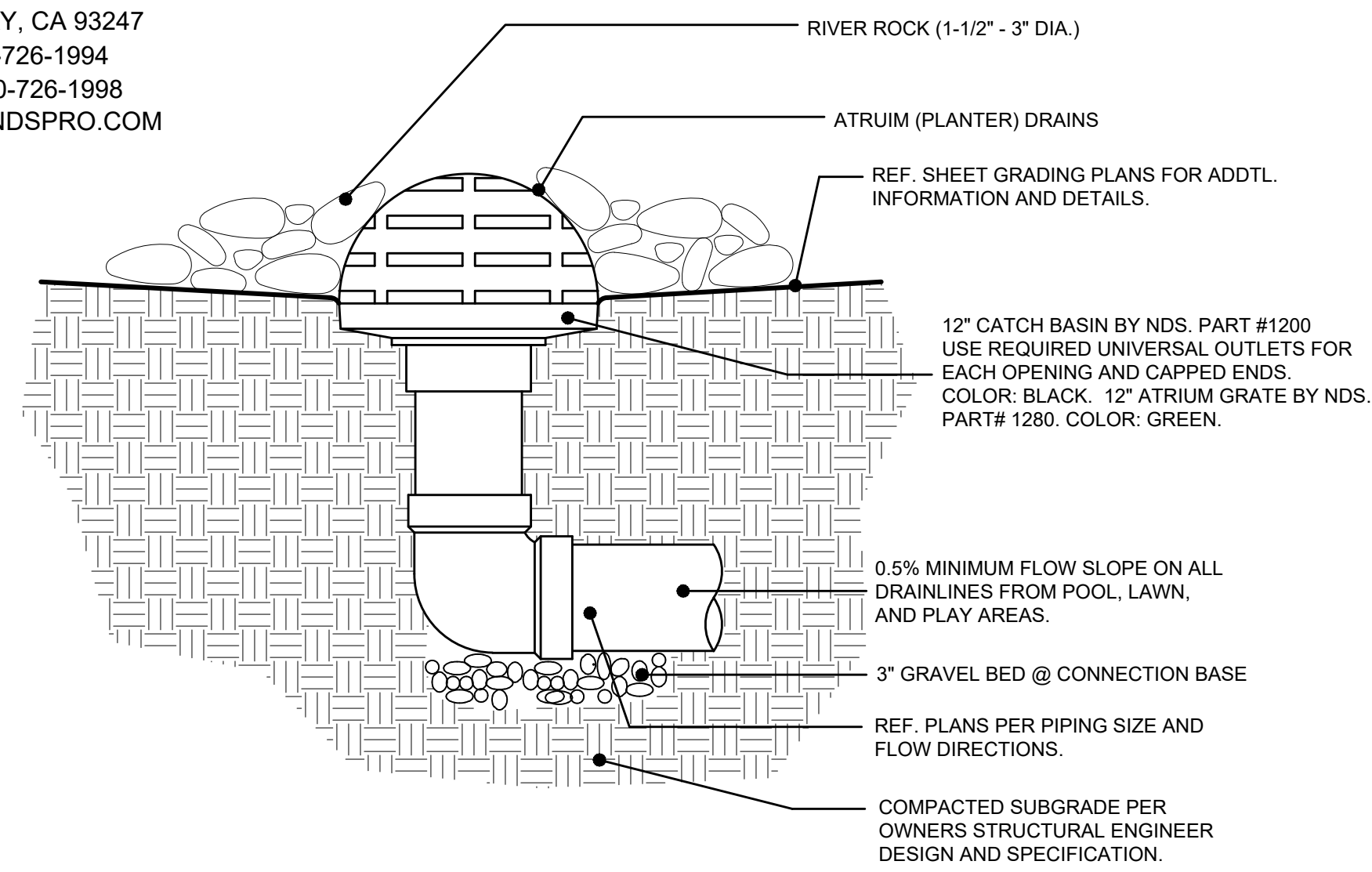
ISSUE FOR PERMIT
 EVEREST REHABILITATION HOSPITAL
 DENISON, TEXAS
 JOB NUMBER: DBA-2403

COURTYARD MATERIALS PLAN
 L1.02B



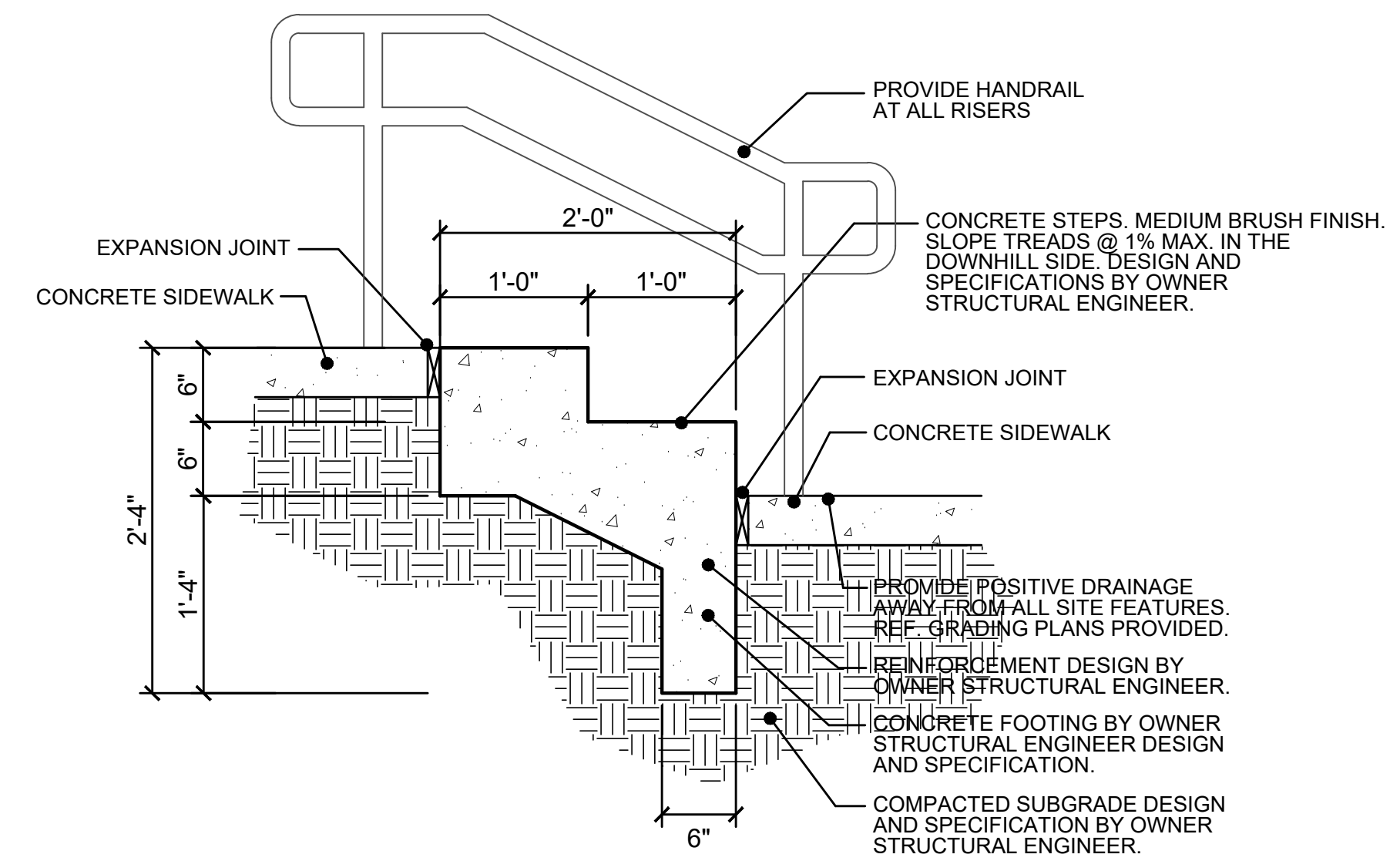
9 DOWNSPOUT W/ SPLASH BLOCK
N.T.S.

* NDS DRAINS
P.O. BOX 339
851 N. HARVARD AVE.
LINDSAY, CA 93247
PH 800-726-1994
FAX 800-726-1998
WWW.NDSPRO.COM

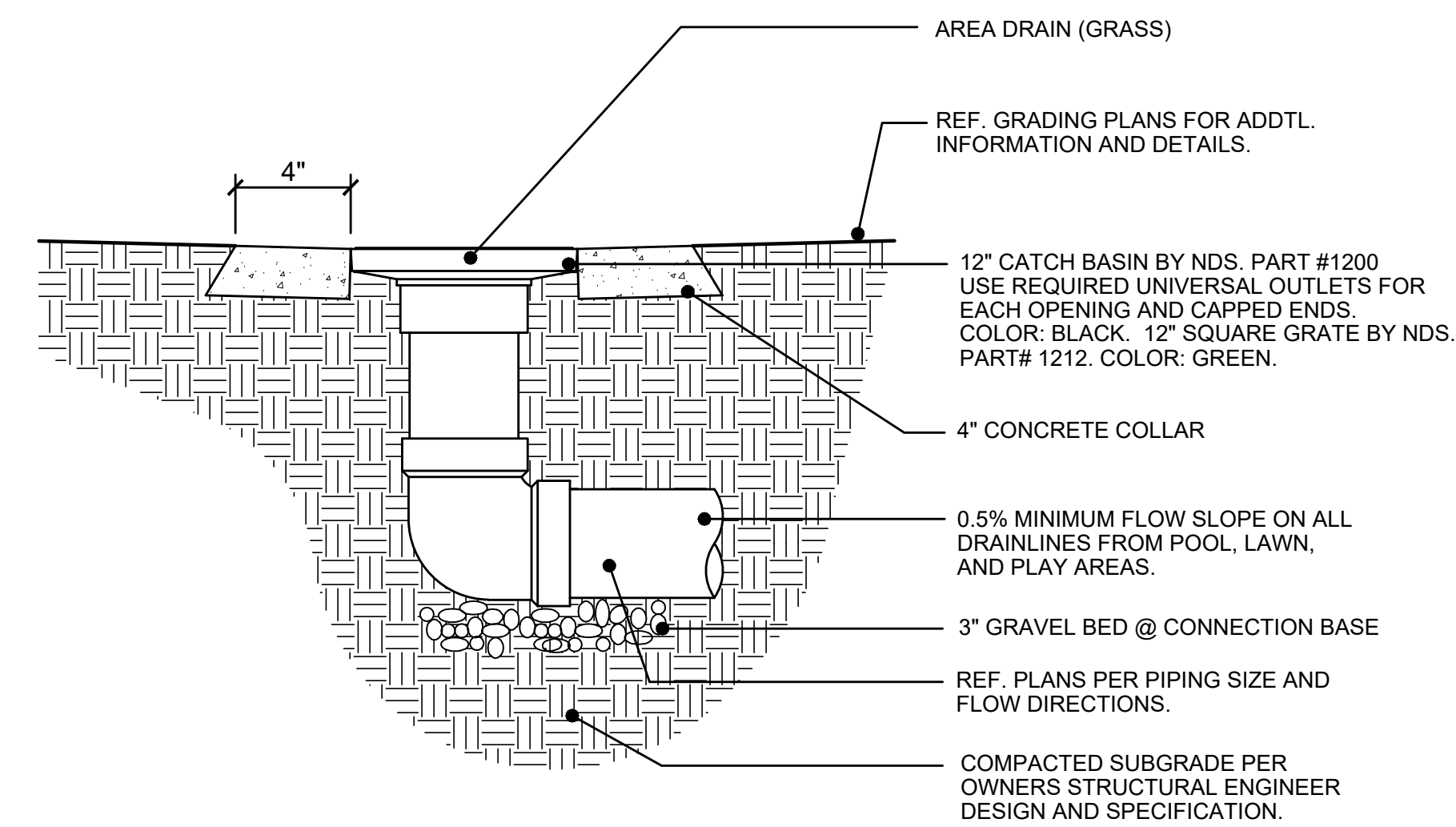


8 PLANTER AREA DRAIN DETAIL
N.T.S.

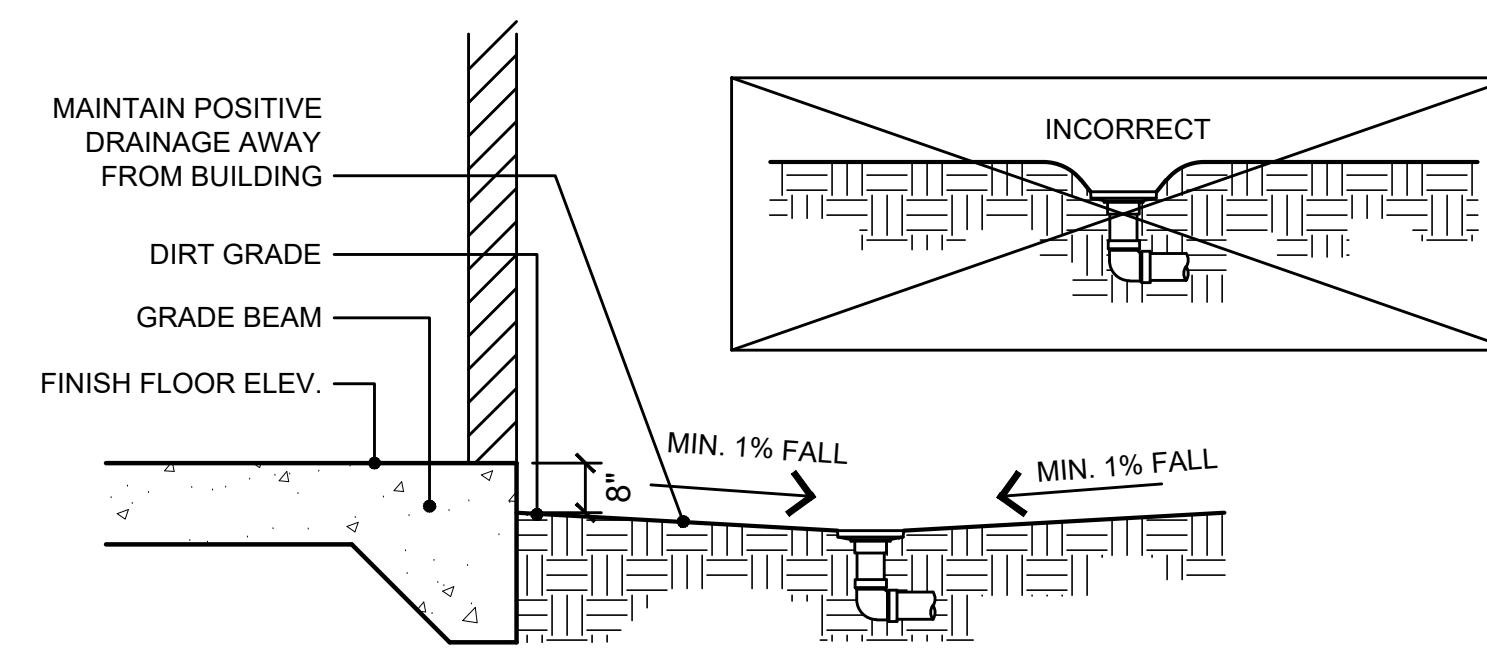
NOTE:
ALL HANDRAIL METAL TO BE PAINTED SW 7757 'HIGH REFLECTIVE WHITE'



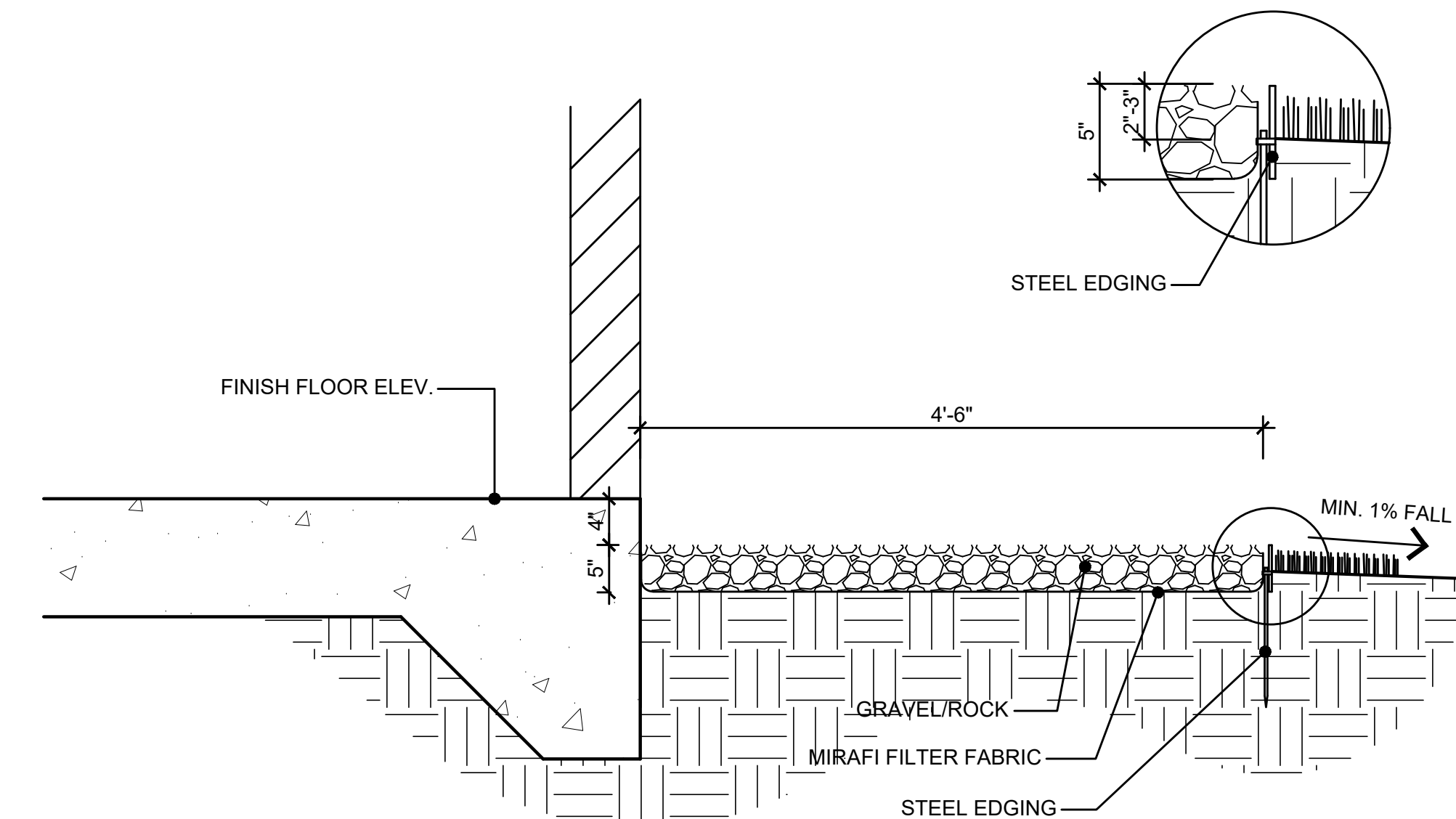
7 CONCRETE STEPS DETAIL
SCALE: 1"=1'-0"



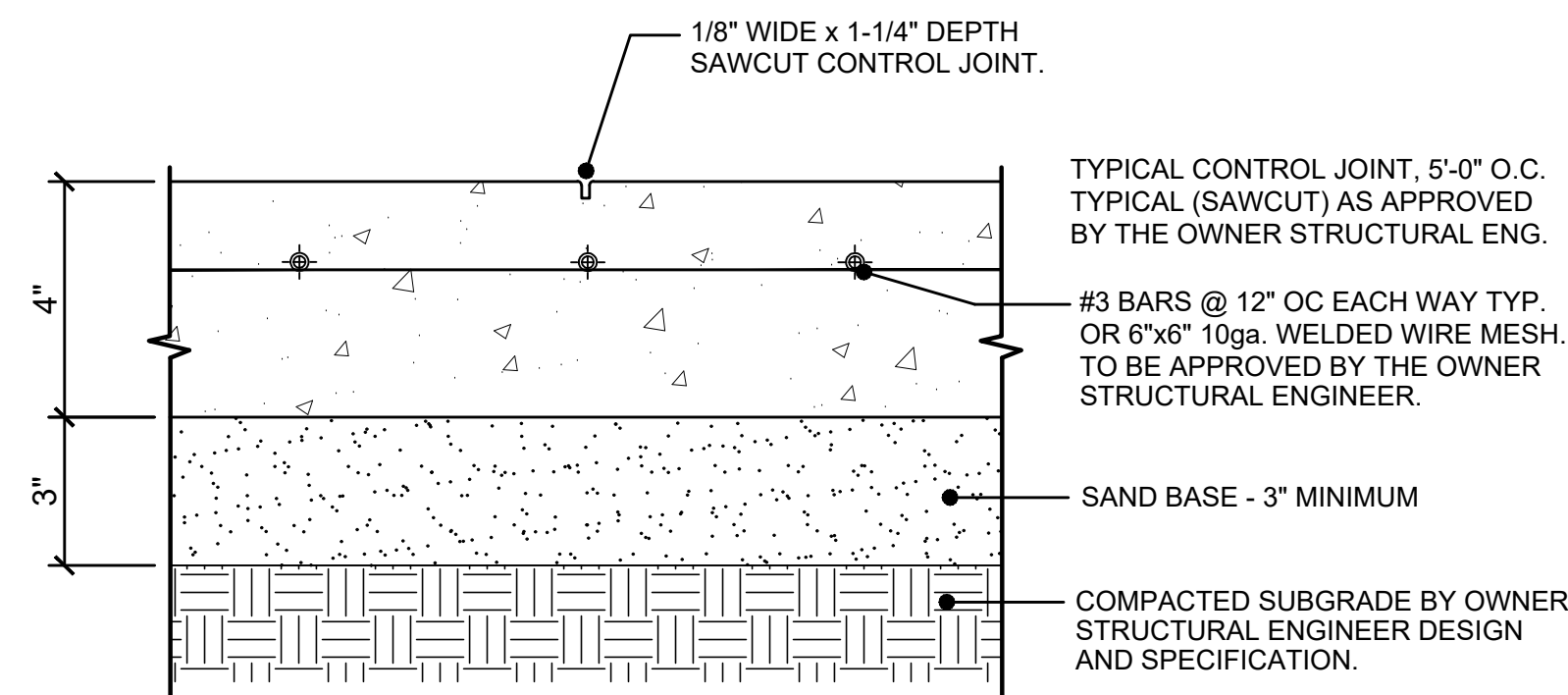
6 LAWN AREA DRAIN DETAIL
N.T.S.



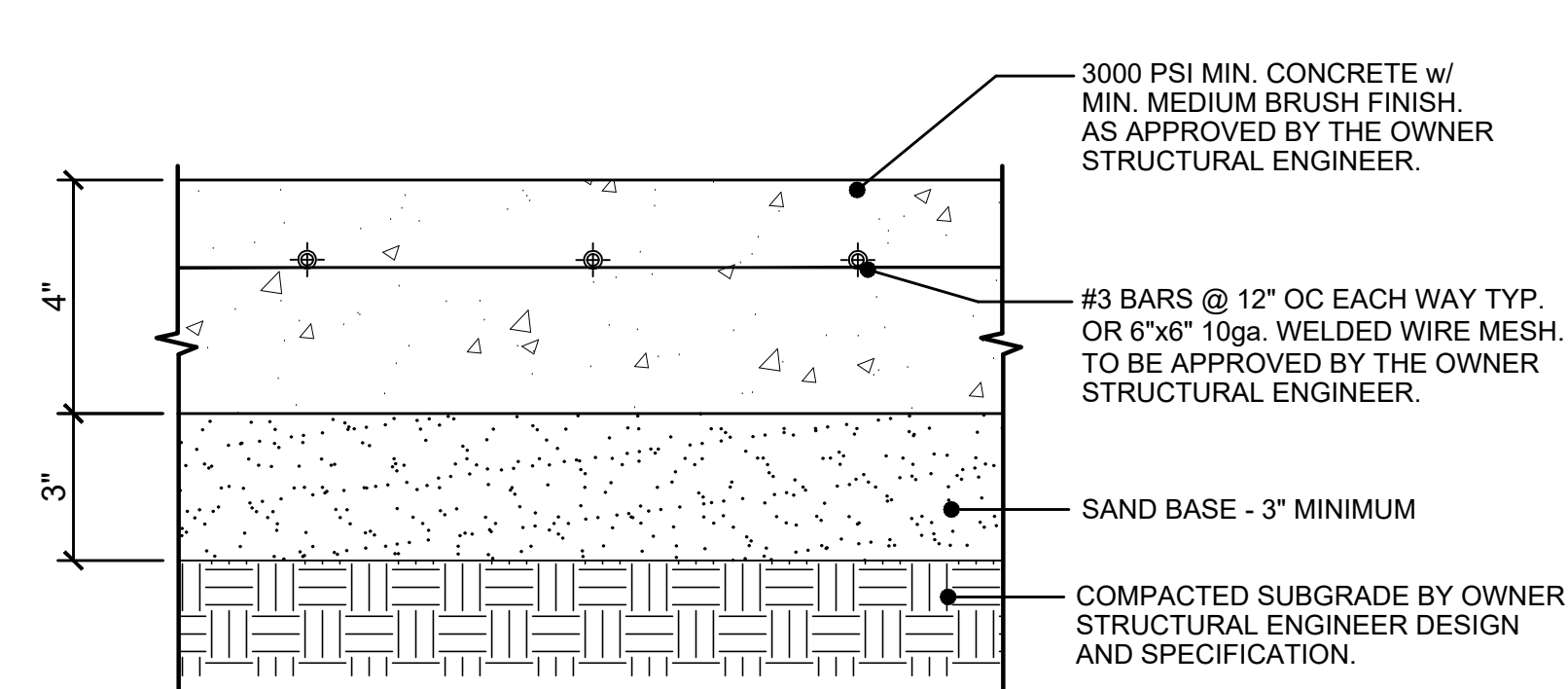
5 DIRT GRADE @ BUILDING
N.T.S.



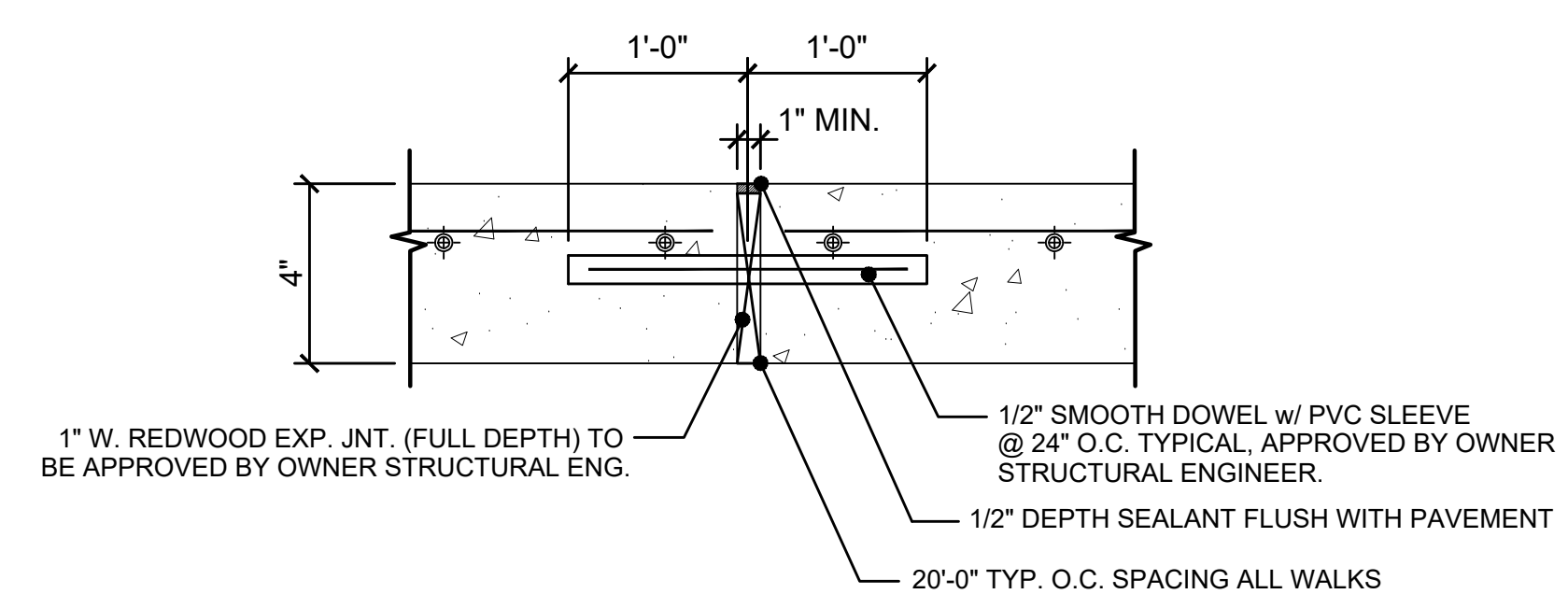
4 GRAVEL/ROCK BED AT BUILDING FOUNDATION
N.T.S.



3 CONTROL JOINT DETAIL - SIDEWALK & POOL DECK
SCALE: 3"=1'-0"



2 CONCRETE SIDEWALK & POOL DECK
SCALE: 3"=1'-0"



1 EXPANSION JOINT DETAIL - SIDEWALK & POOL DECK
SCALE: 3"=1'-0"

STRUCTURAL ENGINEERING REQUIREMENTS AND DESIGN FOR ALL DETAILS, SHALL BE PROVIDED BY OWNER'S STRUCTURAL ENGINEER OR PROVIDED BY PARTICULAR TRADES' STRUCTURAL ENGINEER, WITH SEALED STRUCTURAL ENGINEERING DRAWINGS SUBMITTED FOR REVIEW.

ISSUES:

04-15-24	CITY SUBMITTAL

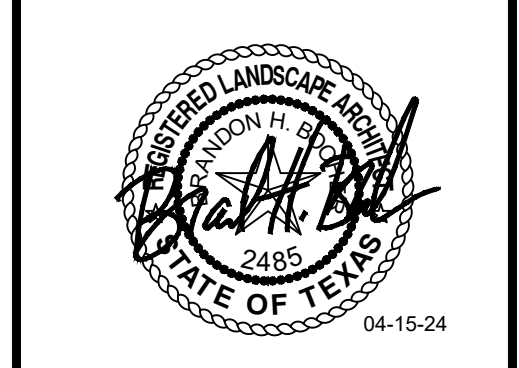
REVISIONS:

05-07-24	CITY COMMENTS

CLIENT:
Everest Realty Five, LLC
Marc Sparks, managing partner
5100 Beltline Rd., Suite 310
Dallas, Texas 75254

EVEREST REHABILITATION HOSPITAL
DENISON, TEXAS

mga landscape architects
MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



ISSUE FOR PERMIT
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DENISON, TEXAS
JOB NUMBER: DBA-2403

CONSTRUCTION DETAILS
L1.03

ISSUES:

04-15-24	CITY SUBMITTAL

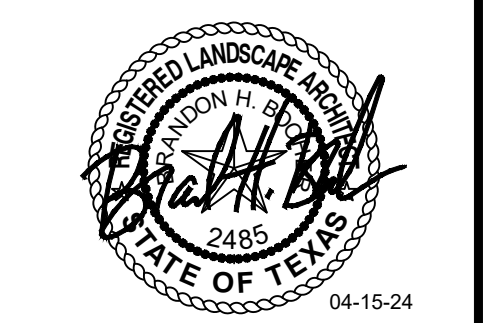
REVISIONS:

05-07-24	CITY COMMENTS

CLIENT:
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 Dallas, Texas 75254

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 DENISON, TEXAS

mg
 landscape architects
 MEEKS DESIGN GROUP, INC.
 1755 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TX 75080
 PH (972) 690-7474
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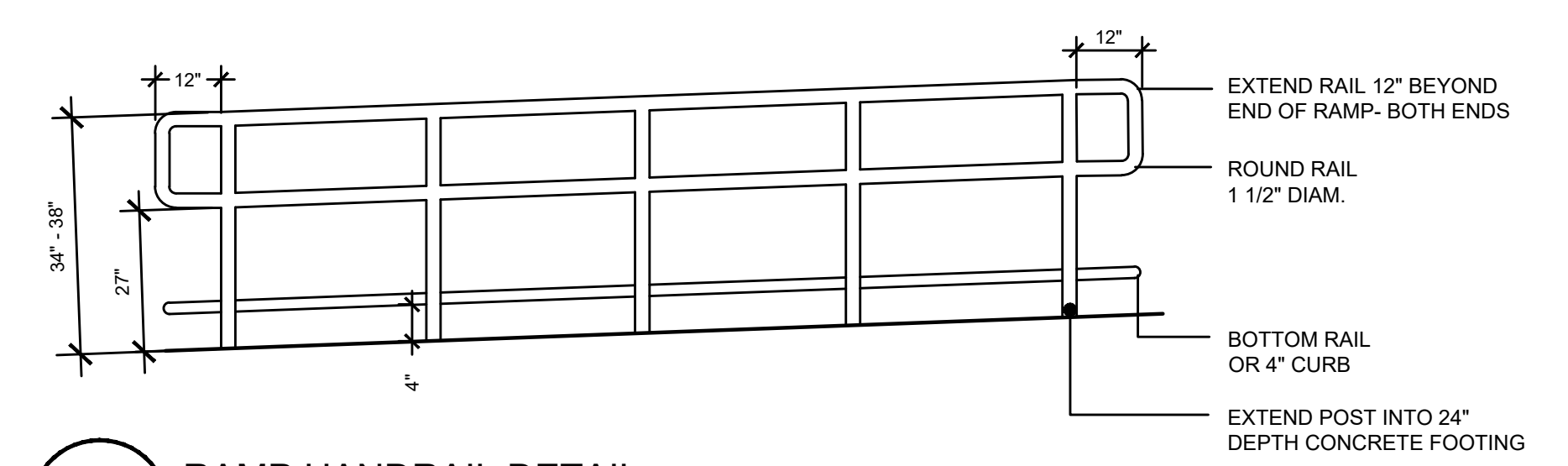


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 DENISON, TEXAS
 JOB NUMBER: DBA-2403

CONSTRUCTION DETAILS
 L1.04

BOLLARD:
 MODEL: 400-36
 S-1 IMBED
 COLOR: BLACK
 QUANTITY: (10)
 Surface mount per manufacturer's specifications
 DuMor
 800) 598-4018
 WWW.DUMOR.COM

6 BOLLARD NTS

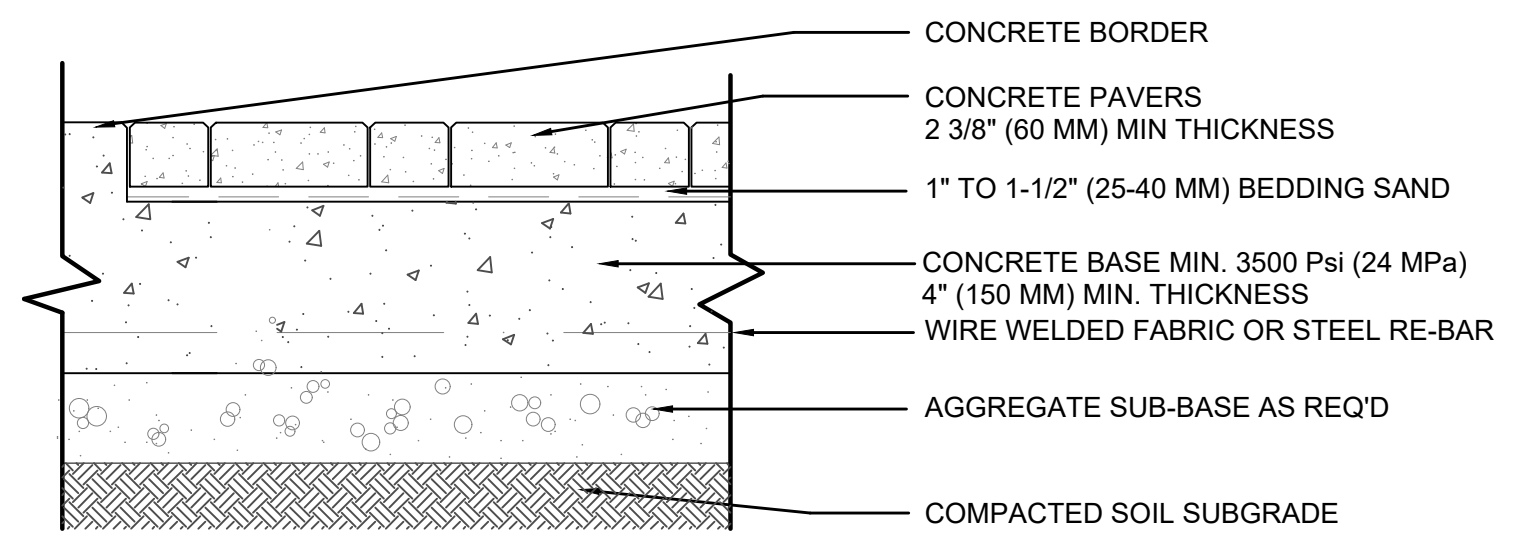


5 RAMP HANDRAIL DETAIL NTS

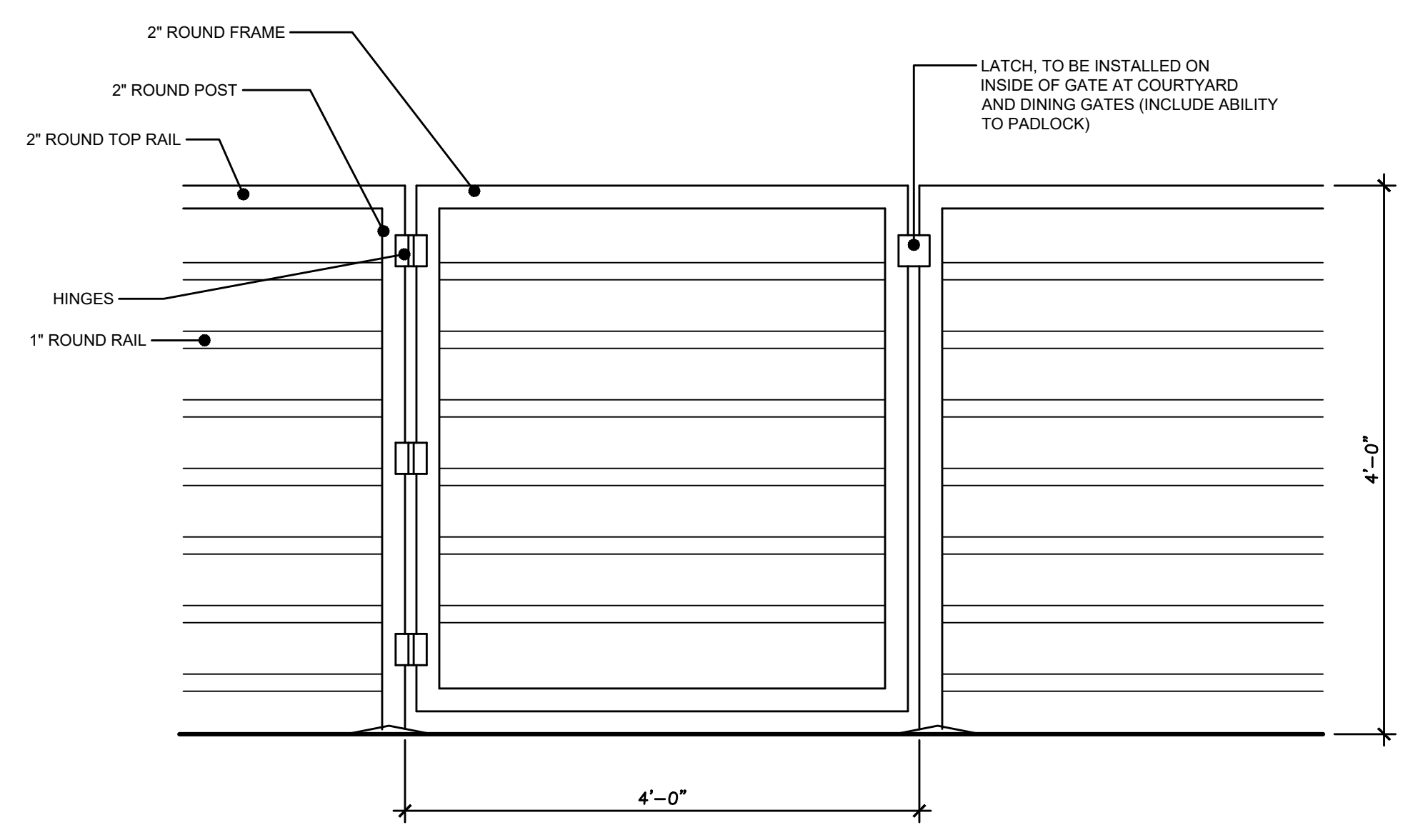
30' HT. FLAGPOLE SPEC
 CONTINENTAL 30x6x188 WTPC
 30' EXPOSED HEIGHT
 WHITE POWDERCOAT FINISH
 33' OVERALL LENGTH
 6" BASE DIAMETER
 .188" WALL THICKNESS
 197 MPH UN-FLAGGED WIND-SPEED
 129 MPH FLAGGED WIND-SPEED
 EXTERNAL ROPE HALYARD SYSTEM
 STANDARD FITTINGS:
 GOLD SPUN ALUMINUM BALL, CAST ALUMINUM SINGLE SHEAVE REVOLVING TRUCK ASSEMBLY, BRAIDED NYLON HALYARD, BRASS FLAG SNAPS, CAST ALUMINUM CLEAT, SPUN ALUMINUM COLLAR (DECORATIVE BASE PLATE), AND CORRUGATED GROUND SLEEVE ASSEMBLY.
 AMERICAN FLAG NYLON 8' X 12'
 US 8' X 12' NYLON
 FLAG SYSTEMS
 2300 VALLEY VIEW LANE #109
 DALLAS, TEXAS 75234
 PH# - (972) 607-0958
 WWW.THEDALLASFLAGSTORE.COM

NOTE: FLAG POLE FINAL PLACEMENT LOCATION WILL BE DETERMINED AT A LATER DATE PER OWNER DIRECTION.

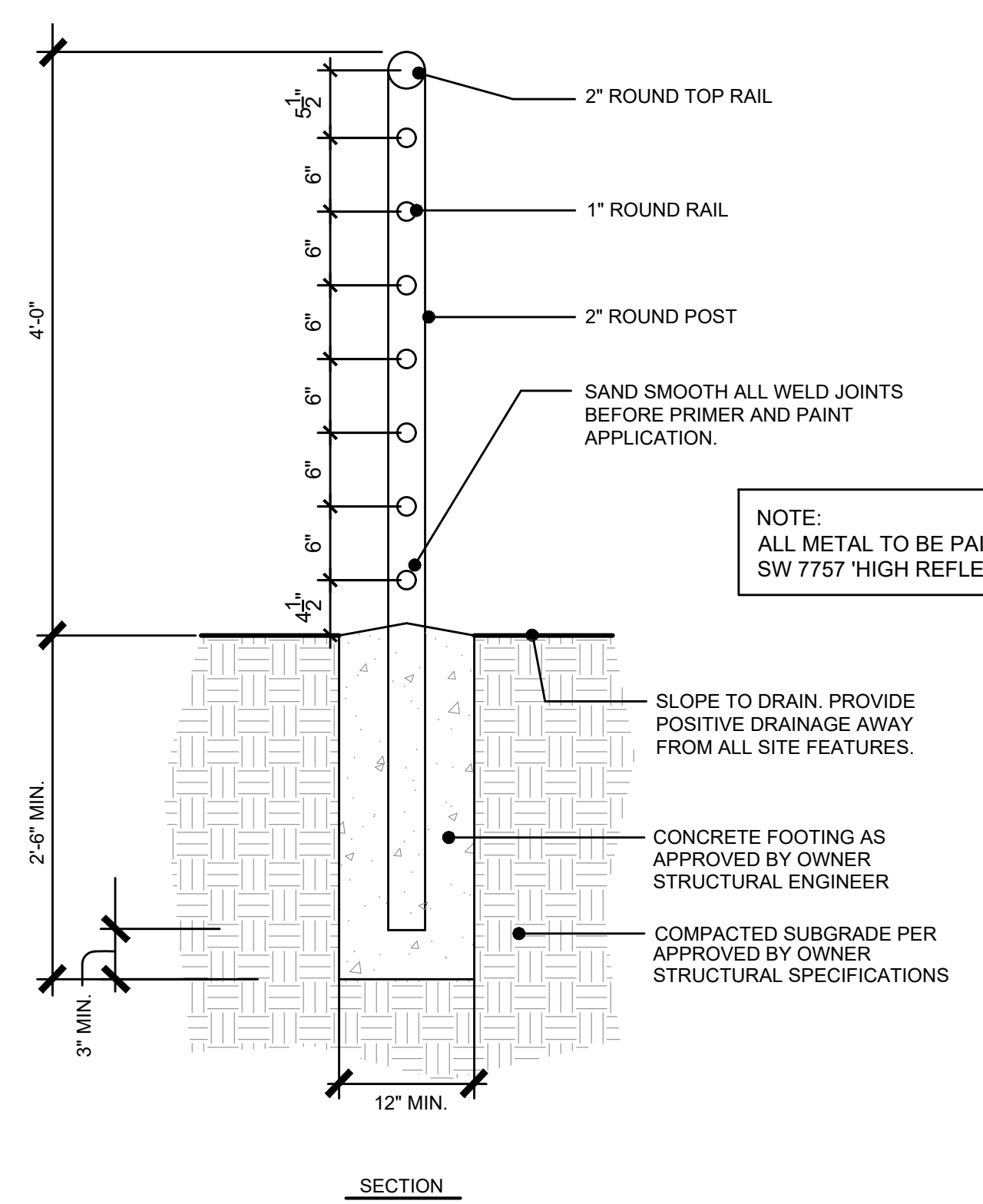
4 FLAG POLE SPEC NTS



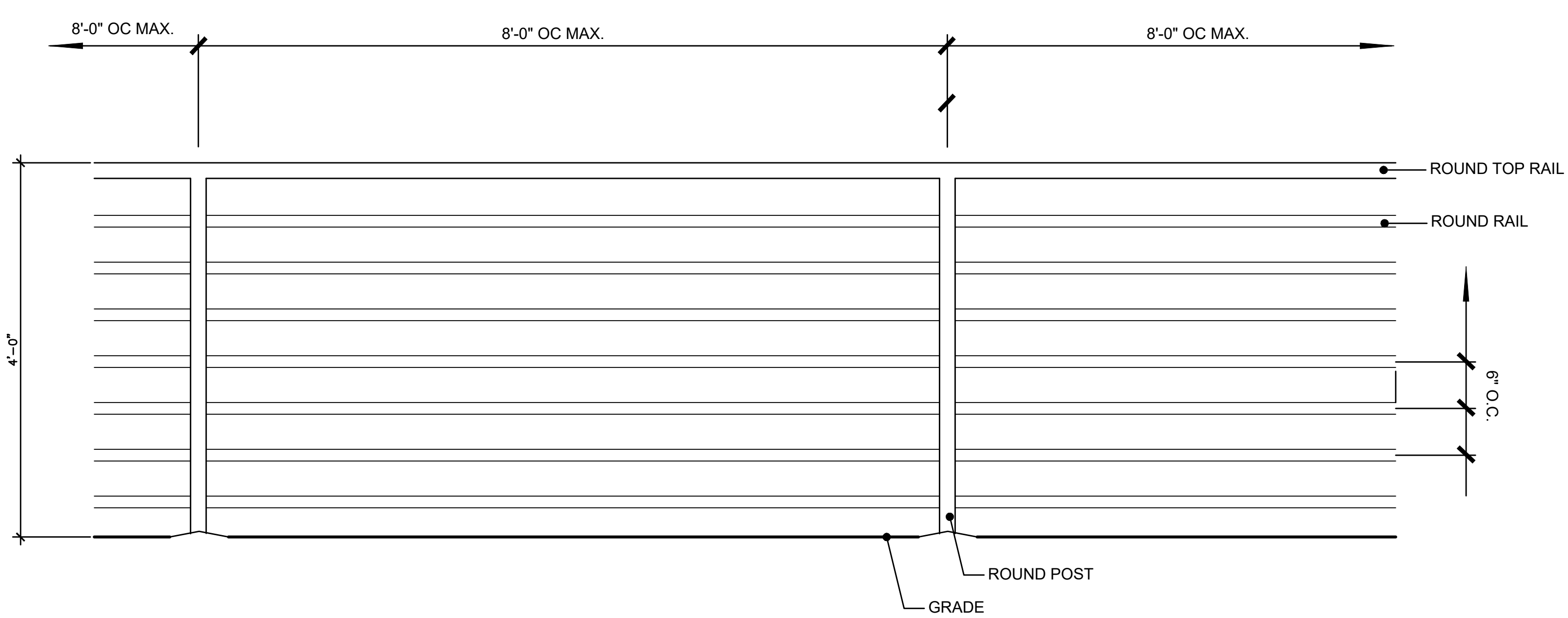
1 PAVERS WITH CONCRETE BORDER SCALE: 1"=1'-0"



3 4'-0" HT. METAL GATE SCALE: 1"=1'-0"



2 4'-0" HT. METAL FENCE SCALE: 1"=1'-0"



ISSUES:	
①	04-15-24 CITY SUBMITTAL
○	
○	
REVISIONS:	
▲	05-07-24 CITY COMMENTS
▲	
▲	
▲	

CLIENT:
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 5100 Beltline Rd., Suite 310
 Dallas, Texas 75254

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 DENISON, TEXAS

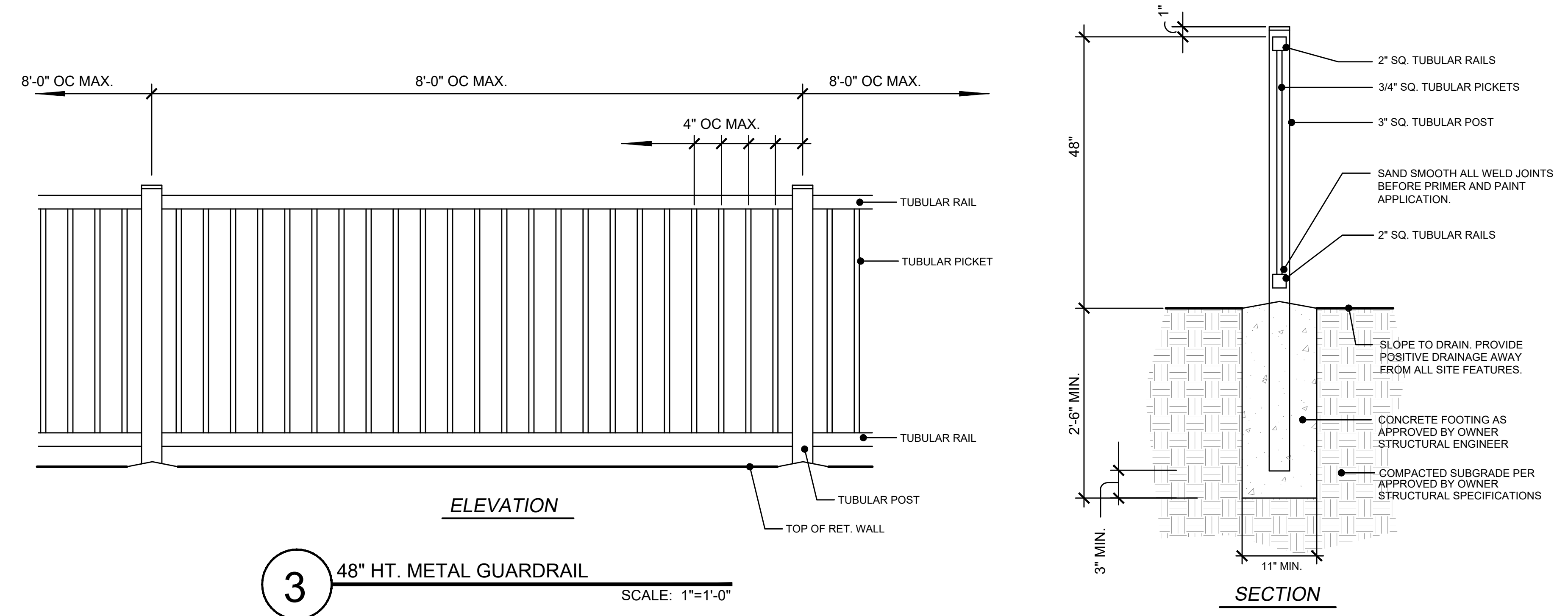
mgt
 landscape architects
 MEEKS DESIGN GROUP, INC.
 1755 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TX 75080
 PH (972) 690-7474
 F (972) 690-7878



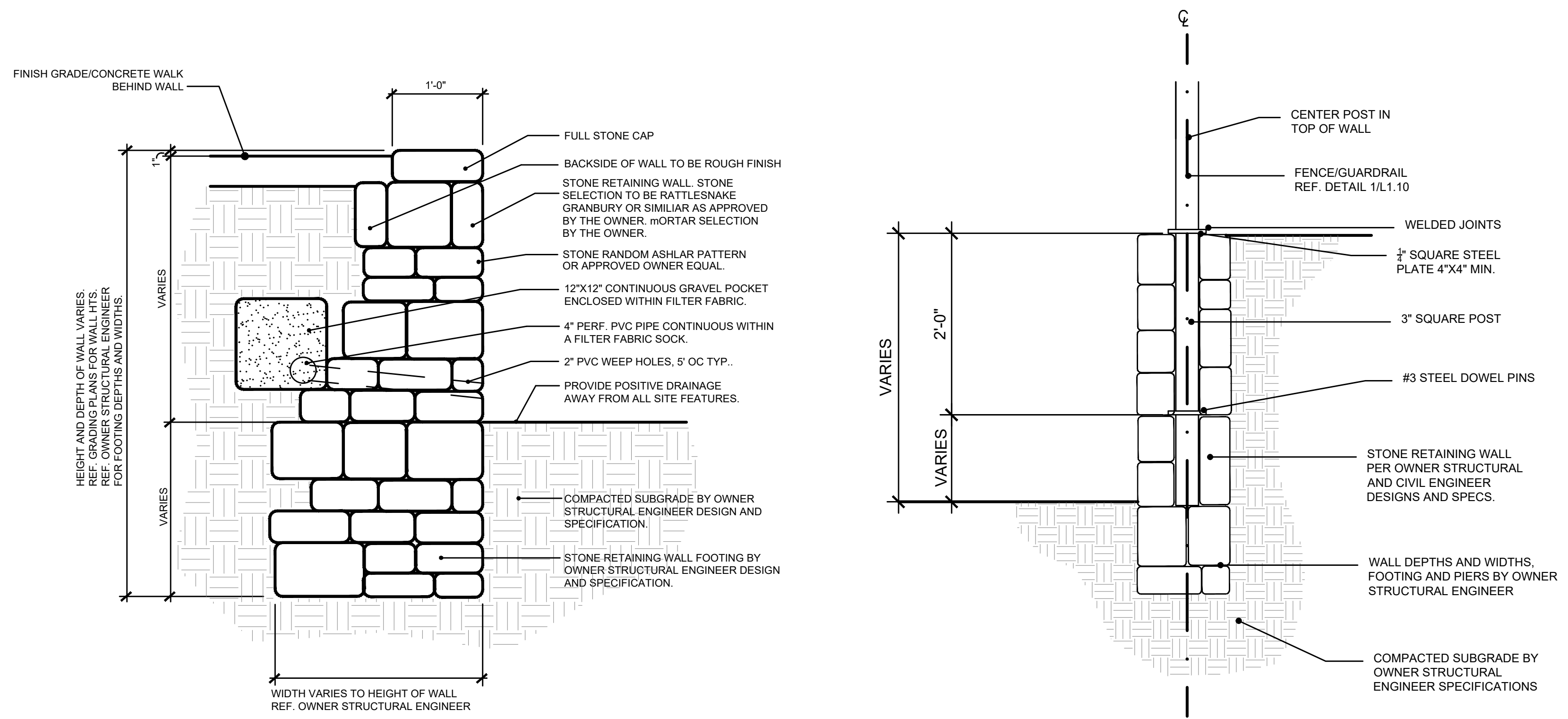
ISSUE FOR PERMIT

EVEREST REHABILITATION HOSPITAL
 DENISON, TEXAS
 JOB NUMBER: DBA-2403

CONSTRUCTION DETAILS

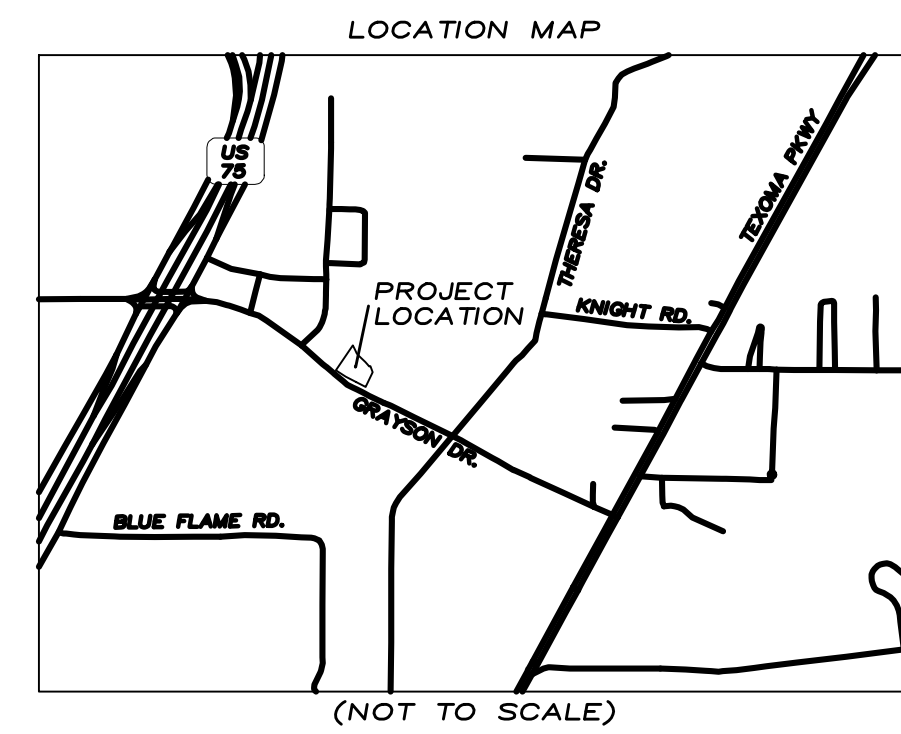


3 48" HT. METAL GUARDRAIL
 SCALE: 1"=1'-0"



2 STONE RETAINING WALL SECTION
 SCALE: 1"=1'-0"

1 GUARDRAIL/FENCE IN STONE WALL DETAIL
 SCALE: 1"=1'-0"



ISSUES:

①	04-15-24	CITY SUBMITTAL
○		
○		
○		

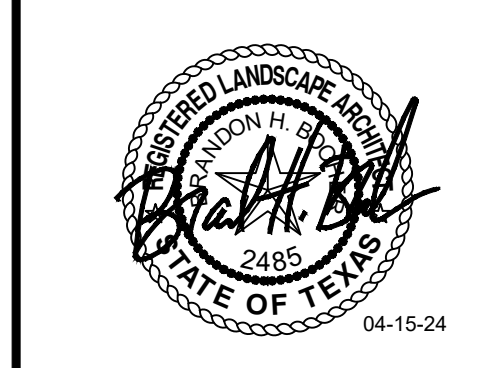
REVISIONS:

▲	05-07-24	CITY COMMENTS
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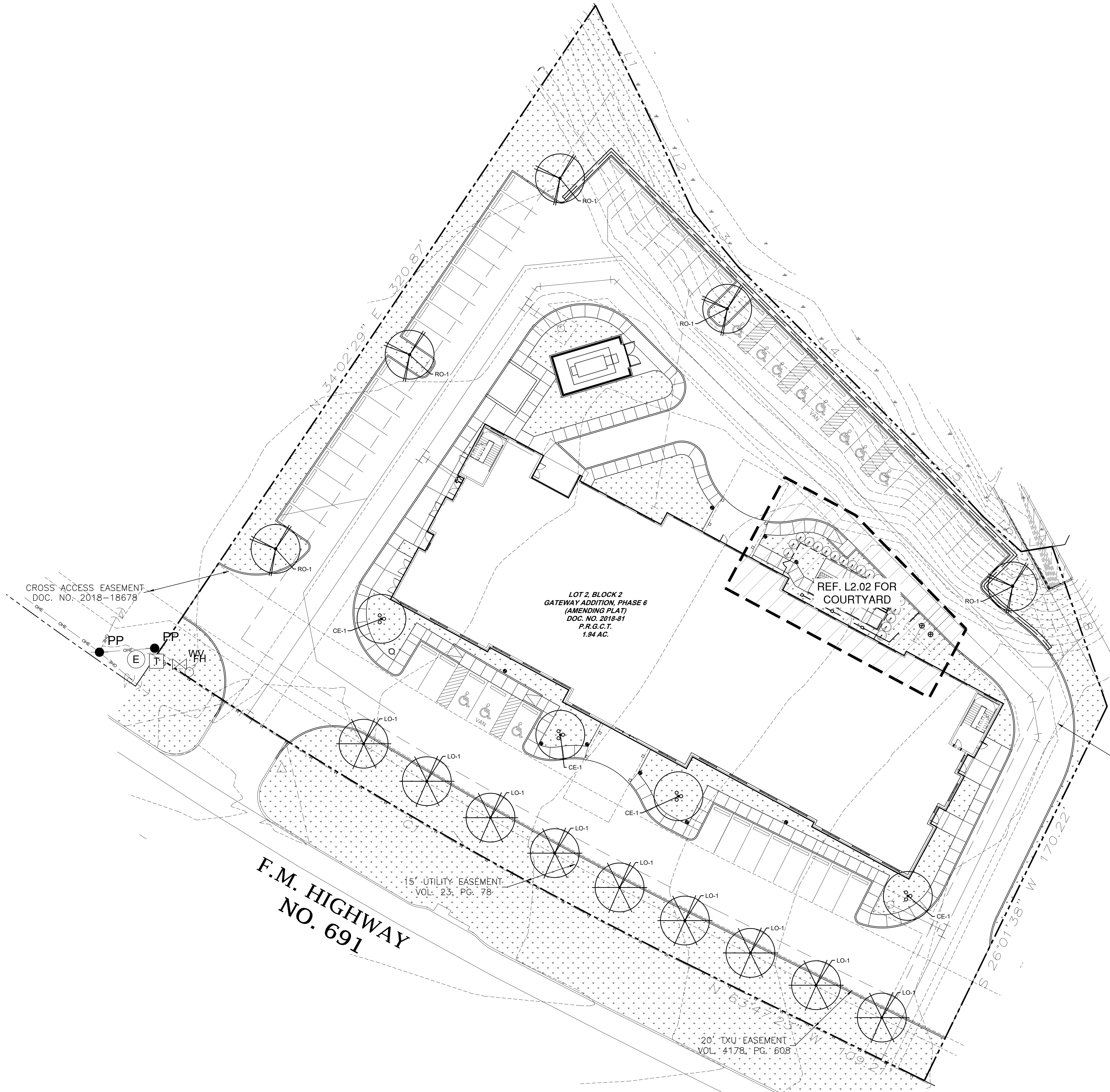
**EVEREST REHABILITATION
 HOSPITAL**
 DENISON, TEXAS

mgd
 landscape architects
 MEEKS DESIGN GROUP, INC.
 1755 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TEXAS 75080
 PH (972) 690-7474
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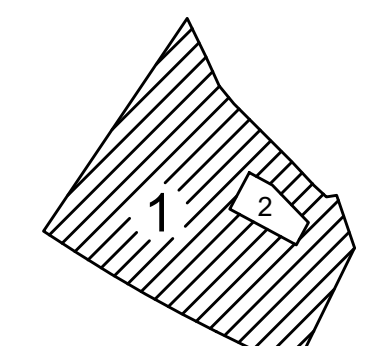


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 JOB NUMBER: DBA-2403

PLANTING PLAN
 L2.01

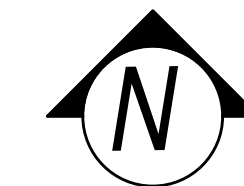
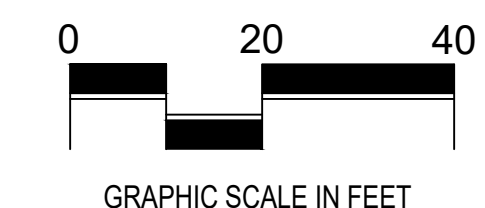


NO EXISTING TREES ON PROJECT SITE



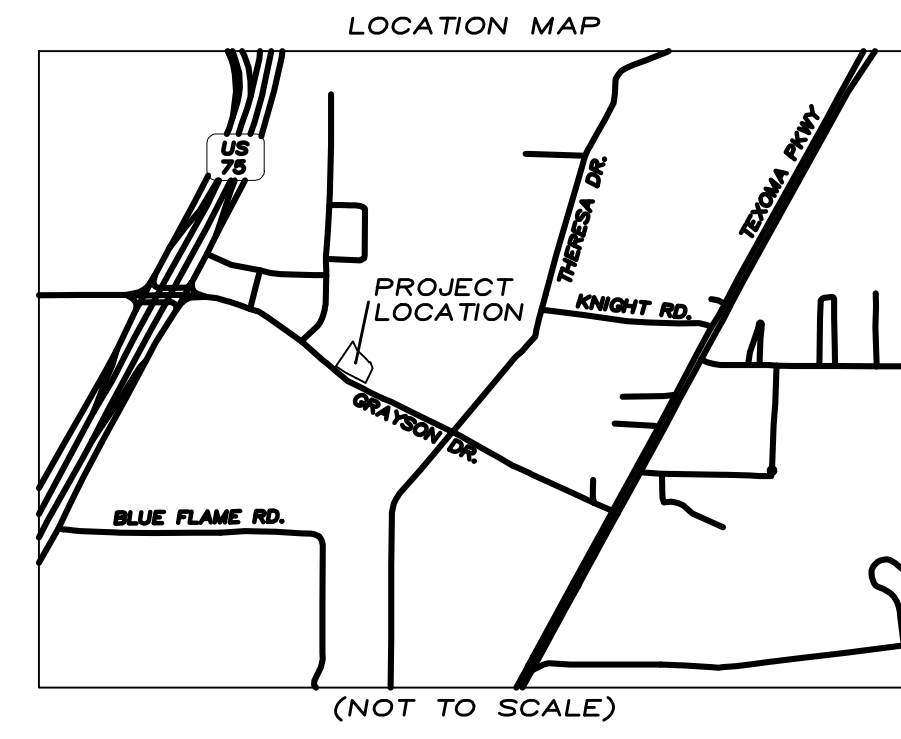
KEY PLAN

LANDSCAPE ARCHITECT
 MEEKS DESIGN GROUP
 1755 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TEXAS 75080
 (972) 690-7474
 BRANDON BOOHER
 BBOOHER@MDGLAND.COM



PLANTING PLAN

SCALE: 1" = 20'-0"



ISSUES:

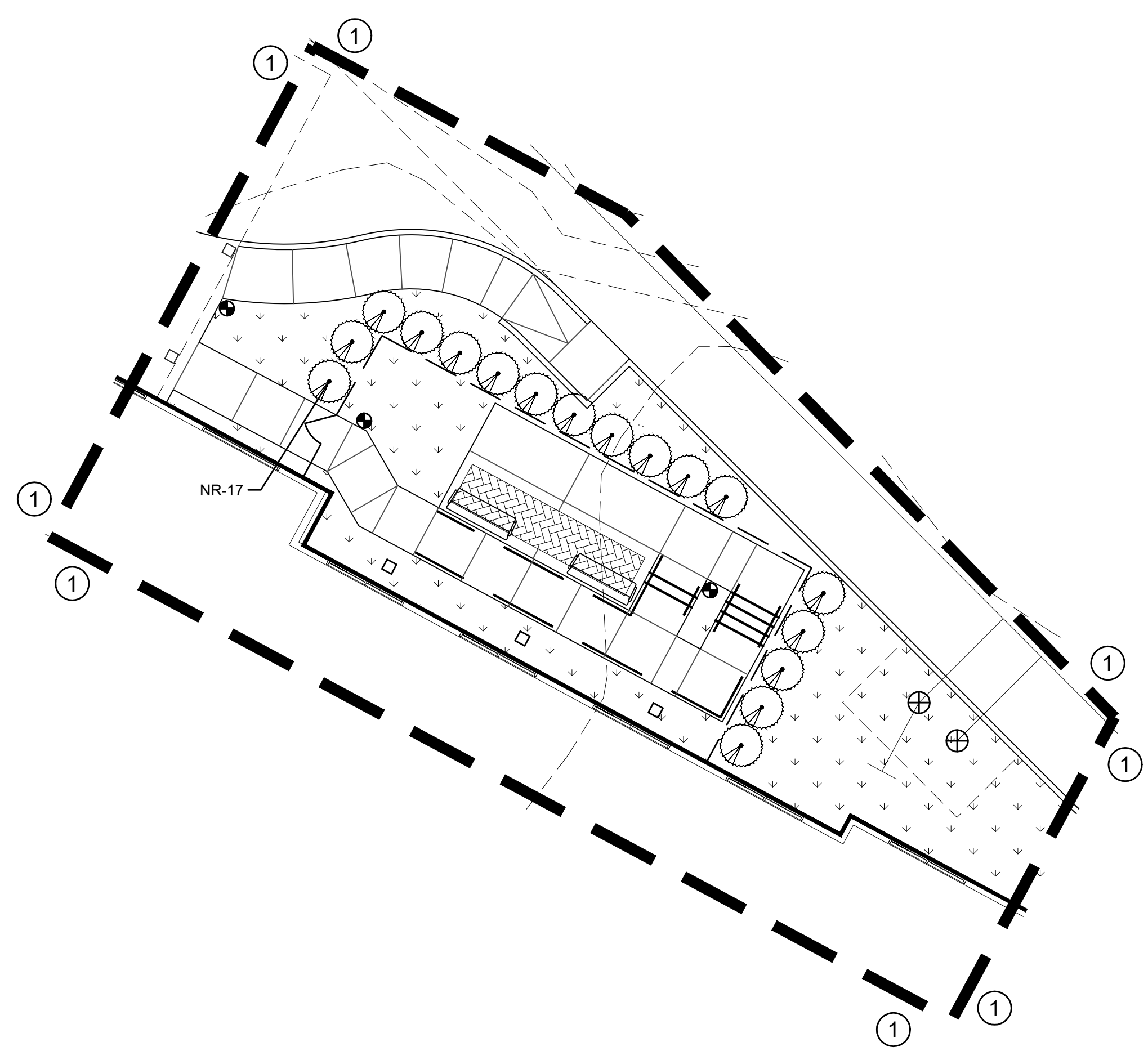
①	04-15-24	CITY SUBMITTAL
○		
○		

REVISIONS:

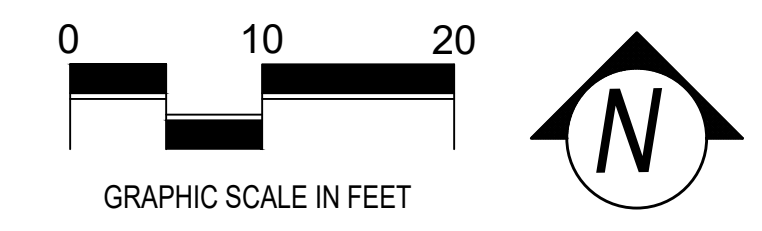
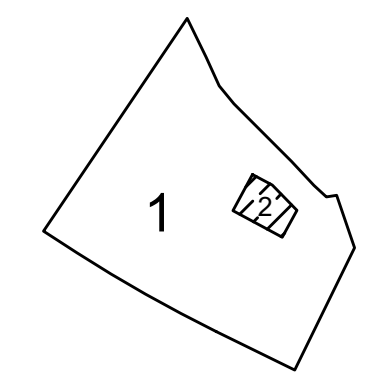
▲	05-07-24	CITY COMMENTS
▲		
▲		
▲		

CLIENT:
 Everest Realty Five, LLC
 Marc Sparks, managing partner
 5100 Beltline Rd., Suite 310
 Dallas, Texas 75254

EVEREST REHABILITATION HOSPITAL
 DENISON, TEXAS

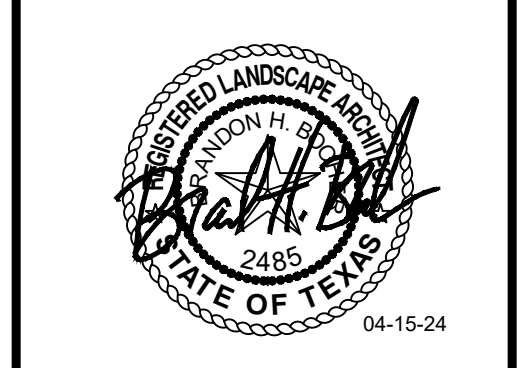


LANDSCAPE ARCHITECT
 MEEKS DESIGN GROUP
 1755 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TEXAS 75080
 (972) 690-7474
 BRANDON BOOHER
 BBOOHER@MDGLAND.COM



COURTYARD PLANTING PLAN
 SCALE: 1" = 10'-0"

mgd
 landscape architects
 MEEKS DESIGN GROUP, INC.
 1755 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TX 75080
 PH (972) 690-7474
 F (972) 690-7878



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 DENISON, TEXAS
 JOB NUMBER: DBA-2403

COURTYARD PLANTING PLAN
 L2.02

PLANT LEGEND					
SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
SHADE TREES					
CE	Ulmus crassifolia	Cedar Elm	4	3" Cal. Min.	12' Ht. Minimum
RO	Quercus shumardii	Shumard Red Oak	5	3" Cal. Min.	12' Ht. Minimum
LO	Quercus fusiformis	Escarpment Live Oak	9	3" Cal. Min.	12' Ht. Minimum
LARGE SHRUBS					
NR	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	17	7 Gal.	48" min. ht, 24" min. spread, Full to ground.
GROUNDCOVERS					
SS	Cynodon spp.	Common Bermuda	29,585+ S.F.		Solid sod (Rolled)

GENERAL MAINTENANCE:

REQUIRED PLANTS MUST BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPATIBLE WITH THE APPROVED LANDSCAPE PLAN WITHIN (90) NINETY DAYS AFTER NOTIFICATION FROM THE CITY. THE BUILDING OFFICIAL MAY EXTEND THE TIME PERIOD UP TO AN ADDITIONAL (90) DAYS DUE TO WEATHER CONSIDERATIONS. IF THE PLANTS HAVE NOT BEEN REPLACED AFTER APPROPRIATE NOTIFICATION AND/OR EXTENSION, THE PROPERTY OWNER SHALL BE IN VIOLATION OF THIS ORDINANCE.

ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER OR HIS AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS PLANTS WITHIN AN EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE PLANTS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS, SOME PLANTS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THEM.

LANDSCAPE PLAN NOTES:

- All turf areas are to be hydromulched with common bermuda grass or solid sod. Hydromulch may not be applied during Stage 3 drought conditions.
- Annual color plantings are to be determined at the time of planting.
- All lawn and landscape areas are to be separated by Ryerson Steel Edging or a trench edge.
- All trees and planting beds are to be laid out in the field by the landscape contractor for review by the owner's representative prior to excavation or preparation of planting areas. Contractor assumes full responsibility for failure to obtain owner's review of the layout including modifications required.
- Landscape contractor is responsible for location all underground utilities and structures wether or not shown on the plans. And shall be responsible for damage to said utilities or structures caused by his forces. Ref. Civil plans for proposed utility line locations.
- Planting area preparation to include minimum 1.5" to 3" approved organic matter (Back to earth or living earth) tilled into the top 8" of planting area soil unless otherwise specified. Remove all rocks, clods and debris. Leave planting areas smooth and assure positive drainage away from building as shown.

PLANTING NOTES

- ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE SEEDED/SODDED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITES AND INSURE POSITIVE DRAINAGE IN ALL AREAS SEEDED/SODDED.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING SETBACK LINES, EASEMENT LINES, AND VISIBILITY LINES IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES, SHOWN ON THIS PLAN AND NOT SHOWN ON THESE PLANS, IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SITE FEATURES.
- STEEL EDGING OR A NATURAL BEVELLED EDGE SHALL BE INSTALLED AT ALL LOCATIONS WHERE PLANT MATERIALS MEET TURF AREAS.

NOTE:

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NOTE:

ALL PLANT MATERIAL SHALL BE COVERED UNDER A ONE YEAR WARRANTY. WARRANTY PERIOD BEGINS ON DATE OF FINAL ACCEPTANCE.

TOTAL SITE AREA

84,623.72 S.F. (1.94 ACRES)

STREET YARD LANDSCAPING

REQUIRED: 10 FOOT LANDSCAPE STRIP
3" TREES FOR EVERY 40 L.F. OF STREET FRONTAGE

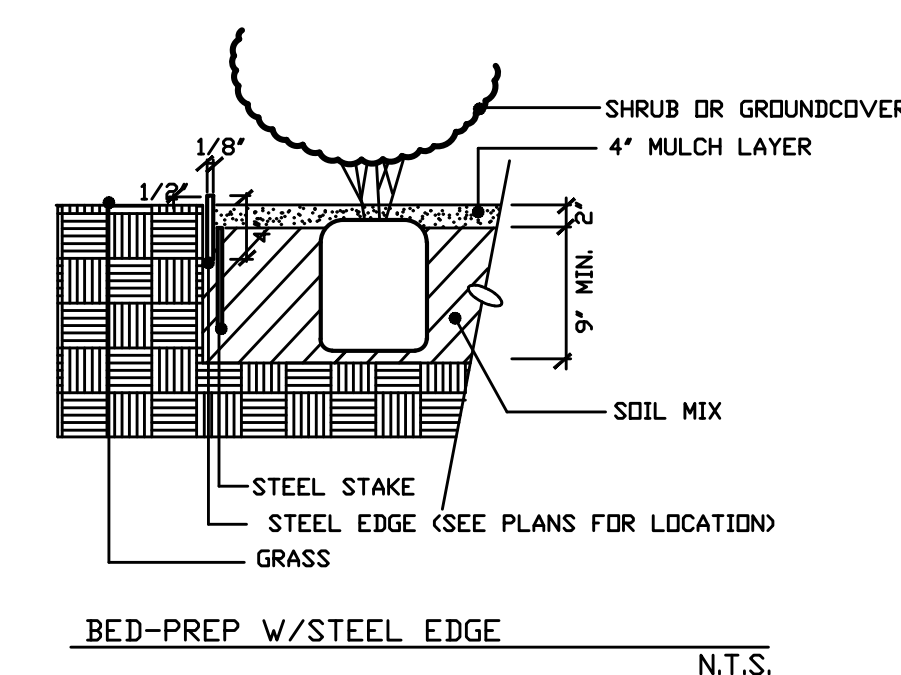
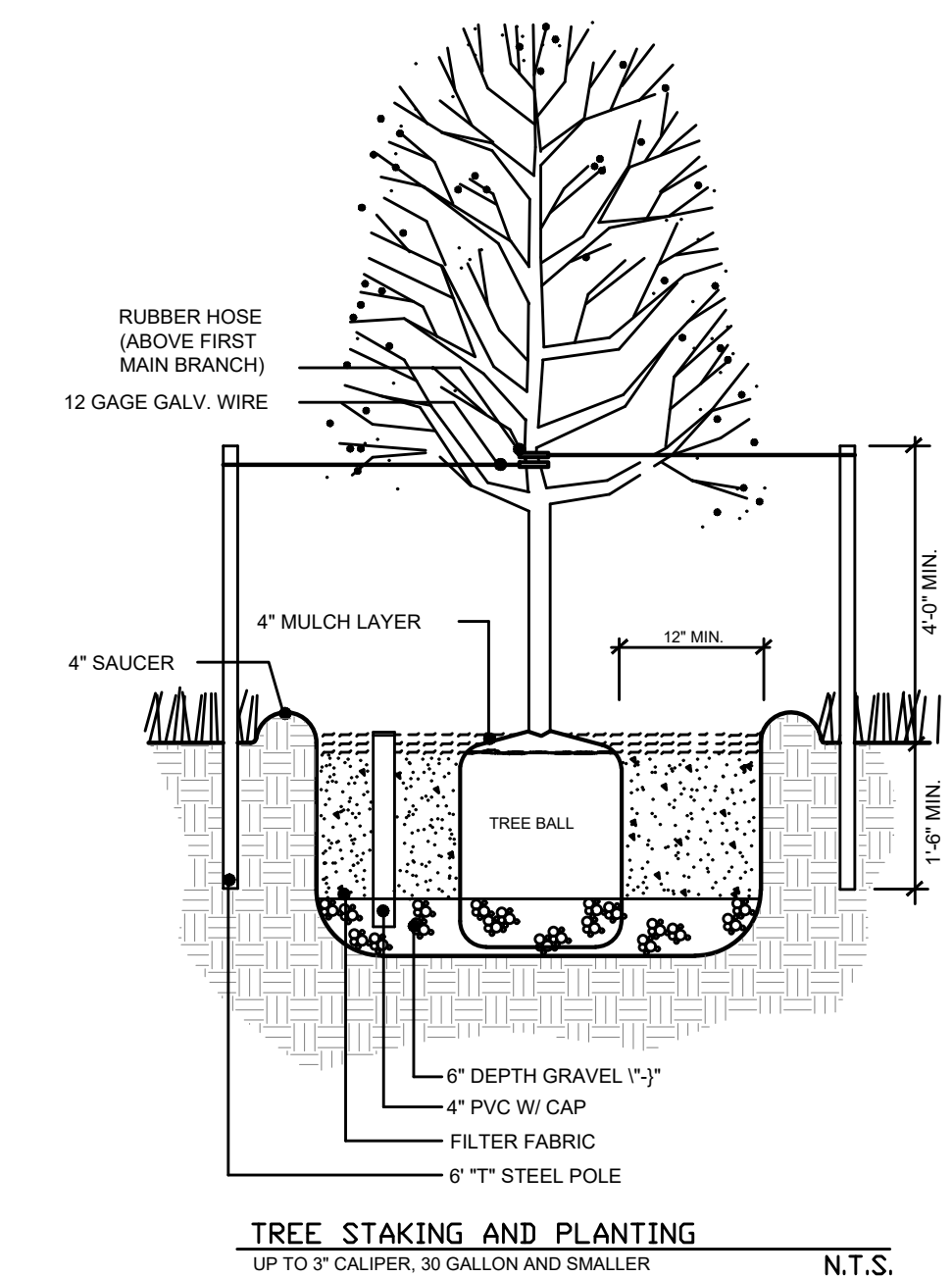
FM 691: 359 L.F. / 40 L.F. = 8.98 TREES

PROVIDED: 10+ FOOT LANDSCAPE STRIP
(9) 3" TREES PROVIDED ALONG STREET FRONTAGE

PARKING LOT TREES (53 PARKING SPACES)

REQUIRED: 1 TREE PER 15 PARKING SPACES & A LANDSCAPE AREA WITH (53 PARKING SPACES / 15 = 3.53 TREES)
8 S.F. OF INTERIOR LANDSCAPE AREA FOR EVERY PARKING SPACE (53 PARKING SPACES X 8 S.F. = 424 S.F. OF LANDSCAPE AREA)

PROVIDED: 9 (3" CAL) TREES
424+ S.F. OF LANDSCAPE AREA



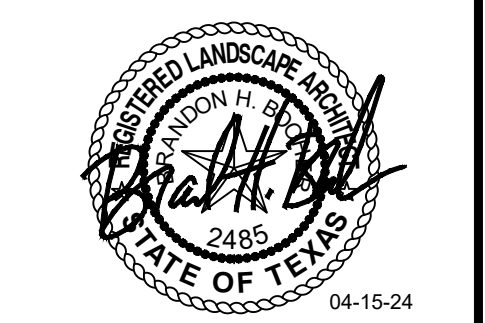
LANDSCAPE ARCHITECT
BRANDON BOOHER
(972) 690-7474

ISSUES:
04-15-24 CITY SUBMITTAL
REVISIONS:
05-07-24 CITY COMMENTS

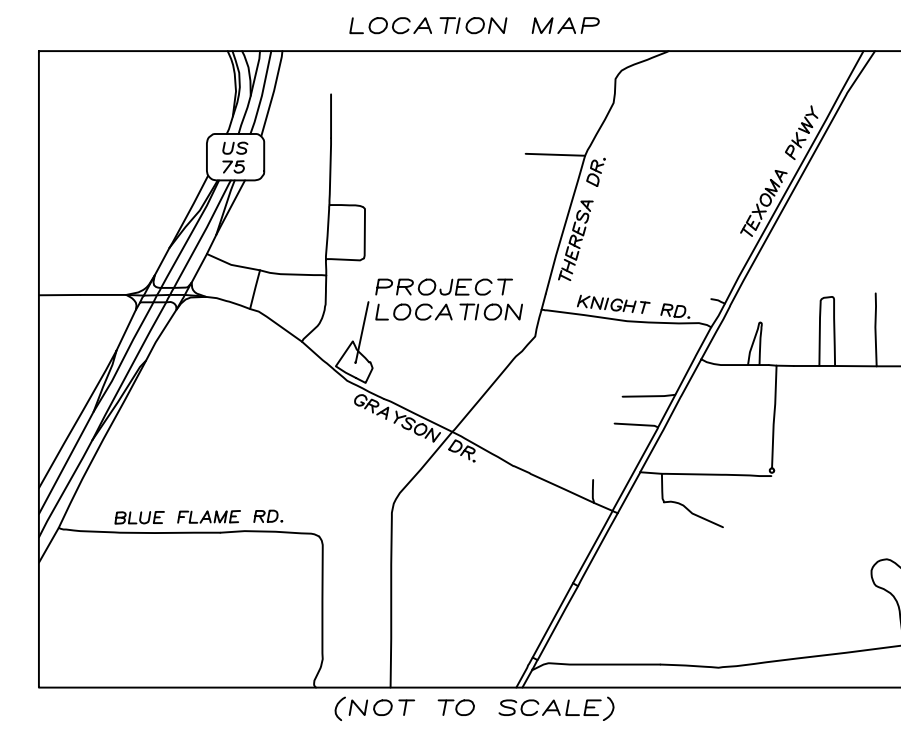
CLIENT:
Everest Realty Five, LLC
Marc Sparks, managing partner
5100 Beltline Rd., Suite 310
Dallas, Texas 75254

EVEREST REHABILITATION HOSPITAL
DENISON, TEXAS

mgt
landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



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DENISON, TEXAS
JOB NUMBER: DBA-2403
PLANT LIST & DETAILS
L2.03



ISSUES:

①	04-15-24	CITY SUBMITTAL
○		
○		
○		

REVISIONS:

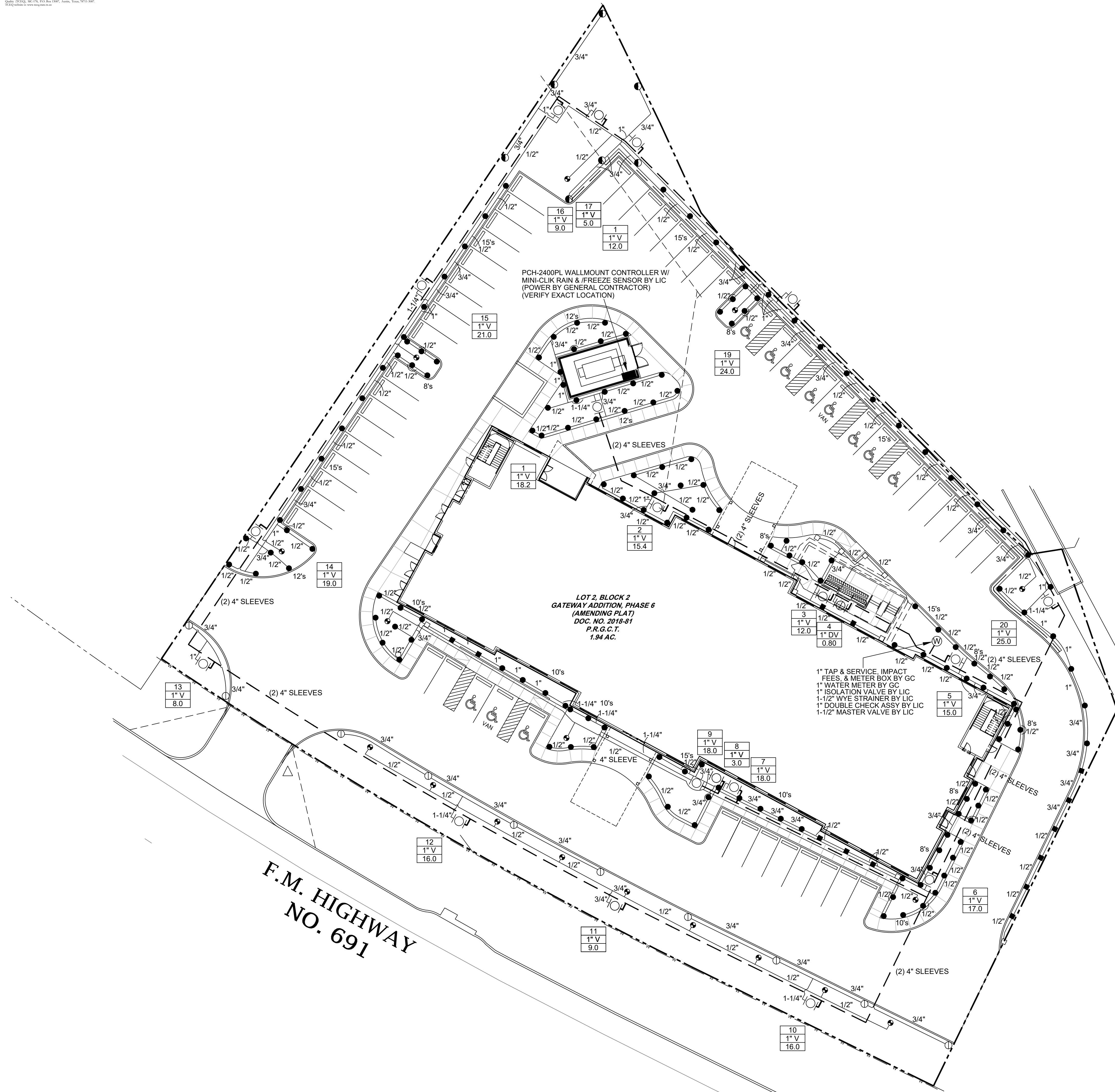
▲	05-07-24	CITY COMMENTS
▲		
▲		
▲		

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 Everest Realty Five, LLC
 Marc Sparks, managing partner
 5100 Beltline Rd., Suite 310
 Dallas, Texas 75254

SETH HEIDMAN
 IRRIGATION DESIGN & CONSULTING, LLC
2007 W. Parker Rd., #400, Dallas, Texas 75244

EVEREST REHABILITATION HOSPITAL

DENISON, TEXAS

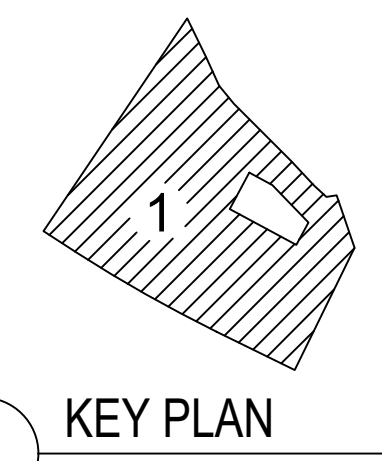


IRRIGATION LEGEND:

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
●	LAWN SPRAY HEAD	HUNTER (30 PSI)	PROS-04-CV WITH MPR PLASTIC NOZZLE ON HUNTER SJ SWING JOINT
□	LAWN SPRAY END STRIP HEAD	HUNTER (30 PSI)	PROS-04-CV WITH 15EST PLASTIC NOZZLE ON HUNTER SJ SWING JOINT
■	LAWN SPRAY CENTER STRIP HEAD	HUNTER (30 PSI)	PROS-04-CV WITH 15CST PLASTIC NOZZLE ON HUNTER SJ SWING JOINT
⊕	BUBBLER HEAD	HUNTER (30 PSI)	PCB-50 PLASTIC BUBBLER NOZZLE ON HUNTER SJ SWING JOINT
⊙	BUBBLER HEAD	HUNTER (30 PSI)	PCB-10 PLASTIC BUBBLER NOZZLE ON HUNTER SJ SWING JOINT
⊙	ROTARY HEAD PART-CIRCLE	HUNTER (40 PSI)	PGP-CV ULTRA W/ #7 NOZZLE ON HUNTER HSJ SWING JOINT ASSEMBLY
⊙	ROTARY HEAD PART-CIRCLE	HUNTER (40 PSI)	PGP-CV ULTRA W/ #10 NOZZLE ON HUNTER HSJ SWING JOINT ASSEMBLY
▲	QUICK COUPLING VALVE	HUNTER	HO-DNP WITH LASCO BALL VALVE WITH PURPLE LID
○	REMOTE CONTROL VALVE	HUNTER	ICV WITH ACCU-SYNC PRESSURE REGULATOR, REFER TO PLANS FOR SIZE
■	CONTROLLER	HUNTER	PHC-1200 WALLMOUNT WITH MINI-CLIK WIRELESS RAIN AND FREEZE SENSOR
—	MAINLINE PIPING	REFER TO SPEC.	CLASS 200 PVC
—	LATERAL PIPING	REFER TO SPEC.	3/4" & LARGER - CLASS 200 PVC 1/2" - CLASS 315 PVC
⊕	REMOTE CONTROL DRIP VALVE	HUNTER	ICZ-100 CONTROL ZONE KIT
—	DRIP HEADER PIPING	REFER TO SPEC.	CLASS 200 PVC UNLESS OTHERWISE NOTED
—	PLANTING BED DRIPLINE TUBING	HUNTER	PLD-CV-06-18 AT 18" O.C. WITH PLD INSERT FITTINGS, 12 GA. GALVANIZED STAKES AND DRIP INDICATOR HEAD
⊙	WATER METER	REFER TO SPEC.	PER LOCAL BUILDING CODE
⊙	ISOLATION VALVE	NIBCO	T-29, REFER TO PLAN FOR SIZE
⊙	WYE STRAINER	FEBCO	650, REFER TO PLAN FOR SIZE
⊙	DCVA BACKFLOW PREVENTER	FEBCO	850, REFER TO PLAN FOR SIZE
⊙	MASTER VALVE	HUNTER	ICV, REFER TO PLAN FOR SIZE
⊙	STATION NUMBER		VALVE SIZE GPM (APPROX.)

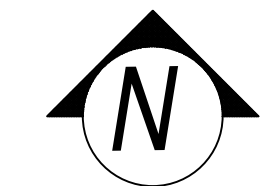
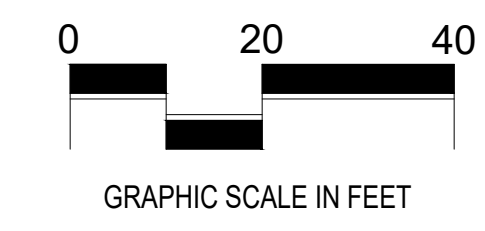
F.M. HIGHWAY NO. 691

LANDSCAPE ARCHITECT
 MEEKS DESIGN GROUP
 1755 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TEXAS 75080
 (972) 690-7474
 BRANDON BOOHER
 BBOOHER@MDGLAND.COM

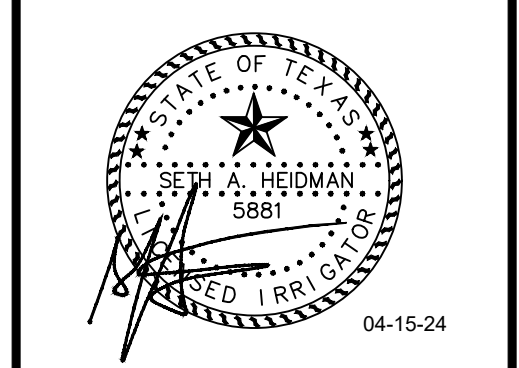


IRRIGATION PLAN

SCALE: 1" = 20'-0"



mgd
 landscape architects
 MEEKS DESIGN GROUP, INC.
 1755 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TEXAS 75080
 PH (972) 690-7474
 F (972) 690-7878

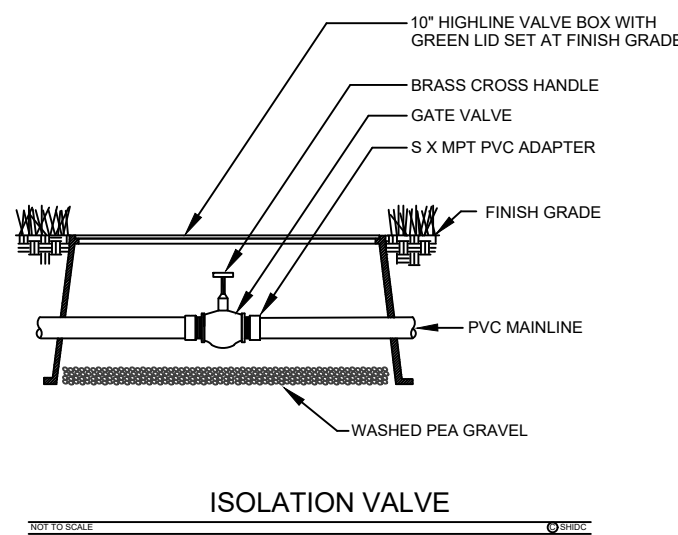


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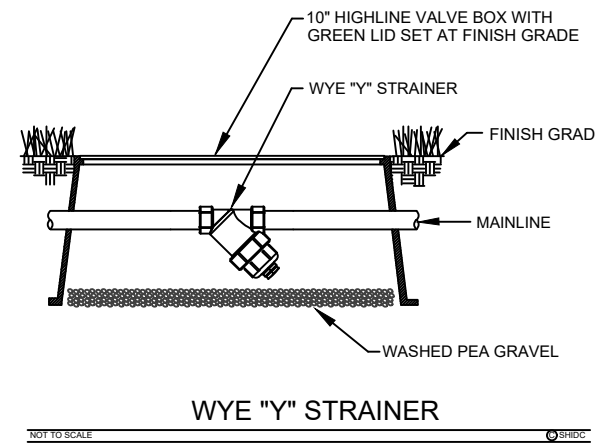
EVEREST REHABILITATION HOSPITAL
 DENISON, TEXAS
 JOB NUMBER: DBA-2403

IRRIGATION PLAN

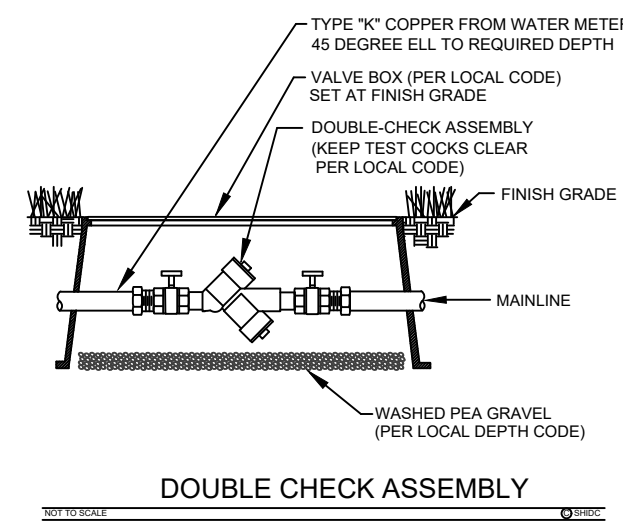
L3.01



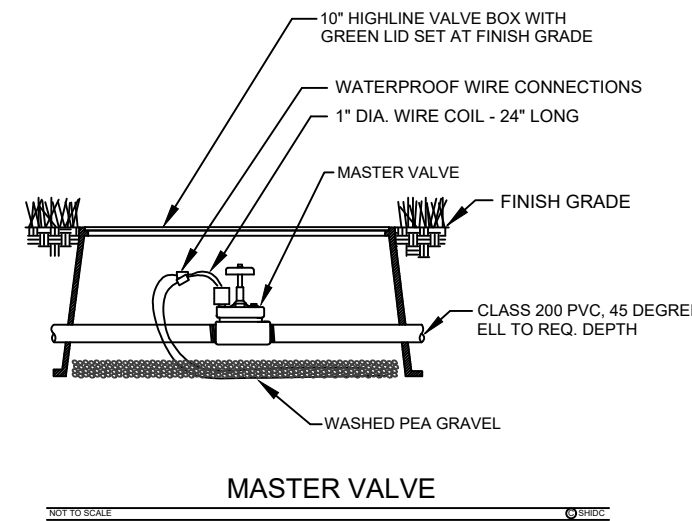
ISOLATION VALVE



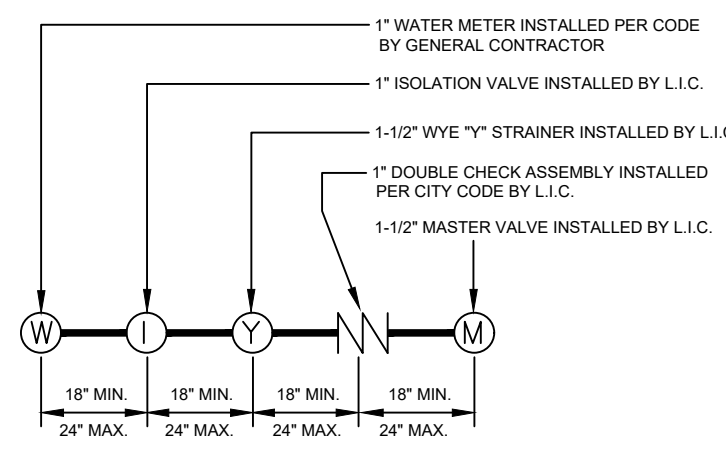
WYE "Y" STRAINER



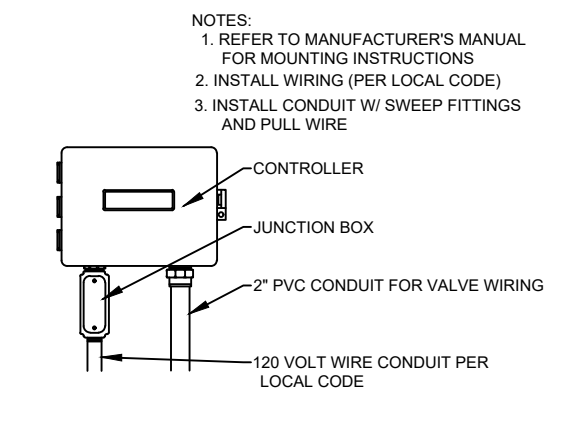
DOUBLE CHECK ASSEMBLY



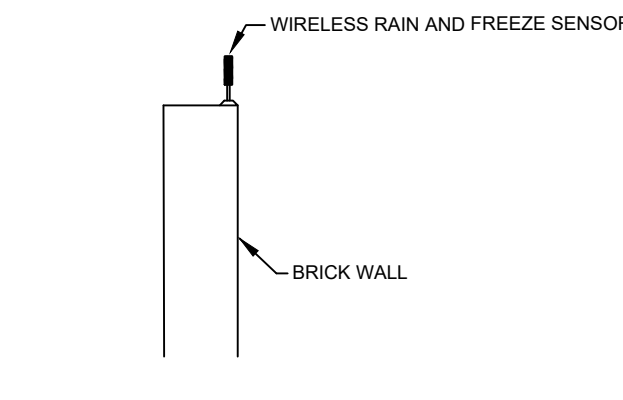
MASTER VALVE



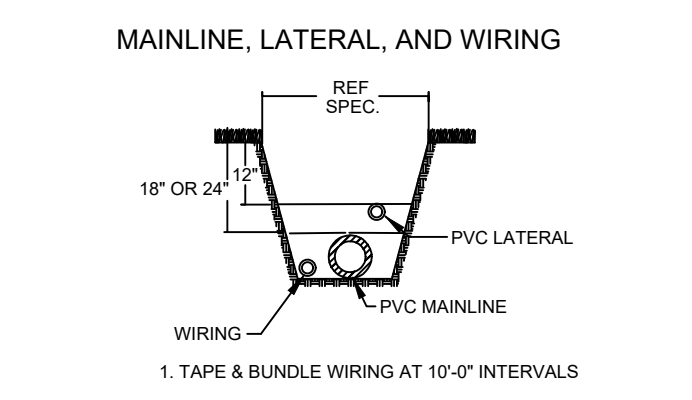
WATER SOURCE LAYOUT



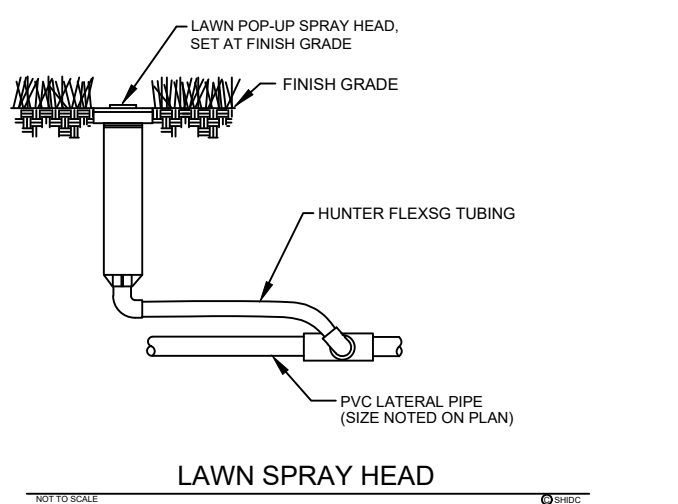
WALLMOUNT CONTROLLER



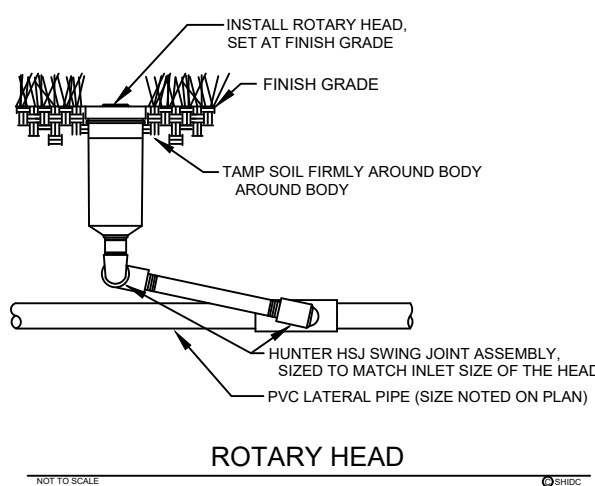
WALLMOUNT SENSOR



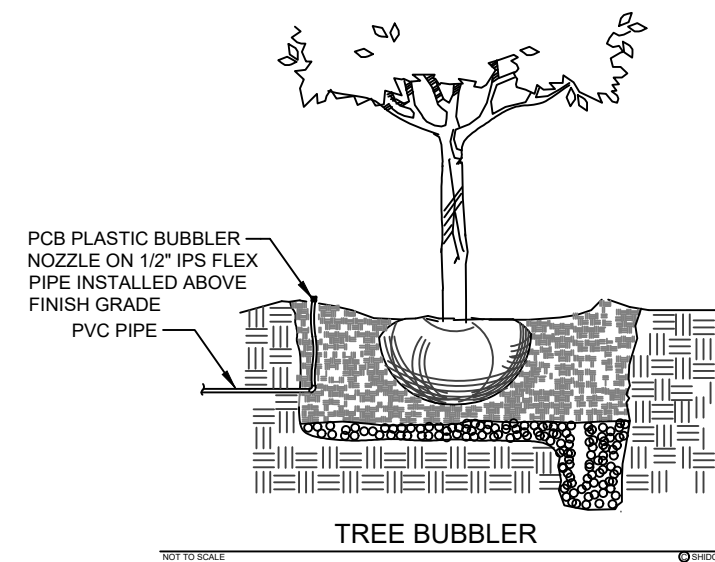
TRENCHING DETAIL



LAWN SPRAY HEAD



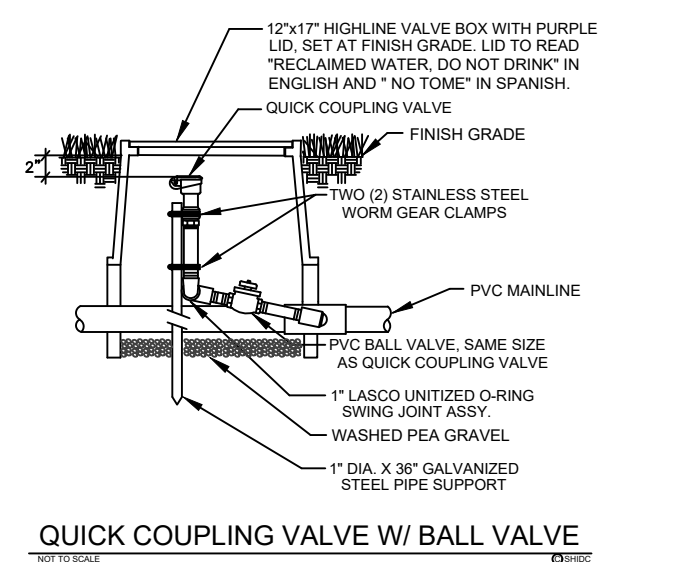
ROTARY HEAD



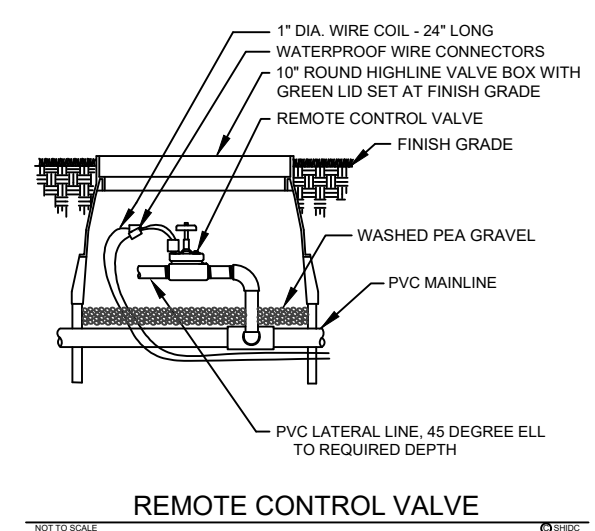
TREE BUBBLER

FLOW/GPM	PIPE SIZE
0 - 4.0	1/2"
4.1 - 9.5	3/4"
9.6 - 14.5	1"
14.6 - 27.0	1-1/4"
27.1 - 35.0	1-1/2"
35.1 - 55.0	2"
55.1 - 70.0	2-1/2"

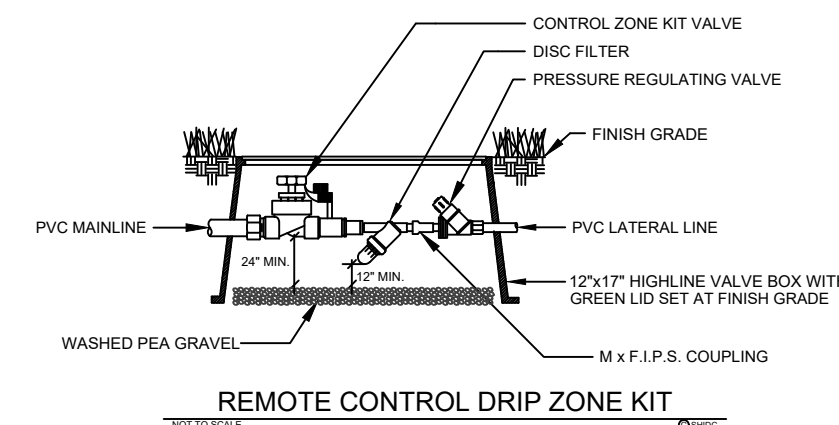
PVC PIPE SIZE CHART



QUICK COUPLING VALVE W/ BALL VALVE



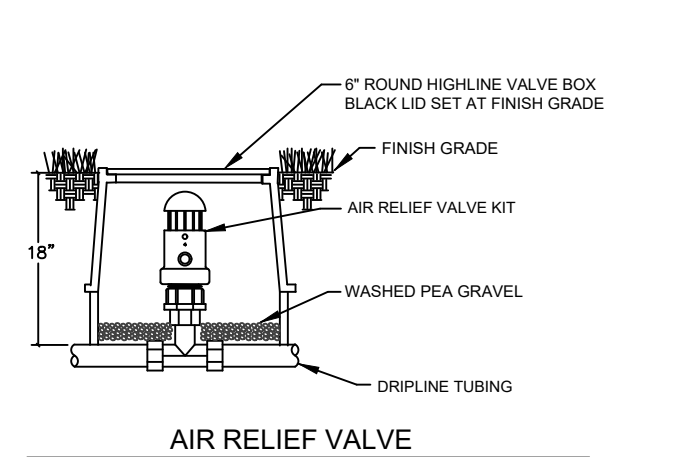
REMOTE CONTROL VALVE



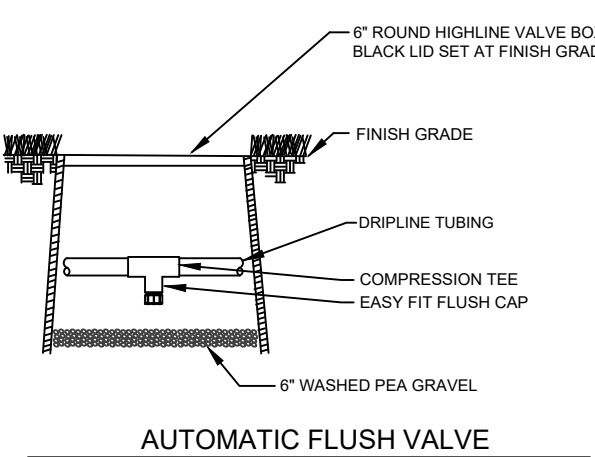
REMOTE CONTROL DRIP ZONE KIT

EQUIPMENT	LOSS
25' 1" SERVICE LINE	2.0
1" WATER METER	2.5
1" ISOLATION VALVE	0.5
1-1/2" WYE STRAINER	1.5
1" BACKFLOW DEVICE	4.0
1-1/2" MASTER VALVE	2.5
500' 1-1/2" LOOPED MAINLINE	2.5
CONTROL VALVE	2.5
LATERALS/FITTINGS	2.5
ZONE	40.0
TOTAL	60.5

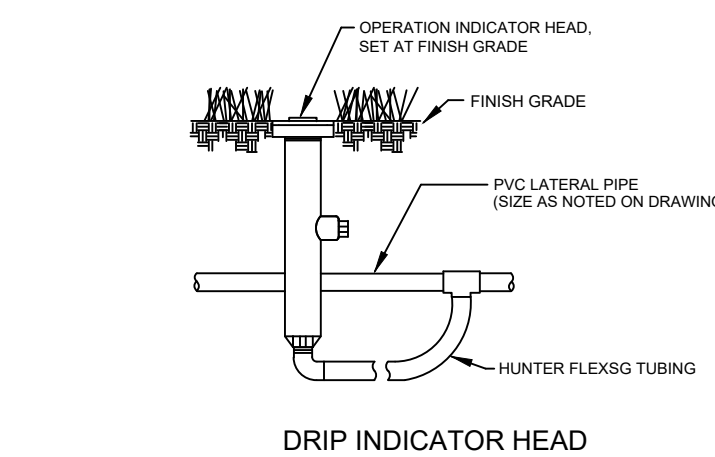
DESIGN PRESSURE LOSS



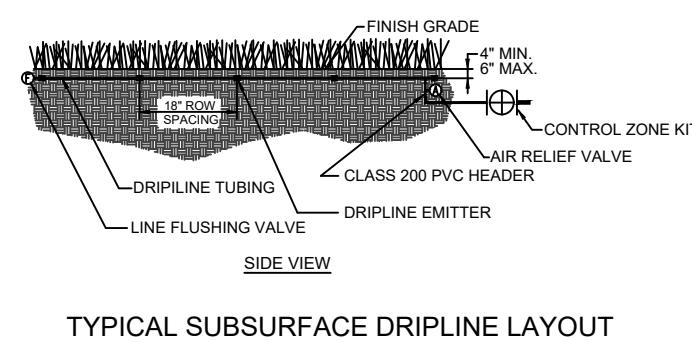
AIR RELIEF VALVE



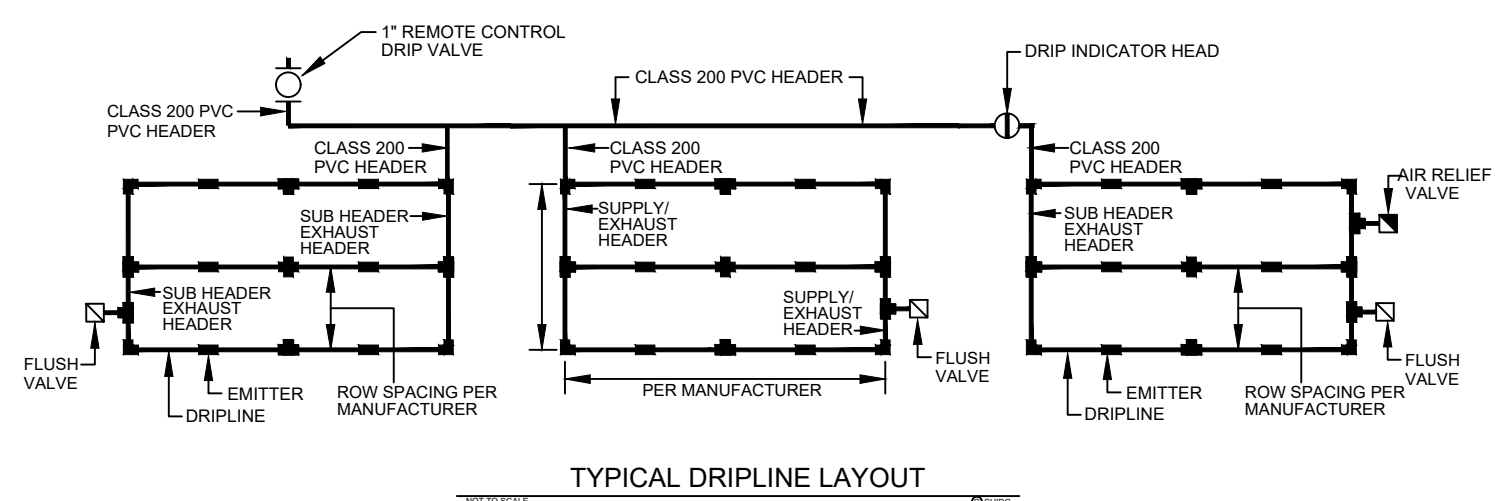
AUTOMATIC FLUSH VALVE



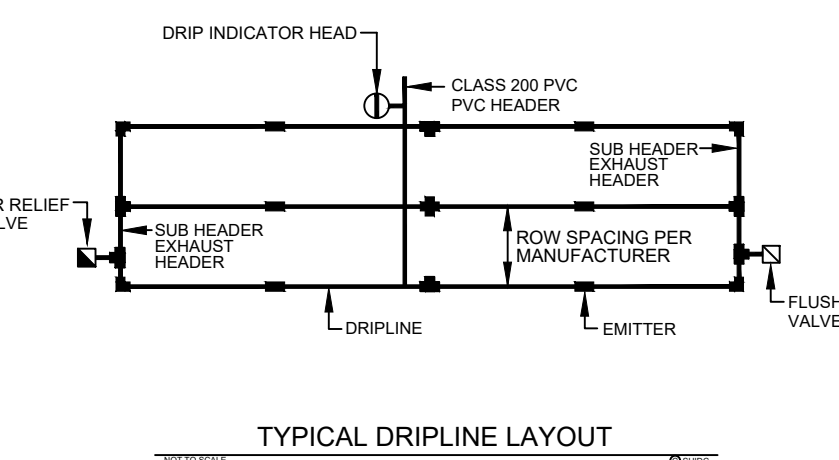
DRIP INDICATOR HEAD



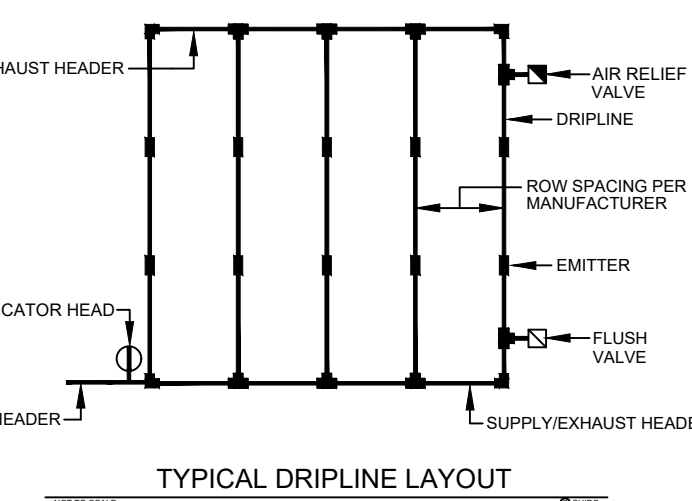
TYPICAL SUBSURFACE DRIPLINE LAYOUT



TYPICAL DRIPLINE LAYOUT



TYPICAL DRIPLINE LAYOUT



TYPICAL DRIPLINE LAYOUT

NOTES:

- 24 VOLT LEAD AND COMMON VALVE WIRING SHALL BE A MINIMUM OF UF-14 GA. SINGLE CONDUCTOR. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR PROPER WIRE SIZE. WIRE SPLICES SHALL BE 3M-DBY PERMANENT AND WATERPROOF PER THE SPECIFICATIONS.
- COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- LATERAL PIPING SHALL HAVE A MINIMUM OF 12" OF COVER. MAINLINE AND PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18" OF COVER. ALL FITTINGS TO BE SCHEDULE 40 PVC. USE SOLVENT WELD PVC GLUE AND PURPLE PRIMER FOR PVC CONNECTIONS. PIPING AND VALVES IN PAVING SHOWN FOR CLARITY, INSTALL IN ADJACENT PLANTING BED OR LAWN AREA. SIZE ALL LATERAL PIPING PER MANUFACTURER'S RECOMMENDATIONS OF NOT EXCEEDING 5 FPS. REFERENCE PIPE SIZE CHART.
- CONNECT LAWN SPRAY, TREE BUBBLER, AND DRIP INDICATOR HEADS TO LATERAL PIPING WITH HUNTER 1/2" SJ SWING JOINT. CONNECT ROTARY HEADS TO LATERAL PIPE WITH HUNTER HSI SWING JOINT.
- INSTALL QUICK COUPLING VALVES IN TWELVE BY SEVENTEEN (12"x17") INCH HIGHLINE VALVE BOX. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH HUNTER HSI SWING JOINT. SUPPLY OWNER WITH ONE (1) COUPLER KEY WITH SWIVEL HOSE BIBB EACH. VALVES TO BE INSTALLED SO THAT TOP OF QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX TOP. PURPLE LID READS "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH. INSTALL EVERY 200'-0" ON CENTER ALONG ENTIRE LENGTH OF MAINLINE.
- PERFORM ELECTRICAL WORK IN ACCORDANCE WITH LOCAL BUILDING CODE. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX AND HARDWIRED WITHIN FIVE (5') FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR.
- INSTALL REMOTE CONTROL VALVES AND WIRE SPLICES IN TEN (10") INCH ROUND HIGHLINE VALVE BOXES.
- INSTALL SLEEVES UNDER ALL HARDSCAPE SURFACES SUCH AS ROADS, DRIVES, WALKS, ETC. WHETHER SHOWN OR NOT. SLEEVES SHALL BE CLASS 200 PVC, SIZED AS NOTED ON PLANS AND INSTALLED BY IRRIGATION CONTRACTOR.
- ADJUST NOZZLES FOR SITUATIONS THAT REQUIRE LESS THAN 90 DEGREE RADIUS SPRAY. THIS MAY REQUIRE ADJUSTABLE NOZZLES. NO OVERSPRAY ALLOWED ON ANY HARDSCAPE SURFACES.
- DESIGN PRESSURE IS 60.5 PSI. STATIC PRESSURE IS 65 PSI. TEN DAYS PRIOR TO START OF CONSTRUCTION, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN STATED DO NOT START WORK UNTIL NOTIFIED TO PROCEED.
- MINIMUM DISTANCE BETWEEN MAIN LINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) TO BE EIGHTEEN (18") INCHES AND MINIMUM HORIZONTAL DISTANCE OF TWENTY-FOUR (24") INCHES BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- INSTALL REMOTE CONTROL DRIP ZONE KITS IN TWELVE BY SEVENTEEN (12"x17") INCH HIGHLINE VALVE BOXES.
- INSTALL DRIPLINE MINIMUM OF 2" AND A MAXIMUM OF 4" FROM HARDSCAPE SURFACES. STAKE DRIPLINE AND RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE INSTALLATION. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS OF 5'-0" PS IN DRIPLINE.
- INSTALL DISTRIBUTION TUBING, STAKES, EMITTERS, TRANSFER FITTINGS, DIFFUSER BUG CAP, CONTROL ZONE KITS, ETC. NECESSARY FOR PROPER INSTALLATION OF THE BEDS. ALL PVC HEADER PIPING TO BE CLASS 200 PVC SOLVENT WELD PIPE. INSERT ALL HUNTER PLD BARBED FITTINGS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL ONE DRIP INDICATOR HEAD FOR EACH DRIP ZONE. INDICATOR HEAD TO BE A HUNTER ECO INDICATOR HEAD.
- AIR/VACUUM RELIEF VALVE TO BE HUNTER PLD-ARV INSTALLED IN A SIX-INCH (6") HIGHLINE VALVE BOX WITH 6" OF GRAVEL SUMP. AUTOMATIC FLUSH VALVE TO BE HUNTER AFV INSTALLED IN A SIX-INCH (6") HIGHLINE VALVE BOX WITH 6" OF GRAVEL SUMP. INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY ONE (1) AIR RELIEF VALVE AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
- HUNTER PLD-CV DRIPLINE AND DISTRIBUTION TUBING TO BE INSTALLED BELOW FINISH GRADE APPROXIMATELY 4" TO 6" PER MANUFACTURER'S RECOMMENDATIONS. ALL DRIPLINE TO BE INSTALLED MINIMUM OF 1'-4" AND MAXIMUM OF 1'-8" ROW SPACING UNLESS INSTRUCTED OTHERWISE. VERIFY THE EXACT EMITTER FLOW, EMITTER SPACING, AND ROW SPACING WITH MANUFACTURER PRIOR TO INSTALLING TO PROVIDE PROPER PRECIPITATION RATE BASED ON PLANT MATERIAL AND SOIL TYPE. TUBING TO BE STAKED WITH 12 GA. GALVANIZED TIE DOWNS. INSTALL STAKES EVERY 3'-0" ALONG ENTIRE LENGTH OF TUBING AND A MINIMUM OF 24" FROM ANY FITTINGS.
- DO NOT INSTALL ANY IRRIGATION EQUIPMENT WITHIN THE TxDOT RIGHT OF WAY. THIS EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HEADS, VALVES, PIPES, WIRES, ETC.
- PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE ROOT ZONES. CONTRACTOR MUST STAKE DITCHES AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO ANY TRENCHING OR DIGGING.
- THIS IRRIGATION SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS, ORDINANCES, RULES, REGULATIONS OR ORDERS WHETHER SHOWN OR NOT. THESE LAWS, ORDINANCES, RULES, REGULATIONS OR ORDERS SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. CONTRACTOR IS CAUTIONED THAT THEY ARE TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS OR LOCAL CODES CONCERNING LANDSCAPE IRRIGATION. A LICENSED IRRIGATOR OR LICENSED IRRIGATION TECHNICIAN SHALL BE ON-SITE AT ALL TIMES WHILE THE LANDSCAPE IRRIGATION SYSTEM IS BEING INSTALLED PER CITY OF DENISON REQUIREMENTS.

ISSUES:	
①	04-15-24 CITY SUBMITTAL
○	
○	
○	
REVISIONS:	
▲	05-07-24 CITY COMMENTS
▲	
▲	
▲	
▲	

CLIENT:
 Everest Realty Five, LLC
 Marc Sparks, managing partner
 5100 Bellline Rd., Suite 310
 Dallas, Texas 75254

SETH HEIDMAN
 IRRIGATION DESIGN & CONSULTING, LLC
1000 W. Parker Dr., #400, Dallas, Texas 75201. Tel: 972.414.0244

EVEREST REHABILITATION HOSPITAL

DENISON, TEXAS

mgb
 landscape architects

MECKS DESIGN GROUP, INC.
 1755 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TX 75080
 PH (972) 690-7474
 F (972) 690-7878

04-15-24

ISSUE FOR PERMIT

EVEREST REHABILITATION HOSPITAL

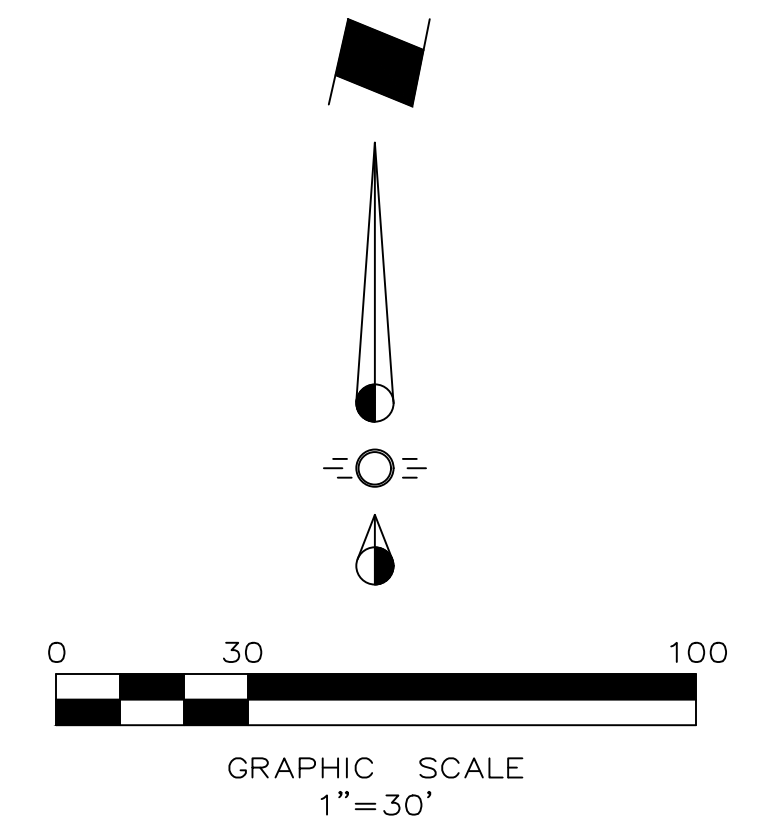
DENISON, TEXAS

JOB NUMBER: DBA-2403

IRRIGATION NOTES & DETAILS

LIMITS OF ZONE AE
100-YEAR FLOOD
HAZARD AREA AS
DETERMINED BY LOMA

FEMA FLOOD MAP NO.
48181C 0280 F
EFFECTIVE DATE
09/29/2010



WATER & SANITARY SEWER NOTES

- All materials and construction shall be in accordance with the City of Denison Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision), and to the regulations of The Texas Commission on Environmental Quality.
- Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
- The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
- All sewer lines shall be PVC SDR-35.
- All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscape areas must have a final rim grade six inches (6") above final grade.
- All water pipe 8" and larger shall be Class 150 DR 18 PVC water pipe, conforming to AWWA C900 standards, except Fire Line.
- Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
- Fire sprinkler line shall be sized and installed by a state licensed contractor. Fire Line shown for reference only.
- Fire protection rooms shall have no roof access, mopsinks, electrical panels, storage. Fire Protection rooms are for Fire Alarm and Control systems uses.

FIRE LINE NOTE

- All underground fire line and remote FDC piping shall be a minimum of Class 200/DR 14 or better. Embedment shall be No. 4 crushed stone. Depth of Bury - minimum if 48 inches from grade to the top of the pipe. All underground fire lines begin at the point of connection to the circulating public/private water main and terminate at the top of the spigot piece 1 ft. above the finished floor and no more than 5 ft. inside the building.

LEGEND

---	S.S. Line
—	Water Line
⊕	Fire Hydrant
⊕	Water Tee
⊕	Water Valve
⊕	Water Bend
⊕	Blow Off Valve
⊕	SS Cleanout
⊕	Existing Fire Hydrant
ss	Existing S.S. Line
w	Existing Water Line
ue	Existing Underground Elec
g	Existing Gas Line
▨	Retaining Wall

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

WATER METER CHART

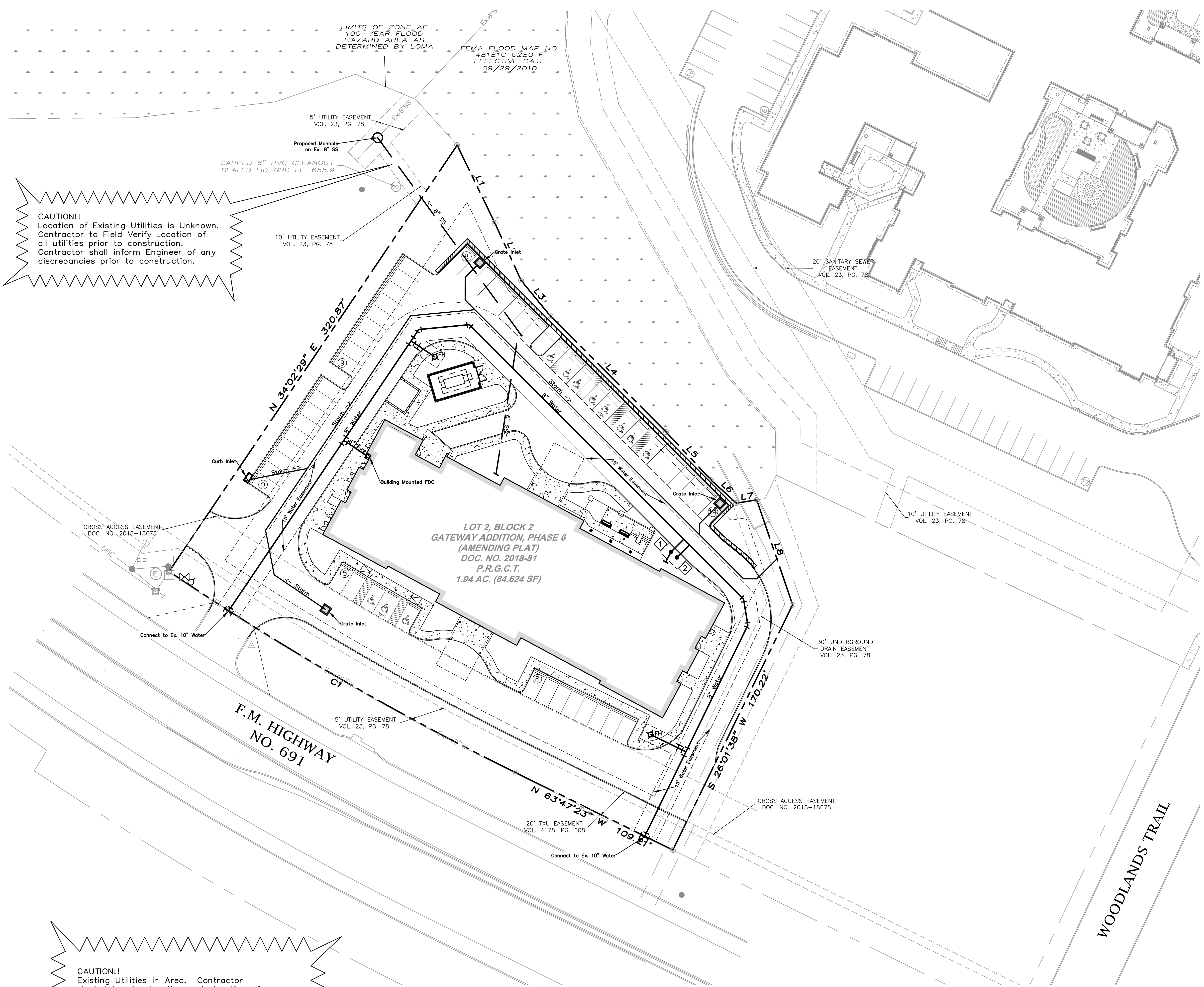
No.	Meter Type	Size
1	Domestic Meter	2"
2	Irrigation Meter	1"

STOP!
CALL BEFORE YOU DIG



CAUTION!!
Location of Existing Utilities is Unknown. Contractor to Field Verify Location of all utilities prior to construction. Contractor shall inform Engineer of any discrepancies prior to construction.

CAUTION!!
Existing Utilities in Area. Contractor shall determine location and elevation of all utilities prior to construction. Contractor shall inform Engineer of any conflicts prior to construction.



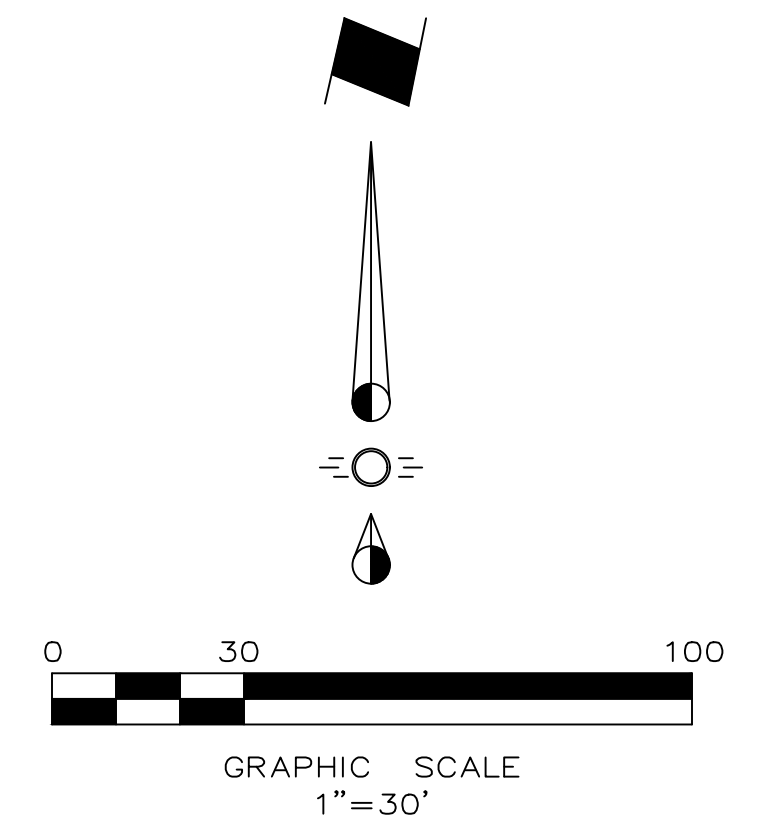
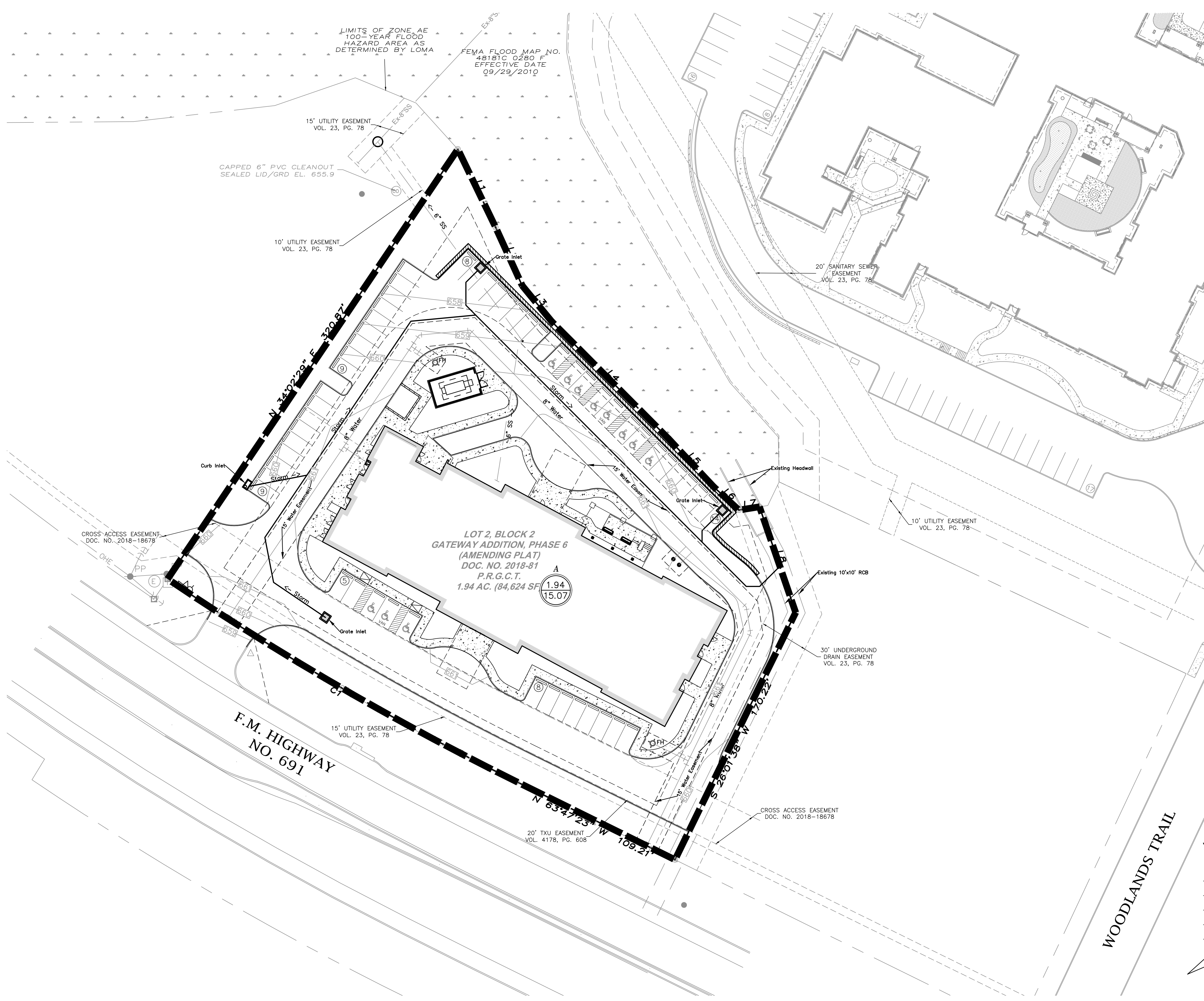
Issue Dates:	Revision & Date:
1 4/15/2024	1
2 5/07/2024	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS		
1720 W. Virginia Street		McKinney, Texas 75069
972.562.4409		Texas P.E. Firm No. F-5935
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CASEY R. McBROOM, P.E. NO. 110104
ON 05/07/24. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PRELIMINARY UTILITY PLAN
EVEREST DENISON REHABILITATION HOSPITAL
LOT 2, BLOCK 2, GATEWAY ADDITION, PHASE 6
DENISON, TEXAS

Sheet No.
PUP
Project No.
24024



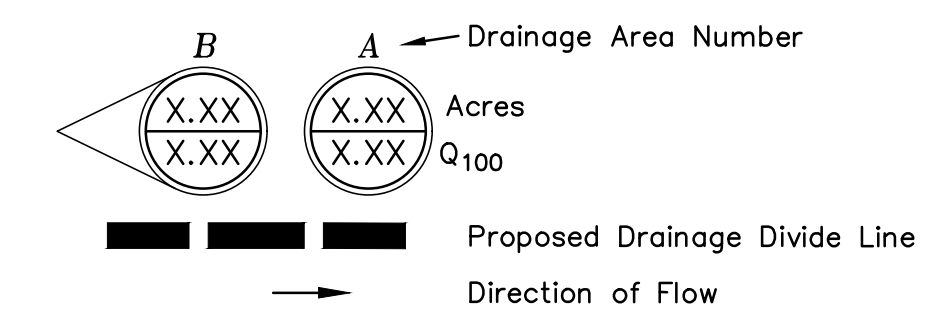
GENERAL/DRAINAGE NOTES

1. All materials and construction shall be in accordance with the City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
2. Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal.
5. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealant.
7. All roof drain laterals shall be 0.50% min. slope.

FULLY DEVELOPED DRAINAGE AREA CALCULATIONS

Drainage Area No.	Drainage Area (Acres)	C	t _c (min)	I ₁₀₀ (in/hr)	K	Q ₁₀₀ (cfs)	REMARKS
A	1.94	0.80	10	9.71	1.00	15.07	Connect to Ex. 10'x10' RCB

DRAINAGE LEGEND



DRAINAGE CRITERIA

- Q = K C I A
- K = 1.00
- C = 0.80
- I₁₀₀ = 9.71
- t_c = 10 min.

CAUTION!
Existing Utilities in Area. Contractor to determine location and elevation of all utilities prior to construction. Contractor to inform Engineer of any conflicts prior to construction.

STOP!
CALL BEFORE YOU DIG

(@ least 72 hours prior to digging)

LOT 2, BLOCK 2
GATEWAY ADDITION, PHASE 6
(AMENDING PLAT)
DOC. NO. 2018-81
P.R.G.C.T.
1.94 AC. (84,624 SF)

Issue Dates:	Revision & Date:
1 4/15/2024	1
2 5/07/2024	2
3	3
4	4
5	5
6	6

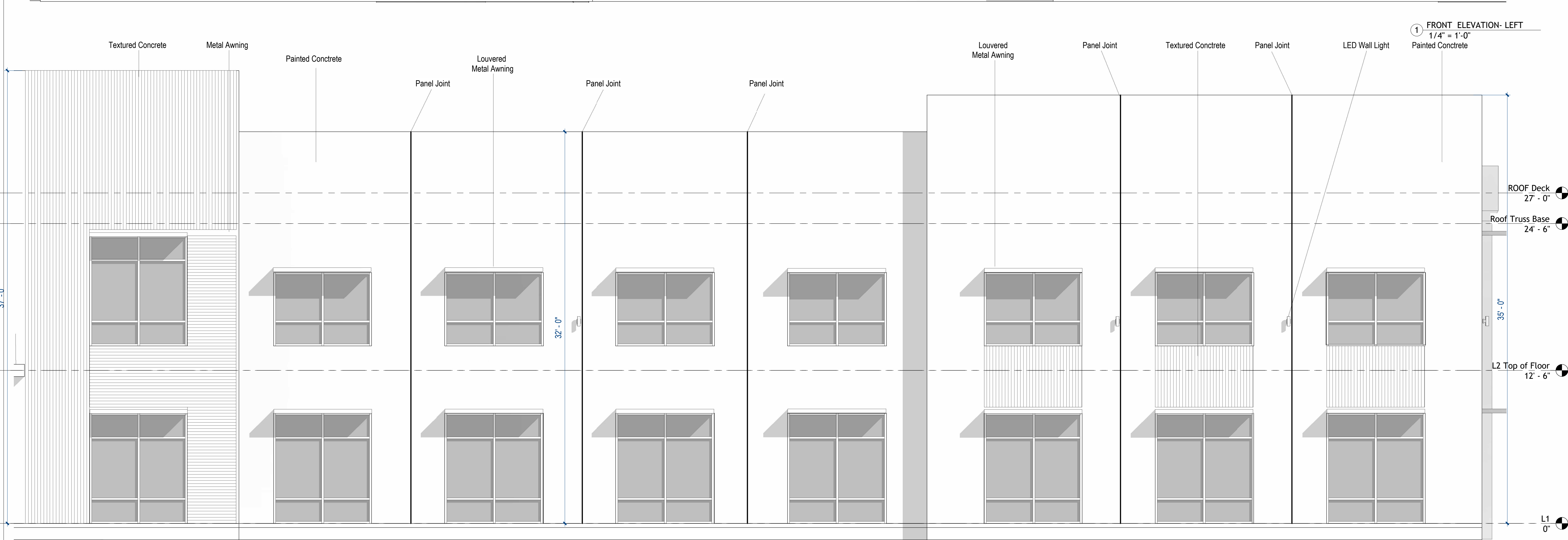
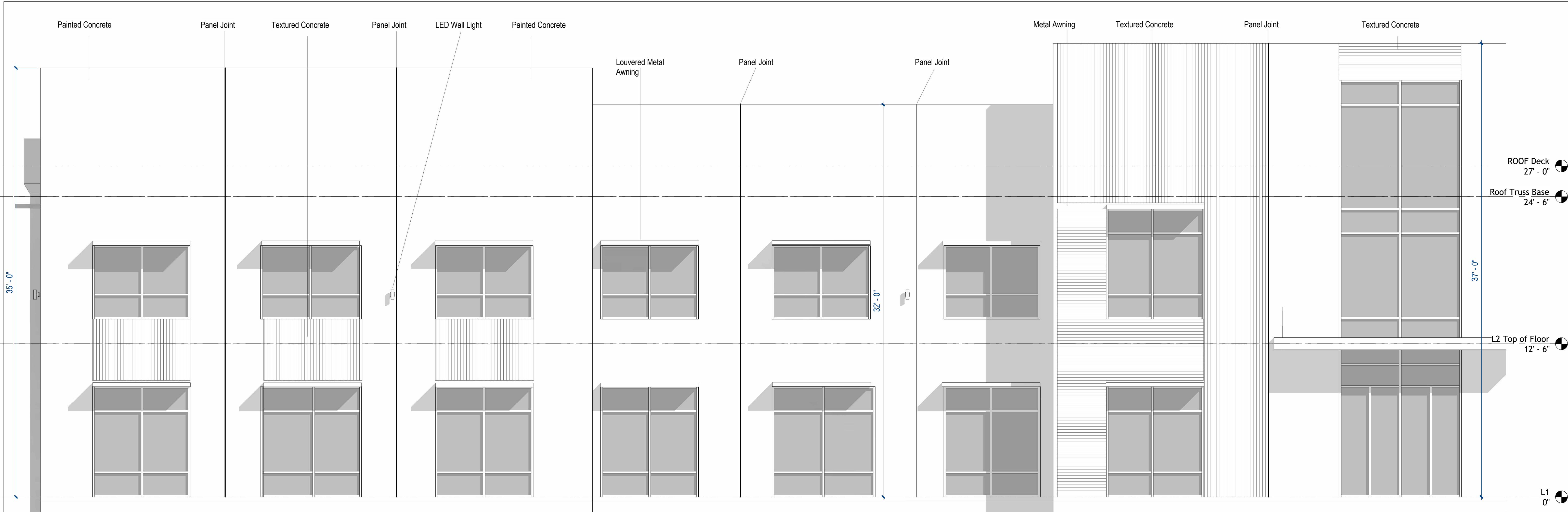
CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
972.562.4409
McKinney, Texas 75069
Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I.
Checked By: C.E.C.I.
Scale: 1"=30'

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PRELIMINARY DRAINAGE PLAN
EVEREST DENISON
REHABILITATION HOSPITAL
LOT 2, BLOCK 2, GATEWAY ADDITION, PHASE 6
DENISON, TEXAS

Sheet No. PDP
Project No. 24024



DBA
ARCHITECTS

111 S. KENTUCKY SUITE 210 MCKINNEY, TEXAS 75069 888-900-4905

REGISTERED ARCHITECT
LESLIE BRYAN MOSE
04/15/24

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**EVEREST PHYSICAL REHABILITATION
HOSPITAL 2-STORY PROTOTYPE**
Denison, TX 75020

ENLARGED FRONT ELEVATIONS

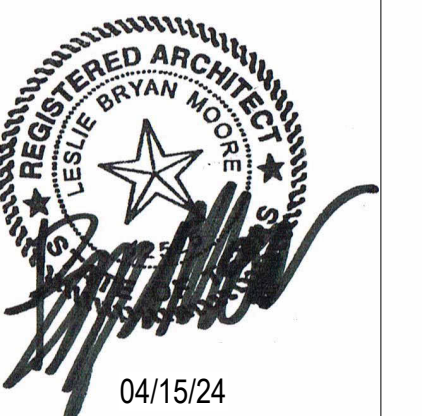
Issue Dates:

Drawn By: JG, RM, JH
Checked By: BM

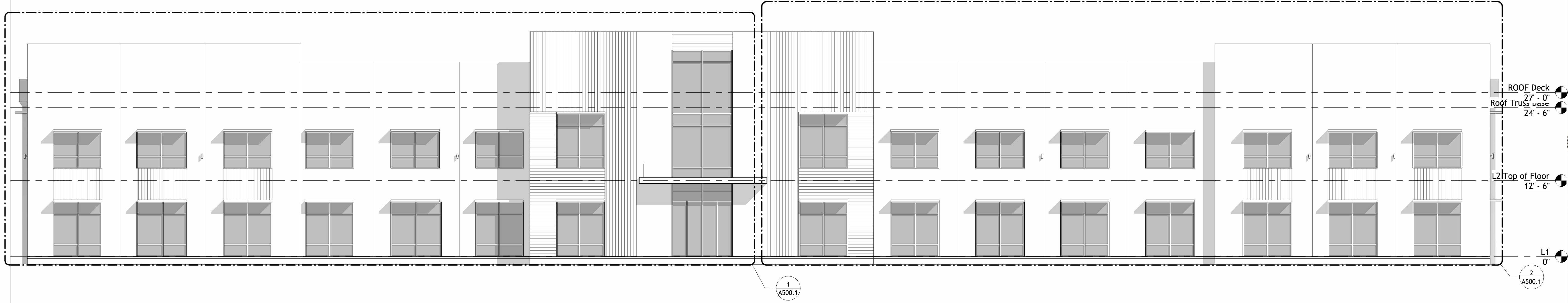
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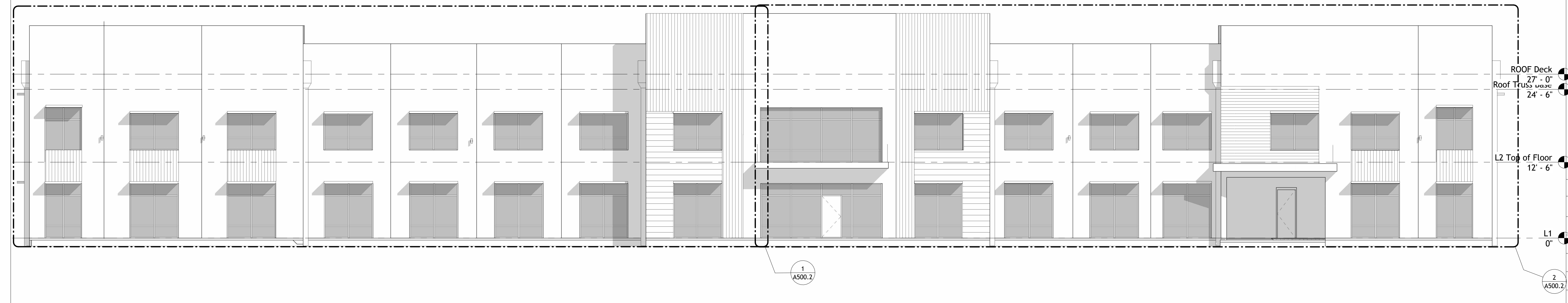
ISSUE FOR REVIEW: 05/09/2024



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① Front Building Elevation
1/8" = 1'-0"



② Rear Building Elevation
1/8" = 1'-0"

EVEREST PHYSICAL REHABILITATION
HOSPITAL 2-STORY PROTOTYPE

Denison, TX 75020

FRONT AND REAR ELEVATIONS

Issue Dates:

Drawn By: JG, RM, JH
Checked By: BM

A500

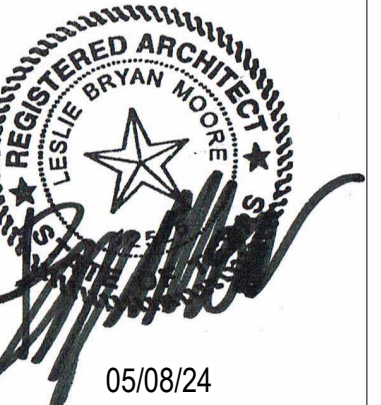
NA



① Left Building Elevation
1/8" = 1'-0"



② Right Building Elevation
1/8" = 1'-0"



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EVEREST PHYSICAL REHABILITATION
HOSPITAL 2-STORY PROTOTYPE

Denison, TX 75020

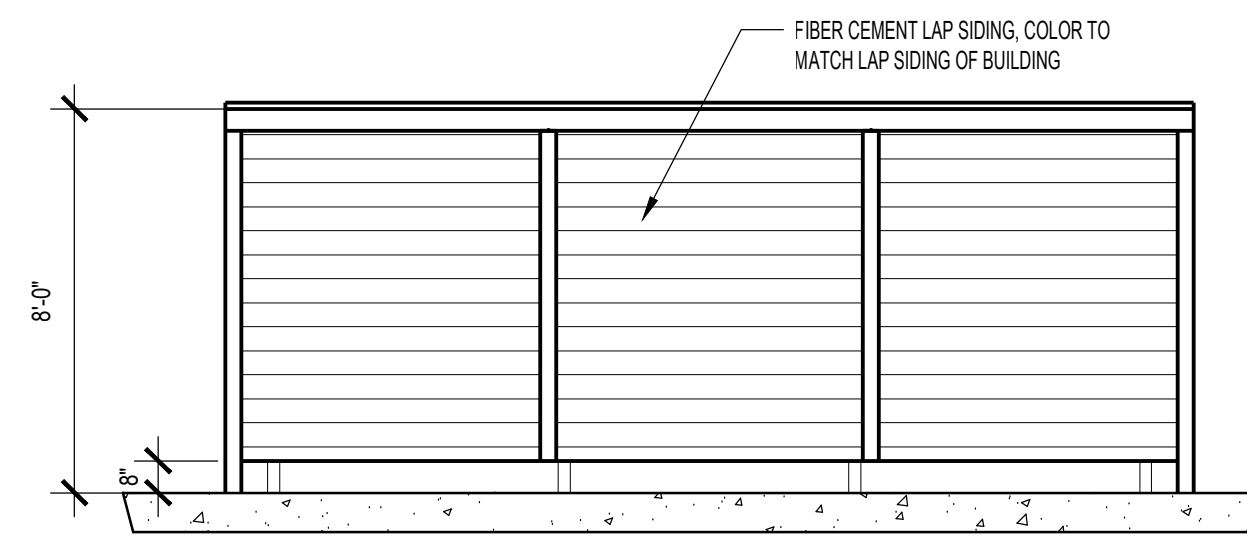
SIDE ELEVATIONS

Issue Dates:

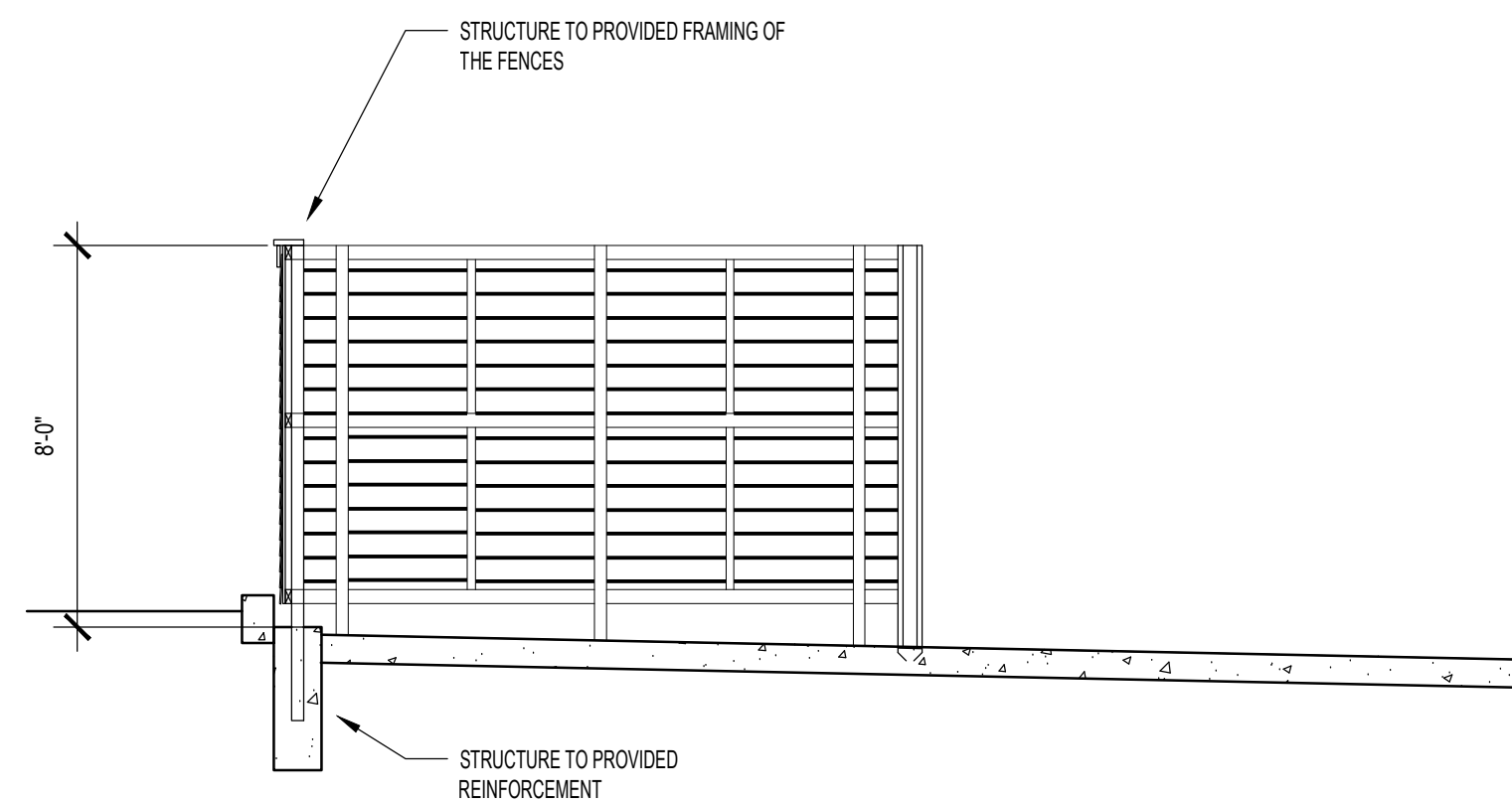
Drawn By: JG, RM, JH
Checked By: BM

A501

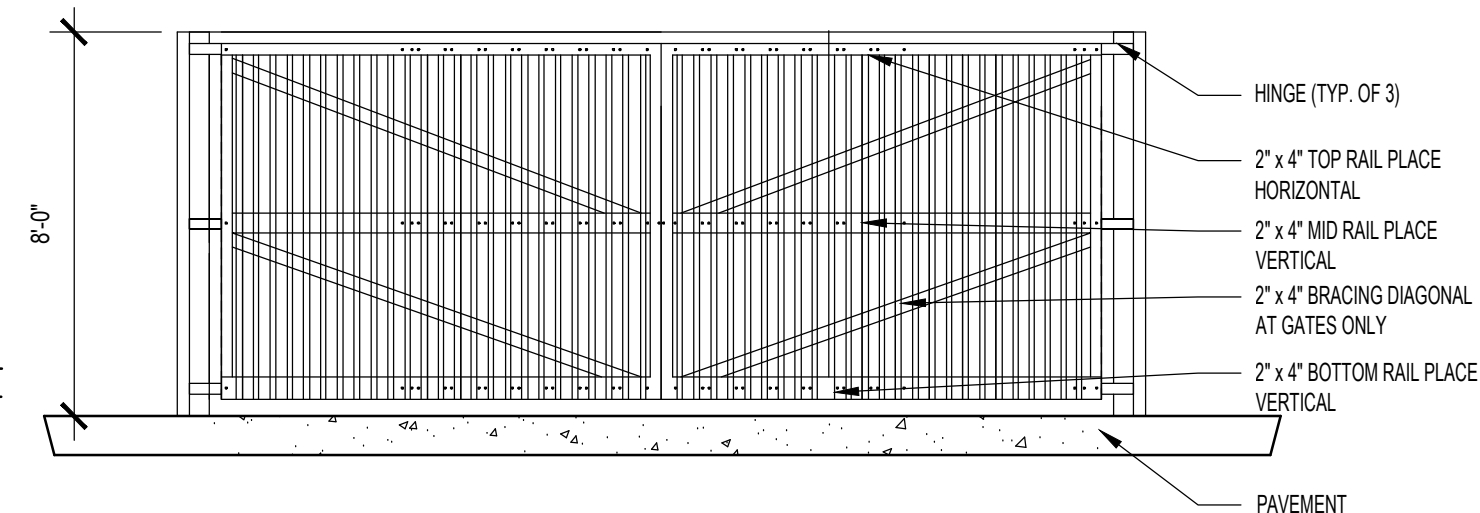
NA



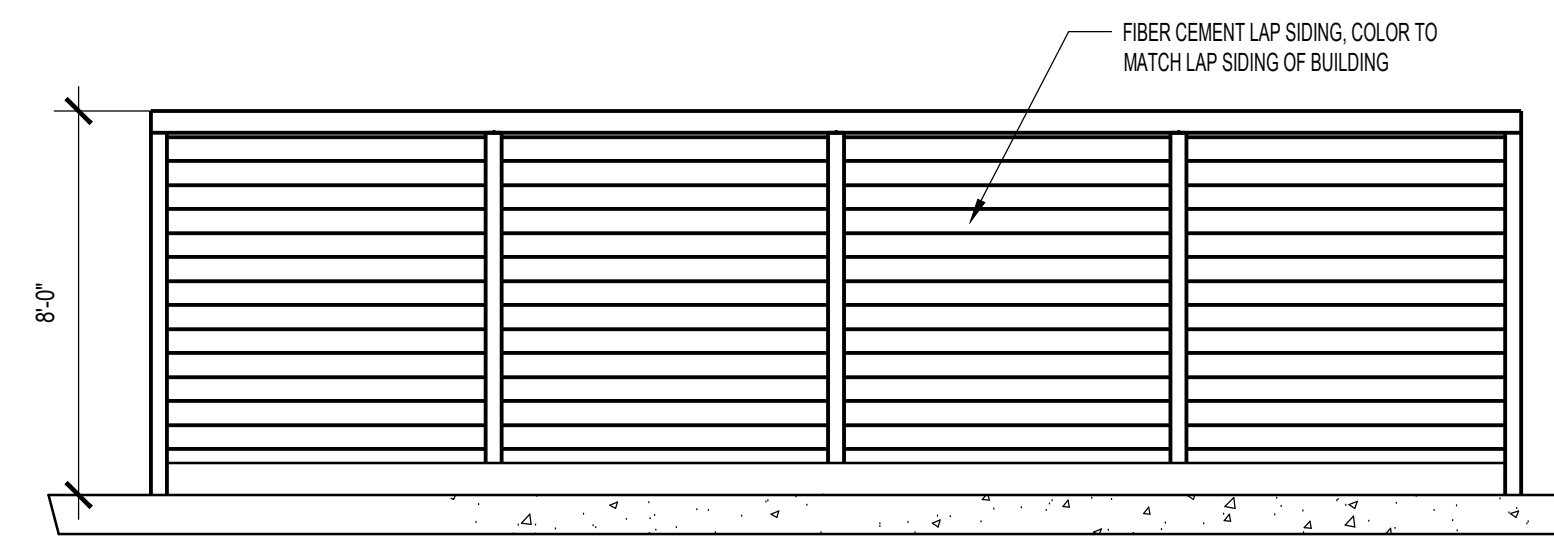
06 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



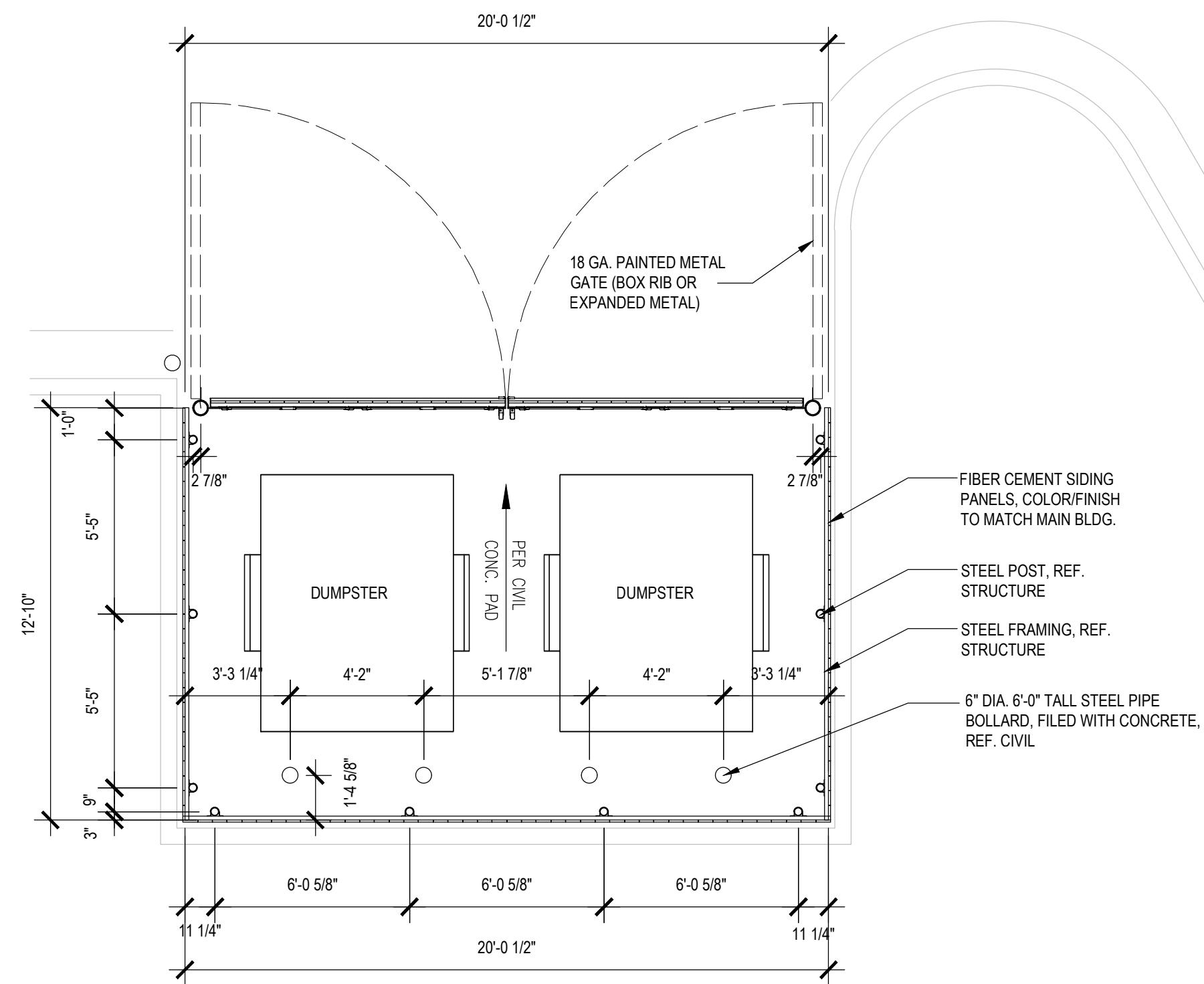
05 DUMPSTER ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"



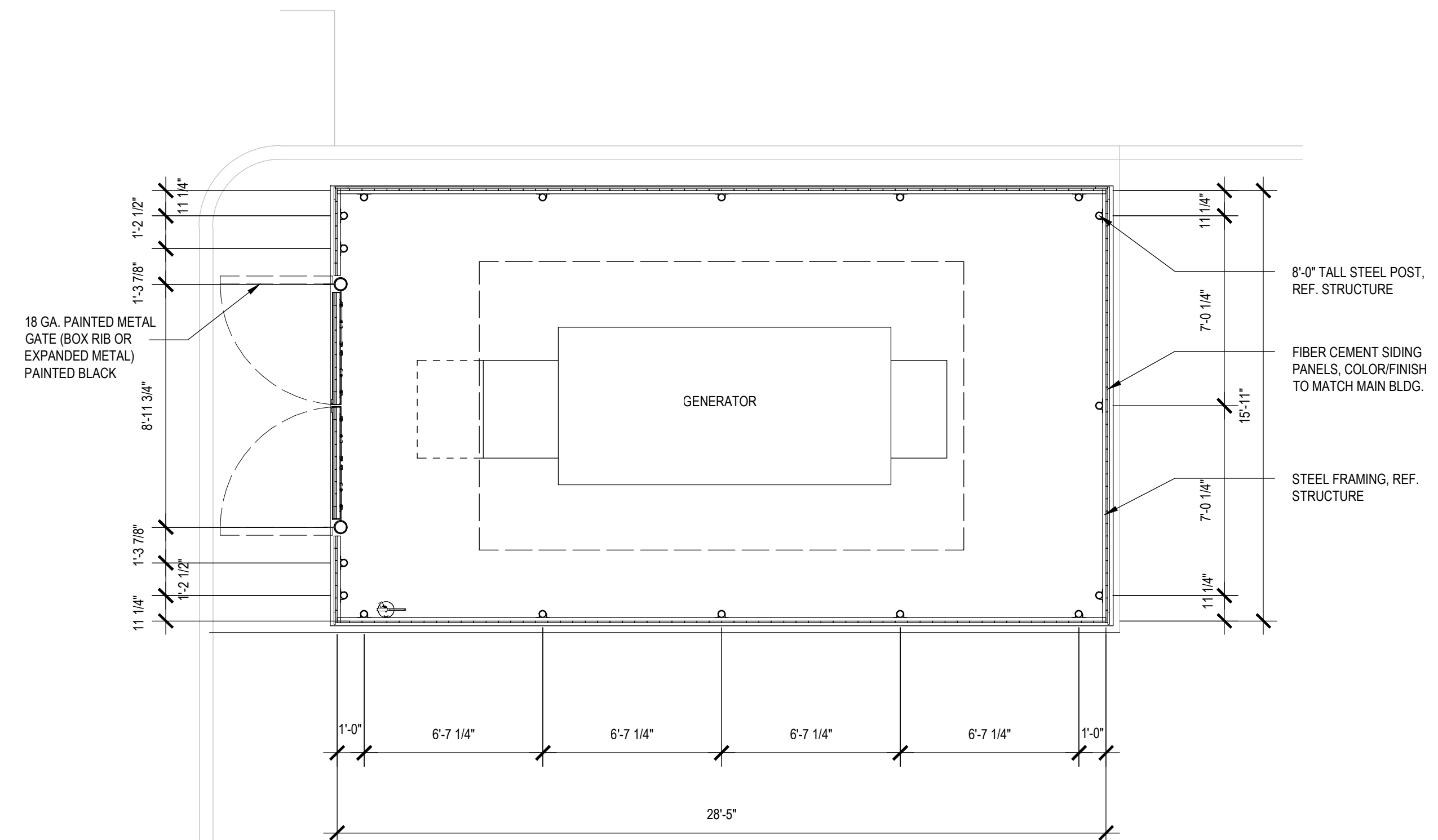
04 DUMPSTER ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"



03 GENERATOR ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"



02 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



01 GENERATOR ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



XX-XX-2024

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EVEREST PHYSICAL REHABILITATION HOSPITAL
2-STORY PROTOTYPE - DENISON, TEXAS
GENERATOR/DUMPSTER ENCLOSURES

Issue Dates:

ISSUE FOR PERMIT
xx-xx-2024

Drawn By: JG, RM, JH, NN

Checked by: BM

Sheet

A220

Project No.

ISSUED FOR PERMIT: XXXX/2024

The Planning and Zoning Commission Meeting Staff Report



Agenda Item

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

Staff Contact

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

Summary

- The applicant is pursuing annexation of the subject property in order to expand operations of Five Star Storage, a warehouse (mini)/self-storage facility.
- The applicant is requesting an initial zoning of Commercial (C) for the subject property.
- A request to amend an existing Conditional Use Permit (CUP) for the use of warehouse (mini)/self-storage facility is listed as a companion item on this agenda.

Staff Recommendation

Staff recommends approval of this request.

Recommended Motion

"I move to recommend approval of initially zoning the subject property to the Commercial (C) Zoning District."

Background Information and Analysis

The applicant has submitted a Voluntary Annexation Petition to bring the subject property into the Denison City limits. The applicant is pursuing annexation in order to expand operations for their existing warehouse (mini)/self-storage facility commonly known as Five Star Storage. In addition to submitting a Voluntary Annexation Petition, the applicant has submitted a Zoning Application and an application to amend an existing Conditional Use Permit (CUP) for the adjacent property that contains the Five Star Storage facility. In order to accommodate the expansion, the applicant is requesting initial zoning of Commercial (C).

The Future Land Use Plan designates this area to be developed in a "Mixed Commercial" manner. Initially zoning the subject property to Commercial (C) complies with the Future Land Use Plan.

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

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

The proposed land use is compatible with the area located around the property as well as the Comprehensive Plan and Future Land Use Plan.

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

N/A

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

Approval of initially zoning the subject property to Commercial (C) will not impact the availability of similar land for development.

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

The overall area has been developed in a commercial and retail manner. Additionally, Five Star Storage has been in operations with an approved Conditional Use Permit since 2021.

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

N/A

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

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

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

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

Financial Considerations

N/A

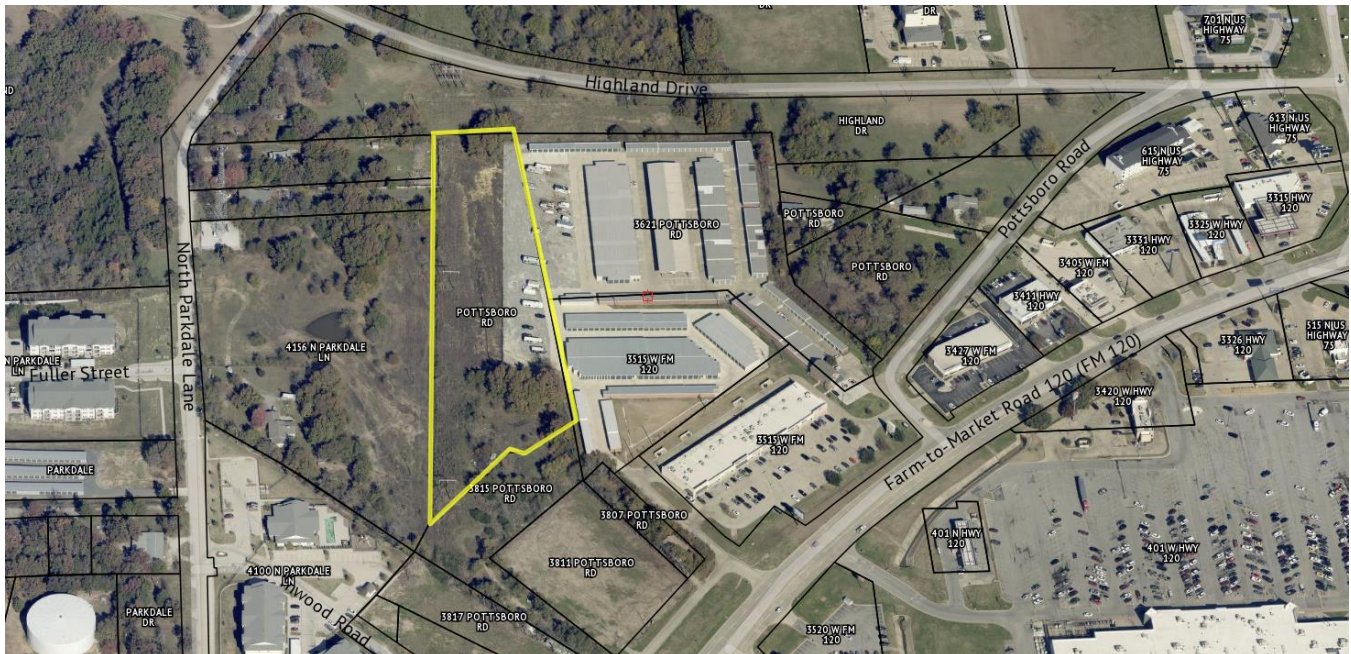
Prior Board or Council Action

The City Council approved the existing Conditional Use Permit for Five Star Storage, Ordinance No. 5150, allowing for the use of warehouse (mini)/self-storage at their meeting held on May 5th, 2021.

Alternatives

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

Aerial of Subject Area





FIVE STAR STORAGE
PROJECT NARRATIVE

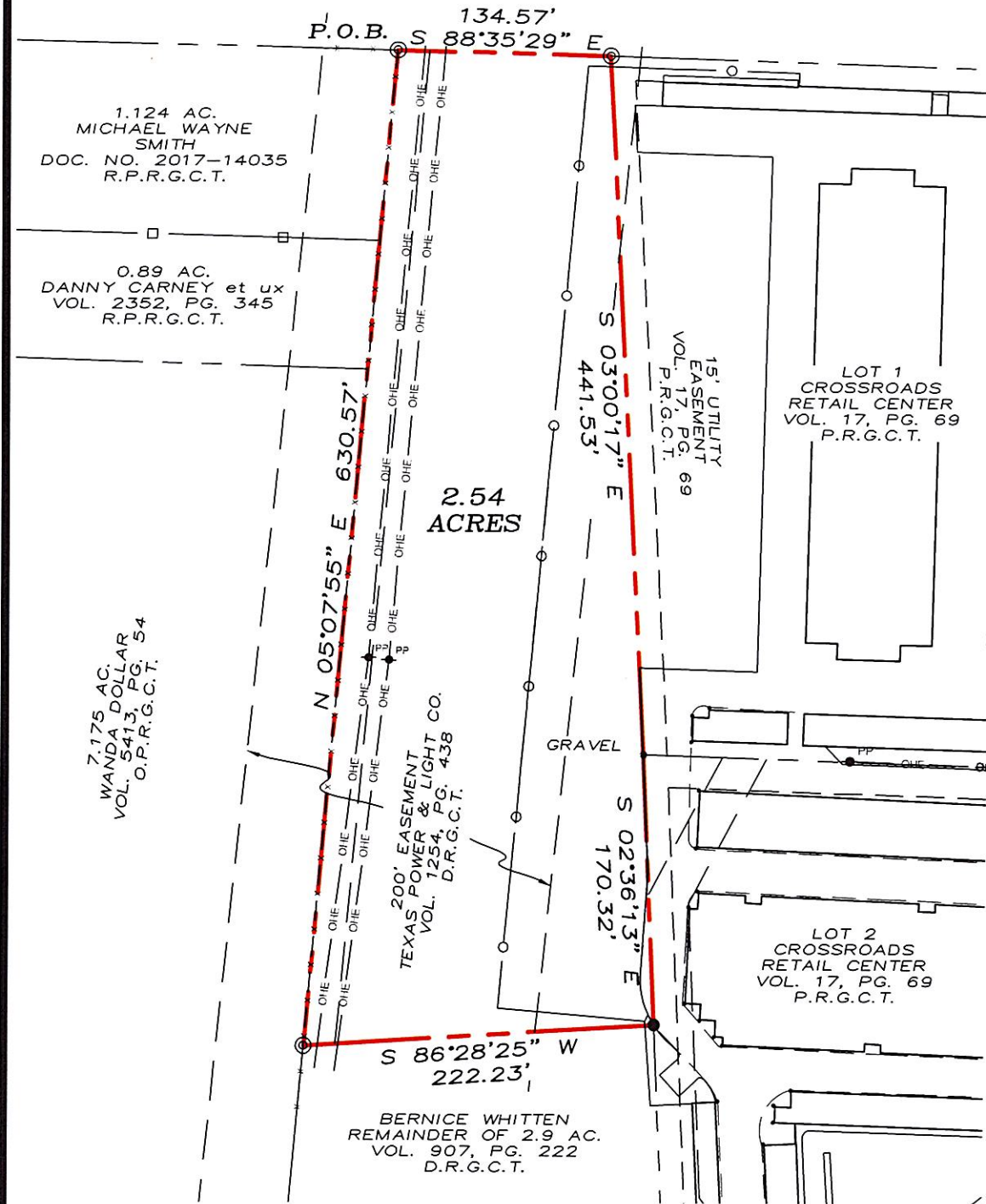
We are requesting this piece of property be rezoned commercial after the city annexes it into the city limits so that additional storage buildings can built.

There is vacant land zoned commercial available in the City of Denison, but we are wanting to add more storage buildings to the piece of property that already has an existing storage facility on it.

If this zoning tract if approved it shouldn't affect other areas development since we are adding to an existing tract. When this annexation and zoning are completed we will replat it all into one lot.

The property surrounding this tract of land is currently zoned the same as that requested.

CHARLES E. WATSON
VOL. 1208, PG. 817
D.R.G.C.T.



SCALE
1" = 100'

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the M. C. Davis Survey, Abstract No. 336 and being all of a 2.539 acre tract of land conveyed to Citrus Equities, LLC., by deed recorded in Document No. 2021-22302, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod being the Northeast corner of a 1.124 acre tract of land conveyed to Michael Wayne Smith by deed recorded in Document No. 2017-14035, Official Public Records, Grayson County, Texas, also being in the South line of a tract of land conveyed to Charles E. Watson by deed recorded in Volume 1208, Page 817, Deed Records, Grayson County, Texas, also being the Northwest corner of said 2.539 acre tract being described herein;

Thence South 88°35'29" East, a distance of 134.57 feet to a found 1/2" steel rod being the Northwest corner of Lot 1, of the Crossroads Retail Center, an addition to the City of Denison, Texas, as shown by plat recorded in Volume 17, Page 69, Plat Records, Grayson County, Texas;

Thence South 03°00'17" East, along the West line of said Lot 1 a distance of 441.53 feet to a set 1/2" steel rod being the Southwest corner of said Lot 1, also being the Northwest corner of Lot 2 of said Crossroads Retail Center;

Thence South 02°36'13" East, along the West line of said Lot 2 a distance of 170.32 feet to a set 1/2" steel rod being the Northeast corner of the remainder of a 2.9 acre tract of land conveyed to Bernice Whitten by deed recorded in Volume 907, Page 222, Deed Records, Grayson County, Texas;

Thence South 86°28'25" West, a distance of 222.23 feet to a found 1/2" steel rod being the Northwest corner of said Whitten tract, also being in the East line of a 7.175 acre tract of land conveyed to Wanda Dollar by deed recorded in Volume 5413, Page 54, Official Public Records, Grayson County, Texas;

Thence North 05°07'55" East, a distance of 630.57 feet to the Point-of-Beginning and containing 2.54 acres of land.

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
PP	POWER POLE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE
x-x-x-x	BARBWIRE FENCE
○	CHAINLINK FENCE
OHE	OVERHEAD ELEC.

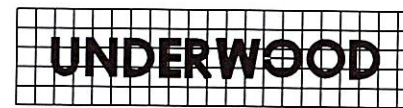
I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

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



DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021

(903)465-2151



Douglas W. Underwood

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300

DATE OF SURVEY: 03/20/24

Planning and Zoning Commission Meeting Staff Report



Agenda Item

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

Staff Contact

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

Summary

- The applicant is requesting approval to amend the approved Conditional Use Permit, Ordinance No. 5150, for the use of warehouse (mini)/self-storage.
- The applicant is seeking to expand the operations of Five Star Storage by including an additional 2.539 acres.
- Applicant has submitted a Voluntary Annexation Petition and a Zoning Application along with this application. The zoning request is a companion item on this agenda.

Staff Recommendation

Staff recommends approval of the Conditional Use Permit.

Recommended Motion

"I move to recommend approval to amend the Conditional Use Permit for Five Star Storage to allow for the addition of 2.539 acres."

Background Information and Analysis

The applicant is seeking to amend the approved Conditional Use Permit (CUP) for Five Star Storage, a warehouse (mini)/self-storage facility located at 3621 Pottsboro Road. The existing CUP was approved by City Council on May 5th, 2021. The applicant wishes to expand the operations of Five Star Storage by including 2.539 acres, currently located outside Denison City limits. The additional acreage will allow the applicant to construct storage units to include personal storage, business storage, temperature-controlled storage as well as RV, boat and car storage.

In addition to the Conditional Use Permit application, the applicant has submitted a Voluntary Annexation Petition and a Zoning Application for the subject property. Upon approval of all three requests, the applicant will need to submit a Final Plat and a formal Site Plan to the Planning staff prior to construction of the new buildings.

Per the Future Land Use Plan, the subject property is designated to be developed in a “Mixed Commercial” manner. The use of warehouse (mini)/self-storage complies with this designation.

City staff has reviewed each Conditional Use Permit Criteria outlined within the City Ordinance, before reaching its recommendation for approval.

Conditional Use Permit Criteria for Approval:

1. *The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan;*

The proposed zoning and land use for this location is compatible with the Comprehensive Plan and Future Land Use Plan.

2. *The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;*

The proposed amendment to the existing Conditional Use Permit is compatible with uses found in the Commercial (C) zoning district. Additionally, Five Star Storage has been in operation with the approved CUP since 2021.

3. *The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;*

The proposed use is compatible with the integrity of nearby existing developments.

4. *The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

N/A

5. *The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;*

No additional traffic mitigation or traffic control for the surrounding area is required.

6. *The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and*

N/A

7. *The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.*

No variance is applied or needed.

Financial Considerations

N/A

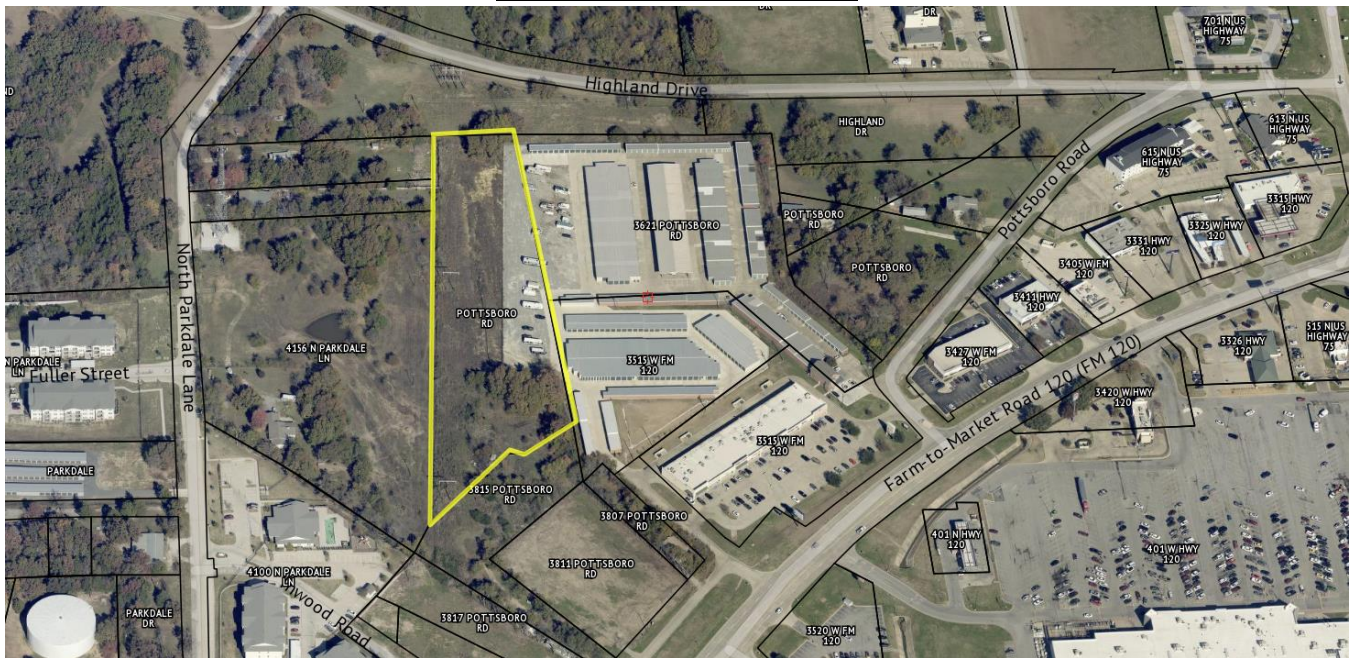
Prior Board or Council Action

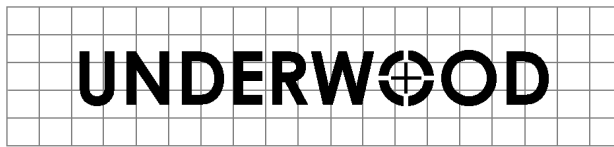
The City Council approved the existing Conditional Use Permit for Five Star Storage, Ordinance No. 5150, allowing for the use of warehouse (mini)/self-storage at their meeting held on May 5th, 2021.

Alternatives

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

Aerial of Subject Property





DRAFTING & SURVEYING, INC.

FIVE STAR STORAGE
CUP PROJECT NARRATIVE

Description of proposed use

The proposed use for this piece of property will be secured storage units.

Detailed business for the proposed use and plan

Our Business will provide Personal Storage, Business Storage, Temperature-Controlled Storage, Rv, Boat, and Car Storage

Discussion of how the proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan

Hours of operation

Our Office hours will be Monday- Friday 8:30-5:30, access house being 7am to 9pm.

Is the proposed use compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on site or within the public rights-of-way to mitigate development-related adverse impacts, such traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods?

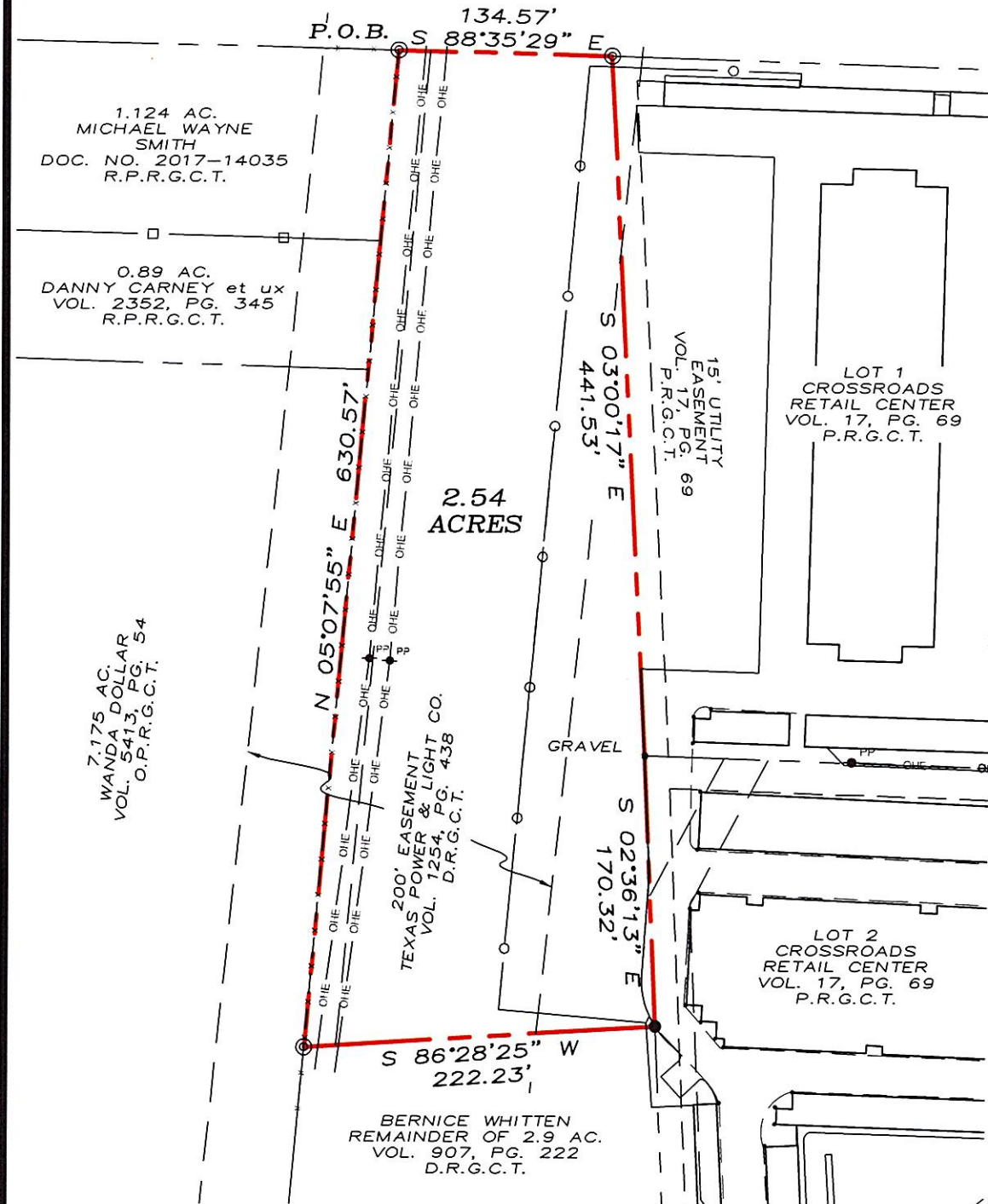
How does the proposed use impact vehicular traffic and how would any negative traffic be mitigated?

This proposed use will not impact vehicular traffic. We are not adding any more roadway access.

Does other proposed use incorporate roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets?

There are no roadway adjustments for this proposed use.

CHARLES E. WATSON
VOL. 1208, PG. 817
D.R.G.C.T.



SCALE
1" = 100'

LEGAL DESCRIPTION

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Thence South 88°35'29" East, a distance of 134.57 feet to a found 1/2" steel rod being the Northwest corner of Lot 1, of the Crossroads Retail Center, an addition to the City of Denison, Texas, as shown by plat recorded in Volume 17, Page 69, Plat Records, Grayson County, Texas;

Thence South 03°00'17" East, along the West line of said Lot 1 a distance of 441.53 feet to a set 1/2" steel rod being the Southwest corner of said Lot 1, also being the Northwest corner of Lot 2 of said Crossroads Retail Center;

Thence South 02°36'13" East, along the West line of said Lot 2 a distance of 170.32 feet to a set 1/2" steel rod being the Northeast corner of the remainder of a 2.9 acre tract of land conveyed to Bernice Whitten by deed recorded in Volume 907, Page 222, Deed Records, Grayson County, Texas;

Thence South 86°28'25" West, a distance of 222.23 feet to a found 1/2" steel rod being the Northwest corner of said Whitten tract, also being in the East line of a 7.175 acre tract of land conveyed to Wanda Dollar by deed recorded in Volume 5413, Page 54, Official Public Records, Grayson County, Texas;

Thence North 05°07'55" East, a distance of 630.57 feet to the Point-of-Beginning and containing 2.54 acres of land.

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
PP	POWER POLE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE
x-x-x-x	BARB WIRE FENCE
○	CHAINLINK FENCE
OHE	OVERHEAD ELEC.

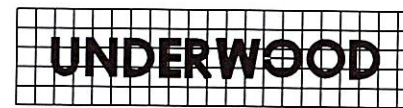
I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

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



DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021

(903)465-2151



Douglas W. Underwood

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300

DATE OF SURVEY: 03/20/24

The Planning and Zoning Commission Meeting Staff Report



Agenda Item

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

Staff Contact

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

Summary

- The purpose of the Replat is to create three (3) lots from two (2) lots to allow for the construction of residential structures.
- Property is located in Denison's ETJ.

Staff Recommendation

Staff recommends approval of the Replat as submitted.

Recommended Motion

"I move to approve the proposed Replat."

Background Information and Analysis

The applicant is seeking approval of the proposed Replat in order to create three (3) lots from two (2) lots. The property is located on Karen Drive and Desvoignes Road in the City of Denison's ETJ.

Lots 1 and 2 have frontage on Karen Drive and Lot 3 has frontage on Desvoignes Road. All three lots will obtain water service from Starr Water and will utilize septic systems.

Financial Considerations

N/A

Prior Board or Council Action

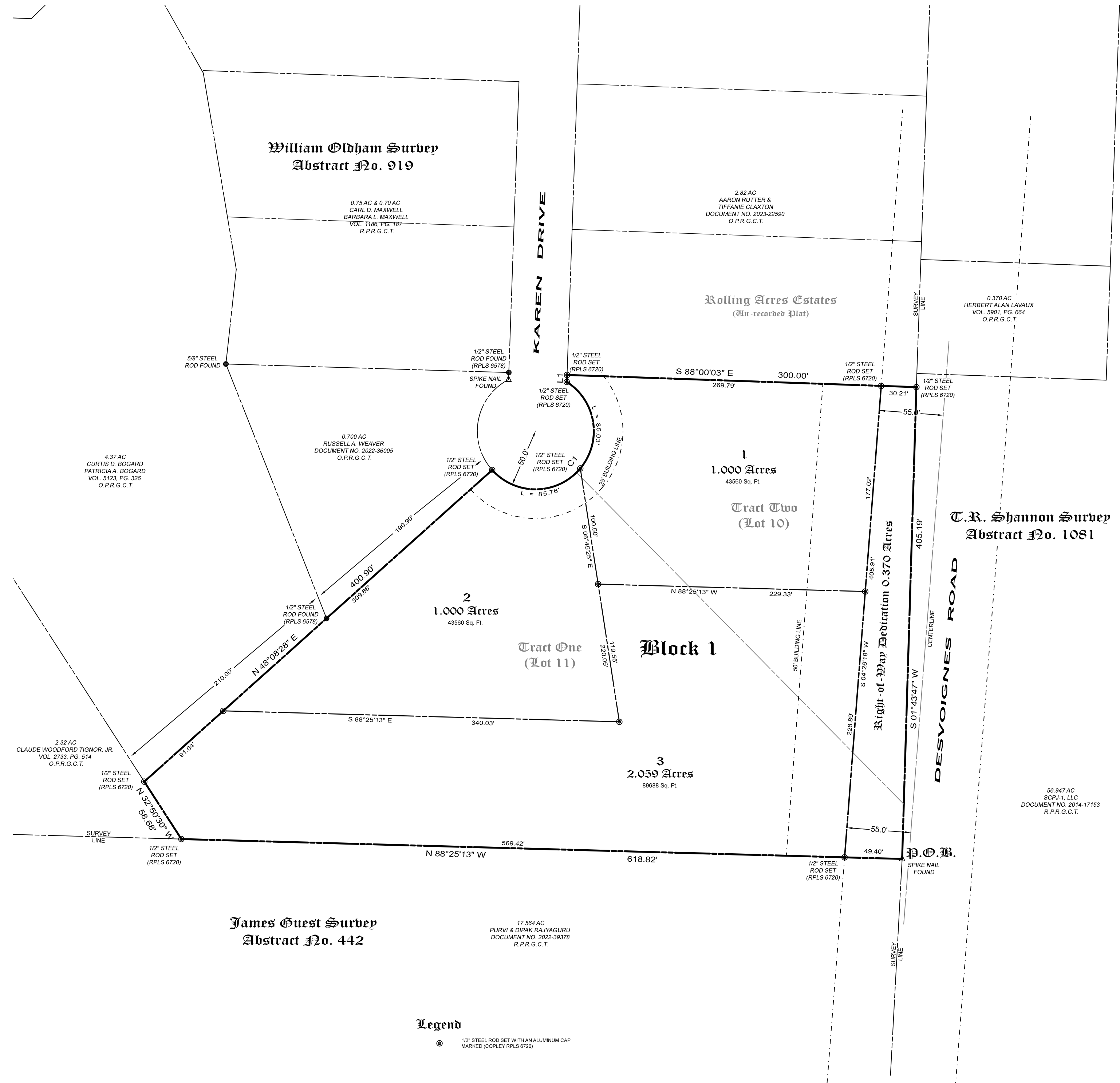
N/A

Alternatives

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

Aerial of Subject Property





Legal Description

Situated in the County of Grayson, State of Texas, being a part of the William Oldham Survey, Abstract No. 919, and being all of Tract One: Lot 11 and Tract Two: Lot 10 of Rolling Acres Estates, an unrecorded plat in the City of Denison, Texas and being the same tract of land conveyed to Seven Partners LLC by deed of record in Document No. 2022-14395, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a spike nail found in the west edge of Desvoignes Road maintaining the southeast corner of said Tract One and the northeast corner of a 17.564 acre tract of land conveyed to Purvi and Dipak Rajyaguru by deed of record in Document No. 2022-39378 of said Real Property Records and in the west line of a 56.947 acre tract of land conveyed to SCPJ-1 by deed of record in Document Number 2014-17153 of said Real Property Records;

Thence North 88°25'13" West, along the south line of said Tract One and the north line of said 17.564 acre tract, a distance of 618.82 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of said Tract One and the southeast corner of a 2.32 acre tract of land conveyed to Claude Woodford Tignor, Jr. by deed of record in Volume 2733, Page 514, Official Public Records, Grayson County, Texas;

Thence North 32°50'30" West, along the west line of said Tract One and the east line of said 2.32 acre tract, a distance of 58.68 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for an angle point in the west line of said Tract One and the southernmost corner of a 4.37 acre tract of land conveyed to Curtis D. Bogard and wife Patricia A. Bogard by deed of record in Volume 5123, Page 326 of said Official Public Records;

Thence North 48°08'28" East, continuing along the west line of said Tract One and a southeast line of said 4.37 acre tract, passing a 1/2" steel rod found with a cap marked RPLS 6578 at a distance of 210.00 feet, maintaining the easternmost southeast corner of said 4.37 acre tract, and the south corner of a 0.700 acre tract of land conveyed to Russell A. Weaver by deed of record in Document No. 2022-36005 of said Real Property Records, and continuing along the southeasterly line of said 0.700 acre tract for a total distance of 400.90 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the edge of a cul d' sac at the south end of Karen Drive for the northwest corner of said Tract One and the southeast corner of said 0.700 acre tract;

Thence along said cul d' sac the north line of said Tract One and the west line of said Tract Two with a curve to the left having a radius of 50.00 feet (chord bears North 40°15'48" East, a distance of 99.06 feet) and an arc length of 170.80 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;

Thence North 01°59'57" East, along the east line of said Karen Drive and the west line of said Tract Two, a distance of 6.00 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said Tract Two and the southwest corner of a 2.82 acre tract of land conveyed to Aaron Rutter and Tiffanie Claxton by deed of record in Document Number 2023-22590 of said Real Property Records;

Thence South 88°00'03" East, along the north line of said Tract Two and the south line of said 2.82 acre tract, a distance of 300.00 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the west line of said Desvoignes Road for the northeast corner of said Tract Two, the southeast corner of said 2.82 acre tract and in the west line of said 56.947 acre tract;

Thence South 01°43'47" West, along the west side of said Desvoignes Road, the east lines of said Tract Two and Tract One and the west line of said 56.947 acre tract, a distance of 405.19 feet to the Point-of-Beginning and containing 4.429 acres of land.

Surveyor's Certificate

KNOWN ALL MEN BY THESE PRESENTS:

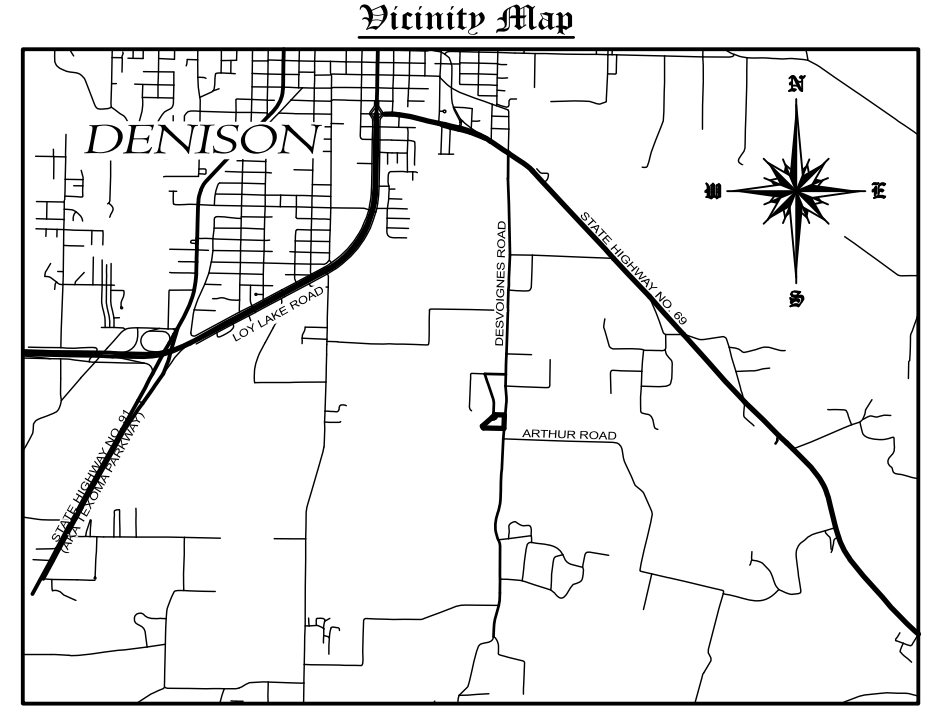
That I, John C. Copley, Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations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

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

Date _____

GENERAL NOTES

- Water Supply to be provided by the Starr Water.
 - Sewer service at a minimum to be provided by individual on-site sewage treatment systems (OSSF), permitted and approved by Grayson County.
 - Electrical service is provided by Oncor Electrical Delivery to 248 Karen Drive and TBD Desvoignes is provided by Grayson County Electric Coop.
 - 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. 48181C0285F, Map Revised September 29, 2010.
 - Lots are to be used as Residential.
 - Property is located in ETJ of the City of Denison.
 - Case No. 2024-034RP
- PURPOSE: to replat 2 unrecorded Lots into 3 Lots.



Owners Certificate & Dedication

STATE OF TEXAS
COUNTY OF GRAYSON

I (we), SEVEN PARTNERS LLC the undersigned owner(s) of the land shown on this plat and designated herein as the EVOLUTION 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 EVOLUTION 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.

SHARLES EDWARDS
OWNER SEVEN PARTNERS, 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 SHARLES EDWARDS, 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 EVOLUTION SECOND ADDITION, an addition to the City of Denison, Texas, was approved by the Planning and Zoning Commission of the City of Denison on the ____ day of _____, 2024.

Planning Director
City of Denison

Lots 1, 2 and 3, Block 1
Evolution Second Addition
an addition to
the City of Denison
Grayson County, Texas
Being a replat of Lots 10 and 11, Rolling
Acres Estate (un-recorded plat)
Being 4.429 Acres in the
William Oldham Survey,
Abstract No. 919

4/23/2024

Legend

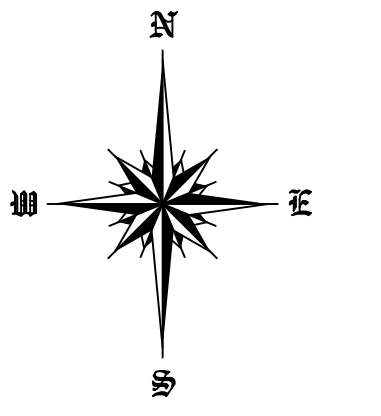
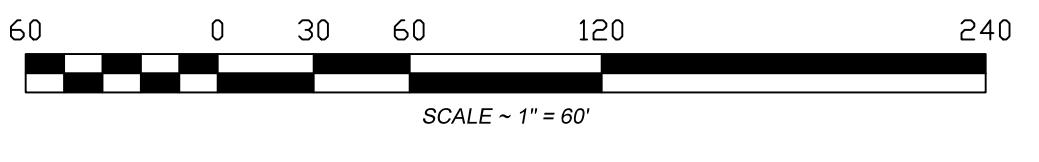
1/2" STEEL ROD SET WITH AN ALUMINUM CAP
MARKED COPLEY RPLS 6720

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°59'57" W	16.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	170.80'	99.06'	N 40°15'48" E	198°43'04"



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

Copley Land Surveying
5904 Texoma Parkway, Sherman, Texas 75090
TX 903-415-0643
john@copleylandsurveying.com

OWNERS/DEVELOPER
SEVEN PARTNERS LLC
104 SWEETLEAF DR
RED OAK, TEXAS 75154

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS

Planning and Zoning Commission Meeting Staff Report



Agenda Item

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

Staff Contact

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

Summary

- The applicant is requesting a Conditional Use Permit (CUP) to allow for an Accessory Dwelling Unit (ADU) for an existing structure located at 517 W. Hull Street.
- The property is zoned Two-Family (2F) Duplex Residential.
- Per Section 28.49 – Use Regulation Chart, an ADU is allowed within this zoning district with an approved CUP.

Staff Recommendation

Staff recommends approval of the Conditional Use Permit with the condition that a remodel scope be provided to staff for both the ADU and primary structure.

Recommended Motion

"I move to recommend approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit within the Two-Family (2F) Duplex Residential District for property located at 517 W. Hull Street with the condition that a remodel scope be provided to staff for both the ADU and primary structure."

Background Information and Analysis

The applicant, FL Logic LLC, is seeking approval for a Conditional Use Permit (CUP) to allow for an Accessory Dwelling Unit (ADU) within the Two-Family (2F) Duplex Residential District for property located at 517 W. Hull Street. Per Section 28.49 – Use Regulation Chart, an Accessory Dwelling Unit (ADU) is allowed within the 2F zoning district with an approved Conditional Use Permit (CUP).

Per the Project Narrative, the applicant wishes to remodel a space above an existing two-car garage located on site into an Accessory Dwelling Unit (ADU). The remodel will include the construction of a small kitchen, the addition of a shower to an existing bathroom, and construction of a bedroom. The applicant also states that they have completed a minor remodel of the interior of the main structure. Currently, the accessory structure has its own electric meter and shares a water meter with the main house. The applicant has not stated whether they plan to separate utilities by way of a separate water meter and sewer tap for the ADU. The applicant is proposing that the existing garage, accessed via the alley, be utilized for parking by the inhabitants for the Accessory Dwelling Unit (ADU). The drive-way,

located in the front of the primary home, will be utilized by the inhabitants of the main structure for parking.

Due to the rising cost of housing, ADU's have become a popular option for generating extra income or for finding an affordable housing unit. While the zoning district supports the use of an Accessory Dwelling Unit, Staff has concerns about the lack of information for the potential remodels for both the ADU and existing structure. The 500 block of Hull Street has seen significant new development and re-development with five (5) new single-family homes being built as well as some homes that have been remodeled. Given this, Staff recommends that a condition be placed on the approval requiring the applicant submit a full scope of what is to be remodeled to the existing structure as well as the ADU to ensure the result of a quality product consistent with the neighborhood.

The subject property has been provided the designation of Neighborhood per the Future Land Use Plan. Per the Comprehensive Plan, these areas should be developed by way of many residential types not limited to but including, single-family detached, townhomes, duplexes and accessory dwelling units.

City staff has reviewed each Conditional Use Permit Criteria outlined within the City Ordinance, before reaching its recommendation for approval.

Conditional Use Permit Criteria for Approval:

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan;*

The subject property has been provided the designation of Neighborhood per the Future Land Use Plan. Per the Comprehensive Plan, these areas should be developed by way of many residential types not limited to but including, single-family detached, townhomes, duplexes and accessory dwelling units. The proposed use complies with the Comprehensive Plan.

- 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;*

The Two-Family (2F) Duplex Residential Zoning District allows the use of Accessory Dwelling Unit with an approved Conditional Use Permit. The allowance of this use complies with the base zoning district.

- 3. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;*

Although the property is zoned Two-Family (2F) Duplex Residential, there are no duplex or approved ADU's within the 500 block of W. Hull Street.

- 4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

N/A

- 5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;*

The applicant is proposing that the inhabitants of the ADU utilize the garage for parking and the inhabitants of the main structure utilities the existing driveway for parking.

- 6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and*

N/A

- 7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.*

No variance is applied or needed.

Financial Considerations

N/A

Prior Board or Council Action

N/A

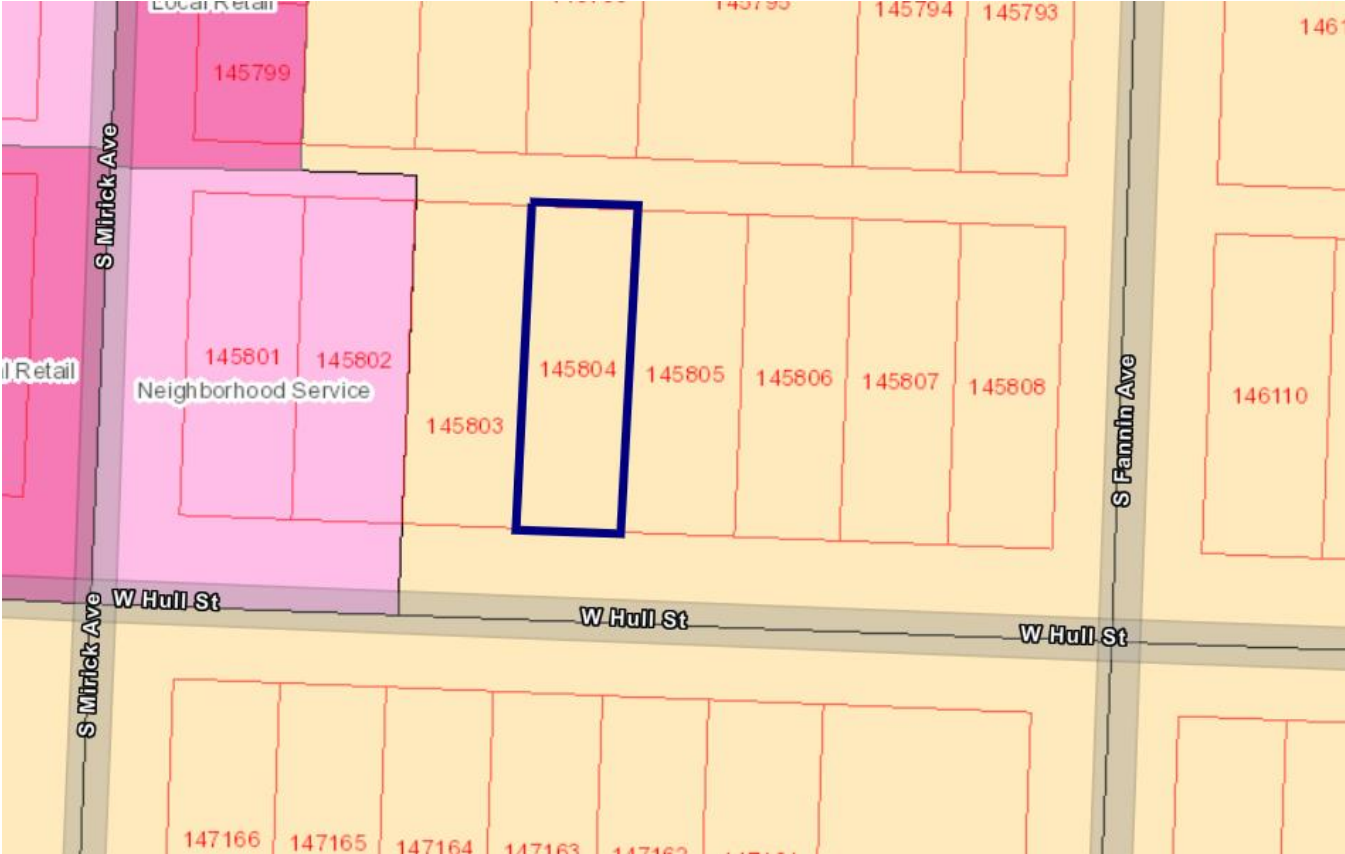
Alternatives

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

Aerial of Subject Property



Zoning of Subject Property



The plan is to convert an existing loft that is above a 2-car garage into an ADU. This particular property consists of a main house and an existing ADU which has one large room with a small patio room and a half bathroom. It has its own electric meter and shares a water meter with the main house. The Main house has a 2-car driveway for off-street parking. The ADU will use the 2-car garage for off street parking. We have already done some minor repairs to the front house which include painting and replacing the kitchen floor, new appliances and replacing some light fixtures. Our plan for the ADU is to remodel the interior by adding a small kitchen, adding a shower to the existing bathroom and a bedroom.

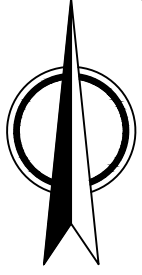
We bought this house as investment property, and we plan to sell it once the work has been completed. After inspection we were advised that the meter box had to be moved to a different location due to a property line issue. We have already completed this request and while attempting to turn the electricity on we were then advised we needed a CUP for this.

There does not seem to be a lot of traffic in this area, I don't feel that it would have much impact at all. With both units having off-street parking there should be no issue with any excess on street parking. There should be no effects on any of the adjacent properties. This again, is an existing building that was built in 1995.

This is compatible with the future land use policy. These types of units create more affordable housing options without much visible change to the neighborhood and can help close the gap that we currently see in Denison, for what is referred to as the "Missing Middle". It is important to note that within this category of residents falls local postal workers, paramedics, and fire fighters. All of which play an essential role in the community.

517 W Hull St is zoned as 2F

N SITE PLAN



SCALE: 1"=20'

LOT 6
BLOCK 4

LOT 5
BLOCK 4

LOT 4
BLOCK 4

20' ALLEY

BACK SIDE 50.00'

LOT 11
BLOCK 4

LOT 12
BLOCK 4

LOT 13
BLOCK 4

S MIRK AVENUE
70' R/W

S FANNIN AVENUE
70' R/W

- 49 -

150.00'

FRONT SIDE 50.00'

200.00'

SIDEWALK

GUTTER

W HULL STREET

70' R/W

517 W HULL STREET, DENISON, TX. 75020

