



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

Tuesday, January 9, 2024

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denison, Texas will convene in a Regular Meeting on **Tuesday, January 9, 2024, at 10:00 AM** in the Council Chambers at City Hall, 300 W. Main Street, Denison, Texas at which the following items will be considered:

1. CALL TO ORDER

- A. Hold a discussion and take action on the selection of a Chair and Vice Chair, each to serve a one-year term.
- B. Administer Oaths of Office to newly appointed members.

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 December 12, 2023, Planning and Zoning Commission Meeting.

4. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone an 11.45-acre portion of the tract identified as GCAD Property ID No. 151234 from the MF-1, Multi-Family Residential (MF-1) and Commercial (C) District partially within the Austin Avenue Overlay (AO) to a Planned Development District (PD) partially within the Austin Avenue Overlay (AO) to allow for multi-family residential use. (Case No. 2023-119PD)
- B. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request for approval of a Conditional Use Permit within the Commercial (C) zoning district, to allow for a distribution center for property located at 307 W. Coffin. (Case No. 2023-116CUP)

- C. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to amend the current Planned Development Overlay District within the Highway Overlay District, consisting of approximately 28.4 acres to a Planned Development District within the Highway Overlay District to allow for commercial, single-family, single-family townhome, two-family, and multi-family residential uses for property located on the east side of US 75, south of Crawford Street, commonly known as 3400 W. Crawford Street. (Case No. 2023-118PD).

5. STAFF UPDATES

6. ADJOURNMENT

CERTIFICATION

I do hereby certify that a copy of this Notice of Meeting was posted on the front windows of City Hall readily accessible to the general public at all times and posted on the City of Denison website on the 5th day of January 2024.

Karen L. Avery, Deputy City Clerk

In compliance with the Americans With Disabilities Act, the City of Denison will provide for reasonable accommodations for persons attending Planning and Zoning Commission Meeting. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Clerk's Office at 903-465-2720, Ext: 2437.



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

Tuesday, December 12, 2023

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 Mary Karam, Commissioners Linda Anderson, Brett Evans, and Alternate Commissioner Robert Sylvester.

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

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

2. PUBLIC COMMENT

No comment cards were returned to the Deputy City Clerk. Therefore, public comments were not received.

3. CONSENT AGENDA

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the November 14, 2023, Planning and Zoning Commission Meeting.
- B. Receive a report, hold a discussion, and take action on a Preliminary Plat for the Denison Foundation Park Addition. (Case No. 2023-112PP)

Commission Action

On motion by Vice Chair Karam, seconded by Commissioner Evans, the Planning and Zoning Commission approved the Consent Agenda. [Note: Commissioner Anderson abstained from the vote as she was absent at the November 14, 2023, Meeting.]

4. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone property legally described as a 3.513-acre tract being located partially in the I. G. Belcher Survey, Abstract No. 133, and partially in the William Oldham Survey, Abstract No. 919, Grayson County, Texas, according to the deed recorded in Volume 3183, Page 929, Deed Records of Grayson County, Texas; being commonly

known as 2700 S. Fannin Avenue, GCAD Property ID No. 150060, from the Local Retail (LR) District partially within the Austin Avenue Overlay District to the Single Family-5 (SF-5) District partially within the Austin Avenue Overlay District, to allow for residential use. (Case No. 2023-105Z).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that the subject property is south of the Sonic Drive-in off of Eisenhower Parkway. It is currently zoned local retail. Ms. York stated that the surrounding properties have been zoned and developed in an SF-5 [or a single-family manner] residential to the north because those are duplexes that were built during the infill. Ms. York stated that there is a house that is currently on the property and that house has been there for quite some time. Upon zoning approval, the Applicant will move forward with a plat to subdivide the property, allowing for the potential construction of two additional residential structures. Staff recommended approval of the request.

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

Ms. Karel Price came forward to address the Commission and provided the following information for the record:

Name: Ms. Karel Price
Address: 2700 S. Fannin Avenue
Denison, TX

Ms. Price stated that the City imposed the zoning of local retail when they adopted a zoning ordinance. She stated that there is nearby local retail, however, the home on the property was built in 1910 and has always been residential property. Ms. Price stated that no one has ever requested the property to be zoned for retail, but the City set the zoning in that manner. She stated that they are requesting the zoning to be changed to the nearby residential zoning category of SF-5 so they can apply the zoning to the home that is there (and has been there since 1910). Ms. Price stated that they intend to replat their 3.513-acre tract into three residential lots via a minor Plat after zoning is granted. She stated that one lot will stay with the current home on the property and two residential lots will be marketed to the public for sale. Ms. Price stated that they have not included a site plan because they will not be developing the future lots themselves. The potential landowners of those lots will apply for permitting at the time of their development.

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

On motion by Vice Chair Karam, seconded by Commissioner Anderson, the Planning and Zoning Commission unanimously recommended approval of rezoning property legally described as a 3.513-acre tract being located partially in the I. G. Belcher Survey, Abstract No. 133, and partially in the William Oldham Survey, Abstract No. 919, Grayson County, Texas, according to the deed recorded in Volume 3183, Page 929, Deed Records of

Grayson County, Texas; being commonly known as 2700 S. Fannin Avenue, GCAD Property ID No. 150060, from the Local Retail (LR) District partially within the Austin Avenue Overlay District to the Single Family-5 (SF-5) District partially within the Austin Avenue Overlay District, to allow for residential use.

- B. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lot 1R, Block 7 of the 604 W. Morton Addition. (Case No. 2023-108RP)

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that the Applicant recently had a Conditional Use Permit approved allowing for the use of a restaurant with drive-thru. The construction of the drive-thru and employee parking crosses lot lines and therefore triggered a Replat. The Plat conforms to the neighborhood services development standards. Ms. York stated that the Applicant is not present today. Staff recommended approval of the request.

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

On motion by Vice Chair Karam, seconded by Commissioner Evans, the Planning and Zoning Commission recommended approval of a Replat of Lot 1R, Block 7 of the 604 W. Morton Addition.

- C. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone a 3.213-acre tract legally described as being a part of the M. C. Davis Survey, Abstract No. 336 and being all of the 2.33 acre tract of land conveyed by deed without warranty from the Union Pacific Railroad Company to the City of Denison, Texas on February 18, 1999 and recorded in Volume 2771, Page 355, and being all of the 0.88 acre tract of land conveyed to the City of Denison, Texas by Affidavit of Lost Deed on February 17, 2023 as recorded in Inst. No. 2023-4052; Grayson County, Texas; GCAD Property ID No.'s 438291 and 438292, from the Single Family 7.5 (7.5) Residential District within the Highway Oriented and Corridor District to the Commercial Zoning District within the Highway Oriented and Corridor District to allow for retail or commercial use. (Case No. 2023-109Z).

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 currently zoned as SF-7.5, Single Family Residential Zoning District. The Applicant wishes to rezone the property to the Commercial Zoning District to allow for commercial or retail uses. Ms. York stated that this property, per the future Land Use Plan, is to be developed in a "Mixed Commercial" manner. This request complies with the Comprehensive Plan as this area is depicted as "Mixed Commercial" with an overlay designated as "Revitalization Area," per the Future Land Use." Ms. York stated that this was previously City property and it was transferred to the Denison Development Alliance (DDA). The DDA is pursuing development of the

property but prior to any kind of substantial development taking place the property needs to be rezoned. Staff recommended approval of the request.

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

Mr. Tony Kaai came forward to address the Commission and provided the following information for the record:

Name: Mr. Tony Kaai
Denison Development Alliance (DDA), President

Address: 311 W. Woodard Street
Denison, TX

Mr. Kaai stated that the DDA is currently working with a developer and the property is under contract. He stated that the property cannot be developed for commercial use since it is zoned single family, noting that it may not even be a developable piece of property. Mr. Kaai stated that there is a lot of due diligence that will have to take place to ensure that the property can be developed.

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

On motion by Vice Chair Karam, seconded by Commissioner Evans, the Planning and Zoning Commission recommended approval of rezoning a 3.213-acre tract legally described as being a part of the M. C. Davis Survey, Abstract No. 336 and being all of the 2.33 acre tract of land conveyed by deed without warranty from the Union Pacific Railroad Company to the City of Denison, Texas on February 18, 1999 and recorded in Volume 2771, Page 355, and being all of the 0.88 acre tract of land conveyed to the City of Denison, Texas by Affidavit of Lost Deed on February 17, 2023 as recorded in Inst. No. 2023-4052; Grayson County, Texas; GCAD Property ID No.'s 438291 and 438292, from the Single Family 7.5 (7.5) Residential District within the Highway Oriented and Corridor District to the Commercial Zoning District within the Highway Oriented and Corridor District to allow for retail or commercial use.

- D. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lot 1R, Block A of the Denison Plaza Phase One Addition. (Case No. 2023-111RP)

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that the Applicant is requesting a Replat to adjust the lot lines of the existing tract that has been developed as QuikTrip. The subject property is zoned Commercial and falls within the Highway Oriented and Corridor District. Ms. York stated that with the acquisition of excess TxDOT right-of-way (ROW) and transferring property located on the east side of the existing lot to the adjacent property, a Replat is required to establish new lot lines. Ms. York stated that the Applicant is not present today. Staff recommended approval of the request.

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

On motion by Vice Chair Karam, seconded by Commissioner Evans, the Planning and Zoning Commission recommended approval of a Replat of Lot 1R, Block A of the Denison Plaza Phase One Addition.

5. STAFF UPDATES

There were no staff updates.

Chair Shearer stated that Vice Chair Karam and Commissioner Evans' terms will expire on December 31, 2023, and thanked them for their service on the Commission, noting that it has been a pleasure to serve with them. Chair Shearer stated that there will be no fourth meeting for the Commission this month and the next meeting will be January 9, 2024.

6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:17 a.m.

CHARLIE SHEARER, Chairman

ATTEST:

Karen L. Avery, Deputy City Clerk

Planning and Zoning Commission Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone an 11.45-acre portion of the tract identified as GCAD Property ID No. 151234 from the MF-1, Multi-Family Residential (MF-1) and Commercial (C) District partially within the Austin Avenue Overlay (AO) to a Planned Development District (PD) partially within the Austin Avenue Overlay (AO) to allow for multi-family residential use. (Case No. 2023-119PD)

Staff Contact

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

Summary

- Applicant wishes to rezone the subject property from the MF-1, Multi-Family Residential (MF-1) and Commercial (C) zoning district to a Planned Development (PD) to allow for the development of a multi-family development.
- Development will consist of approximately one hundred and forty-one (141) units constructed on thirteen (13) lots.
- The proposed Planned Development Overlay District complies with the Comprehensive Plan.

Staff Recommendation

City staff recommends approval of the Planned Development Overlay District.

Recommended Motion

"I move to recommend approval of the subject property being rezoned to a Planned Development Overlay District to allow for multi-family residential use."

Background Information and Analysis

The applicant is seeking to rezone property located at the southeast quadrant of South Eisenhower Parkway and South Fannin Avenue, as shown on Exhibit A, from the MF-1 and C zoning districts to a Planned Development District with a base zoning of MF-1, Multi-Family Residential to allow for the development of attached multi-family residential units. As depicted on the Concept Plan (Exhibit C), the applicant is proposing thirteen (13), individually platted, "twelve-plex" structures allowing for 141 residential units. Each structure will have a two-car garage providing ample parking for future residents. The applicant is proposing approximately 30% of the 11.5 acres be dedicated to open space retained and maintained by the Property Owners Association (POA). Additional amenities for the development will include a pool, playground and a series of sidewalks allowing for connectivity throughout the development, all to be maintained by the POA. The proposed development will have its main access located on South Eisenhower Parkway. A second point of access will be constructed on the south portion of the property providing access to South Fannin Avenue and to a proposed single-family project the applicant is actively working on. The applicant provided a trip estimate of 825 trips a day, however given the location of a TxDot right-of-way, a traffic impact study will be required at the time of Preliminary Plat submittal.

While the applicant aims to meet many of the development standards listed within the MF-1 zoning district ordinance, they are proposing a few deviations and standards. All development standards are listed within “Exhibit B-Planned Development Standards”, however significant deviations/standards are listed below.

- Minimum Project Size: Project will consist of thirteen (13) individually platted lots.
- Minimum Lot Width: Fifty-five (55) feet
- Minimum Lot Depth: One hundred and fifty (150) feet.
- Minimum Side Yard: Four (4) feet for interior side yard and five (5) feet from a street right-of-way line for a structure located adjacent to a public street.
- Minimum Rear Yard: Four and a half (4.5) feet.

Applicant is proposing a side yard of five (5) feet from the street right-of-way line for structures located adjacent to a public street. Staff does not recommend this side yard measurement. Ordinance calls for a minimum side yard setback of twenty (20) feet for structures adjacent to a public ROW, however Staff is supportive of a smaller setback of ten (10) or fifteen (15) feet. This will ensure that visibility is not compromised for pedestrians or drivers.

Applicant is proposing that all structures have seventy-five (75) percent of the exterior constructed with masonry materials. Exhibit-D provides the proposed elevations for the structures. All landscaped and perimeter screening shall meet the minimum standards detailed in Section 28.51. and 28.53. of the City of Denison Zoning Ordinance.

Financial Considerations

- N/A

Prior Board or Council Action

- N/A

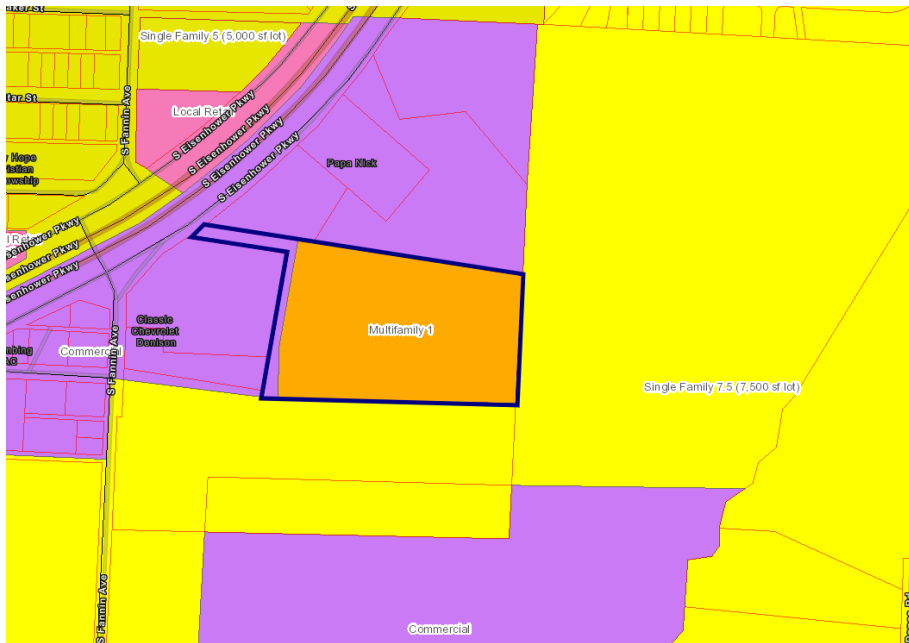
Alternatives

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

Aerial of Subject Property



Zoning Aerial of Subject Property



Project Narrative and Compliance with City's comprehensive plan:

The proposed project known as Parkway Bend The colony is a multi-family development that is about 11.5 acres out of the total 25 acre parcel located near the SE quadrant of the S Eisenhower Pkwy and S Fannin Ave intersection. Majority of this 11.5 acres is zoned as Multi Family 1 with a small portion zoned as commercial as shown in the Zoning exhibit attached in the concept plans. This development proposes to build a total of 142 attached homes. This development will have about 13 lots and a HOA lot.

Compliance with City of Denison Comprehensive Plan:

Existing zoning for this property is Multifamily -1 and the proposed zoning is also consistent with this existing zoning. Majority of the standards for this development falls back to the Multi Family -1 base zoning regulations. Deviations from this zoning district are listed in the plans and the development standards. The city future land use map calls for this area to be "Neighborhood" consisting of high quality single family, apartments and townhomes. This development proposes a high quality attached residential project. Therefore, this zoning request is consistent with the City of Denison's Comprehensive Plan. It is also suggested in the city of Denison's comprehensive plan that high density residential should be close to Neighborhood Commercial, Community Commercial, and Downtown Denison. This project will be close to the Neighborhood Commercial as per the City of Denison comprehensive plan.

Description of the request:

- We intend to update the existing multi-family 1 (MF-1) requirements under a planned development to allow for the development of 142 single family attached homes. These 142 dwelling units will be grouped into units of 7, 8, 9, 10 and 12 depending on the location. Each of the building consisting of multiple dwelling units is intended to be platted as one lot.

Proposed use of the property:

- Parkway Bend consists of a mix of residential dwellings consisting of 7 to 12 units together with an access in the back that facilitates traffic into the unit 2-car garage. The development will provide a high-quality residential neighborhood that will serve as a model for future developments in this area. The development will feature an elegant entrance monument, public roadways with off street parking. There will be a large amenity lot that will be developed as a community gathering area with plenty of vegetation. Each of the lots will have sidewalk connectivity to the entire project area. Entrances to each dwelling will have a green strip at the front.

BOUNDARY EXHIBIT



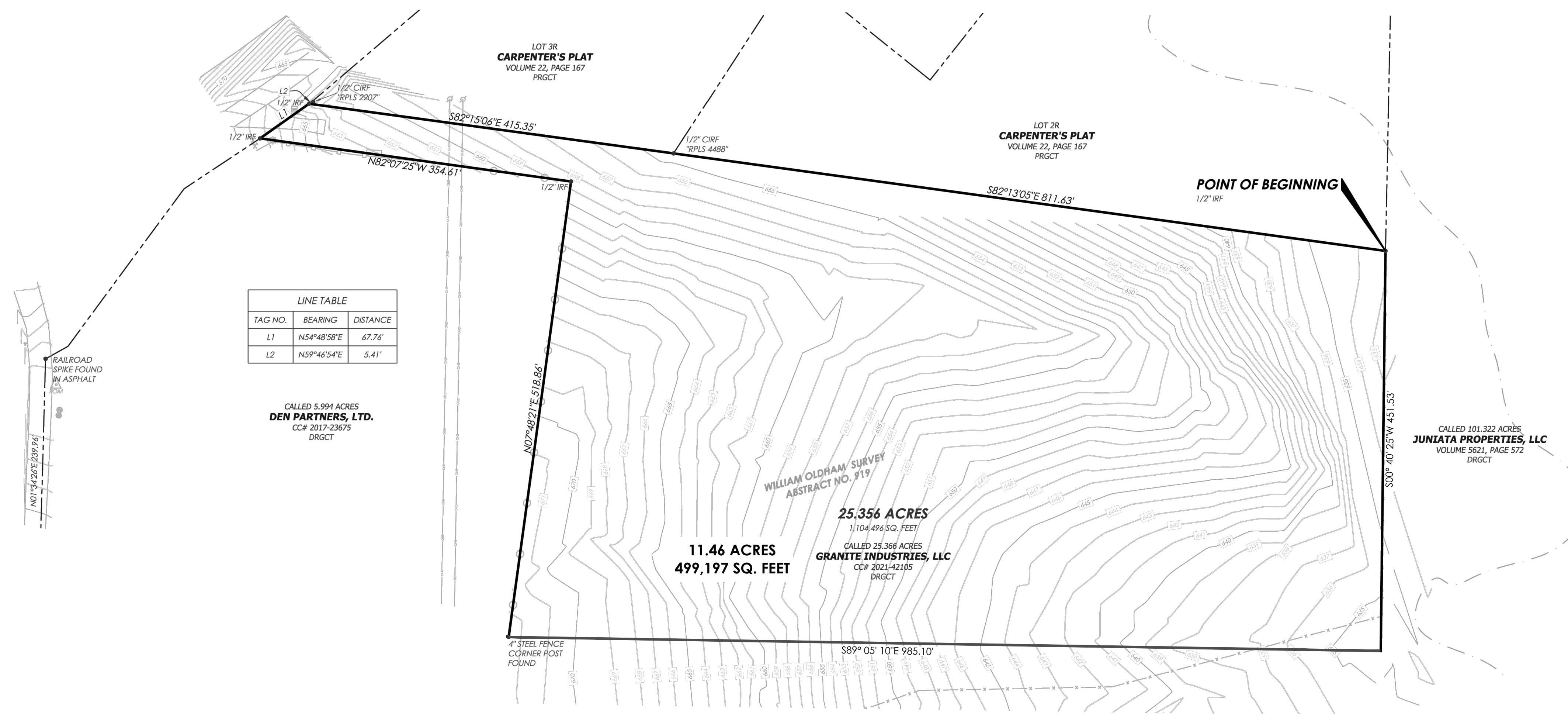
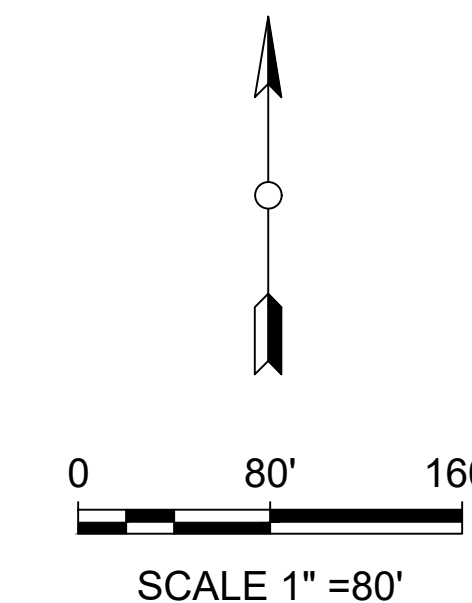
NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address
TURNKEY TRACT
 2770 MAIN ST #171
 FRISCO, TX 75033
 F-22283
 nkcivilengineer@gmail.com
 214-377-0388

Project Name and Address
PARKWAY BEND THE RESIDENCES,
 GRAYSON COUNTY, TEXAS

Project	Sheet
Date 12 / 18 / 2023	02
Scale	



TAG NO.	BEARING	DISTANCE
L1	N54°48'58"E	67.76'
L2	N59°46'54"E	5.41'

CALLED 5.994 ACRES
DEN PARTNERS, LTD.
 CC# 2017-23675
 DRGCT

11.46 ACRES
499,197 SQ. FEET

25.356 ACRES
 1,104,496(SQ. FEET)
 CALLED 25.366 ACRES
GRANITE INDUSTRIES, LLC
 CC# 2021-42185
 DRGCT

CALLED 101.322 ACRES
JUNIATA PROPERTIES, LLC
 VOLUME 5621, PAGE 572
 DRGCT

METES & BOUNDS DESCRIPTION

BEING A 11.46 ACRE TRACT OF LAND SITUATED IN THE WILLIAM OLDHAM SURVEY, ABSTRACT NUMBER 919, CITY OF DENISON, GRAYSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 25.366 ACRE TRACT OF LAND DESCRIBED BY DEED TO GRANITE INDUSTRIES, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-42105, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

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

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

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

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

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

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

BOUNDARY EXHIBIT
OF
11.46 ACRES OF LAND
 SITUATED IN THE WILLIAM OLDHAM SURVEY
 SURVEY, ABSTRACT NO. 919, CITY OF DENISON,
 GRAYSON COUNTY, TEXAS

Exhibit A

EXHIBIT "B"
Planned Development District Standards

**THE COLONY AT PARKWAY BEND
PLANNED DEVELOPMENT DISTRICT
STATEMENT OF INTENT AND PURPOSE**

This zoning submittal encompasses approximately 11.5 total acres of land out of a parcel consisting of approximately 25 acres, currently located within the City of Denison. The use proposed for the Property will provide the ability to accommodate and encourage the development consistent with the current zoning, with a few deviations. It is the intent of this Planned Development Document (PD) to establish a base zoning for the overall property together with the use and development regulations as designated therein, subject to modifications as set forth herein.

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

1.0 PROJECT OVERVIEW

The purpose of this Planned Development Overlay District is to create a multi-family development consisting of 141 attached homes with access to green space, community amenities and pedestrian walkways.

2.0 PROJECT LOCATION

The Colony at Parkway Bend is located in the southeast quadrant of the South Eisenhower Parkway and South Fannin Avenue intersection and is situated in the William Oldham Survey, Abstract No. 919 in the City of Denison, Texas as described in Exhibit A, Legal Description and as depicted graphically in Exhibit C, Property Exhibit.

3.0 PROPERTY OWNERS ASSOCIATION

A property owners association shall be established and shall be responsible for the ownership and maintenance of all common areas, including all private open space areas shown on the Concept Plan.

4.0 PROPOSED THOROUGHFARES/ACCESS/CROSS SECTIONS

The adjacent Spur 503 is designated on the Thoroughfare Plan as a major arterial. No other thoroughfares are shown adjacent to or through the Property. Access from Eisenhower Parkway will be created via a public street providing access to the property to the south for a future single-family development. Internal streets will meet City right-of-way standards for a residential street designation.

5.0 CONCEPT PLAN

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

6.0 MF-1, Multi-Family Residential Zoning District

A. Except as noted below, as depicted on the Concept Plan shall develop in accordance with the MF-1, Multi-Family Residential Zoning District (MF-1) as it exists or may be amended.

B. **Minimum Project Size.** Project will consist of thirteen (13) individually platted lots.

C. **Minimum Lot Area.** Eighteen thousand five hundred (18,500) square feet.

D. **Minimum Lot Width.** Fifty-five (55) feet.

E. **Minimum Lot Depth.** One hundred and fifty (150) feet.

F. **Maximum Lot Coverage.** Fifty (50) percent including main building and accessory buildings.

G. **Minimum Front Yard.** Nineteen (19) feet.

H. **Minimum Side Yard.** Four (4) feet for interior side yard and five (5) feet from a street right-of-way line for a structure located adjacent to a public street.

I. **Minimum Rear Yard.** Four (4) feet.

- J. **Maximum Density.** The maximum allowed density shall be twenty (20) units per acre.
- K. **Building Separation.** Eight (8) feet.
- L. **Parking.** Each unit will contain a two-car garage to accommodate parking for residences. Visitor parking will be provided via dedicated off-street parking located throughout the development.

7.0 OPEN SPACE & DEVELOPMENT AMMENITIES

The Colony at Parkway Bend will dedicate 30% of the 11. 5 acres to greenspace including park and amenity areas. Open space and amenities shall be provided per the following:

1. All open space, common areas, landscaping, and playground equipment shall be owned and maintained by the Property Owners Association (POA).
2. Community amenities will include a pool, shade structure and bathrooms. Park benches and trash receptacles will be located within the park areas.
3. Sidewalk connectivity throughout the development and to the adjacent development to the south will be provided for ease of access to amenities. All park areas will be located within walking distance of the residences.

8.0 PERIMETER SCREENING & LANDSCAPE BUFFERS

Landscaping shall conform to the provisions set forth in the Denison Code of Ordinances as it exists or may be amended.

PROPOSED SITE PLAN

TOTAL AREA = 11.46 ACRES
 GREEN SPACE = 3.76 ACRES
 TOTAL NO. OF UNITS = 142
 ROW WIDTH = 50'



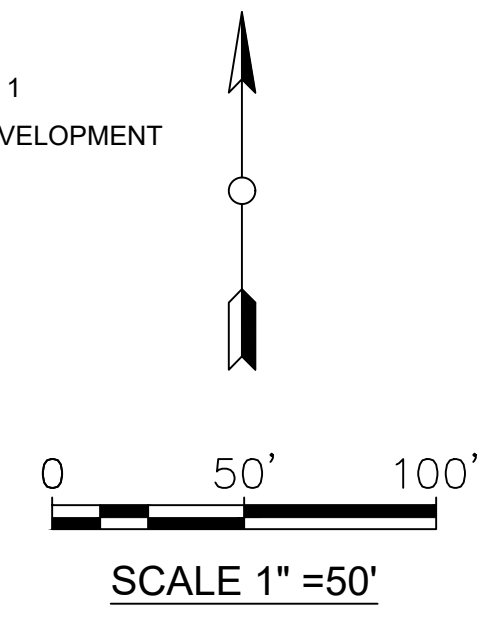
NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address
 TURNKEY TRACT
 2770 MAIN ST #171
 FRISCO, TX 75033
 F-22283
 nkcivilengineer@gmail.com
 214-377-0388

Project Name and Address
 PARKWAY BEND THE RESIDENCES,
 GRAYSON COUNTY, TEXAS

Project	Sheet
Date 12 / 18 / 2023	C-PD 2
Scale	



SITE DATA:
 EXISTING ZONING = MULTI FAMILY 1
 PROPOSED ZONING = PLANNED DEVELOPMENT
MULTI FAMILY 1
 TOTAL AREA = 11.46 ACRES
 GREEN SPACE = 3.76 ACRES
 TOTAL NO. OF UNITS = 142
 ROW WIDTH = 50'

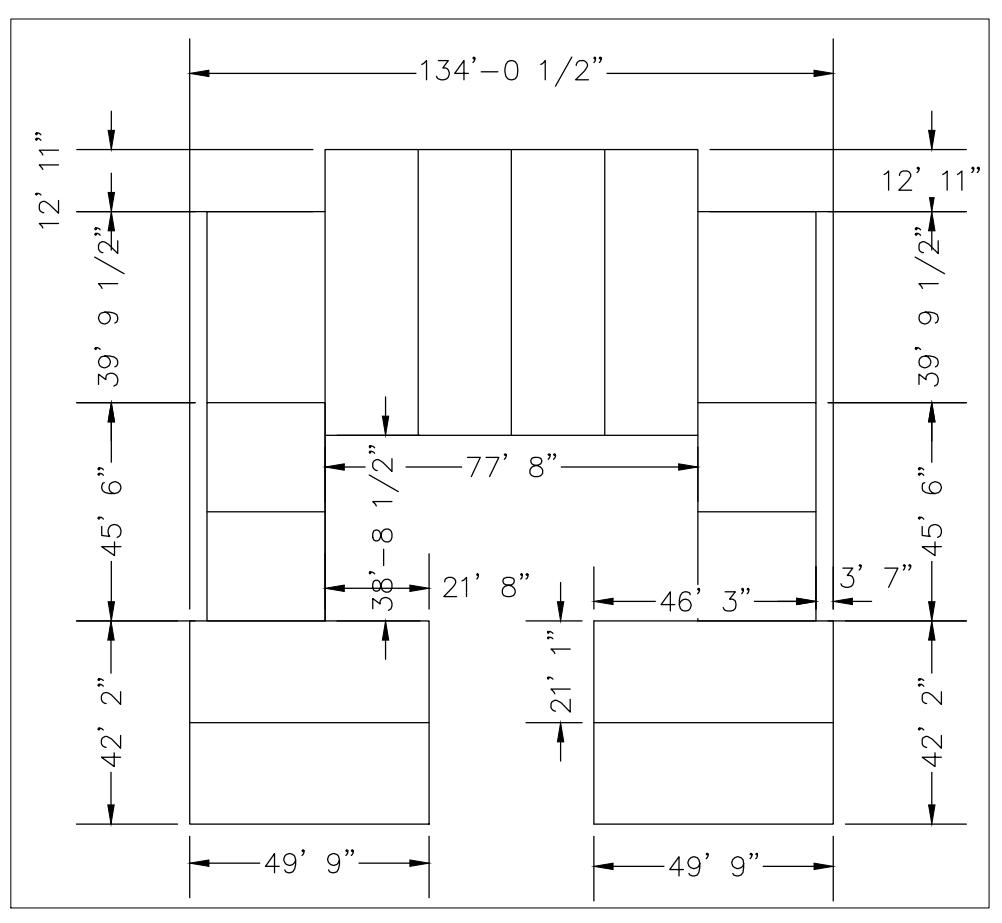
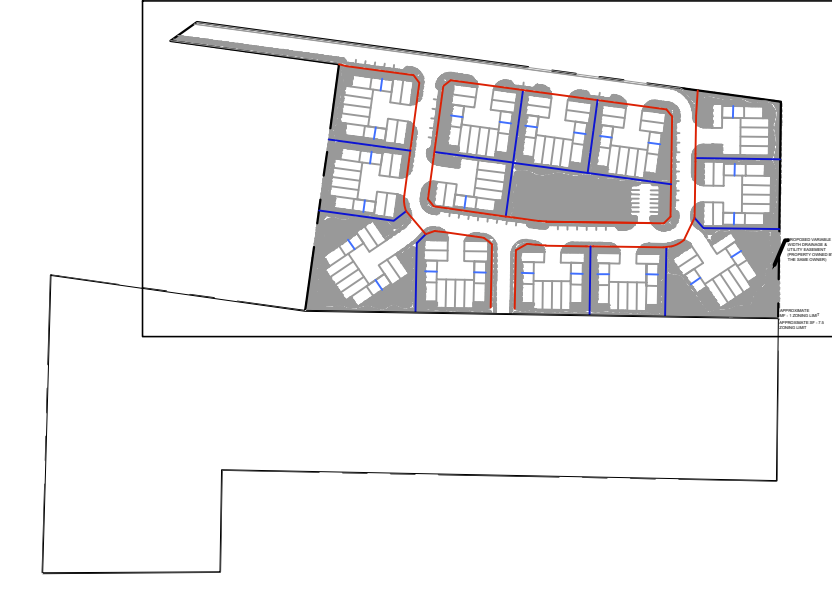
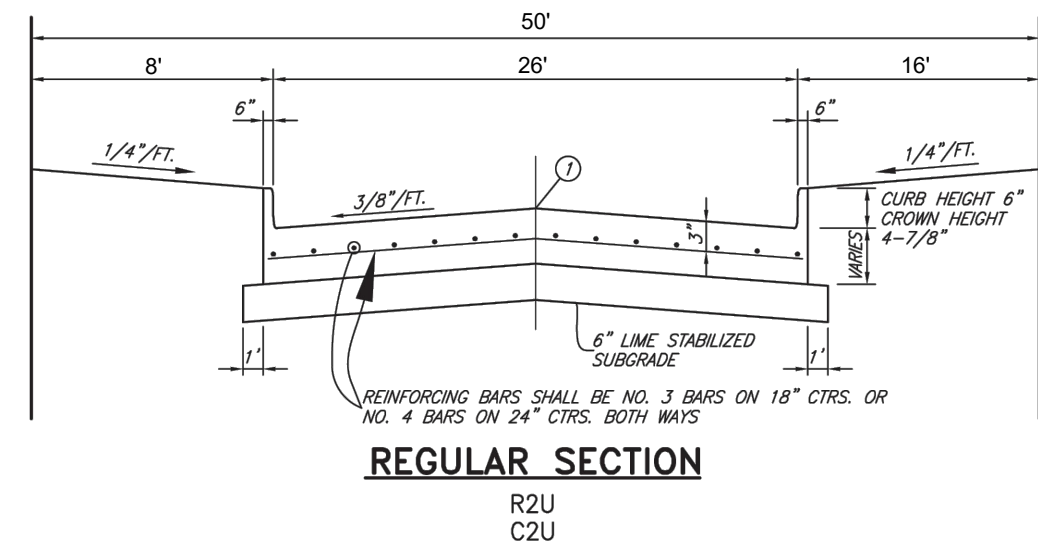
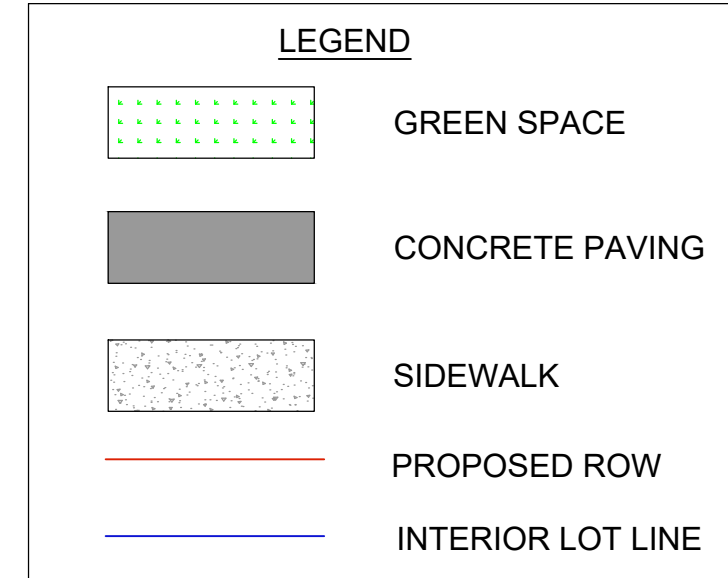


Exhibit C



	Base Zoning MF-1	PD Zoning	Variance Required
Mimum Lot Area	28,500 SF	21,200 SF	Yes
Minimum Lot Width	60'	55'	Yes
Minimum Lot Depth	100'	150'	No
Front Yard	25'	19'	Yes
Minimum side yard	5'	4'	Yes
Minimum rear yard	10'	4.5'	Yes
Minimum lot coverage	50% by main and accessory buildings	50% by main and accessory buildings	Yes
Density	12 per Acre	12.5 Per Acre	Yes
Distance Between Bldgs	10'	8'	Yes

PARKING REQUIREMENT
 PARKING REQUIRED = 2 SPAC S R 2 D A D 2.5 SPAC S R D
 = 25 SPAC S AR 2 D A D 1.5 AR D
 SPAC S R D
 PARKING PROVIDED = 142 DWELLING UNITS (142*2) = 284 SPACES
 OFF-STREET PARKING = 55 SPACES PROVIDED
 TOTAL SPACES PROVIDED = 339 SPACES



PARK: C:\VT\OnSite\2023_Parkway Bend\RESIDENCES\MULTIFAMILY.PDF PLANS



① Front Elevation
SCALE: 1"=150'



② Rear Elevation
SCALE: 1"=150'

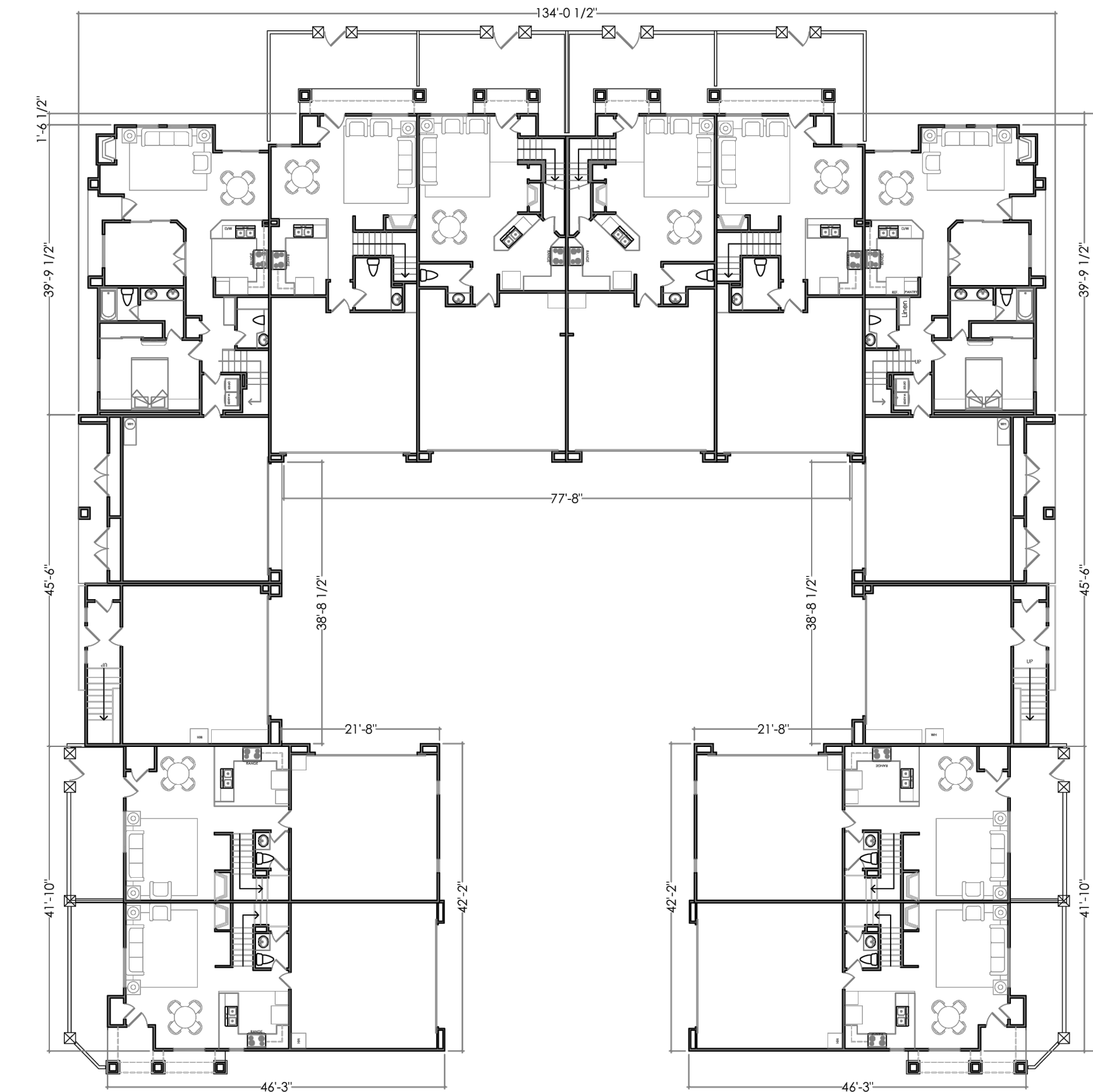


③ Side Elevation 1
SCALE: 1"=150'

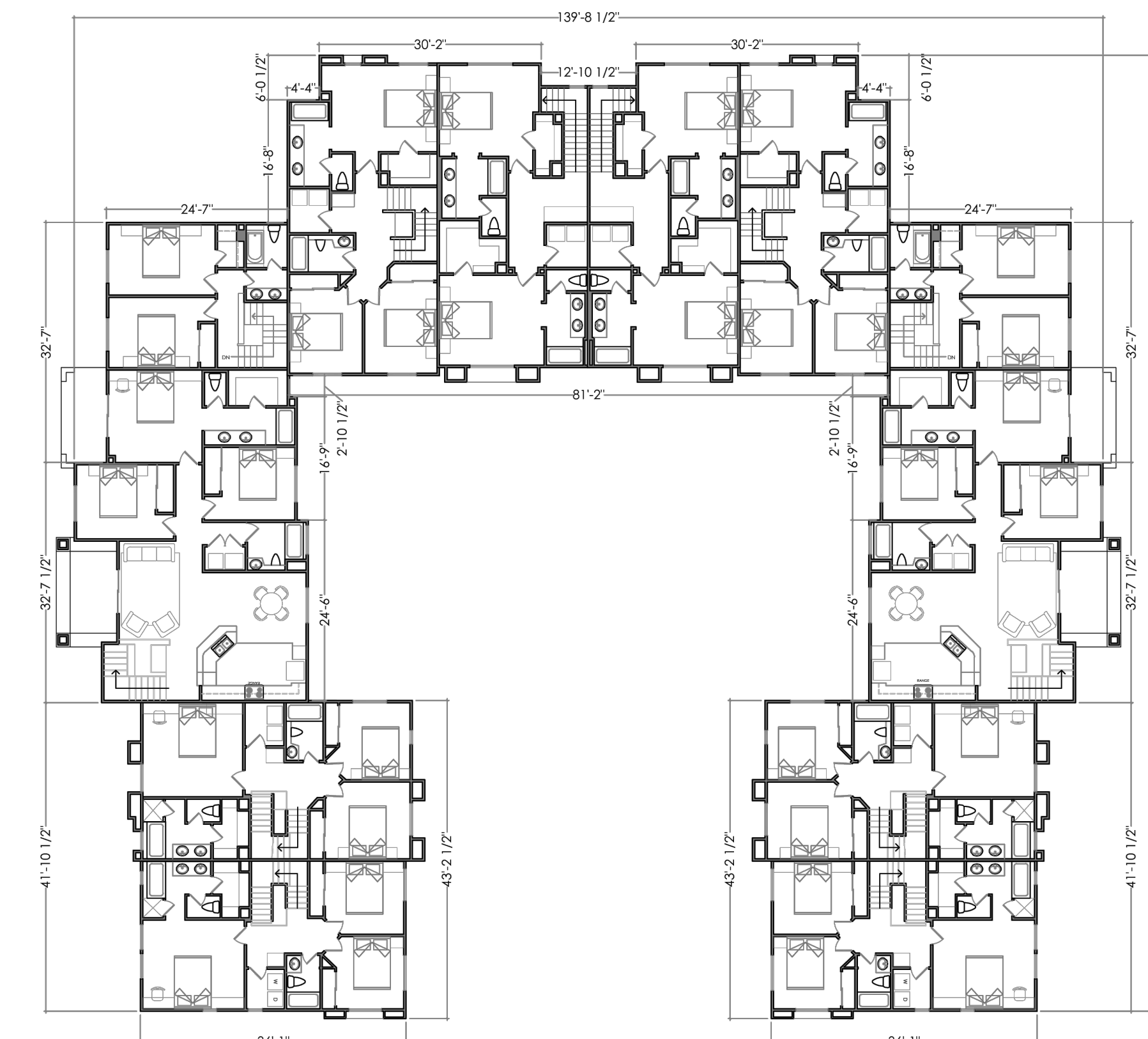


④ Side Elevation 2
SCALE: 1"=150'

Exhibit D



12-PLEX LOWER LEVEL PLAN
SCALE: 1"=200'



12-PLEX UPPER LEVEL PLAN
SCALE: 1"=200'



NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address
TURNKEY TRACT
 2770 MAIN ST #171
 FRISCO, TX 75033
 F-22283
 nkcivilengineer@gmail.com
 214-377-0388

Project Name and Address
PARKWAY BEND THE RESIDENCES,
 GRAYSON COUNTY, TEXAS

Project	Sheet
Date 12 / 18 / 2023	C-PD 3
Scale AS SHOWN	

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 approval of a Conditional Use Permit within the Commercial (C) zoning district, to allow for a distribution center for property located at 307 W. Coffin. (Case No. 2023-116CUP)

Staff Contact

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

Summary

- Applicant is requesting a Conditional Use Permit (CUP) in order to operate a distribution center for Testa Labs.
- Property is located at 307 W. Coffin Street and is currently zoned Commercial (C).

Staff Recommendation

Staff recommends approval of the Conditional Use Permit.

Recommended Motion

"I move to recommend approval of a Conditional Use Permit to allow for the use of distribution center for property located at 307 W. Coffin Street."

Background Information and Analysis

Applicant is seeking approval of a Conditional Use Permit (CUP) to allow for the operation of a distribution center for Testa Labs. The operations of Testa Lab include production of over-the-counter medications such as gripe water and herbal supplements. The applicant would like to utilize the existing structure, located on the property, for mixing ingredients, packaging and storage of products and distributing these products to retailers. No production of the products will take place on site.

The proposed hours of operation for Testa Labs is Monday-Friday from 8:00 a.m.- 5:00 p.m. with distribution trucks bringing raw material as well as distributing packaged products on a weekly and bi-weekly basis.

Per the Future Land Use Map, the subject property is to be developed in a "Mixed Commercial" manner. While the property is adjacent to MF-2, Multi-Family Residential and SF-5, Single Family Residential zoning districts to the north and northwestern portions of the property, no residential development has occurred on these parcels. In addition to their request, the applicant has proposed improvements to the building, parking lot and landscaping of the property which has been vacant for some time. For these reasons, Staff recommends approval of this Conditional Use Permit.

City staff has reviewed each Conditional Use Permit Criteria outlined within the City Ordinance, before reaching its recommendation for approval. No negative traffic impacts are anticipated from this project. On-site parking will be provided via the existing parking lot once it is improved and given the proximity

to Spur 503/S. Eisenhower Parkway, Staff does not anticipate negative traffic impacts from distribution trucks to and from the site.

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;*

This location and use are compatible with the Comprehensive Plan.

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

The proposed Conditional Use Permit use is compatible with uses found in Commercial zoning districts.

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

N/A

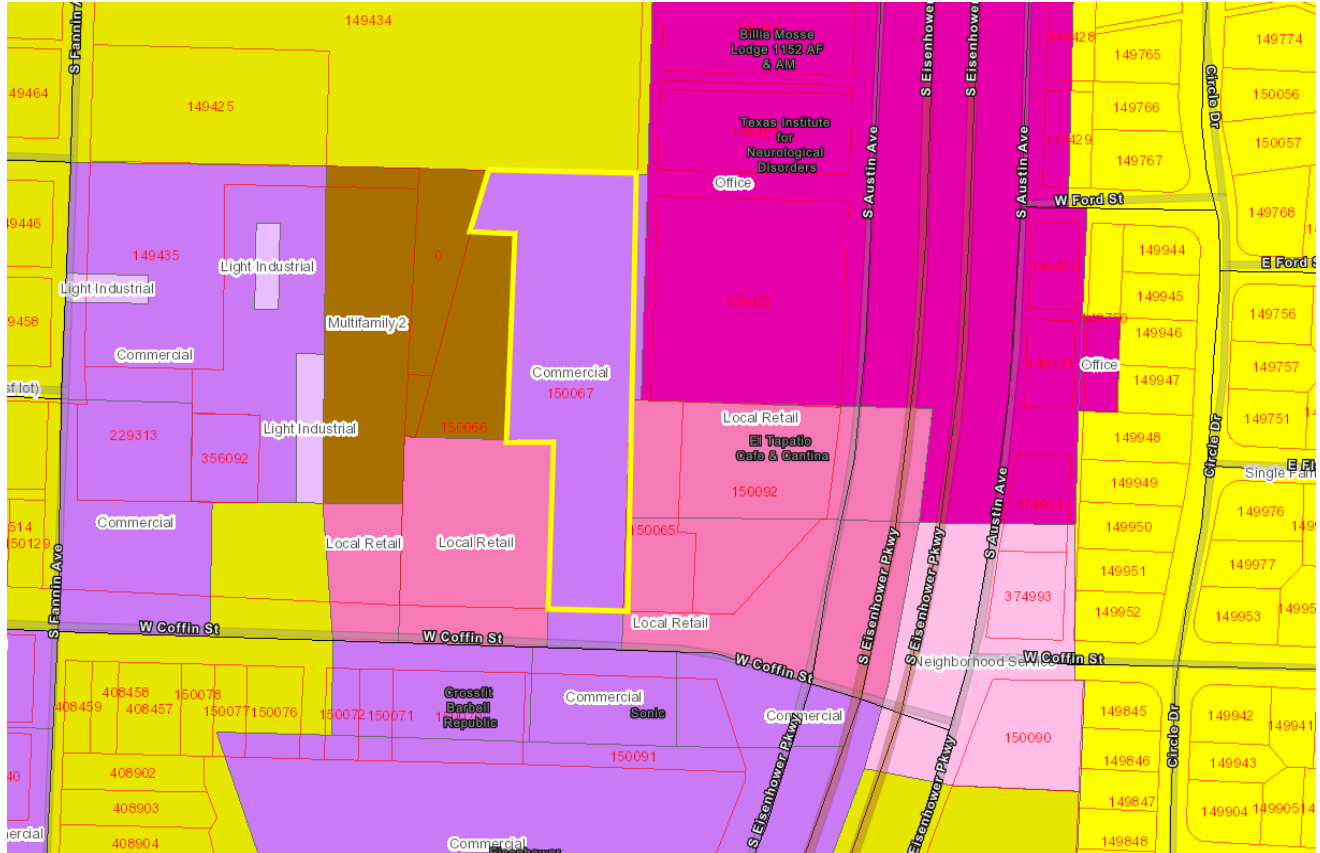
Alternatives

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

Aerial of Subject Property



Zoning of Subject Property



Testa Lab Operations

Testa Lab will be mixing, filling and packaging food supplements.

Operations :

Operations and procedures at Testa Lab will be very simple, quiet and clean. Although it might be a larger size but more simple, clean and organized than a regular restaurant operation.

It's simply about mixing ingredients, filling and packaging. There will be no production of any ingredients on site, only mixing and packaging.

The facility will be divided into 4 major departments. Offices (1800 sf), labs (600 sf), production area (4500 sf) and storage area (7000 sf). Production will be divided to liquids and solids. Storage will be divided into raw materials, filling/packaging materials and finished products.

Location and Traffic :

We believe north Texas is a great location to start. The great highways system without the big city traffic will be very helpfully in daily operations. The location is with an easy access for inbound and outbound with the site. The additional land around the building will be very helpful for expanding in the future as well.

There will be no impact on vehicular traffic or heavy traffic on the site. Box trucks will be enough to bring raw materials and dispatch finished products on a weekly or biweekly basis.

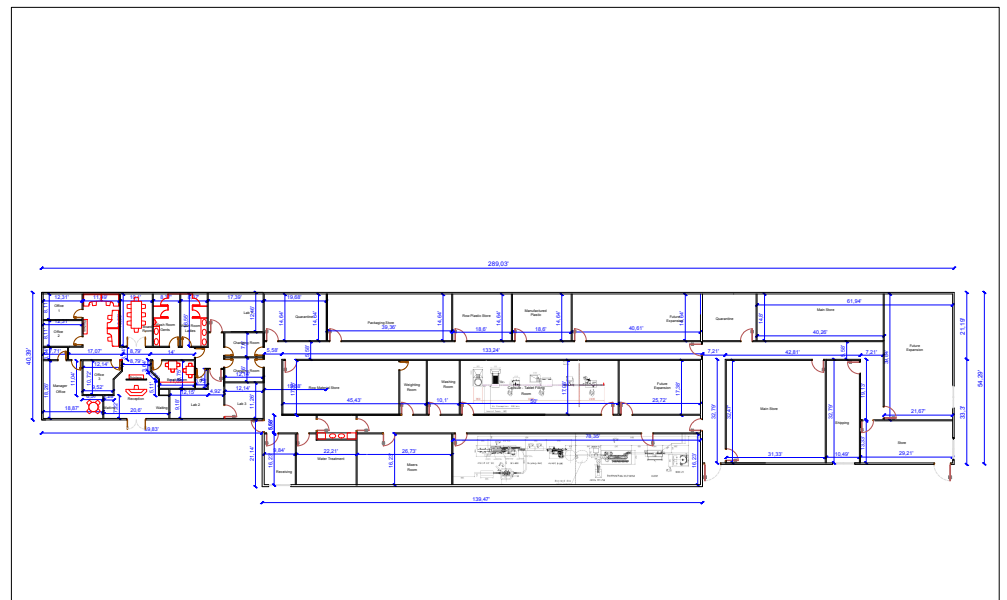
There will be a lot of improvements on the building, parking lot and landscape. Parking lot will have at least 25 parking spaces and will be maintained and re-striped and major landscape improvement will be done to the south side of building.

Hours of Operation :

Monday - Friday

8:00 am - 5:00 pm

Proposed Site Plan :





SCALE
1" = 50'

FORD STREET
(60' ROW)

S 90°00'00" E
222.50'

SET 1/2" STEEL ROD
N 14°02'10" E
92.77'
SET 1/2" STEEL ROD
N 90°00'00" W
60.00'
SET 1/2" STEEL ROD

2.388
ACRES

N 00°00'00" E
300.00'

FLORENCE STREET
(60' ROW)

FOUND 1/2" STEEL ROD
N 90°00'00" W
75.00'
SET 1/2" STEEL ROD

N 00°00'00" E
250.00'

ONE-STORY
METAL
BUILDING

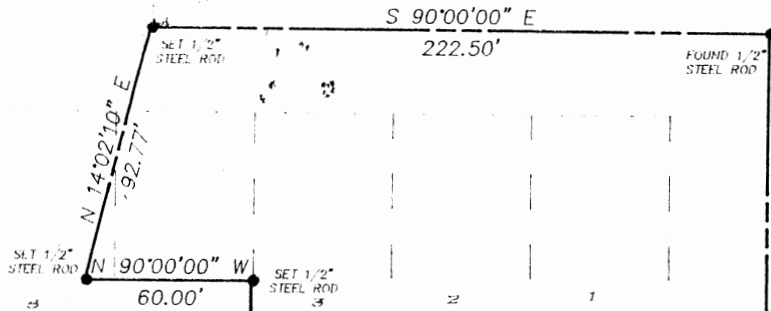
FOUND 1/2" STEEL ROD
N 90°00'00" W
110.00'

COFFIN STREET
(70' ROW)

PLAT 100-100-100

HARDY

STREET
(60' ROW)



S 90°00'00\"/>

SET 1/2\"/>

FOUND 1/2\"/>

2.388
ACRES

N 00°00'00\"/>

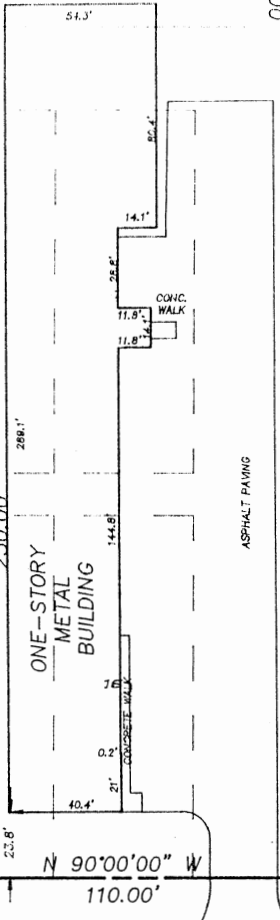
HILGREN

STREET
(60' ROW)

FOUND 1/2\"/>

N 90°00'00\"/>

SET 1/2\"/>



ONE-STORY
METAL
BUILDING

ASPHALT PAVING

RUSK
(70' ROW)

COFFIN STREET
(70' ROW)

UNDERWOOD

Legal Description

Situated in the County of Grayson, State of Texas, being all of lots 1,2,3,14,15, and 16 and the adjoining 15 foot alley, and a part of lots 4 and 5, all in Block 18; and all of lots 1 and 16, and a part of lots 2,3, and 15 and the adjoining 15 foot alley, all in Block 21; and a portion of the rights-of-way of Rusk Avenue, Florence Street, and Ford Street, of Fairmont Addition to the City of Denison, Texas, as recorded in Volume 84, Page 513, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found at the intersection of the centerline of Rusk Avenue (70 foot right-of-way) and the centerline of Ford Street (60 foot right-of-way);

Thence South 00°00'00" West, with the centerline of said Rusk Avenue, a distance of 640.00 feet to a 1/2" steel rod found in the North right-of-way line of Coffin Street (70 foot right-of-way);

Thence North 90°00'00" West, with the North right-of-way line of said Coffin Street, a distance of 110.00 feet to a 1/2" steel rod found;

Thence North 00°00'00" East, a distance of 250.00 feet to a 1/2" steel rod set;

Thence North 90°00'00" West, a distance of 25.00 feet to a 1/2" steel rod found in the West line of said Lot 3, Block 21;

Thence North 00°00'00" East, a distance of 300.00 feet to a 1/2" steel rod set in the West line of said Lot 3, Block 18;


Thence North 90°00'00" West, a distance of 60.00 feet to a 1/2" steel rod set;

Thence North 14°02'10" East, a distance of 92.77 feet to a 1/2" steel rod set in the centerline of said Ford Street;

Thence South 90°00'00" East, with the centerline of said Ford Street, a distance of 222.50 feet to the Point-of-Beginning and containing 2.388 acres of land more or less.....

The subject property is not located within special flood hazard areas inundated by 100-Year flood, according to the Federal Emergency Management Agency Flood Insurance Rate Map of Grayson, County, Texas and Incorporated Areas, Map No. 48181C0090 D, effective date: May 18, 1992.

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 is correct and that there are no visible discrepancies, conflicts, shortages in area, or rights-of-way, except as shown on plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.


Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

8/16/95

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 the current Planned Development Overlay District within the Highway Overlay District, consisting of approximately 28.4 acres to a Planned Development District within the Highway Overlay District to allow for commercial, single-family, single-family townhome, two-family, and multi-family residential uses for property located on the east side of US 75, south of Crawford Street, commonly known as 3400 W. Crawford Street. (Case No. 2023-118PD).

Staff Contact

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

Summary

- The property owner is requesting to amend an existing Planned Development (PD) for property consisting of approximately 28.4 acres to allow for commercial and a variety of residential uses for a development called Waterloo Trails.
- The development is split between two “tracts” as depicted on the Concept Plan. Tract One allows for the development of a mix of residential uses including single-family detached, single-family attached, and duplexes. Tract Two will allow for commercial uses as well as apartment living.
- The proposed Planned Development Overlay District complies with the Comprehensive Plan.

Staff Recommendation

City staff recommends approval of the Planned Development Overlay District.

Recommended Motion

"I move to recommend approval of the subject property being rezoned to a Planned Development Overlay District for commercial, single-family, single-family townhome, two-family and multi-family residential uses."

Background Information and Analysis

The applicant is seeking to amend an existing Planned Development Overlay District (PD) to allow for a mixed-use development to include commercial spaces, several types of residential uses, and dedicated open space and amenities. As depicted on the Concept Plan listed as “Exhibit C”, the approximately 28.4 acres will be divided into two tracts.

Tract 1 is located on the east side of the property with frontage on portions of South Lillis Lane. This Tract will allow for the development of a mixture of residential uses to include single-family detached, single-family attached (townhomes), and two-family (duplex) with standards listed in the PD allowing for dwellings to be owner occupied or retained as rental property. The development of garden-style and wrap multi-family buildings, triplexes, and quadraplexes are prohibited uses within Tract 1. While the Planned Development does not call out specific acreage allotted to each residential use, it does establish

base zoning districts and development standards based on the use as detailed below. Additionally, all development standards, uses, and deviations are detailed within “Exhibit B-Development Standards”.

- A. Single-Family Detached: owner-occupied established lots.
 - Base Zoning District: SF-5, Single Family Residential (SF-5)
 - Deviation from the front yard setback in relation to garages. Minimum setback of fifteen (15) feet if attached to the unit and may extend five (5) feet past the front door of the dwelling. If the garage is detached from the dwelling, a minimum building setback of three (3) feet from property lines or access drives is proposed.
- B. Single-Family Detached, Two-Family (duplex): retained as rental property.
 - Base Zoning District: MF-1, Multi-Family Residential (MF-1)
 - Significant deviations/standards are as follows:
 - Minimum Lot Area: Three thousand four hundred (3,400) square feet
 - Minimum Lot Width: Forty (40) feet
 - Minimum Lot Depth: Eighty-five (85) feet
 - Minimum Masonry Content: Seventy-five (75) percent, with the remaining materials utilized to consist of board and batten and Hardie board.
 - Minimum Parking: Parking for residents will be provided. On-street parking shall not be permitted or counted towards the required minimum parking.
 - No requirement for playground equipment or pool for areas designated with this use.
- C. Single-Family Attached (townhomes): owner-occupied and retained as rental property established lots.
 - Base Zoning District: SF-TH, Single Family Townhome (SF-TH)
 - Significant deviations/standards are as follows:
 - Maximum Density: fourteen (14) units per gross acre of land.
 - Maximum Number of Units: Fifty (50) units. A minimum of three (3) units and a maximum of twelve (12) units per structure.
 - Parking: on-street parking shall be allowed to accommodate visitor parking.
- D. Two-Family (duplex): lots available to be sold.
 - Base Zoning District: 2F-Two-Family (duplex) Residential (2F)
 - Significant deviations/standards are as follows:
 - Minimum Lot Area: Three thousand for hundred (3,400) square feet
 - Minimum Lot Width: Forty (40) feet
 - Minimum Lot Depth: Eight-five (85) feet
 - Minimum Parking: A minimum of two (2) parking spaces shall be required for each dwelling unit. One space shall be accommodated by an enclosed garage and the additional space may be paved open parking.

Additional significant standards required of the entire development of Tract 1 are listed below:

- The façade of each single-family detached and duplex units shall not be repeated for at least three (3) structures in a row.
- Units retained for rental property dwellings shall be a mix of two (2) and three (3) bedroom units. A Property Owners’ Association (POA) will be created and will be responsible for maintaining all perimeter fencing, open spaces, and amenities, as well as any private infrastructure such as sidewalks.

All residential uses intended for development must be clearly defined when a Preliminary Plat application is submitted to the Planning Staff. Additionally, formal Site Plan submittals will be required for all residential developments with the base zoning district of SF-TH and MF-1 to be reviewed by Staff and approved by the Planning and Zoning Commission. Construction of all public right-of-way and additional infrastructure serving Tract 1 shall be constructed in accordance with City standards. All landscaping requirements shall apply.

Tract Two is located on the west side of the property with frontage on portions of West Crawford Street and the US 75 frontage road (Katy Memorial Expressway). This Tract allows for the development uses allowed within the Commercial (C) and MF-2, Multi-Family Residential zoning districts as listed within Section 28.49-Use Regulation Chart of the City of Denison Zoning Ordinance. The PD establishes prohibited uses as those listed below:

- i. Mini warehouse/self-storage
- ii. Auto-dealer new/or used.
- iii. Auto-repair major/or minor
- iv. Car wash
- v. Pawn Shop
- vi. Trailer rental/RV sales
- vii. Single-Family attached or detached.

As established within “Exhibit B-Development Standards”, the following are significant deviations from the base zoning districts allowed within Tract 2:

A. MF-2, Multi-Family Residential (MF-2):

- Minimum area of two (2) acres and a maximum of ten (10) acres shall be developed in accordance with the MF-2 zoning district.
- Minimum number of units shall be fifty (50) with a maximum number of units being four hundred (400).
- Maximum Density: forty (40) dwelling units per acre
- Exterior Masonry: all main structures shall have a minimum of eighty (80) percent masonry.
- Flat roofs shall be permitted.

B. Commercial (C):

- Minimum area of two (2) acres and a maximum of eighteen (18) acres shall be developed in accordance with the C zoning district.
- There shall be no minimum building area.
- Exterior Masonry: All main structures shall be of exterior materials having at least seventy-five (75) percent of the total exterior constructed of materials.
- Flat roofs shall be permitted.
- Hotel buildings shall be set back a minimum of one hundred (100) feet from existing residential buildings located on an adjacent property measured from edge of building to edge of building.

Additional significant standards required of the entire development of Tract 2 are listed below:

- Landscape requirements and perimeter screening shall conform to Section 28.51 and Section 28.53 of the City of Denison Zoning Ordinance. Additionally, for development abutting Katy Memorial Expressway there shall be a minimum twenty (20) foot landscape easement consisting

of turf and or ground cover and one (1) three-inch caliper shade trees planted at thirty (30) feet on center.

- Building height will be measured as an average of the tallest and lowest point due to significant topography across site.
- A Property Owners' Association will be created to maintain all open space, screening and any private infrastructure.

Formal Site Plans for all new structures constructed within Tract 2 must be submitted to the Planning Staff for review and require approval from the Planning and Zoning Commission.

The PD provides for a minimum of five (5) acres of open space across both Tracts, as well as a series of trails connecting the open space areas to the surrounding residential uses. Additional amenities include playground areas and trail head parking. The multi-family complex proposed in Tract 2 will include a pool and an amenity center for resident use.

Financial Considerations

- N/A

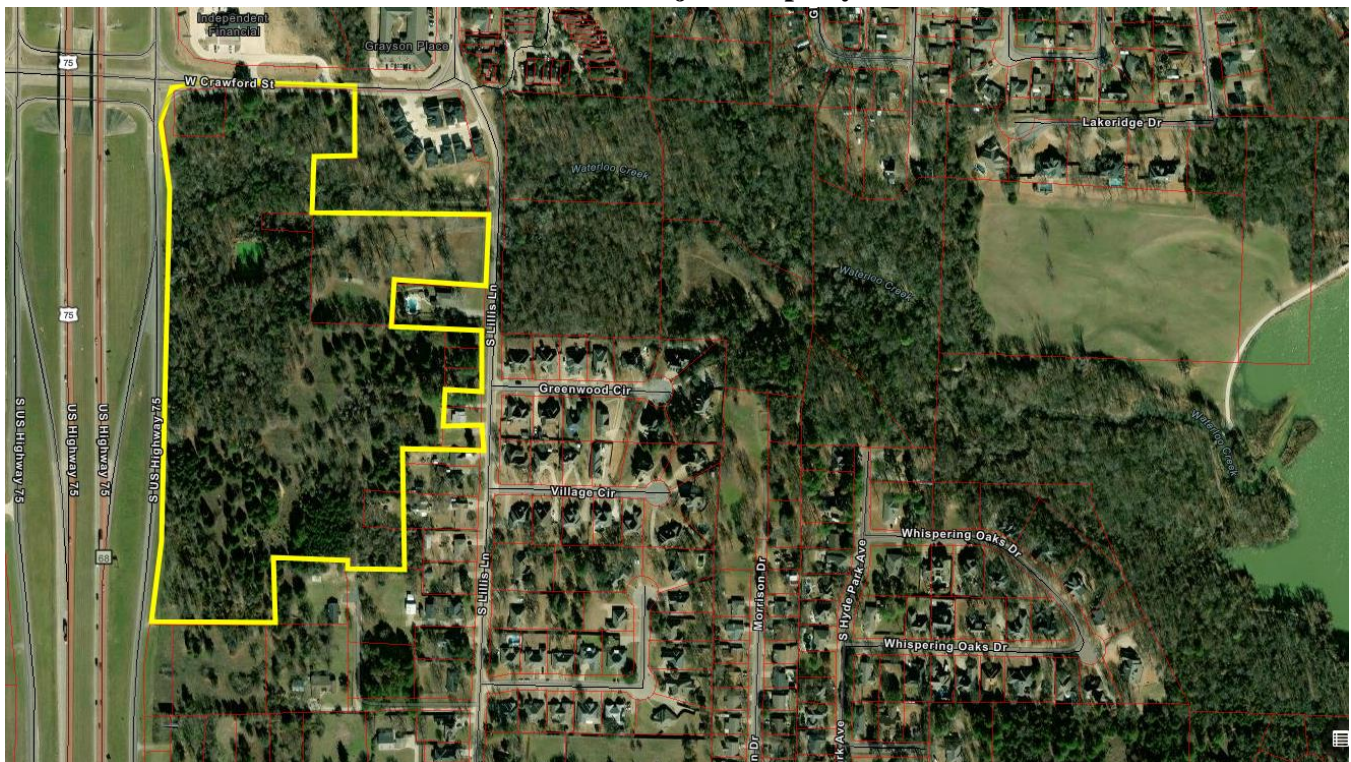
Prior Board or Council Action

- Planned Development approved by City Council on October 4th, 2021.

Alternatives

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

Aerial of Subject Property



Zoning Aerial of Subject Property

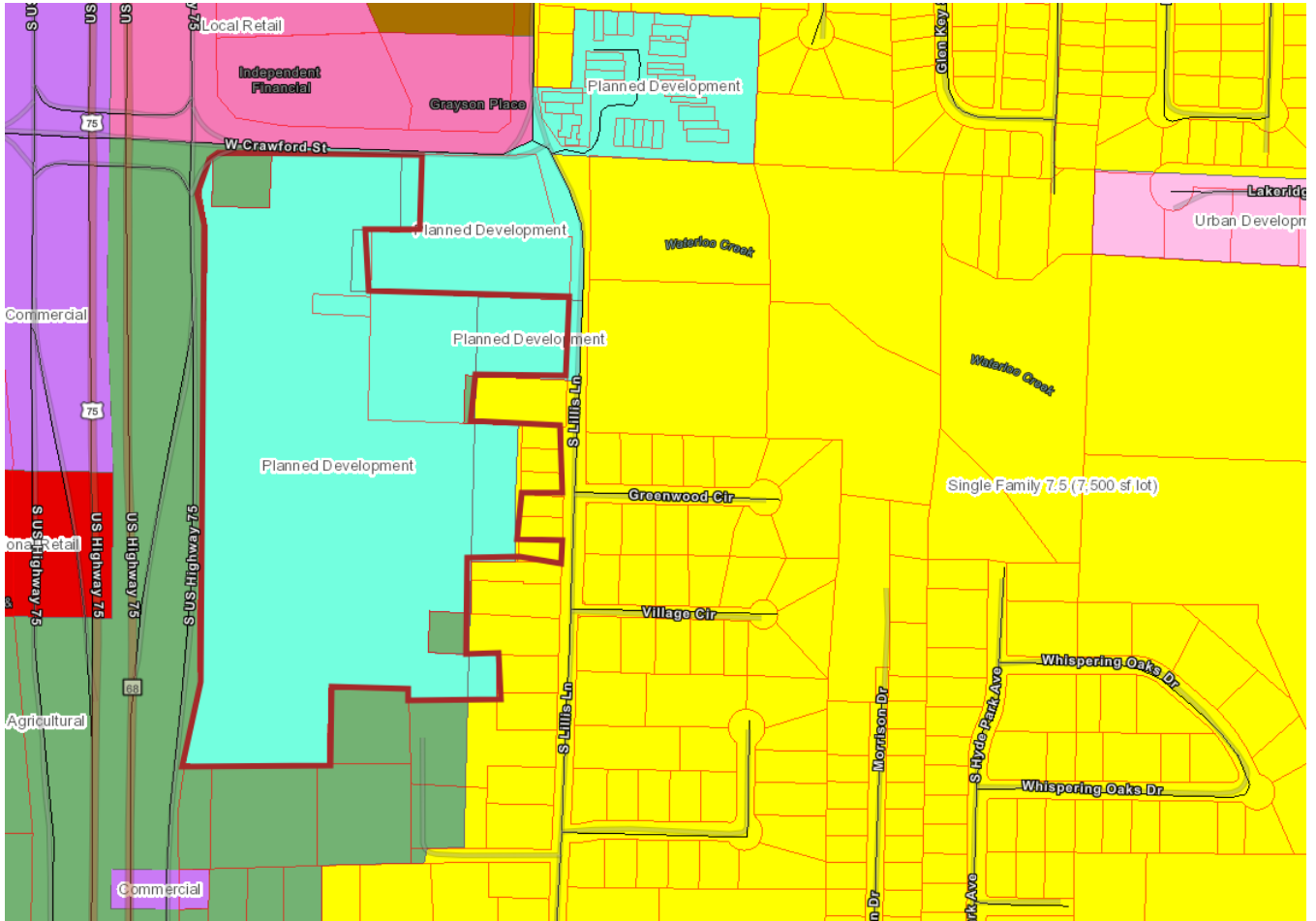
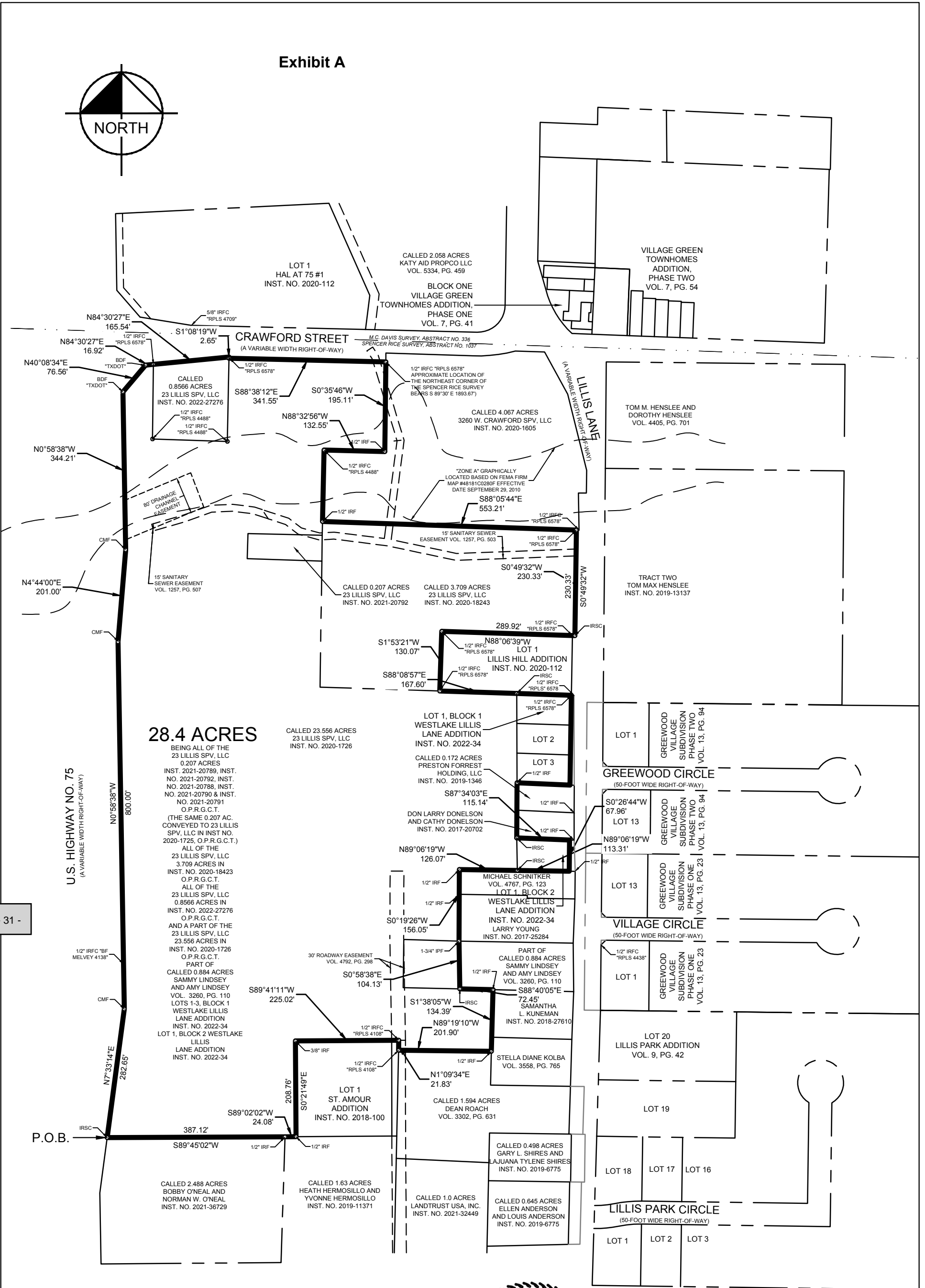
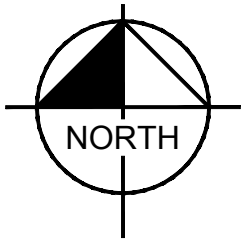


Exhibit A



- 31 -

Waterloo Trails

Denison, Texas
December 2023



Kimley»Horn
260 E Davis Street
Suite 100
McKinney, Texas 75069
469-301-2580
State of Texas Registration No. F-928

Exhibit B

Development Standards

Waterloo Trails

Planned Development District

Statement of Intent and Purpose

This zoning submittal encompasses approximately 28.4 total acres of land located within the City of Denison, as described in Exhibit A. The uses proposed for the Property include single-family residential, Multi-Family residential, retail, restaurant, and hotel. The intent of this planned development document (PD) is to establish a base zoning documenting the intended uses and development regulations as designated therein, subject to modifications as set forth herein. Additionally, the City's Zoning Ordinance incorporates building materials that are differentially applicable to residential structures and non-residential buildings, and it is the City's policy in creating a planned development district to incorporate and enhance to the fullest extent possible the design and building materials standards, which embody architecturally, and in some contexts, culturally significant features of continuing duration.

This PD and Concept Plan demonstrate the general location and relationships of uses for the overall property. The development may be completed in multiple phases. Because of varying development aspects and unforeseen circumstances, the Concept plan may change throughout the design process. Revisions to the concept plan that follow area and use restrictions specified in Section 6.0 and Exhibit C of this Agreement shall not require amendments.

1.0 Project Overview

The purpose of this Planned Development Document is to create a multi-use development with open spaces and amenities (including but not limited to those specified in Sections 7.0 and 8.0 of this Agreement) to preserve and integrate with the natural features of the land. The development will focus on compatibility with adjacent land owners, maintaining residential use buffers and being cognizant of their quality of life. The development will be an asset to the surrounding community to create a thriving region for residents and businesses.

2.0 Project Location

Waterloo Trails is located at the southeast corner of Katy Memorial Expressway and West Crawford Street and is situated in the Spencer Rice Survey, Abstract Number 1037 in the City of Denison, Texas as legally described in Exhibit A-1.

3.0 Property Owners Association

A property owners association shall be established and shall be responsible for the ownership and maintenance of all common areas (Including private open space areas shown on the Concept Plan, and as revised at a later date), private fire lanes, private drive aisles, and parking areas. There

will be property owners associations established for the Residential Tract and for the Multi-Family/Commercial Tract.

4.0 Proposed Thoroughfares/Access/Cross Sections

The adjacent U.S. Highway 75 is designated on the City Thoroughfare Plan as an Expressway. No other thoroughfares are shown adjacent to or through the Property. A series of proposed public local streets and access drives will be provided in general accordance with the Concept Plan. There shall be no split entry requirement into the development for any local street or access drive connection to an existing thoroughfare or local street, unless required by Traffic Impact Analysis (TIA).

5.0 Concept Plan

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

6.0 Proposed Zoning Districts

The property shall be divided into two Tracts, with the general location of each shown in the Concept Plan (Exhibit C in this Agreement). The Tracts shall be designated as Residential Tract (Tract 1) and Multi-Family/Non-Residential Flex Tract (Tract 2). The area designated for each of these tracts in Exhibit C shall be developed according to the following sections of this Exhibit.

- a) The Concept Plan demonstrates the general location and relationships of uses for the overall property. The development will be completed in multiple phases, per the preliminary plat. The following criteria shall be permitted without amendment to the Concept Plan and shall be approved at a staff level:
 - i. Public streets and access drives may be realigned, provided they meet City of Denison Engineering Design Standards.
 - ii. The boundary for Tract 1 and Tract 2 may be adjusted so that either Tract can be enlarged.
 - iii. Uses shown on the concept plan can be revised as long as the use is permitted within the zoning of the tract.
 - iv. Residential Tract (Tract 1) shall have a minimum area of five (5) acres and a maximum area of fifteen (15) acres.
 - v. Multi-Family/Non-Residential Flex Tract (Tract 2) shall have a minimum area of eight (8) acres and a maximum area of twenty (20) acres.
 - vi. Commercial, office, and apartments buildings shall be setback a minimum of fifty (50) feet from existing residential buildings located on an adjacent property, measured from edge of building to edge of building, except in the case where a public street runs between the buildings and the single family.

Residential Tract – Development Regulations

Except as amended in these Development Standards, the Residential Tract (Tract 1) shall be developed in accordance with the standards applicable to the Single-family Residential District (SF-5), Multi-Family

Residential District (MF-1), Single-family Townhome District (TH), and Two-Family (duplex) Residential District (2F) as it exists or may be amended. The developer will develop the area designated for Tract 1 with a combination of Single-family Detached for-sale lots, and/or for-rent units, and townhome for-sale lots, and/or for-rent units. The SF-5 regulations shall apply for the single-family detached for-sale lots, and the MF-1 district regulations shall apply for the single-family detached and duplex for-rent units. The TH district regulations shall apply for the single-family attached for-sale and for-rent units. The 2F district regulations shall apply for the duplex for-sale use.

1. Permitted Uses. Except as provided herein, all uses permitted in the SF-5, MF-1, TH, and 2F districts. The following additional uses shall be permitted:
 - a) Single-family Detached for-rent Units
 - b) Duplex/Two-Family Residential for-rent Units
 - c) Townhomes

2. Prohibited Uses. The following additional uses shall be prohibited:
 - a) Garden-style and wrap multi-family buildings
 - b) Triplexes
 - c) Quadplexes

3. Area Regulations for Single-family Detached For-Sale Lots. Area regulations shall follow SF-5 zoning standards with the following deviations:
 - a) Minimum Garage setback. Fifteen (15) feet if attached to unit. Garage may extend five (5) feet past front door of unit. Minimum garage setback if detached from unit and garage can be located along access drive and shall follow accessory building setback requirement of three (3) feet.

4. Area Regulations for Single-family Detached / Duplex For-Rent Units. Area regulations shall follow MF-1 zoning standards with the following deviations:
 - a) Minimum Lot Area. Three thousand four hundred (3,400) square feet.
 - b) Minimum Lot Width. Forty (40) feet for detached and duplex units.
 - c) Minimum Lot Depth. Eighty-five (85) feet.
 - d) Minimum Front yard setback. Twenty (20) feet.
 - e) Minimum Garage setback. Fifteen (15) feet if attached to unit. Minimum garage setback if detached from unit and garage can be located along access drives, fire lanes, streets, and alleys and shall follow accessory building setback requirement of three (3) feet.
 - f) Minimum side yard setback. One side reduced to zero feet if a duplex use; other side yard a minimum of five (5) feet required with primary structures being located no closer than ten (10) feet to another primary structure; fifteen (15) feet from a street right-of-way line or property line.
 - g) Minimum floor area per dwelling for single family and duplex for rent units.
 - i. 1-bedroom 700 square feet
 - ii. 2-bedroom 1,000 square feet
 - iii. 3-bedroom 1,200 square feet
 - h) Maximum Building Height. 2.5 stories, thirty-five (35) feet

- i) Maximum Lot Coverage. Seventy (70) percent including main buildings and accessory buildings.
- j) Minimum Masonry Content. Seventy-Five (75) percent.
 - i. The remaining percentage shall consist of, but not be limited to, board and batten, and Hardie board.
 - ii. Minimum Roof Pitch. 4:12
- k) Maximum Residential Density. Twelve (12) units per gross acre of land area within the development.
- l) Minimum Parking**.
 - i. 1-bedroom 1.20 spaces per bedroom
 - ii. 2-bedroom 2.00 spaces per bedroom
 - iii. 3-bedroom 2.50 spaces per bedroom
- m) Alley dimensions shall require twelve (12) foot wide pavement section with no curb and seventeen (17) foot wide right-of-way.
- n) Refuse Facilities. Every multi-family dwelling unit, including single family detached for-rent and duplex/two-family residential for-rent shall be located within five hundred (500) feet of a refuse facility, measured along the designated pedestrian travel way.
- o) There shall be no swimming pool requirement.
- p) There shall be no playground requirement.

* The term "net acreage" shall mean and refer to the total acres of a subdivision remaining after subtracting land dedicated for rights-of-way, floodplain, erosion setback hazards, easements, areas for thoroughfare screening.

**Required parking shall be permitted to be off-street parking spaces. Head in parking shall be allowed off of streets access drives. Parking within street or access drive limits shall not be permitted or counted towards the required minimum. Dedicated parking for residents shall be included. Covered parking shall not be required if providing this use, but covered spaces shall count towards the parking requirement if used. There shall be no driveway requirement, but driveway spaces shall count towards the parking requirement if used.

5. Area Regulations for Single-family Attached For- Sale Lots or For - Rent Units. Area regulations shall follow TH zoning standards with the following deviations:
- a) Maximum Density. Fourteen (14) units per gross acre of land area within the development.
 - b) Maximum Number of Units. There shall be a maximum of fifty (50) units. There shall be a minimum of 3 units and a maximum of 12 units per structure.
 - c) Minimum Project Size. There shall be no minimum area set within Tract 1 for townhome development.
 - d) Minimum Front yard setback. Fifteen (15) feet for dwelling units and any other structures.

- e) Minimum side yard setback. Attached townhome dwellings shall not have an interior side yard; however, a minimum fifteen-foot side yard is required for a corner lot adjacent to a residential street or access drive/fire lane.
- f) Maximum Building Height. 3 stories, forty-five (45) feet.
- g) Parking. On-street parking shall be allowed to accommodate designated visitor parking requirements.
- h) Landscaping of each lot shall adhere to the base ordinance for Landscaping as defined by Denison's Zoning Ordinance in Section 28.51.5-28.51.6 and subsequent amendments through the date of approval of this Agreement.
- i) Alley dimensions shall require twelve (12) foot wide pavement section with no curb and seventeen (17) foot wide right-of-way.

6. Area Regulations for Single-family Duplex for-sale. Area regulations shall follow 2F zoning standards with the following deviations:

- a) Minimum Lot Area. Three thousand four hundred (3,400) square feet.
- b) Minimum Lot Width. Forty (40) feet.
- c) Minimum Lot Depth. Eighty-five (85) feet.
- d) Minimum Front yard setback. Twenty (20) feet.
- e) Minimum Garage setback. Fifteen (15) feet if attached to unit. Minimum garage setback if detached from unit and garage can be located along access drives, fire lanes, streets, and alleys and shall follow accessory building setback requirement of three (3) feet.
- f) Minimum side yard setback. One side reduced to zero feet; other side yard a minimum of five (5) feet required with primary structures being located no closer than ten (10) feet to another primary structure; fifteen (15) feet from a street right-of-way line or property line.
- g) Minimum floor area per dwelling for single family and duplex for rent units.
 - i. 1-bedroom 700 square feet
 - ii. 2-bedroom 1,000 square feet
 - iii. 3-bedroom 1,200 square feet
- h) Maximum Building Height. 2.5 stories, thirty-five (35) feet
- i) Maximum Lot Coverage. Seventy (70) percent including main buildings and accessory buildings.
- j) Minimum Masonry Content. Seventy-Five (75) percent.
 - i. The remaining percentage shall consist of, but not be limited to, board and batten, and Hardie board.
 - ii. Minimum Roof Pitch. 4:12
- k) Minimum parking. A minimum of two (2) parking spaces shall be required for each dwelling unit. A minimum of one (1) space shall be in an enclosed garage and one (1) additional space may be paved open parking
- l) Alley dimensions shall require twelve (12) foot wide pavement section with no curb and seventeen (17) foot wide right-of-way.

Supplemental Standards – Residential Tract:

The following regulations shall also apply and supersede Denison’s Zoning Ordinance for Development:

1. Separation between residential buildings shall be a minimum of 10 feet (face of building to face of building, including eaves).
2. The required masonry content will be considered on an entire structure basis, not floor-by-floor, and there is no minimum natural stone or stone veneer requirement.
3. The façade of each single-family detached and duplex for-rent unit shall not be repeated for at least three (3) structures in a row.
4. For-rent dwelling units shall be a mix of two (2) and three (3) bedroom units.
5. Sidewalks located within the MF-1 zoning district, which are private and located onsite, shall be a minimum of five (5) feet wide and maintained by the property owner’s association. Public sidewalks shall meet City requirements.
6. Attached and detached garages (9’ x 18’) and reserved parking spaces in front of garages (9’ x 20’) are allowed and count towards minimum parking requirements.
7. Detached covered parking structures are not required but allowed so long as no structure shall accommodate more than (12) parking spaces or be located closer than ten (10) feet to another detached parking structure.
8. Fencing:
 - a) Property owner’s association (POA) shall be responsible for maintaining perimeter fencing.
 - b) Perimeter fencing shall be minimum 6 feet in height. Allowed materials: wood, iron, metal, or masonry.
 - i. Perimeter fencing may be up to twenty (20) feet inside the subject property line when restricted by grade or easements.
 - c) Internal fencing of yards shall be minimum four (4) feet and maximum eight (8) feet in height. Allowed materials: wood or metal.
 - i. Fences in front yard shall have a maximum height of four (4) feet.
 - d) Exception: fencing of amenities may be 4 feet in height, or as approved on the detailed site plan. Allowed materials: wood, iron, or metal.
9. Retaining walls may be placed in front/side/rear setbacks and landscape buffers and must be built to City of Denison Standards. Fences are allowed in front/side/rear setbacks and shall adhere to the standards for perimeter fencing listed in item 8.b.

Multi-Family/Non-Residential Tract – Development Regulations

Except as amended in these Development Standards, the Multi-Family/Non-Residential Tract (Tract 2) shall be developed in accordance with the standards applicable to the Multi-Family Residential District (MF-2) and Commercial District (C) as it exists or may be amended. The developer will develop the area designated for Tract 2 with a combination of apartments, hotel, retail, restaurants, and/or grocery store. MF-2 district regulations shall apply for multi-family residential use. C district regulations shall apply for all other permitted uses.

- a) Permitted Uses. Except as provided herein, all uses permitted in the MF-2 and C districts. The following uses shall be prohibited:

- i. Mini-warehouse/Self-storage
- ii. Auto-dealer new/or used
- iii. Auto-repair major/or minor
- iv. Car wash
- v. Pawn shop
- vi. Trailer rental/RV sales
- vii. Single-family Attached and Detached

b) Regulations for Multi-Family Use.

- i. A minimum area of 2.0-acres and a maximum area of 10.0-acres in Tract 2 labeled as "MULTI-FAMILY" as depicted on the Concept Plan shall develop in accordance with the MF-2 – Multi-Family Residential District as it exists or may be amended.
- ii. Dwelling units. There shall be a minimum of 50 units and a maximum of 400 units. The property may consist of efficiency, one-bedroom, two- bedroom, or three-bedroom units. Multi-family units with four or more bedrooms shall be prohibited.
- iii. Maximum density. There shall be a maximum allowable density of forty (40) dwelling units per acre.
- iv. On-site parking. No average number of parking spaces shall apply. On-site parking shall be provided as follows:
 - 1. One (1) space for each studio/efficiency unit.
 - 2. One and one-fifth (1.2) spaces for each one-bedroom unit.
 - 3. Two (2) spaces for each two-bedroom unit.
 - 4. Two and one half (2.5) spaces for each three-bedroom unit.
- v. Building heights. The maximum building height shall be four (4) stories and 42 feet to the top floor plate, and 65 feet to the top of the roof ridge. Chimneys, antennae, and other architectural projections not used for occupancy may extend above this height limit. Accessory buildings shall be a maximum of twenty-five (25) feet, including detached garages.
- vi. Exterior masonry requirements. All main structures must have a minimum of eighty percent (80%) masonry. Masonry construction includes walls constructed of brick, rock, stone, stucco (excluding EIFS), tilt wall materials, concrete, concrete block, or other approved masonry materials. The required masonry and non-masonry shall be either hues of natural stone colors or color shades that blend with brick or other primary façade materials.
- vii. Flat roofs shall be permitted.

7. Regulations for Hotel, Restaurant, and All Other Commercial Permitted Uses.

- a) A minimum area of 2.0-acres and a maximum area of 18.0-acres in Tract 2 labeled as "COMMERCIAL" as depicted on the Concept Plan shall develop in accordance with the C – Commercial District as it exists or may be amended.

- b) Building heights. Buildings shall be a maximum of eight (8) stories.
- c) Minimum building area. No minimum building area.
- d) Exterior masonry requirements. All main structures shall be of exterior materials having at least seventy-five (75) percent of the total exterior walls above grade level, excluding doors and windows, constructed of masonry.
- e) Flat roofs shall be permitted.
- f) Hotel buildings shall be setback a minimum of one hundred (100) feet from existing residential buildings located on an adjacent property, measured from edge of building to edge of building.

Supplemental Standards - Multi-Family/Non-Residential Tract:

1. Landscape Requirements will be satisfied with the planting of landscaping that meets or exceeds the base ordinance as defined by Denison’s Zoning Ordinance in Sections 28.51.
2. Open space trees will be satisfied with the planting of landscaping that meets or exceeds the base ordinance for Landscaping as defined by Denison’s Zoning Ordinance in Section 28.51.5-28.51.6.
3. Additional Landscape Requirements. For development abutting Katy Memorial Expressway, there shall be a minimum twenty (20) foot landscape easement consisting of turf and/or ground cover and one (1), three-inch caliper shade trees planted at thirty (30) feet on center. The area shall have permanent irrigation and other easements shall be permitted to overlap the landscape easement.
4. Maximum fire hose pull shall be two hundred and fifty (250) feet for buildings equipped with a fire suppression sprinkler system in accordance with NFPA 13D standards.
5. There shall be no requirements for a split drive entry any part of the development.
6. An approved emergency turnaround shall not require for dead-end drive lanes one hundred and fifty (150) feet or less in length.
7. Standard off-street parking spaces shall be 9’ x 18’ minimum if 2’ overhang is provided. Sidewalks shall be a minimum of 5’ wide when placed at the back of curb.
8. Building height will be measured as an average of the tallest and lowest point due to significant topography across site.

7.0 Tree Preservation Requirements

Existing trees within buildable area of single-family residential uses, building pad of multi-family, commercial, and hotel uses, proposed public street right of ways, areas needed to establish property drainage, utility easements, detention and retention areas, sidewalks, septic systems and lateral lines, fences, screening walls, swimming pools and decking, driveways, drive aisles, and fire lanes shall be exempt from tree preservation and mitigation requirements.

- a) Regardless of exemptions, minimum of ten (10) percent of the total caliper inches of protected trees shall be preserved, excluding any protected trees in a floodway. Trees within a floodplain shall be included in the ten (10) percent.
- b) Mitigation and payment in lieu of mitigation shall count towards ten (10) percent of the total caliper tree preservation if ten (10) percent of existing protected trees cannot be preserved.

8.0 Open Space & Trails

The following Open Space and amenities shall be provided as part of this Agreement:

- a) A minimum of 5.0-acres of Open Space shall be provided across Tract 1 and 2. Open space shall be owned and maintained by a Property Owners Association.
- b) A series of trails shall connect the Open Space areas to the surrounding residential uses.
 - i. The developer shall not be responsible for extending the trail system offsite, if needed.

Area within the floodplain shall be counted towards the Open Space requirement given that it contains amenities stated above.

9.0 Development Amenities

The development shall consist of the following amenities:

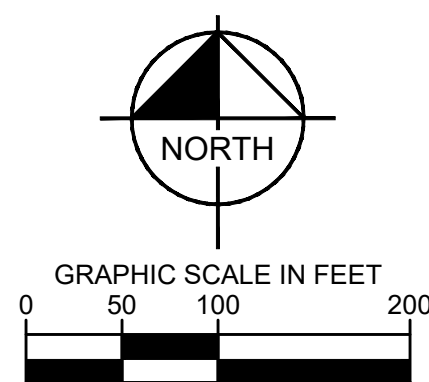
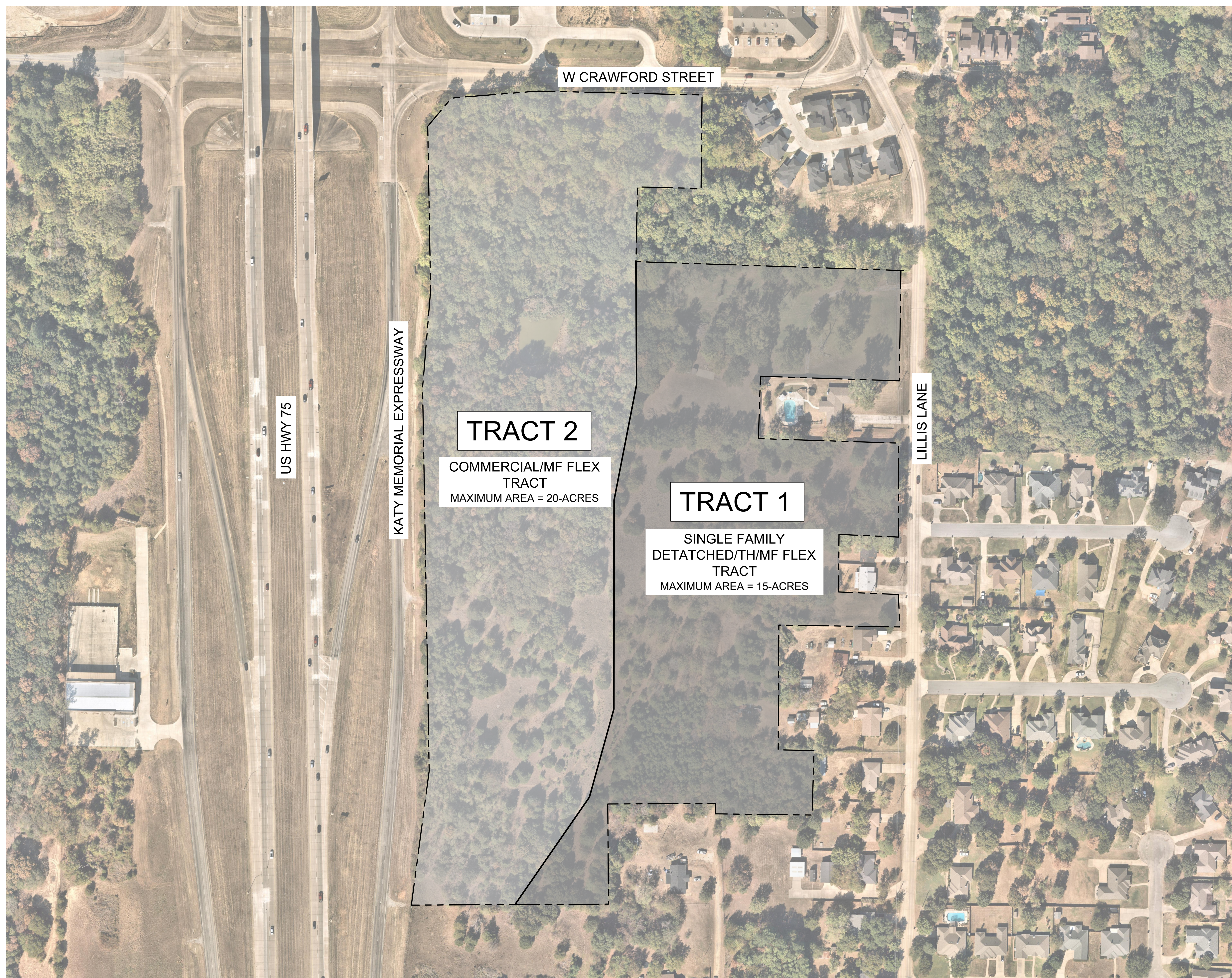
- a) Open space areas with trails surrounding wet ponds.
- b) Playground areas within open spaces.
- c) Trail head with parking.
- d) Multi-family complex will include pool for resident use and amenity center.

10.0 Perimeter screening & landscape buffers

Perimeter screening shall be provided when adjacent to existing single-family zoning that meets or exceeds Denison's Zoning Ordinance in Sections 28.53. Perimeter screening shall be maintained by the Property Owner's Association (POA).

11.0 Phasing

There shall be no phasing requirements.




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SHEET NUMBER
EX-C

EXHIBIT C

WATERLOO TRAILS
 DENISON, TEXAS
 PREPARED FOR
 PRESTON FORREST

KHA PROJECT	064559102
DATE	DECEMBER 2023
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	


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No.	REVISIONS	DATE	BY