



**CITY OF DENISON
PLANNING AND ZONING COMMISSION MEETING
AGENDA
Tuesday, January 13, 2026**

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 13, 2026, 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. Administer Statements of Officer and Oaths of Office to newly appointed and reappointed Members.
- B. Hold a discussion and take action on the selection of a Chair and Vice Chair, each to serve a one-year term.

2. PUBLIC COMMENTS

Citizens may speak on action items listed on the Agenda. A “Request to Speak Card” should be completed and returned to the Deputy City Clerk upon arrival, 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 the Public Hearings listed below, if any, will be heard when the specific hearing starts.

3. CONSENT AGENDA

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the November 11, 2025, Planning and Zoning Commission Meeting.

4. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation to initially zone approximately 0.194 acres of land legally described as being a part of the Morrison Rulon Survey, Abstract No. 1030, Grayson County, Texas, identified as Property ID No. 385905 by Grayson County Appraisal District, with a base zoning designation of Agricultural District. The property is also the subject of a voluntary petition for annexation. (Case No. 2025-04Z).

- B. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation to initially zone approximately 14.753 acres of land, located generally south of FM 1310, and legally described as being a part of the Jesse Myers Survey, Abstract No. 837, Tract Two, Grayson County, Texas, described in the Warranty Deed from George H. Rowland and Majorie V. Rowland, to Maurice A. Weisberg and Gloria Weisberg, on April 28, 1967, recorded in Vol. 1080, Page 240, of the Grayson County Deed Records, with a base zoning designation of Agricultural District. The property is also the subject of a voluntary petition for annexation (Case No. 2025-05Z).
- C. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request for a Conditional Use Permit (CUP), for a bar and mobile food unit in the LR – Local Retail District within the CH – Commercial Historic Overlay District, and the AO – Austin Avenue Overlay District, approximately .1481 acres, Lot 1, Block 38, out of the OTP Denison Survey, 150 X 43 (C), 6,450 SQ FT., GCAD Property ID No. 143046, commonly known as 221 N. Austin Avenue. (Case No. 2025-15CUP).
- D. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat for Lot 1R and 2R of the Lillis at 120 Addition, being a Replat of Lot 1, Price Memorial Addition and adjoining tract to the North, being 5.574 acres. (Case No. 2025-09RP).
- E. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat for Lot 1R and 2R, Block 7 of the Millers First Addition, being a Replat of Lot 1, Block 7, Miller’s First Addition. (Case No. 2025-01RP).
- F. Receive a report, hold a discussion, conduct a public hearing and make a recommendation to amend Section 28.50 (Off-street parking and loading requirements), Section 28.54 (Exterior construction and design standards), and related sections of the Zoning Ordinance to add Architectural Design Standards for new residential development. (Case No. 2025-16ZO)

5. STAFF UPDATES

6. ADJOURNMENT

CERTIFICATION

I do hereby certify that a copy of this Notice of Meeting was posted on the front window of City Hall readily accessible to the general public at all times and posted on the City of Denison website on the 7th day of January 2026.

 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 City Council 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, November 11, 2025**

1. CALL TO ORDER

Announced the presence of a quorum.

Chair Charlie Shearer called the meeting to order at 10 a.m. Present for the Commission were Chair Charlie Shearer, Vice Chair Robert Sylvester, and Commissioners Angela Harwell and Kurt Cichowski. Commissioner Ernie Pickens was absent.

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation and Pledge of Allegiance were not conducted due to there being no public in the audience.

3. PUBLIC COMMENTS

No comment cards were returned to staff; therefore, public comments were not received.

4. CONSENT AGENDA

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the October 14, 2025, Planning and Zoning Commission Meeting.
- B. Receive a report, hold a discussion, and take action on a Preliminary Plat for the HHM Business Park. (Case No. 2025-130PP)

Commission Action

On motion by Commissioner Harwell, seconded by Vice Chair Sylvester, the Planning and Zoning Commission approved the Consent Agenda. [Note: Commissioner Cichowski abstained as he was absent from the meeting.]

5. STAFF UPDATES

- A. Receive an update on the proposed text amendments for Residential Architectural Design Standards.

Dianne York, Planning Manager, introduced Consultant Phyllis Jarrell, and stated that she is here to present the Commission with the proposed text amendments for Residential Architectural Design Standards. Ms. Jarrell provided a PowerPoint presentation with the following information:

- DESIGN STANDARD GOALS
 - Comprehensive plan compliance – “create design requirements and guidelines that allow new infill residential development to blend with and complement the architecture of existing housing.”
 - Promote a variety of housing types and styles that positively impact the streetscape and diminish the impact of garages and parking areas
 - Encourage high quality and enduring construction
- SEPTEMBER DISCUSSION POINTS
 - Commission direction and focus
 - Standards that are applicable to many architectural styles
 - Potential increase in cost of construction and housing prices
 - More utilization of alleys and less paving in front yards
 - Design standards for accessory dwelling units
 - Regulations for mechanical units
 - Proper roof pitch requirements that address overhangs and clearance
- PROPOSED ORDINANCE AMENDMENTS
 - Majority of design standards will be part of current Section 28-54 exterior construction and design requirements in the zoning ordinance
 - New definitions will be added to the regulations
 - Photos and graphics will be used to illustrate various architectural features
- SINGLE-FAMILY, DUPLEX, TRI-PLEX AND QUADPLEX STANDARDS
 - Building Articulation
 - Builders must use three of the following architectural features:
 - Dormers (with windows)
 - Arches (windows or doors)
 - Secondary gables (minimum 6/12 roof pitch)
 - Bay or box windows
 - Cornices
 - Brackets
 - Base course
 - Quoins
 - Decorative brick patterns
 - Extended front porch (50 square feet minimum)
 - Recessed porch at least 24 inches wider than front door
 - Shutters
 - Roof extension awning
 - Façade articulation with a minimum offset of three feet
 - Garages
 - The current prohibition on garages extending past the front of the house will be amended to allow an extension of three feet.
 - Driveways and Parking
 - A ribbon driveway, consisting of two narrow paved strips with grass in between, will be an option to access required parking located in the rear yard

- A minimum three foot wide grass strip will be required to separate duplex driveways in the front yard
- For tri-plexes and quadplexes, all parking spaces must be located to the rear of the main building and accessed by a driveway located along one side of the lot
- Staff will continue to work with public works to encourage more alley access for infill housing and to determine if narrower paved driveway approaches are appropriate
- Roof treatment
 - To accommodate both gabled and hipped roofs, a minimum 4" x 12" roof pitch will be required, with minimum roof overhangs of one foot or six inches if the roof pitch is 8" x 12" or greater
- Elevation repetition
 - For subdivisions with 10 or more lots, elevations that are substantially the same may not be used on lots directly across the street or within two lots in either direction, or diagonally across the street on corner lots
 - The ordinance will provide guidance on determining what is "substantially identical"
- Accessory dwelling units
 - Given the wide variety of ADUs that may be constructed, the proposed design requirement is for the use of one of the same façade materials to match the main dwelling unit
- TOWNHOUSE STANDARDS
 - Address narrower width of individual townhouse units and still maintain continuity of design and articulation
 - Building articulation
 - Builders must use two (instead of three) of the same architectural features required for single-family dwellings
 - Roof pitch
 - The minimum roof pitch shall be 4" x 12" with a one foot overhang.
 - The roof of a townhouse building must utilize a dormer, gable or change in the roof height or form for each unit
 - Mechanical unit screening
 - Roof mounted mechanical units must be screened with a parapet wall, screening device or other element equal to the height of the unit but no more than five feet in height
 - Elevation repetition
 - The same elevation shall not be used more than once within any four townhouse units
- MULTI-FAMILY STANDARDS
 - Standards must be appropriate for both small infill projects as well as developments with hundreds of units, and address size and scale of multiple buildings
 - Building articulation
 - Horizontal wall planes longer than 40 feet in

length must be segmented into smaller sections by an offset (recess or projection) of a minimum of three feet deep by eight feet wide, for at least one-half of the height of the wall.

- Roof treatment
 - Roofs must feature dormers, gables or a change in the roof height or form of a minimum of three feet in height. Flat roofs are allowed only with a parapet screen
- ARCHITECTURAL FEATURES
 - Each building must incorporate two of the following:
 - Balconies/patios for one-half of the units
 - A minimum of two different façade materials
 - Roof extension awnings
 - Shutters for one-half of the windows
 - Canopies or awnings
- EXTERIOR STAIRWAYS
 - Exterior stairways must be fully or partially enclosed
- MECHANICAL UNIT SCREENING
 - Roof mounted units shall be screened with a parapet wall, screening device or architectural element the same height as the unit or no more than five feet above the roof
 - Ground mounted units shall be screened by a wooden fence a maximum of six feet in height or by shrubs that will grow to a height of four feet within two years of installation
- AMENITIES
 - Current ordinance requires a swimming pool and playgrounds based on the number of units
 - These amenities would still be required at a different ratio:
 - One playground for fifty or more units
 - One swimming pool for one-hundred or more units
 - DEVELOPERS WOULD ALSO HAVE TO PROVIDE ONE OF THE FOLLOWING:
 - Fenced dog park with a minimum of 2500 square feet with dog waste bags and receptacle
 - Ramadas, arbors or trellises covering at least 1000 square feet
 - One outdoor bbq grill for each 100 units
 - A splash pad a minimum of 1000 square feet in size
 - Regulation-size volleyball, basketball, tennis, pickleball or other sport court
 - Fitness center a minimum of 500 square feet in size
 - Business center a minimum of 500 square

feet in size

- Media room a minimum of 500 square feet in size
- NEXT STEPS
 - Receive feedback and direction from the Commission
 - Review proposed amendments with local builders and developers
 - Prepare ordinance amendments for a public hearing at the December 9, 2025, meeting

Discussion ensued among staff, Consultant Jarrell, and the Commission regarding the proposed amendments and outlined the direction for staff ahead of the December 1, 2025, City Council meeting, advising them to move forward with all proposals identified in Ms. Jarrell's presentation.

6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:39 a.m.

CHARLIE SHEARER, Chairman

ATTEST:

Karen L. Avery, Deputy City Clerk

Planning and Zoning Commission
Staff Report
January 13, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing, and make a recommendation to initially zone approximately 0.194 acres of land legally described as being a part of the Morrison Rulon Survey, Abstract No. 1030, Grayson County, Texas, identified as Property ID No. 385905 by Grayson County Appraisal District, with a base zoning designation of Agricultural District. The property is also the subject of a voluntary petition for annexation. (Case No. 2025-04Z).

Staff Contact:

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

Summary

- The City of Denison is pursuing annexation and zoning of the subject property located on the west side of FM 84 and north of FM 406.
- The City of Denison wishes to establish an initial zoning of Agriculture (A).

Staff Recommendation

Staff recommends approval of this request

Recommended Motion

"I move to recommend initially zoning the subject property to the Agriculture (A) District."

Background Information and Analysis

The City of Denison has submitted a Voluntary Annexation Petition (Case No. 2025-02A) to bring the City-owned property, consisting of approximately 0.194 acres, into the Denison City limits. The subject property is located on the west side of FM 84, north of FM 406.

In addition to submitting a Voluntary Annexation Petition, the City of Denison has submitted a Zoning Application requesting the initial zoning of Agriculture (A). Staff is seeking a recommendation by the Planning and Zoning Commission on the initial zoning of the subject

property. The City Council will take action on both the Voluntary Annexation Petition and Zoning Application at the regular scheduled meeting on January 20, 2026.

Financial Considerations

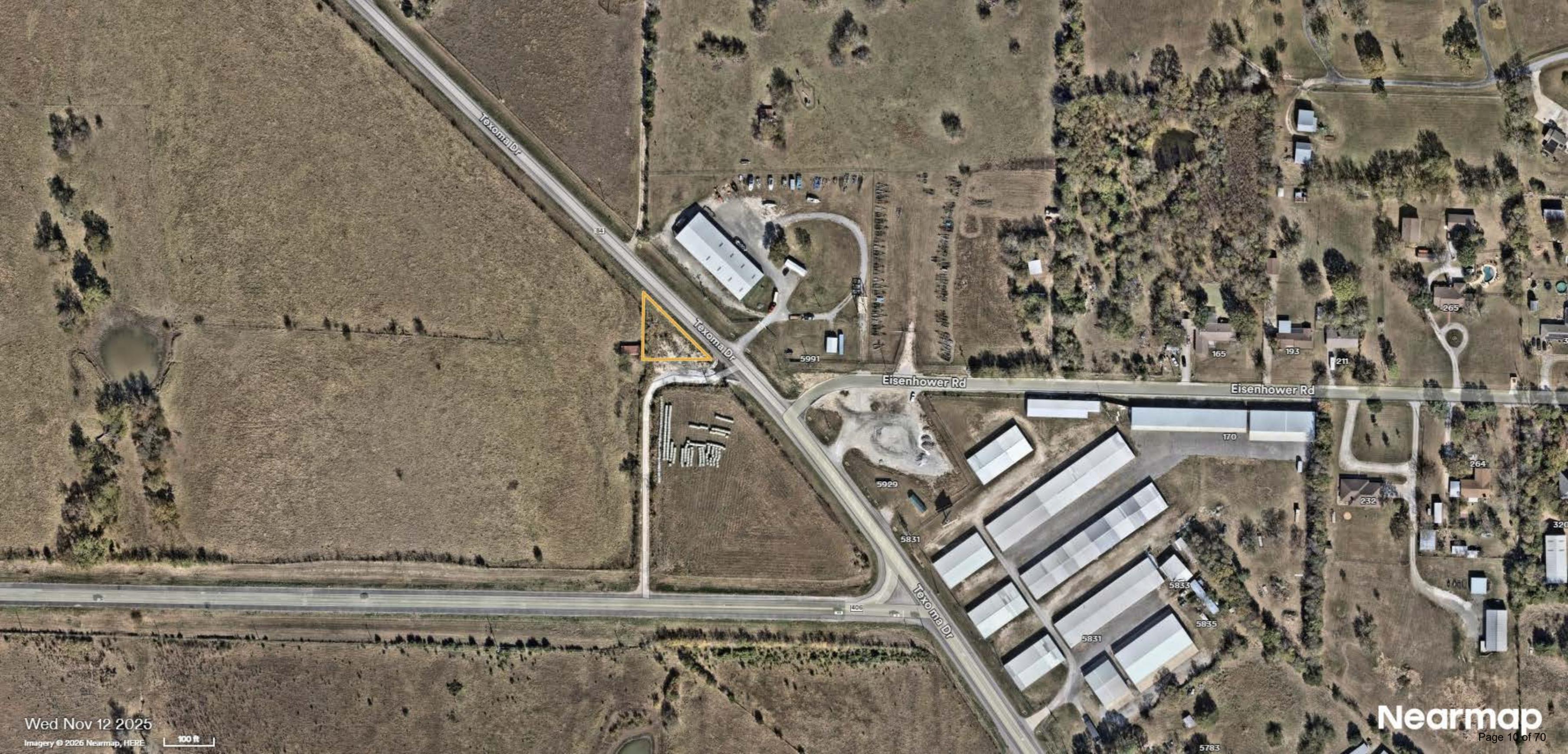
- There are no financial considerations associated with this annexation as the property is already owned by the City.

Prior Board or Council Action

- The City Council approved a Resolution granting a C-3 Voluntary Petition requesting Annexation of the subject property at the meeting held on January 5, 2026.

Alternatives

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



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENISON, TEXAS, AMENDING CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION ON AN APPROXIMATE 0.194 ACRES OF LAND, LEGALLY DESCRIBED AS BEING A PART OF THE MORRISON RULON SURVEY, ABSTRACT NO. 1030, GRAYSON COUNTY, TEXAS, IDENTIFIED AS PROPERTY ID NO. 385905 BY THE GRAYSON COUNTY APPRAISAL DISTRICT, INTO THE BOUNDARY LIMITS OF THE CITY OF DENISON, GRAYSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT “A”, ESTABLISHING A ZONING CLASSIFICATION OF AGRICULTURAL DISTRICT; PROVIDING THAT SUCH TRACT OF LAND SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE CITY; PROVIDING THAT THE ZONING MAP SHALL REFLECT THE AGRICULTURAL DISTRICT FOR THE PROPERTY; PROVIDING A PENALTY OF UP TO \$2,000 PER VIOLATION; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS LAWFULLY HELD IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING NO VESTED INTEREST/REPEAL, UNLAWFUL USE OF PROPERTY, REPEALING, SEVERABILITY, AND SAVINGS CLAUSES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Denison, Texas (hereinafter referred to as “City”) is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the “City Council”) adopted Chapter 28 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the “Zoning Ordinance”); and

WHEREAS, the City owns the approximate 0.194 acre tract of land legally described as being a part of the Morrison Rulon Survey, Abstract No. 1030, Grayson County, Texas, identified as Property ID No. 385905 by the Grayson County Appraisal District, into the boundary limits of the City of Denison, Grayson County, Texas, and as more particularly described and depicted in **Exhibit “A,”** attached and incorporated as if fully set forth herein (the “Property”), and has made an application under the provisions of the Zoning Ordinance to establish a zoning district classification of Agricultural District; and

WHEREAS, after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City has recommended to the City Council the adoption of the amendments to the Zoning Ordinance as set forth in this Ordinance; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which the City Council considered the requested zoning change, the recommendation of the Planning and Zoning Commission, and among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the rezoning approved hereby accomplishes such objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS:

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein, are found to be true, and are adopted a legislative findings of the City Council.

SECTION 2. Zoning Amendment. Chapter 28 of the Code of Ordinances of the City, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended as follows:

The zoning designation for the Property, and all streets, roads and alleyways contiguous and/or adjacent to the Property, is hereby established as Agricultural District. The Property shall be subject to all applicable City ordinances and regulations governing the Agricultural District.

SECTION 3. Zoning Map and Code Requirements. The Zoning Map of the City, adopted by Section 28.3 of the Code of Ordinances, and on file in the office of the Director of Development Services is hereby amended to this zoning reclassification. The Property shall be developed and used in accordance with all applicable City, state, and federal laws, as they exist or may be in the future amended, including but not limited to building codes, fire codes, and all accessibility standards as required by law.

SECTION 4. No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed or amended by the City Council in the manner provided for by law.

SECTION 5. Unlawful Use of Property. It shall be unlawful for any person, firm, association, entity or corporation to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person, firm, association, entity, or corporation to construct on said Property and building that is not in conformity with the permissible uses under the City’s Zoning Ordinance and this Ordinance.

SECTION 6. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, phrase or word thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases and words be declared unconstitutional or invalid.

SECTION 7. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. Penalty. Any person, firm, entity or corporation who violates any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 9. Publication and Effective Date. This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 10. Open Meeting. That it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Section 551.041, Texas Government Code.

PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20th DAY OF JANUARY 2026.

Robert Crawley, MAYOR

ATTEST:

Christine Wallentine, City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION AND DEPICTION

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: helveysurveying@cableone.net
TBPLS Firm Registration No. 10088100
Dilly F. Helvey, RPLS No. 4488 - Kate A. Wagner, RPLS No. 6578 - Kenneth N. Russell, RPLS No. 4409

Tract Two
0.194 Acres

SITUATED in the County of Grayson, State of Texas, being a part of the Morrison Kulon Survey, Abstract No. 1030, being a part of the 19.5 acre tract of land conveyed by Warranty Deed from Florence Marie Whaley Williams, to Carl Edward Whaley, on August 24, 1962, and recorded in Volume 961, Page 474, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a magnetic nail with metal flasher set in the Southwest right-of-way of F. M. Hwy. 84, in the South line of said Whaley 19.5 ac., and in a North line of the Mary Sherrard property (no deed reference), at the Southeast corner of the herein described tract, in the asphalt paving of Eisenhower Drive (aka: Eisenhower Road);

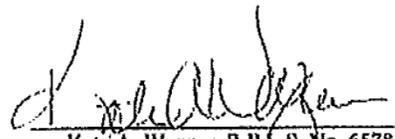
THENCE South 89 deg. 43 min. 15 sec. West, with the South line said Whaley 19.5 ac. and with a North line of said Sherrard property, along the asphalt paving of Eisenhower Drive, leaving said asphalt where it turns Southerly at about 90 ft., and continuing for a **TOTAL** distance of 134.42 ft. to a ½ inch capped rebar (RPLS 6578) set at the Southwest corner of said Whaley 19.5 ac., at an EIL corner of said Sherrard property;

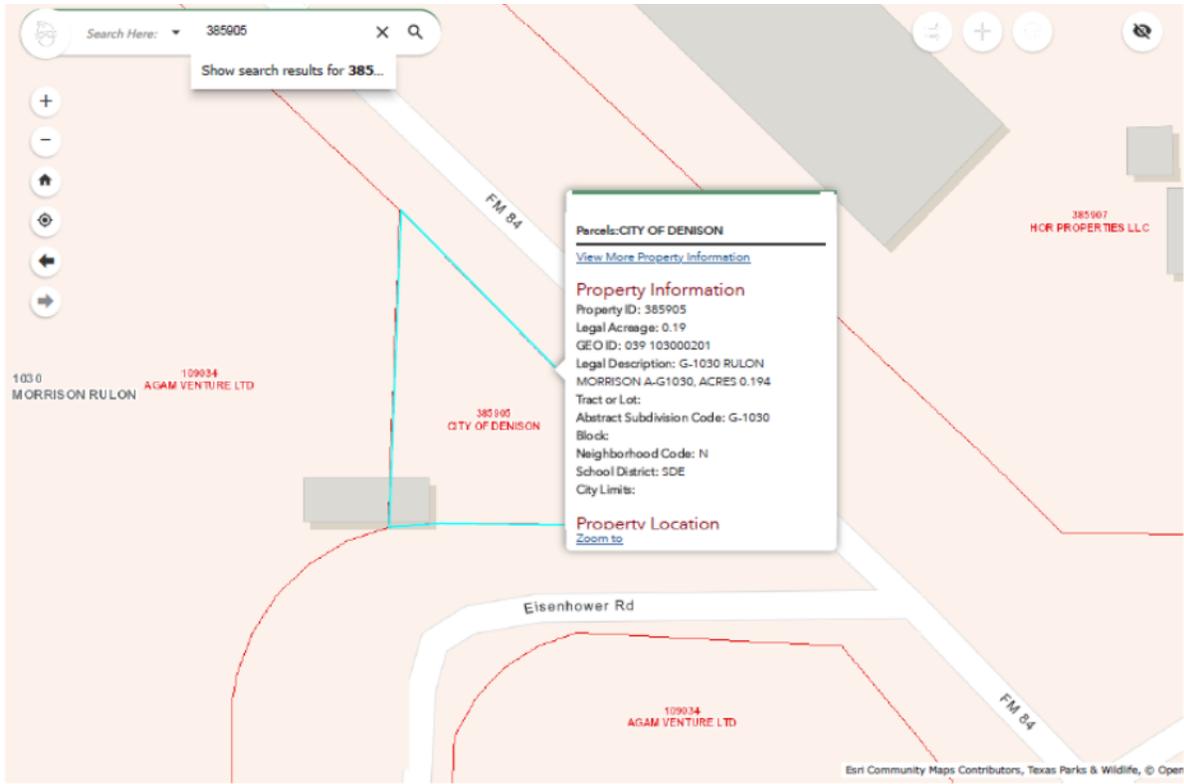
THENCE North 00 deg. 43 min. 09 sec. West, with the West line of said Whaley 19.5 ac. and with an East line of said Sherrard property, with the general course of a wire fence, **PASSING** through the East wall of a barn at 42.6 ft., and continuing now along and through the East wall of said barn, **EXITING** said barn at 57.7 ft., and continuing again with the general course of a wire fence, for a **TOTAL** distance of 124.29 ft. to a ½ inch capped rebar (RPLS 6578) set in the Southwest right-of-way line of F. M. Hwy. 84, at the Northwest corner of the herein described tract;

THENCE South 48 deg. 14 min. 06 sec. East, with the Southwest right-of-way line of F. M. Hwy. 84, a distance of 87.68 ft. to the beginning of a curve;

THENCE Southeasterly, continuing with the Southwest right-of-way line of F. M. Hwy. 84, with a curve to the right having a Central Angle (Delta) of 1 deg. 57 min. 22 sec. and a Radius of 2814.79 ft. (Chord bears South 47 deg. 15 min. 25 sec. East, 96.10 ft.), an arc distance of 96.10 ft. to the **PLACE OF BEGINNING** and containing 0.194 ACRES of land.




Kate A. Wagner, R.P.L.S. No. 6578
July 27, 2016



**Planning and Zoning Commission
Staff Report
January 13, 2026**



Agenda Item: Receive a report, hold a discussion, conduct a public hearing, and make a recommendation to initially zone approximately 14.753 acres of land, located generally south of FM 1310, and legally described as being a part of the Jesse Myers Survey, Abstract No. 837, Tract Two, Grayson County, Texas, described in the Warranty Deed from George H. Rowland and Majorie V. Rowland, to Maurice A. Weisberg and Gloria Weisberg, on April 28, 1967, recorded in Vol. 1080, Page 240, of the Grayson County Deed Records, with a base zoning designation of Agricultural District. The property is also the subject of a voluntary petition for annexation (Case No. 2025-05Z).

Staff Contact:

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

Summary

- The City of Denison is pursuing annexation and zoning of the subject property located on the south side of FM 1310.
- The City wishes to establish an initial zoning of Agriculture (A).

Staff Recommendation

Staff recommends approval of this request.

Recommended Motion

"I move to recommend initially zoning the subject property to the Agriculture (A) District."

Background Information and Analysis

The City of Denison has submitted a Voluntary Annexation Petition (Case No. 2025-03A) to bring the City-owned property, consisting of approximately 14.753 acres, into the Denison City limits. The subject property is located on the south side of FM 1310.

In addition to submitting a Voluntary Annexation Petition, the City of Denison has submitted a

Zoning Application requesting the initial zoning of Agriculture (A). Staff is seeking a recommendation by the Planning and Zoning Commission on the initial zoning of the subject property. The City Council will take action on both the Voluntary Annexation Petition and Zoning Application at the regular scheduled meeting on January 20, 2026.

Financial Considerations

- There are no financial considerations associated with this annexation as the property is already owned by the City.

Prior Board or Council Action

- The City Council approved a Resolution granting a C-3 Voluntary Petition requesting Annexation of the subject property at the meeting held on January 5, 2026.

Alternatives

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



Eisenhower State Park

Red River

TX-220

1310

Eisenhower Rd

Eisenhower Rd

Eisenhower Rd

34

406

Texoma Dr

Randell Lake

R&G Club Lake

Katy Memorial Expy-N

Katy Memorial Expy-N

Katy Memorial Expy-N

Texoma Pkwy

Wed Nov 26 2025

Imagery © 2026 Nearmap, HERE

1000 ft

Nearmap

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENISON, TEXAS, AMENDING CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION ON AN APPROXIMATELY 14.753 ACRES OF LAND, LOCATED GENERALLY SOUTH OF FM 1310, AND LEGALLY DESCRIBED AS BEING A PART OF THE JESSE MYERS SURVEY, ABSTRACT NO. 837, TRACT TWO, GRAYSON COUNTY, TEXAS, DESCRIBED IN THE WARRANTY DEED FROM GEORGE H. ROWLAND AND MARJORIE V. ROWLAND, TO MAURICE A. WEISBERG AND GLORIA WEISBERG ON APRIL 28, 1967, RECORDED IN VOL. 1080, PAGE 240, OF THE GRAYSON COUNTY DEED RECORDS, AND MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT “A”, ESTABLISHING A ZONING CLASSIFICATION OF AGRICULTURAL DISTRICT; PROVIDING THAT SUCH TRACT OF LAND SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE CITY; PROVIDING THAT THE ZONING MAP SHALL REFLECT THE AGRICULTURAL DISTRICT FOR THE PROPERTY; PROVIDING A PENALTY OF UP TO \$2,000 PER VIOLATION; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS LAWFULLY HELD IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING NO VESTED INTEREST/REPEAL, UNLAWFUL USE OF PROPERTY, REPEALING, SEVERABILITY, AND SAVINGS CLAUSES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Denison, Texas (hereinafter referred to as “City”) is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the “City Council”) adopted Chapter 28 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the “Zoning Ordinance”); and

WHEREAS, the City owns the approximate 14.753 acre tract of land legally described as being a part of the Jesse Myers Survey, Abstract No. 837, Tract Two, Grayson County, Texas, described in the warranty deed from George H. Rowland and Marjorie V. Rowland, to Maurice A. Weisberg and Gloria Weisberg on April 28, 1967, recorded in Vol. 1080, Page 240, of the Grayson County Deed Records, and as more particularly described and depicted in **Exhibit “A,”** attached and incorporated as if fully set forth herein (the “Property”), and has made an application under

the provisions of the Zoning Ordinance to establish a zoning district classification of Agricultural District; and

WHEREAS, after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City has recommended to the City Council the adoption of the amendments to the Zoning Ordinance as set forth in this Ordinance; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which the City Council considered the requested zoning change, the recommendation of the Planning and Zoning Commission, and among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the rezoning approved hereby accomplishes such objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS:

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein, are found to be true, and are adopted a legislative findings of the City Council.

SECTION 2. Zoning Amendment. Chapter 28 of the Code of Ordinances of the City, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended as follows:

The zoning designation for the Property, and all streets, roads and alleyways contiguous and/or adjacent to the Property, is hereby established as Agricultural District. The Property shall be subject to all applicable City ordinances and regulations governing the Agricultural District.

SECTION 3. Zoning Map and Code Requirements. The Zoning Map of the City, adopted by Section 28.3 of the Code of Ordinances, and on file in the office of the Director of Development Services is hereby amended to this zoning reclassification. The Property shall be developed and used in accordance with all applicable City, state, and federal laws, as they exist or may be in the future amended, including but not limited to building codes, fire codes, and all accessibility standards as required by law.

SECTION 4. No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed or amended by the City Council in the manner provided for by law.

SECTION 5. Unlawful Use of Property. It shall be unlawful for any person, firm, association, entity or corporation to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person, firm, association, entity, or

corporation to construct on said Property and building that is not in conformity with the permissible uses under the City’s Zoning Ordinance and this Ordinance.

SECTION 6. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, phrase or word thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases and words be declared unconstitutional or invalid.

SECTION 7. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. Penalty. Any person, firm, entity or corporation who violates any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 9. Publication and Effective Date. This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 10. Open Meeting. That it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Section 551.041, Texas Government Code.

PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20th DAY OF JANUARY 2026.

Robert Crawley, MAYOR

ATTEST:

Christine Wallentine, City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION AND DEPICTION

EXHIBIT "A"	Bk	Vol	Pg
00016054	OR	3881	47

SITUATED in the County of Grayson, State of Texas, being a part of the Jesse Myers Survey, Abstract No. 837, being the 14.854 acre tract of land described as Tract Two, conveyed in the Warranty Deed from George H. Rowland and Marjorie V. Rowland, to Maurice A. Weisberg and Gloria Weisberg, on April 28, 1967, recorded in Volume 1080, Page 240, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found at the base of a corner post at the intersection of the West line of the Myers Survey and the South right-of-way line of F. M. Hwy. 1310 and the East line of the Samuel R. Campbell Survey, Abstract No. 247, at the Northwest corner of the Weisberg 14.854 ac. and the "current" Northeast corner of the Diablo Valley Estate Company, LLC. "called" 137.34 ac. in Vol. 3210, Pg. 614;

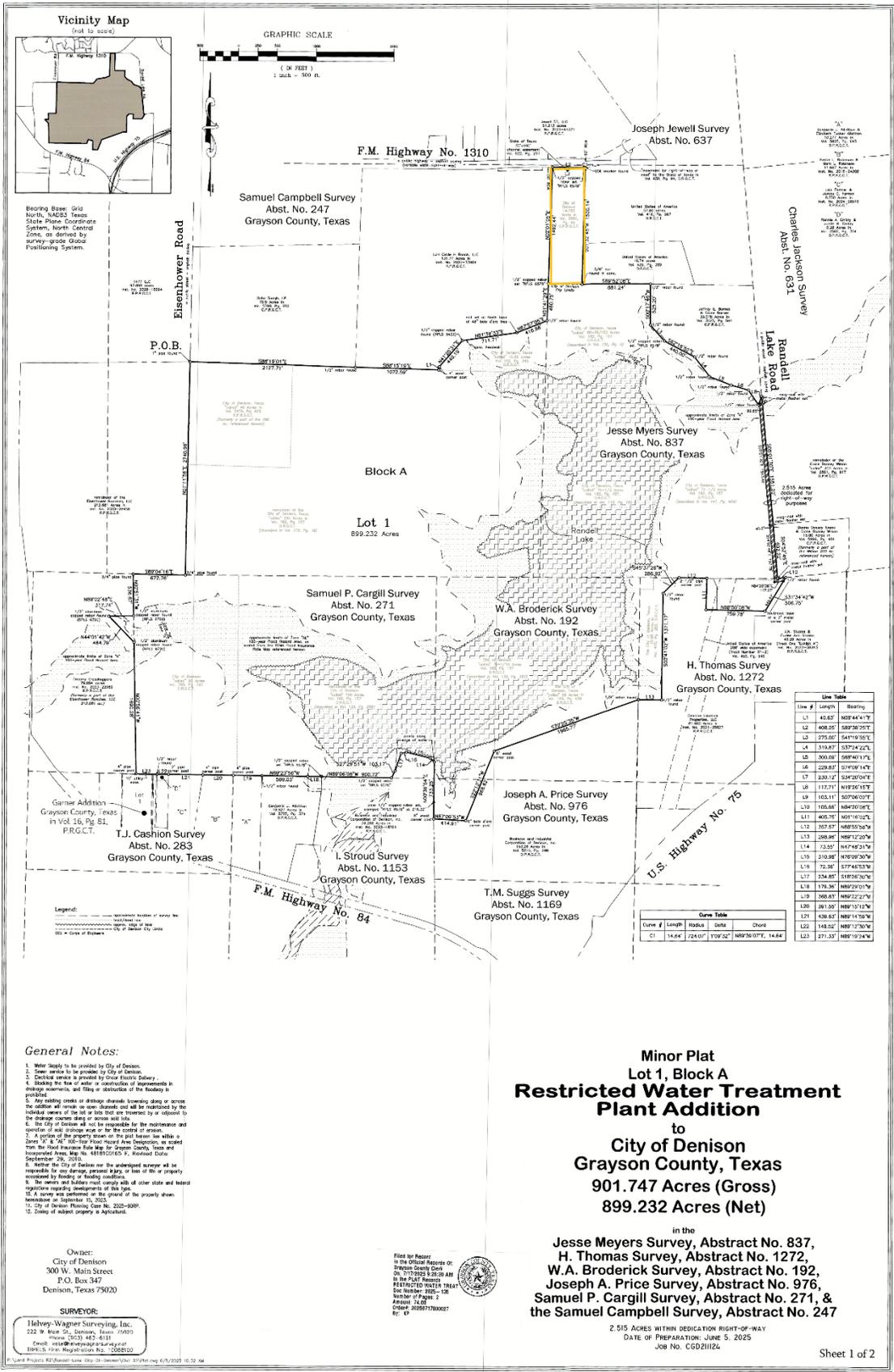
THENCE Easterly, with the South right-of-way line of F. M. Hwy. 1310, the following calls and distances:

1. South 88 deg. 42 min. East, 408.25 ft. to a point at the beginning of a curve;
2. Easterly, with a curve to the left having a central angle of 01 deg. 13 min. 08 sec. and a radius of 724.07 ft. (*chord bears South 89 deg. 18 min. 34 sec. East, 15.40 ft.*), an arc distance of 15.40 ft. to a point in "triple" 5 inch trees, at the base of a U. S. Army Corps of Engineers boundary marker sign, at the Northeast corner of the Weisberg 14.854 ac. and in a West line of the United States of America property of the U. S. Army Corps of Engineers boundary around Lake Texoma, at the Spillway Site, said point being South 01 deg. 04 min. West, 106.1 ft. from a concrete & brass "Corps" monument found in the North back slope of said Hwy., said monument stamped C17 D2 D3 and dated 1987;

THENCE South 02 deg. 39 min. West, with said West line of the U.S.A. property, passing a "lone standing" 4 inch bois d'arc post at 13.9 ft., and continuing for a total distance of 1501.18 ft. to a point in an "East-West" wire fence with tapered concrete "street corner" posts used for fence posts, said fence maintaining the North line of the City of Denison Randell Lake Reservoir property, at the Southeast corner of the Weisberg 14.854 ac., said wire & concrete post fence being along the center of an old public road, long ago abandoned, said Southeast corner of the Weisberg 14.854 ac. being North 87 deg. 30 min. West, 70.8 ft. from a tapered concrete "street corner" post at a corner in said fence, and said Weisberg Southeast corner being South 70 deg. 57 min. West, 71.6 ft. from a aluminum capped "Corps" monument found at the Southeast base of a 4 inch bois d'arc corner post in the North line of said old road, said aluminum capped monument stamped D9 D1 and dated 1985;

THENCE North 87 deg. 30 min. West, with the general course of said wire & concrete post fence, and along the center of said abandoned public road, leaving said fence and center of said road as both turn off line to the Southwest at about 360 ft., and continuing for a total distance of 435.30 ft. to a point in an old "North-South" treerow maintaining the West line of the Myers Survey and the East line of both the Campbell Survey and the Diablo Valley 137.34 ac., at the Southwest corner of the Weisberg 14.854 ac. and the Northwest corner of the City of Denison Randell Lake property, said point being 2 ft. North of a 20 inch bois d'arc tree;

THENCE North 03 deg. 06 min. 07 sec. East, with said treerow, passing a fence corner at 22.5 ft., and continuing now with the general course of a wire & bois d'arc post fence & treerow maintaining said Survey lines, for a total distance of 1492.22 ft. to the **PLACE OF BEGINNING** and containing 14.753 ACRES of land.



Planning and Zoning Commission
Staff Report
January 13, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request for a Conditional Use Permit (CUP), for a bar and mobile food unit in the LR – Local Retail District within the CH – Commercial Historic Overlay District, and the AO – Austin Avenue Overlay District, approximately .1481 acres, Lot 1, Block 38, out of the OTP Denison Survey, 150 X 43 (C), 6,450 SQ FT., GCAD Property ID No. 143046, commonly known as 221 N. Austin Avenue. (Case No. 2025-15CUP).

Staff Contact:
Dianne York, Planning Manager
dyork@denisontx.gov
903-465-2720

Summary

- The applicant has submitted a Conditional Use Permit (CUP) requesting approval of both the use of Bar and a mobile food unit to support the operations for SLUSH Premium Daiquiris.
- The applicant received approval of a Conditional Use Permit (CUP) in 2024 for a Bar to allow for the operation of SLUSH Premium Daiquiris, which is a frozen drink shop serving both alcoholic and non-alcoholic beverages.
- The applicant wishes to allow for a mobile food unit on site which creates the need to request a new CUP as the existing CUP does not allow for this use.
- The subject property, 221 N. Austin Avenue, is zoned Local Retail, LR and falls within the Commercial Historic Overlay (CH) and the Austin Avenue Overlay (AO).

Staff Recommendation

Staff recommends approval of this Conditional Use Permit request.

Recommended Motion

"I move to recommend approval of the request for a Conditional Use Permit (CUP) for a bar and a mobile food unit for SLUSH Premium Daiquiris located at 221 North Austin Avenue."

Background Information and Analysis

The applicant, SLUSH Premium Daiquiris, seeks approval to add a mobile food unit to its existing operation for property located at 221 N. Austin Avenue. A Conditional Use Permit (CUP) was approved in 2024 for the bar use; however, the addition of a mobile food unit requires a new CUP.

SLUSH Premium Daiquiris serves alcoholic and non-alcoholic frozen drinks for on and off-premises consumption in compliance with the Texas Alcoholic Beverage Code. The proposed mobile food unit will be self-containing, arriving and departing daily, and will not alter traffic flow, parking or drive-thru operations. Hours of operation remain unchanged: Wednesday-Thursday, 12:00 p.m.-9:00 p.m., Friday-Saturday, 12:00 p.m.-10:00 p.m., and Sunday, 12:00 p.m.-5:00 p.m. SLUSH Premium Daiquiris will be closed Monday-Tuesday.

Staff and the Fire Marshal reviewed the two proposed locations for the mobile food unit. The preferred location is on the north side of the property between the drive-thru lane and parking spaces. The mobile food unit must comply with Chapter 15 – Article III of the City Code.

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 uses are compatible with other commercial, restaurant and entertainment uses located in the downtown Denison area.

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;

There are no proposed plans to improve existing street, water supply, sanitary sewer systems, or other utilities.

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;

The properties adjacent to 221 N. Austin have been developed.

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;

N/A

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

Yes, this request is consistent with the Future Land Use Plan.

7. *Any other factors that will substantially affect 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 Conditional Use Permit at their meeting held on July 15, 2024.

Alternatives

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



Project Narrative

In addition to the Conditional Use Permit that is currently in place (see attached), we would like to request approval for a food truck/trailer location in our parking lot. It is a completely self-contained unit, that will arrive each day and leave each night, returning to its own approved commissary.

- No changes to drive thru flow
- No changes to parking spaces
- No changes to traffic flow in lot
- Supplies all its own water and electric

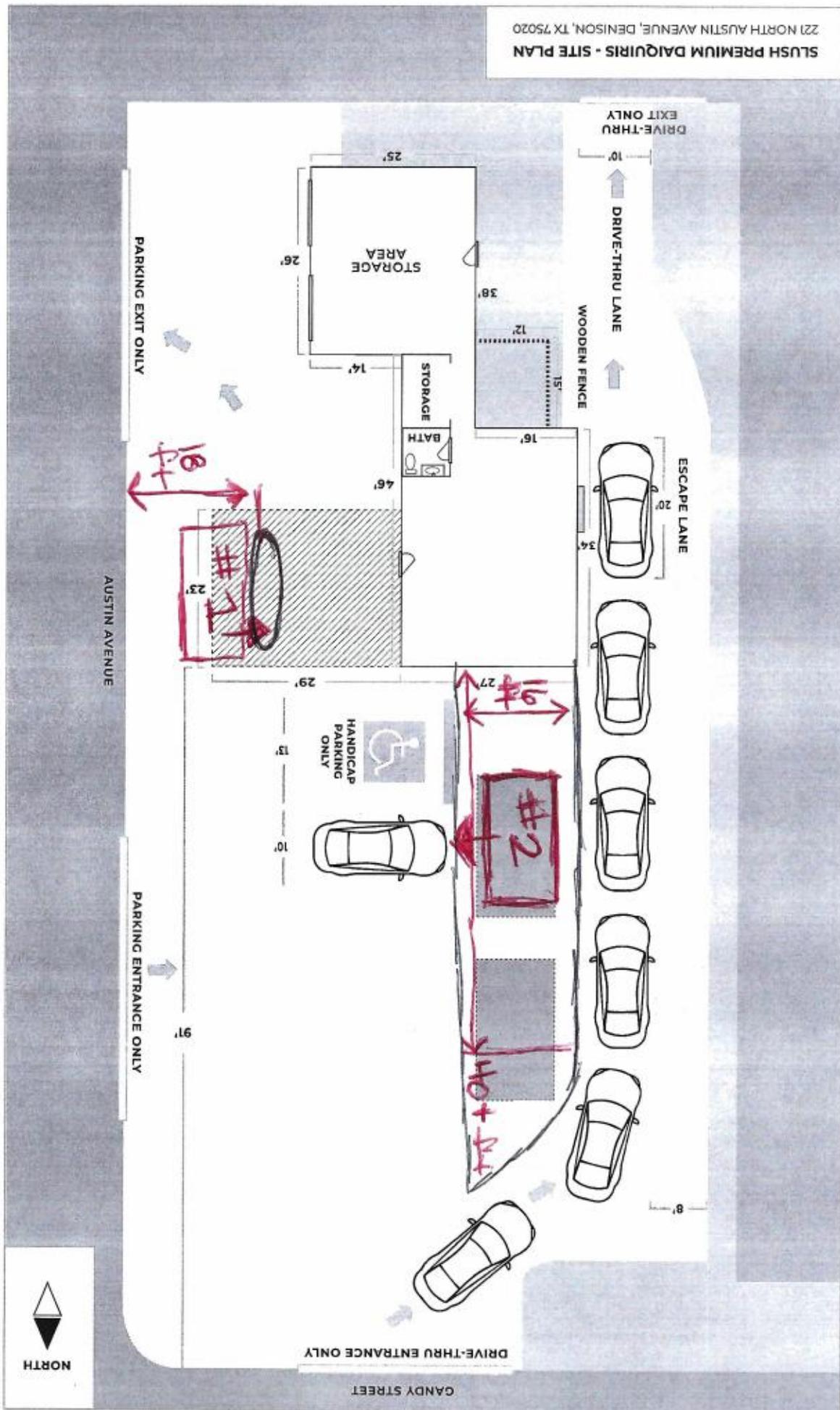
There are two possible locations that are previously unutilized space (see attached site plan). Food truck is 8' x 16', with a rear entrance and service window on the right

Option #1 – Truck would “tuck” under the east side of the porte cochere, leaving 10 feet clearance for cars to continue to exit with normal traffic flow. There is ample room for transport truck to stay attached for quick removal, if needed. This is our preference.

Option #2 – Space was previously approved for us to build two cabanas, which we ultimately decided against. It separates the drive thru lane from the parking spaces.

Proposed Mobile Food Unit Location

SLUSH PREMIUM DAQUIRIS - SITE PLAN
221 NORTH AUSTIN AVENUE, DENISON, TX 75020





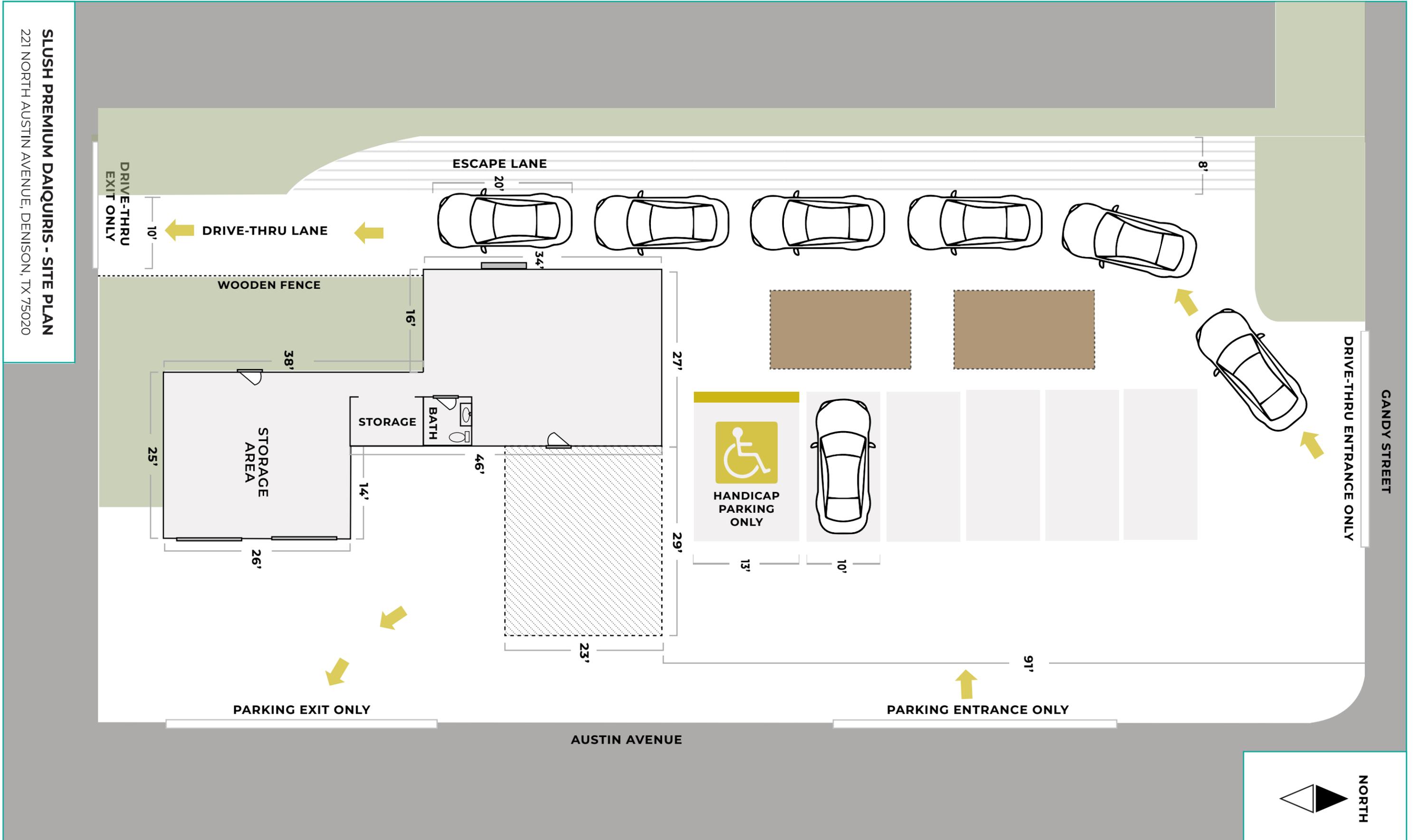
Project Narrative

221 N. Austin Ave

- SLUSH Premium Daiquiris will be a frozen drink shop, serving alcoholic and non-alcoholic beverages, making it a kid friendly concept. We will sell for off-premise consumption only, with no seating inside. There will be an area in the parking lot with some tables and chairs, however, this space will not be part of our TABC permitted area and will not be “serviced” by us.
- Our TABC license will allow for on-premise consumption, however, we will not be utilizing it.
- In reviewing the comprehensive plan, our concept will fit in as a family-friendly, fun concept that will encourage additional traffic to our area. Also, we will sell a line of brand specific merchandise, in store and on-line, including t-shirts, coozies, hats, tumblers, etc
- Our proposed hours of operation are as follows....

Sunday – Thursday	12-7
Friday – Saturday	12-9

We will make adjustments if needed
- We propose to make use of a drive-thru lane which will funnel traffic to the back side of the building. This lane will be entered off of Gandy, to avoid any backup onto Austin Ave.
- Visually, the exterior of the building will adhere to the criteria set up by the historical board while showcasing a fun, unique concept.





Local Retail
143005

142999
Parking

143000 143001 143002 143003

143004

369819 369820

142993
Light Industrial

142994
Single Family 5 (5,000 sf lot)

142995
Commercial

142594

W Gandy St

Parking
143053

Local Retail

143052 143051 143050 143049 143048

Local Retail
143047 143046

Commercial

143062

143060

143059

143058

Grayson
County Animal
Central

Office
143054

143055

Denison Post
Office

143056 143057

143065 143066 143067

143068

143058

142

W Woodard St

W Woodard St

Planning and Zoning Commission
Staff Report
January 13, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat for Lot 1R and 2R of the Lillis at 120 Addition, being a Replat of Lot 1, Price Memorial Addition and adjoining tract to the North, being 5.574 acres. (Case No. 2025-09RP).

Staff Contact:
Dianne York, Planning Manager
dyork@denisontx.gov
903-465-2720

Summary

- The purpose of the Replat is to create two (2) legal lots of record.
- The properties are zoned Local Retail (LR), Commercial (C) and falls within the Highway Oriented and Corridor Overlay (HO) District.

Staff Recommendation

Staff recommends approval of the Replat as submitted.

Recommended Motion

"I move to approve the proposed Replat."

Background Information and Analysis

The applicants are seeking approval of the proposed Replat for property located at the corner of S. Lillis Lane and FM 120. The purpose of the Replat is to provide additional acreage to the proposed Lot 2R.

The proposed Lot 1R has been developed in a commercial manner. Lot 2R will require several applications prior to development of the lot. Both lots have adequate access to Lillis Lane, FM 120 and York Avenue. Additionally, both lots have access to water and sewer.

Financial Considerations

- N/A

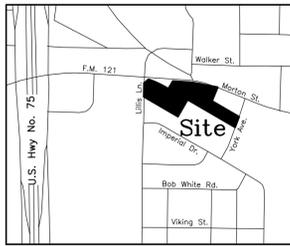
Prior Board or Council Action

- N/A

Alternatives

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

Vicinity Map
(not to scale)



Line #	Length	Bearing
L1	6.18'	S89°06'17"E
L2	8.55'	N31°12'49"E

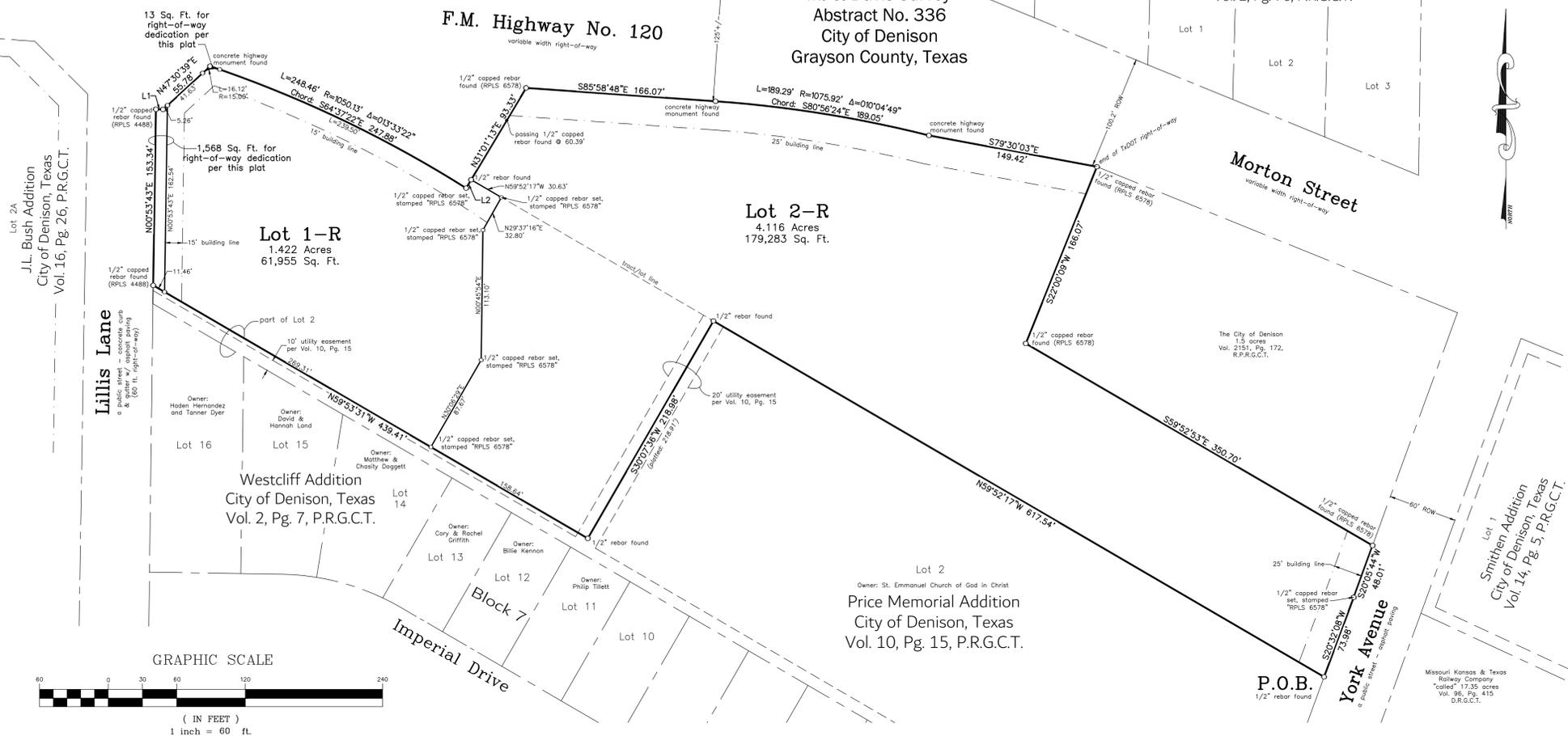
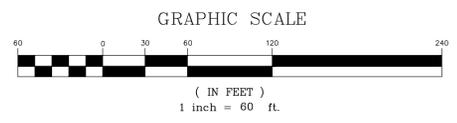
Bearing Base: Texas Coordinate System of NAD83, North Central Zone per GPS observations. All coordinates are in U.S. Survey Feet and all distances shown are surface distances.

General Notes:

- Water Supply to be provided by City of Denison.
- Sewer service to be provided by City of Denison.
- Electrical service is provided by Oncor Electric Delivery Co.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- Any existing creeks or drainage channels traversing along or across the addition will remain as open channels, unless otherwise approved by the City of Denison as evidenced in approved plans set, 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.
- The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0165 F, Revised Date: September 29, 2010.
- 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 state and federal regulations regarding developments of this type.
- Current zoning of the subject property is Local Retail and Commercial.
- City of Denison Planning Department Case No. 2025-09RP.

Lot 2A
J.L. Bush Addition
City of Denison, Texas
Vol. 16, Pg. 26, P.R.G.C.T.

Lillis Lane
a public street - easement and public utility easement (60 ft. right-of-way)



STATE OF _____
COUNTY OF _____

OWNER'S CERTIFICATE & DEDICATION

We, the undersigned Owners of the land shown hereon, and legally described herein above, and designated herein as the Lillis at 120 Addition to the City of Denison, and whose names are 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.

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

Matt Lukas
Authorized Agent for Simmons Bank

W.A. Landreth
Authorized Agent for Vaquero Wilmeth Partners, LP

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Matt Lukas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public, _____ County, _____

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared W.A. Landreth, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public, _____ County, Texas

CITY ACCEPTANCE

I hereby certify that the above and foregoing plat of Lillis at 120 Addition was approved by the Planning and Zoning Commission of the City of Denison this _____ day of _____, 2025.

Planning and Zoning Commission Chair
City of Denison

LEGAL DESCRIPTION

SITUATED in the City of Denison, County of Grayson, State of Texas, being a part of the M. C. Davis Survey, Abstract No. 336, being all of the 3.213 acre tract of land conveyed by Warranty Deed with Vendor's Lien from Business and Industrial Corporation of Denison, Inc. dba Denison Development Alliance to Vaquero Wilmeth Partners, LP on April 8, 2024, as recorded in Inst. No. 2024-19451, Real Property Records, Grayson County, Texas, and being all of Lot 1, Price Memorial Addition to the City of Denison, Texas as per plat of record in Volume 10, Page 15, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch rebar found in the West right-of-way line of York Avenue, a public street, at the Northeast corner of Lot 2, of said Price Memorial and being the Southeast corner of said Vaquero Wilmeth Partners, LP 3.213 ac.;

THENCE North 59 deg. 52 min. 17 sec. West, with the South line of said Vaquero Wilmeth Partners, LP 3.213 ac. and the North line of said Lot 2, a distance of 617.54 ft. to a 1/2 inch rebar found at the Northwest corner of said Lot 2 and the Northeast corner of said Lot 1;

THENCE South 30 deg. 07 min. 36 sec. West, with the West line of said Lot 2 and the East line of said Lot 1, a distance of 218.98 ft. (platted: 218.91 ft.) to a 1/2 inch rebar found at the Southeast corner of said Lot 1 and being an Ell corner of said Lot 2;

THENCE North 59 deg. 53 min. 31 sec. West, with the South line of said Lot 1 and a Northerly line of said Lot 2, a distance of 439.41 ft. to a 1/2 inch capped rebar found (RPLS 4488) in the East line of Lillis Lane, a public street, and being the Southwest corner of said Lot 1;

THENCE North 00 deg. 53 min. 43 sec. East, with the East line of said Lillis Lane, a distance of 153.34 ft. to a 1/2 inch capped rebar found (RPLS 4488) at the most Westerly Northwest corner of said Lot 1;

THENCE in a generally Easterly direction, with the Northwesterly lines of said Lot 1, the following calls and distances:

- South 89 deg. 06 min. 17 sec. East, a distance of 6.18 ft. to an angle point of said Lot 1;
- North 47 deg. 30 min. 39 sec. East, a distance of 55.78 ft. to a concrete highway monument found at the most Northerly Northwest corner of said Lot 1, at the beginning of a curve;
- Southeasterly, with a curve to the right, having a radius of 1,050.13 ft., a central angle of 13 deg. 33 min. 22 sec. (chord bears: South 64 deg. 37 min. 22 sec. East, 247.88 ft.) and an arc length of 248.46 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the end of said curve and being an Ell corner of said Lot 1;
- North 31 deg. 12 min. 49 sec. East, with a Westerly line of said Lot 1, a distance of 8.55 ft. to a 1/2 inch rebar found at a Northwesterly corner of said Lot 1;

THENCE North 31 deg. 01 min. 13 sec. East, with the West line of said Vaquero Wilmeth Partners, LP 3.213 ac., **PASSING** a 1/2 inch capped rebar found at 60.39 ft. and continuing for a **TOTAL** distance of 93.33 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Northwest corner of said Vaquero Wilmeth Partners, LP 3.213 ac., lying in the South right-of-way line of F.M. Highway No. 120;

THENCE South 85 deg. 58 min. 48 sec. East, with the South right-of-way line of said F.M. Highway No. 120 and the North line of said Vaquero Wilmeth Partners, LP 3.213 ac., a distance of 166.07 ft. to a concrete highway monument found at the beginning of a curve;

THENCE Southeasterly, continuing with the South right-of-way line of said F.M. Highway No. 120 and with the North line of said Vaquero Wilmeth Partners, LP 3.213 ac., with a curve to the right, having a radius of 1,075.92 ft., a central angle of 10 deg. 04 min. 49 sec. (chord bears: South 80 deg. 56 min. 24 sec. East, 189.05 ft.) and an arc length of 189.29 ft. to a concrete highway monument found at the end of said curve;

THENCE South 79 deg. 30 min. 03 sec. East, continuing with the South right-of-way line of said F.M. Highway No. 120 and the North line of said Vaquero Wilmeth Partners, LP 3.213 ac., a distance of 149.42 ft. to a 1/2 inch capped rebar found at the Northwest corner of the 1.5 acre tract of land conveyed to the City of Denison in Volume 2151, Page 172, said Real Property Records, and being the most Northerly Northeast corner of said Vaquero Wilmeth Partners, LP 3.213 ac.;

THENCE South 22 deg. 00 min. 09 sec. West, with the West line of said City of Denison 1.5 ac. and the East line of said Vaquero Wilmeth Partners, LP 3.213 ac., a distance of 166.07 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Southwest corner of said City of Denison 1.5 ac. and being an Ell corner of said Vaquero Wilmeth Partners, LP 3.213 ac.

THENCE South 59 deg. 52 min. 53 sec. East, with the South line of said City of Denison 1.5 ac., a distance of 350.70 ft. to a 1/2 inch capped rebar found (RPLS 6578) in the West line of said York Avenue, at the Southeast corner of said City of Denison 1.5 ac. and the most Easterly Northeast corner of said Vaquero Wilmeth Partners, LP 3.213 ac., FROM which a 1/2 inch capped rebar found (RPLS 6578) at the Northeast corner of said City of Denison 1.5 ac. bears North 20 deg. 05 min. 44 sec. East, 216.00 ft.;

THENCE South 20 deg. 05 min. 44 sec. West, with the West line of said York Avenue and the East line of said Vaquero Wilmeth Partners, LP 3.213 ac., a distance of 48.01 ft. to a 1/2 inch capped rebar set (RPLS 6578);

THENCE South 20 deg. 32 min. 08 sec. West, continuing with the West line of said York Avenue and the East line of said Vaquero Wilmeth Partners, LP 3.213 ac., a distance of 73.98 ft. to the **PLACE OF BEGINNING** and containing **5.574 ACRES** of land.

STATE OF TEXAS
COUNTY OF GRAYSON

SURVEYOR'S CERTIFICATE

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

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



Owner:
Vaquero Wilmeth Partners, LP
2627 Tillar Street, Suite 111
Fort Worth, Texas 76107

Owner:
Simmons Bank
P.O. Box 8010
Little Rock, AR 72203

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

Replat
Lots 1R & 2R
Lillis at 120 Addition
Being a Replat of Lot 1, Price Memorial
Addition and adjoining tract to the North
City of Denison
Grayson County, Texas

5.574 Acres
in the
M.C. Davis Survey
Abstract No. 336

DATE OF PREPARATION: DECEMBER 11, 2025
HWS JOB NO. CGD111025

Planning and Zoning Commission
Staff Report
January 13, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat for Lot 1R and 2R, Block 7 of the Millers First Addition, being a Replat of Lot 1, Block 7, Miller’s First Addition. (Case No. 2025-01RP).

Staff Contact:
Dianne York, Planning Manager
dyork@denisontx.gov
903-465-2720

Summary

- The purpose of the Replat is to create two (2) legal lots of record.
- The property has been developed in a residential manner.
- The property is zoned MF-1, Multi-Family Residential.

Staff Recommendation

Staff recommends approval of the Replat as submitted.

Recommended Motion

"I move to approve the proposed Replat."

Background Information and Analysis

The applicant is requesting approval of the proposed Replat creating two (2) legal lots of record from one (1) lot. The subject property is zoned MF-1, Multi-Family Residential. The property is currently developed with two residential structures on a single lot: a duplex fronting on W. Sears Street and a single-family residence fronting on N. Scullin Avenue. The applicant is seeking the Replat to subdivide the existing lot into two separate lots, allowing each structure to occupy its own parcel.

To facilitate this subdivision, the plat requires the Planning and Zoning Commission to consider granting exceptions to the development standards outlined in Section 28.30 of the Zoning Ordinance. The existing structures do not meet the minimum building setbacks or lot coverage

requirements and the proposed lot configuration does not comply with the minimum lot dimensions or area standards specified in Section 28.30.

Currently, the structures are designated as legal non-conforming. If the proposed Replat is approved by the Planning and Zoning Commission, the structures will retain their legal non-conforming status, allowing for remodeling but prohibiting any expansion.

Staff is supportive of the proposed Replat given that the two structures have been developed and functioning independently for several years and each structure has separate utility connections and individual metering.

Financial Considerations

- N/A

Prior Board or Council Action

- N/A

Alternatives

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



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

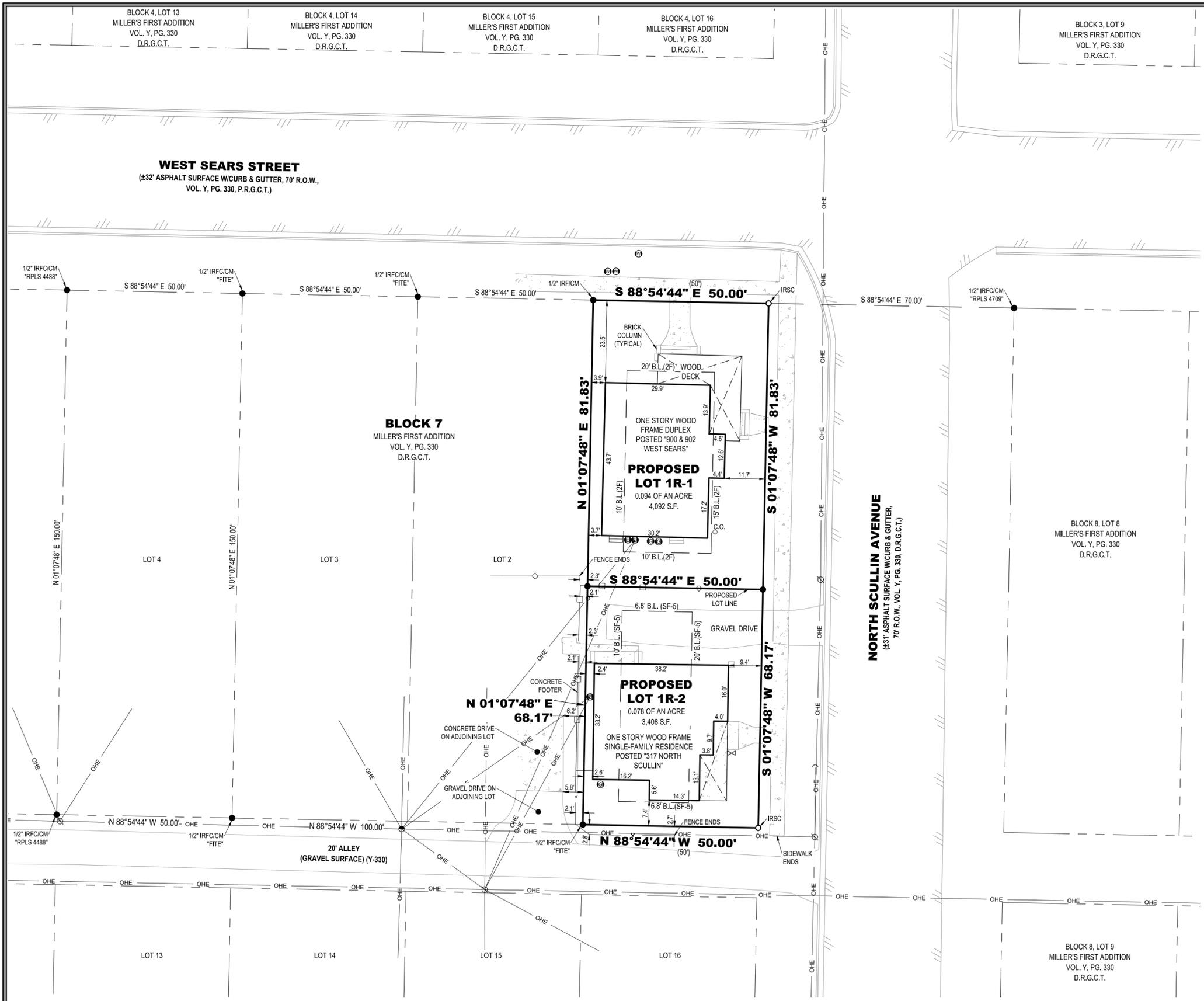
LAND DESCRIPTION:
BEING Lot One (1) in Block Seven (7) of Miller's First Addition, an addition to the City of Denison, Grayson County, Texas, according to the plat thereof recorded in Volume Y, Page 330, Deed Records, Grayson County, Texas.

- GENERAL NOTES:**
- This survey was completed without the benefit of a current title commitment. Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.
 - The surveyed property is subject to any matter, including but not limited to Easements, Roadways and/or Building Set Back Lines as shown on the recorded plat of Miller's First Addition, an addition to the City of Denison, Grayson County, Texas, according to the plat thereof recorded in Volume Y, Page 330, Deed Records, Grayson County, Texas.
 - Current Zoning district is MF-1 per City of Denison GIS.

Per City of Denison Zoning Ordinance, Section 28.30.5.H:
"Single-family, duplex, patio home, or townhouse residential units constructed in this district shall conform to SF-5, SF-PH, SF-TH, and 2-F District standards, respectively. Duplex and townhouse residential units constructed and in lawful existence or with valid permits prior to December 1, 2022 which do not meet these standards are considered to be conforming structures."
Setbacks on Proposed Lot 1R-1 are shown per 2-F District standards.
Setbacks on Proposed Lot 1R-2 are shown per SF-5 District standards.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
CM	CONTROLLING MONUMENT
()	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
C.O.	CLEAN OUT
B.L.	BUILDING LINE
Ⓜ	ELECTRIC METER
Ⓜ	UTILITY/POWER POLE
—	GUY
Ⓜ	NATURAL GAS METER
Ⓜ	WATER METER
Ⓜ	WATER VALVE
—	BOUNDARY LINE
—	BUILDING LINE
—	ADJOINER LINE
x	WIRE FENCE
—	WOOD FENCE
—	CHAIN LINK FENCE
—	ASPHALT
—	OVERHEAD ELECTRIC/UTILITY



Certify to: Team Cassidy Rental Properties LLC;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 08/25/2025, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors.

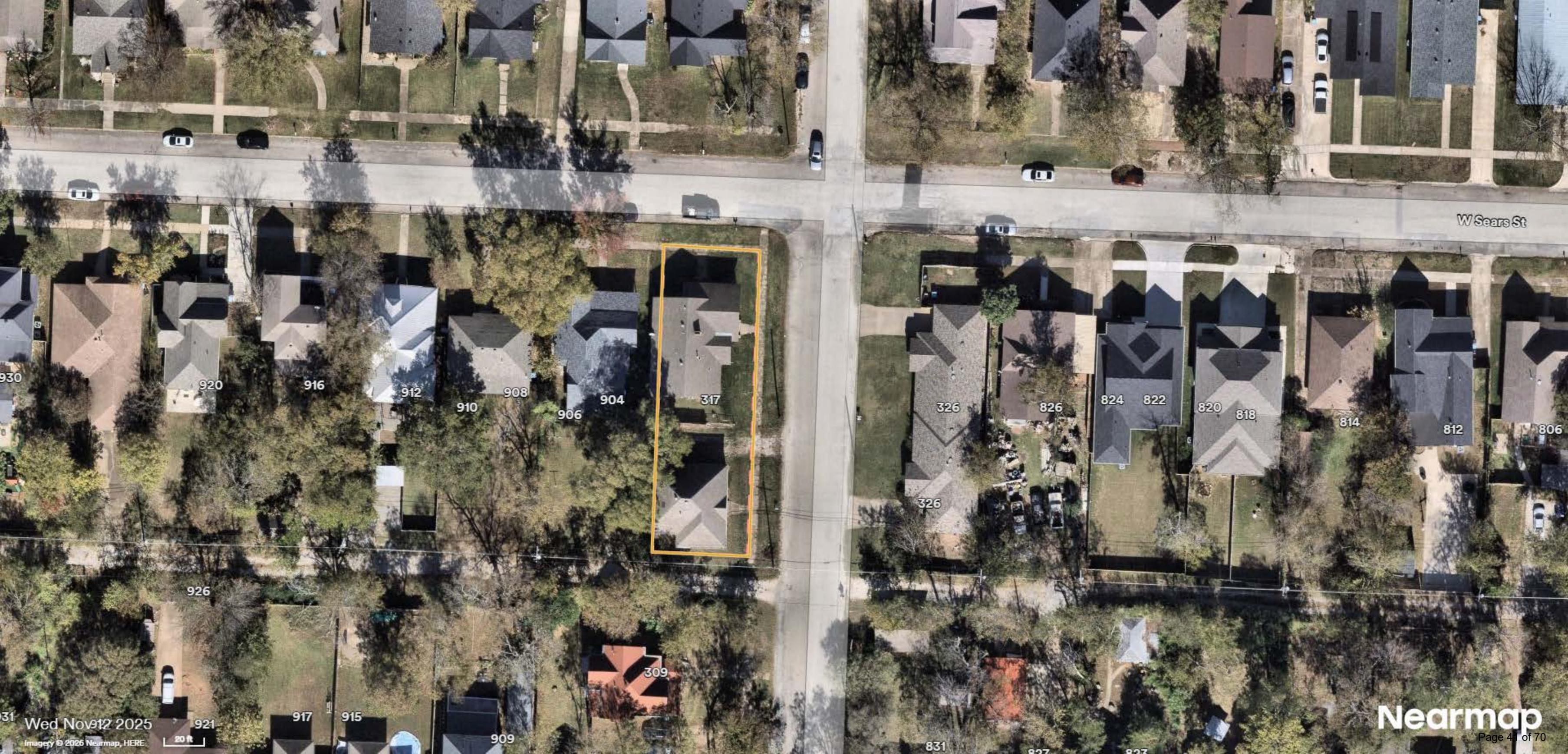
Chris R. Noah, R.P.L.S. No. 6585

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for City of Denison, Grayson County, Texas, Community Number 480259, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0170 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

CONCEPT PLAN
REPLAT OF BLOCK 7, LOT 1
MILLER'S FIRST ADDITION
900 West Sears Street, Denison
Grayson County, Texas

	787 W FM 996 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-786-6029		
	TBPELS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=20' Date: 08/25/2025



W Sears St

141218

141219

141220

141221

141198

141199

141200

141201

St

W Sears St

W Sears St

W Sears St

W Sears St

N Scullin Ave

N Scullin Ave

143365

143364

143363

143362

Multifamily 1

143385

143384

143383

143382

143376

143375

3

143386

143387

143389

143388

Planning and Zoning Commission
Staff Report
January 13, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing and make a recommendation to amend Section 28.50 (Off-street parking and loading requirements), Section 28.54 (Exterior construction and design standards), and related sections of the Zoning Ordinance to add Architectural Design Standards for new residential development. (Case No. 2025-16ZO)

Staff Contact:

Dianne York, Planning Manager
dyork@denisontx.gov

Summary

- In mid-2025, the Planning and Zoning Commission discussed the need for additional architectural design standards as more new housing, both single-family and multi-family, is being built in the city.
- The Commission identified issues with building articulation and roof pitch, garage door placement and orientation, driveway pavement in front yards and amenities for multi-family developments.
- The City engaged City Centric Planning LLC as a consultant to prepare ordinance amendments to adopt architectural design standards.
- At its September 9, 2025 and November 11, 2025 meetings, the Commission heard presentations on options for architectural standards, provided comments and direction, and formally called a public hearing to consider ordinance amendments at a future date.
- On December 18, 2025, local home builders attended a presentation and provided comments on the proposed ordinance amendments.
- Based on the Commission’s direction from its meetings and comments from the builders, proposed ordinance amendments have been prepared for consideration and adoption.

Staff Recommendation

Staff recommends that the Commission hold a public hearing and make a recommendation to approve the proposed architectural design standards and related amendments to the Zoning Ordinance.

Recommended Motion

“I move to recommend approval of the proposed amendments to the Zoning Ordinance to

regulate architectural design standards for residential development."

Background Information and Analysis

At its September 9, 2025 and November 11, 2025 meetings, the Planning and Zoning Commission discussed and provided direction on issues related to the adoption of architectural design standards for new residential development within the city. Discussion focused on regulations for building articulation, architectural features such as porches, windows, shutters and dormers; garage door placement and orientation; limitations on paving in the front yard; and amenities for multi-family projects. The Commission also discussed challenges in developing standards that are appropriate for a wide range of housing types and architectural styles, and the potential increase in the cost of construction and housing prices if standards are implemented. The standards will apply to single-family, duplexes, tri-plexes, quadraplexes and townhomes as well as new multi-family developments. Commissioners also addressed:

- The desire to see more utilization of alleys and rear parking and less paving in front yards
- The need for design standards for accessory dwelling units
- Regulations for mechanical unit screening
- Proper roof pitch requirements that address overhangs and clearance.

Issues from Builders' Meeting

On December 18, 2025, area home builders participated in a meeting to review and discuss the proposed ordinance amendments with staff. Issues raised by the builders include:

- Additional costs related to meeting enhanced architectural design standards impact already marginal profits.
- The cost of building in Denison compared to other local cities when all fees and requirements are met.

Suggested changes to the proposed ordinance requirements include:

- Eliminating the grass strip required between duplex driveways if a shared driveway is used for both units.
- Exempting porch roofs from the minimum roof pitch requirement since these are frequently less than the 4" x 12" minimum.

Both of these suggestions have been incorporated into the proposed ordinance language.

Proposed Architectural Design Standards

The proposed architectural design standards are focused on the following goals:

- Improving the streetscape and promoting high quality and durable residential construction
- Encouraging a wide variety of housing types and styles
- Allowing new infill residential development to blend with and complement the architecture of existing houses.
- Providing a wide range of design options for builders to maintain flexibility in designs

The majority of the design standards will become part of the current Section 28-54 Exterior Construction and Design Requirements in the Zoning Ordinance for easy reference. A set of definitions will also accompany the standards. Other sections of the Zoning Ordinance will be amended to address driveway and parking standards and to eliminate requirements for the use of specific building materials, since the Texas Statutes no longer allow cities to enforce masonry requirements. In addition, setbacks for garage doors from public streets and alleys will be standardized across all residential zoning districts.

The proposed design standards are comparable to those of other area cities and are outlined in the following sections. The proposed amendments to specific sections of the Zoning Ordinance are attached as well. New language is underlined, and deleted sections are noted with a strikethrough.

Single-Family Detached, Duplex, Tri-plex and Quadraplex Residential Standards

Building Articulation – Builders must use three of these architectural features:

- Dormers (with windows)
- Arches (windows or doors)
- Secondary gables
- Bay or Box Windows
- Brackets
- Base Courses
- Quoins
- Decorative Brick Patterns
- Extended Front Porch of at least 50 square feet
- Recessed Porch a minimum of 24 inches wider than the front door
- Shutters
- Roof Extension Awning
- Façade Articulation with a minimum offset of three (3) feet

Currently, garages may not extend past the front of the main part of the house. The proposed change is to allow the garage to extend up to three feet past the front of the house, to encourage more articulation and prevent flat facades.

Driveways and Parking Construction — To encourage less parking and paving in front yards, builders will have the option of installing a ribbon driveway to access parking spaces in the rear yard, in addition to the typical solid paved driveway surface now required. Ribbon drives have two narrow paved strips separated by grass. Ribbon driveways reduce stormwater runoff and are less expensive to install and maintain.

Duplex Driveways — For duplexes with driveways in the front yard, a minimum three-foot wide grass strip will be required to separate the driveways. However, if a single driveway is shared by the two units, the grass strip will not be required.

Tri-plexes and Quadraplexes — All parking spaces must be located to the rear of the main building and accessed by a driveway located along the side yard from the street or accessed from the alley.

Roof Treatment — To address both gabled and hipped roofs, the minimum roof pitch shall be 4” x 12” (four inches vertical rise for every 12 inches horizontal run). Minimum roof overhangs will be required based on the pitch of the roof. The minimum roof pitch will not apply to porch roofs, which are frequently built at a lower pitch.

Elevation Repetition — For new subdivisions, the goal is to provide a variety of house styles and designs without having the same elevations adjacent to or in close proximity on the same block or across intersections. The proposed regulations would apply to single-family and duplex subdivisions with more than 10 lots and prohibit the use of substantially identical elevations on lots directly across the street or within two lots in either direction. For corner lots, the same elevation cannot be used diagonally across the intersection.

It can be challenging to determine what is “substantially identical.” The proposed ordinance language would require that three of the following be changed to not be considered substantially identical:

- Number of stories
- Garage location/orientation
- Roof type
- Articulation of the front façade
- Configuration of the porch width, type of porch and roof coverage
- Façade building materials

Accessory Dwelling Unit Standards — Accessory dwelling units come in all shapes and sizes, from garage apartments to modular modern designs, making it difficult to craft design requirements when the main house may be older and of a different architectural style. However, the proposed ordinance would require application of one of the façade materials used on the main dwelling unit.

Townhouse Residential Standards

Architectural Features – The proposed architectural features address the narrower width of individual townhouse units as well as the desire to maintain continuity of design and articulation.

Building Articulation – Builders must use two of the following architectural features for the front façade of each unit:

- Dormers (with windows)
- Arches (windows or doors)
- Secondary gables
- Bay or Box Windows
- Brackets
- Base Courses
- Quoins
- Decorative Brick Patterns
- Extended Front Porch of at least 50 square feet
- Recessed Porch a minimum of 24 inches wider than the front door
- Shutters
- Roof Extension Awning
- Façade Articulation with a minimum offset of two (2) feet

Roof Treatment – Townhouse roofs must have a minimum 4” x 12” roof pitch, and eaves shall overhang a minimum of one foot. The roof of a townhouse building, which typically may contain up to eight units, must utilize a dormer, gable or change in the roof height or form for each unit.

Mechanical Unit Screening – HVAC units in townhouse developments are frequently located on the roof but also can be ground mounted, typically in fenced rear yards. Roof-mounted units must be screened with a parapet wall, screening device or other architectural element equal to the height of the unit but no more than five feet in height.

Elevation Repetition – As with single-family detached subdivisions, each townhouse unit’s elevation should differ from its neighbors. However, each unit should not look radically different from other units in the same building. The proposed regulations would prohibit the use of the same elevation more than once within any four townhouse units. Elevations are considered to be substantially different if two of the following are changed:

- Number of stories
- Garage location/orientation
- Roof type
- Articulation of the front façade
- Configuration of the porch width, type and roof coverage
- Façade building materials

Multi-Family Residential Standards

Design standards for multi-family buildings must be applicable to both small infill projects as well as larger developments with hundreds of units. As with townhouses, the size and scale of multiple buildings on a property must be considered. The following standards would apply to multi-family development with two or more buildings.

Building Articulation – Horizontal wall planes longer than 40 feet in length must be segmented into smaller sections by an offset (recess or projection) of a minimum of three feet deep and 8 feet wide, applied to at least one-half of the height of the wall.

Roof Treatment – Roofs must feature dormers, gables, or a change in the roof height or form of a minimum of three feet in height. Flat roofs are permitted only with a parapet screen.

Architectural Features – Each multi-family building must incorporate two of the following:

- Balconies/patios for one-half of the units
- A minimum of two different façade materials
- Roof extension awnings
- Shutters for one-half of the windows
- Canopies or awnings

Exterior Stairways – Stairways directly accessing the exterior shall be fully or partially enclosed.

Mechanical Unit Screening – Roof mounted mechanical units must be screened with a parapet wall, screening device or alternative architectural element, equal to the height of the unit or no more than five feet above the roof.

Ground-mounted mechanical units shall be screened by a wooden fence a maximum of six feet in height or by shrubs that will grow to a height of four feet within two years of installation.

Amenities – The Zoning Ordinance currently requires one swimming pool for any development with fifty units or more, and playgrounds at a rate of one for every one-hundred units. The proposed regulations would flip this calculation, and require one playground for fifty or more units, and one swimming pool for developments with one hundred or more units.

Apartment developers today provide a wide range of amenities in addition to pools and playgrounds, and the proposed ordinance would require developments with one hundred or more units to provide one or more of the following:

- Dog park with a minimum of 2500 square feet of space enclosed by a fence and providing at least one dog waste station with bag dispenser and waste receptacle
- Ramadas, arbors or trellises covering at least 1000 square feet
- One outdoor barbecue grill for every 100 units
- A splash pad a minimum of 1000 square feet in size

- Regulation—size volleyball, basketball, tennis, pickleball or other sport court
- Fitness center a minimum of 500 square feet in size
- Business center a minimum of 500 square feet in size
- Media room a minimum of 500 square feet in size

Financial Considerations

- N/A

Prior Board or Council Action

- N/A

Alternatives

- The Planning and Zoning Commission may table or deny the proposed amendments to the Zoning Ordinance.

CASE NO. 2025-16ZO
PROPOSED ARCHITECTURAL DESIGN STANDARDS
ORDINANCE AMENDMENTS

Article III, Section 28.18 A-Agricultural District

Section 28.18.4 Area Regulations

C. Size of Yards

C.4. *Garages.* Garage entries for automobiles shall not be located nearer than ~~twenty-four (24)~~ twenty-five (25) feet to a street right-of-way or the minimum side yard or rear yard setbacks, whichever is greater.

Article III, Section 28.20 RD-Rural Development District

Section 28.20.4 Area Regulations

B. *Garages:* Garage entries for automobiles shall not be located nearer than ~~twenty-four (24)~~ twenty-five (25) feet to a street right-of-way or the minimum side yard or rear yard setbacks, whichever is greater.

Article III, Section 28.21 SF-20 Single-Family Residential District

Section 28.21.4 Area Regulations

B. Size of Yards

B.1.b. For front entry garages, the minimum setback for the face of the garage door is twenty-five (25) feet, and in no instance shall the face of the garage door extend more than three (3) feet beyond the ~~main portion~~ front façade of the dwelling unit.

F. ~~Minimum exterior construction standards: Seventy-five (75) percent standard masonry construction (see [section 28.54](#)).~~

Article III, Section 28.22 SF-10 Single-Family Residential District

Section 28.22.4 Area Regulations

B. Size of Yards

B.1.b. For front entry garages, the minimum setback for the face of the garage door is twenty-five (25) feet, and in no instance shall the face of the garage door extend more than three (3) feet beyond the ~~main portion~~ front façade of the dwelling unit.

~~F. Minimum exterior construction standards: Seventy five (75) percent standard masonry construction (see [section 28.54](#)).~~

Article III, Section 28.23 SF-7.5 Single-Family Residential District

Section 28.23.4 Area Regulations

B. Size of Yards

B.1.b. For front entry garages, the minimum setback for the face of the garage door is twenty-five (25) feet, and in no instance shall the face of the garage door extend more than three (3) feet beyond the ~~main portion~~ front façade of the dwelling unit.

~~F. Minimum exterior construction standards: Seventy five (75) percent standard masonry construction, exterior walls (building "faces") (excluding doors and windows) shall be finished with masonry brick, stone, synthetic stone, cast stone, cultured stone products or stucco in accordance with [section 28.54](#). Hardie board or cementitious fiber board shall be allowed but may not be counted toward the seventy five (75) percent standard masonry construction requirement for all elevations, but may be used along with, wood or Smartside siding or equivalent engineered siding for the remaining twenty-five (25) percent of the exterior walls (building "faces") (excluding doors and windows). Metal exterior construction for the primary structure is prohibited in the SF-7.5 Zoning District. Masonite and similar products are prohibited as exterior building materials.~~

Article III, Section 28.24 SF-5 Single-Family Residential District

Section 28.24.4 Area Regulations

B. Size of Yards

B.1.b. For front entry garages, the minimum setback for the face of the garage door is twenty-five (25) feet, and in no instance shall the face of the garage door extend more than three (3) feet beyond the ~~main portion~~ front façade of the dwelling unit.

D. Parking regulations

D.1. Single-family dwelling unit - (New construction) - A minimum of two (2) paved parking spaces shall be required. A minimum of one (1) space shall be covered parking (garage or carport) and one (1) additional space may be open parking. All parking spaces shall consist of a paved driveway constructed completely of concrete or similar solid paved surface such as turf pavers, brick pavers, or asphalt. (July 18, 2016.) If all parking is located to the rear of the main structure, a ribbon driveway meeting the requirements of Section 28.54.7 may be utilized to access the paved parking spaces.

D.4.a. The face of garage doors shall not be located nearer than twenty-five (25) feet to a street right-of-way. ~~For corner lots, this distance may be reduced to twenty (20) feet for a garage entered from the side street.~~

~~F. Minimum exterior construction standards: Metal exterior construction for a primary structure is prohibited in the SF-5 Zoning District. All exterior walls (building "faces") (excluding doors and windows) of a structure shall be finished with Hardie board or cementitious fiber board siding, Smartside siding or equivalent engineered siding, wood or standard masonry construction. Masonite and similar products are prohibited as exterior building materials.~~

Article III, Section 28.25 Single-Family Residential District – Patio homes

Section 28.25.4 Area Regulations

~~F. Minimum exterior construction standards: Seventy five (75) percent standard masonry construction (see [section 28.54](#)).~~

Section 28.25.5 Special Requirements

C. Single-family homes with side-entry garages where lot frontage is only to one (1) street (not a corner lot) shall have a minimum setback of eighteen (18) feet from the door face of the garage or carport to the side property line to allow for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be ~~eighteen (18) feet~~ twenty-five (25) feet.

Article III, Section 28.26 Single-Family Townhome District

Section 28.26.4 Area Regulations

B. Size of Yards

B.3.b The face of the garage door may be located a minimum of three (3) feet of from the rear property line/alley right-of-way if no uncovered off-street parking is provided. If uncovered off-street parking spaces are provided, the minimum setback to the face of the garage door must be twenty-five (25) feet.

~~G. Minimum exterior construction standards: See [section 28.54](#) for exterior construction standards.~~

Article III Section 28.27 Lakeside Development District

Section 28.27.5 Residential Area and Performance Regulations

C. *Garages:* Garage entries for automobiles shall not be located nearer than ~~twenty (20)~~ twenty-five (25) feet to a street right-of-way or the minimum side yard or rear yard setbacks, whichever is greater.

~~G. Minimum exterior construction standards: Seventy five (75) percent standard masonry construction (see article V).~~

Article III, Section 28.28 UD-Urban Development District

Section 28.28.4. Area Regulations

B. *Garages:* Garage entries for automobiles shall not be located nearer than ~~twenty four (24)~~ twenty-five (25) feet to a street right-of-way or the minimum side yard or rear yard setbacks, whichever is greater.

~~E. Minimum exterior construction standards: Seventy five (75) percent standard masonry construction (see article V).~~

Article III, Section 28.29 2F – Two-Family (duplex) Residential District

Section 28.29.4. Area Regulations

C. Size of Yards

C.1.b. For front entry garages, the minimum setback for the face of the garage door is twenty-five (25) feet, and in no instance shall the face of the garage door extend more than three (3) feet beyond the ~~main portion~~ front façade of the dwelling unit.

D. Parking regulations

D.1.a. *Two-family/duplex homes*—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. All parking spaces shall be constructed completely of concrete or similar solid paved surface such as turf pavers, brick pavers, or asphalt. If all parking is located to the rear of the main structure, a ribbon driveway meeting the requirements of Section 28.54.7 may be utilized to access the paved parking spaces.

b. Driveways in the front yard must be separated by a minimum three foot wide grass strip, unless a shared single-width driveway provides access to the parking spaces for both units.

~~F. Minimum exterior construction standards: See [section 28.54](#) for exterior construction standards.~~

Section 28.29.5. Special requirements:

E. Single-family and two-family homes with side-entry garages where lot frontage is only to one (1) street (not a corner lot) shall have a minimum of twenty-four (24) feet from the door face of the garage or carport to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall be ~~eighteen (18)~~ twenty-five (25) feet.

Article III, Section 28.30 MF-1 – Multi-Family Residential District

Section 28.30.4 Area regulations:

E. Parking regulations:

3. Parking spaces for multi-family developments with two or fewer buildings, tri-plexes and four-plexes must be located to the rear of the building and not between the face of the building and the street.

~~F. Minimum exterior construction standards: One hundred (100) percent masonry (Stucco, cementitious composition fiberboard, concrete masonry units or materials of similar characteristics will not be allowed).~~

Section 28.30.5 Special requirements:

~~F. Amenities – See Section 28.54 for amenity requirements. A swimming pool shall be provided in multi-family developments of fifty (50) or more units. See Article V for additional pool requirements.~~

~~G. One (1) playground area containing at least five (5) pieces of play equipment shall be provided for every one hundred (100) dwelling units, or fraction thereof. The playground equipment shall be of heavy duty construction, such as is normally used in public parks or on public school playgrounds.~~

Article III, Section 28.31 MF-2 – Multi-Family Residential District

Section 28.30.4 Area regulations:

E. Parking regulations:

3. Parking spaces for multi-family developments with two or fewer buildings, tri-plexes and four-plexes must be located to the rear of the building and not between the face of the building and the street.

~~F. Minimum exterior construction standards: One hundred (100) percent masonry (Stucco, cementitious composition fiberboard, concrete masonry units or materials of similar characteristics will not be allowed).~~

Section 28.30.5 Special requirements:

~~F. Amenities – See Section 28.54 for amenity requirements. A swimming pool shall be provided in multi-family developments of fifty (50) or more units. See article V for additional pool requirements.~~

~~G. One (1) playground area containing at least five (5) pieces of play equipment shall be provided for every one hundred (100) dwelling units, or fraction thereof. The playground equipment shall be of heavy duty construction, such as is normally used in public parks or on public school playgrounds.~~

Article V, Development Standards - Section 28.50 Off-street parking and loading requirements

Section 28.50.2 Residential districts—Special off-street parking provisions:

B. All vehicle parking shall be on a paved parking surface. For single-family houses, duplexes, patio homes and townhouses, concrete, asphalt, turf pavers

or brick pavers are approved paving materials. If all parking is located to the rear of the main structure, a ribbon driveway meeting the requirements of Section 28.54.7 may be utilized to access the paved parking spaces. All driveways and approaches to parking spaces, garages and carports shall be continuous and shall be similarly paved in accordance with the Public Works Standard Details, except in the A and RD Districts.

F.2. *Prohibition.* No person shall park or allow any parking of a vehicle on any part of a front or side residential yard other than on a paved or other hard-surfaced, impervious area driveway, ribbon driveway, double driveway, circular driveway or additional residential parking space, provided that the driveway or parking space meets the requirements of this chapter and all other applicable law.

Article V, Development Standards - Section 28.54 Exterior Construction and Design Requirements

Delete and replace entire Section 28.54 as indicated below:

~~28.54.1. — Exterior construction requirements and standards:~~

~~*Definitions:* For the purpose of this section, the following definitions shall apply:~~

~~1. Masonry construction shall include all construction of stone material, brick material, concrete masonry units, or concrete panel construction, which is composed of solid, cavity, faced, or veneered wall construction.~~

~~The standards for masonry construction types are listed below:~~

~~a. *Stone material* — Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all weather stone. Cut stone and dimensioned stone techniques are acceptable. Manmade/cultured stone is also an acceptable exterior material.~~

~~b. *Brick material* — Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (solid masonry unit made of clay or shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better. Unfired or underfired clay, sand, or shale brick are not allowed.~~

~~c. *Concrete masonry units* — Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications; ASTM C90,~~

~~Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Non-Load Bearing Units; and cementitious composition fiberboard or material of equal characteristics in accordance with the city's building and fire codes. Concrete masonry units shall have an indented, hammered, split face finish or other similar architectural finish as approved by the city council. Lightweight concrete block or cinder block construction is not acceptable as an exterior finish.~~

~~d. *Concrete panel construction*—Concrete finish, pre-cast panel, tilt wall, or cementitious composition reinforced panel construction shall be painted, fluted, or exposed aggregate. Smooth or untextured concrete finishes are not acceptable unless painted.~~

~~e. *Stucco*—Stucco is a durable, attractive and weather-resistant wall covering traditionally exterior finish applied in three coats (1) the scratch coat, (2) the brown coat and (3) the finish coat. The two base coats of plaster may be either hand-applied or machine sprayed. The finish coat may be troweled smooth, hand-textured, floated to a sand finish, or sprayed. EIFS shall be allowed only as a trim element or architectural detail element in conjunction with other authorized wall materials, shall only be allowed in residential districts, and shall not be allowed as a primary wall finish.~~

~~2. Glass and metal standards are as follows:~~

~~a. Glass walls shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no structural loads, and which may consist of the combination of metal, glass, or other surfacing material supported in a metal framework.~~

~~b. Metal walls shall include profiled panels, deep ribbed panels and concealed fastener systems. Exterior finish shall be film laminated or baked on enamel painted to the wall manufacturer's standards.~~

~~1. The use of corrugated metal, plastic, or fiberglass panels is prohibited.~~

~~2. The use of galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finish is prohibited.~~

~~3. The use of metal roofs is allowed in SF-7.5, SF-5, A, RD, and 2F if compatible with roof color of surrounding neighborhood. Allowable roof systems include stone~~

~~coated metal roof systems equivalent to Decra™ or Gerard™ with a minimum of twenty six (26) gauge and/or Standing Seam or equivalent interlocking metal roof panels that do not have exposed screws or grommets with painted factory finish guaranteed for a minimum of twenty (20) years in a color compatible with the surrounding residential roofs— Colors shall include Galvalume (matte finish/non-reflective), pewter, burnished slate, ivy green, light stone and copper (matte finish/non-reflective) are allowed. Roofs with bright colors such as bright red, neon or similar colors or reflective or shiny finishes are prohibited.~~

~~28.54.2.— Construction standards:~~

~~A. *Construction standards:* The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new construction occurring within the city.~~

~~1. *Residential:*~~

~~a. All residential buildings and structures except residential structures in SF-5 shall be of standard masonry construction having at least seventy five (75) percent of the total exterior walls above grade level and below the first floor plate line of all elevations, excluding doors and windows, constructed of brick, stone, cementitious composition fiberboard, stucco or a material of equal characteristics in accordance with this ordinance and with the city's building and fire codes. Strict adherence to this rule shall not be such as to prevent architectural creativity. Masonry requirements for residential buildings and structures in SF-7.5 are provided in section 28.23.4 "Area Regulations: F. Minimum exterior construction standards" and SF-5 are provided in section 28.24.4 "Area Regulations: F. Minimum exterior construction standards."~~

~~b. All principal buildings and structures located in the MF Districts shall be of exterior fire resistant construction having at least one hundred (100) percent of the total exterior walls above grade level and below the first floor plate line, excluding door and windows constructed of brick or stone in accordance with the city's building and fire code. Stucco, cementitious composition fiberboard, concrete masonry units or materials of equal characteristics are not allowed in the Multi-Family Districts and any zoning district that allows apartments— (Lakeside Development District, Office District and Central Area District).~~

~~c. Concrete or metal exterior construction is not permitted on any residential structure.~~

d. Exemptions:

1. Accessory buildings two hundred forty (240) square feet or less are excluded from these provisions.
2. Barns on property of three (3) acres or more, provided that such barns are used solely for agricultural purposes as distinguished from commercial or industrial purposes, shall be exempt from provisions of this section.
3. Mobile homes otherwise lawfully existing under the provisions of the zoning chapter shall also be excluded from provision of this section.
4. Historic structures.
5. Structures in areas of infill lots where wood frame homes are existing on adjacent lots on the date of adoption of this chapter.

2. Nonresidential:

- a. All nonresidential 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 or glass wall construction, in accordance with below.
- b. Temporary construction buildings—Temporary buildings and temporary building material storage areas to be used for construction purposes may be permitted for a specific period of time in accordance with a permit issued by the building official and subject to periodic renewal by the inspector for cause shown. Upon completion or abandonment of construction or expiration of permit, such field offices/buildings and material storage areas shall be removed at the satisfaction of the building official.
- c. Metal buildings are permitted in light and heavy industrial districts except in the Highway Oriented Overlay District.

B. Procedure for determining alternative exterior materials:

1. All requests for alternative exterior building materials shall be noted and described on the site plan. If requested by the city, a sample(s) of the proposed exterior finish material(s) may be required to be submitted with the site plan.

~~2. The planning and zoning commission may approve an alternative exterior material if it is determined to be equivalent or better than the exterior materials cited in subsection 28.54.2.A.2.b. above as part of the approval of the site plan.~~

~~3. Consideration for exceptions to the above requirements shall be based only on the following:~~

~~a. Architectural design and creativity.~~

~~b. Compatibility with surrounding developed properties:~~

~~Architectural variances may be considered for, but not limited to, Gingerbread, Victorian, English Tudor, or Log designs.~~

~~4. If the request is denied by the Planning and Zoning Commission it may be appealed to the City Council.~~

Section 28.54 Exterior construction and design requirements

28.54.1 Purpose

This section establishes minimum standards for the design and appearance of residential development and for the provision of amenities for multi-family development, and are intended to encourage a variety of housing types and styles, to improve the streetscape and to promote high quality and durable construction.

28.54.2 Definitions -- The following definitions apply to the regulations contained within this section, and illustrated in Section 28.54.7:

1. Arch – A curved construction of wedge-shaped stones or brick which spans an opening.

2. Base course – A horizontal decorative band of brick or stone installed along the foundation of a building or used to delineate the stories.

3. Bay window – A projecting window that forms an extension of the floor space of a building.

4. Box window – A projecting window with a flat front and flat sides that does not extend the floor space of a building

5. Bracket – A decorative projecting element located under the eaves of a building
6. Decorative brick pattern – Variations from the standard horizontal stretcher brick laying pattern that are used to highlight façade features
7. Dormer – A window that projects from a roof
8. Eaves – The edge of a roof that projects beyond the face of a wall
9. Elevation – Any of the external faces of a building
10. Front façade – The exterior wall of building which faces the public street and which contains the main entry doorway
11. Extended porch – A covered shelter with a separate roof projecting over the entrance to a building and open on a minimum of two sides
12. Recessed entry – A shelter over the entrance to a building covered by the primary roof and enclosed by walls on both sides
13. Quoin – The use of brick or stone to accentuate the corners of a building
14. Roof extension awning – A roof over a window, supported by brackets and located lower than the primary roof
15. Shutters – Wooden or metal covers fitted on the outside of a window and which may be functional or decorative

28.54.3 Application requirements

The Director of Development Services or designee is authorized to establish, maintain and publish requirements for information and details to be shown on elevation plans to ensure compliance with this section.

28.54.4 Single-Family detached, duplex, tri-plex and quadraplex residential standards

A. Applicability – These regulations are applicable to all new single-family detached, two-family (duplex), three-family (triplex) and four-family (quadraplex) construction.

B. Building Articulation -- Builders must use three (3) of the following architectural features for the front façade:

1. Dormers (with windows)

2. Arches (windows or doors)
3. Secondary gables with a minimum 6/12 roof pitch
4. Bay or box windows
5. Brackets
6. Base course
7. Quoins
8. Decorative brick patterns
9. Extended front porch of at least 50 square feet
10. Recessed porch a minimum of 24 inches wider than the front door
11. Shutters
12. Roof extension awning
13. Façade articulation with a minimum offset of three (3) feet

C. Minimum front yard: For front entry garages, the minimum setback for the face of the garage door is twenty-five (25) feet. The face of the garage door may extend a maximum of three (3) feet beyond the front façade.

D. Driveways and parking construction

a. Single-Family Lots - All driveways and parking spaces shall be constructed completely of concrete or similar solid paved surface such as turf pavers, brick pavers, or asphalt. If parking spaces are located to the rear of the main building, a ribbon driveway of continuous concrete strips or pavers may be utilized along the side yard to access the parking spaces. The concrete or paver ribbons must be a minimum of two (2) feet in width, separated by a grass strip a minimum of three (3) feet in width. All portions of the driveway within the public right-of way must be concrete and paved in accordance with the Public Works Standard Details.

b. Duplexes – A grass strip a minimum of three (3) feet in width must separate driveways and off-street parking located within the front yard,

unless shared single-width driveway provides access to parking spaces for both units.

c. Triplexes and quadraplexes – All parking spaces for triplexes and quadraplexes must be located to the rear of the main building and accessed by a driveway located along one side yard of the property or accessed from the alley

E. Roof treatment – Except for porch roofs, pitched roofs shall have a minimum slope of 4” x 12” (four inches vertical rise for every 12 inches horizontal run) and shall have an overhang at least one (1) foot beyond the building wall. For roofs with a pitch of 8/12 or greater, the minimum overhand shall be six (6) inches.

F. Elevation repetition – Within single-family and two-family residential subdivisions with more than ten (10) lots, the use of substantially identical exterior elevations is prohibited on lots directly across the street or within two (2) lots in either direction. For corner lots, the same exterior elevation shall not be used diagonally across the intersection. Exterior elevations are considered to not be substantially identical if three (3) of the following are changed:

1. The number of stories
2. The garage location/orientation
3. The roof type
4. The articulation of the front façade
5. The configuration of the porch width, type and roof coverage
6. Façade building materials

G. Accessory dwelling unit standards – Accessory dwelling units must utilize one of the façade materials of the main dwelling unit.

28.54.5 Townhouse residential standards

A. Applicability – These standards are applicable to all new townhouse construction.

B. Architectural features -- Builders must use two (2) of the following architectural features for the front façade of each unit:

1. Dormers (with windows)
2. Arches (windows or doors)
3. Gables
4. Bay or box windows
5. Brackets
6. Base course
7. Quoins
8. Decorative brick patterns
9. Extended front porch of at least 50 square feet
10. Recessed porch a minimum of 24 inches wider than the front door
11. Shutters
12. Roof extension awning
13. Façade articulation with a minimum offset of two (2) feet

C. Roof treatment – Except for porch roofs and shed roofs, pitched roofs shall have a minimum slope of 4” x 12” (four inches vertical rise for every 12 inches horizontal run) and shall have an overhang at least one (1) foot beyond the building wall. Roofs must utilize dormers, gables or a change in the roof height or form for each unit.

D. Mechanical unit screening -- Roof-mounted mechanical units shall be screened from view from the property line with a parapet wall, screening device or alternative architectural element. The height of the screening element shall be equal to or greater than the height of the mechanical unit provided that the element shall not extend more than five (5) feet above the roof.

E. Elevation repetition –The use of substantially identical exterior elevations is prohibited more than once within any four townhouse units. For corner lots, the same exterior elevation shall not be used diagonally across the intersection. Exterior elevations are considered to not be substantially identical if two (2) of the following are changed:

1. The number of stories
2. The garage location/orientation
3. The roof type
4. The articulation of the front façade
5. The configuration of the porch width, type and roof coverage
6. Façade building materials

28.54.6 Multi-Family residential standards

A. Applicability – This section applies to any multi-family development with two (2) or more buildings.

B Building articulation -- Horizontal wall planes longer than forty (40) feet in length must be segmented into smaller sections by a structural façade offset (recess or projection) of a minimum three (3) feet deep and eight (8) feet wide. The façade offset must apply to a minimum of one-half of the height of the wall.

C. Roof treatment – Roofs must be constructed with dormers, gables, or a change in the roof height or form of a minimum of three (3) feet in height. Flat roofs are permitted if a parapet wall is also used as a screen.

D. Architectural features -- In addition to the change in building articulation and roof treatments required above, each multi-family building must incorporate two (2) of the following architectural features:

1. Balconies/patios for one-half of the units
2. A minimum of two different façade materials
3. Roof extension awnings
4. Shutters for one-half of the windows
5. Canopies or awnings

E. Exterior stairways – Stairways directly accessing the exterior shall be fully or partially enclosed.

F. Mechanical unit screening

1. Roof-mounted – Roof mounted mechanical units shall be screened from view from the property line with a parapet wall, screening device or alternative architectural element. The height of the screening element shall be equal to or greater than the height of the mechanical unit provided that the element shall not extend more than five (5) feet above the roof.

2. Ground mounted – Ground mounted mechanical units shall be screened by a wooden fence a maximum of six (6) feet in height or by shrubs that will achieve a height of four (4) feet within two (2) years of installation.

G. Amenities

1. Amenities for multi-family development shall be required as follows:

a. One swimming pool for developments with fifty (50) or more units

b. One playground area containing at least five (5) pieces of play equipment for every one-hundred (100) dwelling units, or fraction thereof.

2. In addition to the above requirements, each multi-family development with one-hundred (100) or more dwelling units shall provide one of the following:

a. Dog park with a minimum of 2500 square feet of space enclosed by a fence and providing at least one dog waste station with bag dispenser and waste receptacle

b. Ramadas, arbors or trellises covering at least 1000 square feet

c. One outdoor barbecue grill for each 100 units

d. A splash pad a minimum of 1000 square feet in size

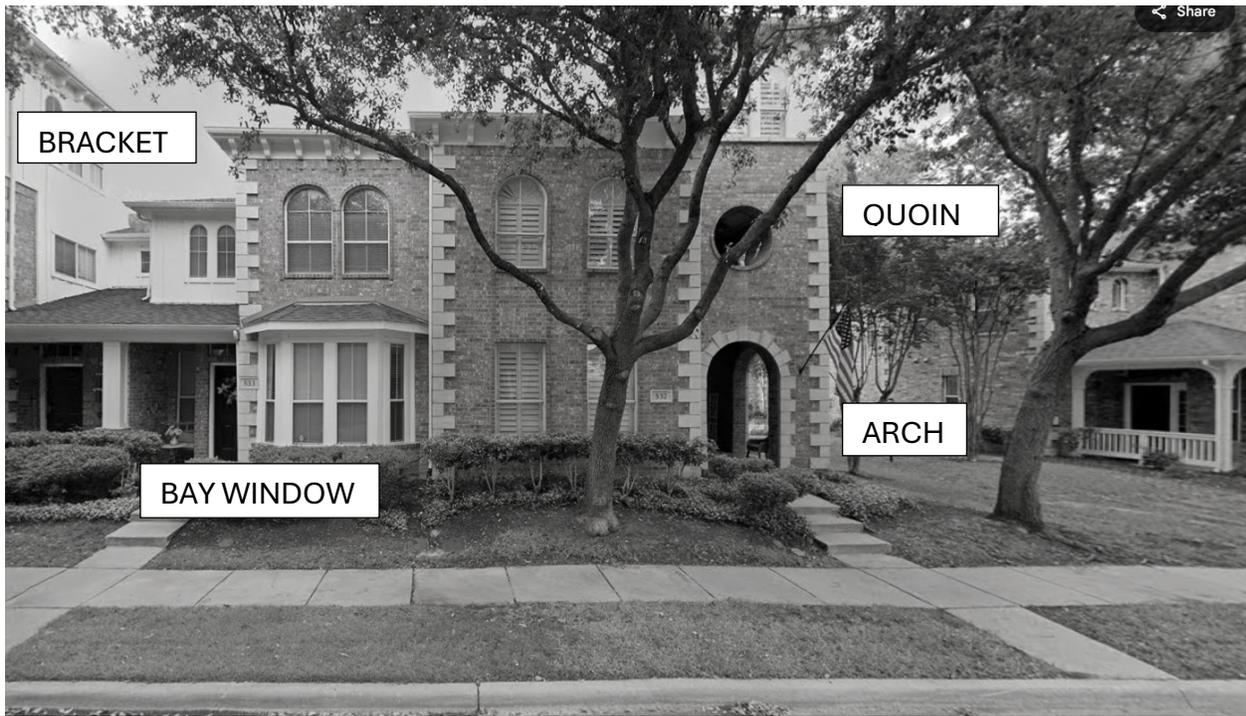
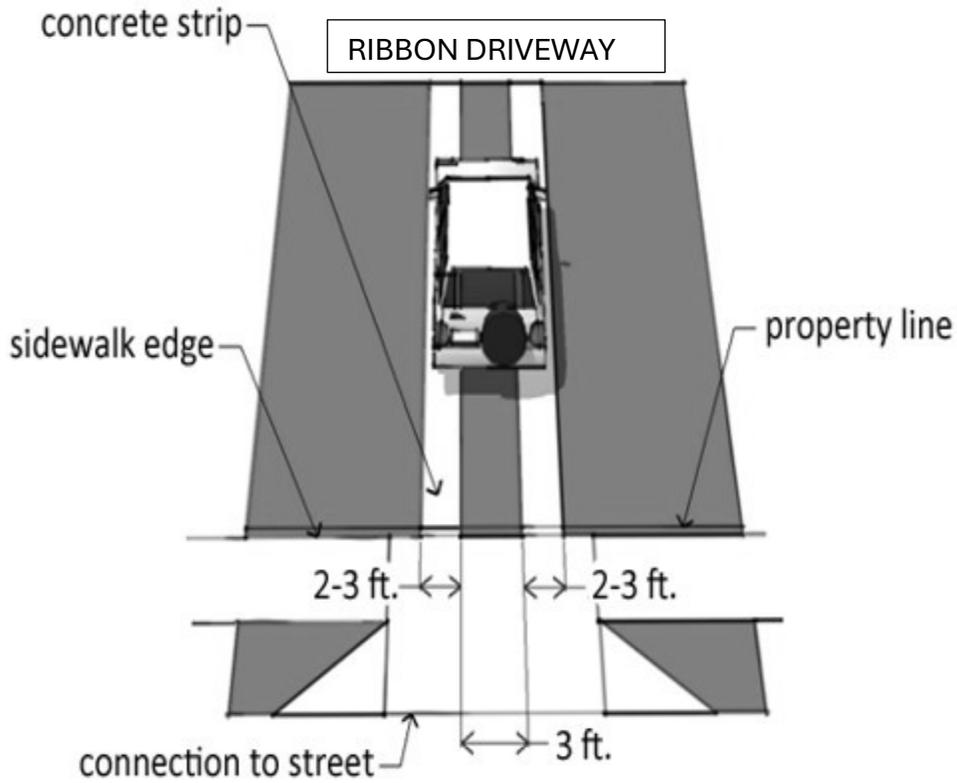
e. Regulation-size volleyball, basketball, tennis, pickleball or other sport court

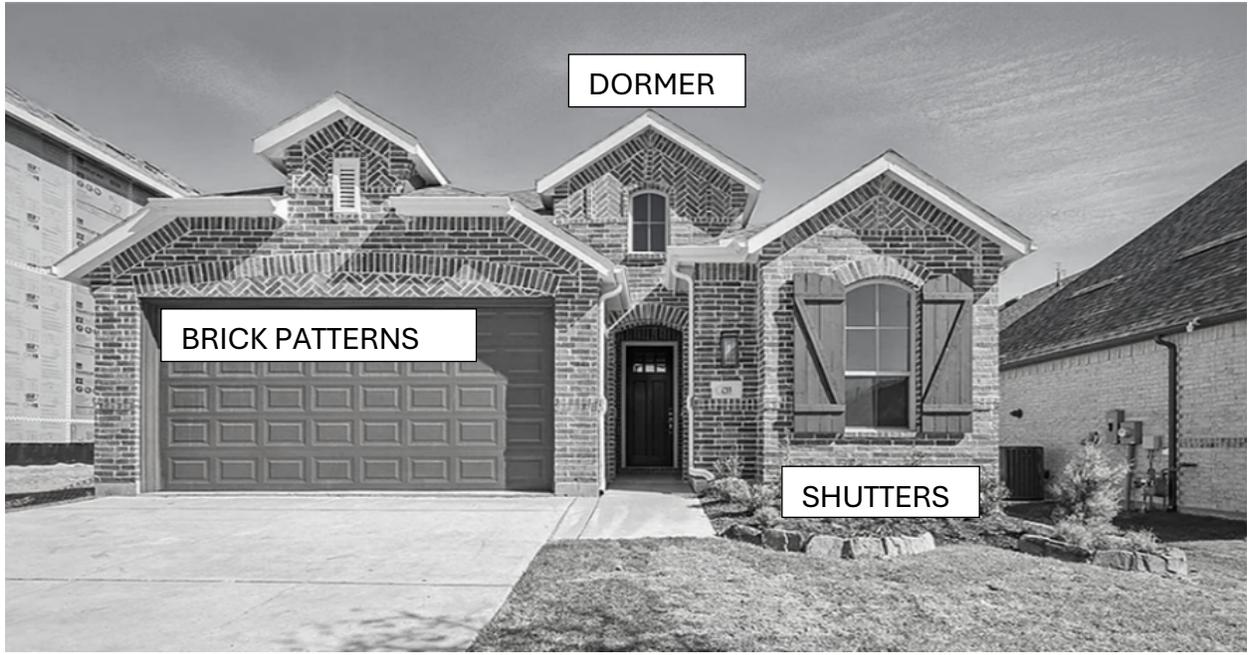
f. Fitness center a minimum of 500 square feet in size

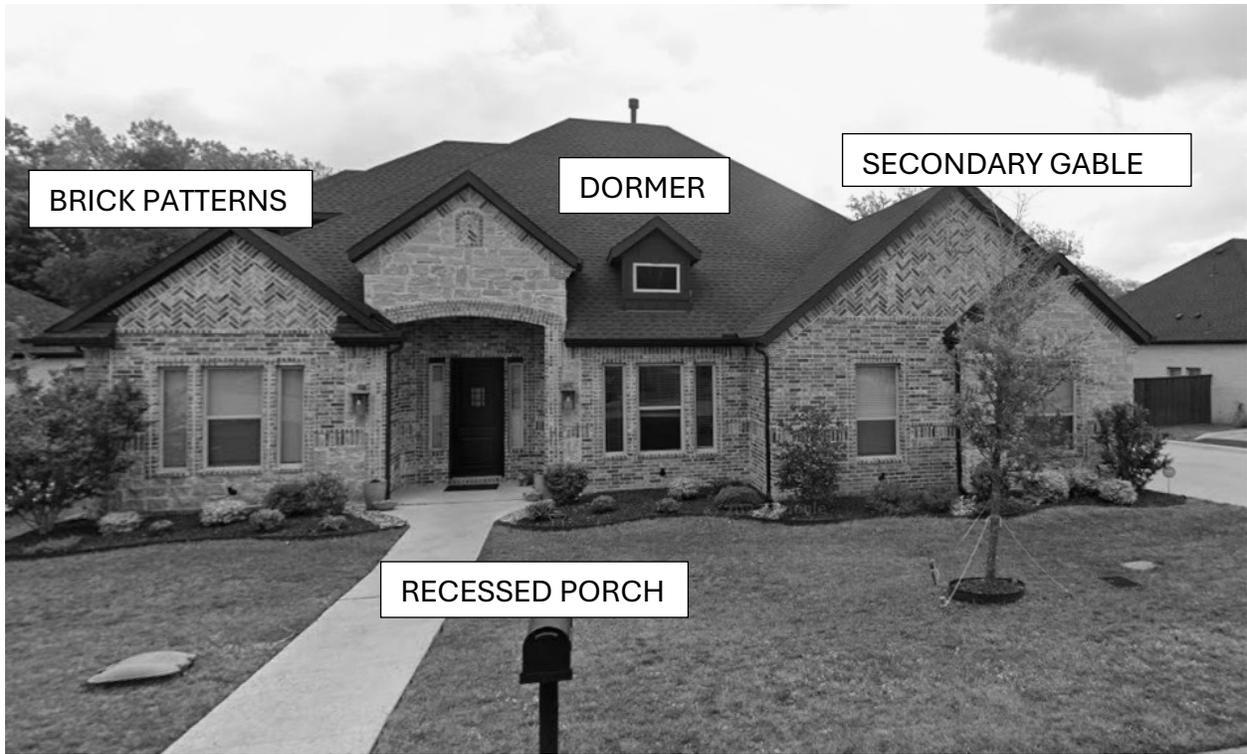
g. Business center a minimum of 500 square feet in size

h. Media room a minimum of 500 square feet in size

Section 28.54.7 Illustrations









SECONDARY GABLES

BRICK PATTERNS

ROOF EXTENSION AWNING