



**CITY OF DENISON  
PLANNING AND ZONING COMMISSION MEETING  
AGENDA  
Tuesday, March 10, 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, March 10, 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**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE**
- 3. 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.

**4. CONSENT AGENDA**

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the February 10, 2026, Planning and Zoning Commission Meeting.
- B. Receive a report, hold a discussion, and take action on a Preliminary Plat for the Iron Door Storage Addition. (Case No. 2025-07PP)

**5. PUBLIC HEARINGS**

- A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lot 26R, Block 61 of the Miller’s Second Addition, being a Replat of part of Lot 24 and 28, all of Lot 25, Lot 26, and Lot 27, Block 61 of the Miller’s Second Addition. (Case No. 2026-26RP).

**6. STAFF UPDATES**

**7. 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 4<sup>th</sup> day of March 2026.

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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, February 10, 2026**

**1. CALL TO ORDER**

Announced the presence of a quorum.

Chair Charlie Shearer called the meeting to order at 10:01 a.m. Present for the Commission were Chair Charlie Shearer, Vice Chair Robert Sylvester, and Commissioners Kurt Cichowski, Angela Harwell, and Ernie Pickens. Present in the audience were Alternate Commissioners Linda Anderson and George Mason.

Present for staff were Mary Tate, Director of Development Services; Dianne York, Planning Manager; Justin Castleberry, Planner; Kirk J. Kern, Chief Building Official; and Karen L. Avery, Deputy City Clerk.

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

The Invocation was delivered by Commissioner Cichowski, followed by the Pledge of Allegiance led by Commissioner Pickens.

**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 January 13, 2026, Planning and Zoning Commission Meeting.

Commission Action

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

**5. PUBLIC HEARINGS**

- A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone approximately ± 5.211 acres of land, legally described as Lots 1R & 2R, Block 2 of the Point Lookout Addition, Section Three (being a Replat of Lot 1, Block Two of the Replat of Block Two, Point Lookout

Addition, Section Two), from the LR – Local Retail District within the HO – Highway Oriented and Corridor District to the C – Commercial District within the HO – Highway Oriented and Corridor District to allow the use of Hotel/Motel and Hotels, Extended Stay (Residence Hotels). (Case No. 2025-12Z)

Commission Action

Dianne York, Planning Manager, presented this agenda item. Ms. York stated that the Applicant is requesting to rezone the subject property from the Local Retail Zoning District to the Commercial Zoning District. The property falls within the Highway Oriented and Corridor Overlay District and will retain this Overlay designation. The subject property has been developed in a Hotel/Motel manner. The Applicant is pursuing the rezone to accommodate the existing use and future uses. Ms. York clarified that this item is for zoning only and stated that staff recommended approval of the request.

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

Mr. Chhater Pati Jain came forward and provided the following information for the record:

Name: Mr. Chhater Pati Jain, Applicant  
Address: 801 N US Hwy 75  
Denison, TX 75020

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

Speaker No. 2 [name inaudible] came forward and provided the following information for the record:

Name: Speaker No. 2 [inaudible]  
Holiday Inn Express  
Address: 715 N. Point Lookout Dr.  
Denison, TX 75020

The speaker, representing the Holiday Inn Express, inquired whether the proposed hotel would be located in front of the Holiday Inn Express property, expressing concern that it could obstruct visibility of their business. Chair Shearer clarified that the current discussion pertains solely to land use. The speaker stated that he was not present in opposition to the project but sought clarification regarding the proposed placement of the hotel. He indicated he had no further questions.

Chair Shearer asked if there was anyone else who wished to speak on this item, to which there were none. With that, the Public Hearing was closed.

On motion by Commissioner Cichowski, seconded by Vice Chair Sylvester, the Planning and Zoning Commission recommended approval of changing the zoning of the subject property from the Local Retail District within the Highway Oriented and Corridor Overlay District to the Commercial District within the Highway Oriented and Corridor District to allow the use of Hotel/Motel and Hotel, Extended Stay (Residence Hotel).

- B. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat for the Webster Estate creating Lots 1R & 2R, Block 32, an addition to the City of Denison, being a Replat of Part of Block No. 32, of the Land Grant Railway & Trust Co. Land Addition. (Case No. 2025-13RP).

#### Commission Action

Dianne York, Planning Manager, presented this agenda item. Ms. York stated that the Applicant is seeking approval of the proposed Replat in order to create a subdivision of two (2) lots. The Applicant wishes to subdivide an existing single-family dwelling from the remaining land. The single-family dwelling will exist on the proposed Lot 2R and Lot 1R will remain undeveloped. Lot 2R has frontage on E. Main Street and is utilizing city utilities. Lot 1R has frontage on E. Main Street and the potential to access other city rights-of-way on the west side of the property at the time of development. Prior to development of Lot 1R, the developer will need to pursue a Pre-Development Meeting. This meeting will provide the developer with requirements, standards, necessary applications, and ordinances to be mindful of as they pursue a development. Ms. York stated that the Applicant is present to answer any questions of the Commission.

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

Ms. Anjanette Webster came forward and provided the following information for the record:

Name: Ms. Anjanette Webster, Applicant

Address: 2913 Post Oak Lane  
McKinney, TX 75072

The Commission had no questions of the Applicant.

Chair Shearer asked if there was anyone else who wished to speak on this item, to which there were none. With that, the Public Hearing was closed.

On motion by Commissioner Pickens, seconded by Commission Harwell, the Planning and Zoning Commission approved a Replat for the Webster Estate creating Lots 1R & 2R, Block 32, an addition to the City of Denison, being a Replat of Part of Block No. 32, of the Land Grant Railway & Trust Co. Land Addition.

- 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 tract of land legally described as being a part of the Laynes Addition, Block 21, Lot 5, as per Plat of Record in Volume 25, Page 59 per Deed Records, Grayson County, Texas, and being an approximately 0.1722 – acre tract of land; being commonly known as 816 W. Shepherd Street, GCAD Property ID No. 145236 to allow for an Accessory Dwelling Unit (ADU) within the 2F- Two-Family (duplex) Residential District. (Case No. 2025-17CUP)

#### Commission Action

Dianne York, Planning Manager, presented this agenda item. Ms. York stated that the Applicant, ASJ Homes, is seeking approval for a Conditional Use Permit (CUP) to allow for an Accessory Dwelling Unit (ADU) within the Two-Family (2F) Duplex Residential District for property located at 816 W. Shepherd Street. Per Section 28.49 – Use Regulation Chart, an Accessory Dwelling Unit (ADU) is allowed within the 2F zoning district with an approved Conditional Use Permit (CUP). 816 W. Shepherd Street consists of a main dwelling unit and an existing accessory structure. The Applicant wishes to remodel the existing accessory structure into an ADU. Per the Project Narrative, the remodel of the accessory structure will not increase the footprint, height or overall building mass. The current structure is non-conforming due to its proximity to the property line on the east side of the property and the height of the structure. Per Section 28.29.3.2, accessory structures located within the Two-Family (2F) Duplex Residential District shall not exceed eighteen (18) feet in height. The current height of the accessory structure is approximately twenty-five (25) feet with the main dwelling having a height of approximately eighteen (18) feet. Provided that the accessory structure is an existing building, staff is supportive of the conversion to an Accessory Dwelling Unit (ADU) despite the height difference between the main dwelling unit and the accessory structure. Additionally, the current structure is located four (4) feet from the side yard property line on the east side of the property. While Section 28.52.4. A.2. allows for a three (3) foot side yard setback for accessory structures, the conversion to a dwelling unit requires a minimum separation of ten (10) feet between structures. A minimum of five (5) feet for the proposed dwelling unit is required. As this is an existing structure, the Applicant must install a fire wall during the remodel process in order to move forward with converting the structure to a dwelling unit. The Applicant is proposing to provide access to the Accessory Dwelling Unit (ADU) via an existing driveway. All parking for the ADU will be located at the rear of the property. The Applicant will ensure that both units have separate utilities and understands this conversion is subject to applicable impact fees and water/sewer utility fees. Due to the rising cost of housing, Accessory Dwelling Units (ADUs) have become an increasingly popular option for generating supplemental income and

providing more affordable housing opportunities. While the 800 block of W. Shepherd Street has developed primarily with single-family homes, its proximity to downtown supports the modest increase in density allowed through ADUs. Per the Future Land Use Plan, the subject area appears to be designated as Mixed Commercial with a Revitalization Area Overlay. This designation is likely due to the proximity to Armstrong Avenue. However, properties that do not have frontage on Armstrong Avenue have been developed in a residential manner in this area. Given this, staff is supportive of the request. City staff has reviewed each Conditional Use Permit Criteria outlined within the City Ordinance, before reaching its recommendation for approval. Ms. York stated that the Applicant is present to answer any questions of the Commission.

In response to Commission Cichowski's inquiry, Ms. York stated that the properties located at 826, 828, and 830 Shepherd Street, which are currently vacant lots, cannot be developed for commercial use under the existing zoning designation, as the entire area is zoned for family duplex use.

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

Mr. Mario Pacheco came forward and provided the following information for the record:

Name: Mr. Mario Pacheco, Representing the Owner/Applicant  
Address: 816 W. Shepherd Street  
Denison, TX 75020

The Commission had no questions of the Applicant.

Chair Shearer asked if there was anyone else who wished to speak on this item, to which there were none. With that, the Public Hearing was closed.

In response to Commissioner Cichowski's inquiry, Ms. York stated that applicants are required to include at least one architectural standard consistent with those utilized in the primary structure. In response to Chair Shearer's inquiry, Ms. York explained that the allowable percentage of square footage for accessory dwelling units (ADUs) is based on the size of the lot rather than the size of the primary structure. Ms. York further stated that accessory structures are subject to a maximum height of eighteen (18) feet and noted that she is not aware of a specific square footage requirement.

On motion by Commissioner Pickens, seconded by Vice Chair Sylvester, the Planning and Zoning Commission recommended approval of a Conditional Use Permit (CUP) to allow for an Accessory Dwelling Unit (ADU) within the Two-Family (2F) Duplex Residential District for property located at 816 W. Shepherd Street.

**6. ITEMS FOR INDIVIDUAL CONSIDERATION**

There were no Items for Individual Consideration.

**7. STAFF UPDATES**

Dianne York, Planning Manager, cautioned the Commission to be mindful of feelings and concerns with regard to Accessory Dwelling Units (ADUs), noting that staff will be presenting draft language recommendations in the near future (the timeline has been slightly delayed due to the recent ice storm and ongoing updates to the Use Regulation Chart). Ms. York expressed appreciation for the Commissions' prompt responses and feedback, which have provided additional direction for staff moving forward.

**8. PRESENTATION ON BOARD MEMBER RESPONSIBILITIES, THE TEXAS OPEN MEETINGS ACT, PUBLIC INFORMATION ACT, AND CONFLICTS OF INTEREST**

City Clerk Chris Wallentine provided the Board Member training following the adjournment of the meeting.

**9. ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 10:25 a.m.

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CHARLIE SHEARER, Chairman

ATTEST:

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Karen L. Avery, Deputy City Clerk

**Planning and Zoning Commission  
Staff Report  
March 10, 2026**



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**Agenda Item:** Receive a report, hold a discussion, and take action on a Preliminary Plat for the Iron Door Storage Addition. (Case No. 2025-07PP)

**Staff Contact:**

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

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**Summary**

- The applicant is requesting approval of a Preliminary Plat for the purpose of creating one (1) legal lot of record for the development of a warehouse/(mini) self-storage facility.
- The subject property is zoned Commercial.
- Approval of this Preliminary Plat will allow the developer to move forward with submitting a Final Plat application and continue the review of the Site Plan and Civil Engineering Plans.

**Staff Recommendation**

Staff recommends conditionally approving the proposed Preliminary Plat pending Civil Engineering Plan and Final Plat approval.

**Recommended Motion**

"I move to conditionally approve the proposed Preliminary Plat pending Civil Engineering Plan and Final Plat approval."

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**Background Information and Analysis**

The applicant has submitted the proposed Preliminary Plat for the purpose of creating one (1) legal lot of record in order to develop a warehouse/(mini) self-storage facility. The subject property is zoned Commercial.

In addition to submitting the Preliminary Plat application, the applicant has submitted a formal Site Plan and Civil Engineering Plans that are currently under review. Approval of this

Preliminary Plat will allow the applicant to continue the review process and submit a Final Plat application.

The subject property was previously utilized as a used car lot and received approval for a Conditional Use Permit (CUP) by the City Council in May 2025 for a warehouse/(mini) self-storage facility. The property has adequate access to Woodlawn Boulevard and Maurice Avenue. Water and sewer are available to the property.

**Financial Considerations**

- N/A

**Prior Board or Council Action**

- City Council approved a Conditional Use Permit (CUP) allowing for a warehouse/(mini) self-storage facility.

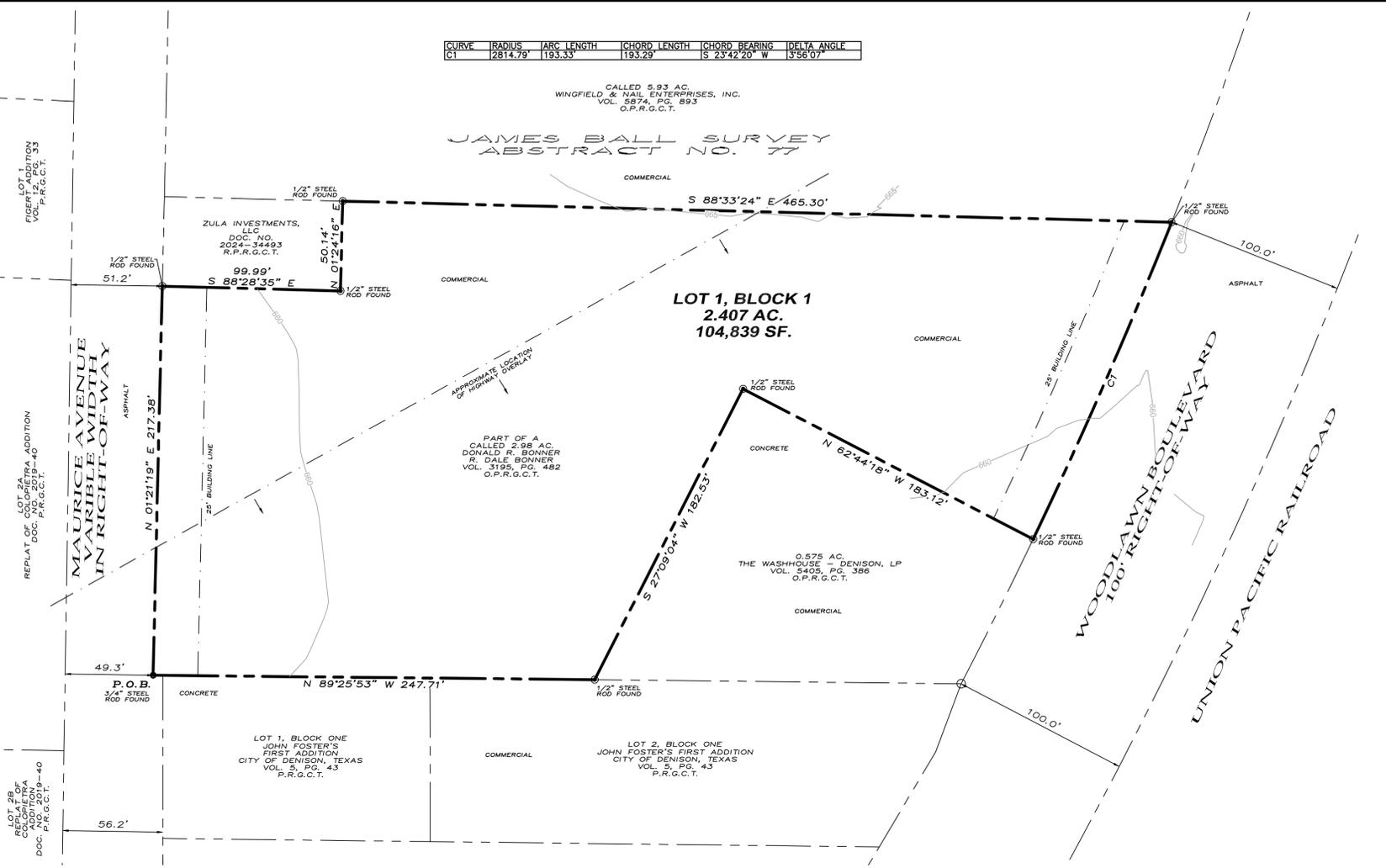
**Alternatives**

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2814.79'	193.33'	193.29'	S 23°42'20" W	3°58'07"

CALLLED 5.93 AC.  
WINGFIELD & NAIL ENTERPRISES, INC.  
VOL. 5874, PG. 893  
O.P.R.G.C.T.

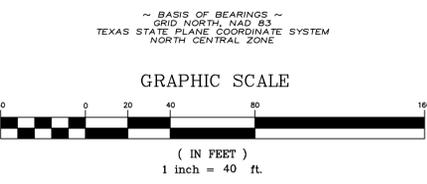
**JAMES BALL SURVEY  
ABSTRACT NO. 77**



**LEGEND**

P.O.B.	POINT OF BEGINNING
⊙	1/2" STEEL ROD FOUND
○	3/4" STEEL ROD FOUND
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
---	BOUNDARY LINE
---	PROPERTY LINE
---	BUILDING LINE

- ~ GENERAL NOTES ~
- Water Supply to be provided by the City of Denison.
  - Sewer service to be provided by the City of Denison.
  - Electrical service is provided by Oncor Electric.
  - 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 and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
  - The City of Denison will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
  - Neither the City of Denison nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
  - The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
  - Bearings are based on the Texas State Plane Coordinate System (NAD-83) Texas North Central Zone (4202) Grid.
  - The City of Denison reserves the right to require submission of Development Plat based on proposed use of each lot.
  - The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by FIRM Map No. 48181C 0285 F, Dated September 29, 2010.
  - Property owner will be responsible for maintaining private water, sewer and storm lines. Property owner will also be responsible for maintenance of stormwater detention facilities.
  - Case File No. 2025-07PP.
  - Current Zoning: All of the subject tract lies in C (Commercial) & Portion lies in the HO (Highway Overlay)
  - Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.



**OWNERS/DEVELOPER**  
DONALD R. BONNER &  
R. DALE BONNER  
3109 SOUTH WOODLAWN BOULEVARD  
DENISON, TX 75020  
PH: (903) 821-8963

**SURVEYOR**  
DOUGLAS W. UNDERWOOD  
R.P.L.S. NO. 4709  
3404 INTERURBAN ROAD  
DENISON, TEXAS 75021  
PH: (903) 465-2151

**LEGAL DESCRIPTION**

Situated in the County of Grayson, State of Texas, being a part of the James Ball Survey, Abstract No. 77 and being a part of that 2.98 acre tract of land conveyed to Donald R. Bonner and R. Dale Bonner as recorded in Volume 3195, Page 482, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 3/4" pipe found for the southwest corner of said 2.98 acre tract, said point also being in the easterly Right-of-Way line of Maurice Avenue;

Thence North 01°21'19" East, with the westerly line of said 2.98 acre tract, and with the easterly Right-of-Way line of said Maurice Avenue, a distance of 217.38 feet to a 1/2" steel rod set for the western-most northwest corner of said 2.98 acre tract, common to the southwest corner of that tract of land conveyed to Zula Investments, LLC, as recorded in Document Number 2024-34493, Real Property Records, Grayson County, Texas;

Thence South 88°28'35" East, with a northerly line of said 2.98 acre tract, and with the southerly line of said Zula Investments Tract, a distance of 99.99 feet to a 1/2" steel rod found at an ell corner of said 2.98 acre tract, said point also being the southeast corner of said Zula Investments Tract;

Thence North 01°24'16" East, with a westerly line of said 2.98 acre tract, and with the easterly line of said Zula Investments Tract, a distance of 50.14 feet to a 1/2" steel rod found for the northern-most northwest corner of said 2.98 acre tract, common to the northeast corner of said Zula Investments Tract, said point also being in the southerly line of that 5.93 acre tract of land conveyed to Wingfield and Nail Enterprises, Inc., as recorded in Volume 5874, Page 893, said Official Public Records;

Thence South 88°33'24" East, with a northerly line of said 2.98 acre tract, and with the southerly line of said 5.93 acre tract, a distance of 465.30 feet to a 1/2" steel rod set for the northeast corner of said 2.98 acre tract, common to the southeast corner of said 5.93 acre tract, said point also being in the westerly Right-of-Way line of Woodlawn Avenue;

Thence with a non-tangent curve to the right having a radius of 2814.79 feet, (chord bears South 23°42'20" West, a distance of 193.29 feet) an arc length of 193.33 feet to a 1/2" steel rod set for the northeast corner of that 0.575 acre tract of land conveyed to The Washhouse - Denison, LP, as recorded in Volume 5405, Page 386, said Official Public Records;

Thence North 62°44'18" West, with the northerly line of said 0.575 acre tract, a distance of 183.12 feet to a 1/2" steel rod set for the northwest corner of said 0.575 acre tract;

Thence South 27°09'04" West, with the westerly line of said 0.575 acre tract, a distance of 182.53 feet to a 1/2" steel rod set for the southwest corner of said 0.575 acre tract, said point also being in the southerly line of said 2.98 acre tract, said point also being in the northerly line of Lot 2, Block One, of John Foster's First Addition, an addition to the City of Denison, Texas, as shown by plat of record in Volume 5, Page 43, Plat Records, Grayson County, Texas;

Thence North 89°25'53" West, with the southerly line of said 2.98 acre tract, and with the northerly line of said John Foster's First Addition, a distance of 247.71 feet to the Point of Beginning and containing 2.407 acres of land, more or less.

All 1/2" steel rods set with a plastic yellow cap stamped "RPLS 4709"

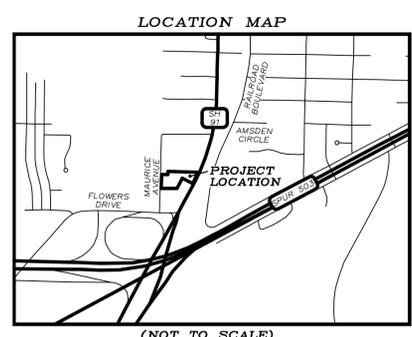
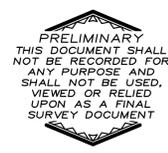
**SURVEYOR'S CERTIFICATION**

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Denison, Texas.

Douglas W. Underwood  
Registered Professional  
Land Surveyor, No. 4709

Date \_\_\_\_\_



**UNDERWOOD**  
DRAFTING & SURVEYING

**OWNERS DEDICATION**

STATE OF TEXAS  
COUNTY OF GRAYSON

I, Donald R. Bonner and R. Dale Bonner, Owner and Developer of Iron Door Storage Addition, an addition to the City of Denison, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Iron Door Storage Addition have been notified and signed this plat.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Donald R. Bonner  
R. Dale Bonner

STATE OF TEXAS  
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Donald R. Bonner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for  
the State of Texas

STATE OF TEXAS  
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared R. Dale Bonner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for  
the State of Texas

**CITY ACCEPTANCE**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning and Zoning Commission of the City of Denison, Texas

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_

**PRELIMINARY OF  
IRON DOOR  
STORAGE ADDITION**

CREATING LOT 1, BLOCK 1  
PART OF A CALLED 2.98 ACRE TRACT  
RECORDED VOL. 3295, PG. 482, O.P.R.G.C.T.  
THE CITY OF DENISON, GRAYSON, COUNTY, TEXAS  
BEING 2.407 ACRES IN THE  
JAMES BALL SURVEY, ABSTRACT NO. 77

**Planning and Zoning Commission  
Staff Report  
March 10, 2026**



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**Agenda Item:** Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lot 26R, Block 61 of the Miller's Second Addition, being a Replat of part of Lot 24 and 28, all of Lot 25, Lot 26, and Lot 27, Block 61 of the Miller's Second Addition. (Case No. 2026-26RP).

**Staff Contact:**

Staff recommends approval of the Replat as submitted.

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**Summary**

- The purpose of the Replat is to create one (1) legal lot of record.
- The subject property is zoned 2F-Two-Family (duplex) Residential.

**Staff Recommendation**

Staff recommends approval of the Replat as submitted.

**Recommended Motion**

"I move to approve the proposed Replat."

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**Background Information and Analysis**

The applicant is seeking approval of the proposed Replat in order to create one (1) legal lot of records from parts of existing lots and all of three (3) lots. The property is zoned 2F-Two-Family (duplex) Residential. The current property has been developed in a nonconforming manner with a structure that was constructed over property lines. The applicant wishes to demolish the existing structure and construction one (1) duplex structure.

The proposed lot fronts on W. Chestnut Street and has access to water and sewer. The current structure is serviced by one (1) water meter. The construction of a new structure will require an additional meter and water and sewer taps. Development may be eligible for Impact Fees.

**Financial Considerations**

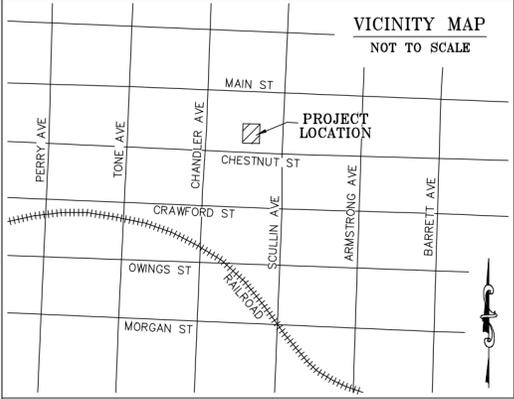
- N/A

**Prior Board or Council Action**

- N/A

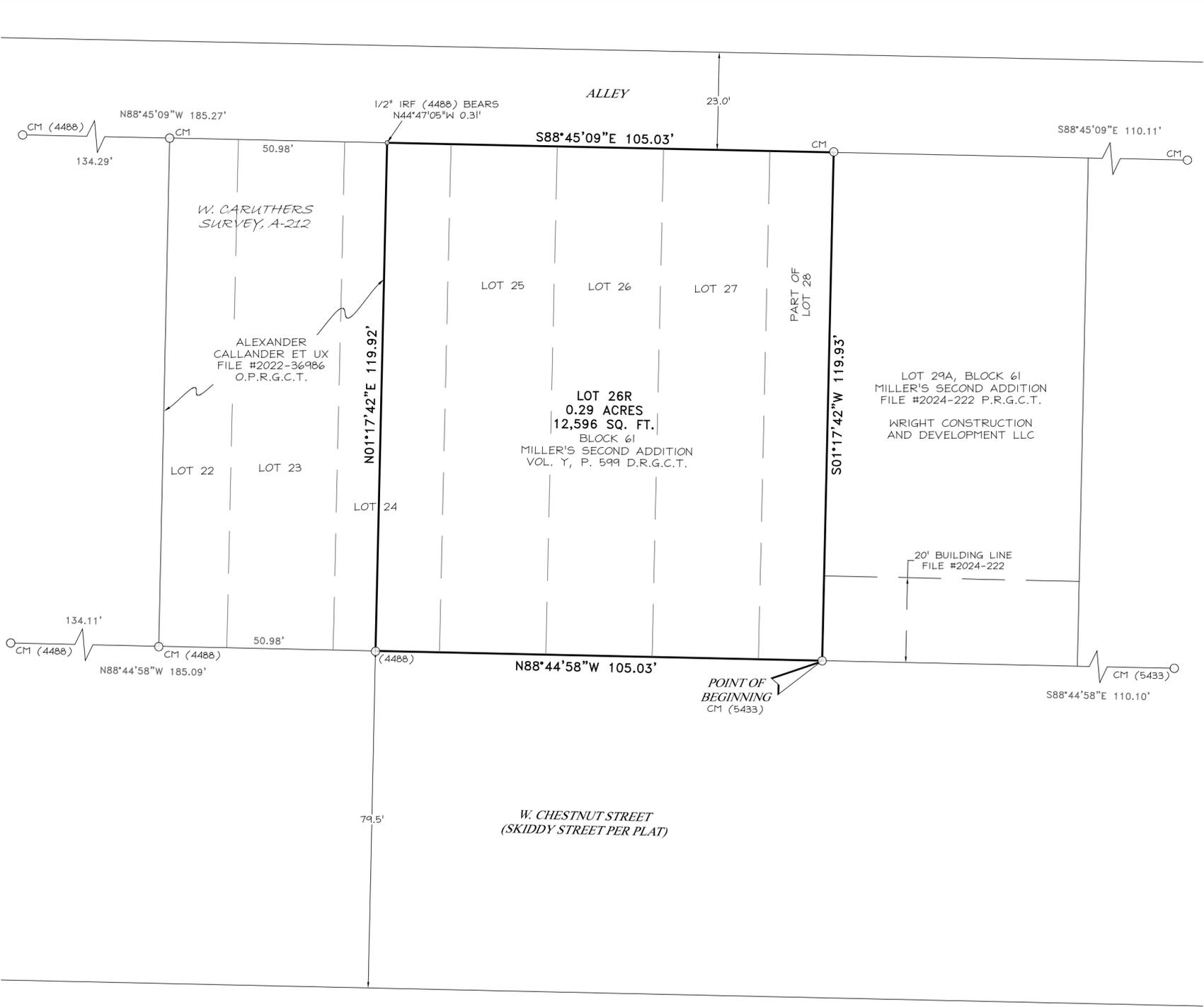
**Alternatives**

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



NOTES:

- 1) DENISON PROJECT NUMBER 2026-26RP.
- 2) THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48181C0170F, DATED SEPTEMBER 29, 2010. IT IS NOT SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.
- 3) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- 4) ALL LOT CORNERS HAVE A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BY-LINE".
- 5) BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- 6) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE OR THIS FIRM CONCERNING THIS PROPERTY.
- 7) SEWER SERVICE PROVIDER: CITY OF DENISON
- 8) WATER SERVICE PROVIDER: CITY OF DENISON
- 9) ELECTRIC SERVICE PROVIDER: TXU ENERGY
- 10) 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.
- 11) THIS SUBDIVISION WILL BE FOR 1 LOT, ZONED TWO-FAMILY (DUPLX) RESIDENTIAL.
- 12) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- 13) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION, WITHOUT A REPLAT BEING APPROVED BY THE CITY OF DENISON, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 14) AN INSTRUMENT OF DEDICATION, SIGNED AND ACKNOWLEDGED BY THE OWNER OR OWNERS AND BY ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE PROPERTY, SHOWING ALL RESTRICTIONS, RESERVATIONS, AND/OR EASEMENTS, IF ANY, TO BE IMPOSED AND RESERVED IN CONNECTION WITH THE ADDITION, SUCH RESTRICTIONS SHALL CONTAIN THE FOLLOWING PROVISIONS, ALONG WITH ANY OTHER RESTRICTIONS WHICH MAY BE IMPOSED:  
 "NO HOUSE, DWELLING UNIT OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL:  
 A. SUCH TIME AS THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF DENISON REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET AND/OR STREETS ON WHICH THE PROPERTY ABUTS (A CORNER LOT SHALL BE REGARDED AS ABUTTING ON BOTH INTERSECTION STREETS ADJACENT TO SUCH LOT.) INCLUDING THE ACTUAL INSTALLATION OF STREETS, WATER, SEWER, DRAINAGE STRUCTURES, AND STORM SEWER AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF DENISON; OR  
 B. UNTIL THE ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE PUBLIC WORKS DIRECTOR AND/OR CITY MANAGER, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE FINANCE DIRECTOR, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR  
 C. IF APPROVED BY THE CITY MANAGER, UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE FINANCE DIRECTOR IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY MANAGER, OR HIS DESIGNEE OF THE CITY OF DENISON.
- 15) CURRENT ZONING: 2F - TWO-FAMILY (DUPLX) RESIDENTIAL.



**LEGAL DESCRIPTION**

Being a lot, tract or parcel of land situated in the W. Caruthers Survey, Abstract No. 212, Grayson County, Texas, and being part of Lot 24 and Lot 28, and being all of Lots 25, 26 and 27, Block 61, MILLER'S SECOND ADDITION, as recorded in Volume Y, Page 599, Deed Records of Grayson County, Texas, the same being conveyed from 909 - 913 W Chestnut St LLC to WY Property Ventures LLC, by Special Warranty Deed, as recorded in File #2025-30897, Official Public Records, Grayson County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (5433) at the Southeast corner of said WY Property Ventures LLC tract, at the Southwest corner of Lot 29A, Block 61, Miller's Second Addition, as recorded in File #2024-222, Plat Records, Grayson County, Texas, and in the North line of W. Chestnut Street, from which a 1/2" iron rod found capped (5433) bears South 88 degrees 44 minutes 58 seconds East, a distance of 110.10 feet;

THENCE North 88 degrees 44 minutes 58 seconds West, with the South line of said WY Property Ventures LLC tract and with the North line of W. Chestnut Street, a distance of 105.03 feet to a 1/2" iron rod found capped (4488) at the Southwest corner of said WY Property Ventures LLC tract and at the Southeast corner of a tract of land conveyed to Alexander Callander, et ux, by deed as recorded in File #2022-36986, Official Public Records, Grayson County, Texas, from which a 1/2" iron rod found capped (4488) bears North 88 degrees 44 minutes 58 seconds West, a distance of 50.98 feet and another 1/2" iron rod found capped (4488) bears North 88 degrees 44 minutes 58 seconds West, a distance of 185.09 feet;

THENCE North 01 degrees 17 minutes 42 seconds East, with the West line of said WY Property Ventures LLC tract and with the East line of said Callander tract, a distance of 119.92 feet to a point at the Northwest corner of said WY Property Ventures LLC tract, at the Northeast corner of said Callander tract, and in the South line of an alley, from which a 1/2" iron rod found capped (4488) bears North 44 degrees 47 minutes 05 seconds West, a distance of 0.31 feet, a 1/2" iron rod found bears North 88 degrees 45 minutes 09 seconds West, a distance of 50.98 feet, and a 1/2" iron rod found capped (4488) bears North 88 degrees 45 minutes 09 seconds West, a distance of 185.27 feet;

THENCE South 88 degrees 45 minutes 09 seconds East, with the North line of said WY Property Ventures LLC tract and with the South line of said alley, a distance of 105.03 feet to a 1/2" iron rod found at the Northeast corner of said WY Property Ventures LLC tract and at the Northwest corner of said Lot 29A, from which a 1/2" iron rod found bears South 88 degrees 45 minutes 09 seconds East, a distance of 110.11 feet;

THENCE South 01 degrees 17 minutes 42 seconds West, with the East line of said WY Property Ventures LLC tract and with the West line of said Lot 29A, a distance of 119.93 feet to the POINT OF BEGINNING and CONTAINING 0.29 acres of land.

**SURVEYOR'S CERTIFICATE**

I, Shane Graham, 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.

**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**

SHANE GRAHAM  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 6044

DATE \_\_\_\_\_

**CITY ACCEPTANCE**

I hereby certify that the above and foregoing plat of Lot 26R, Block 61, Miller's Second Addition to the City of Denison, Texas, was approved by the Planning and Zoning Commission of the City of Denison on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Planning and Zoning Commission Chair  
 City of Denison

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF GRAYSON

We, the undersigned Owner of the land shown hereon, and legally described herein above, and designated herein as Lot 26R, Block 61, Miller's Second Addition, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my 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.

Authorized Agent for WY Property Ventures LLC

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

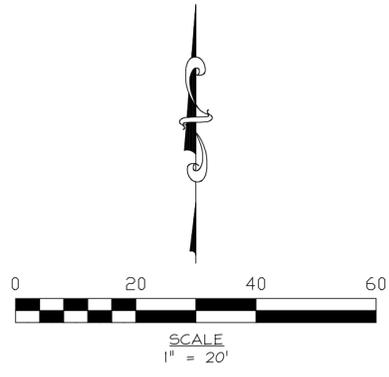
Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public, Grayson County, Texas

**REPLAT OF  
 LOT 26R, BLOCK 61  
 MILLER'S SECOND ADDITION  
 BEING A REPLAT OF PART OF LOT 24 AND 28,  
 ALL OF LOT 25, LOT 26, & LOT 27, BLOCK 61,  
 MILLER'S SECOND ADDITION,  
 AS RECORDED IN VOLUME Y, PAGE 599,  
 DEED RECORDS, GRAYSON COUNTY, TEXAS  
 BEING 0.29 ACRES IN THE  
 CITY OF DENISON, GRAYSON COUNTY, TEXAS  
 AND OUT OF THE  
 W. CARUTHERS SURVEY, ABSTRACT NO. 212  
 PREPARED ON 01/19/2026**

**LEGEND**

- CM Controlling Monument
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
- P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
- D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
- 1/2" IRON ROD FOUND
- POINT FOR CORNER
- ▒▒▒ GRAVEL
- ▒▒▒ ASPHALT



909 & 913 W. CHESTNUT STREET DENISON, TEXAS			<b>BY-LINE SURVEYING LLC</b> P.O. BOX 834 Emory, TX 75440 Ph: (903) 473-5150 Firm No: 10194233 www.by-linesurveying.com
DATE:	01/19/2026		
SCALE:	1" = 20'		
JOB NO.:	2025-1681		
CLIENT:	WY PROPERTY VENTURES LLC		
TECHNICIAN:	AMN		

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BEING the East 15 feet of Lot 24 and all of Lots 25, 26 and 27, and the West 15 feet of Lot 28, all in Block 61 of MILLER'S SECOND ADDITION to the City of Denison, Texas, as shown by plat of record in Volume Y, Page 599, Deed Records of Grayson County, Texas.

**SURVEYOR'S NOTES:**

- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ADDRESSED HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED TO ME BY TITLE COMPANY.
- 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 6) INFORMATION SHOWN HEREON FROM A FIELD DATE OF 04/28/2025.

Old Republic National Title Insurance Company  
 Effective Date: April 23, 2025  
 Issued Date: April 24, 2025  
 G.F. NO.: 50051

I, Shane Graham RPLS No. 6044, do hereby certify to: Wy Property Ventures LLC: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

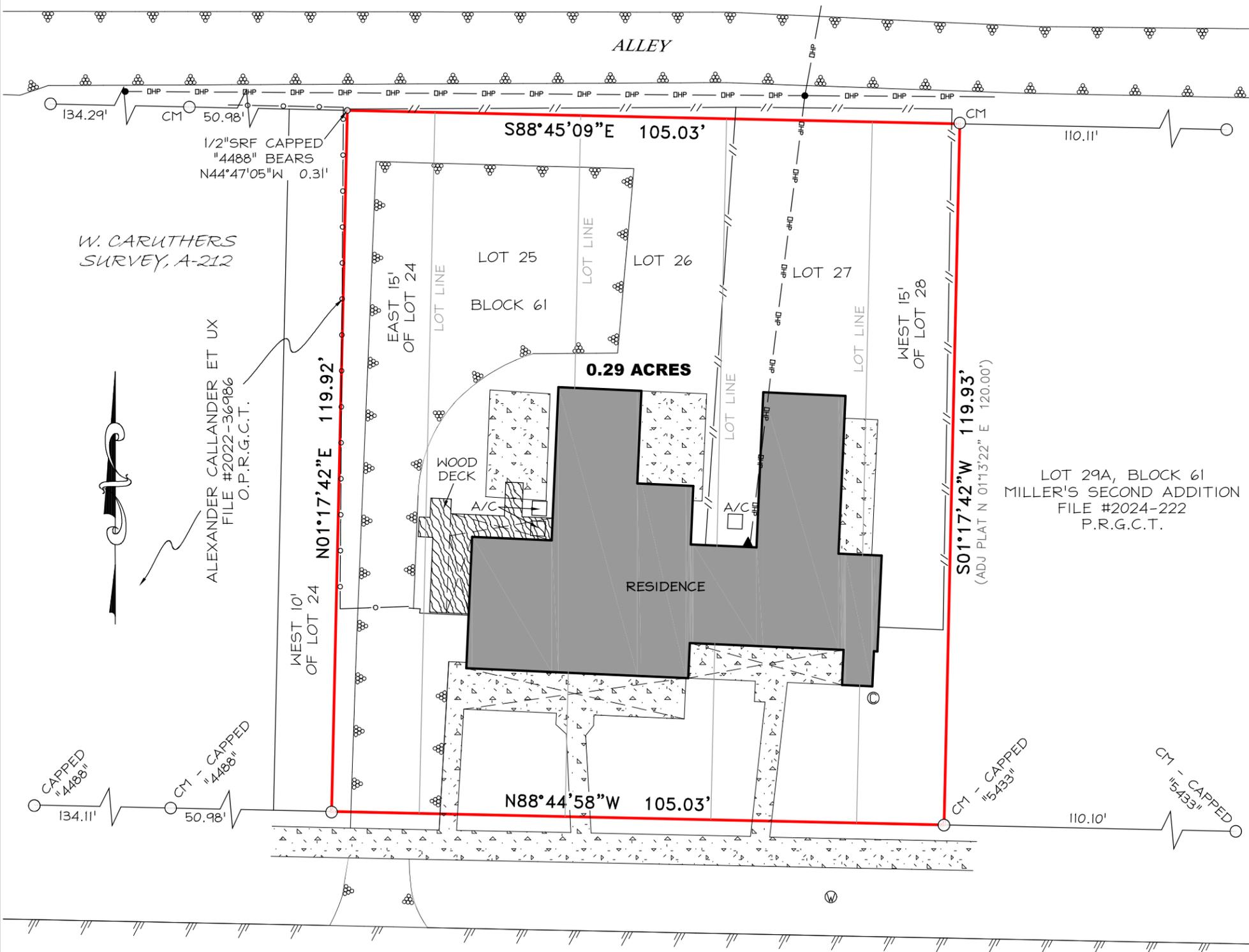
**PRELIMINARY THIS DOCUMENT  
 SHALL NOT BE RECORDED FOR ANY  
 PURPOSE AND SHALL NOT BE USED  
 OR VIEWED OR RELIED UPON AS  
 A FINAL SURVEY DOCUMENT**

BY: \_\_\_\_\_  
 SHANE GRAHAM  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 6044

LOT 29A, BLOCK 61  
 MILLER'S SECOND ADDITION  
 FILE #2024-222  
 P.R.G.C.T.

APPROVED BY:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



LEGEND	
CM CONTROLLING MONUMENT	CONCRETE
1/2" STEEL ROD FOUND	WOOD
1/2" STEEL ROD SET (BY-LINE)	COVERED CARPORT, PORCH, DECK, ETC
POINT FOR CORNER	OHT - OVERHEAD TELEPHONE
1/2" PIPE FOUND	OHP - OVERHEAD ELECTRIC
SRF = STEEL ROD FOUND	PIPE FENCE
POWER POLE	METAL FENCE
A/C AIR CONDITIONING	WOOD FENCE
WATER METER	BARBED WIRE FENCE
CONCRETE R.O.W. MON	CHAINLINK FENCE
60D NAIL FOUND	OVERHEAD ELECTRIC
"X" FOUND IN CONCRETE	GUY WIRE
UNDERGROUND ELECTRIC	ELECTRIC PEDESTAL
FH FIRE HYDRANT	TELEPHONE PEDESTAL
WATER VALVE	CLEANOUT
SIGN	SEPTIC LID(S)
	GAS METER
	ASPHALT PAVING
	GRAVEL/ROCK ROAD OR DRIVE

909 W. CHESTNUT ST  
 DENISON, TEXAS

DATE: 04/30/2025

SCALE: 1" = 20'

JOB NO.: 2025-494

CLIENT: KW

TECHNICIAN: SG

**BY-LINE SURVEYING LLC**

P.O. BOX 834  
 Emory, Tx 75440  
 Ph: (903) 473-5150  
 Firm No: 10194233  
 www.bylinesurveying.com

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