



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

**Tuesday, November 14, 2023**

**1. CALL TO ORDER**

Announced the presence of a quorum.

Chair Charlie Shearer called the meeting to order at 10:00 a.m. Commissioners present were Vice Chair Mary Karam, Commissioner Brett Evans, and Alternate Commissioners Robert Sylvester and Mike Zapata. Commissioner Linda Anderson was absent.

Staff present were Dianne York, Planner; Felecia Winfrey, Development Coordinator, Planning and Development Services; and Karen Avery, Deputy City Clerk.

The Invocation was delivered by Chair Shearer, followed by the Pledge of Allegiance led by Vice Chair Karam.

**2. PUBLIC COMMENTS**

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

**3. CONSENT AGENDA**

A. Receive a report, hold a discussion, and take action on approving the Minutes from the October 24, 2023, Planning and Zoning Commission Meeting.

Commission Action

On motion by Vice Chair Karam, seconded by Commissioner Evans, the Planning and Zoning Commission unanimously approved the Consent Agenda.

#### 4. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone a tract or parcel of land situated in the Ben J. Goode Survey, Abstract NO. 464, City of Denison, Grayson County, Texas and being all of the remaining portion of a called 1.0 acre tract of land described in the deed to Myron Louie Noles recorded in Volume 2869, Page 725, Official Records of Grayson County, Texas, and all remaining portion of a called 0.873 acre tract of land described as Tract One in the deed to Myron Louie Noles recorded in Volume 2813, Page 768, said Official Records, and all the remaining portion of a called 0.796 acre tract of land described as Tract Two in said Volume 2813, Page 768; being commonly known as 7301 Driggs Drive, GCAD Property ID No. 115326, from the Light Industrial (LI) Zoning District, Commercial (C ) Zoning District, and Local Retail (LR) Zoning District within the Highway Oriented and Corridor District Overlay (HO) to the Light Industrial (LI) within the Highway Oriented and Corridor District Overlay (HO), to allow for light industrial allowed uses. (Case No. 2023-099Z).

##### Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. The subject property is currently split zoned between the Light Industrial (LI), Commercial (C), and the Local Retail (LR) Zoning Districts. The Applicant wishes to clean up the zoning by requesting a rezone to Light Industrial (LI). The property also falls within the Highway Oriented and Corridor District Overlay (HO). Uses such as warehouse/office and auto repair major/minor are not prohibited and allowed by right in the Light Industrial Zoning District. These uses will allow for the existing metal building located on the property to be utilized. Ms. York stated that the Applicant plans to upgrade the parking, as well as provide some landscaping. She stated that, within the Applicant's project narrative, they are proposing 12% landscaping; however, staff is open to meeting the minimum standards for landscaping. Ms. York stated that the property is not platted so a plat would need to come forward at some point. She stated that, if there is new development, that property or that structure would have to meet the standards of the highway overlay and any other development standards called out in the zoning district. Staff recommended approval of this request.

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

Mr. Steve Avila came forward to address the Commission and provided the following information for the record:

Name: Mr. Steve Avila  
Multivision Properties

Address: P.O. Box 647  
Denison, TX

Mr. Avila stated that his company (Multivision Properties) owns the subject property. Mr. Avila stated that he has no plans at this time to make any changes – only to lease it out. There are “potential” plans to add a warehouse and further develop the property. Mr. Avila stated that if they develop the property, they will follow the requirements (i.e., 20% masonry on the buildings and maintain at least the 12% landscaping, noting that it has more than that now).

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

On motion by Vice Chair Karam, seconded by Commissioner Evans, the Planning and Zoning Commission unanimously recommended approval of changing the zoning of the subject property to the Light Industrial Zoning District within the Highway Oriented and Corridor District Overlay.

## 5. STAFF UPDATES

Planner York provided an update to the Commission regarding the zoning case presented to City Council at their November 6, 2023, Meeting. Ms. York confirmed that the City Council approved the following case:

- ORDINANCE FOR A CONDITIONAL USE PERMIT (CUP) FOR PROPERTY LEGALLY DESCRIBED AS BEING ALL OF LOT 1 AND 2, BLOCK 7 OF STEVEN’S ADDITION, AN ADDITION, TO THE CITY OF DENISON, ACCORDING TO THE PLAT RECORDED IN VOLUME 28, PAGE 362, DEED RECORDS OF GRAYSON COUNTY, TEXAS; ALSO KNOWN AS 604 W. MORTON STREET, GCAD PROPERTY ID NO. 142139, TO ALLOW FOR A RESTAURANT WITH DRIVE-THRU IN THE NEIGHBORHOOD SERVICES ZONING DISTRICT.

## 6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:11 a.m.



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CHARLIE SHEARER, Chairman

ATTEST:



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Karen L. Avery, Deputy City Clerk