



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

Tuesday, February 13, 2024

1. CALL TO ORDER

Announced the presence of a quorum.

Chair Charlie Shearer called the meeting to order at 10:00 a.m. Commissioners present were Vice Chair Robert Sylvester, Commissioners Linda Anderson, Ernie Pickens, and Alternate Commissioner Mike Zapata.

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

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

2. PUBLIC COMMENT

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

3. CONSENT AGENDA

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the January 23, 2024, Planning and Zoning Commission Meeting.
- B. Receive a report, hold a discussion, and take action on a Preliminary Plat for the Savoy Addition. (Case No. 2023-044PP)
- C. Receive a report, hold a discussion, and take action on a Site Plan for Lot 2R, Block B of The Rosemary. (Case No. 2023-096SP).

Commission Action

On motion by Commissioner Anderson, seconded by Commissioner Pickens, 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 an approximately 2.94 acre tract identified as GCAD Property ID No. 141832, said property being legally described as Lots 1 through 16 and including the twenty (20) foot alley, Block 2 of Miller's First Addition to the City of Denison, Grayson County, Texas, according to the deed recorded in Volume Y, Page 330, Deed Records of Grayson County, Texas; being commonly known as 715 W. Sears Street, to amend the current Planned Development Ordinance No. 5218 by changing the current zoning classification from Planned Development Overlay (PD) District with the base zoning of Single-Family Residential Attached (SF-TH) District to a Planned Development Overlay (PD) District with the base zoning of Multi-Family Residential (MF-2) District and Local Retail (LR) District for residential and retail use and amending Exhibit B "Development Standards" and Exhibit C "Concept Plan" of Ordinance No. 5218. (Case No. 2023-117PD).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that the Applicant is proposing a mid-rise structure four (4) stories in height to accommodate approximately 200 residential units. Ms. York stated that there will be approximately 6,000 square feet of retail space. The retail space is located in the northeast corner of the structure on Morton Street and Barrett Avenue. Ms. York stated that, in addition to the four stories, the Applicant is also proposing a fifth story over the retail space to accommodate 11 of the 200 units. Ms. York stated that the proposed building will have a minimum side and front yard setback of ten (10) feet for yards adjacent to N. Armstrong Avenue, N. Barrett Avenue, and W. Sears Street. A zero (0) foot rear yard setback is proposed for the rear yard adjacent to W. Morton Street. Ms. York stated that parking for the residents is accommodated via the internal parking garage at 1.5 spaces per unit. Visitor and leasing office parking spaces are proposed via on-street parking located on W. Sears Street. Customer and employee parking for the retail space is provided via twenty-two (22) on-street parking spaces located on the west side of N. Barrett Street. Ms. York stated that 22 spaces are called out in the Planned Development, however, the Concept Plan shows about 29. Ms. York stated that a minimum of 10% of the total lot area will be dedicated to landscaping and usable open space. She stated that within the Planned Development, Open Space of 8% is met or it's suggested or proposed that they'll meet that 8%, noting that 2% will be dedicated to landscaping. Ms. York stated that amenities for the residents will include a courtyard with a pool, grilling stations, open space for activities, a fitness center, club room, and mail center. Ms. York provided the Commission with the Applicant's proposed elevations. She stated that there are no building standards listed within the Planned Development and there are no architectural standards or building materials proposed, noting that this matter is only for zoning and, if approved at the Commission level, will go forward to the City Council for approval. Ms. York stated that there are several other applications that the Developer or Applicant will have to provide to City staff, including right-of-way abandonment (i.e., there is an alley that goes through this property). Ms. York stated that these are individually platted lots with some that are fronting on Morton Street and some that are fronting on West Cedar Street, noting that the alley is a dedicated right-of-way. She stated that upon approval of the zoning, the

Applicant will have to pursue right-of-way abandonment. Ms. York stated that other applications include civil engineering plans or replat. She stated that a site plan will come back before the Commission for approval. Ms. York stated that staff does also anticipate that a traffic impact study will be required, given the amount of units that this would put on local streets and along Morton Street. The traffic study will be required at the time of Civil Engineering Plan submittal. Ms. York stated that this does comply with the Comp Plan and allows for neighborhood and neighborhood commercial for this area. Staff recommended approval of this request.

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

Mr. Dawson Stafford came forward to address the Commission and provided the following information for the record:

Name: Mr. Dawson Stafford, Property Owner

Address: 9151 Preston Road
Denison, TX 75020

Mr. Stafford stated that he is the owner of the property and is a local person. His wife and daughters own The Stafford House at the Katy Depot. Mr. Stafford stated that he looks forward to the changes that are coming to Denison and believes that a city that is changing is a city that is growing. Mr. Stafford stated that as a person who likes to build things, he wants to build things he is proud of. He wants something that the City is also proud of – not something typical that you would find anywhere else in the City.

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

Mr. Jeff Crannell came forward to address the Commission and provided the following information for the record:

Name: Mr. Jeff Crannell, Engineer
CCM Engineering

Address: 2570 Justin Road, Ste. 209
Highland Village, TX 75077

Mr. Crannell stated that he is the project engineer. He stated that they are very excited about the project, noting he feels it is the future of Denison. Mr. Crannell stated that the group looked at this tract of land and believes it is a good project for this location – in the revitalization area. They have met with staff and feel that they have their head wrapped around everything and how all the pieces of the puzzle fit together. Mr. Crannell stated that the architect – Mr. Bryan Hulst – is also here to answer any questions of the Commission. He stated that if the Commission and the City Council approve the project, they are excited to get it moving forward. In response to Chair Shearer's inquiry regarding stormwater issues, Mr. Crannell stated that they will be mitigating any increase in

stormwater and send it to the closest discharge point. Mr. Crannell stated that they plan on completing a traffic study. In response to Commissioner Zapata's inquiry, Mr. Crannell stated that there is an increase in the population density, noting that in the townhome overlay those properties would be individually owned and would be contributing to the tax base. He stated that there will be approximately \$50 million worth of improvements so there will be some taxes paid every year through the ad valorem tax rate.

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

Mr. Bryan Hulst came forward to address the Commission and provided the following information for the record:

Name: Mr. Bryan Hulst, Architect

Address: 2202 E. 49th St., #200
Tulsa, OK 74105

Chair Shearer informed the group that there has been a major concern among members of the Commission – in discussions at the pre-submittal – that there was never a commitment that what was provided conceptually is going to be the final product, only possibly similar. Chair Shearer asked if the schematic provided to the Commission and designed specifically for this site is going to be the reality. Mr. Hulst stated that they intend to use a mixture of finished materials and they will add some detail in the balconies hanging over the street. Their intent is to add landscape between the sidewalk and the building and make the project as pedestrian friendly as they can around the building. Mr. Hulst stated that their intent and idea is to make this a catalyst for future developments in the area that this will tie into. Commissioner Pickens stated that the Commission just wants to make sure that what is presented is what will be the final product. Mr. Hulst stated that they are still in the schematic phase, but they intend to keep the proposed design as close as possible to what is presented. He stated that minor details may change but they intend to hold to the overall concept. Ms. York reminded the Commission that the reason this is before them today is the amending of the Plat to allow for the number of units and stated that the Applicant still has to come back before the Commission to take action on the site plan.

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

Commissioner Zapata expressed issues with the location of the project and does not believe it is beneficial to the City because of the extra traffic at the location. Commissioner Anderson agreed with Commissioner Zapata as she believes it will look disproportionate to the surroundings. She did note, however, that she believes the project looks beautiful.

For the record, two Letters in Opposition to the Request were received by staff from Mr. Tan Du and Mr. Tom Packard.

On motion by Commissioner Pickens, seconded by Vice Chair Sylvester, the Planning and Zoning Commission recommended approval of the request to amend the Planned Development Overly District to a Planned Development Overlay District with the base zoning Multi-Family Residential (MF-2) District and Local Retail (LR) District and amending Exhibit B "Development Standards" and Exhibit C "Concept Plan," including the addition of elevation standards and conceptual elevations that are in the amendment to the Planned Development. [Commissioner Zapata opposed]

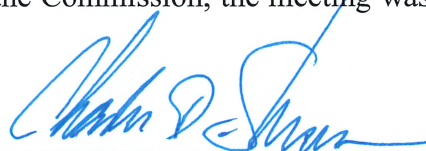
5. STAFF UPDATES

Planner York provided an update to the Commission regarding the zoning case presented to City Council at their February 5, 2024, Meeting. The following case was approved by City Council:

- 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 0.475 ACRE TRACT OF LAND LEGALLY DESCRIBED AS BEING SITUATED IN THE M. C. DAVIS SURVEY, ABSTRACT NO. 336, ACCORDING TO THE DEED RECORDED IN VOLUME 1138, PAGE 298, DEED RECORDS OF GRAYSON COUNTY, TEXAS; IDENTIFIED AS GRAYSON CAD PROPERTY ID NO. 140644, AND COMMONLY REFERRED TO AS 2713 W MORTON STREET, DENISON, TEXAS, AND MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A", FROM ITS ZONING CLASSIFICATION OF SINGLE-FAMILY 7.5 (SF-7.5) RESIDENTIAL DISTRICT WITHIN THE HIGHWAY OVERLAY (HO) DISTRICT TO THE COMMERCIAL (C) DISTRICT WITHIN THE HIGHWAY OVERLAY (HO) 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 COMMERCIAL (C) DISTRICT WITHIN THE HIGHWAY OVERLAY (HO) DISTRICT FOR THE PROPERTY

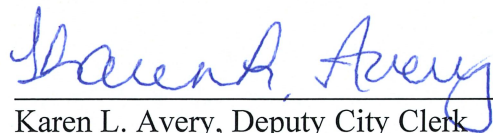
6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:37 a.m.



CHARLIE SHEARER, Chairman

ATTEST:



Karen L. Avery, Deputy City Clerk