



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

Tuesday, April 9, 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 Angela Harwell and Ernie Pickens and Alternate Commissioner Mike Zapata. Commissioner Linda Anderson was absent.

Staff present were Mary Tate, Director of Development, Dianne York, Planner; Felecia Winfrey, Development Coordinator; and Karen Avery, Deputy City Clerk.

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

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 Planning and Zoning Commission Meeting held on March 26, 2024.
- B. Receive a report, hold a discussion, and take action on a Preliminary Plat for The Colony at Parkway Bend. (Case No. 2024-024PP).

Commissioner Zapata noted that there is a misspelling of the word “Denison” on Page 4 of the Minutes (last paragraph – second line), to which Deputy City Clerk Avery stated that she would correct and have Chair Shearer sign the corrected original.

On motion by Commissioner Harwell, seconded by Commissioner Pickens, the Planning and Zoning Commission unanimously approved the Consent Agenda, with the noted correction to the Minutes.

4. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lots 10 & 11, Block 9 of the Hill Park Addition creating Lots 10R and 11R, Block 9 of the Hill Park Addition. (Case No. 2024-020RP).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that the subject property is located at the corner of Brookside Drive and Cole Drive with Woodlawn Boulevard to the west. She stated that the property is zoned SF-7.5, Single Family Residential. The Applicant is seeking approval of the proposed Replat for property that has been developed in a residential manner. Ms. York stated that at the time of construction, the dwelling was constructed over the lot line separating Lot 10 and lot 11. To remedy this encroachment and prepare Lot 10 for development, Applicant is seeking a Replat to adjust the lot line. The proposed Replat will allow the existing single-family home to exist solely on the proposed Lot 11R and meet required setbacks. Ms. York stated that Lot 10R will be open for development and relieved of any encroachments from the existing single-family home. Staff recommended approval of the Replat as submitted. Ms. York noted that the Applicant was not present to speak to the matter. Vice Chair Sylvester expressed his concerns regarding drainage issues, to which Ms. York stated that the Applicant will have to follow all the requirements through the permitting process to prevent lot to lot drainage.

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

On motion by Commissioner Pickens, seconded by Vice Chair Sylvester, the Planning and Zoning Commission approved a Replat of Lots 10 and 11, Block 9 of the Hill Park Addition creating Lots 10R and 11R, Block 9 of the Hill Park Addition.

5. STAFF UPDATES

Planner York provided updates to the Commission regarding the zoning cases presented to City Council at their April 1, 2024, Meeting. The following cases were approved by City Council:

- Ordinance to rezone a ± 3,114.1-acre tract of land more commonly known as being located at the northwest corner of SH 84 and FM 406, from the Agricultural (A) District to a Planned Development Overlay District established as a freestanding Planned Development to allow for a mixed-use development.
- Ordinance to rezone approximately .1148 of an acre tract legally described as Lot 8, Block 1 of the J.P. Dumas Addition, commonly known as 301 E. Shepherd Street, GCAD Property ID No. 146205, from the Local Retail (LR) District to the Single-Family (SF5) Residential District to allow for residential use.

6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:06 a.m.



CHARLIE SHEARER, Chairman

ATTEST:



Karen L. Avery, Deputy City Clerk