



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

Tuesday, February 27, 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, Angela Harwell, Ernie Pickens.

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 Commissioner Anderson.

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 a Preliminary Plat for the Denison Self Storage Addition. (Case No. 2024-005PP)

B. Receive a report, hold a discussion, and take action on approving the Minutes from the Planning and Zoning Commission Meeting held on February 13, 2024.

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 take action on a Replat of Lot 1R & 2R, Block 15 Miller's Second Addition. (Case No. 2024-004RP).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that at the time this Agenda was finalized (earlier than usual as staff members were out on Friday for a Budget Meeting) staff was not aware of how the structures that are currently located on the property were going to be utilized. Ms. York stated that the northern proposed lot has one structure on it that barely conforms to the setback requirements and the southern lot has three structures that are all legal non-conforming lots. She stated that they are just built over what staff considers to be setbacks. Ms. York stated that the purpose of the Replat is to create two (2) legal lots of record, noting that the subject property has been illegally subdivided in the past. An existing single-family dwelling is located on the property with a detached garage/accessory building. Ms. York stated that the proposed lots front on N. Chandler Avenue and have access to City water and sewer and the subject property is zoned SF-5, Single Family Residential. Ms. York stated that, from a staff perspective, what gives her concern when remodeling is that you cannot expand a non-conforming use. Ms. York stated that even though we are not here to discuss the structures – only the Plat – she wants to make sure the Commission is aware of that; however, she noted again that the Plat conforms. Ms. York stated that you can notice that it is stacked in what used to be three lots that fronted on Johnson Street and at some point in the past the three lots were illegally subdivided to all front on Chandler Avenue and the Applicant is coming in to clean up those lots that he owns to make them legal lots of record. Ms. York stated that they meet all the development requirements for the SF-5 zoning district. Staff recommended approval of the Replat as submitted. Chair Shearer asked about the sewer connection and if it was in the alley. Ms. York stated that she does not recall but believes that both the water and sewer are located in the streets. She stated that the Applicant would have to answer that question. Chair Shearer stated that he is concerned about utilities to the property and Ms. York reminded him that we are only here to discuss the Plat. Director Tate stated that this issue is not a concern for this body. Chair Shearer stated that the only reason he is pushing the issue is because he was under the impression that part of the plat process now is to verify the fact that there are utilities to those properties.

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

Mr. Andy Baker came forward to address the Commission and provided the following information for the record:

Name: Mr. Andy Baker

Address: 2309 Monte Cristo Circle
Sherman, TX 75902

Mr. Baker stated that the sewer is 15' in the street so they should be fine.

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.

On motion by Commissioner Pickens, seconded by Commissioner Anderson, the Planning and Zoning Commission unanimously approved a Replat of Lot 1R and 2R, Block 15 Miller's Second Addition.

- B. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lot 2R, Block 6 of the Original Town Plat of Denison, Texas. (Case No. 2024-003RP)

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that the purpose of the Replat is to create one (1) legal lot of record. She stated that at some point in the past, the property was illegally subdivided to have three lots fronting on North Rusk Avenue. The two southern lots just south of the proposed lot were platted a few years back to front on Rusk Avenue. Ms. York stated that they currently have two dwelling units on them. Approval of the proposed plat will allow Applicant to move forward with a building permit. Ms. York stated that they do have access to water and sewer. Staff recommended approval of the Replat as submitted.

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 unanimously approved a Replat of Lot 2R, Block 6 of the Original Town Plat of Denison, Texas.

5. STAFF UPDATES

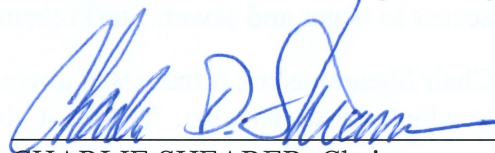
Planner York provided updates to the Commission regarding the zoning cases presented to City Council at their February 19, 2024, Meeting. The following case was approved by City Council, including the addition of elevation standards and conceptual elevations that are in the amendment to the Planned Development:

- AMENDING CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY OF DENISON, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY AMENDING THE CURRENT PLANNED DEVELOPMENT ORDINANCE NO. 5218 BY CHANGING THE CURRENT ZONING CLASSIFICATION FROM PLANNED DEVELOPMENT OVERLAY (PD) DISTRICT WITH BASE ZONING OF SINGLE-FAMILY RESIDENTIAL—SINGLE-FAMILY ATTACHED (SF-TH) DISTRICT TO PLANNED DEVELOPMENT OVERLAY (PD) DISTRICT WITH BASE ZONING OF MULTI-FAMILY

RESIDENTIAL DISTRICT (MF-2) AND LOCAL RETAIL DISTRICT (LR), AND AMENDING EXHIBIT B "DEVELOPMENT STANDARDS" OF ORDINANCE NO. 5218, ON 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; BEING MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A"; PROVIDING DEVELOPMENT STANDARDS, ATTACHED HERETO AS EXHIBIT "B"; PROVIDING A CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT "C"

6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:15 a.m.



CHARLIE SHEARER, Chairman

ATTEST:



Karen L. Avery, Deputy City Clerk