



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

**Tuesday, April 23, 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, and 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 Harwell.

**2. PUBLIC COMMENT**

Mr. Bob Blanton provided a comment card to speak regarding Item 3.B (Preliminary Plat for the Saddle Creek Addition, Phase 3). Chair Shearer provided Mr. Blanton with the option of speaking during the Public Comment (Item 2.) portion or waiting until the item came forward. Mr. Blanton opted to speak during the Public Comment portion and came forward and provided the following information:

Name: Mr. Bob Blanton

Address: 4534 W. Loy Lake Road  
Denison, TX

Mr. Blanton stated that he would like to ask the Commission to postpone their ruling on the Plat because of the circumstances (condition) of the road. He would like to see a Traffic Study completed and a 4-way stop sign added to slow down the traffic. Mr. Blanton stated that it will be a problem to try to put another 100 cars out on the road with the 40-50 new homes. Mr. Blanton stated that they already have speeding in the middle of the night and many accidents have already occurred. Staff informed Mr. Blanton that this item is just for the Preliminary Plat and a Traffic Study Analysis would be required at the time of civils. Staff informed Mr. Blanton they would speak with him after the meeting regarding the matter and provide more information to him. Mr. Blanton expressed his appreciation.

### **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 April 9, 2024.
- B. Receive a report, hold a discussion, and take action on a Preliminary Plat for the Saddle Creek Addition, Phase 3. (Case No. 2024-026PP).

On motion by Commissioner Pickens, seconded by Vice Chair Sylvester, the Planning and Zoning Commission approved the Consent Agenda. Note: Commissioner Anderson abstained from the Minutes as she was absent at the April 9, 2024, Meeting.

### **4. PUBLIC HEARINGS**

- A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request for a Conditional Use Permit for property commonly known as 202 W. Main Street, GCAD Property ID No. 143148 for the operation of a bar for Black Sheep Cigar Lounge. (Case No. 2024-019CUP).

#### Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that this property is located at the corner of W. Main Street and S. Austin Avenue. The property is currently zoned Central Area (CA) and falls within the Commercial Historic Overlay District (CH). Ms. York stated that the Black Sheep Cigar Lounge will offer a space for the enjoyment of both refined cigars and luxury cocktails, per the project narrative. She stated that the Applicant is going to initiate a remodel of the entire interior and that will include new sub flooring and flooring, painting of the walls and ceiling, and adding spaces such as bathrooms and a humidor, which is for the storage of the cigars. Ms. York stated that in an effort to be a good neighbor to their surrounding businesses, they are also going to install a top-of-the-line ventilation system and air purifiers in order to mitigate the cigar smoke. The Applicant is proposing the hours of operation to include Sunday through Thursday 10 a.m. to 10 p.m. and Friday through Saturday 10 a.m. to 12 a.m. Ms. York stated that the subject property falls within the City's Downtown Center, per the Comprehensive Plan. She stated that, per the Comprehensive Plan, Denison's Downtown Center should be engaged in mixed-use activities with retail, restaurants, entertainment, office, and some medium-density residential uses. Permitting the use of bar for the Black Sheep Cigar Lounge conforms with the Comprehensive Plan. The Central Area does not have any parking requirements, however, there is ample parking on Main Street. Ms. York stated that there are several parking lots to the south of the building, as well as to the west, that can accommodate any customers that want to park and walk and maybe visit the Black Sheep Cigar Lounge, as well as other businesses on Main Street. Ms. York stated that the Applicant is present to speak on the matter. Staff recommended approval of the Replat as submitted.

Chair Shearer asked if there was anyone present who wished to speak on this agenda item. Applicants Nick and Ashlyn Fajerson came forward and provided the following information:

Name: Nick and Ashlyn Fajerson, Applicants

Address: 202 W. Main Street  
Denison, TX 75020

Ms. Fajerson stated that they have been watching the additions coming into Denison's Main Street and one of their favorite places is 34 Chophouse. They are hoping to be able to complement 34 Chophouse with their new business. She stated that their good friend and mentor – owner of the Ash and Barrel cigar lounge in Sherman – will be their cigar distributor. She stated that they will not be allowing cigarettes in the bar – only pipe tobacco. Ms. Fajerson stated that they will allow people to bring in their own pipes, as far as the tobacco goes, but no vapes or cigarettes.

On motion by Commissioner Anderson, seconded by Commissioner Harwell, the Planning and Zoning Commission unanimously recommended approval of a request for a Conditional Use Permit for property commonly known as 202 W. Main Street, GCAD Property ID No. 143148 for the operation of a bar for Black Sheep Cigar Lounge.

- B. Receive a report, hold a discussion, conduct a public hearing, and take action on Vexus Fiber Addition, an addition to the City of Denison, being a Replat of Lots 2-5 and part of Lots 1, 6, 7, 8, 11, 12, 13, 14, and 15, Block 34 of the Fairmount Addition. (Case No. 2024-032RP).

#### Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that South Eisenhower Parkway is located to the east of the property and Eisenhower Business Center is located to the north. Ms. York stated that the subject property is zoned SF-5, Single Family Residential. She stated that the proposed Replat is to create one (1) legal lot of record. Ms. York stated that the Applicant is aiming to construct a small telecommunication hub on this property and for them to do that, they have to create a legal lot of record. She stated that they are not constructing over lot lines. Ms. York stated that water and sewer are available, however, this is an unmanned facility and no utilities are required. Ms. York stated that the Applicant has submitted a site plan, as well, for the small building on the property. There are some significant landscape standards that are listed within Chapter 26 of the Code, which is the utilities chapter, and the Applicants are working through that in order to make sure that they are compliant with not only the zoning code, but the utilities chapter code as well. Ms. York stated that staff recommended approval of the Replat as submitted. Ms. York stated that the Applicant is not present to speak on the matter.

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

On motion by Commissioner Harwell, seconded by Commissioner Pickens, the Planning and Zoning Commission unanimously recommended approving a Replat of Lots 2-5 and part of Lots 1, 6, 7, 8, 11, 12, 13, 14, and 15, Block 34 of the Fairmount Addition, of the Vexus Fiber Addition, an addition to the City of Denison

## 5. STAFF UPDATES

Mary Tate, Director of Development, informed the Commission that ordinance amendments would be commencing in June.

## 6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:18 a.m.

  
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CHARLIE SHEARER, Chairman

ATTEST:

  
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Karen L. Avery, Deputy City Clerk