



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

Tuesday, January 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, Ernie Pickens, and Alternate Commissioner Mike Zapata.

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 approving the Minutes from the January 9, 2024, Planning and Zoning Commission Meeting.

Commission Action

On motion by Commissioner Pickens, seconded by Vice Chair Sylvester, the Planning and Zoning Commission approved the Consent Agenda. Note: Commissioners Anderson and Zapata recused as they were absent at the January 9, 2024, meeting.

4. PUBLIC HEARINGS

A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of the David Ray Addition, Block 1, Lots 1-7 being a Replat of Lots 1 & 2 of the Replat of Lots 1 & 2 of Thedford Acres. (Case No. 2023-128RP)

4. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of the David Ray Addition – **continued**

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 seven (7) lots from two (2) lots for residential uses. Ms. York stated that all lots have adequate frontage on Dripping Springs Road and water is to be provided by Starr Water Supply Corporation. All lots will have septic systems in accordance with Grayson County requirements. Ms. York stated that the Replat meets all minimum standards of Chapter 22 Subdivision Regulations. Staff recommended approval of the proposed Replat.

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 Commissioner Anderson, the Planning and Zoning Commission unanimously approved a Replat of the David Ray Addition, Block 1, Lots 1-7 being a Replat of Lots 1 & 2 of the Replat of Lots 1 & 2 of Thedford Acres. (Case No. 2023-128RP)

- B. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone an approximately 0.475-acre tract identified as GCAD Property ID No. 140644, commonly known as 2713 W. Morton Street, from the SF-7.5, Single Family Residential District (SF-7.5) within the Highway Oriented and Corridor Overlay District (HO) to the Commercial (C) within the Highway Oriented and Corridor Overlay District (HO) to allow for commercial use. (Case No. 2023-126Z).

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 east of Chick-fil-A and across from the Fire Station located on FM120 (Morton Street). Ms. York stated that there is a commercial building that has already been developed on that property and the building was developed or constructed sometime in 2006. The property has been developed in a commercial manner; however, it is currently zoned single-family. Ms. York stated that the Comprehensive Plan calls for this area to be developed in a “Mixed Commercial” manner. Ms. York stated that the Highway Oriented and Corridor Overlay District will remain in place. Ms. York stated that the rezoning will prevent any kind of issues with a Certificate of Occupancy in the future. She stated that the City has had someone come forward that would like to redevelop the building there - not necessarily on the outside - but remodel it on the inside to accommodate their business. Ms. York stated that the building has been vacant for quite some time. Ms. York stated that the property is not platted, noting that it does not hinder anything because it is already an existing structure. However, if there were any additions made, the property would have to be platted. Staff recommended approval of the request.

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

Mr. David Keese came forward to address the Commission and provided the following information for the record:

Name: Mr. David Keese
First United Bank (Applicant's Representative)

Address: 1400 W. Main Street
Durant, OK 74704

Applicant's representative, Mr. David Keese, stated that the Applicant is requesting a rezone from Commercial to Residential. He stated that when the property was appraised in 2005, it was indicated that it was zoned commercial. Mr. Keese stated that the use of the building is consistent with the area and, therefore, they are requesting approval of rezoning.

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.

For the record, 1) a Letter in Support of the Request was received by staff from Mr. Tony Kaai on January 16, 2024; and 2) a Letter in Opposition to the Request was received by staff from Mr. Steve Brinkerhoff on January 19, 2024.

On motion by Commissioner Anderson, seconded by Vice Chair Sylvester, the Planning and Zoning Commission unanimously recommended approval of a request to rezone an approximately 0.475-acre tract identified as GCAD Property ID No. 140644, commonly known as 2713 W. Morton Street, from the SF-7.5, Single Family Residential District (SF7.5) within the Highway Oriented and Corridor Overlay District (HO) to the Commercial (C) within the Highway Oriented and Corridor Overlay District (HO) to allow for commercial use. (Case No. 2023-126Z).

- C. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to amend Planned Development District for a 2.94-acre tract identified as GCAD Property ID No. 141832, commonly known as 715 W. Sears Street from the Single-Family Townhome (SF-TH) District to a Planned Development District with a base zoning district of Multi-Family (MF-2) District for residential use. (Case No. 2023-117PD).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York stated that this item was incorrectly noticed. Staff requested the Planning and Zoning Commission to consider tabling the Public Hearing to the Planning and Zoning Commission meeting to be held on February 13, 2024.

On motion by Commissioner Anderson, seconded by Commissioner Zapata, the Planning and Zoning Commission unanimously tabled the Public Hearing to the Planning and Zoning Commission meeting on February 13, 2024.

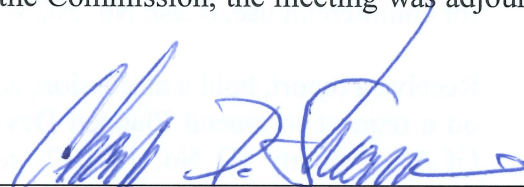
5. STAFF UPDATES

Director Tate and Planner York provided updates to the Commission regarding the zoning cases presented to City Council at their January 16, 2024, Meeting. The following cases were approved by City Council:

- Ordinance to rezone an 11.446-acre portion of the tract identified as GCAD Property ID No. 151234 from the MF-1, Multi-Family Residential (MF-1) and Commercial (C) District partially within the Austin Avenue Overlay (AO) to a Planned Development District (PD) partially within the Austin Avenue Overlay (AO) with a base zoning of MF-1, Multi-Family Residential (MF-1) to allow for multi-family residential use. (Case No. 2023-119PD)
- Ordinance to amend Planned Development Ordinance No. 5166 to add an additional 1.644 acres to the existing PD and to include the base zonings of Single-Family Residential District (SF-5), Single-Family Residential District-Attached (SF-TH), Multi-Family Residential District (MF-1), Multi-Family Residential District (MF-2), and Commercial District (C) on the approximately 28.36-acre tract, commonly known as 3400 W. Crawford Street. (Case No. 2023-118PD)
- Ordinance for a Conditional Use Permit within the Commercial (C) zoning district, to allow for a distribution center for property located at 307 W. Coffin. (Case No. 2023- 116CUP)

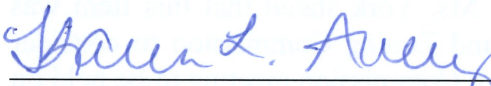
6. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:13 a.m.



CHARLIE SHEARER, Chairman

ATTEST:



Karen L. Avery, Deputy City Clerk