

The Planning and Zoning Commission of the City of Denison, Texas will meet in a Public Hearing beginning at 10:00 a.m. on Tuesday, January 14, 2014, in the Council Chambers at the Municipal Building, 500 W. Chestnut, Denison, Texas. The purpose of the meeting is to consider the following:

CITY OF DENISON  
PLANNING AND ZONING COMMISSION

January 14, 2014  
10:00 a.m.  
Council Chambers  
500 W. Chestnut

AGENDA

1. Call to order.
2. Roll call.
3. Oath of Office for Regular and Alternate members.
4. Approval of the minutes of the December 10, 2013, regular meeting.
5. The Commission is asked to review a request for a change of zoning from Office District to Business Park District, submitted by UHS of Texoma, Inc., owner and Leonard Kauszmaul, buyer, for 1.758 acres out of the J.E. Streeper Survey, A-1156, 105 Memorial Dr. (Case #1-2014)
6. The Commission is asked to review a request for a Conditional Use Permit for a Rehabilitation Care Facility in a Local Retail District, submitted by James L. White, owner and Larry Goodwin/ House of Disciples, buyer, for property out of the Original Town Plat, Lot 16, Block 20, 301 W. Morton St. (Case #2-2014)
7. A request to consider an amendment to City of Denison Code of Ordinances Article III. Zoning Districts:
  1. Amend the introductory language in Section 28.27.2.A Lakeside Development District, to read:
    - A. Lakeside Development Plan. No Lakeside Development District shall be established, nor shall any development occur within the LD District, except in accordance with a Lakeside Development Plan prepared and approved in accordance with this section. The ordinance that establishes the LD District shall incorporate the Lakeside Development Plan. However, land annexed to the City that is subject to a development agreement that implements the objectives of this section may be developed as a Planned Development Overlay District pursuant to section 28.43 of the Zoning Ordinance, with the LD District being the base zoning district.
  2. Amend Section 28.27.2.B to read in its entirety:
    - B. Approval Process  
  
A proposed Lakeside Development Plan shall be reviewed and acted upon utilizing the procedures for approval of a Planned Development Overlay District pursuant to section 28.43.
  3. Amend section 28.27.2.C.2 to read:

2. Conditions. The Planning and Zoning Commission in recommending approval of a Lakeside Development Plan, and the Council in approving the Plan, may impose such conditions on approval of the Lakeside Development Plan as are necessary to assure conformity with the conditions and requirements of this Ordinance and compatibility with existing or future adjoining uses and neighborhood character.


4. Amend section 28.43.2. Planned Development Overlay District to read:

J. Primarily vacant land has been annexed that is subject to a development agreement requiring use of Lakeside Development District standards to govern development.

8. The Commission is asked to review a request for a Final Plat of Denison Industrial Park East Addition, Section Two, Lot 1R1 and 1R2 being a replat of Lot 1R, Denison Industrial Park East Addition, Section 2, submitted by Denison Development Alliance, owner and JCL Properties, buyer containing 5.274 acres of land out of the A.J. Newman Survey, A-913, N.E. corner of Wayne Cabaniss and S.H. 91 North.

9. Adjourn.

I, Faye Brockett, Planning and Zoning Director of the City of Denison, Texas, do hereby certify that the above and foregoing notice of public meeting was posted on the bulletin board in the lobby of the Municipal Building, 500 W. Chestnut Street, Denison, Texas, a place readily accessible to the general public at all times, this the 9th day of January, 2014 at 10:30a.m.

  
Faye Brockett, Planning & Zoning Director

PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY CLERK (903)-465-2720 TWO (2) WORKING DAYS PRIOR TO THE MEETING.