

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, May 13, 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

May 13, 2014  
10:00 a.m.  
Council Chambers  
500 W. Chestnut

AGENDA

1. Call to order.
2. Roll call.
3. Approval of the minutes of the April 8, 2014, regular meeting.
4. The Commission is asked to review a request for a change of zoning from Commercial District to Local Retail District submitted by Red Rock Realty for property out of the Westend Addition, Lot 7 and East 25' of Lot 8, Block 11, 1728 W. Morton. (Case #7-2014)
5. The Commission is asked to review a request to amend the zoning Ordinance Chapter 28 Article IV Use Regulations Section 28.49 Use Regulations (Charts) Transportation and Auto Services to change auto rental to be allowed in Local Retail District with a Conditional Use Permit –C and permitted –P in Regional Retail District, Commercial District and Light Industrial Districts.
6. The Commission is asked to review a request for a change of zoning from Local Retail District to Commercial District, submitted by Jim Goff, owner, and Jimmy Thompson, buyer, for property out of the H. Jones Survey, A-630 being 113' x 407.37' tract of land containing 1.0568 acres more or less recorded in Vol. 1281, page 126, Grayson County Deed Records, 2414 W. Morton. (Case #8-2014)
7. The Commission is asked to review a request for a Conditional Use Permit for automotive repair major and minor in a Commercial District submitted by C.F. Myers Investments, LTD, owner for property out of the J.H. Nolans Addition, Lots 7-9, Block 3, 807 W. Murray (Case #9-2014)
8. The Commission is asked to review a request for a change of zoning from Commercial to Multi-Family Two District submitted by Piazza Investments / Charles Piazza, for property out of the Abner Fox Survey, A-429, containing 1.422 acres, 2900 Block Loy Lake Rd. (Case #10-2014)
9. The Commission is asked to review a request for a revised Austin Avenue Overlay District site plan for a laundry mat, submitted Fernando Salas, owner, for property out of the J.J. Fairbanks Addition, Lots 13-15, Block 7, 1800 S. Austin Avenue. (Case AO-#1-2014)
10. The Commission is asked to review a request for a Highway Oriented Overlay District site plan for a barbeque business, submitted by James Clay, owner and Terrance Smith, lessee, for property out of the L.C. Alexander Survey, A-41, containing 0.62 acres more or less, 2815 W. Morton St., Suite 102. (Case HO #1-2014)

11. A request for a site plan review of an alternative exterior building material to Ord. Sect. 28.54.2 Construction Standards A. 2. Nonresidential a. All nonresidential structures shall be of exterior materials having at least 75% of the total exterior wall above grade level, excluding doors and windows, constructed of masonry or glass wall construction, submitted by John Bullard, for property out of the Hardin Jones Survey, A-630, containing 1.336 ac., 1926 W. Morton. (MO #1-2014)
12. 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 8th day of May, 2014 at 4:00 p.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.