



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

**Tuesday, May 14, 2024**

**1. CALL TO ORDER**

Announced the presence of a quorum.

Chair Charlie Shearer called the meeting to order at 10:03 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; Kirk J. Kern, Chief Building Official; and Karen Avery, Deputy City Clerk.

The Invocation was delivered by Chair Shearer, followed by the Pledge of Allegiance led by Vice Chair Sylvester.

**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 Planning and Zoning Commission Meeting held on April 23, 2024.
- B. Receive a report, hold a discussion, and take action on a Site Plan for Lot 2, Block 2, of the Gateway Addition, Phase 6 for the construction of Everest Denison, a rehabilitation hospital. (Case No. 2024-038SP).

Commissioner Pickens stated that he had some concerns about the parking at the hospital (Item No. 3.B) so he will be making a motion to approve the request with certain conditions.

On motion by Commissioner Pickens, seconded by Commissioner Harwell, the Planning and Zoning Commission unanimously approved the Consent Agenda, with a condition on Item 3.B. to confirm that the 53 parking spaces are adequate based on the number of personnel and what parking would prevail between the Planned Development and Section 28.50.6 of the zoning code for required parking spaces for hospitals.

#### 4. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to initially zone approximately 2.539 acres legally described as GCAD Property ID No. 436967, being a part of the M.C. Davis Survey, Abstract No. 336 conveyed to Citrus Equities, LLC, by deed recorded in document No. 2021-22302, Official Public Records, Grayson County; being located west of the property commonly known as 3621 Pottsboro Road to the Commercial (C) District to allow for the use of a warehouse (mini)/self-storage facility. (Case No. 2024-028Z).

##### Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that there is already an existing self-storage facility to the east of the subject property. This is commonly known as Five Star Storage. The Applicant is pursuing annexation of the subject property to expand operations of Five Star Storage. Ms. York stated that the Applicant is requesting an initial zoning of Commercial (C) for the subject property. She stated that the Applicant is requesting to amend an existing Conditional Use Permit (CUP) for the use of warehouse (mini)/self-storage facility, which is listed as a companion item on this agenda. In addition to submitting a Voluntary Annexation Petition, the Applicant has submitted a Zoning Application and an application to amend an existing Conditional Use Permit (CUP) for the adjacent property that contains the Five Star Storage facility. Ms. York stated that the Future Land Use Plan designates this area to be developed in a "Mixed Commercial" manner. Initially zoning the subject property to Commercial (C) complies with the Future Land Use Plan. Staff recommended approval of the Request as submitted.

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

Mr. Michael Smith came forward and provided the following information:

Name: Michael Smith  
Address: 4234 N. Parkdale Lane  
Denison, TX

Mr. Smith spoke in opposition to the request as he wants to keep the area more of countryside living (outside the City limits). He also spoke of concern about taxes eventually increasing.

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

On motion by Vice Chair Sylvester, seconded by Commissioner Pickens, the Planning and Zoning Commission unanimously recommended approval of a request to initially zone approximately 2.539 acres legally described as GCAD Property ID No. 436967, being a part of the M.C. Davis Survey, Abstract No. 336 conveyed to Citrus Equities, LLC, by deed recorded in document No. 2021-22302, Official Public Records, Grayson County; being located west of the property commonly known as 3621 Pottsboro Road to the Commercial (C) District to allow for the use of a warehouse (mini)/self-storage facility.

- B. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to amend a Conditional Use Permit allowing the use of a warehouse (mini)/self-storage facility to include a tract of land legally described as being a part of the M.C. Davis Survey, Abstract No. 336 and being all of an approximately 2.539-acre tract of land conveyed to Citrus Equities, LLC., by deed recorded in document No. 2021-22302, Official Public Records, Grayson County; located west of property commonly known as 3621 Pottsboro Road, GCAD Property ID No. 436967. (Case No. 2024-033CUP)

#### Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. This item is a companion item of Item 4.A. Ms. York stated that the Applicant is requesting approval to amend the approved Conditional Use Permit, Ordinance No. 5150, for the use of warehouse (mini)/self-storage (approved by the City Council on May 5, 2021). The Applicant is seeking to expand the operations of Five Star Storage by including an additional 2.539 acres. Ms. York stated that the Applicant has submitted a Voluntary Annexation Petition and a Zoning Application, along with this Application. Ms. York stated that upon approval of the two applications by the City Council, the Applicant will have to replat the property to include the acreage, as well as submit site plans for the buildings. Staff recommended approval of the Request as submitted. In response to Chair Shearer's inquiry, Ms. York stated that she is not aware of any complaints against the facility.

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

Mr. Michael Smith came forward and provided the following information:

Name: Michael Smith  
Address: 4234 N. Parkdale Lane  
Denison, TX

Mr. Smith spoke in opposition to the request and stated that he opposes the request for the same reasons he previously expressed (on Item 4.B).

Chair Shearer asked if there was anyone else 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 Pickens, seconded by Vice Chair Sylvester, The Planning and Zoning Commission unanimously recommended approval of a request of a request to amend a Conditional Use Permit allowing the use of a warehouse (mini)/self-storage facility to include a tract of land legally described as being a part of the M.C. Davis Survey, Abstract No. 336 and being all of an approximately 2.539-acre tract of land conveyed to Citrus Equites, LLC., by deed recorded in document No. 2021-22302, Official Public Records, Grayson County; located west of property commonly known as 3621 Pottsboro Road, GCAD Property ID No. 436967.

- C. Receive a report, hold a discussion, conduct a public hearing, and take action on Lots 1, 2, and 3, Block 1 of the Evolution Second Addition being a Replat of Lots 10 and 11 of the Rolling Acres Estate. (Case No. 2024-034RP).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York stated that the purpose of the Replat is to create three (3) lots from two (2) lots to allow for the construction of residential structures. The subject property is located on Karen Drive and Desvoignes Road in Denison's ETJ. Lots 1 and 2 have frontage on Karen Drive and Lot 3 has frontage on Desvoignes Road. All three lots will obtain water service from Starr Water and will utilize septic systems. Staff recommended approval of the Request 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, Chair Shearer closed the Public Hearing.

On motion by Commissioner Pickens, seconded by Commissioner Harwell, the Planning and Zoning Commission unanimously approved the Replat of Lots 1, 2, and 3, Block 1 of the Evolution Second Addition being a Replat of Lots 10 and 11 of the Rolling Acres Estate.

- D. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request for a Conditional Use Permit for a tract of land legally described as being a part of the Collins A R 1st Addition, Block 4, Lot 12, and being approximately 0.1722-acres; being commonly known as 517 W. Hull Street, GCAD Property ID No. 145804 to allow for an Accessory Dwelling Unit within the Two-Family (2F) Duplex Residential District. (Case No. 2024-018CUP)

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York stated that the Applicant is requesting a Conditional Use Permit (CUP) to allow for an Accessory Dwelling. The property is zoned Two-Family (2F) Duplex Residential. Ms. York stated that the remodel

will include the construction of a small kitchen and addition of a shower to an existing bathroom and the construction of a bedroom. She stated that, per the Project Narrative, they have completed a minor remodel to the interior of the main structure. Currently, the accessory structure has its own electric meter and shares a water meter with the main house. The Applicant has not stated whether they plan to separate utilities by way of a separate water meter and sewer tap for the ADU. Ms. York stated that, if approved, the Applicant is proposing that the existing garage, accessed via the alley, be utilized for parking by the inhabitants for the Accessory Dwelling Unit (ADU). Ms. York stated that the driveway, located in front of the primary home, will be utilized by the inhabitants of the main structure for parking. Due to the rising cost of housing, ADU's have become a popular option for generating extra income or for finding an affordable housing unit. Ms. York stated that while the zoning district supports the use of an Accessory Dwelling Unit, Staff has concerns about the lack of information for the potential remodels for both the ADU and existing structure. The 500 block of Hull Street has seen significant new development and redevelopment with five (5) new single-family homes being built as well as some homes that have been remodeled. Given this, Staff recommends that a condition be placed on the approval requiring the applicant submit a full scope of what is to be remodeled to the existing structure as well as the ADU to ensure the result of a quality product consistent with the neighborhood. Ms. York stated that the subject property has been provided the designation of Neighborhood, per the Future Land Use Plan. Per the Comprehensive Plan, these areas should be developed by way of many residential types not limited to, but including, single-family detached, townhomes, duplexes, and accessory dwelling units. Staff recommended approval of the Request as submitted. Applicant Kristin Pruett was present and available for questions from the Commission, to which there were none.

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 Anderson, seconded by Commissioner Harwell, the Planning and Zoning Commission unanimously approved a request for a Conditional Use Permit for a tract of land legally described as being a part of the Collins A R 1st Addition, Block 4, Lot 12, and being approximately 0.1722-acres; being commonly known as 517 W. Hull Street, GCAD Property ID No. 145804 to allow for an Accessory Dwelling Unit within the Two-Family (2F) Duplex Residential District.

**5. STAFF UPDATES – None**

**6. ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 10:23 a.m.



CHARLIE SHEARER, Chairman

ATTEST:



Karen L. Avery, Deputy City Clerk