



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

**Tuesday, July 23, 2024**

**1. CALL TO ORDER**

Announced the presence of a quorum.

Vice Chair Robert Sylvester called the meeting to order at 10 a.m. Commissioners present were Vice Chair Robert Sylvester, Commissioners Linda Anderson, Angela Harwell, Ernie Pickens, and Alternate Commissioner Larry Stanphill. Chair Charlie Shearer was absent.

Staff present were Mary Tate, Director of Development; Dianne York, Planner; and Felecia Winfrey, Development Coordinator. Karen Avery, Deputy City Clerk, was absent.

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

**2. PUBLIC COMMENT**

No comment cards were returned to staff, 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 July 9, 2024.

B. Receive a report, hold a discussion, and take action on a Preliminary Plat for the B. McDaniel Intermediate Addition, Lot 1, Block A. (Case No. 2024-069PP).

Commission Action

On motion by Commissioner Anderson, seconded by Commissioner Pickens, the Planning and Zoning Commission unanimously approved the Consent Agenda.

**4. PUBLIC HEARINGS**

A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of 1R, 2R, 3R, 4R, 5R, & 6R, Block 4, Fairmount Addition, being a Replat of all of Block 4 (Lots 1-16 and the alley) of said Fairmount Addition. (Case No. 2024-061RP).

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Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that the Applicant is seeking approval of a proposed Replat for the Fairmount Addition which is located on the east side of South Fannin Avenue. Ms. York stated that the property is zoned SF-5, Single Family residential and the Applicant wishes to develop the property in a single-family manner. She stated that the proposed Replat replats all of the lots to the front of South Fannin Avenue. The City Council approved a Development Agreement allowing for the abandonment of a portion of Wilde Street and a fifteen (15) foot alley. Ms. York stated that the proposed lots meet the lot depth, width, and area requirement listed within the Single-Family Residential zoning district. Staff recommended approval of the request.

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

On motion by Commissioner Harwell, seconded by Commissioner Anderson, the Planning and Zoning Commission unanimously approved the proposed Replat.

- B. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request for a Conditional Use Permit for Lot 19, Block 46 of The Original Town Plat of Denison, an addition of to the City of Denison, Grayson County, Texas according to the deed recorded in Volume 28, Page 362 Deed Records of Grayson County, Texas; being commonly known as 127 W. Main Street, GCAD Property ID No. 143076, located within the Central Area (CA) and Commercial Historic Overlay District (CH) for the operation of a bar for Black Sheep Cigar Lounge. (Case No. 2024-071CUP).

Commission Action

Dianne York, Planner, presented this agenda item. Ms. York provided an aerial view of the property. Ms. York stated that this Applicant came before the Planning and Zoning Commission previously for a Conditional Use Permit for the use of bar for Black Sheep Cigar Lounge for property located at 202 West Main Street. Ms. York stated, however, that the Applicant would like to move their operations to 127 West Main Street prompting the requirement for a new Conditional Use Permit. Ms. York stated that the subject property is zoned Central Area (CA) and falls within the Commercial Historic Overlay District (CH). Per the Project Narrative, Black Sheep Cigar Lounge will offer a space for the enjoyment of both refined cigars and luxurious cocktails. The Applicant will initiate a complete internal remodel of the space to include, but not limited to, sub flooring and flooring, painting of the walls and ceiling, and adding spaces such as a bathroom and a humididor so that they may properly store cigars. Ms. York stated that they will also sell the cigars on site, in addition to the use of Bar. The Applicant will also install a top-of-the-line ventilation system and air purifiers to mitigate the cigar smoke and in an effort to be a good neighbor to their neighbors and other businesses that are located adjacent to them on Main Street. Ms. York stated that they have proposed specific business hours of operation and those are listed within their Project Narrative that was provided to the Commission.

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Ms. York stated that the subject property falls within the City's Downtown Center, 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 Black Sheep Cigar Lounge conforms with the Comprehensive Plan. Lastly, Ms. York stated that the Central Area does not have any parking requirements; however, there is adequate parking on Main Street as well as a couple of parking lots to the east of the site. Staff recommended approval of the request. Ms. York stated that the Applicant is present to speak on the item.

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

Name: Ms. Ashlyn Fajerson, Applicant  
Fajerson Consulting, LLC

Address: 4520 Elementary Drive  
Whitesboro, TX 76273

Ms. Fajerson stated that she is one of the managing partners of Black Sheep Cigar Lounge. Expanding on Ms. York's comments, she stated that they are excited about the opportunity to open their business on Main Street. She stated that they have spoken to Mike Roberts at the Horse's Axe and they are hopefully going to be taking over a part of his space there. Ms. Fajerson stated that they are enjoying the whole downtown area here.

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

On motion by Commissioner Anderson, seconded by Commissioner Pickens, the Planning and Zoning Commission unanimously recommended approval of a Conditional Use Permit to allow for the operation of a Bar for Black Sheep Cigar Lounge.


5. STAFF UPDATES - None.

6. ADJOURNMENT

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

  
ROBERT SYLVESTER, Vice Chairman

ATTEST:

  
Karen L. Avery, Deputy City Clerk