



**CITY OF DENISON
PLANNING AND ZONING COMMISSION MEETING
AGENDA
Tuesday, March 24, 2026**

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denison, Texas will convene in a Regular Meeting on **Tuesday, March 24, 2026, at 10:00 AM** in the Council Chambers at City Hall, 300 W. Main Street, Denison, Texas, at which the following items will be considered:

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

Citizens may speak on action items listed on the Agenda. A “Request to Speak Card” should be completed and returned to the Deputy City Clerk upon arrival, prior to the Commission reaching the Public Comment section of the agenda. Citizen comments are limited to three (3) minutes, unless otherwise required by law. Comments related to the Public Hearings listed below, if any, will be heard when the specific hearing starts.

4. CONSENT AGENDA

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the March 10, 2026, Planning and Zoning Commission Meeting.

5. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone the subject property from the Commercial (C) District, located within the Commercial Historic Overlay (CH) District and the Light Industrial (LI) District to Central Area (CA) District within the Commercial Historic Overlay (CH) District to allow for a mixed use development. (Case No.2026-29Z)
- B. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a text amendment to the City of Denison Code of Ordinances Chapter 28, being the Comprehensive Zoning Ordinance, specifically amending Article IV “Use Regulations”, Section 28.49 “Use Regulation (Charts)” to allow for Food Processing within the CA – Central Area District and C – Commercial Districts. (Case No. 2026-33ZO).

6. STAFF UPDATES

7. ADJOURNMENT

CERTIFICATION

I do hereby certify that a copy of this Notice of Meeting was posted on the front window of City Hall readily accessible to the general public at all times and posted on the City of Denison website on the 18th day of March 2026.

Karen L. Avery, Deputy City Clerk

In compliance with the Americans with Disabilities Act, the City of Denison will provide for reasonable accommodations for persons attending City Council meeting. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Clerk's Office at 903-465-2720, Ext: 2437.



**CITY OF DENISON
PLANNING AND ZONING COMMISSION MEETING
MINUTES
Tuesday, March 10, 2026**

1. CALL TO ORDER

Announced the presence of a quorum.

Chair Charlie Shearer called the meeting to order at 10:00 a.m. Present for the Commission were Chair Charlie Shearer, Vice Chair Robert Sylvester, and Commissioners Kurt Cichowski, Ernie Pickens, and Alternate Commissioner Linda Anderson. Present in the audience was Alternate Commissioner George Mason. Commissioner Angela Harwell was absent.

Present for staff were Mary Tate, Director of Development Services; Dianne York, Planning Manager; Justin Castleberry, Planner; Kirk J. Kern, Chief Building Official; Felecia Winfrey, Development Coordinator; and Karen L. Avery, Deputy City Clerk.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

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

3. PUBLIC COMMENTS

No comment cards were returned to staff; therefore, public comments were not received.

4. CONSENT AGENDA

- A. Receive a report, hold a discussion, and take action on approving the Minutes from the February 10, 2026, Planning and Zoning Commission Meeting.
- B. Receive a report, hold a discussion, and take action on a Preliminary Plat for the Iron Door Storage Addition. (Case No. 2025-07PP)

Commission Action

On motion by Commissioner Cichowski, seconded by Vice Chair Sylvester, the Planning and Zoning Commission unanimously approved the Consent Agenda.

5. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of Lot 26R, Block 61 of the Miller's Second Addition, being a Replat of part of Lot 24 and 28, all of Lot 25, Lot 26, and Lot 27, Block 61 of the Miller's Second Addition. (Case No. 2026-26RP).

Commission Action

Dianne York, Planning Manager, presented this agenda item. Ms. York stated that the only item for consideration today is a request to approve a Replat of Lot 26R, Block 61 of Miller's Second Addition, consisting of part of Lots 24 and 28, and all of Lots 25, 26, and 27. The subject property, commonly known as 913 W. Chestnut, is currently developed in a nonconforming manner. The proposed Replat would bring the existing structure closer to conformity. The Applicant also intends to demolish the existing structure and construct a new duplex on the property. The property is zoned Two-Family Duplex and the proposed use is permitted under that zoning designation. The proposed Replat meets the minimum lot size, depth, and square footage requirements established by ordinance for two-family duplex development. The property has access to water and sewer services and is currently served by one meter for the existing structure. An additional connection may require impact fees, though staff has not conducted detailed research on that matter at this time. Staff confirmed that the lot dimensions meet the minimum requirements of the two-family zoning ordinance and recommended approval of the request. Ms. York stated that the Applicant was not present to speak on the matter.

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

On motion by Commissioner Pickens, seconded by Commissioner Cichowski, the Planning and Zoning Commission recommended approval of a Replat of Lot 26R, Block 61 of the Miller's Second Addition, being a Replat of part of Lot 24 and 28, all of Lot 25, Lot 26, and Lot 27, Block 61 of the Miller's Second Addition.

6. STAFF UPDATES

There were no staff updates.

7. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:03 a.m.

CHARLIE SHEARER, Chairman

ATTEST:

Karen L. Avery, Deputy City Clerk

Planning and Zoning Commission
Staff Report
March 24, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone the subject property from the Commercial (C) District, located within the Commercial Historic Overlay (CH) District and the Light Industrial (LI) District to Central Area (CA) District within the Commercial Historic Overlay (CH) District to allow for a mixed use development. (Case No.2026-29Z)

Staff Contact:

Dianne York, Planning Manager
dyork@denisontx.gov
903-465-2720

Summary

- The applicant, Joseph Armstrong – Travelers on Main, LLC, wishes to rezone property commonly known as 300 E. Main Street to the Central Area (CA) District within the Commercial Historic Overlay (CH) District to allow for a mixed-use development.
- The subject property is currently zoned Commercial (C) within the Commercial Historic Overlay (CH) and Light Industrial (LI).
- The Future Land Use Plan designates this area as the Downtown Center.

Staff Recommendation

City staff recommends approval of the proposed rezone.

Recommended Motion

"I move to recommend approval to rezone the subject property to Central Area (CA) District within the Commercial Historic Overlay (CH) District."

Background Information and Analysis

The applicant, Joseph Armstrong with Travelers on Main, LLC, has submitted a Straight Zoning Application requesting to rezone the property commonly known as 300 E. Main Street from the Commercial (C) District within the Commercial Historic Overlay (CH) District and the Light Industrial (LI) District to the Central Area (CA) District within the Commercial Historic Overlay

(CH) District. The applicant has obtained ownership of the historic structure commonly referred to as the Traveler's Hotel. Approval of this zoning will allow the applicant to move forward with renovating the structure and property to accommodate a mixed-use development. At present time, the only zoning district within the City of Denison that allows for a mixture of commercial and residential uses is the Central Area (CA) District.

300 E. Main Street consists of two (2) lots located at the southeast corner of E. Main Street and S. Crockett Avenue as well as two (2) additional lots located on the south side of the twenty (20) foot platted alley, situated at the northeast corner of S. Crockett Avenue and E. Chestnut Street, totaling approximately 0.482 acres. The applicant is proposing to renovate the existing structure and utilize the lots located south of the alley for the construction of a parking lot. Although parking is not required within the Central Area (CA) District, the proposed parking lot will provide additional off-street parking to support both the commercial and residential uses associated with the property. Prior to construction, the applicant must submit a parking plan for review and approval by Planning staff. Additionally, the applicant must submit a Certificate of Appropriateness (COA) application for any improvements pursued to the façade of the existing structure as well as any potential additions prior to submitting for a building permit. This application will be reviewed by the Historic Preservation Officer and acted upon by the Historic Preservation Board (HPB).

The Future Land Use Plan designates the subject property to fall within the Downtown Center. Per the Comprehensive Plan, the Downtown Center should be a mixed-use activity center with retail, restaurants, entertainment, offices, and medium-density residential uses. Approval of this zoning request complies with the Comprehensive Plan.

Financial Considerations

- N/A

Prior Board or Council Action

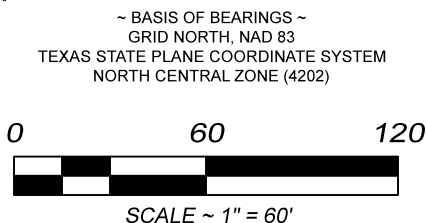
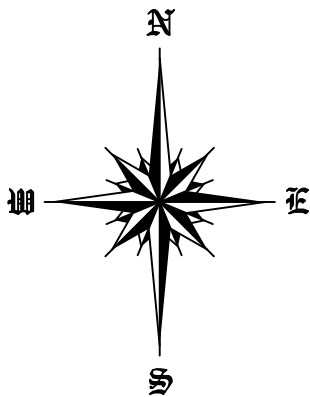
- N/A

Alternatives

- The Planning and Zoning Commission may table, recommend denial, or conditionally approve the request.

Travelers Hotel Rezoning Request Narrative

- Why a zoning district change is being requested
 - Zoning request comes from staff direction and ownership desire to bring the building into the fold of zoning consistent with downtown and the district
- Compliance with the adopted Comprehensive Plan
 - To ownership's knowledge, there is nothing in the Comprehensive plan antithetical to the rezone
- Is there vacant land that is zoned for your proposed use available in other areas of the City? Why are those vacant areas not appropriate for your proposed project?
 - Due to the unique historical nature of the structure, this use cannot be replicated elsewhere
- If approved, how will your request affect other areas designated for similar development?
 - See above
- How are the uses permitted by the requested zoning district appropriate in the immediate area surrounding the subject property and the city as a whole?
 - Property would bookend (for the time being) the district and expand its reach across the railroad; the commercial nature of the building lends itself to be included in the district vs. lumped in with residential adjacent or simply straight commercial zoning



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I, John C. Copley, Registered Professional Land Surveyor do hereby certify that on the 22th day of February, 2022, a survey was made on the ground of the property shown hereon, described as **Lots 14, 15, 16, 17, 18, 19 and 20, Block 56, ORIGINAL TOWN PLAT OF DENISON**, as shown by plat of record in Volume 28, Page 362, Deed Records, Grayson County, Texas and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as **300 E. Main St., Denison, Texas**, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

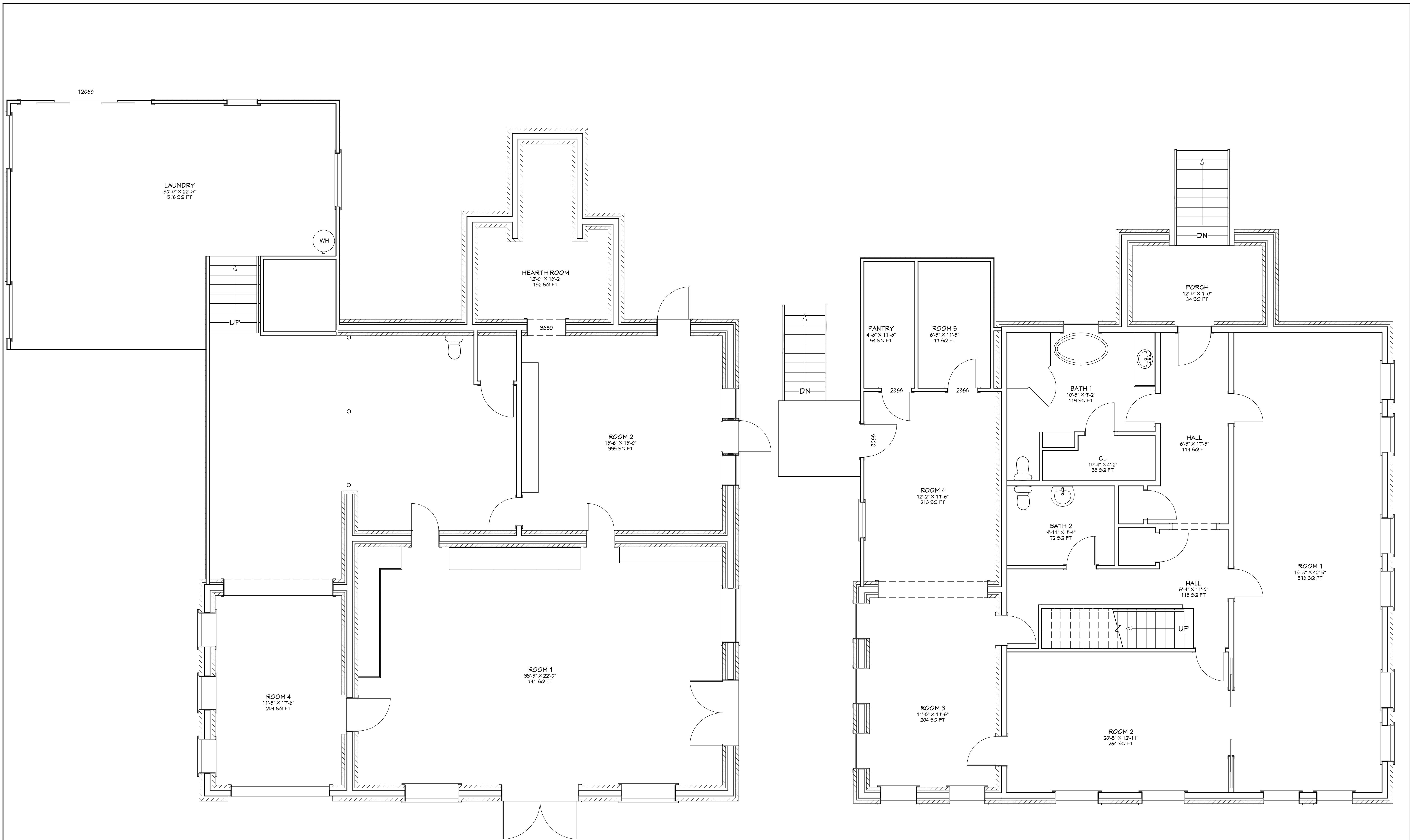
John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429



Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com



CLS Job# 22020108



1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/4"=1'

2 FLOOR PLAN - SECOND FLOOR
SCALE: 1/4"=1'

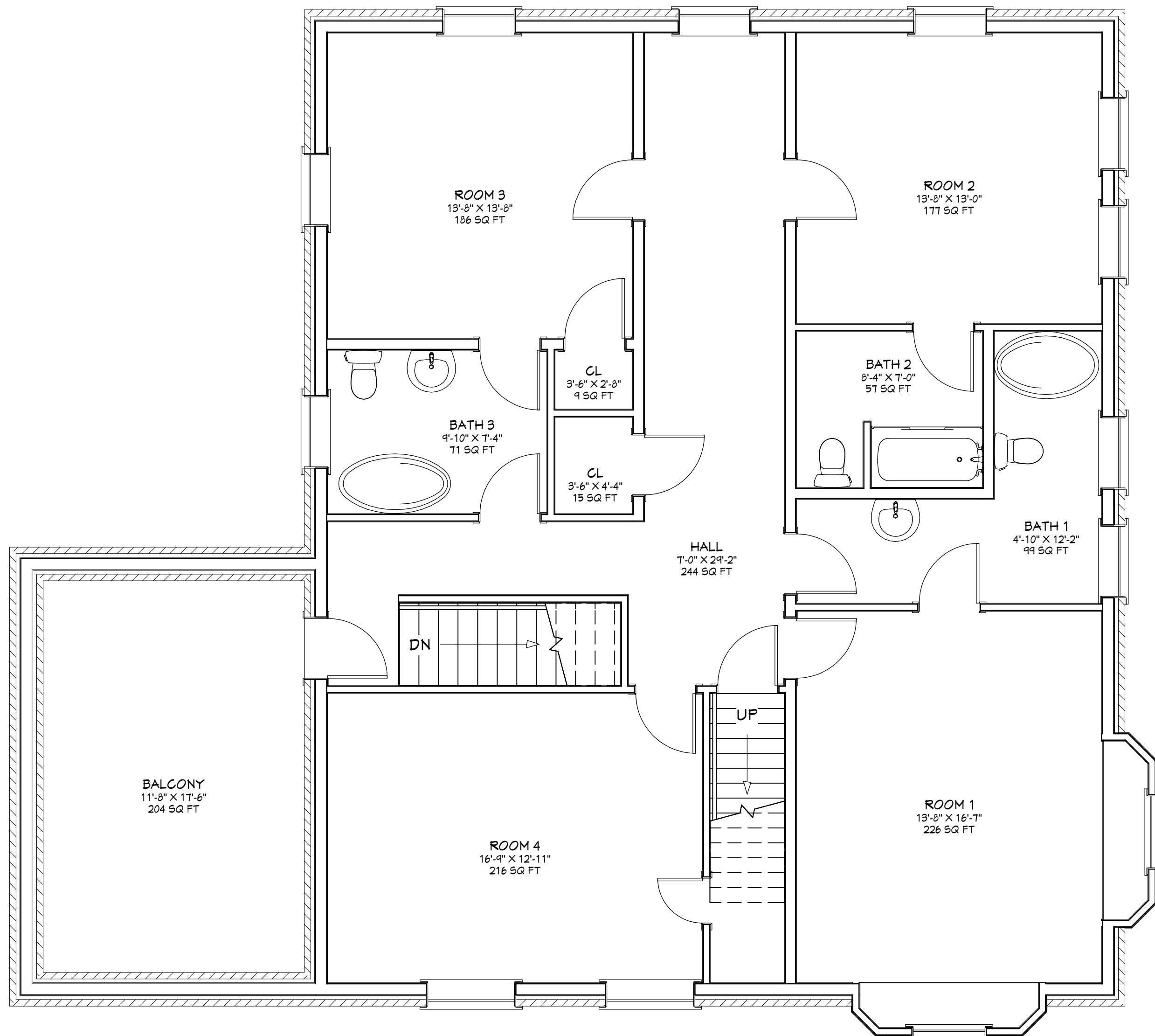
PLANS FOR: TRAVELER'S HOTEL
AS-BUILT PLANS
300 EAST MAIN STREET
DENISON, TEXAS 75021

SHANNON NENSON MARK NENSON
CADAZIGN
COMMERCE, TEXAS 75428
469-338-9863

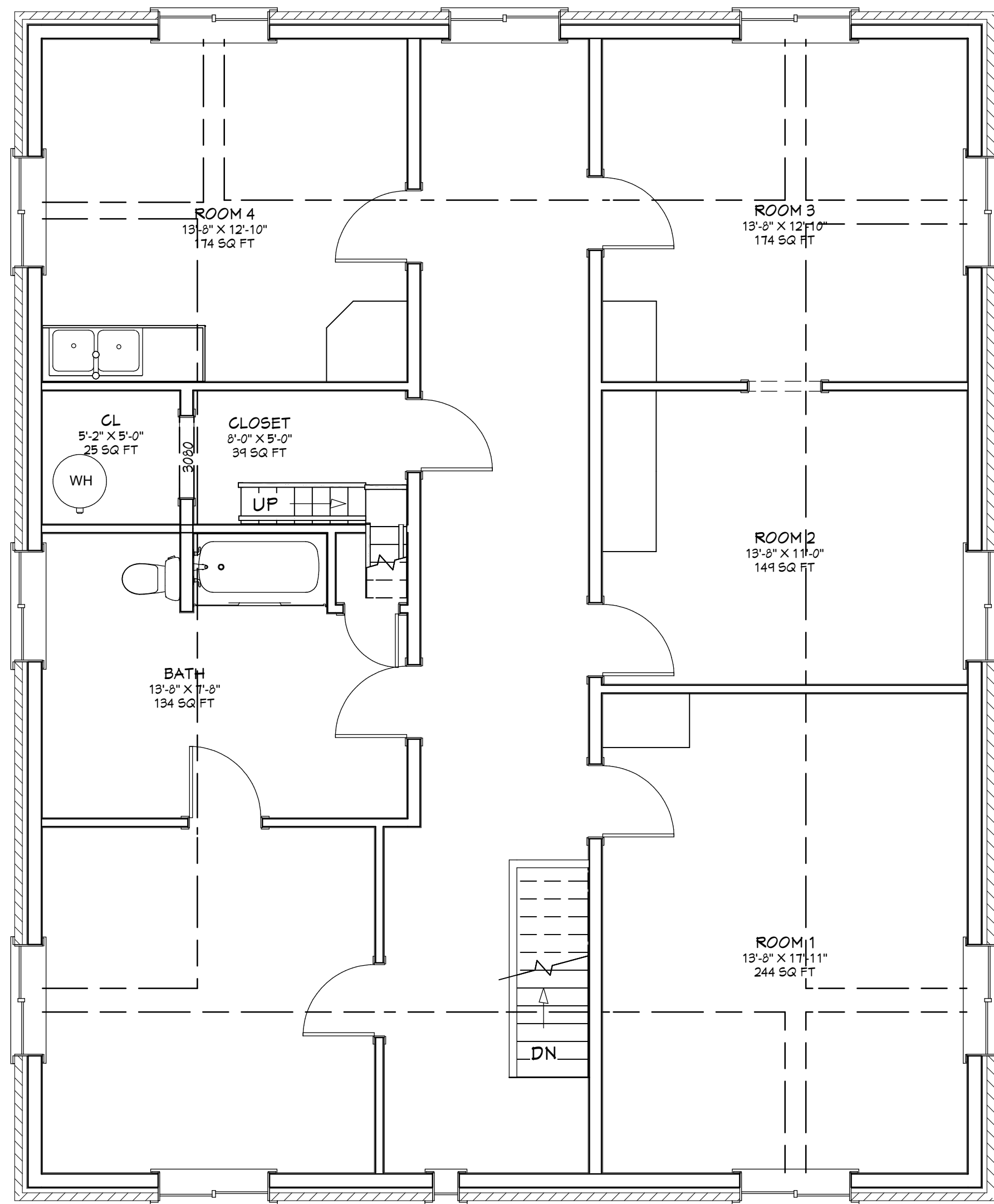
DRAWN BY:
DATE:
9/24/2025

SCALE:
AS SHOWN

SHEET:
P-1



3 FLOOR PLAN - THIRD FLOOR
SCALE: 1/4"=1'



4 FLOOR PLAN - FOURTH FLOOR
SCALE: 1/4"=1'

PLANS FOR:

TRAVELER'S HOTEL
AS-BUILT PLANS
300 EAST MAIN STREET
DENISON, TEXAS 75021

SHANNON NENSON MARK NENSON

CADAZIGN
COMMERCE, TEXAS 75428
469-338-9863

DRAWN BY:

DATE:
9/24/2025

SCALE:
AS SHOWN

SHEET:

P-2



Planning and Zoning Commission
Staff Report
March 24, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a text amendment to the City of Denison Code of Ordinances Chapter 28, being the Comprehensive Zoning Ordinance, specifically amending Article IV “Use Regulations”, Section 28.49 “Use Regulation (Charts)” to allow for Food Processing within the CA – Central Area District and C – Commercial Districts. (Case No. 2026-33ZO).

Staff Contact:

Dianne York, Planning Manager
dyork@denisontx.gov
903- 465-2720

Summary

- City Staff are seeking to amend the Use Regulation Chart to allow for Food Processing in the Central Area (CA) and Commercial (C) Districts.
- The current Use Regulation Chart restricts this use to Light Industrial (LI) and Heavy Industrial (HI) Districts.
- Allowing for Food Processing in the Central Area (CA) and Commercial (C) Districts encourages small-scale manufacturing such as bakeries, candy shops, ice cream, and coffee roasting.

Staff Recommendation

Staff recommends approval of the proposed text amendment.

Recommended Motion

"I move to recommend approval of the proposed text amendment to Chapter 28 – Zoning Ordinance."

Background Information and Analysis

City staff is seeking to amend Section 28.49. – Use Regulation Chart of the Zoning Ordinance to allow for Food Processing within the Central Area (CA) and the Commercial (C) District, allowing for small-scale manufacturing to include operations such as bakeries, candy shops, ice

cream, and coffee roasting. Currently, Food Processing is limited to the Light Industrial (LI) and Heavy Industrial (HI) Districts.

Food Production uses, particularly those that operate at a small scale, are increasingly common within downtown and mixed-use commercial areas. Businesses such as bakeries, confectionaries, coffee roasters, ice cream manufacturers and similar operations combine light production with limited on-site retail sales and customer interaction. These establishments typically operate in a manner that is compatible with surrounding commercial uses and contribute to the vibrancy and economic vitality of downtown areas and commercial corridors. Additionally, these types of establishments can often serve as a destination establishment that attracts residents and visitors to the area, increasing pedestrian activity and supporting surrounding businesses. Allowing for this use within the CA and C districts supports small business development while encouraging locally produced goods and a unique retail experiences.

Financial Considerations

- N/A

Prior Board or Council Action

- N/A

Alternatives

- The Planning and Zoning Commission may approve, deny, table, or approve with conditions.