



**CITY OF DENISON
PLANNING AND ZONING COMMISSION MEETING
AGENDA
Tuesday, April 14, 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, April 14, 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 24, 2026, Planning and Zoning Commission Meeting.
- B. Receive a report, hold a discussion, and take action on a Site Plan for Iron Door Storage, a warehouse (mini)/self-storage facility located at 3109 S. Woodlawn Boulevard. (Case No. 2025-8SP).

5. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat for the Sexton Addition creating Lot 1R, Block 1, being a Replat of Lots 3 and 4 of the Sexton Addition and unplatted land. (Case No. 2025-30RP).

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 8th day of April 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 24, 2026**

1. CALL TO ORDER

Announced the presence of a quorum.

Chair Charlie Shearer called the meeting to order at 10:02 a.m. Present for the Commission were Chair Charlie Shearer, Vice Chair Robert Sylvester, and Commissioners Kurt Cichowski, Angela Harwell, and Alternate Commissioner Linda Anderson. Present in the audience was Alternate Commissioner George Mason. Commissioner Ernie Pickens 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; and Karen L. Avery, Deputy City Clerk.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

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

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 March 10, 2026, Planning and Zoning Commission Meeting.

Commission Action

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

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)

Commission Action

Dianne York, Planning Manager, presented this agenda item. Ms. York stated that the subject property is currently zoned Commercial (C) within the Commercial Historic Overlay (CH) and Light Industrial (LI). The Applicant – Travelers on Main, LLC, wishes to rezone property commonly known as 300 E. Main Street to the Central Area (CA) within the Commercial Historic Overlay (CH) District to allow for a mixed-use development. 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. Ms. York stated that Main Street Lumber, in between the Katy Depot and the proposed site – is zoned Light Industrial and does not contain that Central Area Zoning. She stated that staff is comfortable with recommending approval of the proposed rezone even though it is not adjacent to the Central Area zoning.

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

Mr. Joseph Armstrong came forward and provided the following information for the record:

Name: Mr. Joseph Armstrong, Applicant

Address: 300 E. Main Street
Denison, TX 75020

Mr. Armstrong stated that he was available to answer any questions from the Commission, to which there were none.

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

On motion by Commissioner Cichowski, seconded by Commissioner Harwell, the Planning and Zoning Commission recommended approval of 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.

- 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).

Commission Action

Dianne York, Planning Manager, presented this agenda item. Ms. York stated that 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. In response to Commissioner Harwell’s and Cichowski’s inquiries regarding “small-scale manufacturing,” Ms. York stated that the definitions (Use Regulation Chart) determines if it is small-scale manufacturing. She stated that there are minimum square footage requirements for food preparation uses, noting that smaller-scale operations—such as ghost kitchens or catering businesses producing food at a limited capacity—would generally fall within allowable uses. Larger-scale operations, however, would be classified as food processing uses, which are subject to restrictions

based on production capacity. It was noted that the current definition supports a hybrid model, allowing for a small front-facing retail component in conjunction with on-site production. This approach is particularly appropriate in downtown areas, where businesses are expected to combine manufacturing activities with the retail sale of their products.

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 Harwell, seconded by Commissioner Cichowski, the Planning and Zoning Commission recommended approval of the proposed 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.

6. STAFF UPDATES

Mary Tate, Director of Development, stated that Accessory Dwelling Units and Data Center Development Standards will be coming before the Commission for review and discussion in the very near future.

7. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:14 a.m.

CHARLIE SHEARER, Chairman

ATTEST:

Karen L. Avery, Deputy City Clerk

Planning and Zoning Commission
Staff Report
April 14, 2026



Agenda Item: Receive a report, hold a discussion, and take action on a Site Plan for Iron Door Storage, a warehouse (mini)/self-storage facility located at 3109 S. Woodlawn Boulevard. (Case No. 2025-8SP).

Staff Contact:

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

Summary

- The applicant is seeking approval of the proposed Site Plan for Iron Door Storage located at 3109 S. Woodlawn Boulevard.
- The proposed plan depicts six (6) storage buildings and an existing structure to be utilized as an office.
- Property is zoned Commercial (C).

Staff Recommendation

Staff recommends approval of the Site Plan for the proposed Iron Door Storage development pending Civil Engineering Plan approval.

Recommended Motion

"I move to approve the proposed Site Plan for Iron Door Storage, a warehouse (mini)/self-storage facility located at 3109 S. Woodlawn Boulevard."

Background Information and Analysis

The applicant is seeking approval of the proposed Site Plan for Iron Door Storage, a warehouse (mini)/self-storage facility located at 3109 S. Woodlawn Boulevard. The property is zoned Commercial (C) and has an active Conditional Use Permit (CUP) for the use approved by the City Council at their meeting held on June 2, 2025. The Site Plan depicts six (6) buildings to be utilized for storage and one existing structure to be converted to office space. A total of nine (9) parking spaces have been provided. The site has adequate means of ingress and egress via

Woodlawn Boulevard and Maurice Avenue.

Façade Plans – The exterior façades of the proposed buildings will be constructed utilizing metal. The materials utilized for the façade of the proposed buildings meet the façade materials allowed within the Commercial (C) District.

Landscaping/Screening – The proposed landscaping plan meets City landscaping and tree requirements listed in Section 28.51.

Parking – The proposed Site Plan provides a total of nine (9) parking spaces which meets the requirements listed in Section 28.50.

Building locations and footprints – The Site Plan depicts six (6) storage buildings totaling 43,200 square feet, with a total of 270 storage units. The existing structure is approximately 2,500 square feet.

The Site Plan standards of approval, as listed in 28.13.16. are as follows:

1. Conformance with the zoning ordinance and other applicable regulations and previously approved, valid plans for the property.

The proposed use and Site Plan complies with the development standards set forth within Chapter 28 – Zoning.

2. The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.

The Site Plan adequately depicts required off-street parking.

3. The width, grade and location of street designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

The proposed ingress and egress and fire lanes allow for ease of access for emergency services.

4. The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary, and to complement the design and location of buildings and be integrated into the overall site design.

The proposed landscaping complies with Section 28.51 and is compatible with the design and location of the buildings.

5. The location, size, and configuration of open space areas to ensure they are suitable for intended recreation and conservation uses.

N/A

6. The adequacy of streets, water, drainage, sewerage facilities, garbage disposal and other utilities necessary for essential services to residents and occupants.

The property has access to Woodlawn Boulevard and Maurice Avenue. The applicant has submitted a Traffic Impact Analysis (TIA) that is currently under review with City Staff. Additional information pertaining to water and sewer will be provided and reviewed by City

Staff during the Civil Engineering Plan review.

7. Consistency with the Comprehensive Plan.

The Future Land Use Plan depicts this property to be developed in a “Mixed Commercial”. This site is consistent with the Comprehensive Plan.

Financial Considerations

- N/A

Prior Board or Council Action

- The Planning and Zoning Commission conditionally approved a Preliminary Plat for the subject property at their meeting held on March 10, 2026.

Alternatives

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



AMENDED PROJECT NARRATIVE – SITE PLAN SUBMITTAL

Iron Door Storage Denison, LP
3109 S. Woodlawn Blvd.
Denison, TX 75020

City of Denison
Planning & Zoning Department
300 West Main Street
Denison, TX 75020

Subject: Amended Project Narrative – Site Plan Submittal
Iron Door Storage Denison

Dear Planning Staff,

On behalf of Iron Door Storage Denison, LP, we respectfully submit this amended project narrative in support of our site plan application. This narrative provides full clarification of the fencing, screening, and gate design integrated into the development.

Project Overview

2.407-acre commercial site with 43,200 SF of storage (270 units) and leasing office.

Site Design

Controlled gated access from Woodlawn Drive with 24' drive aisles and compliant stormwater/utilities.

Fencing and Gate Design

The project incorporates:

- 6' horizontal wood slat fencing (screening)
- Wrought iron tubular steel fencing (entry)
- Motorized sliding gates (controlled access)

This combination provides security, screening, and a high-quality architectural appearance.

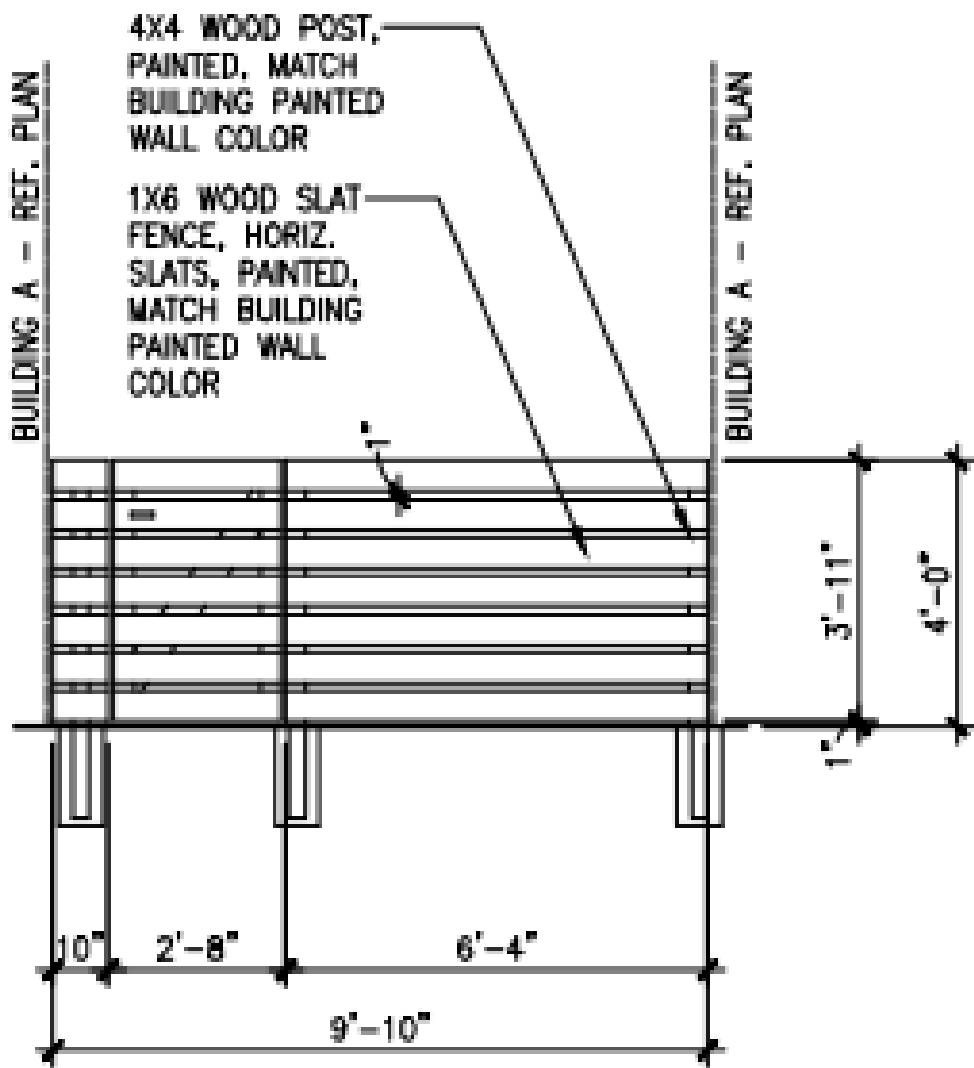
Exhibit – Horizontal Slat Fence Example



Exhibit – Entry Gate Example



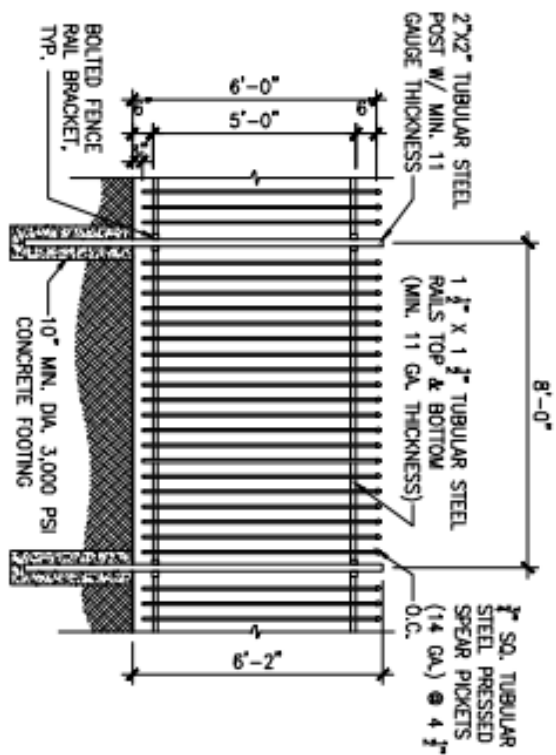
Exhibit – Horizontal Slat Fence Detail (6')



11 **SCREENING
FENCE DETAIL**
SCALE: 1/4" = 1'-0"

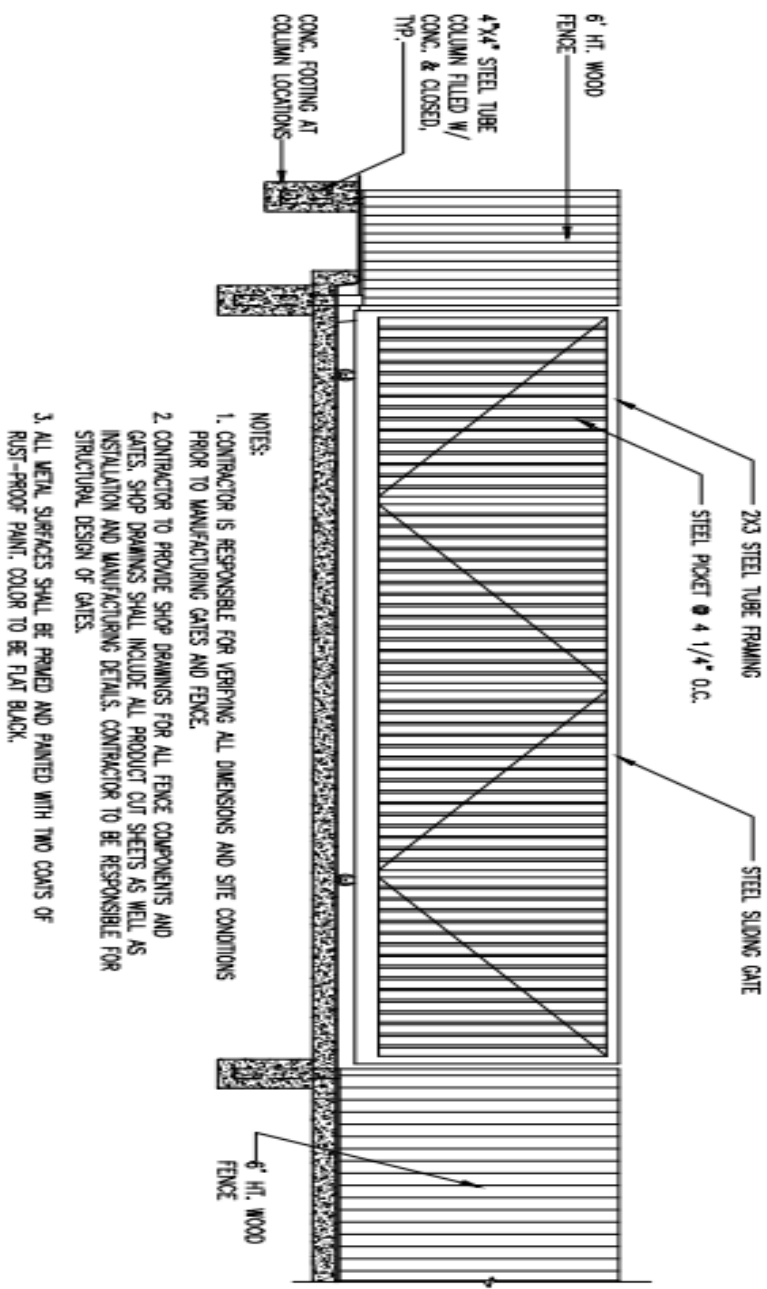
Exhibit – Tubular Steel Fence Detail

- STEEL FENCE NOTES:
1. ALL TUBULAR STEEL POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ANY DENT, SPURS, AND SHARP EDGES, AND SHALL BE INSTALLED LEVEL, PLUMB AND SQUARE.
 2. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.
 3. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUST-PROOF PAINT. COLOR TO BE FLAT BLACK.
 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO MANUFACTURING GATES AND FENCE.
 5. ALL TUBULAR STEEL FENCE MEMBERS ARE TO BE IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
 6. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE COMPONENTS AND GATES. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
 7. STEEL GATE TO BE DESIGNED TO OPERATE PROPERLY WITH SLOPED SURFACE.



9
TUBULAR STEEL
FENCE DETAIL
SCALE: 1/4" = 1'-0"

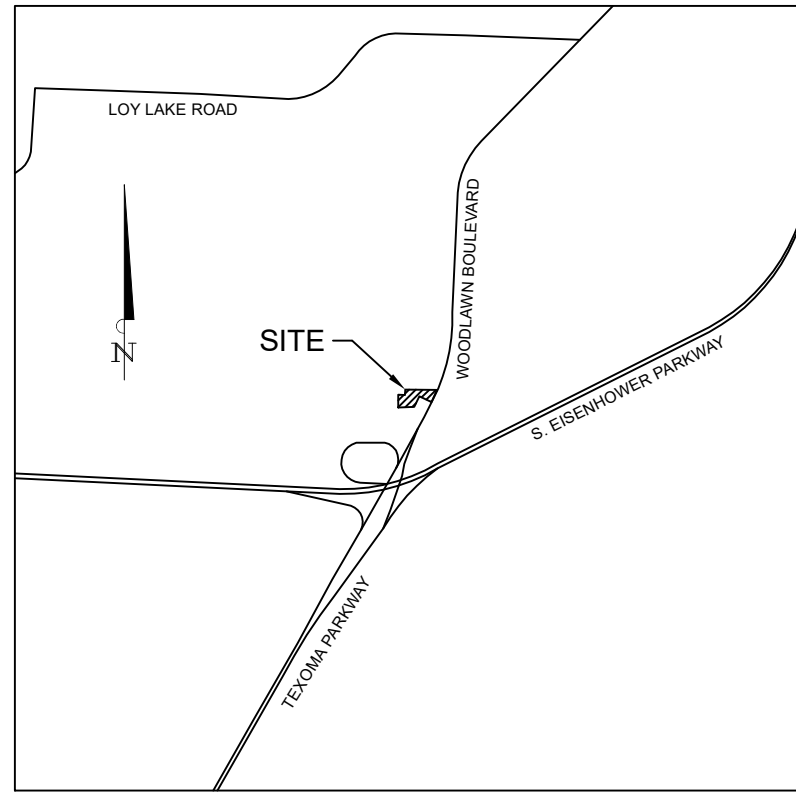
Exhibit – Sliding Gate Detail



- NOTES:
- 1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO MANUFACTURING GATES AND FENCE.
 - 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE COMPONENTS AND GATES. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
 - 3. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUST-PROOF PAINT. COLOR TO BE FLAT BLACK.

6 SLIDING GATE DETAIL

SCALE: 1/4" = 1'-0"



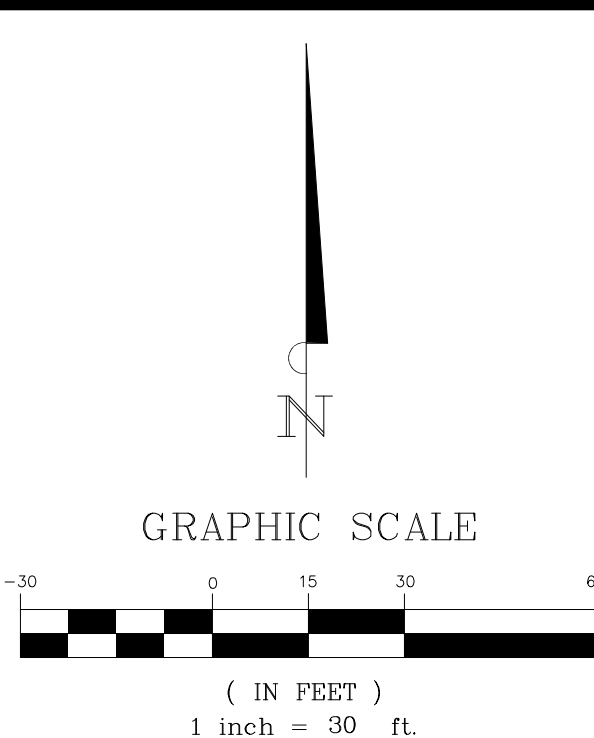
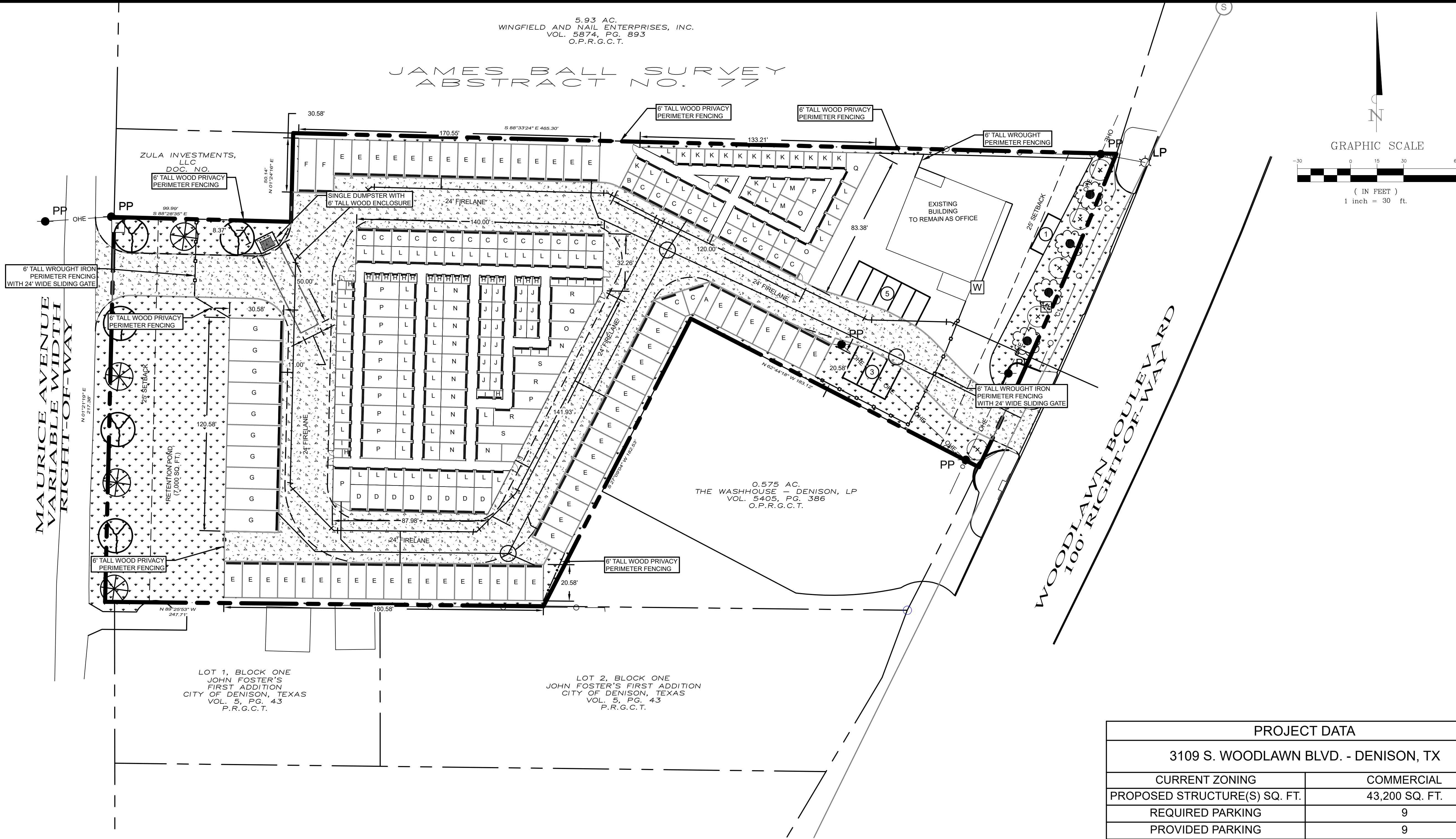
VICINITY MAP
N.T.S.

- LEGEND**
- 8" 3,600 PSI CONCRETE PAVEMENT
W/8" STABILIZED SUBGRADE
 - COMMON BERMUDA SOD
 - TEXAS MOUNTAIN LAUREL
 - TEXAS RED OAK
 - EASTERN REDBUD
 - LIVE OAK
 - WATER METER
 - NUMBER OF PARKING SPACES

NON-CLIMATE CONTROLLED		
A	7' x 20	1
B	8' x 10'	1
C	10' x 10'	26
d	10' x 15'	8
e	10' x 20'	55
f	10' x 30'	2
g	12' x 30'	10
{	TOTAL NON-CLIMATE UNITS	103

CLIMATE CONTROLLED		
H	5' x 5'	20
I	5' x 10'	8
J	7.5' x 10'	18
K	8' x 10'	16
L	10' x 10'	68
M	10' x 12.5'	2
N	10' x 15'	12
O	10' x 18.5'	3
P	10' x 20'	13
Q	10' x 22.5'	2
R	10' x 25'	3
S	10' x 30'	2
	TOTAL CLIMATE UNITS	167

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2814.79'	193.33'	193.29'	S 23°42'20" W	3°56'07"



PROJECT DATA	
3109 S. WOODLAWN BLVD. - DENISON, TX	
CURRENT ZONING	COMMERCIAL
PROPOSED STRUCTURE(S) SQ. FT.	43,200 SQ. FT.
REQUIRED PARKING	9
PROVIDED PARKING	9
GROSS LOT AREA	2.407 ACRES
IMPERVIOUS AREA	1.834 ACRES
LOT COVERAGE (90% ALLOWABLE)	76%

WATER METER SCHEDULE	
WATER METER 1	EXISTING
WATER METER 2	PROPOSED 6" WATER METER

**SITE PLAN
FOR
IRON DOOR STORAGE**

CURRENT ZONING: COMMERCIAL
LOT 1, BLOCK 1

PART OF A CALLED 2.98 ACRE TRACT
RECORDED VOL. 3295, PG. 482, O.P.R.G.C.T.
THE CITY OF DENSON, GRAYSON COUNTY, TEXAS
BEING 2.407 ACRES IN THE
JAMES BALL SURVEY, ABSTRACT NO. 77

OWNERS/DEVELOPERS: DONALD R. BONNER & R. DALE BONNER
3109 S. WOODLAWN AVE.
DENISON, TX 75020

DRAFTER: SIAS DRAFTING AND DESIGN
501 SPUR 316, #102
POTTSBORO, TX 75076

ENGINEER: ARMYSTRONG CONSULTING & ENGINEERING, PLLC
277 COUNTY ROAD 4443
TRENTON, TX 75490

No.	Date	Revisions	App.

277 County Road 4443
Trenton, TX 75490
Tel 409.255.6560
P-24581

**ARMYSTRONG CONSULTING
& ENGINEERING, PLLC**

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

IRON DOOR STORAGE

SITE PLAN

Scale: SEE GRAPHIC SCALE
Designed by: CGA
Drawn by: CGA
Checked by: CGA
Date: 3/3/2026
ACE Project No. 25-004
FILE SITE PLAN - IRON DOOR STORAGE.DWG

EXHIBIT

www.elevatecs.com

[illegible]

Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

Young Enterprises

Bonner Storage

Denison, TX

**PRELIMINARY
ISSUE SET
NOT FOR
CONSTRUCTION**

ES Project Number

Issue Date 08-24-2025

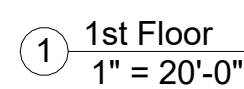
Drawn By _____

Checked By _____

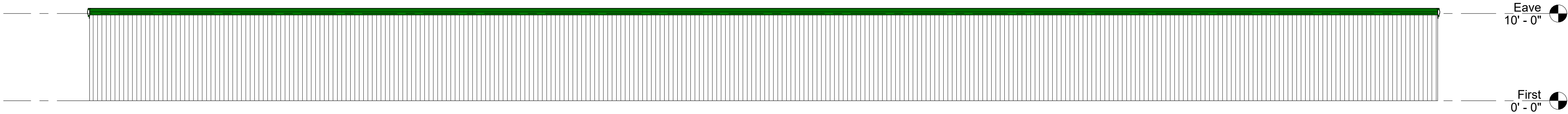
Engineered By _____

UM100

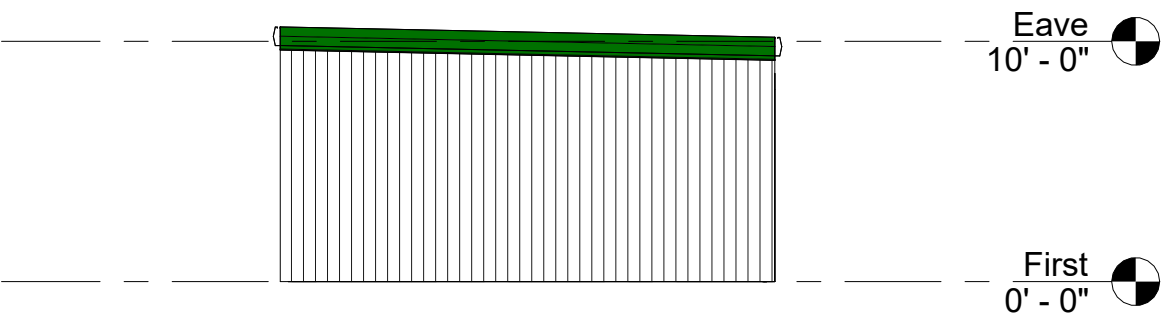
CoverSheet



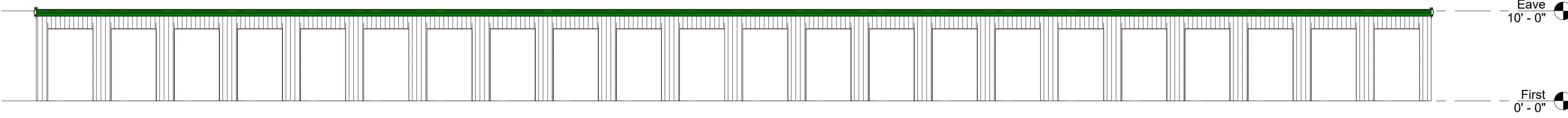
Total Unit Mix Schedule			
Count	Name	Rent As	%
11	10 x 10 Ext	1100	4.1%
7	10 x 12	840	2.6%
3	10 x 12 Ext	360	1.1%
3	10 x 12.5	375	1.1%
13	10 x 15	1950	4.8%
7	10 x 15 Ext	1050	2.6%
20	10 x 20	4000	7.4%
48	10 x 20 Ext	9600	17.7%
4	10 x 25	1000	1.5%
1	10 x 30	300	0.4%
2	10 x 30 Ext	600	0.7%
1	12 x 15	180	0.4%
10	12 x 30 Ext	3600	3.7%
271		37233	100.0%



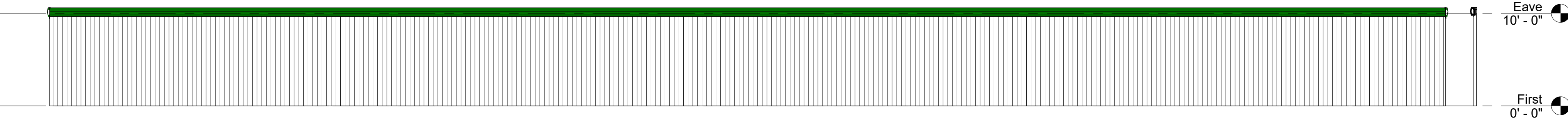
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1/8" = 1'-0"



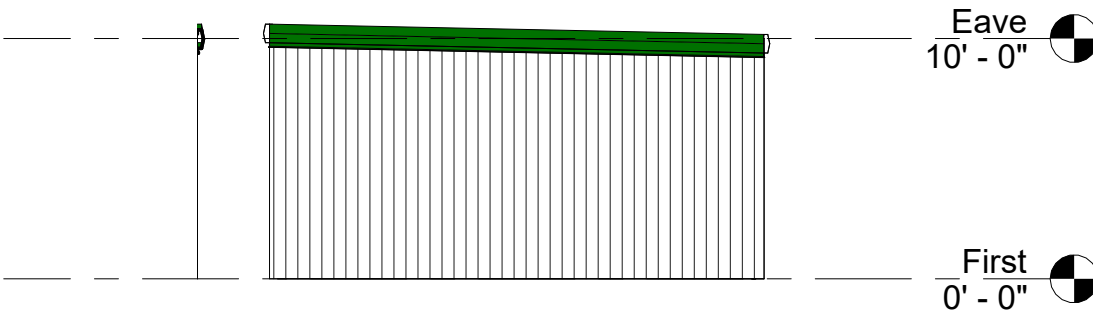
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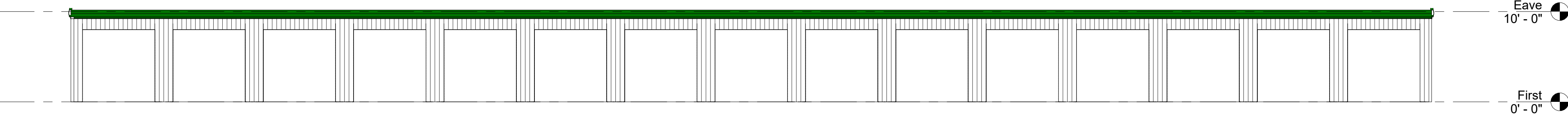
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1/8" = 1'-0"



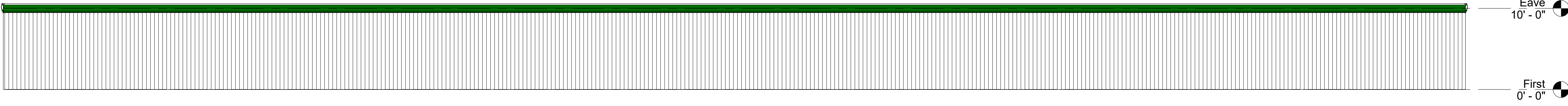
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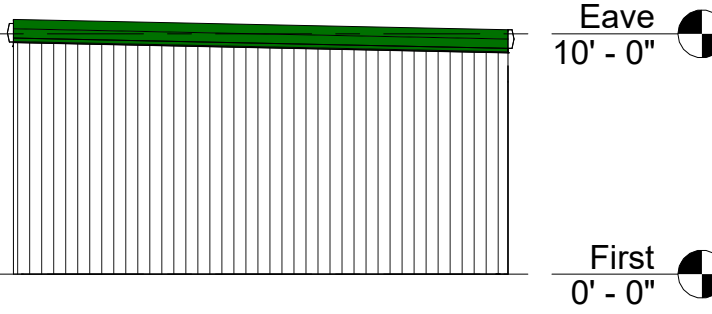
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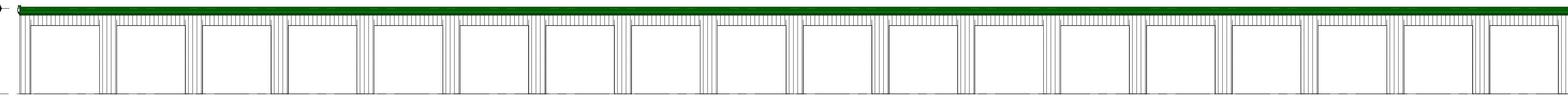
⑤ Elevation B Front
1/8" = 1'-0"



⑦ Elevation C Back
1/8" = 1'-0"



⑨ Elevation C Side
1/8" = 1'-0"



⑧ Elevation C Front
1/8" = 1'-0"



3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

www.elevatecs.com

Rev. #	Revision Date	Revision Description

Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

Young Enterprises

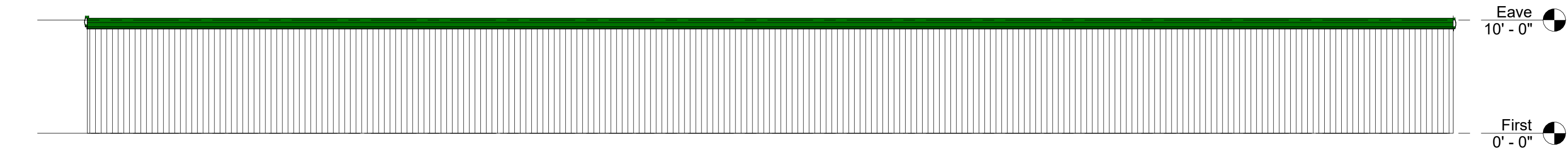
Bonner Storage

Denison, TX

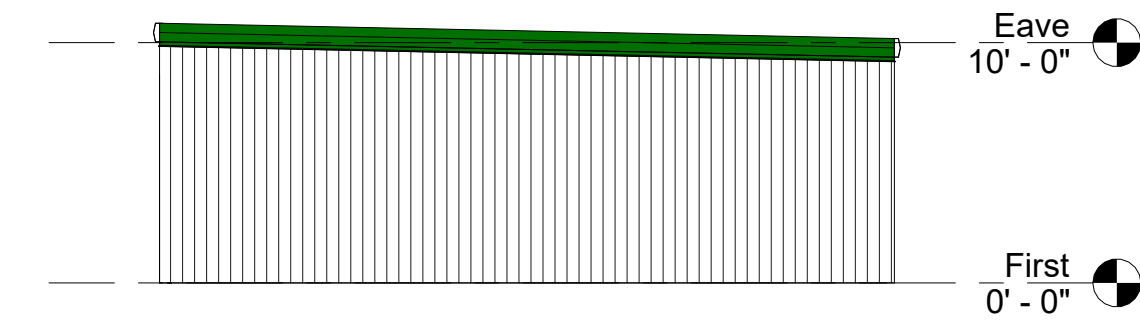
PRELIMINARY
ISSUE SET
NOT FOR
CONSTRUCTION

ES Project Number	
Issue Date	08-24-2025
Drawn By	
Checked By	
Engineered By	

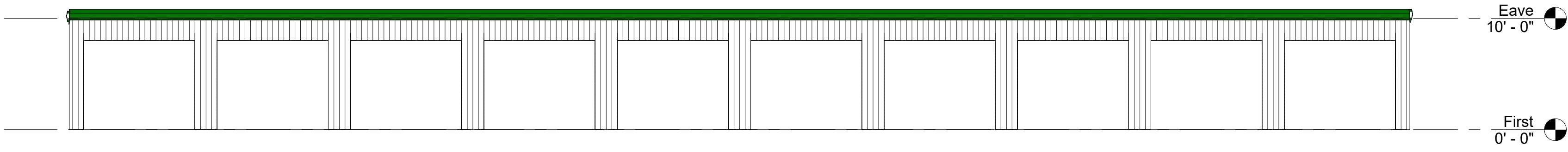
UM102
Elevations



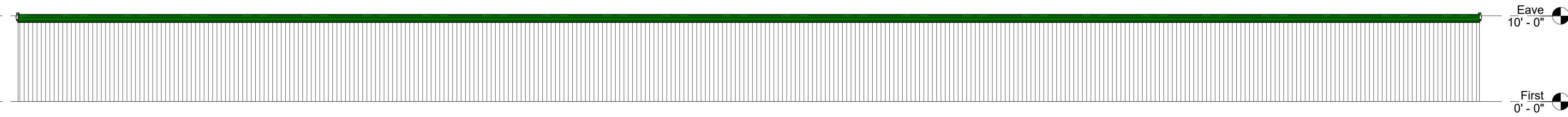
① Elevation D Back
1/8" = 1'-0"



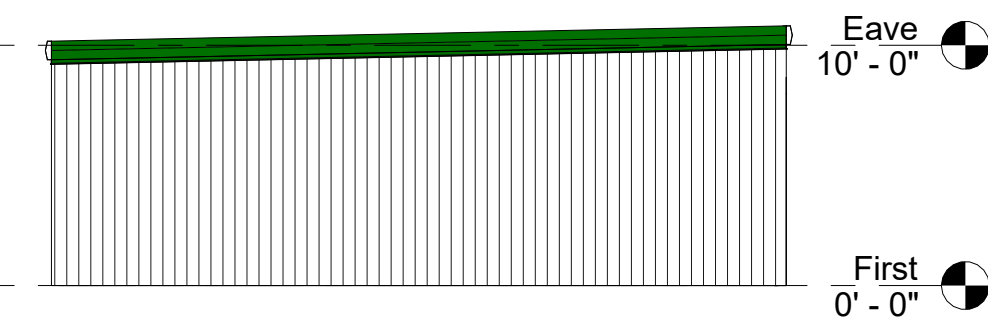
③ Elevation D Side
1/8" = 1'-0"



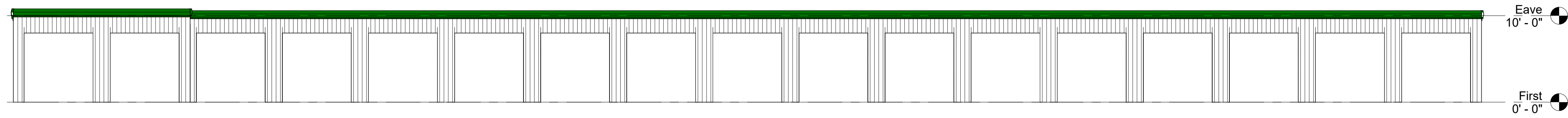
② Elevation D Front
1/8" = 1'-0"



④ Elevation E Back
1/8" = 1'-0"



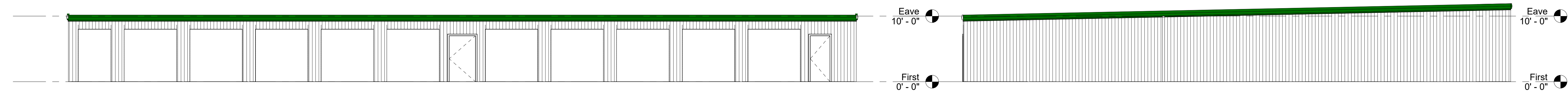
⑥ Elevation E Side
1/8" = 1'-0"



⑤ Elevation E Front
1/8" = 1'-0"



⑦ Elevation F Back
1/8" = 1'-0"



⑧ Elevation F Front
1/8" = 1'-0"

⑨ Elevation F Side
1/8" = 1'-0"



3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

www.elevatecs.com

Rev. #	Revision Date	Revision Description

Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

Young Enterprises

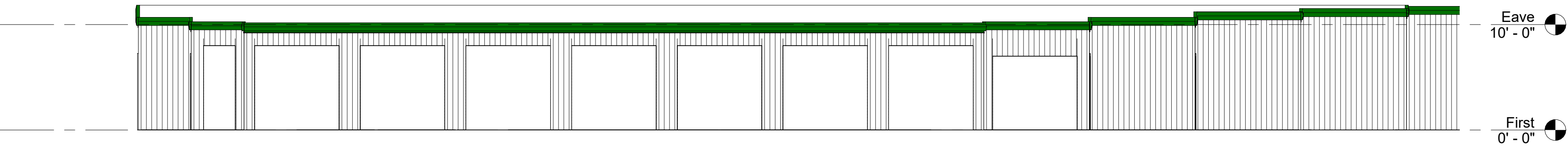
Bonner Storage

Denison, TX

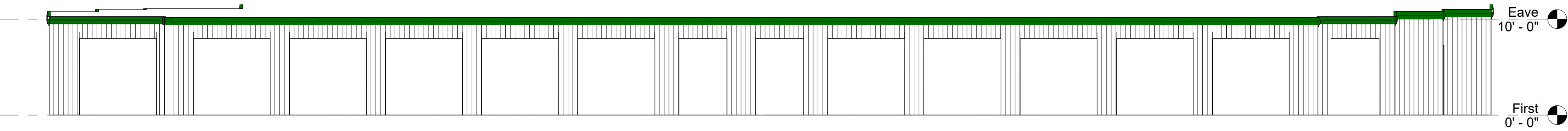
PRELIMINARY
ISSUE SET
NOT FOR
CONSTRUCTION

ES Project Number	
Issue Date	08-24-2025
Drawn By	
Checked By	
Engineered By	

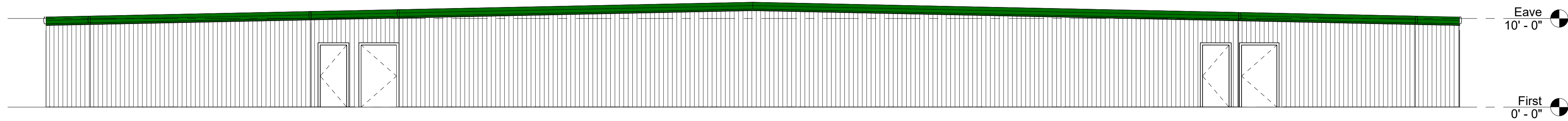
UM103
Elevations Cont.



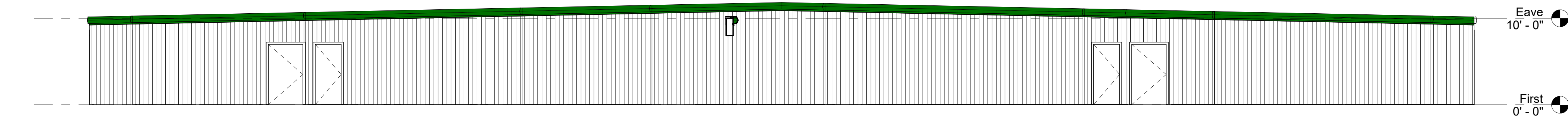
① Elevation G Bottom
1/8" = 1'-0"



② Elevation G Top
1/8" = 1'-0"



③ Elevation G Left Side
1/8" = 1'-0"



④ Elevation G Right Side
1/8" = 1'-0"



3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

www.elevatecs.com

Rev. #	Revision Date	Revision Description

Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

Young Enterprises

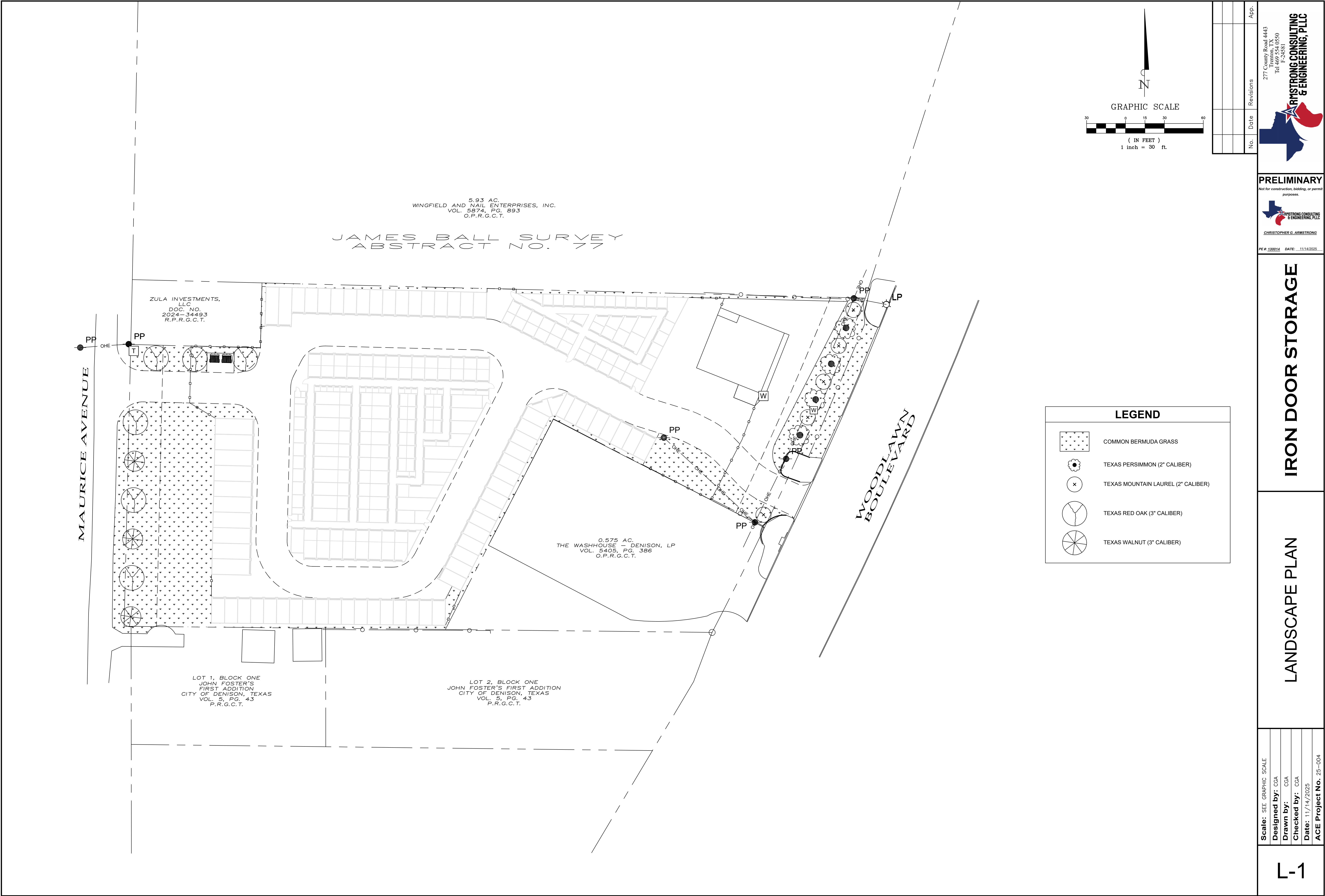
Bonner Storage

Denison, TX

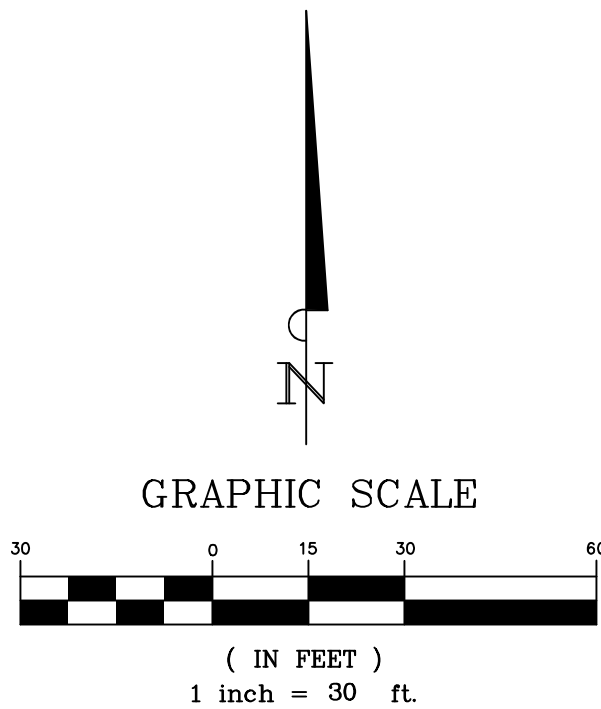
PRELIMINARY
ISSUE SET
NOT FOR
CONSTRUCTION

ES Project Number
Issue Date 08-24-2025
Drawn By
Checked By
Engineered By

UM104
Elevations Cont.



No.	Date	Revisions	App.





277 County Road 4443
Trenton, TX 76786
Tel 409-245-1560
Fax 409-245-1561
**ARMSTRONG CONSULTING
& ENGINEERING, PLLC**

PRELIMINARY
Not for construction, bidding, or permit purposes.



CHRISTOPHER G. ARMSTRONG

PE # 130014 DATE: 11/14/2025

IRON DOOR STORAGE

LANDSCAPE PLAN

Scale: SEE GRAPHIC SCALE
Designed by: CGA
Drawn by: CGA
Checked by: CGA
Date: 11/14/2025
ACE Project No. 25-004

L-1

FILE: L-1 LANDSCAPE PLANS.DWG

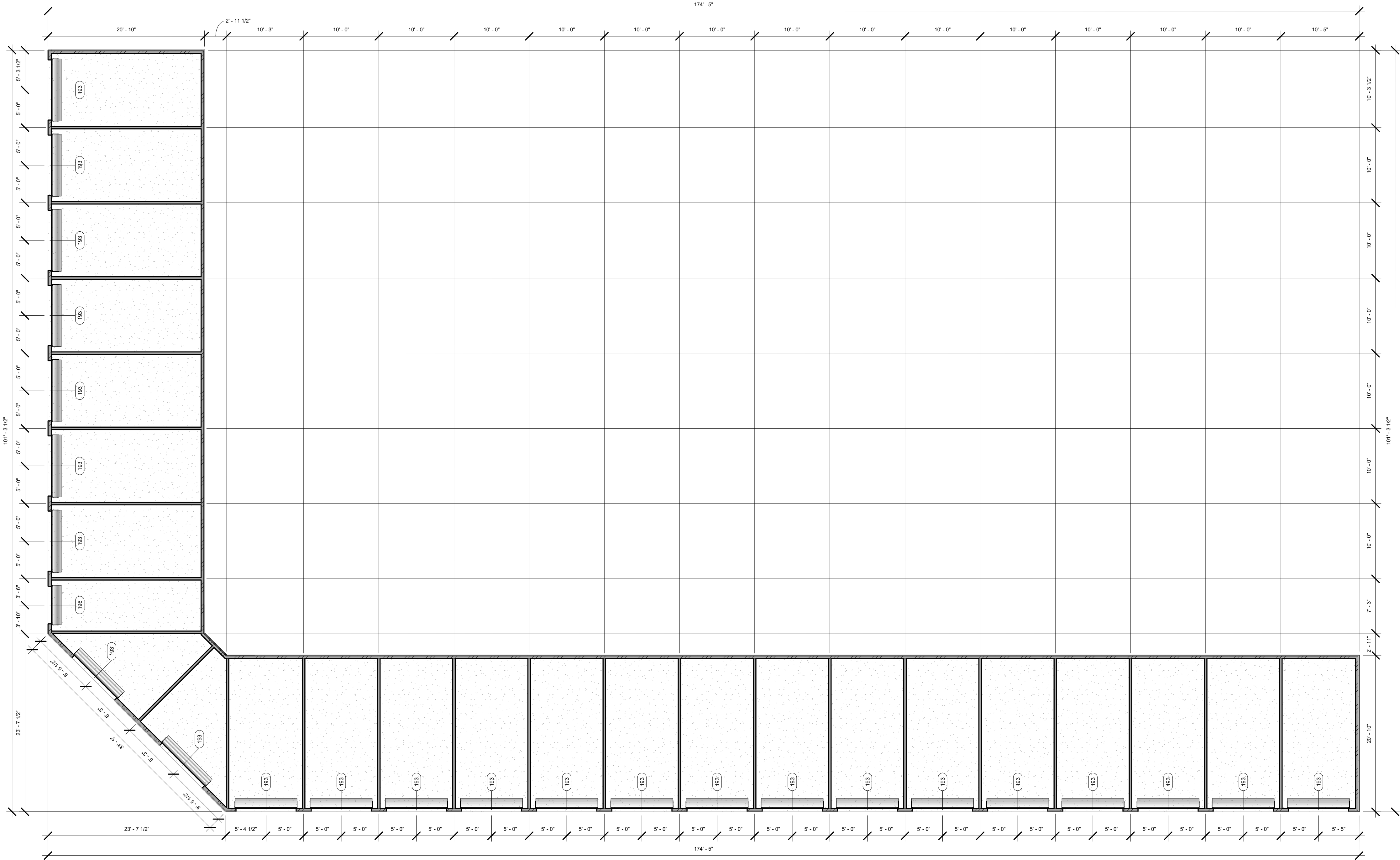
Door Schedule				
Count	Type	Width	Height	Type Mark
1	Overhead Roll-Up - 60" x 84"	5' - 0"	7' - 0"	196
24	Overhead Roll-Up - 96" x 84"	8' - 0"	7' - 0"	193

GENERAL FRAMING NOTES:

1. Refer to engineered metal drawings for member sizing.

GENERAL EXTERIOR NOTES:

1. Metal Roofing as selected.
2. Metal Siding as selected.



Floor Plan - Building A

501 Spur 316, # 102
Pottsboro, TX 75076
903-647-6651
siasdraftinganddesign@gmail.com

Project Address:
3109 S. Woodlawn Blvd.
Denison, TX 75020

Floor Plan - A

Project number
Iron Door

Date
02/10/26

Drawn by
JCS

Checked by
JCS

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Scale 1/8" = 1'-0"

A2

Page 22 of 34

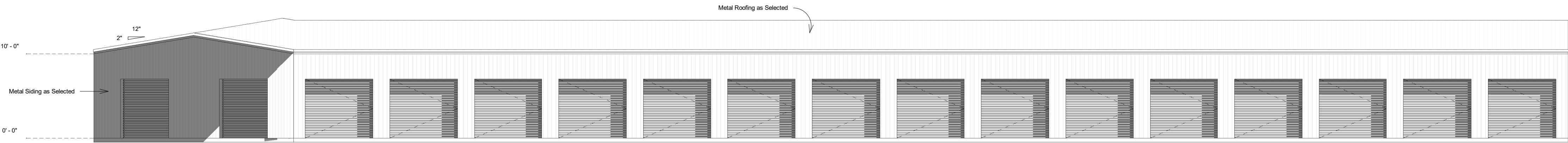
Door Schedule				
Count	Type	Width	Height	Type Mark
1	Overhead Roll-Up - 60" x 84"	5' - 0"	7' - 0"	196
24	Overhead Roll-Up - 96" x 84"	8' - 0"	7' - 0"	193

GENERAL FRAMING NOTES:

- 1. Refer to engineered metal drawings for member sizing.

GENERAL EXTERIOR NOTES:

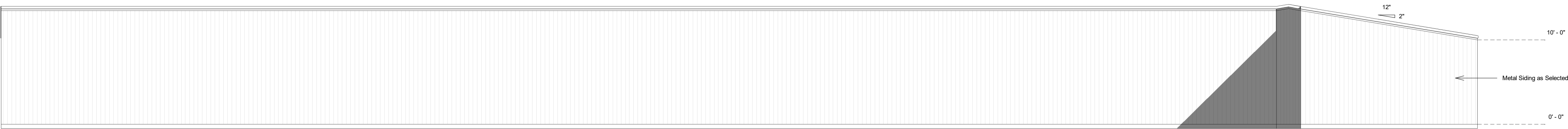
- 1. Metal Roofing as selected.
- 2. Metal Siding as selected.



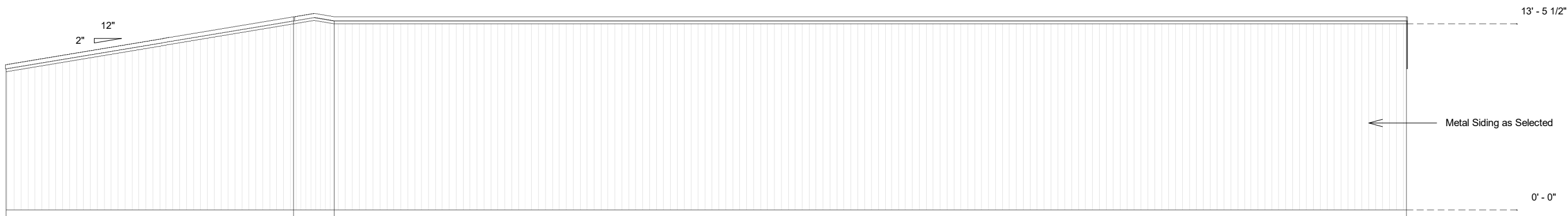
Front Elevation - Building A



Left Elevation - Building A



Rear Elevation - Building A



Right Elevation - Building A

Project Address:

3109 S. Woodlawn Blvd.

Denison, TX 75020

501 Spur 316 # 102

Pottshoro, TX 75076

903-647-6651

slasdraftinganddesign@gmail.com

Slas

Drafting & Design

Elevations - A

Project number

02/10/26

Date

02/10/26

Drawn by

JCS

Checked by

JCS

Iron Door

A2.1

Scale

1/8" = 1'-0"

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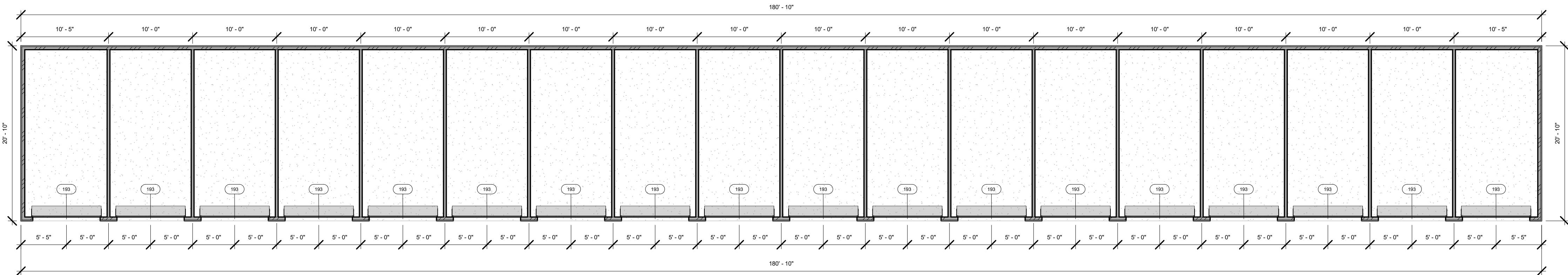
Door Schedule				
Count	Type	Width	Height	Type Mark
18	Overhead Roll-Up - 96" x 84"	8' - 0"	7' - 0"	193

GENERAL FRAMING NOTES:

- Refer to engineered metal drawings for member sizing.

GENERAL EXTERIOR NOTES:

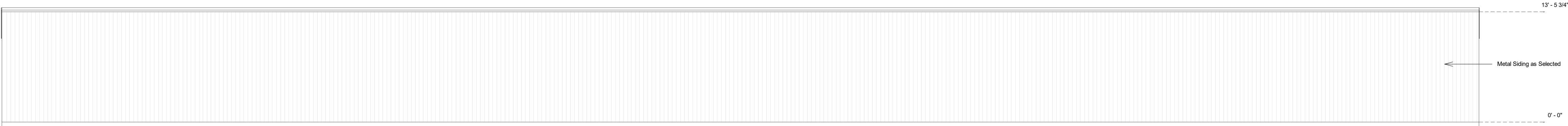
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- Metal Siding as selected.



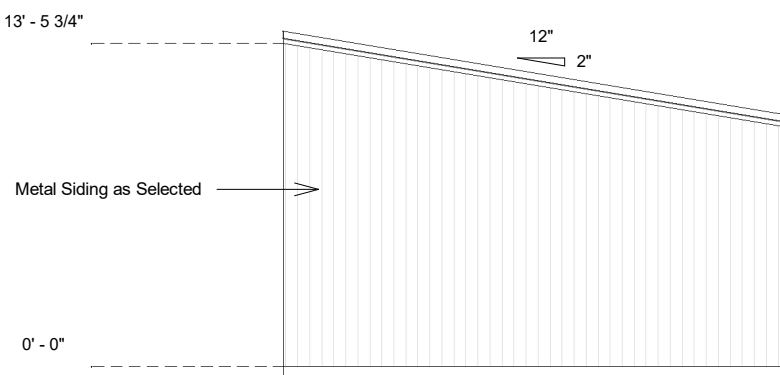
Floor Plan - Building B



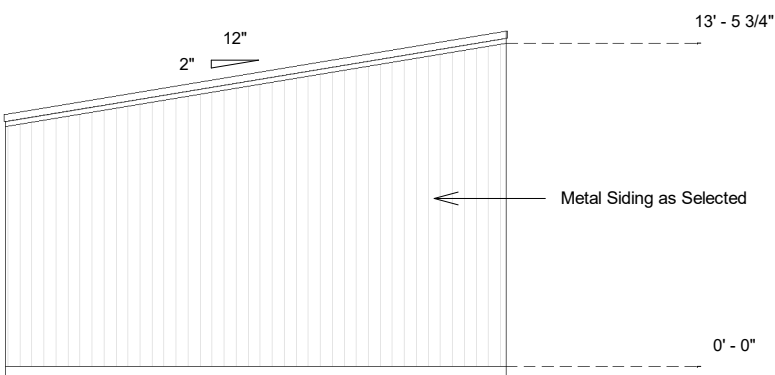
Front Elevation - Building B



Rear Elevation - Building B



Left Elevation - Building B



Right Elevation - Building B

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Denison, TX 75020

501 Spur 316, # 102
Pottshoro, TX 75076
903-647-6651
siasdraftinganddesign@gmail.com



Floor Plan & Elevations - B				
Project number	Iron Door	A3		
Date	02/10/26			
Drawn by	JCS			
Checked by	JCS			Scale 1/8" = 1'-0"

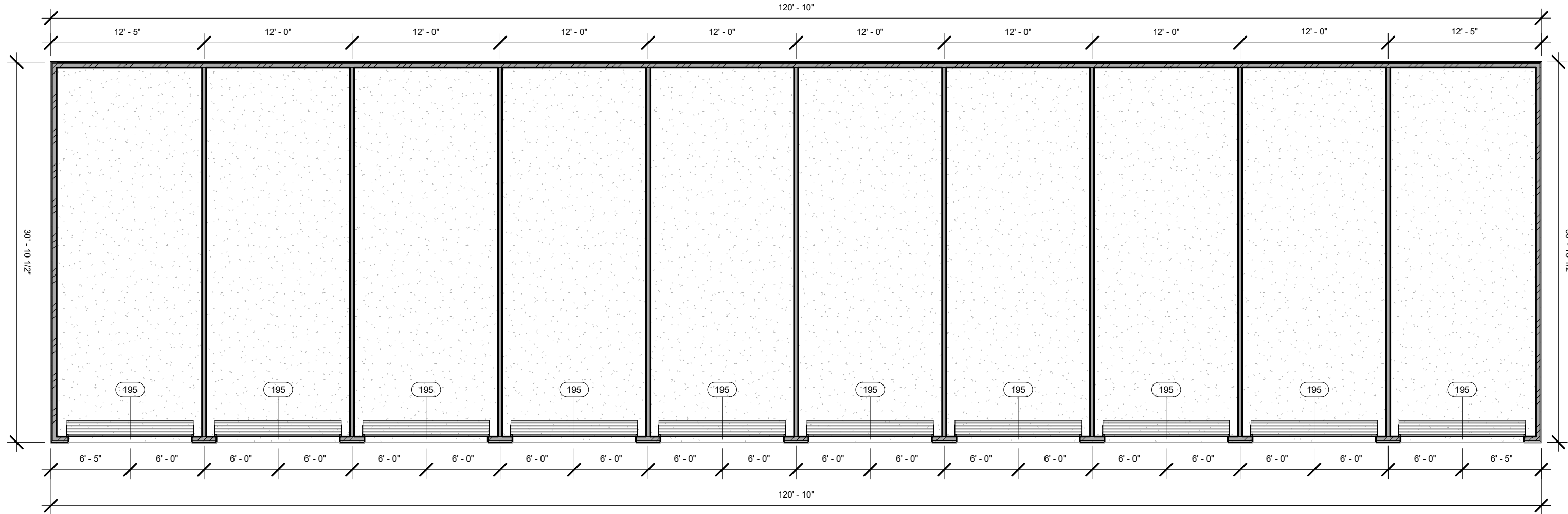
Door Schedule				
Count	Type	Width	Height	Type Mark
10	Overhead Roll-Up - 120" x 84"	10' - 0"	7' - 0"	195

GENERAL FRAMING NOTES:

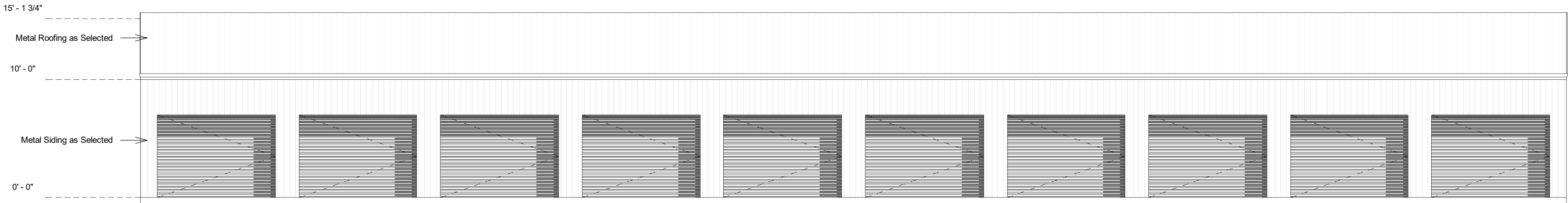
- Refer to engineered metal drawings for member sizing.

GENERAL EXTERIOR NOTES:

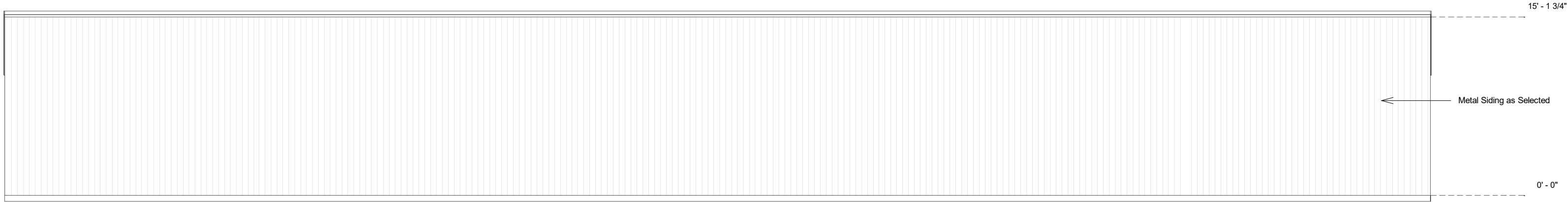
- Metal Roofing as selected.
- Metal Siding as selected.



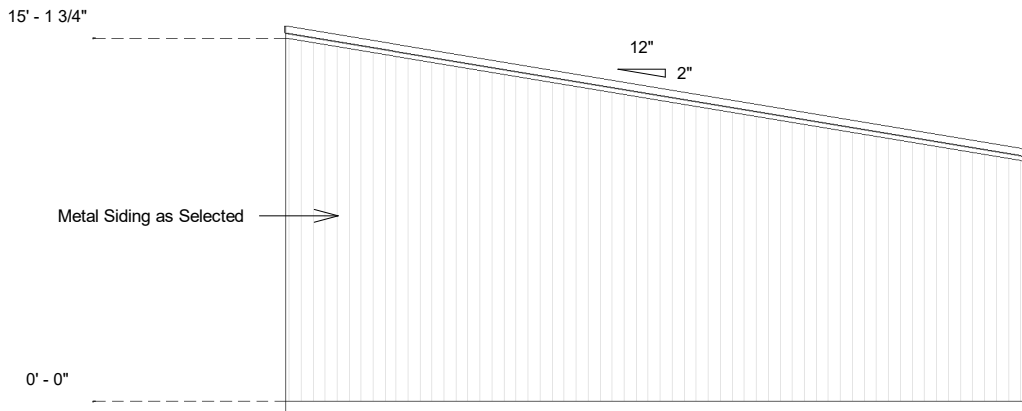
Floor Plan - Building C



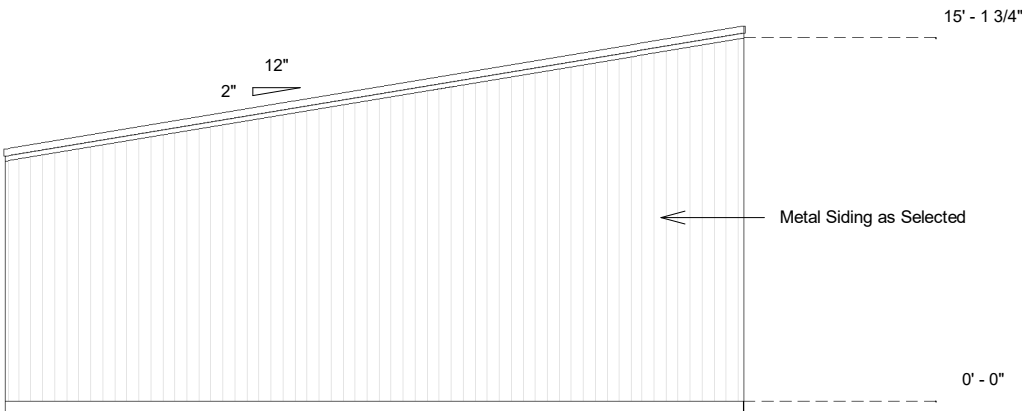
Front Elevation - Building C



Rear Elevation - Building C



Left Elevation - Building C



Right Elevation - Building C

Project Address:
3109 S. Woodlawn Blvd.
Denison, TX 75020

501 Spur 316, # 102
Pottsbore, TX 75076
903-647-6651
siasdraftinganddesign@gmail.com

Floor Plan & Elevations - C

Project number
02/10/26

Date
02/10/26

Drawn by
JCS

Checked by
JCS

Iron Door

Scale 1/8" = 1'-0"

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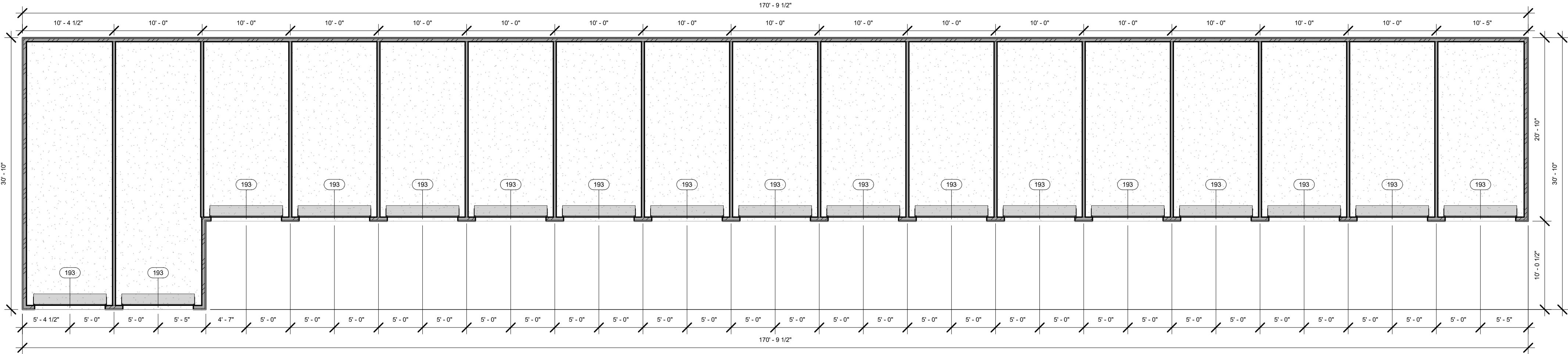
Door Schedule				
Count	Type	Width	Height	Type Mark
17	Overhead Roll-Up - 96" x 84"	8' - 0"	7' - 0"	193

GENERAL FRAMING NOTES:

- Refer to engineered metal drawings for member sizing.

GENERAL EXTERIOR NOTES:

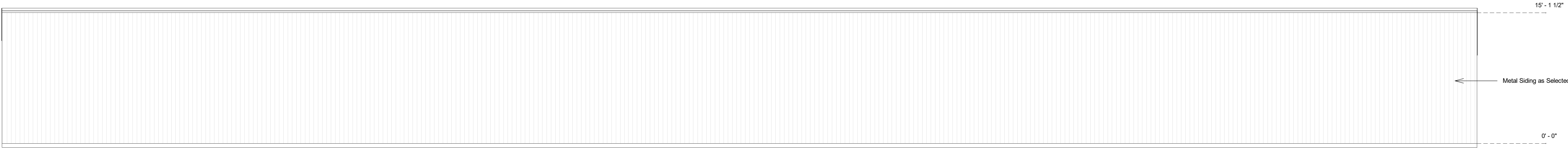
- Metal Roofing as selected.
- Metal Siding as selected.



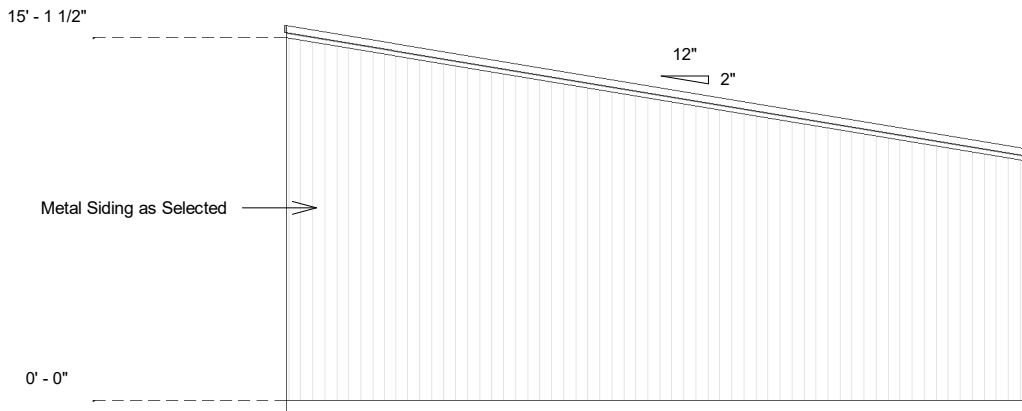
Floor Plan - Building D



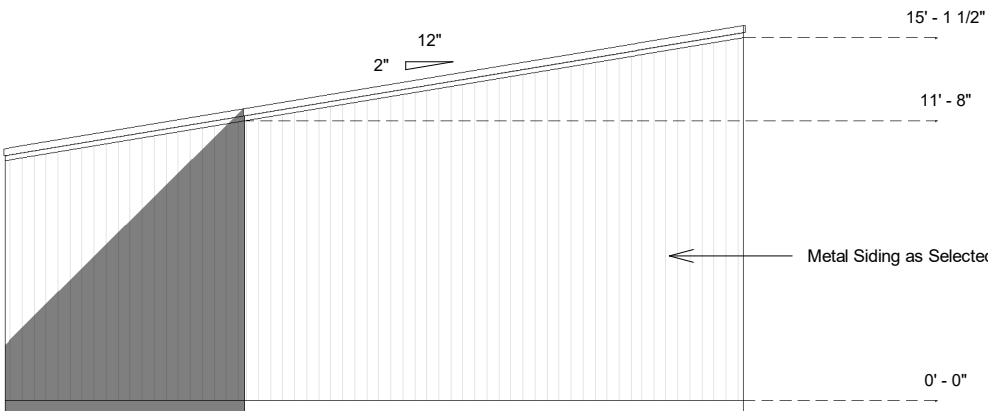
Front Elevation - Building D



Rear Elevation - Building D



Left Elevation - Building D



Right Elevation - Building D

Floor Plan & Elevations - D				
Project number	Iron Door	Project number	Iron Door	Project number
Date	02/10/26	Date	02/10/26	Date
Drawn by	JCS	Drawn by	JCS	Drawn by
Checked by	JCS	Checked by	JCS	Checked by
Scale 1/8" = 1'-0"				

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Project Address:
3109 S. Woodlawn Blvd.
Denison, TX 75020

501 Spur 316, # 102
Pottshoro, TX 75076
903-647-6651
siasdraftinganddesign@gmail.com

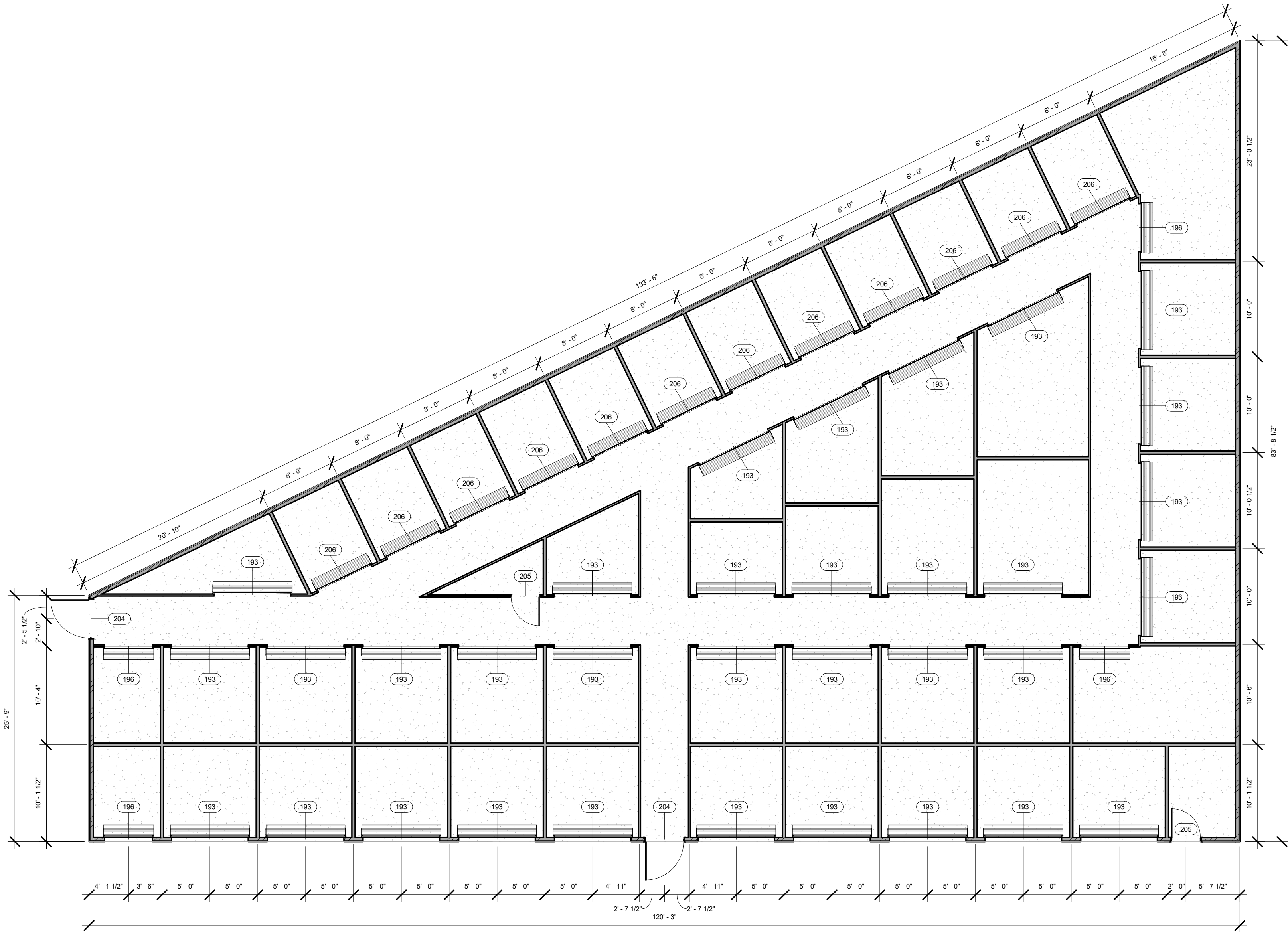
Door Schedule				
Count	Type	Width	Height	Type Mark
2	Door-Exterior-Single - 36" x 84"	3' - 0"	7' - 0"	205
2	Door-Exterior-Single - 48" x 84"	4' - 0"	7' - 0"	204
4	Overhead Roll-Up - 60" x 84"	5' - 0"	7' - 0"	196
12	Overhead Roll-Up - 74" x 84"	6' - 2"	7' - 0"	206
33	Overhead Roll-Up - 96" x 84"	8' - 0"	7' - 0"	193

GENERAL FRAMING NOTES:

1. Refer to engineered metal drawings for member sizing.

GENERAL EXTERIOR NOTES:

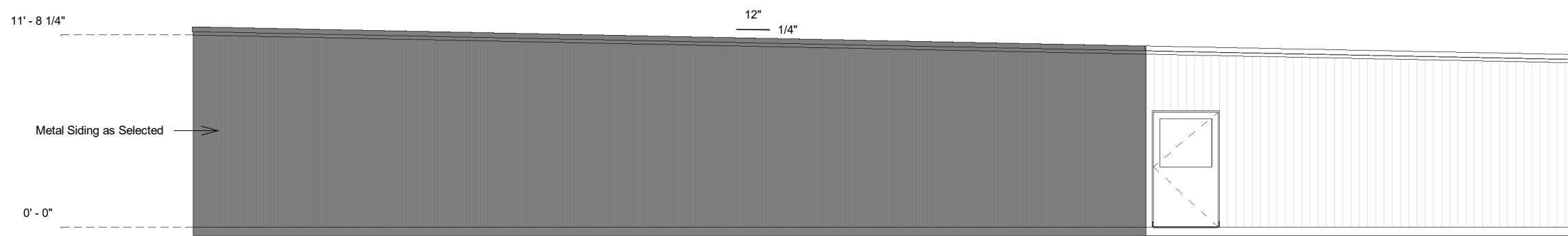
1. Metal Roofing as selected.
2. Metal Siding as selected.



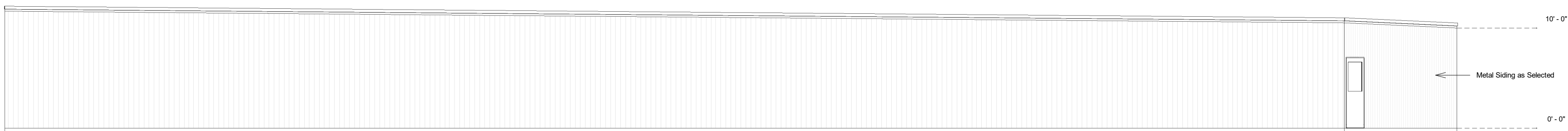
Floor Plan - Building E



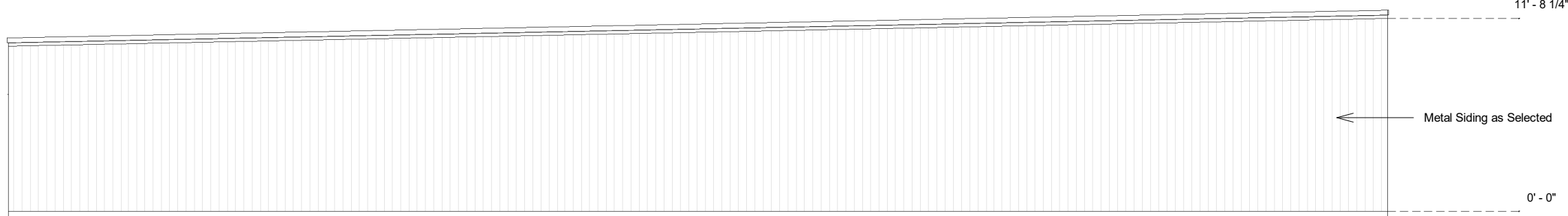
Front Elevation - Building E



Left Elevation - Building E



Rear Elevation - Building E



Right Elevation - Building E

Project Address:

3109 S. Woodlawn Blvd.

Denison, TX 75020

501 Spur 316, # 102

Pottshore, TX 75076

903-647-6651

siasdraftinganddesign@gmail.com

SIAS

Drafting & Design

Page 27 of 34

Floor Plan & Elevations - E

Project number

Iron Door

Date

02/10/26

Drawn by

JCS

Checked by

JCS

A6

Scale 1/8" = 1'-0"

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Planning and Zoning Commission
Staff Report
April 14, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat for the Sexton Addition creating Lot 1R, Block 1, being a Replat of Lots 3 and 4 of the Sexton Addition and unplatted land. (Case No. 2025-30RP).

Staff Contact:

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

Summary

- The purpose of the Replat is to create one (1) legal lot of record from two (2) legal lots and unplatted land.
- The subject property is zoned Local Retail (LR) and falls within the Morton Street Overlay (MO) Boundary.

Staff Recommendation

Staff recommends approval of the Replat as submitted.

Recommended Motion

"I move to approve the proposed Replat."

Background Information and Analysis

The applicant is seeking approval of the proposed Replat in order to create one (1) legal lot of record from two (2) legal lots of record and unplatted land. The plat will allow the applicant to move forward with additional development applications for the site. The proposed Lot 1R has adequate access to Morton Street and access to water and sewer. The proposed lot meets the minimum lot dimension and area requirements found within the Local Retail (LR) and Morton Street Overlay (MO) Boundary ordinances.

Financial Considerations

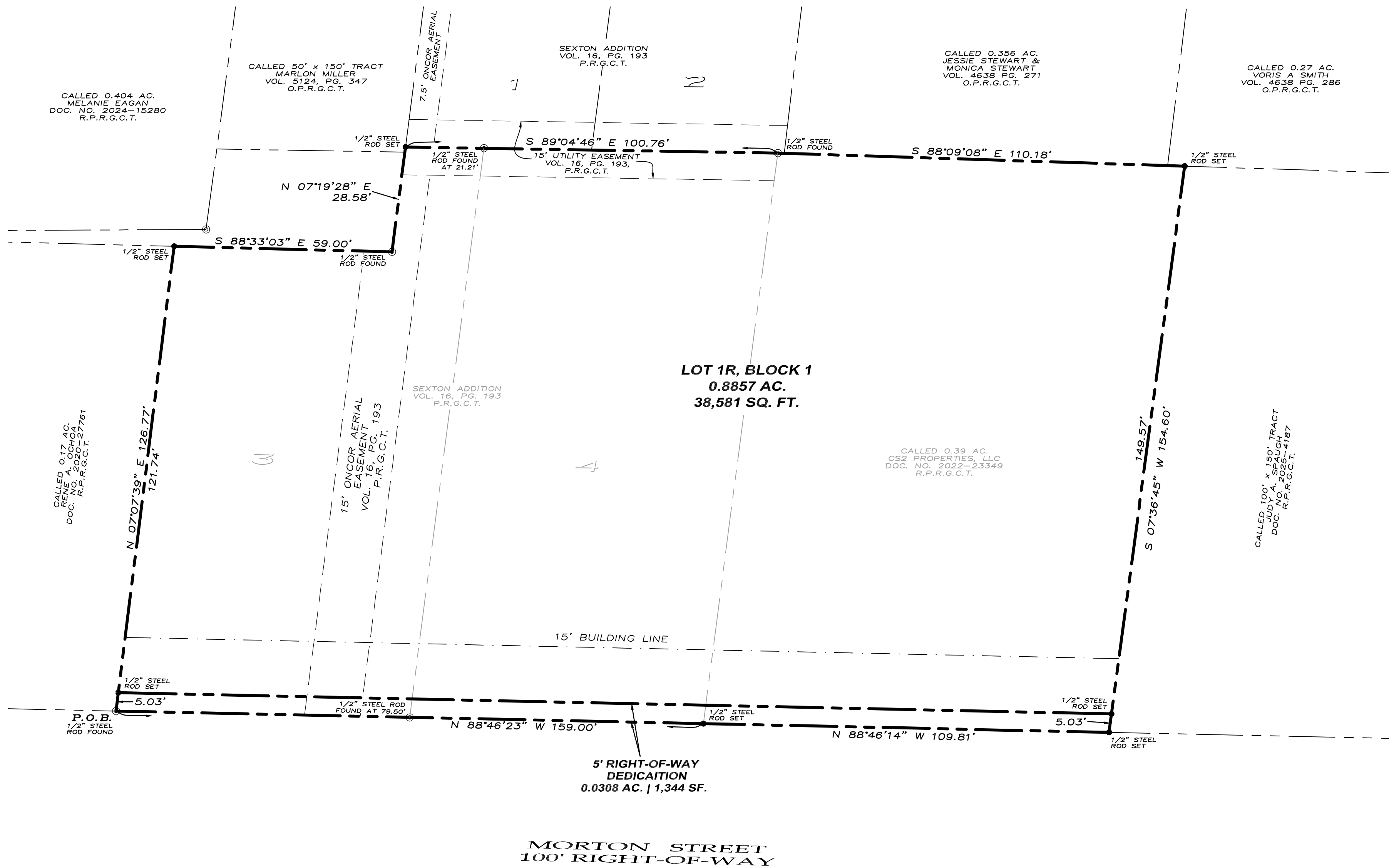
- N/A

Prior Board or Council Action

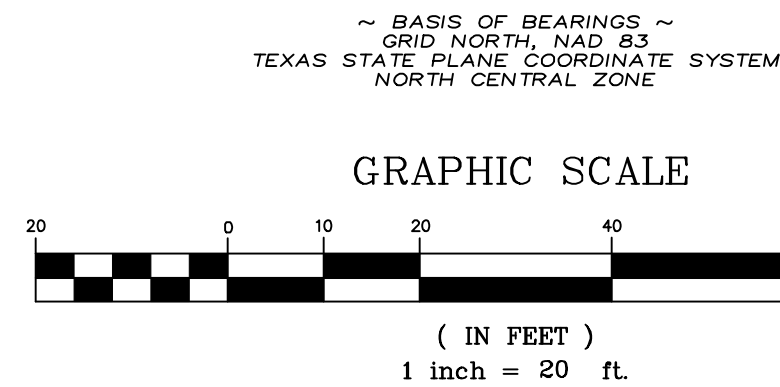
- N/A

Alternatives

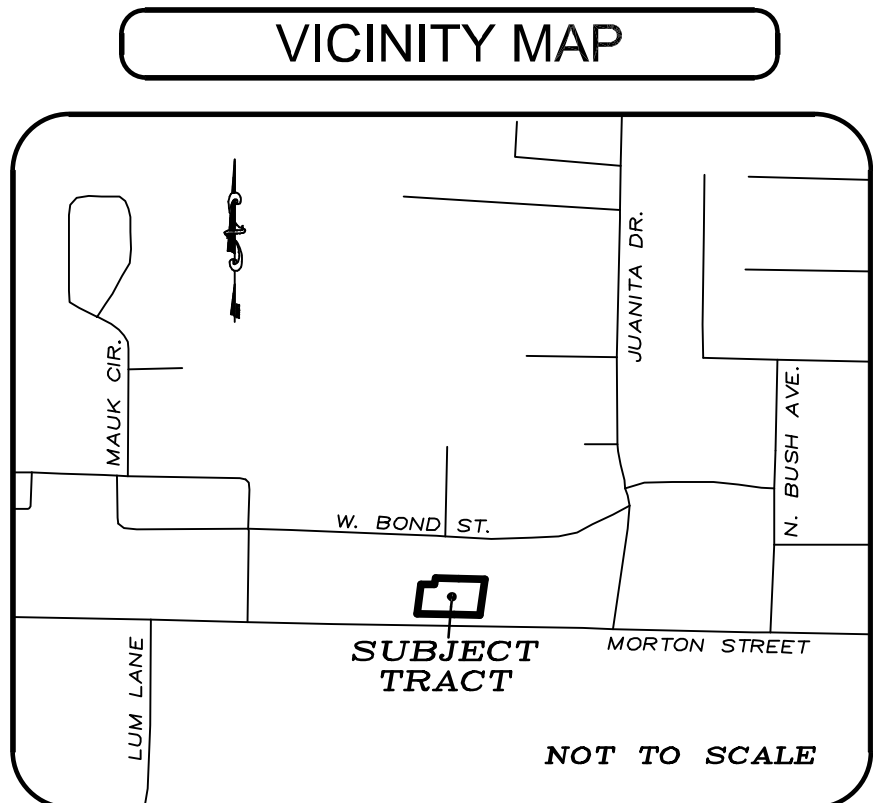
- The Planning and Zoning Commission may deny or conditionally approve the request.



HARDIN JONES SURVEY
ABSTRACT NO. 630



LEGEND	
P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
P.L.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE



UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Hardin Jones Survey, Abstract No. 630, and being Lots 3 and 4 of Sexton Addition, according to the plat thereof recorded in Volume 16, Page 193, Plat Records, Grayson County, Texas, and all of a called 0.39 acre tract of land described in the deed to CS2 Properties, LLC, recorded in Document No. 2022-23349, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the southwest corner of said Lot 3, common to the southeast corner of a called 0.17 acre tract of land described in the deed to Rene A. Ochoa, recorded in Document No. 2020-27781, said Real Property Records, and on the northerly right-of-way line of Morton Street;

Thence North 07°07'39" East, with a westerly line of said Lot 3, and with the easterly line of said 0.17 acre tract, a distance of 126.77 feet to a set 1/2" steel rod for the western-most northwest corner of said Lot 3, common to the northeast corner of said 0.17 acre tract;

Thence South 88°33'03" East, with a northerly line of said Lot 3, a distance of 59.00 feet to a found 1/2" steel rod;

Thence North 07°19'28" East, with a westerly line of said Lot 3, a distance of 28.58 feet to a set 1/2" steel rod for the northern-most northwest corner of said Lot 3, common to the southwest corner of Lot 1 of aforesaid Sexton Addition, and on the easterly line of a called 50-foot by 150-foot tract of land described in the deed to Marion Miller, recorded in Volume 5124, Page 347, said Official Public Records;

Thence South 89°04'46" East, with the northerly line of said Lot 3, and with the southerly line of said Lot 1, passing en route at a distance of 21.21 feet a found 1/2" steel rod for the northeast corner of said Lot 3, and continuing on said course, with the northerly line of aforesaid Lot 4, and with the southerly line of said Lot 1, and with the southerly line of Lot 2 of said Sexton Addition, a total distance of 100.76 feet to a found 1/2" steel rod for the northeast corner of said Lot 4, common to the northwest corner of aforesaid 0.39 acre tract;

Thence South 88°09'08" East, with the northerly line of said 0.39 acre tract, and with the southerly line of said Lot 2, and with the southerly line of a called 0.356 acre tract of land described in the deed to Jessie Stewart and Monica Stewart, recorded in Volume 4638, Page 271, said Official Public Records, and with the southerly line of a called 0.27 acre tract of land described in the deed to Voris A. Smith recorded in Volume 4638, Page 286, said Official Public Records, a distance of 110.18 feet to a set 1/2" steel rod for the northeast corner of said 0.39 acre tract, common to the northwest corner of a called 100-foot by 150-foot tract of land in the deed to Judy A. Spough, recorded in Document No. 2025-4187, said Real Property Records;

Thence South 07°36'45" West, with the easterly line of said 0.39 acre tract, and with the westerly line of said Spough Tract, a distance of 154.60 feet to a set 1/2" steel rod for the southeast corner of said 0.39 acre tract, common to the southwest corner of said Spough Tract, and on the northerly right-of-way line of aforesaid Morton Street;

Thence North 88°46'14" West, with the southerly line of said 0.39 acre tract, and with the northerly right-of-way line of said Morton Street, a distance of 109.81 feet to a set 1/2" steel rod for the southwest corner of said 0.39 acre tract, common to the southeast corner of aforesaid Lot 4;

Thence North 88°46'23" West, with the southerly line of said Lot 4, and with the northerly right-of-way line of said Morton Street, passing en route at a distance of 79.50 feet a found 1/2" steel rod for the southwest corner of said Lot 4, and continuing on said course, with the southerly line of aforesaid Lot 3, a total distance of 159.00 feet to the Point of Beginning and containing 0.9166 acres of land, more or less.

All 1/2" steel rods set with a plastic yellow cap stamped "RPLS 4709"

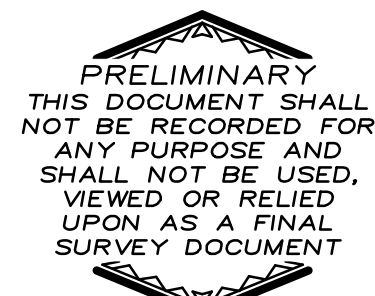
SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Denison, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date



~ GENERAL NOTES ~

- Water Supply to be provided by the City of Denison.
- Sewer service to be provided by the City of Denison.
- Electrical service is provided by Oncor Electric.
- Blocking the flow of water or construction of Improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- The City of Denison will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- Neither the City of Denison nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
- Bearings are based on the Texas State Plane Coordinate System (NAD-83) Texas North Central Zone (4202) Grid.
- The City of Denison reserves the right to require submission of Development Plat based on proposed use of each lot.
- The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by FRM Map No. 48181C 0165 F, Dated September 29, 2010.
- Property owner will be responsible for maintaining private water, sewer and storm lines. Property owner will also be responsible for maintenance of stormwater detention facilities.
- Case File No. 2025-30RP.
- Current Zoning: Morton Street Overlay and Local Retail District.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF GRAYSON

I, CS2 Properties LLC, Owner and Developer of the Replat of Lots 3 & 4 of Sexton Addition, an addition to the City of Denison, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Replat of Lots 3 & 4 of Sexton Addition have been notified and signed this plat.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

WITNESS MY HAND this ____ day of _____, 2026.

Casey Shires
CS2 Properties, LLC

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Casey Shires, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2026.

Notary Public in and for
the State of Texas

CITY ACCEPTANCE

I hereby certify that the above and foregoing plat of Lots 3 & 4 of Sexton Addition was approved by the Planning and Zoning Commission of the City of Denison this ____ day of _____, 20____.

Planning and Zoning Commission Chair
City of Denison

REPLAT OF LOTS 3 & 4 OF SEXTON ADDITION

BEING A REPLAT OF LOTS 3 & 4,

SEXTON ADDITION

VOL. 16, PG. 193, P.R.G.C.T.

AND A CALLED 0.39 ACRE TRACT

DOC. NO. 2022-23349, R.P.R.G.C.T.

IN THE CITY OF DENISON, GRAYSON, COUNTY, TEXAS

BEING 0.9166 ACRES IN THE

HARDIN JONES SURVEY

ABSTRACT NO. 630

03-10-2026



W Morton St