



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

Tuesday, April 28, 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 28, 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 April 14, 2026, Planning and Zoning Commission Meeting.

5. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of the Grandview Addition, Block 9, Lot 19-R, being a Replat of Block 9, Lots 19-20 of Grandview Addition. (Case No. 2026-38RP).
- B. Receive a report, hold a discussion, conduct a public hearing and make a recommendation on a request to rezone approximately 1.26 acres of land from SF-7.5, Single Family Residential District to the C - Commercial District to allow for retail use, for property commonly known as 1313, 1317, and 1331 W. Thatcher Street. (Case No. 2026-32Z).

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 22nd 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, April 14, 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, Angela Harwell, and Ernie Pickens. Present in the audience were Alternate Commissioners Linda Anderson and George Mason.

Present for staff were Dianne York, Planning Manager; Justin Castleberry, Planner; Felecia Winfrey, Development Coordinator; and Karen L. Avery, Deputy City Clerk.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation and Pledge of Allegiance were not conducted due to there being no public in the audience.

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 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).

Commission Action

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

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).

Commission Action

Dianne York, Planning Manager, presented this agenda item. Ms. York stated that 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. Ms. York stated that staff recommends approval of the request.

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 Vice Chair Sylvester, the Planning and Zoning Commission approved the 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.

6. STAFF UPDATES

Dianne York, Planning Manager, presented this agenda item. Ms. York provided an update regarding upcoming zoning-related items. An amendment to the Use Regulation Chart is anticipated to be presented at a May meeting (likely not the second meeting), primarily addressing updates to definitions and classifications related to data centers. Ms. York noted that the current zoning code, last updated in 2009, is outdated and does not adequately reflect modern data center uses. The proposed data center amendment will allow staff to review proposals rather than just allowing them by right. Ms. York also indicated that draft standards for accessory dwelling units (ADUs) will be explored in the future, with the goal of establishing a coordinated approach among Planning, Public Works, Building, and Fire departments. Commission Members were informed that a more detailed presentation will be provided at a future meeting to outline proposed changes and gather feedback prior to formal consideration. Ms. York encouraged Commissioners to share relevant research, examples, or best practices from other jurisdictions to inform the process.

7. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:08 a.m.

CHARLIE SHEARER, Chairman

ATTEST:

Karen L. Avery, Deputy City Clerk

Planning and Zoning Commission
Staff Report
April 28, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat of the Grandview Addition, Block 9, Lot 19-R, being a Replat of Block 9, Lots 19-20 of Grandview Addition. (Case No. 2026-38RP).

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.
- The subject property is zoned SF-5, Single Family Residential.

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 for property located at the northwest corner of S. Fannin Avenue and W. Florence Street. The property is zoned SF-5, Single Family Residential. The property has been developed in a single-family manner. Approval of the proposed plat will allow the applicant to move forward with construction of an accessory structure.

Financial Considerations

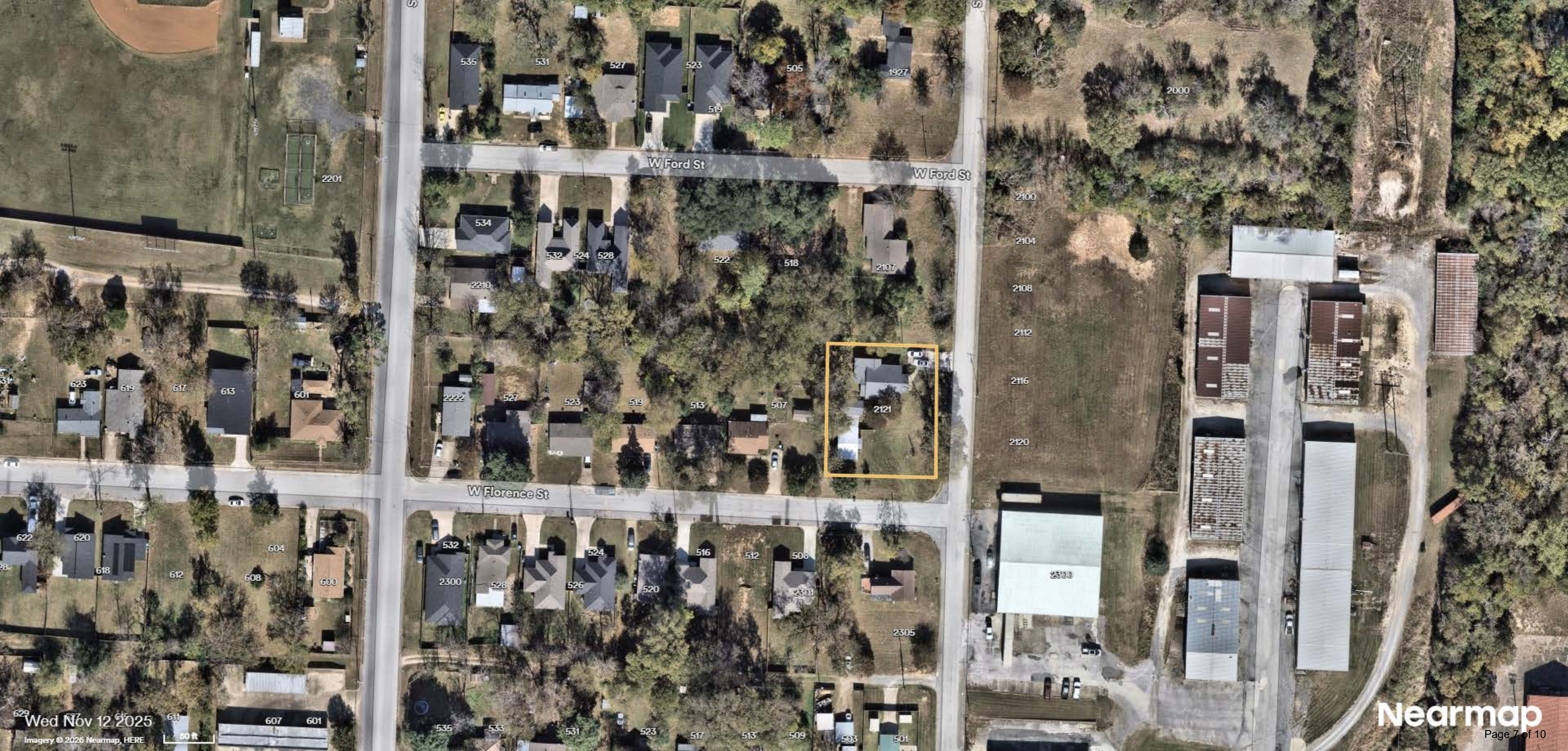
- N/A

Prior Board or Council Action

- N/A

Alternatives

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



W Ford St

W Ford St

W Florence St

Wed Nov 12 2025

Imagery © 2026 Nearmap, HERE

50 ft

Nearmap

Page 7 of 10

ISHAM BELCHER SURVEY
ABSTRACT NO. 133



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

GENERAL NOTES:

- Water Supply to be provided by City of Denison.
- Sewer Service to be provided by City of Denison.
- Electrical service is provided by Oncor Electric Delivery Co.
- Neither 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.
- Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Denison, is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
- City of Denison Case No. #2026-38RP
- The 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.
- City of Denison will not be responsible for the maintenance and operation of said drainage ways or the control of erosion.
- The owner agrees to comply with all state and federal regulations relating to subdivisions of this type.
- The will be not lot sales until the Replat has been approved by City of Denison and filed in Grayson County Plat Records.
- The property shown on the plat hereon lies within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on the Flood Insurance Rate Map for the City of Denison, Grayson County, Texas, Map No. 48181C0285F, Revised Date 09/29/2010. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Proposed Land Use is Residential.
- Current Zoning is SF-5.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRPF	IRON PIPE FOUND
RRF	RAILROAD SPIKE FOUND
XS	"X" SCRIBED IN CONCRETE SET
MFCP	METAL FENCE CORNER POST
CM	CONTROLLING MONUMENT
()	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
VOL. PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
—	BOUNDARY LINE
- - -	ADJOINER LINE
- - - - -	EASEMENT
— — — — —	BUILDING LINE

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNERS CERTIFICATE

WHEREAS Noe Martinez-Lopez is the owner of all of that certain tract or parcel of land situated in the Isham Belcher Survey, Abstract No. 133, City of Denison, Grayson County, Texas, and being all of Lots 19 & 20 in Block 9 of Grandview Addition, an Addition to the City of Denison, Grayson County, Texas, according to the plat thereof recorded in Volume 81, Page 274, Deed Records, Grayson County, Texas, and being a re-tracement survey of a tract of land described in the deed to Noe Martinez-Lopez, recorded in Volume 5179, Page 43, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southeast corner of said Lot 20, and at the intersection of the westerly right-of-way line of South Fannin Avenue and the northerly right-of-way line of West Florence Street;

THENCE North 88°51'52" West, with the southerly line of said Lot 20 part of the way, and with the southerly line of aforesaid Lot 19, a distance of 107.49 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 19, common to the southeast corner of Lot 19 in said Block 9;

THENCE North 01°10'24" East, with the westerly line of said Lot 19, and with the description, without a replat being approved by the City of Denison, is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.

THENCE South 88°51'52" East, with the northerly line of said Lot 19 part of the way, and with the northerly line of aforesaid Lot 20, and with the southerly line of said alley, a distance of 108.41 feet to an "X" scribed in concrete set for the northeast corner of said Lot 20, and on the westerly right-of-way line of aforesaid South Fannin Avenue;

THENCE South 01°34'43" West, with the easterly line of said Lot 20, and with the westerly right-of-way line of said South Fannin Avenue, a distance of 130.00 feet to the POINT OF BEGINNING and enclosing 0.322 of an acre (14,033 square feet) of land, more or less.

CITY ACCEPTANCE

I hereby certify that the above and foregoing plat of REPLAT OF GRANDVIEW ADDITION, BLOCK 9, LOT 19-R, BEING A REPLAT OF GRANDVIEW ADDITION, BLOCK 9, LOTS 19 & 20 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

SURVEYORS CERTIFICATE

I, Chris Noah, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulation of the City of Denison, Texas.

Chris R. Noah
Registered Professional Land Surveyor No. 6585

Date

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF GRAYSON §

That Noe Martinez-Lopez, the undersigned owner of the land shown hereon, and legally described herein above, and designated herein as REPLAT OF GRANDVIEW ADDITION, BLOCK 9, LOT 19-R, BEING A REPLAT OF GRANDVIEW ADDITION, BLOCK 9, LOTS 19 & 20, subdivision to the City of Denison, Texas, and whose names are 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. We further certify that all other parties who have a mortgage or lien interest in REPLAT OF GRANDVIEW ADDITION, BLOCK 9, LOT 19-R, BEING A REPLAT OF GRANDVIEW ADDITION, BLOCK 9, LOTS 19 & 20, subdivision have been notified and signed this plat.

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; We, our successors and assigns, hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Noe Martinez-Lopez

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Noe Martinez-Lopez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

Notary Public in and for the State of _____

REPLAT OF GRANDVIEW ADDITION
BLOCK 9, LOT 19-R
BEING A REPLAT OF BLOCK 9, LOTS 19 & 20
OF GRANDVIEW ADDITION
0.322 OF AN ACRE
ISHAM BELCHER SURVEY, ABSTRACT NO. 133
City of Denison
Grayson County, Texas
Plat Prepared 03/25/2026

	787 W FM 996 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-786-6029	
	787 W FM 996 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-786-6029	
TBPELS Firm No. 10194175	Drawn by: LCT Checked by: CRN	Scale: 1"=20' Date: 03/25/2026
		Project No. 26-0074 Sheet No. 1 of 1

OWNER:
Noe Martinez-Lopez
2121 South Fannin Avenue
Denison, Tx, 75020
Ph: 903-267-0114

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying, LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

Planning and Zoning Commission
Staff Report
April 28, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing and make a recommendation on a request to rezone approximately 1.26 acres of land from SF-7.5, Single Family Residential District to the C - Commercial District to allow for retail use, for property commonly known as 1313, 1317, and 1331 W. Thatcher Street. (Case No. 2026-32Z).

Staff Contact:

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

Summary

- The applicant is seeking to rezone the subject property from SF-7.5, Single Family Residential District to the Commercial District (C).
- Staff is awaiting revisions based on comments provided to the applicant. For this reason, staff is asking the public hearing be tabled to a future meeting.

Staff Recommendation

Staff recommends the Planning and Zoning Commission table this request.

Recommended Motion

"I move to table the public hearing to the Planning and Zoning Commission meeting held on May 26, 2026."

Background Information and Analysis

The applicant is seeking a rezone of the subject property from SF-7.5, Single Family Residential District to the Commercial District (C) to accommodate retail. Staff has provided the applicant with a comment letter and as of this meeting, staff has not received revisions or clarification to

comments provided. Planning staff is asking that the Planning and Zoning Commission table the public hearing to the second Planning and Zoning Commission meeting in May to allow the applicant more time to provide revisions and work through comments with City staff.

Financial Considerations

- N/A

Prior Board or Council Action

- N/A

Alternatives

- The Planning and Zoning Commission may recommend denial or recommend approval of the request.