



**CITY OF DENISON
PLANNING AND ZONING COMMISSION MEETING
AGENDA
Tuesday, May 12, 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, May 12, 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 28, 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 an approximately $\pm$ 1.26 acre tract of land commonly known as 1313, 1317, and 1331 W. Thatcher Street from SF-7.5, Single Family Residential to the C – Commercial District to allow for retail use. (Case No. 2026-32Z).
- B. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone an approximately $\pm$ 0.34 acre tract of land commonly known as 1700 W. Walker Street from the 2F-Two-Family (Duplex) Residential District to the SF-5, Single Family Residential District to allow for single family residential development. (Case No. 2026-28Z)

- C. Receive a report, hold a discussion, conduct a public hearing and make a recommendation to amend Section 28.49 – Use Regulation (Charts) to update permitted districts for “Data Center” and to create a new use category for “Telecommunications Facility” and to amend Section 28.63. – Definitions to update the definition for “Data Center” and to add a definition for “Telecommunication Facility”. (Case No. 2026-41ZO)

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 6th day of May 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 28, 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 Commissioner Ernie Pickens. Absent were Commissioners Kurt Cichowski and Angela Harwell. Also absent were Alternate Commissioners Linda Anderson and George Mason.

Present for staff were Director of Development, Mary Tate; 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 was delivered by Chair Shearer, followed by the Pledge of Allegiance led by Commissioner Pickens.

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 April 14, 2026, Planning and Zoning Commission Meeting.

Commission Action

On motion by Vice Chair Sylvester, seconded by Commissioner Pickens, 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 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).

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 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. Staff recommends approval of the Replat as submitted.

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 a Replat of the Grandview Addition, Block 9, Lot 19-R, being a Replat of Block 9, Lots 19-20 of Grandview Addition.

- 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).

Commission Action

Dianne York, Planning Manager, presented this agenda item. Ms. York stated that staff is requesting that the Commission table this public hearing. Staff has not yet received the Applicant's revisions; however, following a conversation with the Applicant yesterday, staff expects those revisions to be submitted by the end of this week. The original recommended motion was to table the item to the May 26, 2026, meeting. Staff is now requesting that the Commission amend that recommendation and instead table the public hearing to the May 12, 2026, Planning and Zoning Commission Meeting. This adjustment will maintain alignment with the City Council schedule that has already been noticed. The item was originally scheduled for consideration today, with subsequent Council review on May 18, 2026. Ms. York stated that tabling the matter to May 12, 2026, rather than May 26, 2026, will help preserve that timeline.

On motion by Vice Chair Sylvester, seconded by Commissioner Pickens, the Planning and Zoning Commission tabled the matter to the May 12, 2026, Planning and Zoning Commission Meeting.

6. STAFF UPDATES

None

7. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:05 a.m.

CHARLIE SHEARER, Chairman

ATTEST:

Karen L. Avery, Deputy City Clerk

Planning and Zoning Commission
Staff Report
May 12, 2026



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

Staff Contact:

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

Summary

- The applicant is requesting to rezone the subject property from SF-7.5, Single Family Residential District to the C – Commercial District.
- Property is located at the northwest corner of S. Woodlawn Boulevard (SH 91) and W. Thatcher Street.
- The property fronting on S. Woodlawn Boulevard is currently zoned Commercial. Zoning the remaining property to Commercial will allow the applicant to move forward with developing retail uses.
- This Public Hearing was tabled by the Planning and Zoning Commission at their meeting held on April 28, 2026.

Staff Recommendation

Staff recommends approval of this request.

Recommended Motion

"I move to recommend approval of the proposed rezone of the subject property from the SF-7.5, Single Family Residential District to the C – Commercial District to allow for retail use."

Background Information and Analysis

Staff have received an application from Cross Development requesting a rezone of the subject property from the SF-7.5, Single Family Residential District to the C – Commercial District to allow for the potential development of retail space.

The subject property is located at the northwest corner of S. Woodlawn Boulevard (SH 91) and W. Thatcher Street. The purpose of the rezoning request is to potentially develop the property in a retail manner. Approval of the zoning will allow the applicant to move forward with submitting additional development applications such as but not limited to Replat Application, Site Plan Application, and Civil Engineering Plans.

S. Woodlawn Boulevard serves as a TxDOT right-of-way (ROW) which will require the applicant to submit a traffic impact analysis as back up documentation within their Site Plan and Civil Engineering Plan submittal. The analysis will identify necessary measures to mitigate traffic impacts resulting from the new development. Additionally, W. Thatcher Street will require improvement to the edge of the property so that it may be utilized for access.

The Future Land Use Plan designates this area to be developed in a “Mixed Commercial” manner and also designates this property to be located within a “Revitalization Area”. The proposed zoning meets the definitions listed within the Comprehensive Plan for “Mixed Commercial” and the minimum development standards required of new development will meet the intent listed within the Comprehensive Plan for areas denoted as a “Revitalization Area.”

According to Ordinance Section 28.10, City staff and the Planning and Zoning Commission shall consider the following factors when reviewing rezone requests:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;

S. Woodlawn Boulevard (SH 91) has been developed in a non-residential manner. Property to the west is zoned SF-7.5, Single Family. However, the Future Land Use Plan designates this area to be developed in a “Mixed Commercial” manner. The proposed rezoning complies with this designation. Screening requirements will be required and enforced to adequately screen the non-residential use from residential zoning.

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;

N/A

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances that may make a substantial part of such vacant land unavailable for development;

Rezoning of this property will not impact the availability of similar land for development.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change;

S. Woodlawn Boulevard (SH 91) is a mixture of heavy and light commercial uses. This corridor is prime for re-development as noted by the Comprehensive Plan. The proposed new development complies with the Comprehensive Plan by bringing commercial/retail space to this corridor and the minimum development standards required by the City will bring revitalization to the subject property.

5. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;

N/A

6. Whether the zoning petition is consistent with the current land use plan; and

The Future Land Use Map calls for the subject area to be developed in a “Mixed Commercial” manner. This rezoning request complies with the Future Land Use Plan.

7. Any other factors that will substantially affect the public health, safety, morals, or general welfare.

Other factors which may substantially affect general welfare have been addressed above.

Financial Considerations

- N/A

Prior Board or Council Action

- The Planning and Zoning Commission tabled this Public Hearing at the meeting held on April 28, 2026.

Alternatives

- The Planning and Zoning Commission may table, recommend denial or recommend approval with conditions.



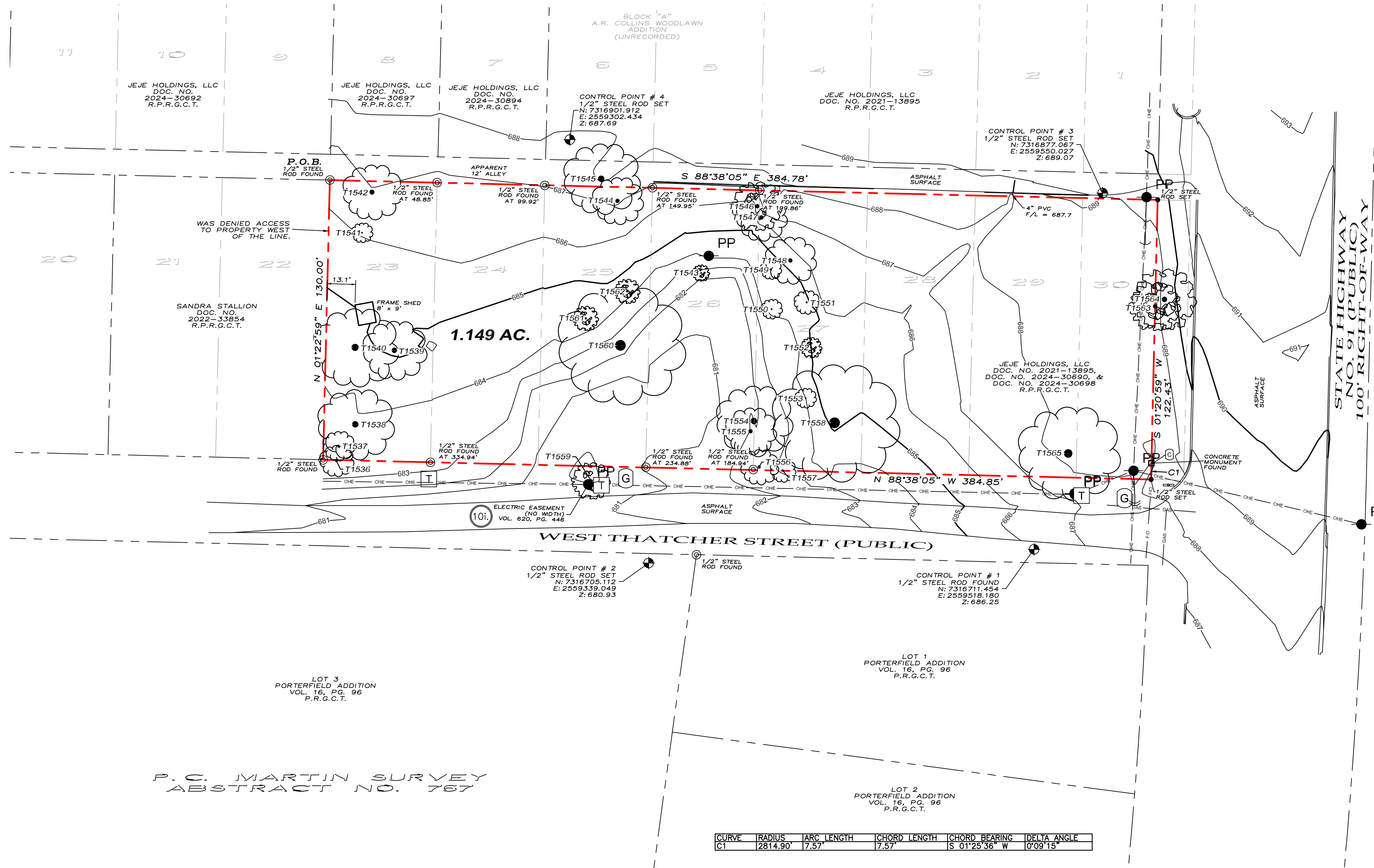


Project Narrative - Rezone

Date: April 30th, 2026

Project: CD DG Denison Woodlawn, LLC
Property ID's: 150691, 150693, 150694

- The zoning change being requested is a result of our intent to develop a single tenant retailer at the designated location. The change is needed because we are utilizing three separate parcels for this development that will eventually be consolidated into one property. The parcel fronting Woodlawn Blvd is already zoned with the appropriate designation, so this rezone will make the Commercial zoning consistent across all the lots comprising the 1.14 acres we intend to develop.
- The rezone being requested complies and supports the city's comprehensive plan.
- Currently, there are no other viable properties available that suit the needs of this project from a size and zoning standpoint.
- If approved, this request will support the surrounding areas designated for similar development by encouraging additional growth and revitalization along Woodlawn Blvd.
- The uses permitted with the requested zoning district are cohesive and beneficial to the immediate area and the city as a whole. This portion of the city is designated as a revitalization zone, which would greatly benefit from additional commercial users. This area is lacking in convenient retail options, which could be provided given the requested zoning. Our development will adhere to city requirements and revitalization efforts, aiding in the beautification of the area.
- Per our pre-development meeting with the city, we will be implanting several infrastructure upgrades to this area that will create added benefit to those around the property. The biggest of these upgrades will be the repaving of Thatcher Street along our property, which will immediately serve the surrounding businesses and residents. Cross Development will continue to work with the city throughout this project to ensure our plans meet the design and safety standards required by the city.
- Cross Development intends to construct a national retailer at this location that will provide much-needed general retail services to the surrounding area. This area is currently lacking in the type of merchandise this business provides, and the community will benefit from the addition of this service by having more immediate and accessible access to merchandise without extended travel.



LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
○	1/2" STEEL ROD FOUND
□	CONC. MON. FOUND
—	POWER POLE
—	GUY WIRE
⊕	BENCHMARK/CONTROL POINT
—	SIGN
—	GAS MARKER
—	TELEPHONE PEDESTAL
—	CABLE MARKER
—	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
—	BOUNDARY LINE
—	PROPERTY LINE
—	OVERHEAD ELEC.
—	GAS LINE
—	FIBER OPTIC LINE

Title Information

The Title Description and Schedule B items hereon are from Capital Title of Texas, LLC, commitment # 25-876907-NJ, Effective Date July 27, 2025.

Schedule "B" Items

- 10h. Right of Way Easement executed by William T. Cackley and Louanna Cackley to P.C. Martin, dated August 7, 1929, filed August 19, 1929, recorded in Volume 345, Page 264, Real Property Records, Grayson County, Texas.
- 10i. Right-of-way for State Highway No. 91. (Highway No. 5). Does not affect the surveyed property.
- Right of Way Easement executed by Elgie Brown and Rosie C. Brown to Texas Power & Light Company, dated June 8, 1950, filed August 10, 1950, recorded in Volume 620, Page 446, Real Property Records, Grayson County, Texas.
- Not located on Lot 25. Does not affect the surveyed property.

Title Description

Situated in the County of Grayson, State of Texas, being a part of P.C. Martin Survey, Abstract No. 767, and being all of Lots 23-29 and part of Lot 30 in Block "A" of A.R. Collins Woodlawn Addition, according to the plat thereof unrecorded, and being the same tract of land described in the deeds to JEJE Holdings, LLC, recorded in Document Nos. 2021013695, 2024-30680, and 2024-30688, 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 northwest corner of said JEJE Holdings Tract, common to the northeast corner of a tract of land described in the deed to Sandra Stallion, recorded in Document No. 2022-33854, said Real Property Records, and on the southerly line of an apparent 12-foot alley;

Thence South 88°38'05" East, with the northerly line of said JEJE Holdings Tract, and with the southerly line of said 12-foot alley, passing en route the following distances for found 1/2" steel rods: 48.85 feet, 99.92 feet, 149.95 feet, and 199.85 feet, and continuing on said course a total distance of 384.78 feet to a set 1/2" steel rod for the northeast corner of said JEJE Holdings Tract, and at the intersection of said southerly line of said 12-foot alley and the westerly right-of-way line of State Highway No. 91;

Thence South 01°20'59" West, with the easterly line of said JEJE Holdings Tract, and with the westerly right-of-way line of said State Highway No. 91, a distance of 122.43 feet to a found concrete monument;

Thence continuing with the easterly line of said JEJE Holdings Tract, and with the westerly right-of-way line of said State Highway No. 91, and with a curve to the right having a radius of 2814.90 feet, (chord bears South 01°25'36" West, 7.57 feet) on arc length of 7.57 feet to a set 1/2" steel rod for the southeast corner of said JEJE Holdings Tract, and at the intersection of the westerly right-of-way line of said State Highway No. 91 and with the northerly right-of-way line of said West Thatcher Street;

Thence North 88°38'05" West, with the southerly line of said JEJE Holdings Tract, and with the northerly right-of-way line of said West Thatcher Street, passing en route the following distances for found 1/2" steel rods: 184.94 feet, 234.88 feet, and 334.94 feet, and continuing on said course a total distance of 384.85 feet to a found 1/2" steel rod for the southwest corner of said JEJE Holdings Tract, common to the southeast corner of aforesaid Stallion Tract;

Thence North 01°22'59" East, with the westerly line of said JEJE Holdings Tract, and with the easterly line of said Stallion Tract, a distance of 130.00 feet to the Point of Beginning and containing 1.149 acres of land, more or less.

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

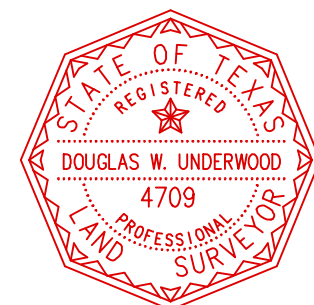
Surveyor's Certification

To: Cross Development Acquisition, LLC, a Texas limited liability company; JEJE Holdings, LLC; A.R. Collins; First National Title Insurance Company; Capital Title of Texas, LLC;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 13, 14, 16, and 19 of Table A thereof.

The fieldwork was completed on September 9th, 2025
Date of Plat or Map: September 15th, 2025

Douglas W. Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
State of Texas
Firm No. 10006300



ALTA/NSPS LAND TITLE SURVEY

UNDERWOOD
DRAFTING & SURVEYING, INC.

3404 INTERURBAN ROAD
DENISON, TEXAS 75020
PHONE (903)465-2151
FAX (903)465-2151

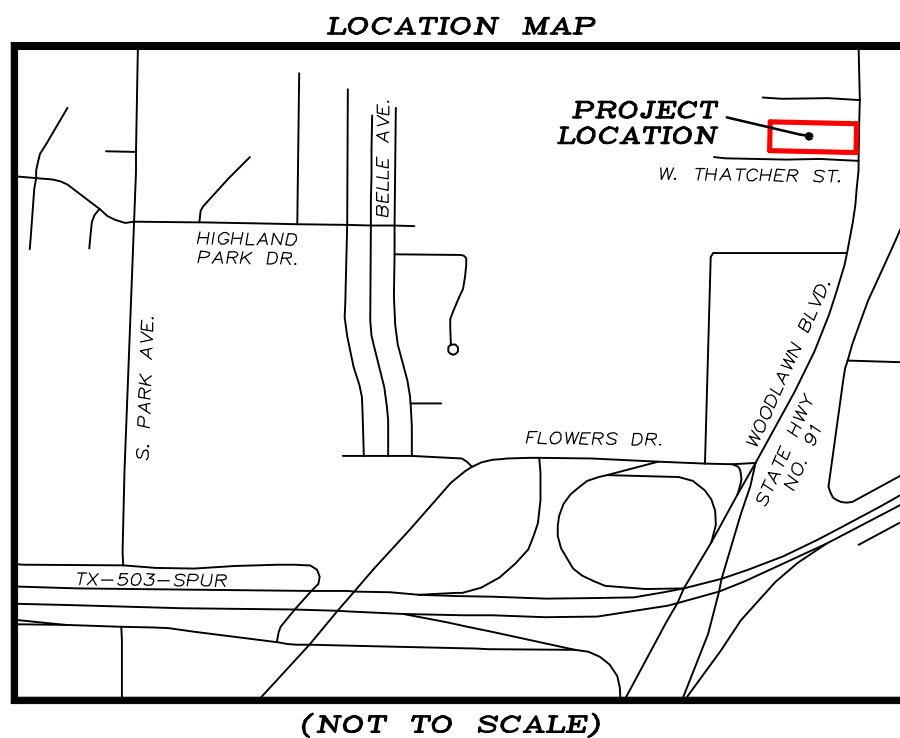
Project Location
CITY OF DENISON, TX
GRAYSON COUNTY

Project Address
1313. 1317, & 1331
WEST THATCHER STREET

Project Name

Prepared For:

Job Number 25090909



Sheet 1 of 1

Date	09/09/25	Revisions		Date	09/16/25
Dwn. By	BNH	TITLE COMMITMENT			
Aprvd. By	DWU				
Dwg. No.	25090909				
Scale	1" = 30'				

Surveyor's Notes

- The property has a total area of 1.149 acres of land.
- There are no visible signs of cemeteries observed at the time of this survey.
- All visible above ground indications of public utilities are depicted hereon.
- There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- There is no evidence of recent street or sidewalk construction.
- There is no evidence of recent dirt work on the site.
- The subject tract has direct access to West Thatcher Street and State Highway No. 91.

Flood Information

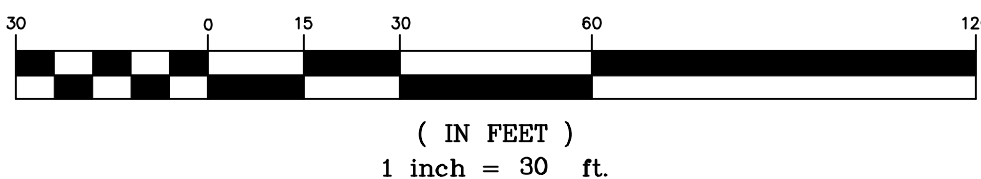
By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 48181C 0285 F, which bears an effective date of July 7, 2014 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 100 year flood plain.

Basis of Bearings

~ Bearings are based ~
GRID NORTH, NAD 83
TEXAS STATE PLANE
COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE



This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unrecorded map created under the "disright" law of the United States of America. If this work becomes published, the following notice shall apply.

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Planning and Zoning Commission
Staff Report
May 12, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone an approximately $\pm$ 0.34 acre tract of land commonly known as 1700 W. Walker Street from the 2F-Two-Family (Duplex) Residential District to the SF-5, Single Family Residential District to allow for single family residential development. (Case No. 2026-28Z)

Staff Contact:

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

Summary

- The property is currently zoned 2F-Two-Family Residential and is subdivided into four (4) lots. The applicant is seeking a rezone to SF-5, Single Family Residential.
- Two (2) lots front on W. Walker Street and two (2) have alley frontage.
- The current zoning does not support a lot that has a minimum width of fifty feet (50').

Staff Recommendation

Staff recommends approval of this request.

Recommended Motion

"I move to recommend approval of the proposed rezone of the subject property from the 2F-Two-Family (Duplex) Residential District to the SF-5, Single Family Residential District."

Background Information and Analysis

Staff have received an application from Providence Holdings, LLC requesting a rezone of approximately 0.34 acres from the 2F-Two-Family (Duplex) Residential District to the SF-5,

Single Family Residential District to accommodate the construction of single-family structures.

The subject property consists of four (4) platted lots with two (2) lots fronting on W. Walker Street and two (2) lots fronting on the alley. The applicant wishes to construct two (2) single family structures which requires a Replat of the property. Per the 2F-Two-Family (Duplex) Residential District, single-family homes constructed within this district are required to conform to the development and lot dimension requirements detailed in the SF-7.5, Single Family Residential District. This lot configuration does not provide a path forward for the property to be replatted. Approval of the proposed zoning will allow the applicant to move forward with platting as the proposed lot dimensions will meet the minimum standards listed within the SF-5, Single Family Residential District.

According to Ordinance Section 28.10, City staff and the Planning and Zoning Commission shall consider the following factors when reviewing rezone requests:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;

The subject area has been developed in a residential manner. The proposed zoning is consistent with existing development.

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;

N/A

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances that may make a substantial part of such vacant land unavailable for development;

Rezoning of this property will not impact the availability of similar land for development.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change;

The majority of the area surrounding the subject property has already been developed. The subject property is one of the few remaining undeveloped parcels in this neighborhood.

5. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;

N/A

6. Whether the zoning petition is consistent with the current land use plan; and

The Future Land Use Map calls for the subject area to be developed in a “Neighborhood”

manner. The proposed rezone complies with this designation.

7. Any other factors that will substantially affect the public health, safety, morals, or general welfare.

Other factors which may substantially affect general welfare have been addressed above.

Financial Considerations

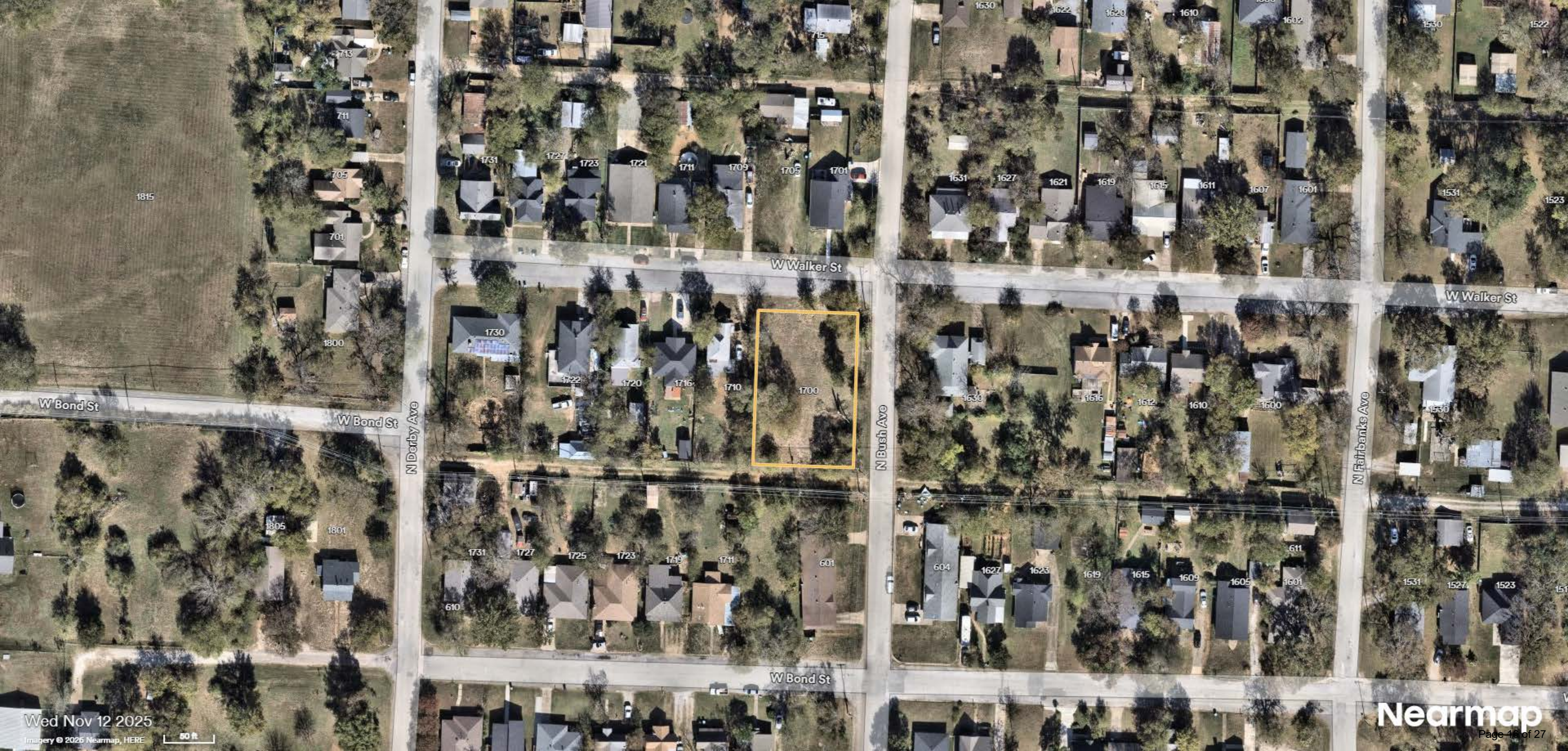
- N/A

Prior Board or Council Action

- N/A

Alternatives

- The Planning and Zoning Commission may table, recommend denial or recommend approval with conditions.



April 8, 2026

City of Denison

Planning and Zoning Department

Subject: Request for Zoning Change for Property at 1700 W Walker from 2F to SF5

Dear Planning and Zoning Department Staff,

This letter serves as a formal request to initiate a zoning change for the property located at 1700 W Walker, currently owned by Providence Holdings I LLC. The current zoning designation for this property is 2F (Two-Family Residential), and we are requesting a change to SF5 (Single-Family Residential).

This rezoning is being requested due to the size of the lot and platting requirements. The SF5 zoning district has the minimum lot size and dimensional standards needed to subdivide this property into lots consistent with the surrounding single-family neighborhood.

We are requesting this change for the following key reasons, which we believe align with the community's best interests and the future development of the neighborhood:

Current Zoning Context

The existing 2F zoning allows for the construction of two-family dwellings. Some of the adjacent and nearby properties are currently zoned and developed as single-family homes. ~~The adjacent area contains single-family residences, and most recently, Josh Holly built an SF5 single-family home directly across the street at 1701 W Walker. We believe these lots are more suitable being developed as SF5 builds.~~

Reasons for Requested Zoning Change

1. Lot Size and Platting Requirements

The property consists of approximately 0.34 acres encompassing Lots 1 and 2 in Block 12 of Tones Second Addition, and Lots 1 and 2 in Block 3 of the West End Addition. We intend to replat the property into individual lots suitable for single-family construction. The SF5 district's dimensional standards are the appropriate classification to facilitate this replat.



The 2 new lots will face Walker.

2. Adding Additional Housing Inventory to the Neighborhood

The SF5 designation would allow the economics to work for new construction in the current high-cost environment, and we can bring additional housing to the neighborhood.

3. Increased Property Value and Desirability

We believe that a change to SF5 will enhance the long-term stability and value of the properties in the immediate vicinity. Single-family zoning often corresponds to higher property values in established residential areas, which benefits all residents and the city's tax base.

~~4. Similar Zoning Approval~~



~~Across from our property, at 1701 W Walker, there has been a previously approved rezoning occurrence allowing for SF5 zoning.~~

Compliance with the Comprehensive Plan

The requested rezoning is consistent with the City of Denison's adopted Comprehensive Plan (updated 2023, Ordinance No. 5287). The Plan's Vision states that Denison will retain its character while "improving its neighborhoods" (Comprehensive Plan, p. 36). Several specific goals and policies support this request:

Housing Goal (p. 39): The Plan's Housing goal calls for Denison to "support a variety of housing types attainable for citizens of all income levels in traditional neighborhoods." The Housing actions further direct the City to "regularly evaluate and amend residential zoning districts to reflect current market trends and allow desired housing types" (p. 39–40). Rezoning this property to SF5 directly implements this policy by enabling new single-family construction in an established traditional neighborhood.

Development & Redevelopment Goal (p. 44): The Plan calls on Denison to "encourage high quality redevelopment and infill" so that "neighborhoods...in the older parts of the city thrive alongside new developments." The Plan's actions also call on the City to "grow the city's tax base...through programs promoting redevelopment and revitalization of older...neighborhoods" (p. 44). This property is a vacant infill site in an older neighborhood, and SF5 development fulfills this goal.

Infill Development (p. 70): The Plan specifically endorses infill development, noting that it "provides many of the same benefits as redevelopment by developing vacant or underutilized properties...with a new use that adds economic activity and increases the tax base, all without requiring significant new infrastructure installation or upgrades." This property is a vacant lot with existing water and sewer infrastructure already in place, and for the economics to work to develop this property, the zoning change is critical

Future Land Use Plan – Neighborhood Category (p. 67): The Plan's Future Land Use Plan designates residential areas as "Neighborhood" areas and states that the City will need to "offer high-quality residential areas" where "some areas will be neighborhoods of primarily detached single-family homes." SF5 zoning is consistent with this neighborhood designation.

The Neighborhood Concept (p. 71): The Plan further notes that "for most neighborhoods, single-family detached housing will comprise the majority of units." The proposed SF5 zoning aligns with this principle.

Vacant Land Availability

While there may be other SF5-zoned vacant land in the city, those areas are not appropriate for this project. The subject property is already owned by Providence Holdings I LLC, is uniquely situated near where SF5 has already been approved across the street, and the surrounding infrastructure—including water and sewer services—is already in place.

Impact on Other Areas Designated for Similar Development

This rezoning will not negatively affect other areas designated for similar development. The change from 2F to SF5 is a transition to a less intensive use, and it complements the existing SF5 zoning already established at 1701 W Walker.

Appropriateness of the Requested Zoning District

The SF5 zoning district is appropriate for this location. The surrounding neighborhood is characterized by single-family development, and as noted in the City's own Pre-Development Meeting notes, SF5 is the recommended zoning for this property.

Required Documentation and Next Steps

We have prepared the necessary documentation to support this request, including:

- A completed application form
- This narrative explanation letter
- A tax receipt, showing paid taxes
- The deed showing transfer of ownership
- A current survey

We acknowledge there were outstanding mowing lien balances identified by Neighborhood Services – these have all been paid.

We understand that upon zoning approval, a Replat will be required prior to submitting for a building permit, and that impact fees will be assessed at the time of platting.

Please let us know if there are any additional documents needed for this Straight Rezoning Request.

Please contact Scott Moody at [REDACTED] or call [REDACTED] or Todd Hyden at [REDACTED] or call [REDACTED] with any questions.

Sincerely,



Scott Moody

Agent for Providence Holdings I LLC for the purposes of this rezoning

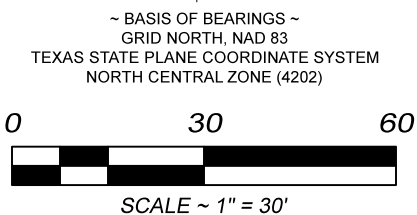
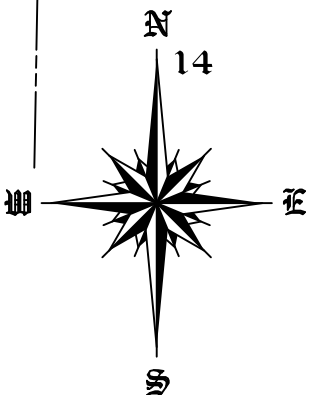
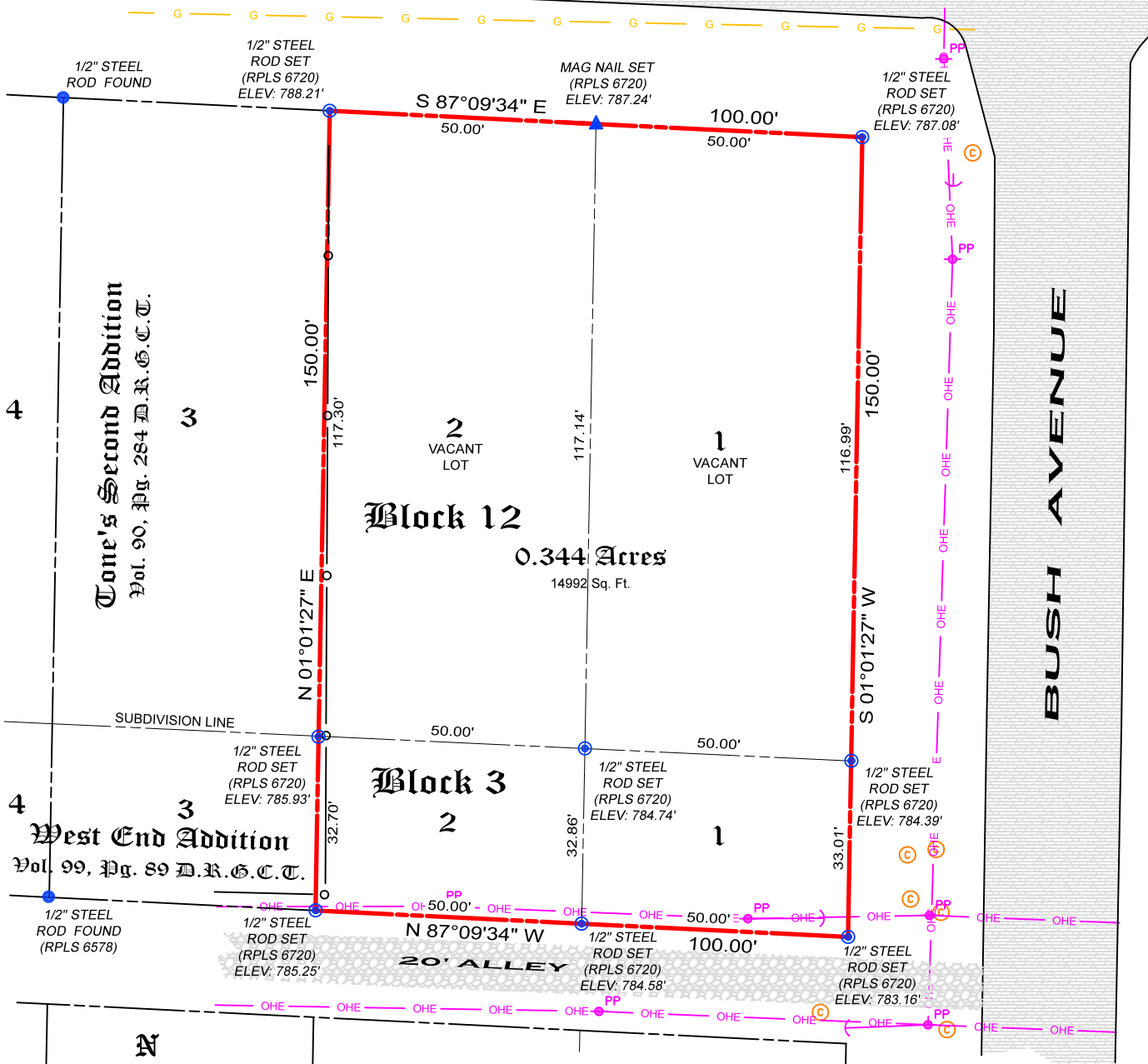
[REDACTED]

[REDACTED]



~ PROPERTY ADDRESS ~
1700 W. WALKER STREET
DENISON, TEXAS

W. WALKER STREET



Legend

- PP POWER POLE
- BURIED CABLE MARKER
- BOUNDARY LINE
- PROPERTY LINE
- OVERHEAD POWER
- BURIED GAS LINE
- CHAINLINK FENCE
- ASPHALT
- GRAVEL

I, John C. Copley, Registered Professional Land Surveyor do hereby certify that on the 19th day of January, 2026, a survey was made on the ground of the property shown hereon, described as **LOT 1 AND LOT 2, BLOCK 12, TONE'S SECOND ADDITION**, an addition to the City of Denison, Texas, as shown by plat of record in Volume 90, Page 284, Deed Records, Grayson County, Texas, and **LOT 1 AND LOT 2, BLOCK 3, WEST END ADDITION**, an addition to the City of Denison, Texas, as shown by plat of record in Volume 99, Page 89, Deed Records, Grayson County, Texas 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.

John C. Copley
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
john@copleylandsurveying.com



CLS Job# 26010021



Planning and Zoning Commission
Staff Report
May 12, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing and make a recommendation to amend Section 28.49 – Use Regulation (Charts) to update permitted districts for “Data Center” and to create a new use category for “Telecommunications Facility” and to amend Section 28.63. – Definitions to update the definition for “Data Center” and to add a definition for “Telecommunication Facility”. (Case No. 2026-41ZO)

Staff Contact:

Dianne York, Planning Manager
dyork@denisontx.gov

Summary

- Staff proposes an amendment to Section 28.49. to remove Data Centers as a permitted use by right in several zoning districts and restricting the use to the Light Industrial (LI) and Heavy Industrial (HI) Districts with a required Conditional Use Permit (CUP).
- Staff proposes an amendment to Section 28.49. to establish a new “Telecommunication Facility” use to allow existing fiber hubs to remain legally conforming and distinguish them from larger data center operations.
- Staff proposes amendments to Section 28.63. to update the definition of “Data Center” and to create a definition for “Telecommunication Facility.”

Staff Recommendation

Staff recommends approval of the proposed text amendments.

Recommended Motion

“I move to recommend approval of the proposed amendments to Section 28.49. and to Section 28.63. of the Zoning Ordinance.”

Background Information and Analysis

The proposed text amendment modifies the City's Zoning Ordinance to update regulations related to Data Centers. This is a City-initiated amendment prompted by the discovery that Data Centers are currently permitted by right in multiple zoning districts under the existing ordinance.

Currently, Data Centers are allowed by right within the Regional Retail (RR), Commercial (C), Business Park (BP), Light Industrial (LI) and the Heavy Industrial (HI) Districts, which does not adequately account for the potential impacts or ensure compatibility with surrounding uses. The proposed amendment removes the by right allowance in all zoning districts and instead limits the use to the Light Industrial (LI) and Heavy Industrial (HI) Districts, subject to approval of a Conditional Use Permit (CUP). Requiring a Conditional Use Permit (CUP) introduces a level of review, allowing Staff, the Planning and Zoning Commission and City Council to evaluate each proposal on a case-by-case basis. Given the lack of development standards for this use, the Conditional Use Permit (CUP) process provides the opportunity for the City to consider site-specific factors such as location, infrastructure capacity, and compatibility with adjacent development, as well as to incorporate appropriate conditions to mitigate potential impacts. Lastly, the amendment revises the definition of "Data Center" to better align with current industry terminology and operational characteristics. The proposed definition language is provided as backup to this item within the agenda.

In conjunction with these changes, the creation of the "Telecommunication Facility" use ensures that existing fiber hub developments, previously approved under the broader "Data Center" classification, may continue to operate as legally conforming structures and uses. This distinction recognizes the functional difference between large-scale data centers and smaller telecommunication infrastructure, while preventing unintended nonconformities resulting from the proposed amendments. Additionally, the proposed amendments provide a definition for the newly created use of "Telecommunication Facility". The proposed definition language is provided as backup to this item within the agenda.

The proposed amendments reflect the evolving nature and impacts of data center development and establish a more deliberate regulatory framework. By limiting the use to industrial districts and requiring a Conditional Use Permit (CUP), the City retains a greater oversight and discretion in evaluating whether such uses are appropriate in the future. The creation of a separate use category for Telecommunication Facilities further ensures smaller-scale infrastructure may continue to operate and provides a path forward for future infrastructure without creating nonconforming situations. Staff believes the amendments strengthen the City's ability to promote compatibility with surrounding development and to carefully consider the long-term land use implications of these land uses.

Financial Considerations

- N/A

Prior Board or Council Action

- N/A

Alternatives

- The Planning and Zoning Commission may table or deny the proposed amendments to the Zoning Ordinance.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, AMENDING CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY OF DENISON, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF DENISON, SPECIFICALLY AMENDING ARTICLE IV “USE REGULATIONS”, SECTION 28.49 “USE REGULATIONS (CHART)”, BY AMENDING THE ZONES PERMITTED FOR “DATA CENTER” USE AND ADDING “TELECOMMUNICATIONS FACILITY” AS A USE, AND ARTICLE VI “DEFINITIONS”, SECTION 28.63 “DEFINITIONS”, BY REPLACING THE DEFINITION FOR “DATA CENTER” USE IN ITS ENTIRETY, AND PROVIDING A DEFINITION FOR “TELECOMMUNICATIONS FACILITY”; PROVIDING FINDINGS; PROVIDING ZONING AMENDMENTS; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Denison (hereinafter referred to as “City” or “Denison”) is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the “City Council”) adopted Chapter 28 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of the land in the City (the “Zoning Ordinance”); and

WHEREAS, after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City has recommended to the City Council the adoption of the amendments to the Zoning Ordinance, specifically amending Article IV “Use Regulations”, Section 28.49 “Use regulations (chart)”, to add the use of “Telecommunications Facility”, and to remove the permitted use of “Data Center*” in the RR—Regional Retail Zoning District, C—Commercial District, and BP—Business Park District, and further reclassify the permitted use of “Data Center” to a use allowed only by a Conditional Use Permit in LI—Light Industrial District and HI—Heavy Industrial District; and Article VI “Definitions”, Section 28.63 “Definitions”, to replace the definition of Data Center in its entirety, and provide a definition for “Telecommunications Facility”; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before City Council at which the City Council considered the recommendation of the Planning and Zoning Commission, and the City Council does hereby find that the amendments to Section 28.49 hereby accomplishes such objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS:

Section 1. Findings Incorporated. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Findings. After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City, and of the public health, safety and welfare.

Section 3. Zoning Amendments. Chapter 28 of the Code of Ordinances of the City, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended as follows, and all other articles, chapters, sections, paragraphs, sentences, phrases and words not expressly amended hereby are hereby ratified and affirmed:

3.01. Amendment to Section 28.49. Section 28.49, “Use regulations (chart)”, of the Code of Ordinances of the City of Denison, Texas, is hereby amended to add the use of “Telecommunications Facility”; and to remove the permitted use of “Data Center*” in the RR—Regional Retail Zoning District, C—Commercial District, and BP—Business Park District, and further reclassify the permitted use of “Data Center” to a use allowed only by a Conditional Use Permit in LI—Light Industrial District and HI—Heavy Industrial District, as set forth below, with additions shown by underscore and removals shown by strike-through:

	A	R	S	S	S	S	S	S	L	U	M	2	M	M	O	N	L	C	R	C	C	B	L	H
	D	F	F	F	F	F	F	F	D	D	H	F	F-1	F-2		S	R	R	R		A	P	I	I
			-	-	-	-	-	-																
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Non-Residential and Institutional Uses																								
Data Center*																			<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>
																						<u>C</u>	<u>C</u>	
Telecommunications Facility																			<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>

3.02. Amendment to Section 28.63. Section 28.63, “Definitions”, of the Code of Ordinances of the City of Denison, Texas, is hereby amended to replace the definition of “Data Center” in its entirety as follows:

Data Center: A business whose primary function is the storage, management, processing, and/or transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations.

3.03. Amendment to Section 28.63. Section 28.63, “Definitions”, of the Code of Ordinances of the City of Denison, Texas, is hereby amended to add the use of “Telecommunications Facility” with the following definition:

Telecommunications Facility: Any unmanned facility consisting of equipment for the transmission, switching, and/or receiving of wireless communications, excluding telecommunications towers and antennas.

Section 4. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

Section 5. Severability. Should any section, subsection, sentence, clause, phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Denison hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 6. Penalty. Any person, firm, entity or corporation who violates any provision of this Ordinance or Denison’s Zoning Ordinance Chapter 28, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum no exceeding Two Thousand and No/100 Dollars (\$2000.00). Each continuing day’s violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Denison from filing suit to enjoin the violation. Denison retains all legal rights and remedies available to it pursuant to local, state and federal law.

Section 7. Effective Date. This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

Section 8. Open Meetings. That it is hereby found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that a public notice of the time, place, and purpose of said meeting was given, all as required by Section 551.041, Texas Government Code.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, ON THIS 18TH DAY OF MAY 2026.

Robert Crawley, Mayor

ATTEST:

Christine Wallentine, City Clerk