



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

Tuesday, August 11, 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, August 11, 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 regular Planning and Zoning Commission Meeting held on July 28, 2026.
- B. Receive a report, hold a discussion, and take action on a Site Plan for a Dollar General retail store, located on West Morton Street (FM 120). (Case No. 2026-31SP)

5. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request for a Conditional Use Permit (CUP) to allow for a warehouse/office for property located at 3101 Woodlawn Boulevard. (Case No. 2026-64CUP).

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 5th day of August 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, July 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, Commissioners Kurt Cichowski, Angela Harwell, Ernie Pickens, and Alternate Commissioner George Mason. Alternate Commissioner Linda Anderson was present in the audience. Vice Chair Robert Sylvester was absent.

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation was delivered by Commissioner Cichowski, followed by the Pledge of Allegiance led by Commissioner Mason.

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 regular Planning and Zoning Commission Meeting held on July 14, 2026.
- B. Receive a report, hold a discussion, and take action on a Preliminary Plat for the Cross Woodlawn Addition. (Case No. 2026-65PP)

Commission Action

On motion by Commissioner Cichowski, seconded by Commissioner Mason, 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 approximately $\pm$ 2.049 acres of land, legally described as being situated in the R. J. Ayers Survey, Abstract No. 48; commonly known as 7102 FM 1417, from the A – Agriculture District to the LI – Light Industrial District. (Case No. 2026-59Z)

Commission Action

Dianne York, Planning Manager, presented this agenda item. Ms. York stated staff has received an application requesting a rezone of approximately 2.09 acres to the Light Industrial District for property commonly known as 7102 FM 1417. The subject property has been developed in a warehouse manner consistent with the proposed rezone. The Applicant is pursuing a rezone to the Light Industrial District to accommodate the expansion of the current warehouse operations. The Applicant wishes to construct a new warehouse structure on the property. The current zoning of Agriculture does not support the current use nor the desired expansion. At the time of annexation in 2021, City staff directed the property owner that rezoning would be required prior to development of the property. Approval of the proposed rezone to Light Industrial will bring the property in alignment with the current development and potential development. Ms. York stated that the Future Land Use Map calls for the subject area to be developed in a “Neighborhood” manner. The proposed zoning does not align with the Future Land Use Plan. However, it does not appear that the 2018 Comprehensive Plan took several TxDOT ROW’s into account for development. The Comprehensive Plan was adopted in 2018 and at that time, FM 1417 had already been developed in an industrial manner. The proposed rezone is consistent with the existing development along FM 1417. In response to Commissioner Pickens’ inquiry regarding previous action on properties to the north, Planning Manager York stated that those properties are zoned light industrial and it is possible that it was part of a previous rezone request. In response to Commissioner Pickens’ inquiry, Ms. York confirmed that the property is directly across from Caterpillar. Ms. York explained that there is a gap between the existing residential properties and the portion of the property proposed for rezoning, creating a significant separation from the residential area to the south. Staff noted that the gap also provides access to the remainder of the property. Prior to the issuance of a building permit, the Applicant will be required to submit a site plan for staff review and approval, consistent with the process for all non-residential developments. Because the property is not located within an overlay district or a Planned Development (PD) district, the site plan will not require Planning and Zoning Commission review. Ms. York stated that the site plan will be carefully evaluated and reiterated that the existing separation provides a substantial buffer between the proposed development and the residential properties.

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

On motion by Commissioner Pickens, seconded by Commissioner Harwell, the Planning and Zoning Commission recommended approval of a request to rezone approximately ± 2.049 acres of land, legally described as being situated in the R. J. Ayers Survey, Abstract No. 48; commonly known as 7102 FM 1417, from the A – Agriculture District to the LI – Light Industrial District.

- B. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request for a Conditional Use Permit (CUP) to allow for the operations of The Rusty Chicken at The Rialto, a live music venue, under the use of Dance Hall or Nightclub, located at property commonly known as 424 W. Main Street. (Case No. 2026-63CUP).

Commission Action

Dianne York, Planning Manager, presented this agenda item. Ms. York stated that this item is a request for a Conditional Use Permit to allow the operation of the Rusty Chicken at the Rialto as a live music venue under the Dance Hall/Nightclub use classification. The subject property is located at 424 W. Main Street, commonly known as the Rialto Theater. Staff explained that the Applicant is leasing the historic Rialto Theater and is renovating the building to accommodate the proposed live music venue. The proposed use is consistent with the Downtown Center designation in the Comprehensive Plan and supports the adaptive reuse and continued preservation of one of downtown Denison's most recognizable historic structures. The Applicant has already received a Certificate of Appropriateness from the Historic Preservation Board and is currently working through the building permit process to begin renovations. The property is zoned Central Area (CA) and is located within the Commercial Historic Overlay District. Staff noted that the Central Area zoning district does not require a minimum amount of off-street parking, unlike other non-residential zoning districts. Ms. York stated that staff has determined that the combination of existing on-street and public off-street parking in the surrounding downtown area is sufficient to accommodate the proposed use and did not recommend any additional parking requirements as a condition of approval. Ms. York further explained that, while hours of operation are often established as conditions for Conditional Use Permits involving bars or similar establishments, the Applicant's proposed hours are consistent with those of other entertainment venues in the downtown area. Because similar downtown venues are not subject to hours-of-operation conditions, staff did not recommend imposing such a condition. Ms. York stated that the downtown area is intended to serve as a vibrant entertainment district that attracts both residents and visitors, and that the proposed use aligns with the vision and purpose of the district. Staff concluded that the request is consistent with the Future Land Use Plan and the Comprehensive Plan and recommended approval of the Conditional Use Permit without conditions. Commissioner Mason inquired about the removal of the white refrigeration panels about the marquee. Ms. York stated that Commissioner Cichowski would be able to speak to this item as he is on the Historic Preservation Board, in which this issue was recently approved. Commissioner Cichowski stated that it is unclear what condition exists beneath the refrigeration panels currently attached to the building. The intent is to remove the panels to assess the underlying façade. If additional work is required

beyond the approved scope, the Applicant will return to the Historic Preservation Board for review. Commission Cichowski also noted that, based on his recollection of the rear of the building, portions of the brick masonry appear to need repointing and asked whether that work would be addressed as part of the project. Ms. York stated that the Applicant would be better suited to address the masonry issue, as she was unable to speak to that matter. Commissioner Mason commented that he was pleased to see someone investing in the building, noting that he has many fond memories of it from earlier years. Chair Shearer stated that he believes the original façade appears in Brian Hander's book on Main Street and, if he remembers correctly, there are windows behind the refrigeration panels – but the expense of restoring was too great at that time. Commissioner Cichowski stated that the existing marquee is not original to the building but will be retained as part of the project. He also noted that a vertical blade sign previously located in the center of the façade may or may not be reinstalled in the future. At this time, the focus is on preserving the existing marquee and evaluating the condition of the windows once the refrigeration panels are removed. Commissioner Cichowski stated that, if additional work requiring Historic Preservation Board approval is identified, the Applicant will return with a future 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 Cichowski, seconded by Commissioner Pickens, the Planning and Zoning Commission recommended approval of a request for a Conditional Use Permit (CUP) to allow for the operations of The Rusty Chicken at The Rialto, a live music venue, under the use of Dance Hall or Nightclub, with or without alcohol sales (indoors) located at property commonly known as 424 W. Main Street.

- C. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request for a Conditional Use Permit (CUP) to allow for a warehouse/office for property located at 3101 Woodlawn Boulevard. (Case No. 2026-64CUP).

Commission Action

Dianne York, Planning Manager, presented this agenda item. Ms. York stated that the Applicant, Urban Ventures, contacted staff the previous day to request that the Planning and Zoning Commission table the item. She explained that the Applicant is continuing to work with the current property owner to resolve several outstanding matters and requested additional time to finalize the details. Ms. York noted that staff supports the request to table the item.

On motion by Commissioner Pickens, seconded by Commissioner Mason, the Planning and Zoning Commission recommended to table the item to the August 11, 2026, Planning and Zoning Commission Meeting.

6. STAFF UPDATES

There were no staff updates.

7. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:18 a.m.

CHARLIE SHEARER, Chairman

ATTEST:

Karen L. Avery, Deputy City Clerk

Planning and Zoning Commission
Staff Report
August 11, 2026



Agenda Item: Receive a report, hold a discussion, and take action on a Site Plan for a Dollar General retail store, located on West Morton Street (FM 120). (Case No. 2026-31SP)

Staff Contact:

Dianne York, Planning Manager
dyork@denisontx.gov

Summary

- The applicant is requesting approval of the proposed Site Plan for a Dollar General retail store located along W. Morton Street (FM 120).
- The proposed Site Plan depicts one (1) retail building.
- Property is zoned Local Retail (LR) and falls within the Morton Street (MO) Overlay Boundary.

Staff Recommendation

Staff recommends conditional approval of the Site Plan for the proposed Dollar General retail store located along W. Morton Street (FM 120) pending Civil Engineering Plan approval.

Recommended Motion

"I move to approve the proposed Site Plan for the proposed Dollar General retail store located along W. Morton Street (FM 120)."

Background Information and Analysis

The applicant is seeking approval of the proposed Site Plan for a Dollar General retail store located along W. Morton Street (FM 120). The Site Plan depicts one (1) retail building.

Façade Plans – The exterior façades of the proposed building will be constructed of masonry consisting of stucco and split face masonry. Additionally, the applicant will utilize standing seam metal for the construction of a canopy and the entrance and along the top of the building, in addition to utilizing decorative shutters to break up the front façade. The proposed materials meet the minimum requirements found within Section 28.45. – Morton Street Overlay Boundary

Ordinance.

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

Parking – The proposed Site Plan provides a total of thirty-one (31) parking spaces. Per Section 28.50 – Off-street parking and locating requirements, the use and site are required to provide a total of fifty-four (54) spaces. Due to site constraints from right-of-way dedication and adjacency to residential zoning, staff supports the reduction in parking to accommodate the required landscaping.

Building locations and footprints – The Site Plan depicts one (1) retail building consisting of 10, 640 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 in Chapter 28, specifically standards found within Section 28.35., Section 28.45, and Section 28.51.

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 building.

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

No Open Space is provided within this development.

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

The development fronts W. Morton Street (FM 120). A Traffic Impact Analysis (TIA) is required for this project and will be submitted to, reviewed and approved by City engineering staff through the Civil Engineering Plan review process. Along with traffic mitigation, water and sewer connection construction will be approved by engineering staff through the review of Civil Engineering Plans.

7. Consistency with the Comprehensive Plan.

The Future Land Use Plan depicts this property to be developed in a “Mixed Commercial”. The proposed development complies with the Comprehensive Plan.

Financial Considerations

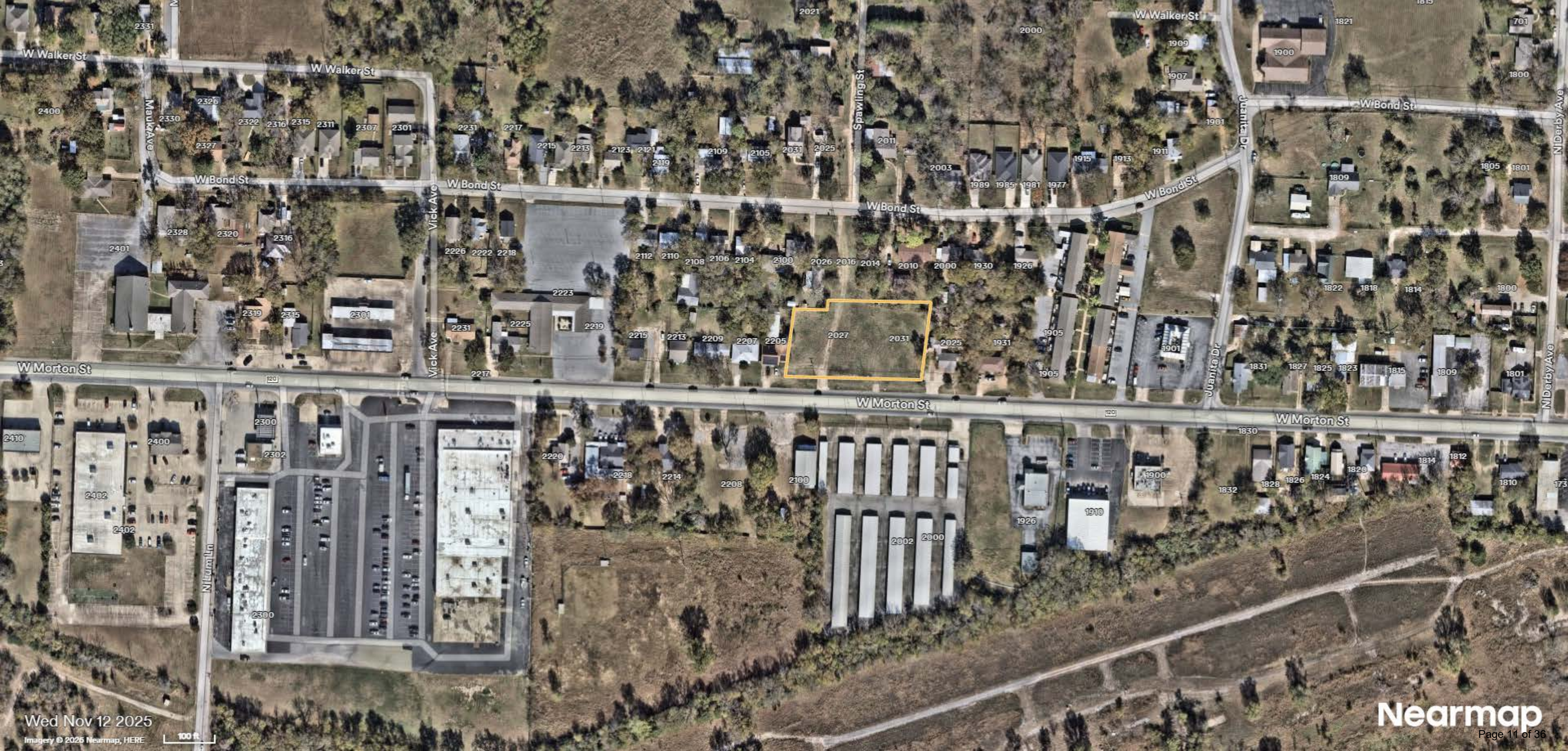
- N/A

Prior Board or Council Action

- N/A

Alternatives

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



CROSS ENGINEERING CONSULTANTS

1720 W. Virginia St.
972.562.4409

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•

McKinney, Texas 75069
Fax 972.562.4471

July 23, 2026

City of Denison
Planning Department
P.O. Box 347
Denison, Texas 75020

Attn: Ms. Dianne York

**Re: Site Plan
Everest Denison**

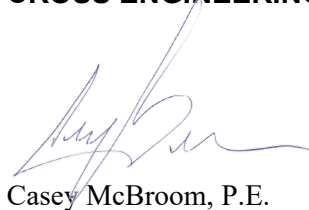
Dear Ms. York:

Attached please find the Site Plan request for the Dollar General Denison project located at 2031 Morton Street. The lot is 0.885 acres in size. The proposed project is a single building Dollar General storefront. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of Denison. Project details are listed in detail below:

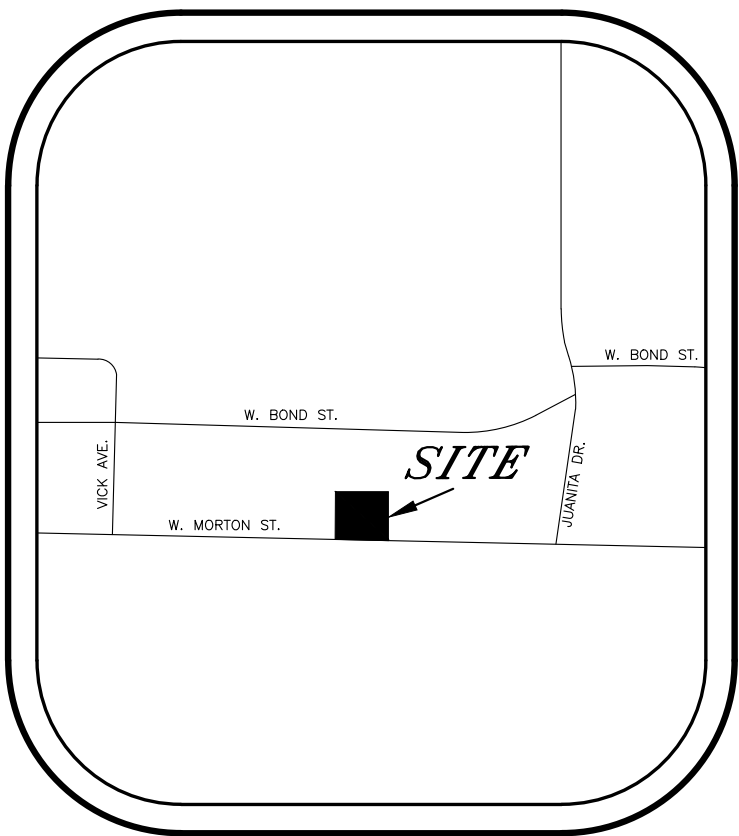
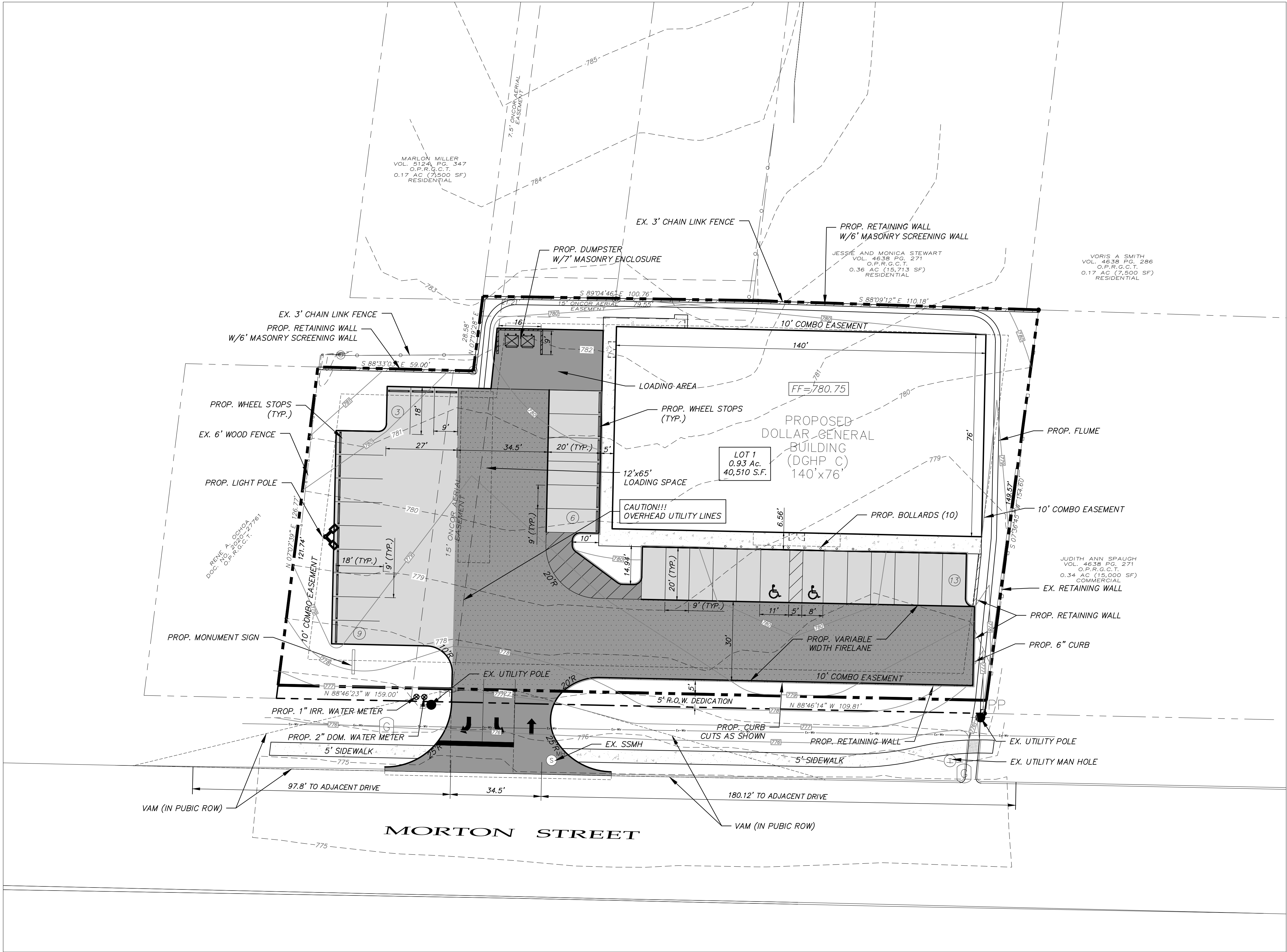
- 2031 Morton Street
- 0.885 Acres
- Single building storefront

Thank you in advance for your consideration of this Site Plan request. Please contact me if you have any questions or concerns.

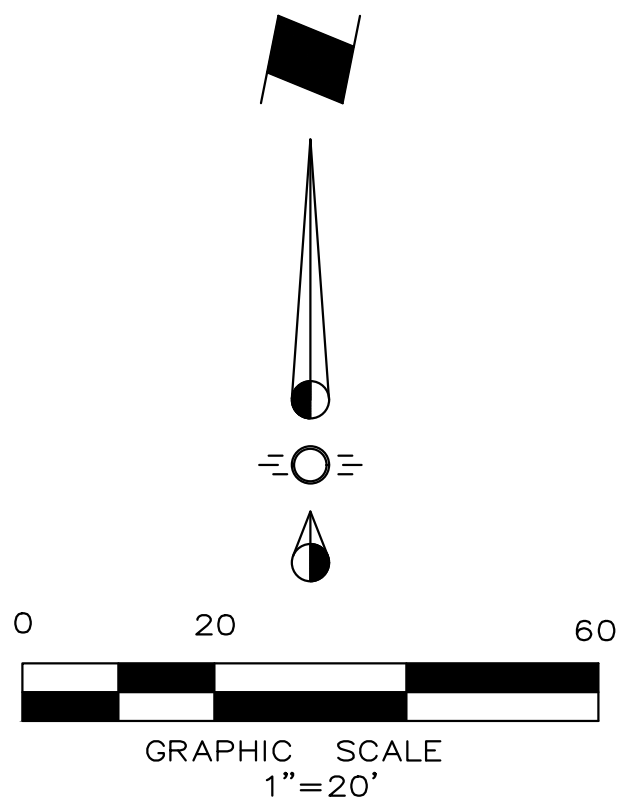
Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.



Casey McBroom, P.E.



VICINITY MAP
NTS



SYNOPSIS

Address	2031 Morton Street
Proposed Use	RETAIL
Lot Area	0.885 Ac. (38,581 s.f.)
Building Area:	10,640 S.F.
Building Height:	20' (1 Story)
Impervious Area:	30,413 SF(Approx. 80% Coverage)

Parking Required:

Total Parking Required:	10,640SF/200SF	54 Spaces
Total Parking Provided:		31 Spaces

	<u>Total Parking</u>	<u>31 Spaces</u>
HC Parking Required:	2 Spaces	
HC Parking Provided:	2 Spaces	

LEGEND

- Proposed Concrete Firelane
- Proposed Concrete Parking
- Proposed Heavy Concrete Paving
- Proposed Conrete Sidewalk
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

WATER METER CHART		
No.	Meter Type	Size
1	Domestic Meter	1"
2	Irrigation Meter	1"

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

CITY APPROVED

By:_____ Date:_____

ZONING: LOCAL RETAIL
LOT COVERAGE: 80.5%
UNDERRWOOD SURVEY
ABSTRACT NO. 630

PROJECT NARRATIVE:

This project intends to construct a single story 10,640 SF retail building for Dollar General. This set details location, elevations, and utility layouts for the building.

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Casey McBroom, P.E.

OWNER:
Cross Development, LLC.
4317 Marsh Ridge Road
Carrollton, Texas 75010
Phone (903) 361-3634
Contact: Brycen Muirhead

SURVEYOR:
Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, TX. 75021
Phone (903) 465-2151
Contact: Douglas W. Underwood



1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

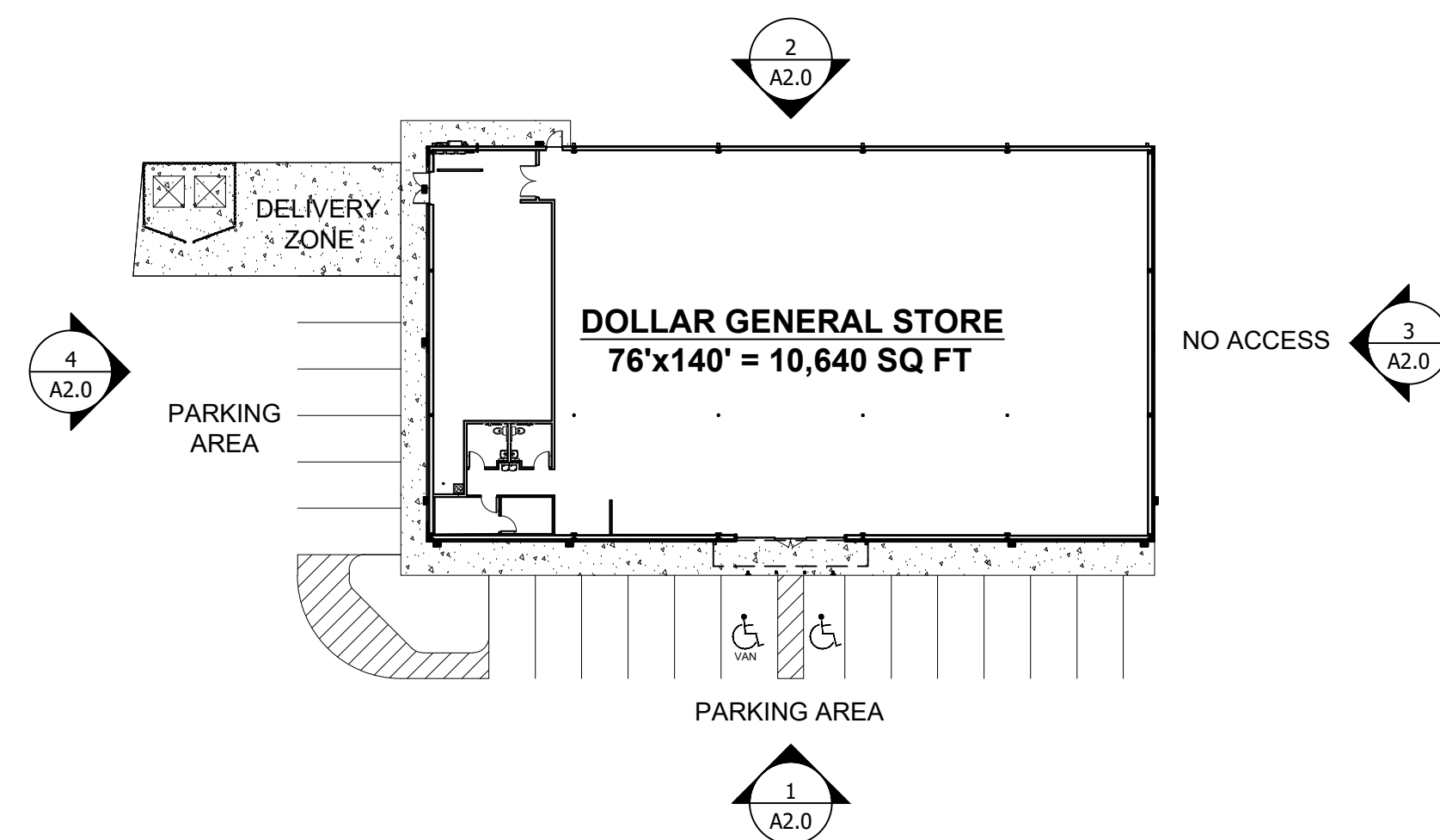
THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
CASEY R. McBROOM, P.E.
NO. 110104
ON 07/23/2026.
IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

SITE PLAN
DOLLAR GENERAL - DENISON
LOT 1, BLOCK 1, 0.885 AC
DOLLAR GENERAL
CITY OF DENISON, TEXAS

Sheet No.

SP

Project No.
25093



0 SITE KEY PLAN
Scale: 1/32" = 1'-0"

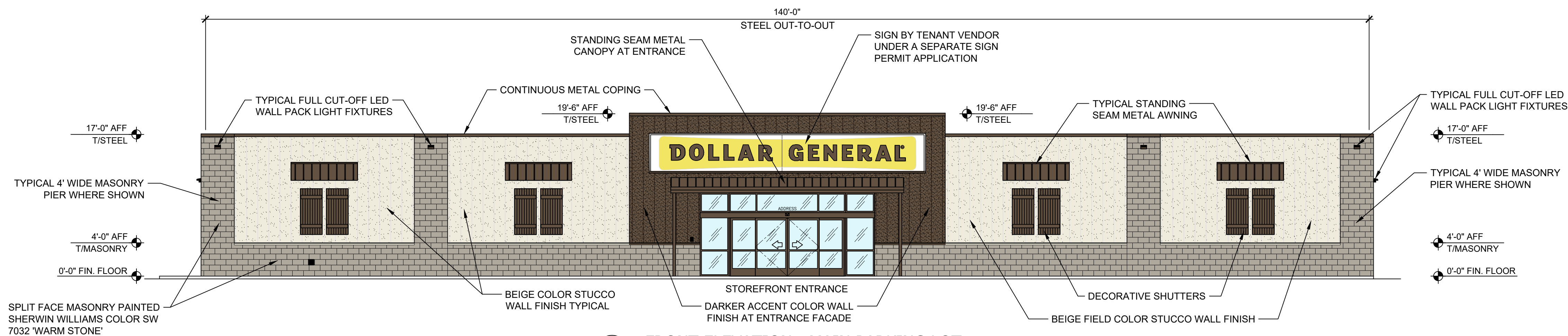
THIS DRAWING IS INTENDED TO ILLUSTRATE THE BASIC DESIGN CONCEPT OF THE PROPOSED BUILDING DESIGN. ADDITIONAL BUILDING DESIGN DEVELOPMENT MAY OCCUR PENDING FURTHER REVIEW BY THE OWNER, TENANT, JURISDICTION(S), AND ARCHITECT. FINAL CONSTRUCTION DOCUMENTS SHALL GOVERN OVER PROPOSED DESIGN CONCEPT SUBMITTALS.

SP
STORE PLANNING Inc
3080 SENNA DRIVE
Matthews, North Carolina 28105
Phone: 704-841-7288
Fax: 704-849-6997

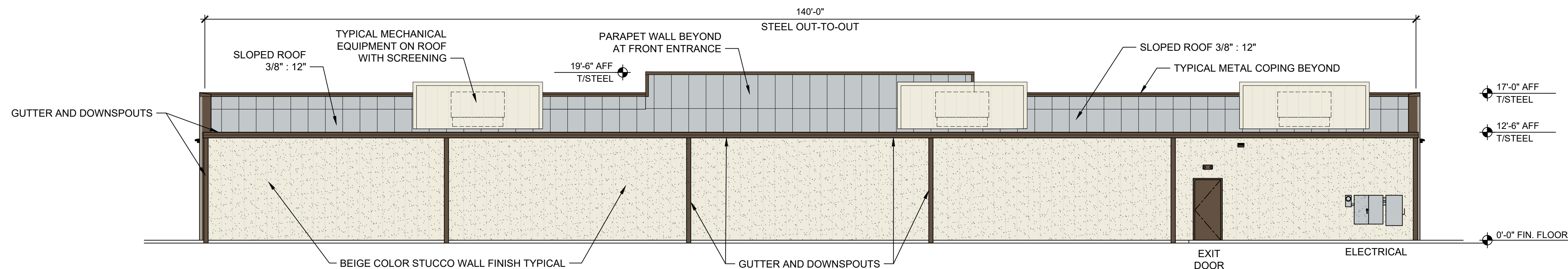
PRELIMINARY
Not For Permit
Or Construction

DATE	REVISION

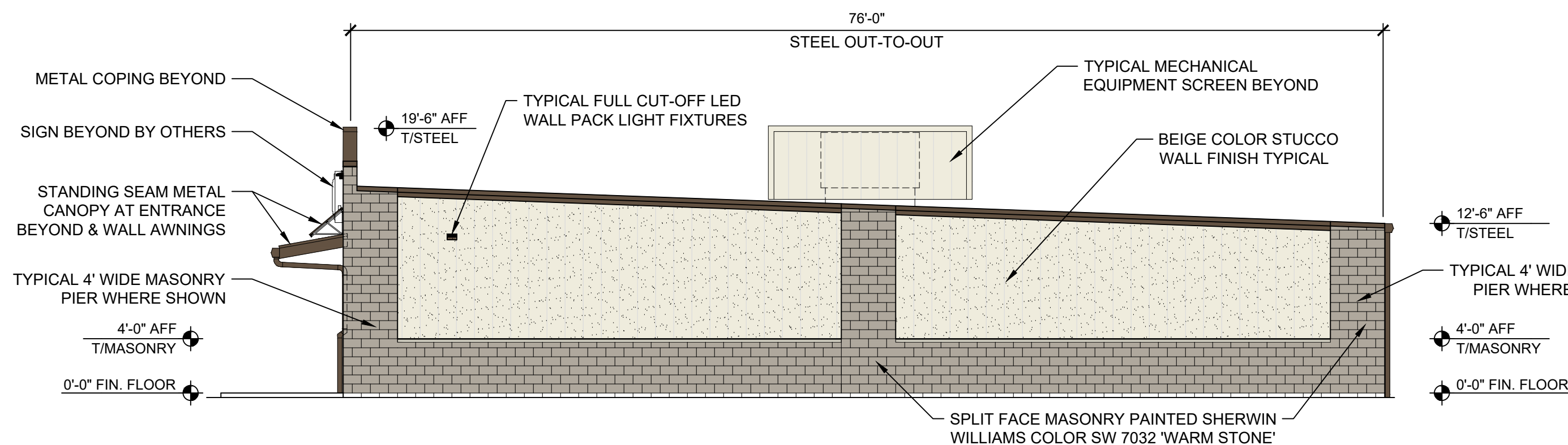
DOLLAR GENERAL STORE
GRAYSON COUNTY TEXAS
CITY OF DENISON, TEXAS



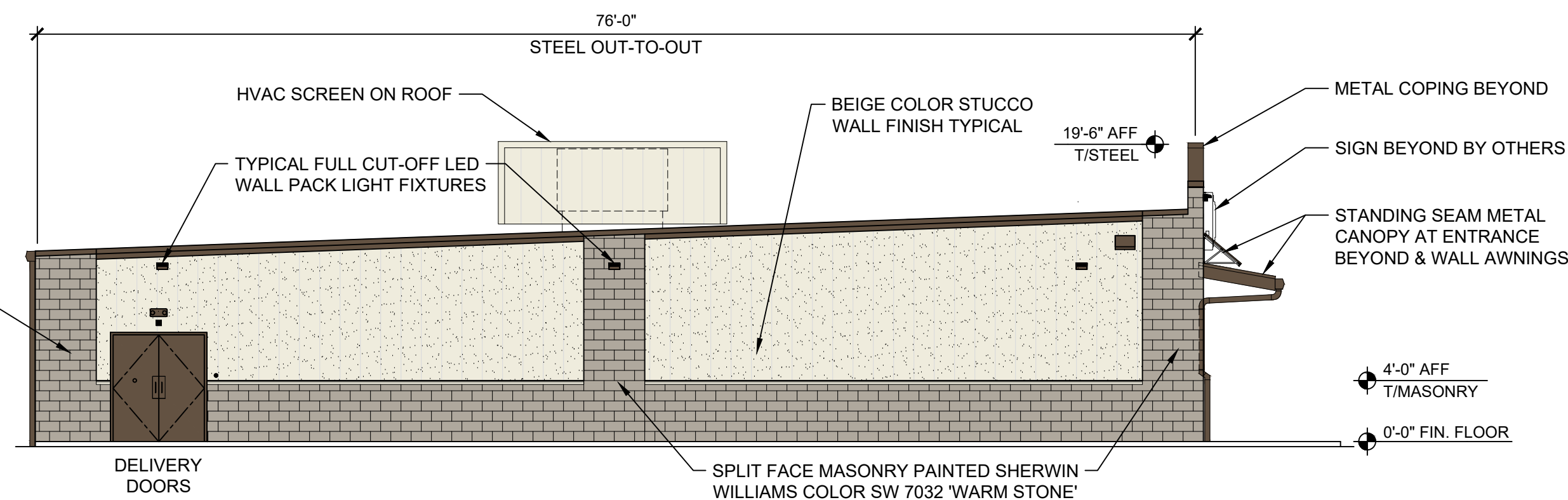
1 FRONT ELEVATION - MAIN PARKING LOT
Scale: 1/8" = 1'-0"



2 REAR ELEVATION - EMERGENCY EXIT
Scale: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION - NO ACCESS
Scale: 1/8" = 1'-0"



4 LEFT SIDE ELEVATION - DELIVERY ZONE
Scale: 1/8" = 1'-0"

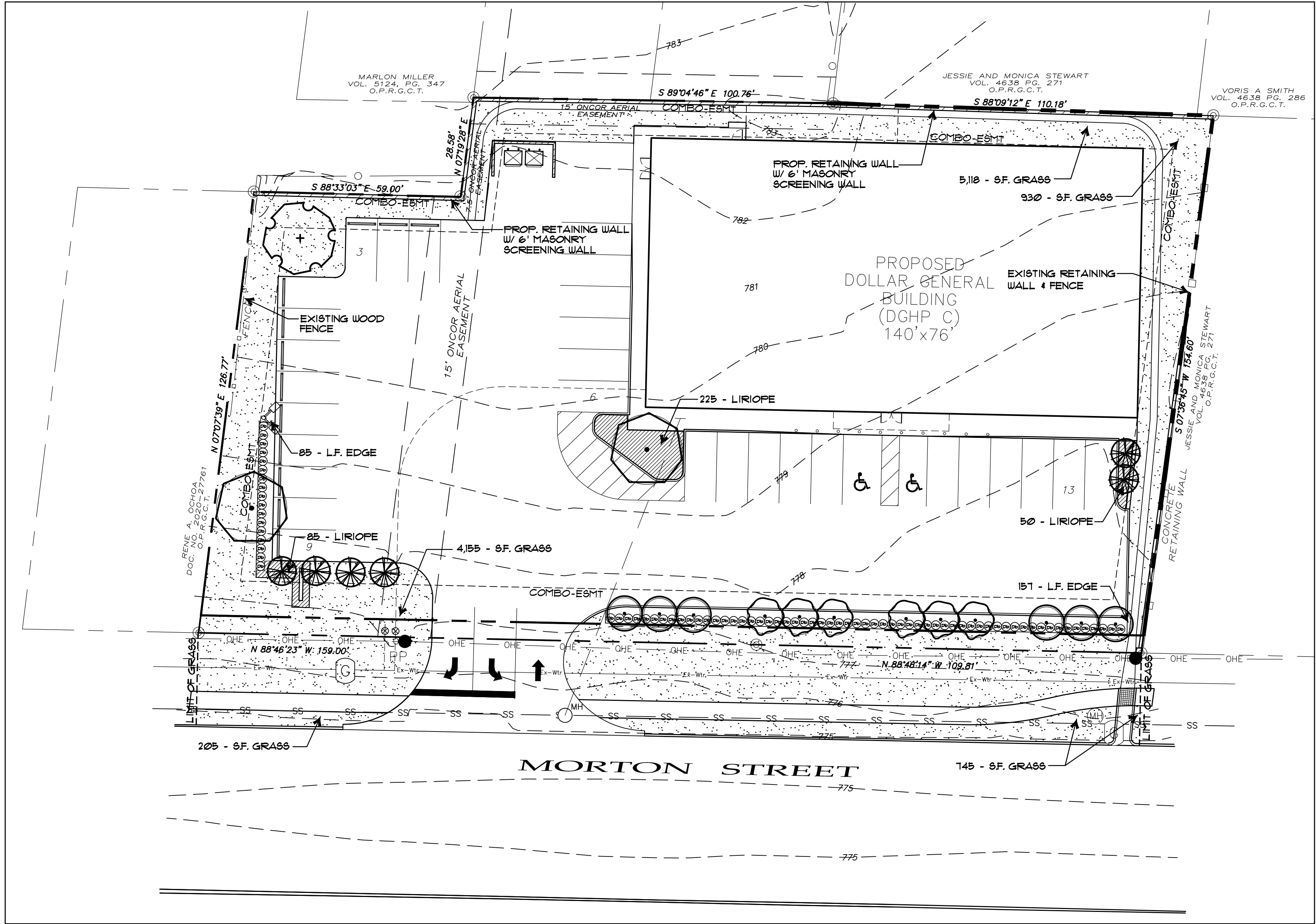
NEW CONSTRUCTION

DOLLAR GENERAL

SHEET TITLE
EXTERIOR PRESENTATION ELEVATIONS

SPI Client	DATE
26113	7-06-26

SHEET NUMBER
A2.0



LANDSCAPE TABULATIONS	
STREET FRONTAGE LANDSCAPE BUFFER	
10' LANDSCAPE BUFFER REQUIRED WITH 1 CANOPY TREE.	
ALTERNATE PLANTING: 3 ORNAMENTAL TREES PER 500 SF OF LANDSCAPE BUFFER	
MORTON STREET	268.81 L.F.
FRONTAGE L.F.	268.81 L.F.
ORNAMENTAL TREES USED DUE TO OVERHEAD POWER LINES	16 TREES
REQUIRED ORNAMENTAL TREES	16 TREES
(268.81 x 10') = 2,688 / 500 = 5.3 x 3 = 15.9	
PROVIDED ORNAMENTAL TREES	16 TREES
PARKING LOT LANDSCAPING	
PROVIDE 8 SF. PER PARKING SPACE AND PROVIDE 1 CANOPY TREE PER EACH 15 PARKING SPACES. EVERY PARKING ISLAND OR PARKING TERMINUS SHALL HAVE 1 CANOPY TREE. PARKING SPACES LOCATED NEXT TO A LANDSCAPE BUFFER ARE REQUIRED A EVERGREEN HEDGE, MIN. 5 GALLON PLANT.	
PARKING SPACES PROVIDED	31 SPACES
REQUIRED PARKING TREES (31 / 15 = 2.1)	3 TREES
PROPOSED PARKING TREES	3 TREES
REQUIRED PARKING LANDSCAPE (31 x 8 SF.)=	248 SF.
PARKING LANDSCAPE AREA PROVIDED	4600 SF.

LARGE TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
2		CEDAR ELM	Ulmus crassifolia	3" caliper 10' Ht. / 8'-10' spread, B1B or container, straight trunk.
1		CHINQUAPIN OAK	Quercus muhlenbergii	3" caliper 10' Ht. / 8'-10' spread, B1B or container, straight trunk.

ORNAMENTAL TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
6		SAVANNAH HOLLY	Ilex x attenuata 'Savannah'	6" Ht./3' spread min, 2" Caliper 5 gallon, single trunk, full, bushy tree formed, specimen.
6		TEXAS REDBUD	Cercis canadensis 'Texasia'	6" Ht./3' spread min, 2" Caliper 5 gallon, single trunk, full, bushy tree formed, specimen.
6		POSTERS HOLLY	Ilex x attenuata 'Posters'	6" Ht./3' spread min, 2" Caliper 5 gallon, single trunk, full, bushy tree formed, specimen.

SHRUBS / GROUND COVER			
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME
16		DWARF BURFORD HOLLY	Ilex cornuta 'Burfordii nana'
360		BIG BLUE LIRIOPE	Liriope muscari 'Big Blue'

TURF GRASS		
1153 SF.		BERMUDA GRASS
242 L.F.		RYERSON STEEL EDGE

MISCELLANEOUS	
ALL LANDSCAPE BEDS SHALL BE EXCAVATED 2" IN DEPTH AND SOIL REMOVED, THEN FILLED WITH 2" OF PROFESSIONAL BEDDING SOIL FROM LIVING EARTH TECHNOLOGY AND FILLED TO THE DEPTH OF 4".	
ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP FINE SHREDDED HARDWOOD MULCH FROM LIVING EARTH TECHNOLOGY.	
ALL DIRT SPOILS FROM SHRUBS AND TREE PLANTINGS SHALL BE REMOVED FROM SITE.	
ALL GRASS AREAS SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO GRASS SOD INSTALLATION.	
LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES	

IRRIGATION NOTE	
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.	

Date:

Revisions:

#

Issued For:

CONSTRUCTION

Job No.

25135

Scale

1" = 20'-0"

Drawn By:

JDG

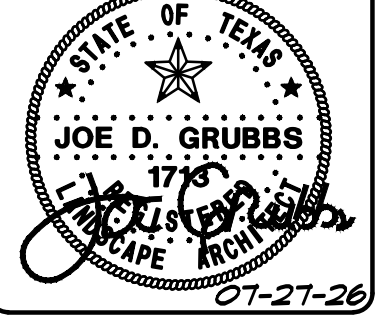
Date

07-27-2026

Dollar General

Morton Street

Denison Texas



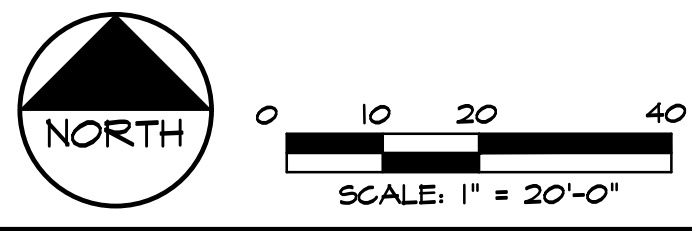
Sheet Title:

Landscape Plan

Sheet Number:

L1

of L2 Sheets



LANDSCAPING

PART 1 - GENERAL

- 1.1 SCOPE:
- Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.
- 1.2 RELATED WORK SPECIFIED ELSEWHERE:
- A. Irrigation System
- B. Lawns
- C. Earthwork
- D. General Requirements
- 1.3 QUALITY ASSURANCE:
- A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
- B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
- C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
- D. Employ only qualified personnel familiar with required work.
- E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):
1. Provide source of off-site soil (If Required For Job)to the Owners representative for the purpose of soil investigation.
2. Take random representative soil samples from areas to be planted.
3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.
- F. File Certificate of inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.
- 1.4 REFERENCED STANDARDS:
- A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
- B. Horne Third, 1976 - Cornell University - Plant nomenclature.
- C. ASTM - American Standard Testing Material - Sharp sand.
- 1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:
- A. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with saw dust or other approved material.
4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
- 1.6 JOB CONDITIONS:
- A. Planting Restrictions:
- Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
- B. Utilities:
1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.
- 1.7 WARRANTY:
- A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owner's Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
- B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.
- C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
- D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.
- 1.8 MAINTENANCE:
- A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
- B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, cleaning and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
- C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
- D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

- 2.1 PLANTS:
- A. Quantities: The drawings and specifications are complementary; anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- B. Plants shall be equal to well formed No. 1 grade or better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded and a strong straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
- D. Plants shall have a well-developed fibrous root system.
- E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
- F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
- G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
- H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
- I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

- A. Peat Moss: Commercial sphagnum moss or hyhum peat.
- B. Pre mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.
- C. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign
2. Physical properties as follows:
- Clay - between 7-21 percent
- Silt - between 28-50 percent
- Sand - less than 52 percent
- D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-93.

2.3 COMMERCIAL FERTILIZER:

- A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
- B. Commercial Fertilizer for Planting Beds: Complete Fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
- C. Controlled-Release Fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 45095 or approved equal.
- 2.4 MULCH:
- Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

- 3.1 CONDITION OF SURFACES:
- A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
- B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.
- 3.2 SHRUB PLANTING
- A. All shrubs to be pocket planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sand/loam.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.
- 3.3 GROUND COVER PLANTING
- A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
1. 1 part sandy loam
- 1 part peat moss
- 1 part sharp sand
- Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.
- 3.4 TREE PLANTING:
- A. Stake tree locations for Owners Representative approval prior to digging.
- B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
- C. After excavation of tree pits, review water percolation. If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
- D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations must be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
- F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturer's recommendations. Complete backfilling and form a saucer around the tree.
- G. Completely fill each tree saucer with mulch to a depth of two inches.
- H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
- I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

3.5 SEASONAL COLOR PLANTING:

- A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches and hand- rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage areas. Remove trash, including debris resulting from site daily as work progresses. Keep walk and driveway areas clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

- 1.1 SCOPE:
- Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.
- Reduce any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.
- 1.2 RELATED WORK SPECIFIED ELSEWHERE:
- A. Irrigation System
- B. Landscaping
- 1.3 MAINTENANCE OF GRASS:
- The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing low spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.
- 1.4 JOB CONDITIONS:
- A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
- B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.
- 1.5 SCHEDULE:
- A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
- B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determined by owner, under favorable climatic conditions.
- C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial ryegrass under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)
- D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without obtaining full responsibility for a stand of grass.
- 1.6 ACCEPTANCE:
- The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

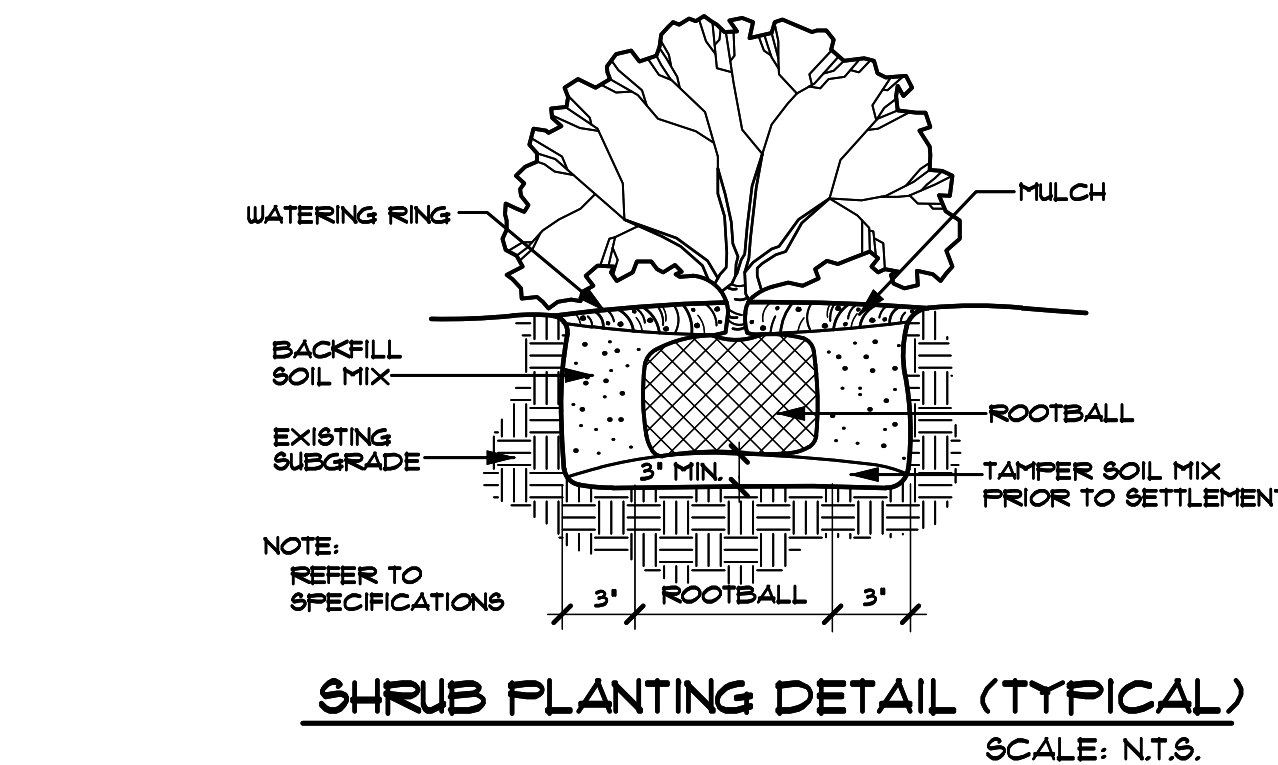
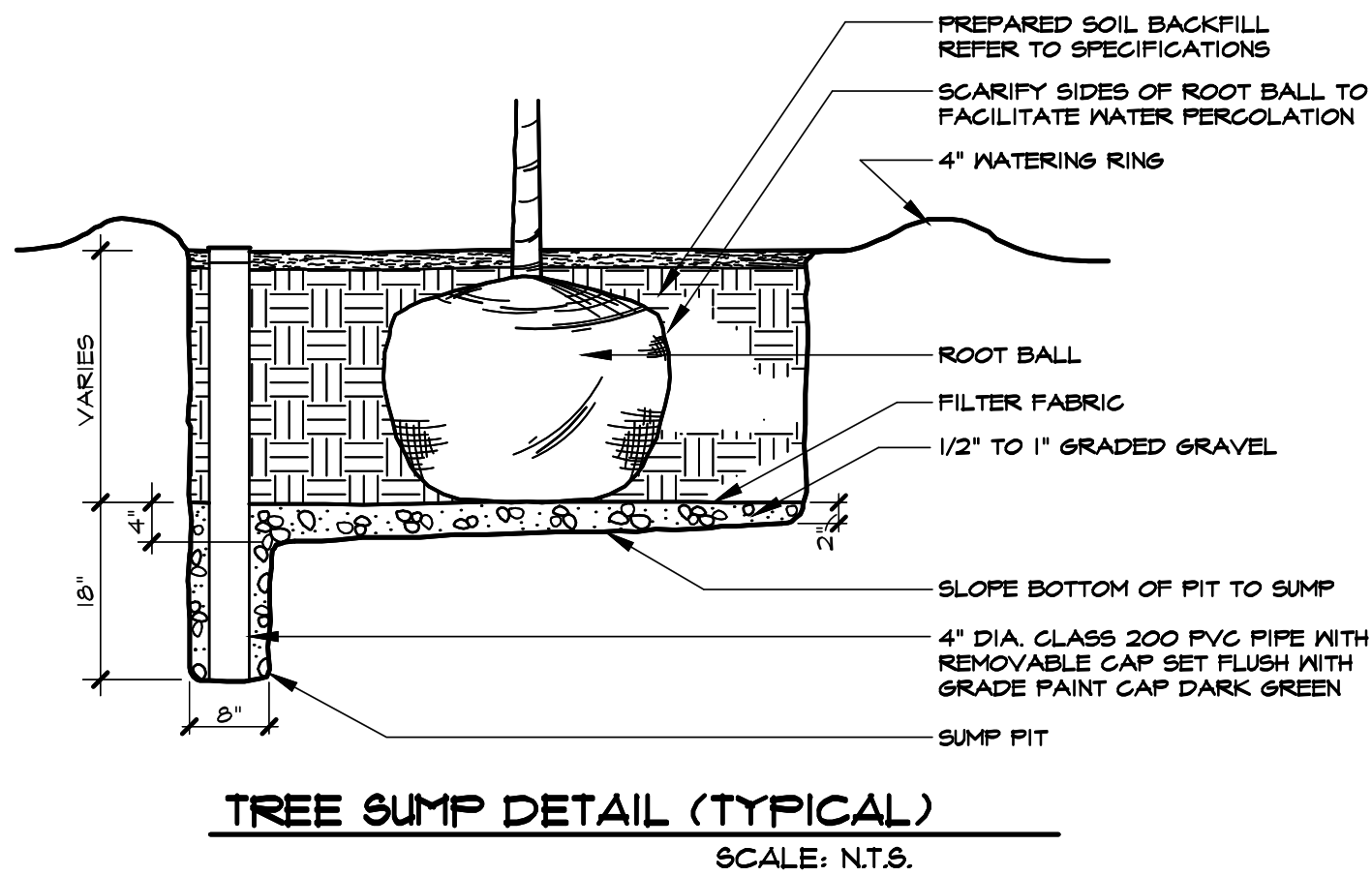
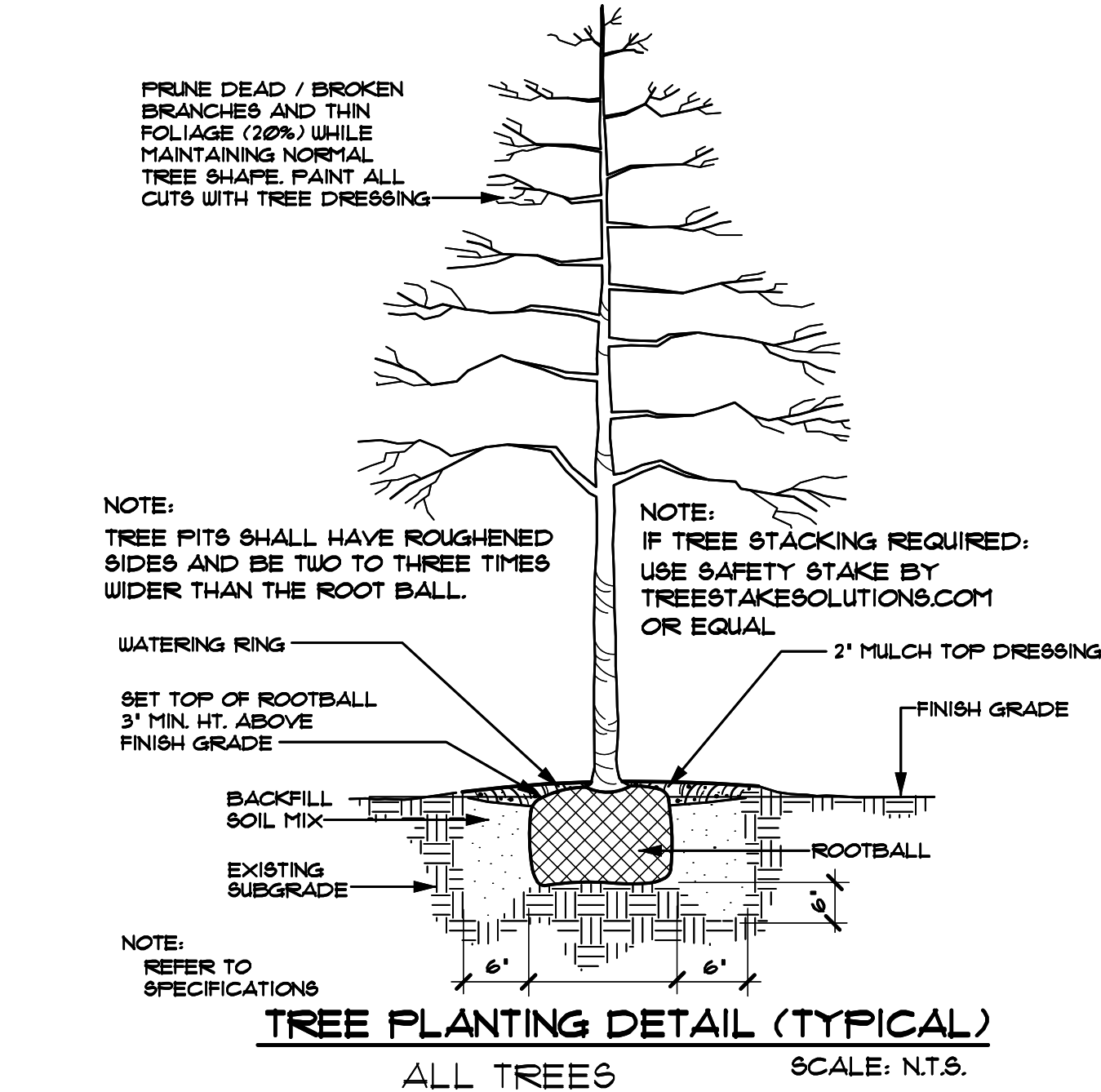
PART 2 - MATERIALS

- 2.1 TOPSOIL:
- A. (If specified on the plans as a requirement) Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonably free of weeds and foreign grasses. Topsoil containing dallgrass or nutgrass shall be rejected.
- B. Physical properties as follows:
- Clay - between 7-21 percent
- Silt - between 28-50 percent
- Sand - less than 52 percent
- 2.2 GRASS:
- A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 40 percent.
- B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.
- 2.3 FERTILIZER:
- Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.
- A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
- B. Second application: 9-11-2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

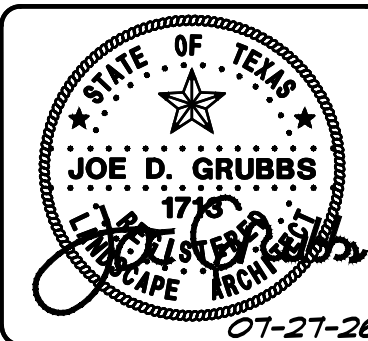
PART 3 - EXECUTION

- 3.1 PREPARATION:
- A. Scarify lawn areas where excessive compaction is greater than 25% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
- B. Leave areas free of weeds and ready for final grading.
- C. Provide barricades around scarified areas to prevent compaction by construction vehicles.
- 3.2 FINAL GRADING:
- A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
- B. Provide final grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
- C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.
- 3.3 HERBICIDE:
- Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.
- 3.4 FERTILIZER:
- A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
- B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.
- 3.5 HYDROMULCH/SEEDING:
- A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.
- B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
- C. Add tackifier to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
- D. Use a 4' x 8' batter board against bed areas.
- 3.6 MECHANICAL SEEDING:
- Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre. Use grass drill, brilliant seeder, or viking roller.
- 3.7 SOLID SOD:
- A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
- B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.
- 3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:
- A. Watering:
1. Water lawn areas immediately after grassing operation.
2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
- B. Replanting/Erosion Control:
1. Correct any erosion that may occur during the establishment of grass.
2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
3. A stand of grass will be defined as a uniform cover of actively growing turf.
- C. Mowing/Weed Control:
1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.
2. Mow lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.
- 3.9 CLEANUP:
- During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

END OF LAWN SECTION



Dollar General
Morton Street
Denison Texas



Landscape Specifications

Sheet Number:
L2
of L2 Sheets

Planning and Zoning Commission
Staff Report
August 11, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request for a Conditional Use Permit (CUP) to allow for a warehouse/office for property located at 3101 Woodlawn Boulevard. (Case No. 2026-64CUP).

Staff Contact:

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

Summary

- The applicant is requesting a Conditional Use Permit (CUP) for the use of Warehouse/Office for property located at 3101 S. Woodlawn Boulevard.
- The subject property is zoned Commercial (C) and has been developed in a non-residential manner.
- The Planning and Zoning Commission moved to table this item at the meeting held on July 28, 2026.

Staff Recommendation

Staff recommends approval of the requested Conditional Use Permit (CUP) with the following conditions:

1. A Landscape Plan meeting the standards found within Section 28.51. be submitted to Planning staff for review and approval at the time of building permit.
2. The applicant submits a Final Plat application to Planning staff to be reviewed and approved.

Recommended Motion

"I recommend approval of the proposed Conditional Use Permit (CUP) for the use of Warehouse/Office for the subject property with the following conditions:

1. A Landscape Plan meeting the standards found within Section 28.51. be submitted to Planning staff for review and approval at the time of building permit.
2. The applicant submits a Final Plat application to Planning staff to be reviewed and approved."

Background Information and Analysis

The applicant, Urban West Ventures, is requesting approval of a Conditional Use Permit (CUP) to allow for a Warehouse/Office operation at property located at 3101 S. Woodlawn Boulevard.

The subject property is zoned Commercial (C) and has been developed in a non-residential manner. The existing structure consists of approximately 74,000 square feet and was previously utilized as a call center. Over the course of several years, the structure has remained in minor operation, housing products to be sold online. The applicant wishes to repurpose the structure as a multi-tenant warehouse/office facility. The applicant envisions dividing the structure into several suites to accommodate small businesses, contractors, skilled trade operations and home-improvement related showroom tenants. The Project Narrative details hours of operation to consist of Monday – Friday, 7:00 a.m. to 6:00 p.m. with potential hours on Saturday depending on the type of tenant operations.

The existing parking lot provides more than enough parking for the proposed use. In the Pre-Development Meeting with the applicant and through review of this submittal, Staff have expressed the desire to improve the visual aesthetics of the property by including landscaping that meets the standards set forth in Section 28.51. of the Zoning Ordinance. The applicant is amenable to this and will be submitting a Landscape Plan with their building permit for a remodel of the structure. This plan, at minimum, will include landscape strips along Woodlawn Boulevard and tree islands within the parking lot. Staff asks that the Planning and Zoning Commission consider creating a condition of this permit requiring an approved Landscape Plan.

Through review of the property, staff discovered the property had not been platted. This poses a concern as the property is located between three rights-of-way: Maurice Avenue, Seymore Street, and Woodlawn Boulevard. Staff has asked the applicant to move forward with platting the property so that appropriate ROW dedication can be established, along with establishing any necessary fire lane and utility easements. Staff asks that the Planning and Zoning Commission consider creating a condition of this permit requiring an approved Final Plat.

The property is adjacent to residential zoning and minor residential development. Per Section 28.53, non-residential development shall be screened from residential zoning. Staff will review proposed screening of the property once a plat is received. As the property is not a legal lot of record, staff has concerns that establishing screening standards with this permit will create nonconformities once ROW is dedicated. Staff will work with the applicant at the time of building permit to ensure appropriate screening is in place.

The applicant must work with Engineering staff to ensure appropriate improvements are made to Seymore Street and Maurice Avenue. A Traffic Impact Analysis (TIA) is required as the property is adjacent to a TxDOT ROW. It is possible, improvements may be established within this analysis requiring improvements in order to mitigate traffic.

Conditional Use Permit Criteria for Approval:

1. The proposed use at the specified location is consistent with the policies embodied in the

adopted comprehensive plan;

- The Future Land Use Plan designates this area to be developed in a Mixed Commercial manner as well as a Revitalization Area. The proposed use is consistent with the definition of Mixed Commercial and the proposed improvements to the site meet the intent of Revitalization Area.

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

- The proposed Conditional Use Permit use is compatible with uses found within the Commercial (C) District.

3. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;

- The proposed use is compatible and consistent with other operations along Woodlawn Boulevard.

4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

- The property has been developed in a non-residential manner consisting of a parking lot that has 477 existing spaces. The property is located between three rights-of-way providing ample vehicle circulation. Woodlawn Boulevard (SH 91) is a TxDOT ROW which may require additional traffic mitigation per the Traffic Impact Analysis (TIA).

5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;

- At this time, staff does not anticipate traffic concerns. However, the Traffic Impact Analysis (TIA) will provide guidance on any necessary improvements or traffic mitigation.

6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and

- The applicant anticipates dividing the existing structure into suites to accommodate office

and warehouse space. No additional uses are allowed on site and open storage is prohibited by Chapter 28 – Zoning.

7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

- The proposed use meets the definition of Mixed Commercial as per the Comprehensive Plan. The improvements and reactivation of the structure meet the intent for a Revitalization Area.

Financial Considerations

- N/A

Prior Board or Council Action

- The Planning and Zoning Commission moved to table the item at the meeting held on July 28, 2026.

Alternatives

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



1. Description of Proposed Use

The applicant proposes to redevelop the existing single-tenant commercial building at 3101 Woodlawn Boulevard into a multi-tenant warehouse/office facility. A Conditional Use Permit is required to authorize the warehouse/office use within the C — Commercial District. The approximately 74,362-square-foot single-story structure, situated on 5.93 acres and zoned C — Commercial District, will be demised into up to 16 individual tenant suites (the final number may be fewer depending on physical building attributes). Each suite will include private office space, showroom or storefront area, restroom facilities, and warehouse/storage area served by a grade-level roll-up door. The facility is designed to serve small businesses, contractors, skilled trades operators, and home-improvement-related showroom tenants consistent with the character of the Woodlawn Boulevard Gateway corridor.

2. Detailed Business Plan

Urban West Ventures will acquire, renovate, and lease the subject property as a multi-tenant warehouse/office center. The repositioning strategy is driven by significant regional demand generated by the semiconductor manufacturing cluster in nearby Sherman, Texas — anchored by Texas Instruments, GlobiTech, and Coherent Corp. along the US-75 corridor — as well as the Preston Harbor master-planned community on Lake Texoma, projected to bring approximately 7,500 homes and 20,000 new residents to the area. These demand generators support a broad range of service, contractor, and home-related trade tenants. The property will be operated as a leased multi-tenant investment. Anticipated tenant hours of operation are Monday through Friday, 7:00 a.m. to 6:00 p.m., with potential Saturday hours depending on individual tenant business type.

3. Consistency with the Adopted Comprehensive Plan

The proposed use is consistent with the City of Denison's goals of economic development, job creation, and revitalization of underutilized commercial properties. The subject property is currently vacant. The building most recently served as a warehousing, shipping, and receiving facility from approximately 2016 until recently, and prior to that operated for many years as a call center for an insurance company. Reactivating this building with locally-serving businesses supports comprehensive plan objectives related to commercial corridor reinvestment and quality design. The subject property falls within the Armstrong/Woodlawn Gateway corridor as designated by the Denison Development Alliance, and the planned exterior improvements — including landscaping, residential screening, parking lot upgrades, and facade enhancements — are directly aligned with the City's vision for this gateway corridor.

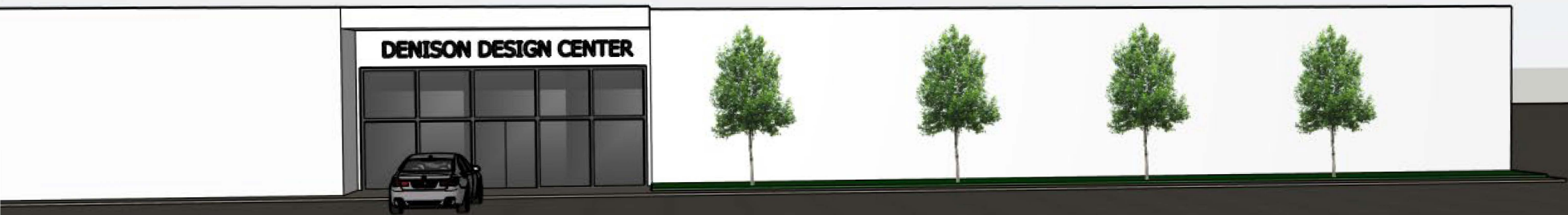
4. Compatibility with Adjacent Development, Neighborhoods, and Visual Impact Mitigation

The proposed use is compatible with surrounding development. Properties to the south and east are commercial in nature, and the Woodlawn Boulevard frontage is an established commercial corridor within the City's designated Armstrong/Woodlawn Gateway zone. A mix of commercial and residential uses exists to the north, and residential uses are present to the west. The applicant is committed to being a responsible and considerate neighbor to those adjacent residential properties. A central element of the site improvement plan is the installation of appropriate screening along all property boundaries adjacent to residential uses to the north and west. The applicant is actively evaluating screening methods and will work with the City to identify the most suitable solution. The intent is to create an effective visual buffer that shields neighboring residents from the day-to-day operations of the facility, protecting their privacy and quality of life. In addition, a landscaped buffer will be installed along the Woodlawn Boulevard street frontage, and parking lot landscape islands will be added at the City's required ratio of one island per 15 spaces. The proposed use is low-intensity in nature and generates minimal noise, odor, or other nuisance impacts. The applicant is committed to maintaining the property as a well-kept, attractive asset that reflects positively on the surrounding neighborhood and the Gateway corridor.

5. Vehicular Traffic Impact and Mitigation

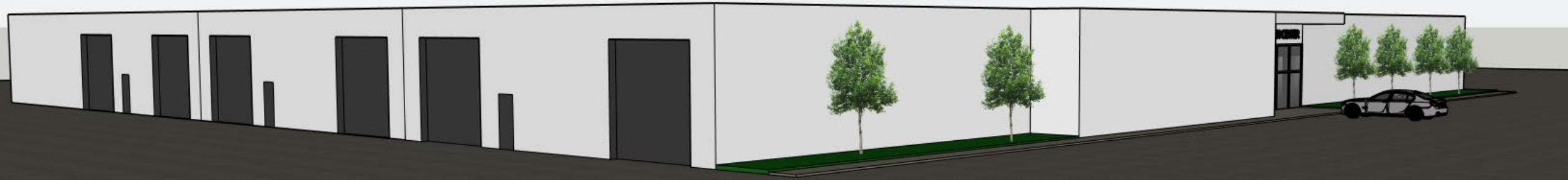
The proposed warehouse/office use is significantly less traffic-intensive than the property's prior use as a high-volume insurance company call center, which for many years was characterized by large numbers of employees commuting to and from the site daily, generating substantial and concentrated vehicle traffic at peak shift times. The proposed use will produce modest, distributed traffic patterns consistent with small business activity. No modifications to existing driveway access points on Woodlawn Boulevard are proposed. The site's 477 existing surface parking spaces provide ample on-site capacity with no anticipated spillover onto neighborhood streets. No roadway adjustments, traffic control devices, or access restrictions are anticipated to be necessary.







Preliminary Renderings

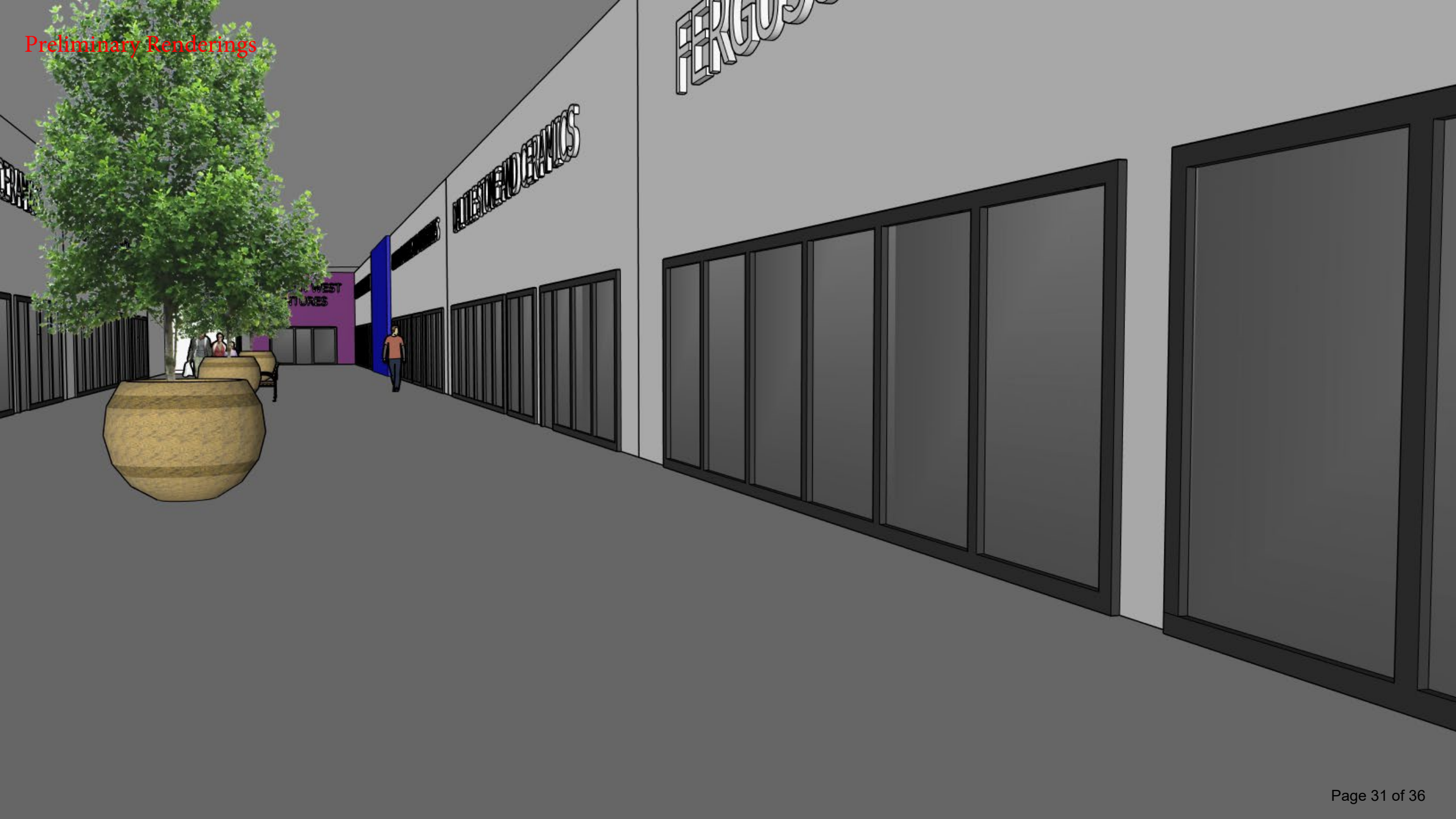






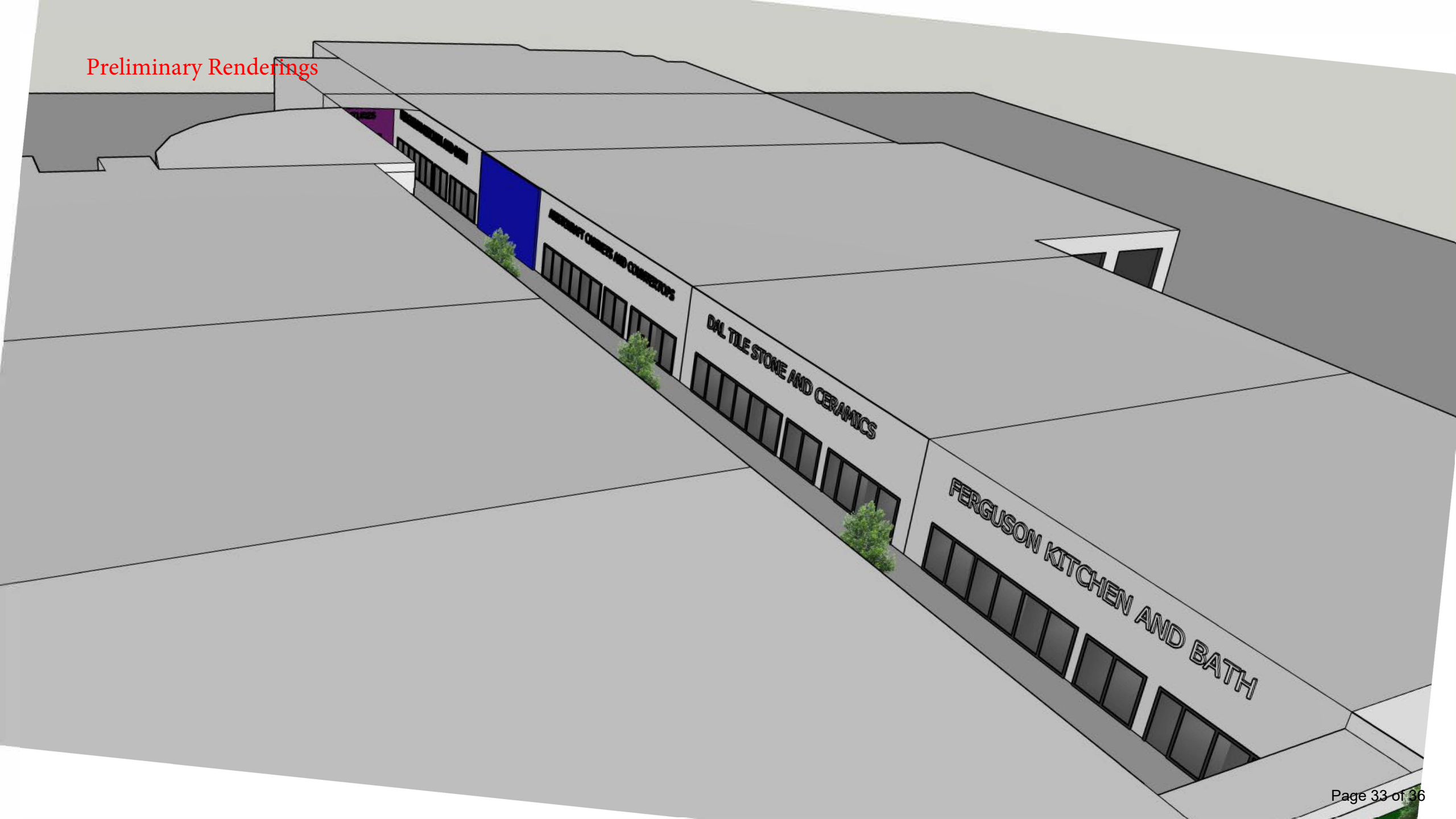








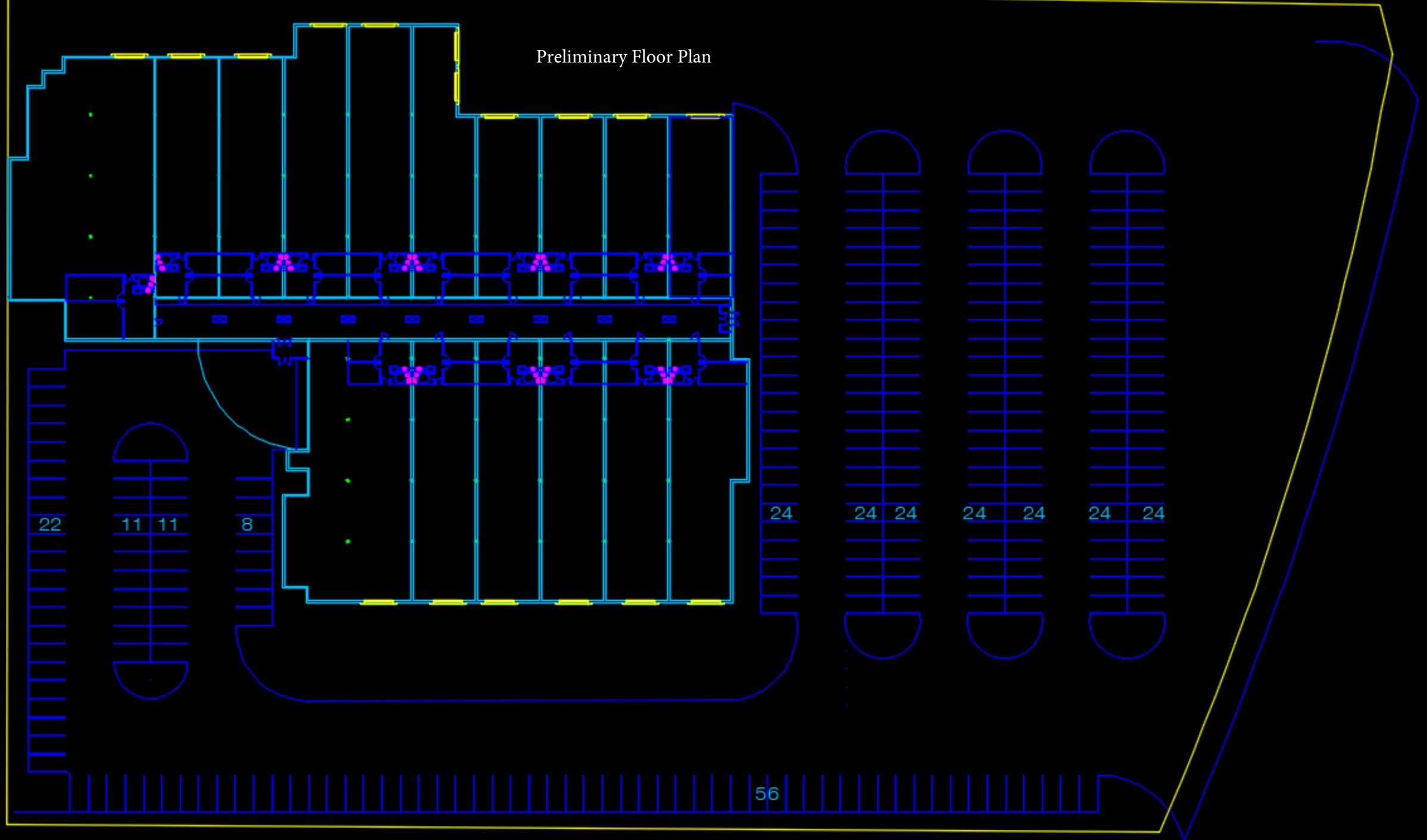
Preliminary Renderings



URBAN WEST VENTURES



Preliminary Floor Plan



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



DESIGNING and ENRICHING 0.100 acres (40,000 square feet) or less, more or less,

GENERAL NOTES

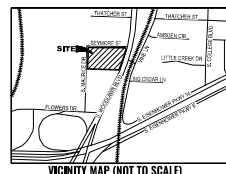
1. This survey was completed without the benefit of a current title commitment, Addendum, Easements and/or other matters or records that may affect the surveyed property. The surveyor does not perform an Abstract of Title.
2. The surveyed property is subject to a Electric Easement recorded in Volume 248, Page 352 and Volume 386, Page 242, Deed Records, Graysley County, Texas.
3. The surveyed property is subject to a 150-foot by 100-foot Express Egress Easement and Restrictive Covenants recorded in Volume 1091, Page 633, Deed Records, Graysley County, Texas.
4. Location of underground pipelines based on information provided by Texas Railroad Commission GIS and/or observed above-ground markings by other (gas and/or permanent) markers; should be considered approximate.
5. Some Paving Strip(s) is/are located beyond recognition or covered by Shipping Containers or Pallet(s) of Stock at time of survey. Strip(s) in this area has been noted from historical aerial photos.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for City of Denison, Grayson County, Texas, Community Number 480259, effective date 09/28/2010 and that map indicates that this property is within "Shaded Zone X" defined as 'Areas determined to be outside the 0.2% annual chance flood' as shown on Panel 0285 of Flooded map. 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.

LEGEND

	FOUR VOLUME	FOUR	FOUR
17	BURKE FOUND	17	LIGHT
18	BURKE FOUND	18	BUCKLE BOX
19	BURKE FOUND	19	BURKE TELEPHONE NUMBER
20	BURKE FOUND	20	BUCKLE TELEPHONE NUMBER
21	BURKE FOUND	21	BUCKLE TELEPHONE NUMBER
22	BURKE FOUND	22	BUCKLE TELEPHONE NUMBER
23	BURKE FOUND	23	BUCKLE TELEPHONE NUMBER
24	BURKE FOUND	24	BUCKLE TELEPHONE NUMBER
25	BURKE FOUND	25	BUCKLE TELEPHONE NUMBER
26	BURKE FOUND	26	BUCKLE TELEPHONE NUMBER
27	BURKE FOUND	27	BUCKLE TELEPHONE NUMBER
28	BURKE FOUND	28	BUCKLE TELEPHONE NUMBER
29	BURKE FOUND	29	BUCKLE TELEPHONE NUMBER
30	BURKE FOUND	30	BUCKLE TELEPHONE NUMBER
31	BURKE FOUND	31	BUCKLE TELEPHONE NUMBER
32	BURKE FOUND	32	BUCKLE TELEPHONE NUMBER
33	BURKE FOUND	33	BUCKLE TELEPHONE NUMBER
34	BURKE FOUND	34	BUCKLE TELEPHONE NUMBER
35	BURKE FOUND	35	BUCKLE TELEPHONE NUMBER
36	BURKE FOUND	36	BUCKLE TELEPHONE NUMBER
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47	BURKE FOUND	47	BUCKLE TELEPHONE NUMBER
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96	BURKE FOUND	96	BUCKLE TELEPHONE NUMBER
97	BURKE FOUND	97	BUCKLE TELEPHONE NUMBER
98	BURKE FOUND	98	BUCKLE TELEPHONE NUMBER
99	BURKE FOUND	99	BUCKLE TELEPHONE NUMBER
100	BURKE FOUND	100	BUCKLE TELEPHONE NUMBER



Certify to: Wingfield and Nai Enterprises, Inc.

I hereby certify that this survey substantially conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for Category 1A, Condition III Land Title Survey.

Survey Date: July 15, 2024

Chris R. Noah, R.P.L.S. No. 658

PRELIMINARY

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

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