



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

Tuesday, September 22, 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, September 22, 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 August 25, 2026.

5. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation to initially zone approximately 5.994 acres of land to the A – Agriculture District, located at 7900 Preston Road, Grayson County. The subject property is also the subject of a petition for annexation. (Case No. 2026-75Z)
- B. Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone an approximately ± .17 acre tract of land legally described as being situated in the Sexton Addition, Lot 1, Grayson County, Texas, plat record in Volume 16, Page 193, commonly known as 2016 W. Bond Street, from the SF-7.5, Single Family Residential District to the SF-5, Single Family Residential District. (Case No. 2026-74Z).

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 16th day of September 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, August 25, 2026**

1. CALL TO ORDER

Announced the presence of a quorum.

Chair Charlie Shearer called the meeting to order at 10:02 a.m. Present for the Commission were Chair Charlie Shearer, Vice Chair Robert Sylvester, Commissioners Kurt Cichowski, Angela Harwell, and Alternate Commissioner George Mason. Commissioner Ernie Pickens was absent, as was Alternate Commissioner Linda Anderson.

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation was delivered by Chair Shearer, 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 August 11, 2026.
- B. Receive a report, hold a discussion, and take action on a Preliminary Plat for the Viridian Meadows Addition. (Case No. 2026-67PP).

Commission Action

Prior to the Commission taking action on the Consent Agenda, Deputy City Clerk Avery announced that there were several instances in the draft minutes (Item 4.A) in which Commissioner Cichowski was inadvertently referred to as "Chair Cichowski." She stated that these referrals have been corrected on the original minutes for Chair Shearer's signature.

On motion by Commissioner Cichowski, seconded by Commissioner Mason, the Planning and Zoning Commission approved the Consent Agenda, with the noted corrections on the August 11, 2026, Minutes.

5. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and take action on a Replat for Lot 1R & 2R, Block 12 of Tones Second Addition, being a Replat of Lots 1 & 2, Block 12 of Tones Second Addition and Lots 1 & 2, Block 3 of the West End Addition being 0.344 acres. (Case No. 2026-68RP)

Commission Action

Dianne York, Planning Manager, presented this agenda item. Ms. York stated that the Applicant is seeking approval of the proposed Replat for property located at the corner of West Walker Street and North Bush Avenue. The purpose of the Replat is to create two (2) legal lots of records from four (4) legal lots of record. The applicant wishes to construct two (2) single-family homes. Each lot will front on West Walker Street and has access to water and sewer. The proposed plat depicts appropriate right-of-way (ROW) dedication. The City of Denison demolished a single-family structure located on the subject property around November 2017. The water and sewer taps that served this structure are present on site. One set of Impact Fees will be assessed and collected at the time of building permit. Ms. York stated that 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 Harwell, seconded by Vice Chair Sylvester, the Planning and Zoning Commission approved a Replat for Lot 1R & 2R, Block 12 of Tones Second Addition, being a Replat of Lots 1 & 2, Block 12 of Tones Second Addition and Lots 1 & 2, Block 3 of the West End Addition being 0.344 acres.

6. STAFF UPDATES

Dianne York, Planning Manager, presented this agenda item. Ms. York provided an update on the Texas General Land Office grant.

7. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:09 a.m.

CHARLIE SHEARER, Chairman

ATTEST:

Karen L. Avery, Deputy City Clerk

Planning and Zoning Commission
Staff Report
September 22, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing, and make a recommendation to initially zone approximately 5.994 acres of land to the A – Agriculture District, located at 7900 Preston Road, Grayson County. The subject property is also the subject of a petition for annexation. (Case No. 2026-75Z)

Staff Contact:

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

Summary

- The City of Denison is pursuing annexation and zoning of the subject property located at 7900 Preston Road.
- The City wishes to establish an initial zoning of Agriculture (A).

Staff Recommendation

Staff recommends approval of this request.

Recommended Motion

"I move to approve initially zoning the subject property to the Agriculture (A) District."

Background Information and Analysis

The City of Denison has submitted a Voluntary Annexation Petition (Case No. 2026-73A) to bring the City-owned property, consisting of approximately 5.994 acres, into the Denison City limits. The subject property is located at 7900 Preston Road.

In addition to submitting a Voluntary Annexation Petition, the City of Denison has submitted a Zoning Application requesting the initial zoning of Agriculture (A). Staff is seeking a recommendation by the Planning and Zoning Commission on the initial zoning of the subject property. The City Council will take action on both the Voluntary Annexation Petition and Zoning Application at the regular scheduled meeting on October 5, 2026.

Financial Considerations

There are no financial considerations associated with this annexation as the property is already owned by the City.

Prior Board or Council Action

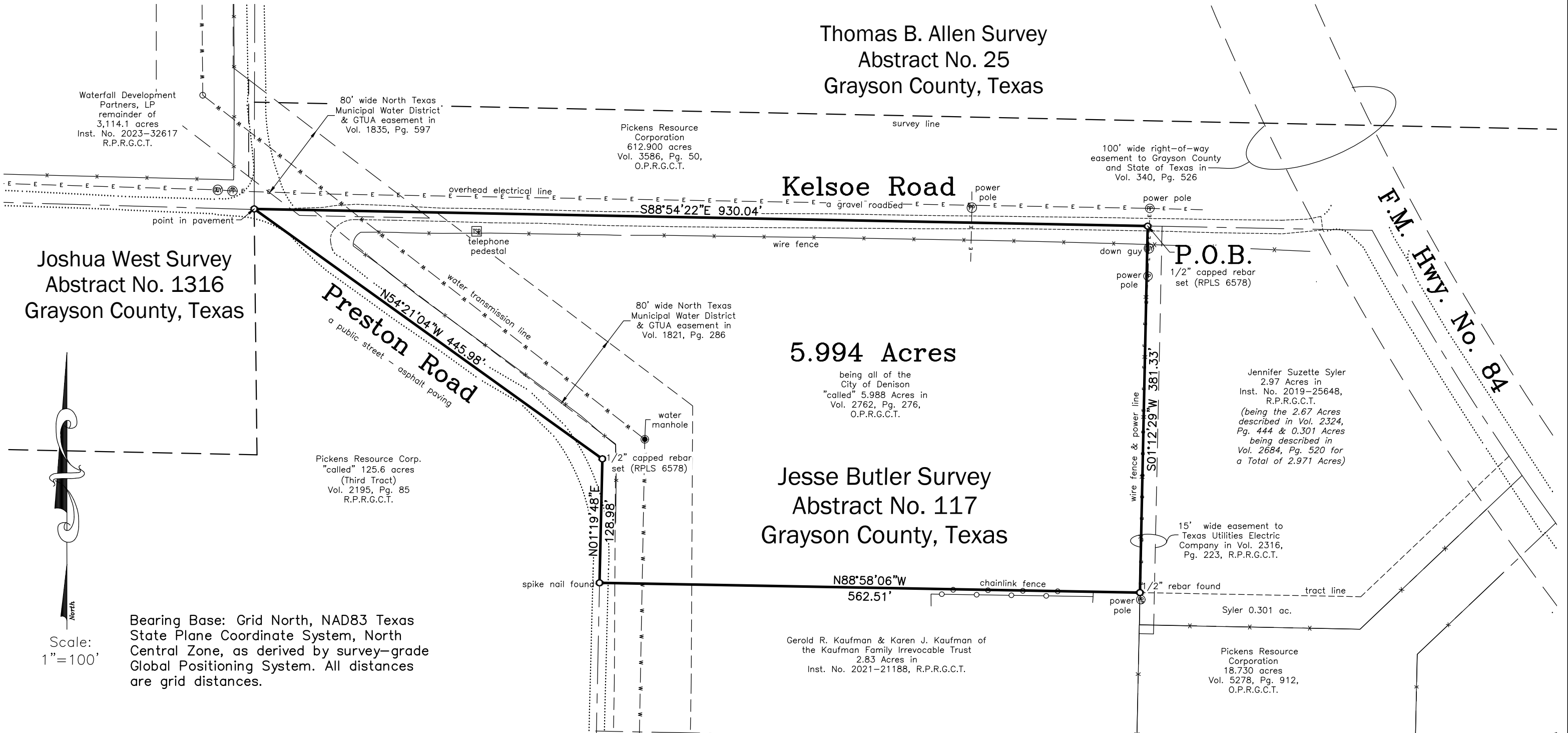
- N/A

Alternatives

- The Planning and Zoning Commission may table the item, recommend denial or approve with conditions.



Thomas B. Allen Survey
Abstract No. 25
Grayson County, Texas



Joshua West Survey
Abstract No. 1316
Grayson County, Texas

Kelsoe Road

Preston Road
a public street - asphalt paving

5.994 Acres

Jesse Butler Survey
Abstract No. 117
Grayson County, Texas

F.M. Hwy. No. 84

P.O.B.

1/2" capped rebar set (RPLS 6578)

Jennifer Suzette Syler
2.97 Acres in
Inst. No. 2019-25648,
R.P.R.G.C.T.
(being the 2.67 Acres
described in Vol. 2324,
Pg. 444 & 0.301 Acres
being described in
Vol. 2684, Pg. 520 for
a Total of 2.971 Acres)

15' wide easement to
Texas Utilities Electric
Company in Vol. 2316,
Pg. 223, R.P.R.G.C.T.

Pickens Resource
Corporation
18,730 acres
Vol. 5278, Pg. 912,
O.P.R.G.C.T.

Bearing Base: Grid North, NAD83 Texas
State Plane Coordinate System, North
Central Zone, as derived by survey-grade
Global Positioning System. All distances
are grid distances.

Owner: City of Denison, Texas
Address: 7900 Preston Road
Denison, Texas

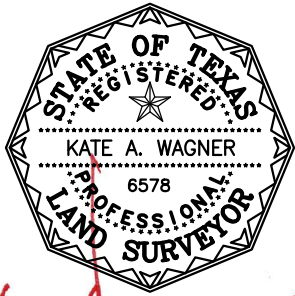
I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 4, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief. See Field Notes attached herewith.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0150 F, Revised Date: September 29, 2010.

This survey is for the sole benefit of the Owners Stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

Job No. BGD090826

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100



Kate A. Wagner

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: August 5, 2026

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020

Ph: (903) 463-6191 · Email: kate@helveywagnersurveying.net

Texas Board of Engineers and Land Surveyors Firm Registration No. 10088100

Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578

FIELD NOTES

5.994 Acres

SITUATED in the County of Grayson, State of Texas, being a part of the Jesse Butler Survey, Abstract No. 117 and being all of the “called” 5.988 acre tract of land conveyed by Warranty Deed from Joe L. Perrin and wife, June M. Perrin to The City of Denison on March 8, 1999, recorded in Vol. 2762, Pg. 276, Official Public Records, Grayson County, Texas and being more particularly described by means and bounds as follows, to-wit;

BEGINNING at a 1/2 inch capped rebar set (RPLS 6578), in or near the center of Kelsoe Road, a public road, at the Northeast corner of said City of Denison “called” 5.988 ac. and the Northwest corner of the 2.97 acre tract of land conveyed to Jennifer Suzette Syler, recorded in Inst. No. 2019-25648, Real Property Records, Grayson County, Texas (being the 2.67 ac. described in Vol. 2324, Pg. 444 and the 0.301 ac. being described in Vol. 2684, Pg. 520, for a total of 2.971 ac.), lying in the South line of the 612.900 ac. conveyed to Pickens Resource Corporation, recorded in Vol. 3586, Pg. 50, said Official Public Records;

THENCE South 01 deg. 12 min. 29 sec. West, with the East line of said City of Denison “called” 5.988 ac. and the West line of said Syler 2.97 ac., a distance of 381.33 ft. to a 1/2 inch rebar found at the Southeast corner of said City of Denison “called” 5.988 ac. and the Northeast corner of the 2.83 ac. tract of land conveyed to Gerald R. Kaufman and Karen J. Kaufman, recorded in Inst. No. 2021-21188, said Real Property Records;

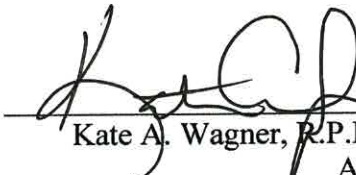
THENCE North 88 deg. 58 min. 06 sec. West, with the South line of said City of Denison “called” 5.988 ac. and the North line of said Kaufman 2.83 ac., a distance of 562.51 ft. to a spike nail found in or near the center of Preston Road, a public road, at the Southwest corner of said City of Denison 5.988 ac. and the Northwest corner of said Kaufman 2.83 ac., lying in the East line of the “called” 125.6 acre tract of land conveyed to Pickens Resource Group (Third Tract), recorded in Vol. 2195, Pg. 85, said Real Property Records;

THENCE North 01 deg. 19 min. 48 sec. East, with said Preston Road and leaving said pavement, along the West line of said City of Denison “called” 5.988 ac. and the East line of said Pickens “called” 125.6 ac., a distance of 128.98 ft. to a 1/2 inch capped rebar set (RPLS 6578) at an angle point;

THENCE North 54 deg. 21 min. 04 sec. West, with the Westerly line of said City of Denison “called” 5.988 ac. and the Easterly line of said Pickens “called” 125.6 ac., entering into the pavement of said Preston Road, a distance of 445.98 to a point in said road, at the intersection of Preston Road and Kelsoe Road, in the West line of the said Jesse Butler Survey and the East line of the Joshua West Survey, Abstract No. 1316, at the Northwest corner of said City of Denison “called” 5.988 ac., a Southwest corner of said Pickens 612.900 ac. and a Southeast corner of the remainder of the 3,114.1 acre tract of land conveyed to Waterfall Development Partners, LP, recorded in Inst. No. 2023-32617, said Real Property Records;

THENCE South 88 deg. 54 min. 22 sec. East, along or near the center of said Kelsoe Road, with the North line of said City of Denison “called” 5.988 ac. and the South line of said Pickens 612.900 ac., a distance of 930.04 ft. to the **POINT OF BEGINNING** and containing **5.994 ACRES** of land.




Kate A. Wagner, R.P.L.S. No. 6578
August 5, 2026

Planning and Zoning Commission
Staff Report
September 22, 2026



Agenda Item: Receive a report, hold a discussion, conduct a public hearing, and make a recommendation on a request to rezone an approximately $\pm$.17 acre tract of land legally described as being situated in the Sexton Addition, Lot 1, Grayson County, Texas, plat record in Volume 16, Page 193, commonly known as 2016 W. Bond Street, from the SF-7.5, Single Family Residential District to the SF-5, Single Family Residential District. (Case No. 2026-74Z).

Staff Contact:

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

Summary

- Property is currently zoned SF-7.5, Single Family Residential.
- The applicant is wishing to rezone to the SF-5, Single Family Residential district in order to construct a more affordable home.
- The Future Land Use Plan designates this area to be developed in a "Neighborhood" manner.
- Staff requests that the Planning and Zoning Commission table the Public Hearing to the meeting held on October 13, 2026 due to a noticing discrepancy.

Staff Recommendation

Staff recommends tabling the Public Hearing to the Planning and Zoning Commission Meeting held on October 13, 2026.

Recommended Motion

"I move to table the Public Hearing to the Planning and Zoning Commission Meeting held on October 13, 2026."

Background Information and Analysis

The applicant, Habitat for Humanity, is requesting to rezone the subject property, commonly known as 2016 W. Bond Street, from the SF-7.5, Single Family Residential District to the SF-5,

Single Family Residential District, in order to construct a more affordable home.

The subject property consists of one (1) legal lot of record fronting on W. Bond Street. Habitat for Humanity wishes to construct a single-family dwelling that is consistent with the neighborhood. Additionally, the applicant states in their Project Narrative that the width of the platted lot creates issues in constructing a two-car garage as required by the SF-7.5, Single Family Residential Zoning District. Habitat for Humanity is proposing to construct an 1,150 square foot home with a one (1) car garage. Approval of the request will allow for the applicant to move forward with a building permit.

Due to a noticing discrepancy, Staff is asking the Planning and Zoning Commission to table the Public Hearing for this item to the October 13, 2026, Planning and Zoning Commission meeting.

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

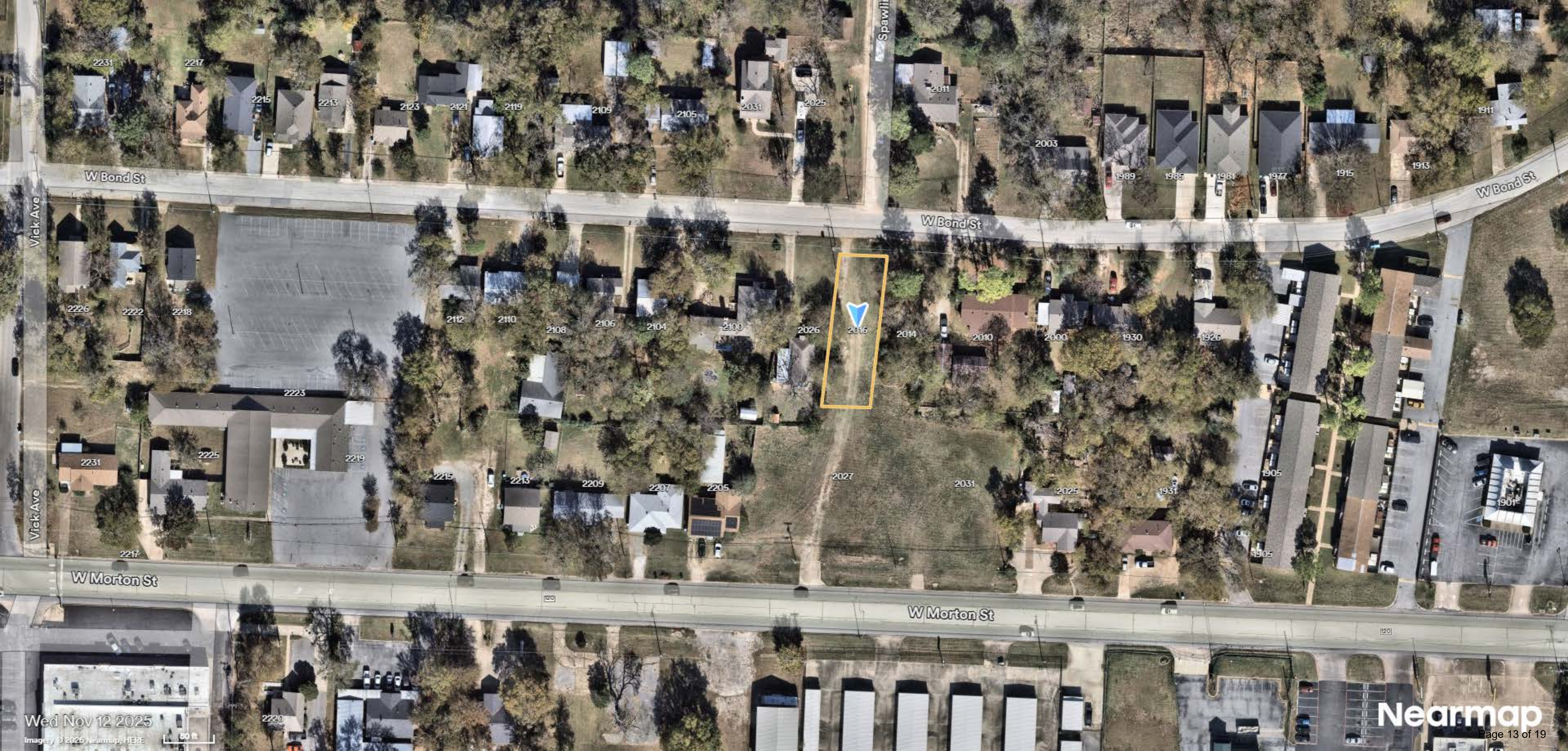
- N/A

Prior Board or Council Action

- N/A

Alternatives

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



Project Narrative

Habitat for Humanity builds homes in partnership with low-income families, using the self-help model. The house is sold to the qualifying family at an affordable price with 0% interest on a 30-year note. Habitat carries the note. Habitat for Humanity requests to rezone the property at 2016 W. Bond from SF7.5 to SF5. A zoning change is being requested because of the following reasons:

- Habitat's goal is to conform to what is being built in the neighborhood without overbuilding or underbuilding for the neighborhood. A three-bedroom, two-bathroom home of about 1150 square feet of conditioned space, with a single-car attached garage, achieves that goal.
- The lot at 2016 W. Bond would support a quality-built SF5 home. The home would be owner-occupied, rather than a rental property. A family who buys the house would exercise care in maintaining their home.
- The requested rezoning is necessary to construct a single-family home. Without the rezoning, it would remain a vacant lot. With a width of only 50.45 feet, the lot does not meet the qualifications for an SF7.5 lot.
- Stability. Habitat families rarely move from their homes. A family who purchases a home at 2016 W. Bond would expect to live there for the duration of their 30-year note.
- A house built according to SF-5 standards is a product that Habitat can reproduce in other neighborhoods in Denison.

Adopted comprehensive plan

The comprehensive plan of 2023 calls for low-density, single-family housing. It calls for owner-occupied homes sold at an affordable price. That mirrors Habitat's goal of selling single-family homes to families at an affordable price.

Other vacant land

The lot at 2016 W. Bond was made available to Habitat specifically for the use of affordable homeownership. Habitat wants to comply with that intent. As it is currently zoned, a home could not be built on the lot. The lot is slightly more than 50' wide, not 60'.

Other properties in the area

This is not a request that affects other similar zoned properties. The request pertains to this specific lot. A photo of the lot is attached.

Appropriateness in the immediate area

The house at 2016 W. Bond Street would not be overbuilt or underbuilt for the neighborhood. The proposed house would blend in well and would add economic value to the neighborhood. A picture of the proposed house (minus a garage) with its floor plan is attached. A picture of a Habitat house with an attached garage is also included in the file to show how the proposed Bond Street house would look with an added garage.







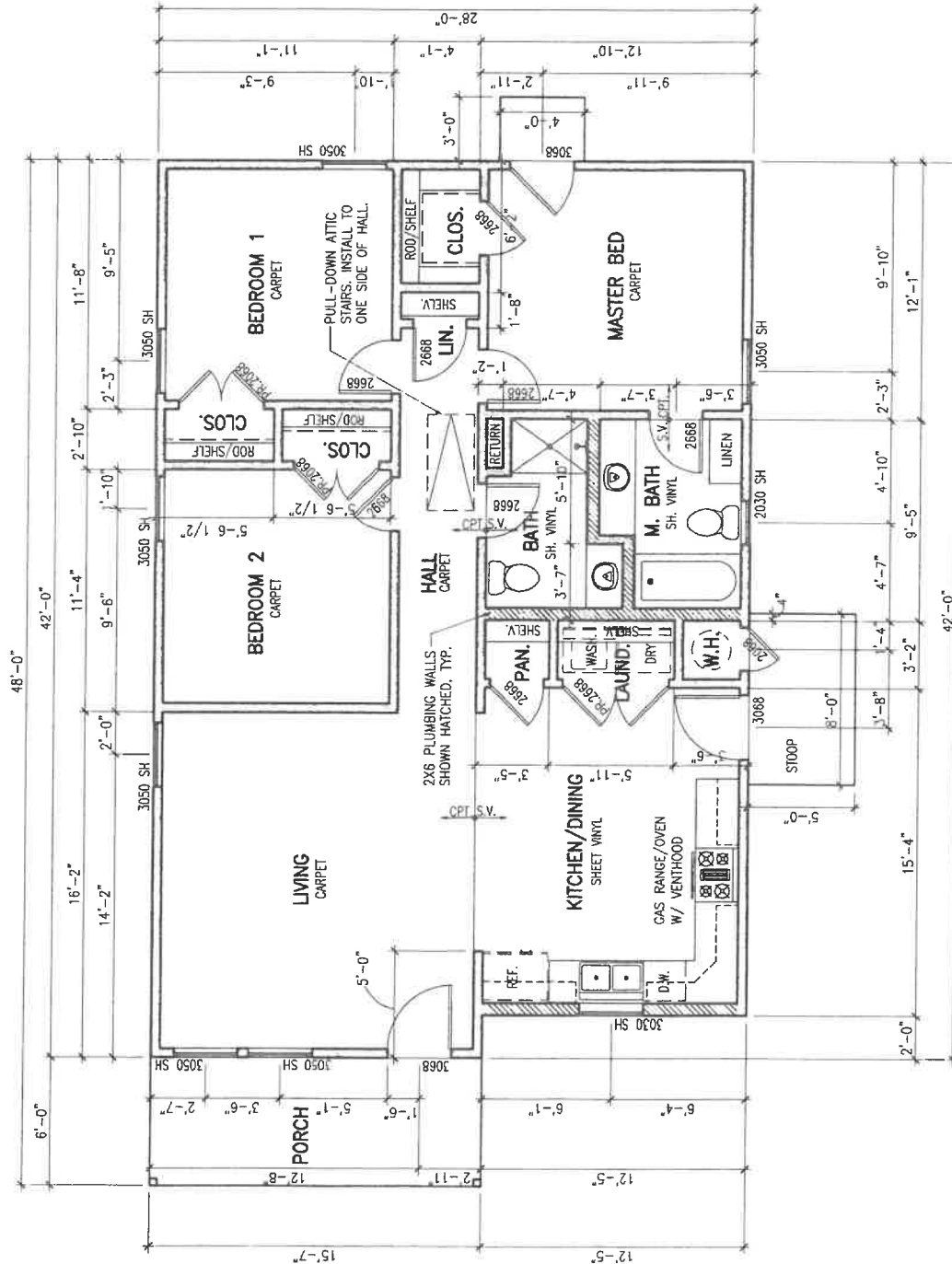
BACA
100 NORTH TRAVIS STREET
SHERMAN, TEXAS 75090
803.893.5800
www.baca.com

08.23.22

GENERAL FLOOR PLAN NOTES:

1. DIMENSIONS ARE FROM EDGE OF FOUNDATION TO ONE SIDE OF FINISHED WALL TO THE SAME SIDE OF THE NEXT FINISHED WALL.
2. CALLOUTS FOR DOORS AND WINDOWS ARE LISTED IN FEET & INCHES (3068 = 3'-0"X6'-8"). TYPICAL UNLESS NOTED OTHERWISE (UNO).
3. ALL WINDOWS ARE SINGLE HUNG (SH). ALL S.H. WINDOW HEADERS ARE AT 6'-8" AFF.
4. ALL WALLS ARE 2X4, UNO AT 2X6 PLUMBING WALLS.
5. ALL DOORS NOT DIMENSIONED SHOULD BE LOCATED 4" FROM THE NEAREST PERPENDICULAR WALL OR CENTERED IN THE SPACE THEY SERVE.

TOTAL LIVING AREA: 1,151 SQUARE FEET



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

THE BURGOS RESIDENCE

South First St and East Spring St
Sherman, TX 75090

PROJECT NUMBER

HFH-13

DATE

08.23.22

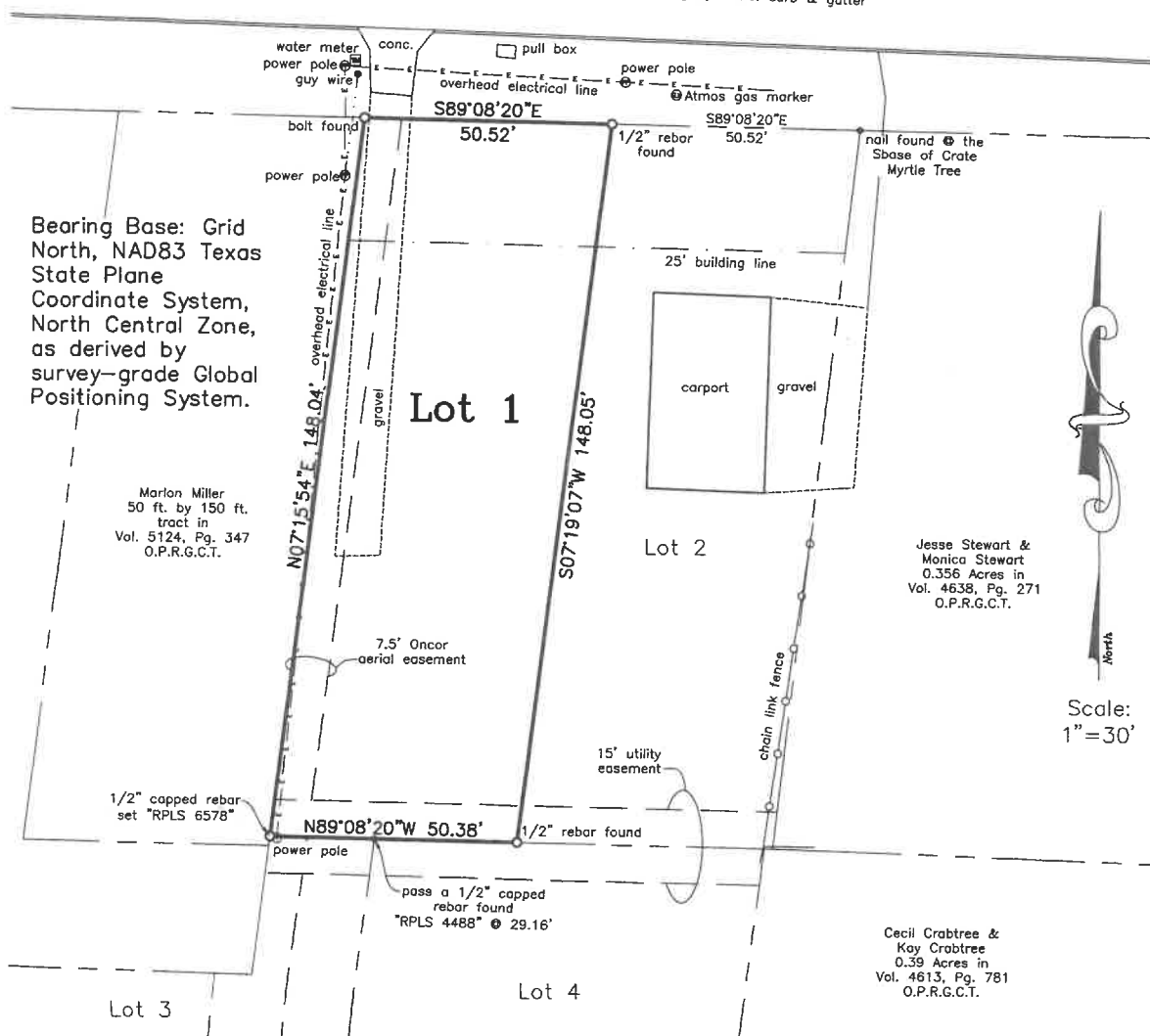
SHEET NUMBER

A2.0



Bond Street

a public street - asphalt paving w/ conc. curb & gutter



Owner: Stephen L. Ramsey
Address: 2016 W. Bond Street
Denison, Texas

This survey is for the sole benefit of the Owners Stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

Legal Description is as follows: Lot 1 of Sexton Addition to the City of Denison, Texas, as per plat of record in Volume 16, Page 193, Plat Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0165 F, Revised Date: September 29, 2010.

Note: Survey was performed without the benefit of a title commitment.

Job No. AGD410521

Helvey-Wagner Surveying, Inc.

222 W. Main St., Denison, Texas 75020

Phone (903) 463-6191

Email: kate@helveywagnersurvey.net

TBPELS Firm Registration No. 10088100

Kate A. Wagner
Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: May 17, 2021