

S21-0006
Notification Response Map



	SITE		In Favor
	Parcels		Neutral
	Roads		Opposed

0 125 250 500 Feet



CITY OF DENTON
Development Services • GIS
Date: 11/3/2022

"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data."

Jacobson, Sean M.

From: margo dillard <doctormargo@gmail.com>
Sent: Thursday, October 13, 2022 4:42 PM
To: Jacobson, Sean M.
Subject: Project #S21-0006 - corner of Locust & Hercules

This message has originated from an External Source. Please be cautious regarding links and attachments.

I have several questions regarding this plan for multi-family housing - Pending the answers, I am very opposed to this request

- 1) There is a flood plain in the middle of this planned project. What provisions have been made for this - to prevent it from simply moving closer to our houses? If they disturb the natural flood plain, that water has to go somewhere in the even of a flood; it won't simply disappear.
- 2) What provisions are made to prevent that pond from being a mosquito breeding ground??
- 3) I have a major problem with the path behind our back yards. Why is this path here? Will there be a minimum 12 foot wall to separate it from our properties reaching all the way to Hercules? Between that and the tree line, it will provide easy hidden access for burglars to the back of our houses.
- 4) Multi-family property adjacent to our single family neighborhood will lower property values for those of us on that side of Redstone. Will our property taxes be adjusted downward in accordance??

I would prefer that our neighborhood had remained somewhat away from town as it was 30 years ago, but that is not to be. Growth has reached our side of town. But I am not willing to sacrifice our safety, security, and quiet lifestyles to development.

I cannot attend your public hearing, as I work evening, but I would appreciate your consideration and response to these concerns.

Thank you,

Dr. Margo Dillard
3805 Redstone Rd.
Denton, TX 76209

817-403-1500



Development Services

401 N. Elm St., Denton, TX 76201 • (940) 349-8541

Response Form

Project Number S21-0006

Landmark Multi-Family

In order for your opinion to be counted, please complete and mail this form to:

City of Denton Development Services

Attn: Sean Jacobson, City Planner

401 N. Elm St.

Denton, TX 76201

You may also email to sean.jacobson@cityofdenton.com or call (940) 349-8584. Please note any responses are subject to public information requests including the information provided below.

Project Number S21-0006

Meeting Date: 10/26/2022

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

New Apts have been built on Shuman, Stuart Rd and a few years ago on 288 in this area. Roads in this area can not handle any more Apts.

Signature:

J Dale Brown - for B-Quest

Printed Name:

J Dale Brown

Street Address:

PO Box 2730 Denton TX 76202

City, State and Zip Code:

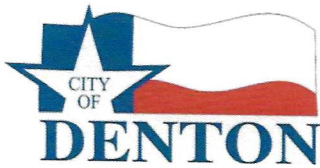
Phone Number:

940-366-1515

Email Address:

Physical Address of Property within 200 Feet:

4008 Redstone



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Project Number S21-0006

Meeting Date: 10/26/2022

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Too many multifamily properties in this neighborhood.
More single family homes are needed

Signature:

for Stable Structures

Printed Name:

Gayla McFarland

Street Address:

1800 N. Carroll Blvd., Suite F

City, State and Zip Code:

Denton, TX 76201

Phone Number:

940-387-4323

Email Address:

bookkeeping@jimmybrownrealty.com

Physical Address of Property within 200 Feet:

3816 Redstone → unsure map too

ADA/EOE/ADEA

www.cityofdenton.com

TDD (800) 735-2989

difficult to read

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Project Number S21-0006

Meeting Date: 10/26/2022

Please circle one:

☐ In favor of request☒ Opposed to request

Comments:

HAVE GREAT CONCERNS ABOUT TRAFFIC ON ^{North} Locust St.,
RATS, mice, skunks, raccoons, opossums, coyotes being
pushed into Towne North addition with this construction.

Signature: Rose BoehmPrinted Name: Rose BoehmStreet Address: 3801 Redstone Rd.City, State and Zip Code: Denton, TX 76209Phone Number: 940-367-4763Email Address: Rose.Boehm@yahoo.comPhysical Address of Property within 200 Feet: Same

Jacobson, Sean M.

From: Mendez, Cynthia V <cmendez2@dentonisd.org>
Sent: Wednesday, October 26, 2022 11:24 AM
To: Jacobson, Sean M.
Subject: response form

This message has originated from an **External Source**. Please be cautious regarding links and attachments.

Opposed to request

Mendez
3813 Redstone Rd
Denton TX

Thank you,

Cynthia Mendez, RN
Ginnings Elementary



SIGN-IN SHEET

October 19 Neighborhood Meeting Re: Development 53-acres
North Locust and Loop 288

No.	Name	Address (number and street)	Email (for updates)
1	Trey Jacobson	124 E Edgewood, SDOX	trey@gainmomentum.us
2	Brenda Townsend	504 Neptune Denton	jane.paultownsend@yahoo.com
3	Rose Boehm	3801 Redstone Denton	rose.boehm@yahoo.com
4	Lorey J. Hewell	3112 OTTAWA LN	
5	Isabel Silva	520 Neptune Dr.	silvaase@virginia.net
6	Angie Myers	461 Elm St.	angie.myers@sega
7	Sharon Bieker	3504 Phoebe Hollow	rsb101@yahoo.com
8	Don Place	2317 Carriage Hill	dcsnplace@msn.com
9	Jared	-	-
10	Lauren Upchurch	4012 Atlas Dr	(already signed up)
11	Crawford Chapman	521 Neptune Dr	ladydirtold@gmail.com
12	Cathy Whitfield	11	"
13	Brian Beck	Councilor D2	brian.beck@cityofdenton.com
14			
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PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. S21-0006

Date of Planning and Zoning Commission Meeting: October 26, 2022

I hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subject to Project Name/Number Landmark Multifamily, located at SEC Loop 288 & North Locust Drive, Denton, Texas

Said sign(s) have been obtained through a sign contractor of choice and meet the specifications as stated in the City of Denton Public Hearing Sign Criteria Sheet.

Posting of said signs was accomplished on October 10, 20 22. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s) of way along Loop 288 & North Locust Drive. Said signs will be maintained on the property throughout the entire public hearing process and will be removed within three (3) calendar days subsequent to the final decision by the approving body.

I further certify that this affidavit was filed with the Planning Department of the City of Denton within the time provisions specified in the City of Denton Public Hearing Sign Criteria Sheet.

Executed this the 13th day of October, 20 22.

Bj Bridgewater
Signature of Applicant or Authorized Representative for Project No. S21-0006

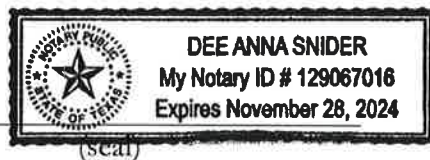
Brian Bridgewater
Printed Name of Applicant or Authorized Representative for Project No. S21-0006

STATE OF TEXAS COUNTY OF Dallas BEFORE ME, a Notary Public, on this _____ day personally appeared Brian Bridgewater (printed owner's name) the above signed, who, under oath, stated the following:

"I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 13th day of October, 20 22.

Dee Anna Snider
Notary Signature



PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (5 pm) on the tenth (10th) day prior to the first public hearing shall result in the postponement of consideration by the Board or Commission.

STAFF USE ONLY:

Date/Time submitted: 10/13/22 10:30 Verified by: Sean Jacobson



Notice of Public Hearing

Project Number: S21-0006

Project Name: Landmark Multifamily

Request: Specific Use Permit for
Multifamily

For more information:

www.cityofdenton.com/public-meetings

CALL: (940) 349-8541



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Notice of Public Hearing

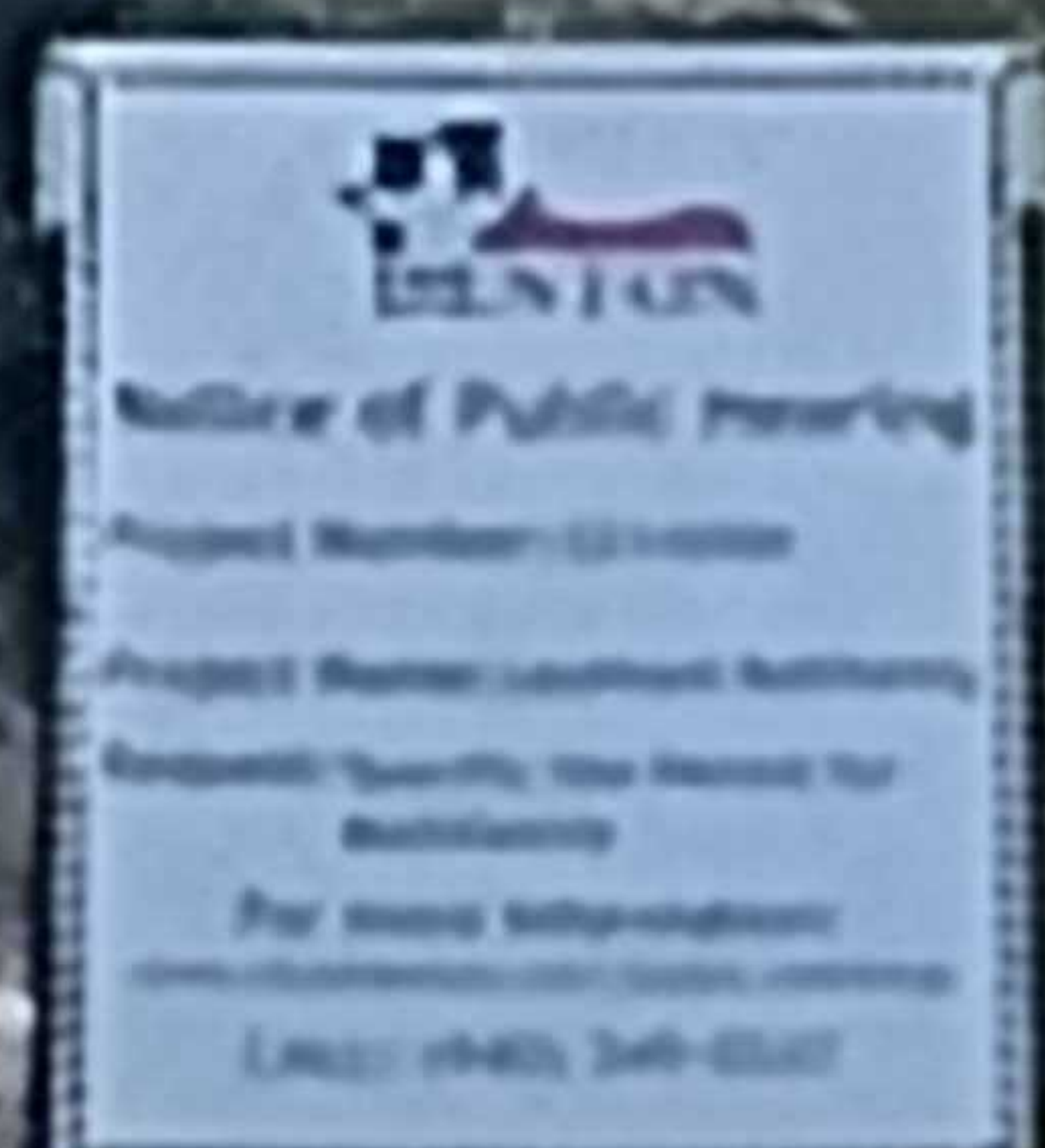
Project Number: S21-0006

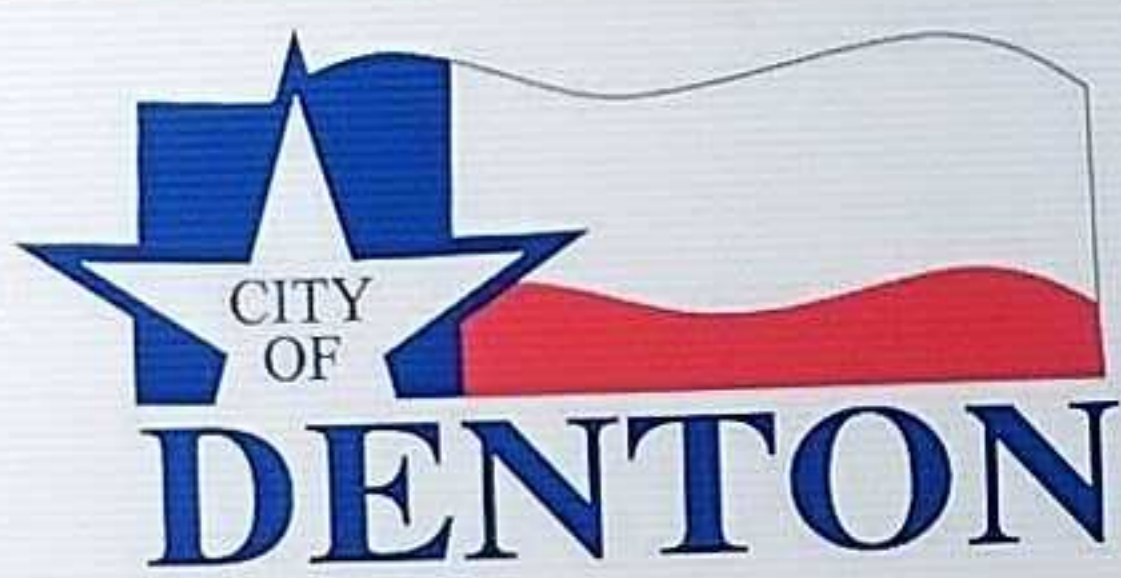
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NUCCO
1-800-952-5832
www.nucco.com





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Alta
NUECO
1-800-952-5832
www.nueco.com