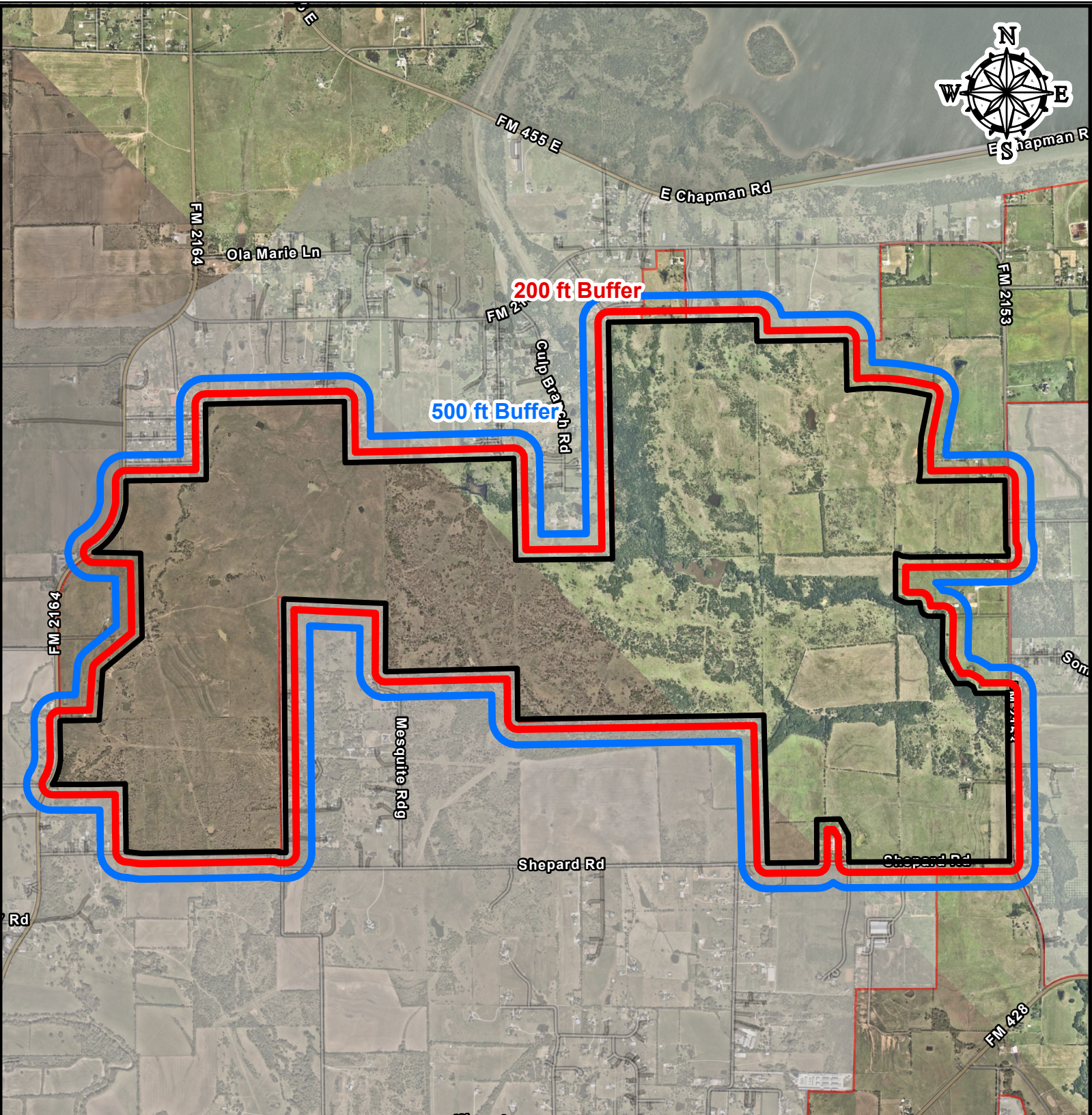


CA25-0001 Notification Map



500ft Buffer

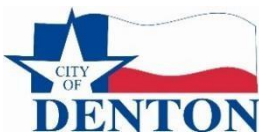
200ft Buffer

Site Location

0 500 1,000 2,000
Feet

CITY OF DENTON
Development Services • GIS
Date: 10/29/2025

"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."



DEPARTMENT OF DEVELOPMENT SERVICES

Development Services Center – 215 W. Hickory Street – Denton, Texas 76201 voice: (940) 349-8541 www.cityofdenton.com

Public Hearing Notification Sign Criteria and Affidavit

A public hearing notification sign is a sign erected on the subject property to publicize a Future Land Use or Zoning Change request, a Specific Use Permit request, a Variance request, or a Historic Landmark Designation request. ***The number of signs and the placement of signs shall be determined at the time of First Review Comments for each specific request.*** It is the responsibility of the owner/project representative to contact Development Services Department to verify the number and location of signs needed.

Sign Criteria:

SIGN DESIGN

- ☒ Signs shall be three and a half (3 ½) feet wide by four (4) feet tall. (Please refer to attached sign exhibit.)
- ☒ The sign shall be constructed in accordance with the City's design standards for public hearing notification signs.
 - a. Two (2) sided, ten (10) millimeter Coroplast sign or other material of equivalent strength and durability.
 - b. Lettering shall be placed on both sides of the sign.
 - c. The letter font style shall be Trebuchet MS. The required font size is 230 (bold) for the sign heading and 180 for all but for the remainder of the sign. Of the smaller words on the sign, everything is bold with the exception of the number field, name field, request field, and the website address. (Please refer to attached sign exhibit.)
 - d. Metal or wood posts shall be used.
- ☒ The sign shall comply with the layout and dimensions on the attached Public Hearing Notification Sign Specification sheet.

PLACEMENT

- ☒ The sign shall be posted perpendicular to the property line, and visible and legible from adjacent rights-of-way, but except alleys, at a location(s) determined by staff.
- ☒ If the subject property is on more than one (1) right-of-way, one (1) sign shall be posted along each right-of-way for each 500 feet of linear street frontage of the property.
- ☒ Signs shall be located outside of the public right-of-way, and shall be a minimum of two (2) feet off the ground, unless otherwise directed by the Director of Development Services or designee.

PROOF OF POSTING

- ☒ At least 10 days prior to the public hearing, the applicant shall submit an executed affidavit of proof of the posting (attached) and photographs of the installed sign to the Planning Project Manager.

Failure to post the notification sign(s) and submit the affidavit and photographs will require that the public hearing item be withdrawn and re-noticed until the next public hearing date available.

- ☒ The property owner is responsible for maintaining the sign on the property throughout the entire public hearing process. If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign and posting the sign on the property promptly.

REMOVAL OF SIGNS

- ☒ The property owner or his/her representative must remove the sign within three (3) calendar days subsequent to the final decision by the approving body.



DEPARTMENT OF DEVELOPMENT SERVICES

Development Services Center – 401 N. Elm Street – Denton, Texas 76201 voice: (940) 349-8600 www.cityofdenton.com

PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. Z25-0015, CA25-0001, PD25-0003, MPA25-0003

Date of Planning and Zoning Commission Meeting: 11/19/2025

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 Z25-0015, CA25-0001, PD25-0003, MPA25-0003

located at FM2153, FM 2164, GRIBBLE SPRINGS RD, SHEPARD RD

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 11/6, 2025. Said signs have been posted in a manner that provides an unobstructed view and allows clear reading from the public right(s) of way along FM2153, FM 2164, GRIBBLE SPRINGS RD, SHEPARD RD.

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 7TH day of NOV, 2025.

Signature of Applicant or Authorized Representative for Project No.

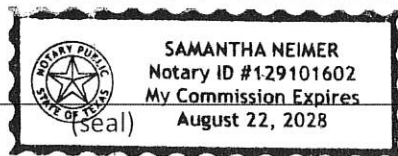
MITCHELL HESSE

Printed Name of Applicant or Authorized Representative for Project No.

STATE OF TEXAS COUNTY OF Dallas BEFORE ME, a Notary Public, on this 7th day personally appeared (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 7th day of November, 2025.

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: _____ Verified by: _____

**CITY OF DENTON PUBLIC HEARING NOTIFICATION SIGN
SPECIFICATIONS**



SITE KEY

SITE BOUNDARY

PHASE LINE

U.S.A. EASEMENT FOR FLOWAGE

NATURAL GAS EASEMENT

ELECTRIC TRANSMISSION EASEMENT

COD UTILITY EASEMENT

WASTEWATER TREATMENT PLANT

POLICE/FIRE

SCHOOL

NOTE:

1. THE LOCATION AND SIZE OF PROPOSED SCHOOLS, FIRE/POLICE, AND WASTEWATER TREATMENT PLANTS ARE APPROXIMATE AND SUBJECT TO CHANGE.

2. AREAS TO BE DEDICATED TO THE CITY OF DENTON AND DENTON ISD/SANGER ISD MAY REQUIRE A ZONING CHANGE TO PF (PUBLIC FACILITIES) AND A PD AMENDMENT ONCE THE LOCATION AND ACREAGE ARE FINALIZED.

COLLECTOR STREET SECTION
1" = 10'

SECONDARY ARTERIAL STREET SECTION
1" = 10'

2 ZONING SIGNS WITH PROJECT NUMBERS BELOW:
CA25-0001
PD25-0003
MPA25-0003

1 ZONING SIGN WITH PROJECT NUMBERS BELOW:
CA25-0001
PD25-0003
MPA25-0003

5 ZONING SIGNS WITH PROJECT NUMBERS BELOW:
CA25-0001
PD25-0003
MPA25-0003

5 ZONING SIGNS WITH PROJECT NUMBERS BELOW:
CA25-0001
PD25-0003
MPA25-0003

1 ZONING SIGN WITH PROJECT NUMBERS BELOW:
CA25-0001
PD25-0003
MPA25-0003

5 ZONING SIGNS WITH PROJECT NUMBERS BELOW:
CA25-0001
PD25-0003
MPA25-0003

11 ZONING SIGNS WITH PROJECT NUMBER BELOW:
Z25-0015

2 ZONING SIGNS WITH PROJECT NUMBERS BELOW:
CA25-0001
PD25-0003
MPA25-0003

5 ZONING SIGNS WITH PROJECT NUMBERS BELOW:
CA25-0001
PD25-0003
MPA25-0003

5 ZONING SIGNS WITH PROJECT NUMBERS BELOW:
CA25-0001
PD25-0003
MPA25-0003

ZONING SUMMARY

R4 - LOW DENSITY SINGLE-FAMILY	± 323.1 Ac
R7 - MODERATE DENSITY SINGLE-FAMILY	± 1,836.6 Ac
MN - MIXED-USE NEIGHBORHOOD	± 154.9 Ac
MR - MIXED-USE REGIONAL	± 185.4 Ac

SEE EXHIBIT D.2 FOR DEVELOPMENT PLAN TABLE

KFM
ENGINEERING & DESIGN

EXHIBIT D.1 - DEVELOPMENT PLAN
CRAVER RANCH
THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

0 250 500 1000
Scale: 1"=500'

09/26/25