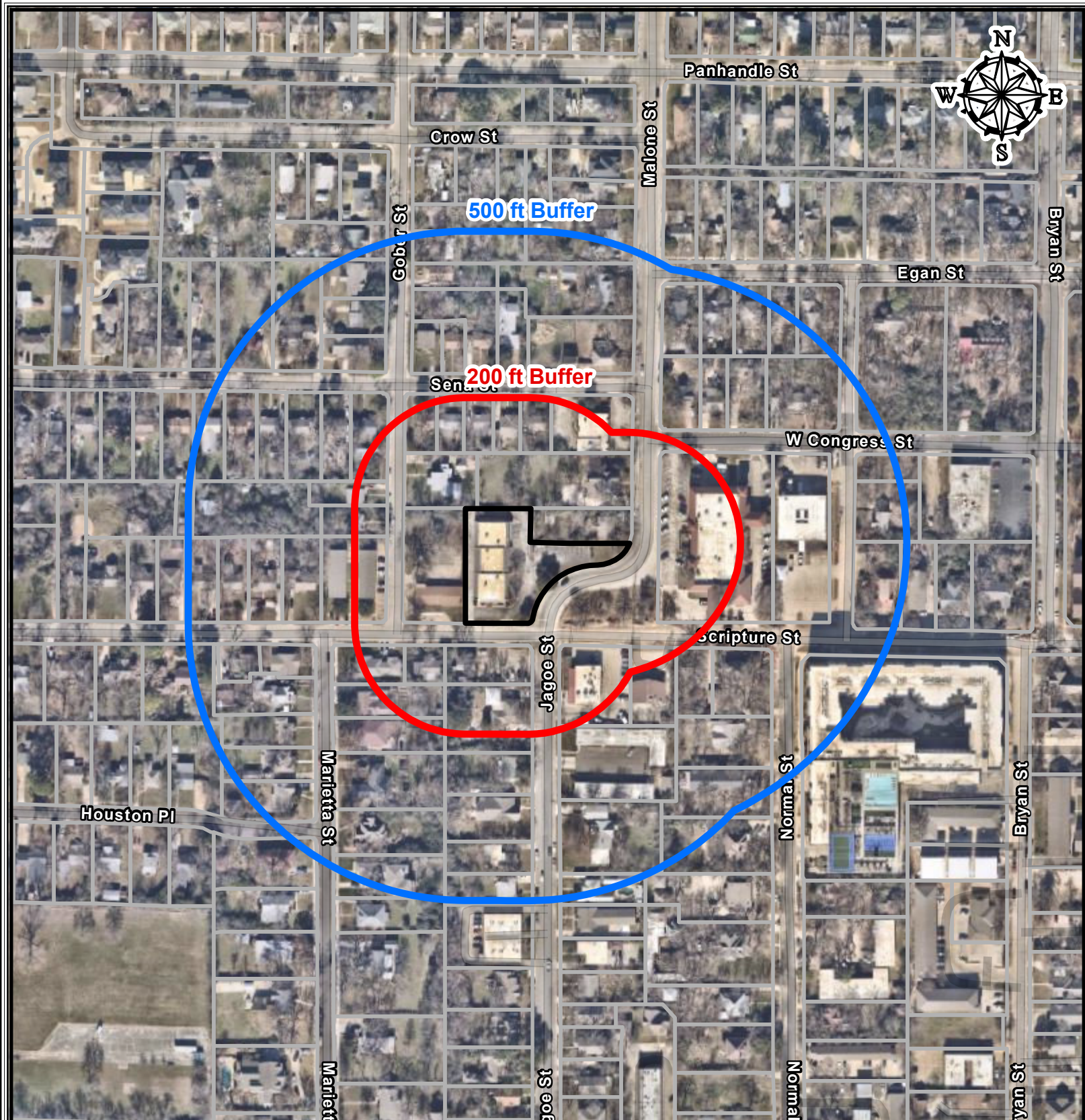
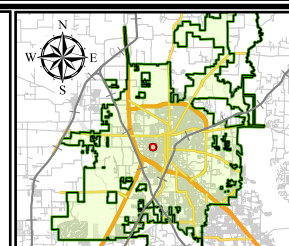


PD26-0001 Notification Map



Parcels Standalone



0 70 140 280
Feet



"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 – 401 N. Elm Street – Denton, Texas 76201 voice: (940) 349-8600 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 four (4) 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 the remainder of the sign. Of the smaller words on the sign, everything is bold except 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

CITY OF DENTON PUBLIC HEARING NOTIFICATION SIGN SPECIFICATIONS

4 Feet

4 Feet



Notice of Public Hearing

Project Number: PD26-0001

Project Name: 1716 Scripture

Request: Planned Development

For more info:

www.cityofdenton.com/ProjectInfo

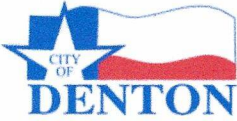
Call: (940) 349-8600



File Downloads for Sign Posting

[QR Code File Download](#)

[Logo File Download](#)



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. PD26-0001

Date of Planning and Zoning Commission Meeting: April 29th, 2026

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 1716 Scripture - PD26-0001,

located at 1716 Scripture St.

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 4-10, 2026. 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 Scripture Street and Jagoe Street.

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 10th day of April, 2026.

Aimee Bisett

Signature of Applicant or Authorized Representative for Project No.

Aimee Bisett

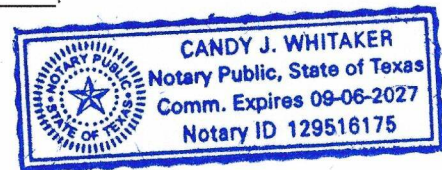
Printed Name of Applicant or Authorized Representative for Project No.

STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this 10th day personally appeared Aimee Bisett 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 10 day of April, 2026.

Candy J. Whitaker

Notary Signature (seal)

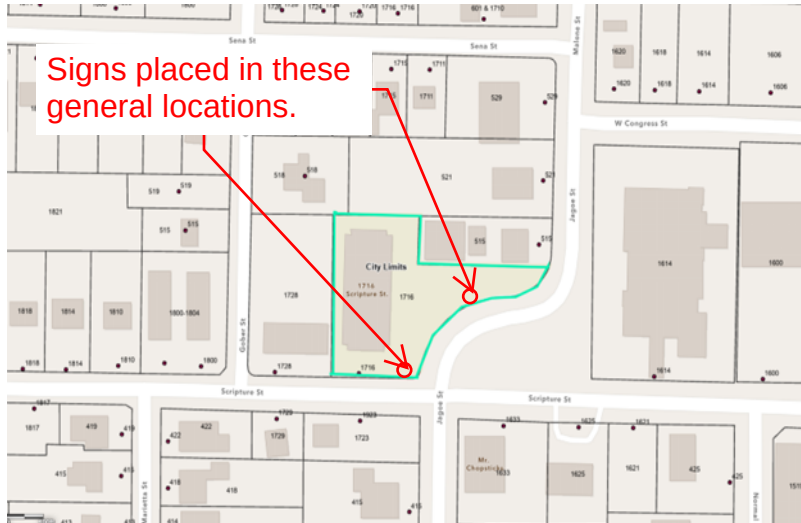


PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (5 pm) on the tenth (10th) day prior to the first public hearing shall result in the postponement of consideration by the Board or Commission.

STAFF USE ONLY:

Date/Time submitted: April 10, 2026 Verified by: _____

PD26-0001 - 1716 Scripture St. Denton TX.



Sign Photos - Locations Placed at 1716 Scripture and Jogoe St.



PD26 1716 Scripture – Neighborhood Meeting – April 14, 2026

Attendees: 1 resident

Comments:

- Resident Question: Is there a particular tenant in mind for the location?
 - Applicant Response: Yes, US Aviation was the initial reason for the change. They changed their mind, and property owner is proceeding.
- Resident Question: Would neighbors be sent notifications about any SUP to expand the building in the future?
 - Applicant Response: If a proposed expansion in the future was for a use that required an SUP, the neighbors would be notified prior to the Public Hearing.