

NOWLIN

JORDAN

SADDLE

RUSTIC

SADDLEBACK

HIGHPOINT

LONGLEAF

WELLSTON

CORRAL

L'PIZZAN

GROVELAND

ERIN

HICKORY CREEK

NAUTICAL

OCEAN

ATLANTIC

Lighthouse

CORAL

FM 2499

SAT

BRISAS

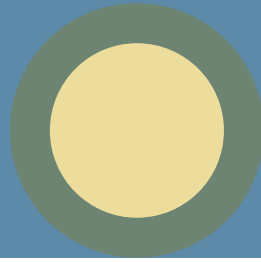
HAYLING

ALDERBROOK

WRIGHT

AESA22-0004

NEIGHBORHOOD MEETING NOTIFICATION



Date: 03-21-2023

Time: 6:00 PM

Facilitator: BEAR LAND COMPANY

LOCATION/ADDRESS

McNair Elementary School Cafeteria

1212 Hickory Creek Rd, Denton, TX 76210

INVITED TO ATTEND

- Bear Land Company
- City of Denton Environmental, Parks, and Tree Preservation
- Denton Residents within proximity to 5013 Hickory Creek Road

IF YOU CAN'T ATTEND BUT WOULD LIKE TO PROVIDE FEEDBACK

Please email info@bearland.co with you questions, comments, or feedback and reference

AESA22-0004

MEETING TOPIC

An opppotunity for the public to seek information on the proposed AESA Plan for the development of 5013 Hickory Creek Road.

A copy of the submitted report, associated exhibits, and detail can be downloaded using this link:

https://www.dropbox.com/sh/v7km4zz2d62gs4y/AABr-lAv5ZZAcDZ_wed_CDAXa?dl=0

**PUBLIC HEARING NOTIFICATION SIGN
AFFIDAVIT OF SIGN POSTING**

Project No. AESA22-0004

Date of Planning and Zoning Commission Meeting: 9/13/23

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 AESA22-0004, located at 5013 Hickory Creek Rd., Denton, TX

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 March 12th, 2023. 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 Nautical Lane, Hickory Creek Road, and Barrell Strap Road. 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 22nd day of August, 2023.



Signature of Applicant or Authorized Representative for Project No. AESA22-0004

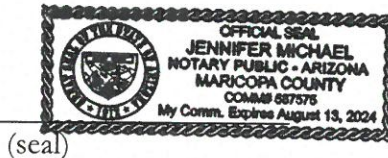
NATHAN PIKE
Printed Name of Applicant or Authorized Representative for Project No. AESA22-0004

~~STATE OF TEXAS~~ **ARIZONA** COUNTY OF Maricopa BEFORE ME, a Notary Public, on this 22 day personally appeared Nathan Pike (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 22 day of August, 2023.


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: _____






DENTON
Notice of Public Hearing
Project Number: AESA22-0004
Project Name: Cyrene At Hickory
Creek Addition
Request: Alternative Environmentally
Sensitive Area Plan
For more information:
www.cityofdenton.com/public-meetings
CALL: (940) 349-8541

Hickory Creek



Notice of Public Hearing

Project Number: AESA22-0004

Project Name: Cyrene At Hickory
Creek Addition

Request: Alternative Environmentally
Sensitive Area Plan

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Nautical Ln
4900



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Environmental Services

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

For more information, please contact Christi Upton at (940) 349-7135 or Christi.upton@cityofdenton.com; or, on 9/8/2023, visit www.cityofdenton.com/public-meetings for the meeting agenda with staff's analysis and associated exhibits.

Response Form

Project Number: AESA22-0004

Cyrene at Hickory Creek Addition

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

City of Denton Environmental Services

Attn: Christi Upton, Project Manager

401 N. Elm St.

Denton, TX 76201

You may also email a copy to Christi.upton@cityofdenton.com.

Project Number: AESA22-0004

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

'Enough' has been built. Hickory Creek road was a dirt road when I purchased now 4 lane road

Signature: Karen Mazurkewicz

Printed Name: Karen Mazurkewicz

Street Address: 3212 Groveland Ter

City, State and Zip Code: Denton TX

Phone Number: 631 576 9269

Email Address: Kmazurk58@gmail.com

Physical Address of Property within 200 Feet: _____

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

I am definitely opposed to building behind my house!

Signature:

Linda Scott

Printed Name:

Linda Scott

Street Address:

3705 Ocean Dr.

City, State and Zip Code:

Denton, TX 76210

Phone Number:

940.390.0282

Email Address:

deescott2@verizon.net

Physical Address of Property within 200 Feet:

3705 Ocean Dr. Denton

Upton, Christi

From: Patrick <spatsutherland@gmail.com>
Sent: Tuesday, August 29, 2023 8:30 AM
To: Upton, Christi
Cc: Victoria Sutherland
Subject: AESA22-0004 OPPOSED
Attachments: AESA22-0004.pdf

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

Christi - Good Morning! I have attached to this email the completed Response Form that we received in the mail. We are opposed to this development. There is a city mandatory greenbelt in our neighborhood that this parcel of land is an extension of. Also a fracking well has been on this parcel of land. It is well documented that fracking will cause sink holes the more the site is exposed to construction and development which is why these wells are NOT normally approved within city limits. Not sure who approved this 20 years ago but someone from the City of Denton allowed this. No need to exasperate a problem the city has already created. STOP THE MADNESS!

Patrick and Victoria Sutherland



Environmental Services

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

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City of Denton Environmental Services
Attn: Christi Upton, Project Manager
401 N. Elm St.
Denton, TX 76201

You may also email a copy to Christi.upton@cityofdenton.com.

Project Number: AESA22-0004

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

THERE USED TO BE A BARNETT SHELL
FRACKING WELL ON THIS PARCEL OF LAND

ADDITIONAL CONSTRUCTION WILL CAUSE SINKHOLES.

Signature:

Printed Name:

PATRICK SUTHERLAND

Street Address:

3309 OCEAN DR

City, State and Zip Code:

DENTON TEXAS 76210

Phone Number:

682 551 7505

Email Address:

spatsutherland@gmail.com

Physical Address of Property within 200 Feet:

3309 OCEAN DR.

Project Number: AESA22-0004

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Signature:

Karen Overton

Printed Name:

Karen Overton

Street Address:

6904 Crenshaw Ln

City, State and Zip Code:

Denton, Tx 76210

Phone Number:

940-231-7468

Email Address:

jandk96@msn.com

Physical Address of Property within 200 Feet:

6904 Crenshaw Ln Denton, Tx 76210