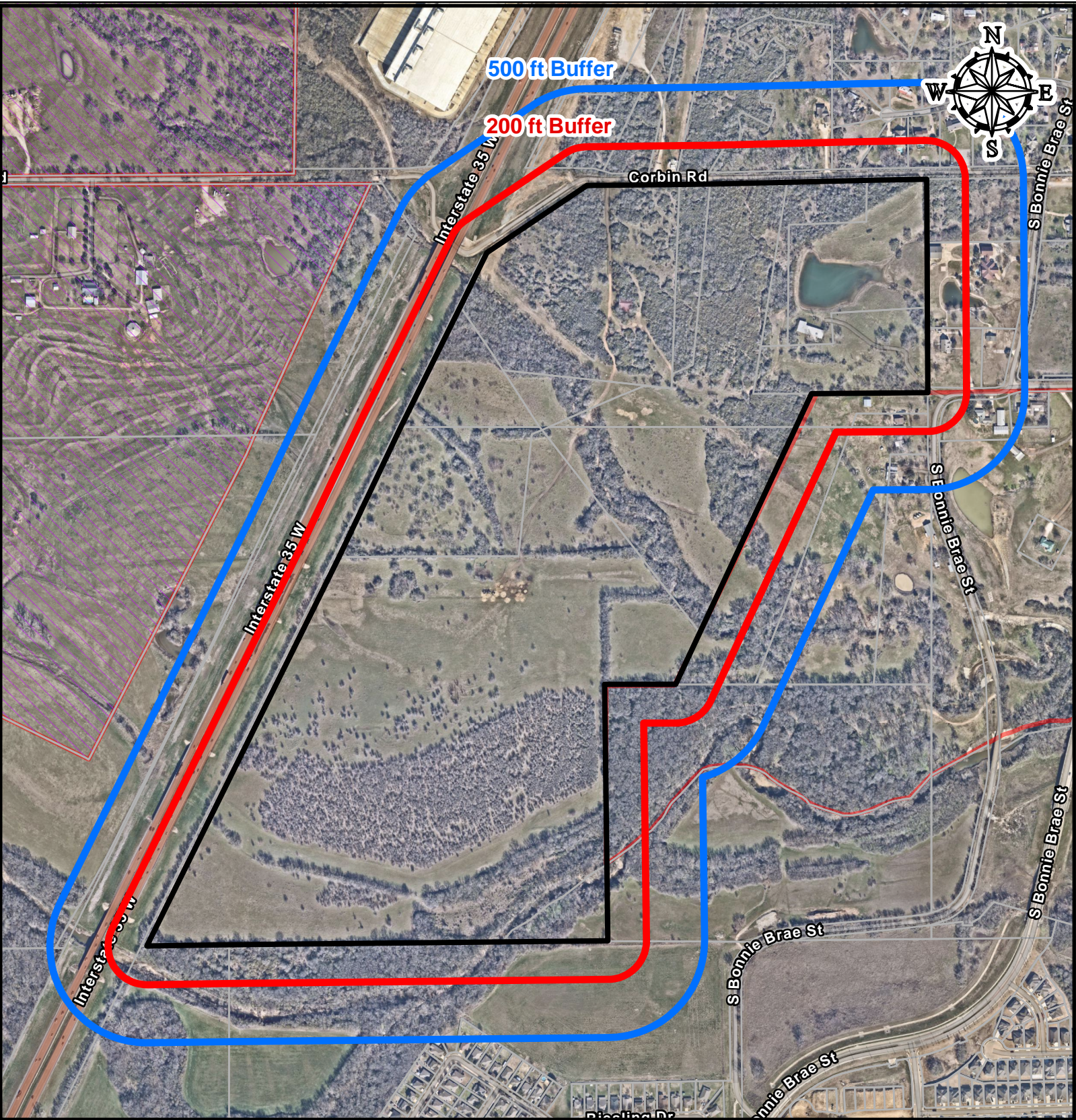
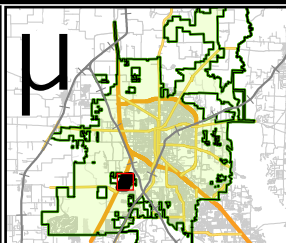


PD23-0001
Notification Map



	COD		NAA 8/1/20
	ETJ		NAA 8/1/40
	ETJ 2		



0 200 400 800 Feet

CITY OF DENTON
Development Services • GIS
Date: 3/18/2025

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

PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. PD23-0001

Date of Planning and Zoning Commission Meeting: April 9th, 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 Denton 195 / PD23-0001

located at North Corbin Road

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 8th, 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 Corbin 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 March day of 17, 2025

Randi Rivera

Signature of Applicant or Authorized Representative for Project No.

Randi Rivera

Printed Name of Applicant or Authorized Representative for Project No.

STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this 17th 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 17th day of March, 2025.

Kaylee Marie Grizzaffi
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: _____ Verified by: _____



Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number PD23-0001

Denton 195

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

City of Denton Development Services
Attn: Angie Manglaris, Project Manager
401 N. Elm St.
Denton, TX 76201

You may also email to angie.manglaris@cityofdenton.com or call (940) 349-8381. Please note any responses are subject to public information requests including the information provided below.

Project Number

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

11 The city of Denton can't accomodate a mixed use neighborhood zoning district due to the city streets in this area. (See attached sheet)

Signature: Toni Howell

Printed Name: Toni Howell

Street Address: 3198 S. Bonnie Brae St.

City, State and Zip Code: Denton, Tx 76207

Phone Number: 940-368-6180

Email Address: tjcook41@icloud.com

Physical Address of Property within 200 Feet: 3198 S. Bonnie Brae St.

Denton, Tx 76207

The proposed 135 acres designated for a park doesn't seem feasible to me.

This acreage is in a floodplain. I have seen water over the top of our pasture fences on several occasions. I have pictures showing the floods, when Hickory Creek is out. There are very few quality trees on the 135 acres, with the exception of those along the creek banks. It would be an expensive project for the city to clear the 135 acres and keep it maintained. Wild privet bushes have taken over the proposed 135 acres.

It would take constant maintenance to keep this kind of land for a park.

There are a lot of poisonous copperhead snakes on the property. Also cottonmouth moccasins along the creek.

I would not recommend mixed use neighborhood zoning for the proposed 60 acres.

Thanks for considering my concerns.

Manglaris, Angie

From: Leah Vaughn <leahhvaughn22@gmail.com>
Sent: Friday, March 28, 2025 1:00 PM
To: Manglaris, Angie
Subject: Re: Denton 195 (PD23-0001) Project Update

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Angie,
I understand that another letter went out to the 200 feet people on Goodson Way with the voting and comments.

I know we don't live in the 200 feet but as I commented last year, this impacts **ALL** of us!

Our vote is still **NO**!

Thank you
Leah and Brad Vaughn
203 Goodson Way

On Wed, Mar 19, 2025 at 5:30 PM Manglaris, Angie <Angie.Manglaris@cityofdenton.com> wrote:

Good evening,

I do apologize for sending you all multiple emails today. However, since the time of my previous email, the applicant has decided to move their neighborhood meeting to the following day after receiving correspondence requesting alternative times be investigated. The neighborhood meeting will now be held on **Wednesday, March 26th, from 7-9 at the South Branch Library.**

If you have any questions, please let me know, and please share this email with those you know who would like to be informed.

Respectfully,

Angie Manglaris, AICP

Development Review Manager

Department of Development Services | Planning Division

[401 N. Elm Street, Denton, Texas 76201](https://www.cityofdenton.com)

Office: (940) 349-8381

www.cityofdenton.com



From: Manglaris, Angie
Sent: Wednesday, March 19, 2025 1:50 PM
Subject: Denton 195 (PD23-0001) Project Update

Good afternoon,

I am reaching out as you have previously expressed interest in the Denton 195 project, generally located at the southeast corner of I35-W and Corbin Road. The applicant has resubmitted their project, which is tracking for the April 9th Planning and Zoning Commission Meeting. Staff has prepared public notice for residents residing within 200' and 500' of the subject property, which are being mailed today. Notices will be posted on the City's website and in Denton Record Chronicle this week.

In addition, the applicant is hosting a neighborhood meeting next week on Tuesday, March 25th from 4:00-6:00 p.m. at the South Branch Library. My understanding is that invites to this meeting were mailed last week by the applicant; however, I am attaching the invite in the event they have not yet been received.

Please share this information with anyone you feel may benefit from it, and feel free to let me know if you have any questions.

Respectfully,

Angie Manglaris, AICP

Development Review Manager

Department of Development Services | Planning Division

[401 N. Elm Street, Denton, Texas 76201](#)

Office: (940) 349-8381

www.cityofdenton.com



Manglaris, Angie

From: Scott Price <gsprice39@hotmail.com>
Sent: Tuesday, April 1, 2025 9:38 AM
To: Manglaris, Angie
Subject: Re: Denton 195 (PD23-0001) Project Update

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good morning Angie,

Thank you for being so active with us in this project.

I understand we have a couple of dates set for meet and greet as well as a neighborhood meeting on this dreaded project.

I am writing to inform you that I am unable to attend either meeting but would somehow like to stress I am against this project.

I am all for progress and would like to see something done that would fit our neighborhood.

A housing development that matched ours would be nice. Medium size homes on 1 acre lots like we all have.

I am against apartments, mixed use developments with “anything goes” mentality.

You know the saying, “give them an inch and they will take a mile”. I am certain this is exactly what they are trying to accomplish here.

All of that said and this type of development will add a huge burden to the city.

Thank you for your time.

Scott Price

208 Goodson Way

940-999-7857

gsprice39@hotmail.com

On Mar 19, 2025, at 5:30 PM, Manglaris, Angie <Angie.Manglaris@cityofdenton.com> wrote:

Good evening,

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Respectfully,

Angie Manglaris, AICP

Development Review Manager
Department of Development Services | Planning Division
[401 N. Elm Street, Denton, Texas 76201](#)
Office: (940) 349-8381
www.cityofdenton.com

<image001.png>

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Sent: Wednesday, March 19, 2025 1:50 PM
Subject: Denton 195 (PD23-0001) Project Update

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Respectfully,

Angie Manglaris, AICP
Development Review Manager
Department of Development Services | Planning Division
[401 N. Elm Street, Denton, Texas 76201](#)
Office: (940) 349-8381
www.cityofdenton.com

<image001.png>

Manglaris, Angie

From: Kathryn Jankiewicz <kathryn.jankiewicz@verizon.net>
Sent: Monday, March 31, 2025 3:08 PM
To: Manglaris, Angie; Lawrence Jankiewicz
Subject: Project PD23-0001 Denton 195

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good morning, Angie,

We wanted to let you know that we are "opposed to request" for rezoning.

We would love to share the beauty of our neighborhood with single family homes in Tract B, but not businesses or 40' tall apartments.

It is hard to trust the motive of the developer asking for a change to zoning when Randi admitted the land access was not conducive to business. It also is questionable that when the concept was first presented, the apartments were to be luxury condos for medical professionals. Now, the concept is apartments for warehouse workers.

The infrastructure to I35W is not expected until 2030 to even begin the process and even then, it will only be on one side of the highway.

The lame explanation of providing housing for warehouse workers was incredulous to consider!!! How would those workers get from across the highway to apartments on Tract B? Walk, bike, or use the complicated roads path to get there. All the stop signs and turns will add significant time to their commute.

Please know, we appreciate the compromise and serious consideration of feedback from July about the roadway, we can also acknowledge the price of those accommodations to build the designed roadway. It is obvious they need the apartments to make it economically viable for them to build the infrastructure. When a lesser suggestion was made, the look on Randi's face spoke volumes of her resistance. The landowner is only open to building apartments!!!

The proposed updates to Corbin, not even the future ROW sketch, **will take our tree line on the back of our property** if the landowner's property starts in the middle of the road. Do we own the other half or does the city/county? Do we need to pay for a survey of our property?

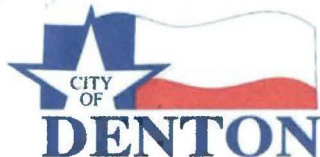
AND the one dissenting voice, Ron Furtik, does not live in our neighborhood. He owns the land with the cell tower and the gas well. (Which fun fact to know and tell, when the gas well required fracking, the shift in the geological formations under our houses has created foundation issues and broken pipes for all of us.) I find it interesting that Mr. Furtik's land is posted "no trespassing" as he doesn't want people to even walk on his land, yet he could dreamily think about a restaurant with a balcony to share drinks with his friends looking at his beautiful property.

I am sure you have seen the results of July's P&Z Housing Inventory, and that the city has adequate rental properties in the pipeline already through 2040. It also indicated the city will be short on owner occupied residences.

It is comical that they are building a 6' wall to block a 40' building. It is kinda like putting lipstick on a pig. At the end of the day, it is still a pig.

Thanks for your time and consideration.

Larry and Kathryn Jankiewicz
210 Goodson Way
Denton, TX 76207
940-300-5776 (K) 940-300-5885 (L)
kathryn.jankiewicz@verizon.net



Development Services

401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number PD23-0001

Denton 195

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

City of Denton Development Services
Attn: Angie Manglaris, Project Manager
401 N. Elm St.
Denton, TX 76201

You may also email to angie.manglaris@cityofdenton.com or call (940) 349-8381. Please note any responses are subject to public information requests including the information provided below.

Project Number

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

The city of Denton already has enough apartments. The city doesn't have adequate streets to accomodate a Mixed-Use Neighborhood (PD-MN) zoning district and Public Facilities (PD-PF) zoning district in this proposed project.

S. Bonnie Brae St. is horrible from I-35 to Roselawn.
SEE ATTACHED SHEET --

Signature: Jackie E. Howell

Printed Name: Jackie E. Howell

Street Address: 3198 S. Bonnie Brae St.

City, State and Zip Code: Denton, TX 76207

Phone Number: 940-735-9595

Email Address: _____

Physical Address of Property within 200 Feet: 3198 S. Bonnie Brae St.

Denton, TX 76207

I have not seen any information from the city's Parks Department regarding the proposed park area for Denton 195. The 135 acres dedicated for a park is in a floodplain. This proposed park area will be under water when Hickory Creek is out of bank. What kind of park does the city plan to build and maintain? Drainage will be a major problem. The 135 acres is open land with primarily scrub trees, with the exception of trees along creek banks. There is a lot of Chinese privet on the 135 acres. Privet is very difficult to keep under control. This acreage will be very difficult to maintain, I could also be a fire hazard if it is not maintained. My property line joins the 195 acres on the north and west. The citizens of Denton deserve park space that is safe, usable, and environmentally sound. I invite the city staff & council members to walk the property with me. Since I have lived on my property for over forty-three years; I can show you the drawbacks or negatives in the city developing a park out of the 135 acres. The creek bottom is also infested with copperhead snakes and cottonmouth water moccasins along the creek. I'm not opposed to growth, I would just like to see the best interest of those who live in Denton to be considered. Thank you for taking my remarks into consideration.

Manglaris, Angie

From: Henry, Doug <Doug.Henry@unt.edu>
Sent: Monday, March 31, 2025 10:08 PM
To: Manglaris, Angie
Cc: Henry, Lisa
Subject: Denton 195

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

Hi Angie-

Sounds like we don't have to send the "200' form" back to you, but can just register our opinions over email. Is that right?

I just talked it over with my wife (CC'd here). **We're opposed to the request.** We wish they could stay in zoning (R-2) for the parcel that when it was divided up, was nearest us. We care less about the zoning change for what WAS the other lots next to the interstate. If they could have just offered to build something that was transitional between our neighborhood (low density) and the high density apartments, then I think our opposition would lessen.

This was a foreclosure property that they bought (the family who had to foreclose on it is still in the neighborhood), so they'd make a healthy profit with just about anything they'd build.

-Best,

-doug.

212 Goodson Way