


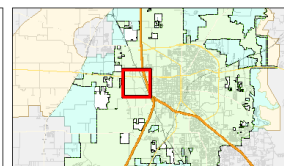


# Z22-0009 Notification Map



-  Location
-  Roads
-  Parcels



0 275 550 1,100  
Feet







## Development Services

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

### Response Form

Project Number: ~~AFSA22-0002~~ **Z22-0009**

~~Westpark~~ **Project Cowboy**

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

City of Denton Development Services

Attn: ~~Christi Upton~~ Project Manager **Angie Manglaris**

401 N. Elm St.

Denton, TX 76201

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

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Project Number: ~~AFSA22-0002~~ **Z22-0009**

Please circle one:

☒ In favor of request

~~XXXXXXXXXXXXXXXXXXXX~~

Comments:

Signature: \_\_\_\_\_

*Philip A. Baker*

Printed Name: \_\_\_\_\_

**Philip A. Baker, Vice President of  
The Rayzor Company, General  
Partner of Rayzor Investments, Ltd.**

Street Address: ~~P. O. Box 336, Denton, Texas 76202-0336~~

City, State and Zip Code: **Denton, TX 76202-0336**

Phone Number: **940-387-8711**

Email Address: **pabaker@rayzorco.com**

Physical Address of Property within 200 Feet: **Approximately 140 acres at the NEC of  
Western Blvd and Jim Christal**



## Notice of Public Hearing

Project Number Z22-0009

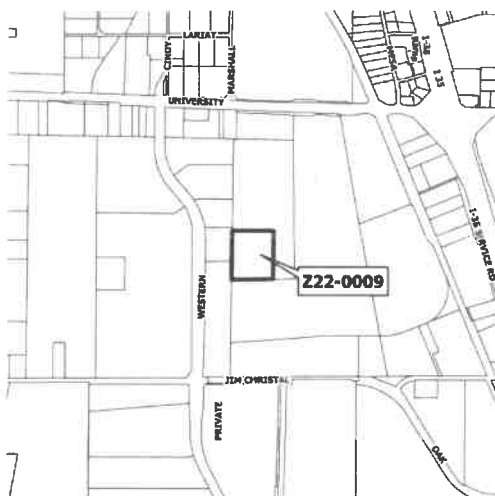
### Project Cowboy

Notice is hereby given to all interested persons that:

The City of Denton Planning and Zoning Commission will hold a public hearing and consider making a recommendation to City Council regarding a request by Ironwood Realty Partners to **rezone approximately 10.002 acres from Residential 2 (R2) District to Heavy Industrial (HI) District**. The site is generally located at the northeast corner of Jim Christal Road and North Western Boulevard, approximately 1,398 feet north of Jim Christal Road, approximately 394 feet east of North Western Boulevard in the City of Denton, Denton County, Texas.

Properties within 200 feet of the subject property must be notified of the request pursuant to the Texas Local Government Code. As an owner of property within 200 feet of this request, you are invited to make your views known by attending the public hearing, emailing the Department of Development Services, or returning this form with your comments prior to the date of the public hearing. If written opposition to the request exceeds 20 percent (acreage within 200 feet of the property), a three-fourths vote of City Council is required to approve the request. As a courtesy, the City of Denton also sends notification to all physical addresses within a 500-foot radius of the subject property.

You are invited, not required, to attend the public hearing. If you attend, you will be given an opportunity to speak for or against the change, or you may attend only to observe. Any citizen or group of citizens interested in attending is invited to do so. Applicants and their agents are expected to attend.



**AGENT: Todd Jones**

**PHONE: (214) 507-3774**

**Public Hearing:**

Wednesday, 8/10/2022, 6:30 p.m.

City Hall, City Council Chambers

215 E. McKinney St.

Denton, TX 76201

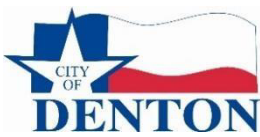
The meeting is being held in person. For information on how to participate, visit

[www.cityofdenton.com/publicmeetings](http://www.cityofdenton.com/publicmeetings).

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action. The Planning and Zoning Commission may recommend, and City Council may approve, any zoning district which is equivalent to or more restrictive than that

which is requested, and which is deemed consistent with Denton Plan 2040.

For more information, please contact Angie Manglaris at (940) 349-8381 or [angela.manglaris@cityofdenton.com](mailto:angela.manglaris@cityofdenton.com); or, on 8/5/2022, visit [www.cityofdenton.com/public-meetings](http://www.cityofdenton.com/public-meetings) for the meeting agenda with staff's analysis and associated exhibits.



## DEPARTMENT OF DEVELOPMENT SERVICES

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



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



# PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. Z22-0009

Date of Planning and Zoning Commission Meeting: August 10th, 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 Cowboy Distribution/Z22-0009, located at 4350 Jim Christal 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 July 14th, 2022. 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 Western Boulevard. 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 18th day of July, 2022.

*Alex Camunez*

Signature of Applicant or Authorized Representative for Project No. Z22-0009

Alex Camunez, P.E.

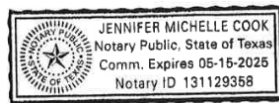
Printed Name of Applicant or Authorized Representative for Project No. Z22-0009

STATE OF TEXAS COUNTY OF Dallas BEFORE ME, a Notary Public, on this 18 day personally appeared Alex Camunez (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 18 day of July, 2022.

*Jennifer Cook*



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 (10<sup>th</sup>) day prior to the Wednesday Planning and Zoning Commission public hearing shall result in the postponement of consideration by the Commission.**

## STAFF USE ONLY:

Date/Time submitted: \_\_\_\_\_ Verified by: \_\_\_\_\_