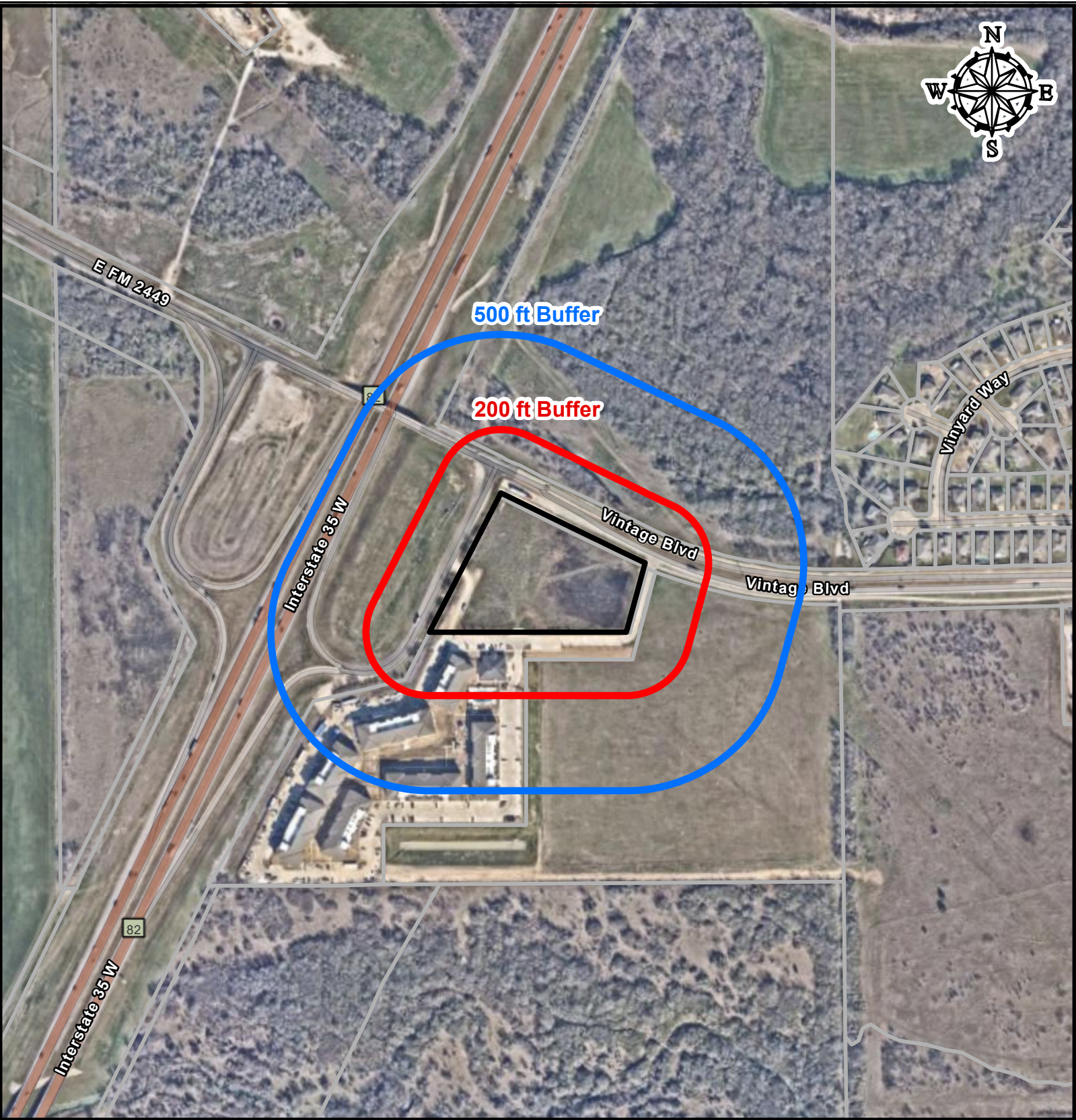


# PDA25-0003 Notification Map



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

Date: 3/28/2025

"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."



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

Project No. PDA25-0003

Date of Planning and Zoning Commission Meeting: 6/11/25

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 Gateway of Denton, located at 4550 Vintage Blvd.

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 May 30, 20 25. 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 Vintage Blvd and I-35W Service 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 23 day of May, 20 25.

Melinda Nelson

Signature of Applicant or Authorized Representative for Project No. PDA25-0003

Melinda Nelson

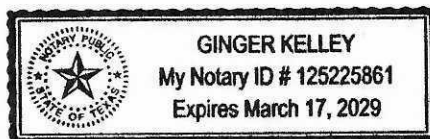
Printed Name of Applicant or Authorized Representative for Project No. PDA25-0003

STATE OF TEXAS COUNTY OF Ellis BEFORE ME, a Notary Public, on this \_\_\_\_\_ day personally appeared Melinda Nelson (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 23 day of May, 20 25.

Ginger Kelley  
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: \_\_\_\_\_



## 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.



May 23, 2025



**Notice of Public Hearing**

**Project Number:** PDA23-0005

**Project Name:** Gateway of Denton

**Request:** Planned Development Amendment

**For more information:**  
[www.cityofdenton.com/public-meetings](http://www.cityofdenton.com/public-meetings)

**CALL:** (940) 349-8541



May 23, 2025



## Notice of Public Hearing

Project Number: PDA23-0005

Project Name: Gateway of Denton

Request: Planned Development Amendment

For more information:  
[www.cityofdenton.com/public-meetings](http://www.cityofdenton.com/public-meetings)  
CALL: (940) 349-8541





May 23, 2025



## Notice of Public Hearing

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May 23, 2025



## Notice of Public Hearing

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