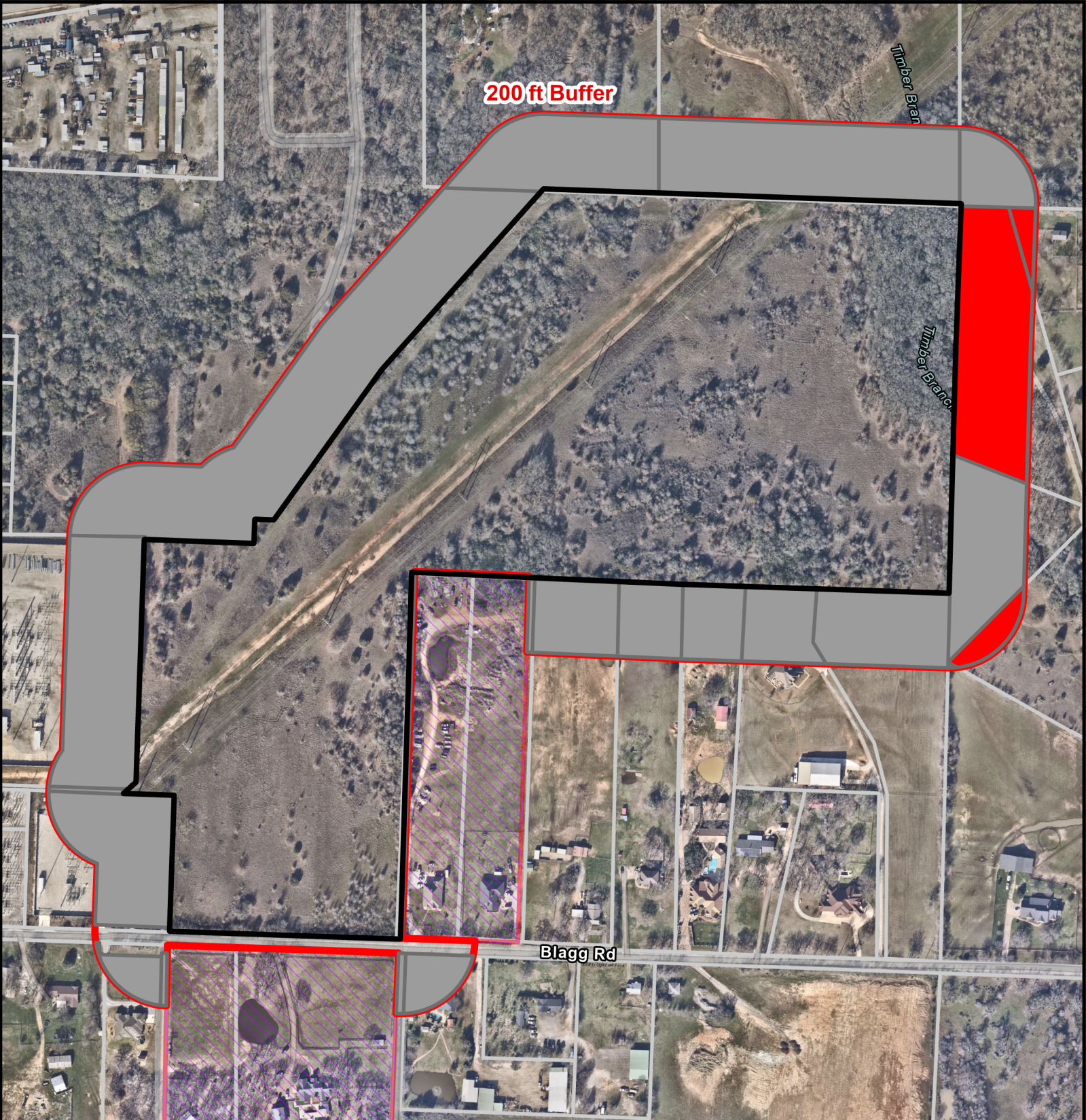


PD24-0005 Notification Response Map



Response	■ In Favor	 Roads	 ETJ 2
 No Response	 Parcels	 NAA 8/1/20	 NAA 8/1/40
 Opposed	 COD	 ETJ	

Date: 6/20/2024

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 – 215 W. Hickory Street – Denton, Texas 76201 voice: (940) 349-8541 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. PDA24-0005 changed from Z24-0005

Date of Planning and Zoning Commission Meeting: June 12, 2024

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 Walker Geesling, PDA24-0005, located at 1902 Geesling Rd, Denton, TX 76208

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 11, 2024. 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 Hwy 380 & Geesling and on Blagg Rd. 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 15th day of May, 2024.

Aimee Bissett

Signature of Applicant or Authorized Representative for Project No. Z24-0005

Aimee Bissett

Printed Name of Applicant or Authorized Representative for Project No. Z24-0005

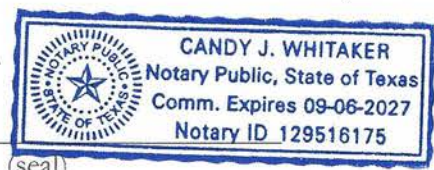
STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this 15 day personally appeared Aimee Bissett (printed owner's name) the above signed, who, under oath, stated the following:

"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 15 day of May, 2024.

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 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: _____

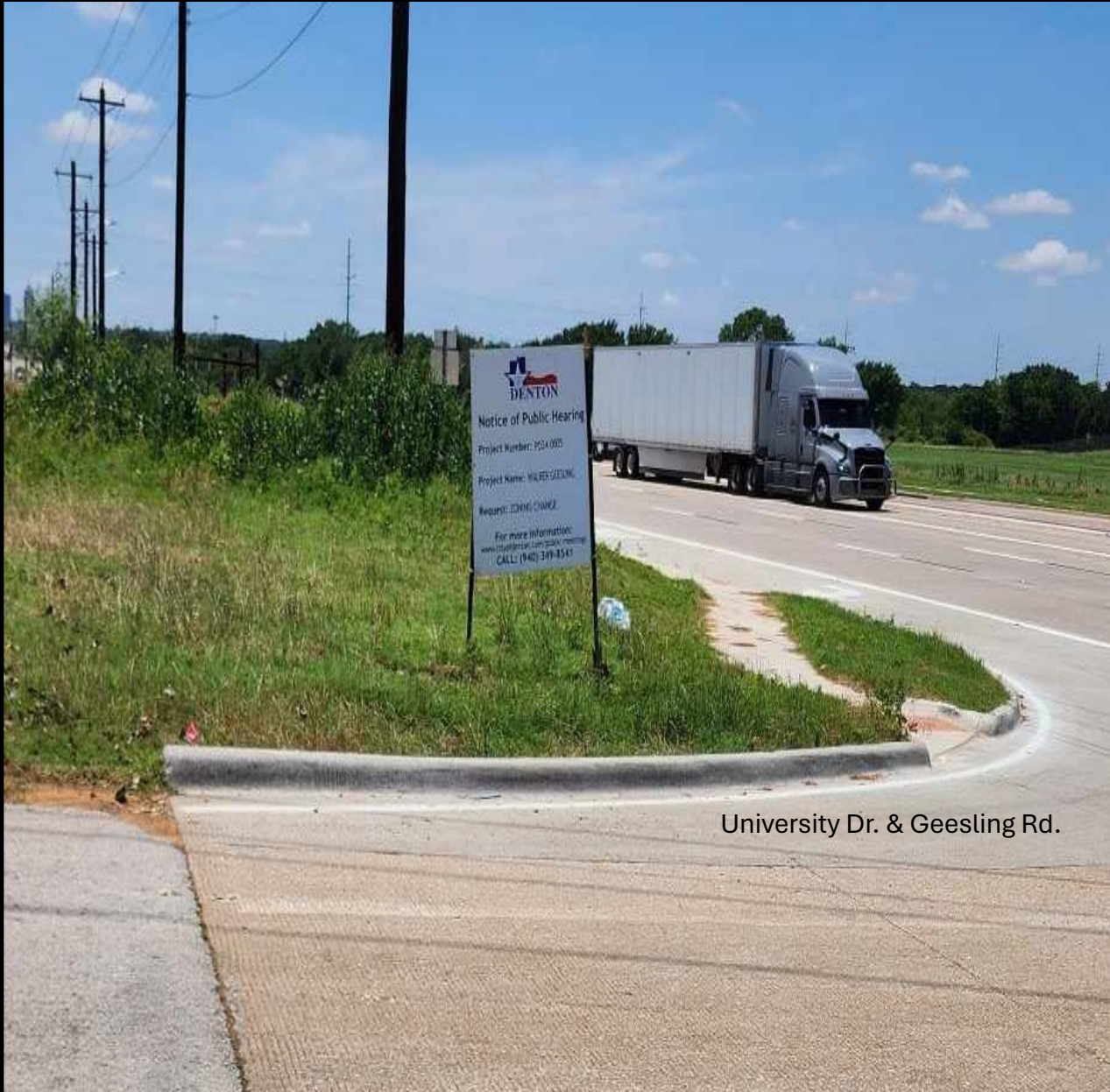
WB380 & Geesling Rd.


DENTON
Notice of Public Hearing
Project Number: PD24-0005
Project Name: WALKER GEESLING
Request: ZONING CHANGE
For more information:
www.cityofdenton.com/public-meetings
CALL: (940) 349-8541





WB380 & Geesling Rd.



University Dr. & Geesling Rd.



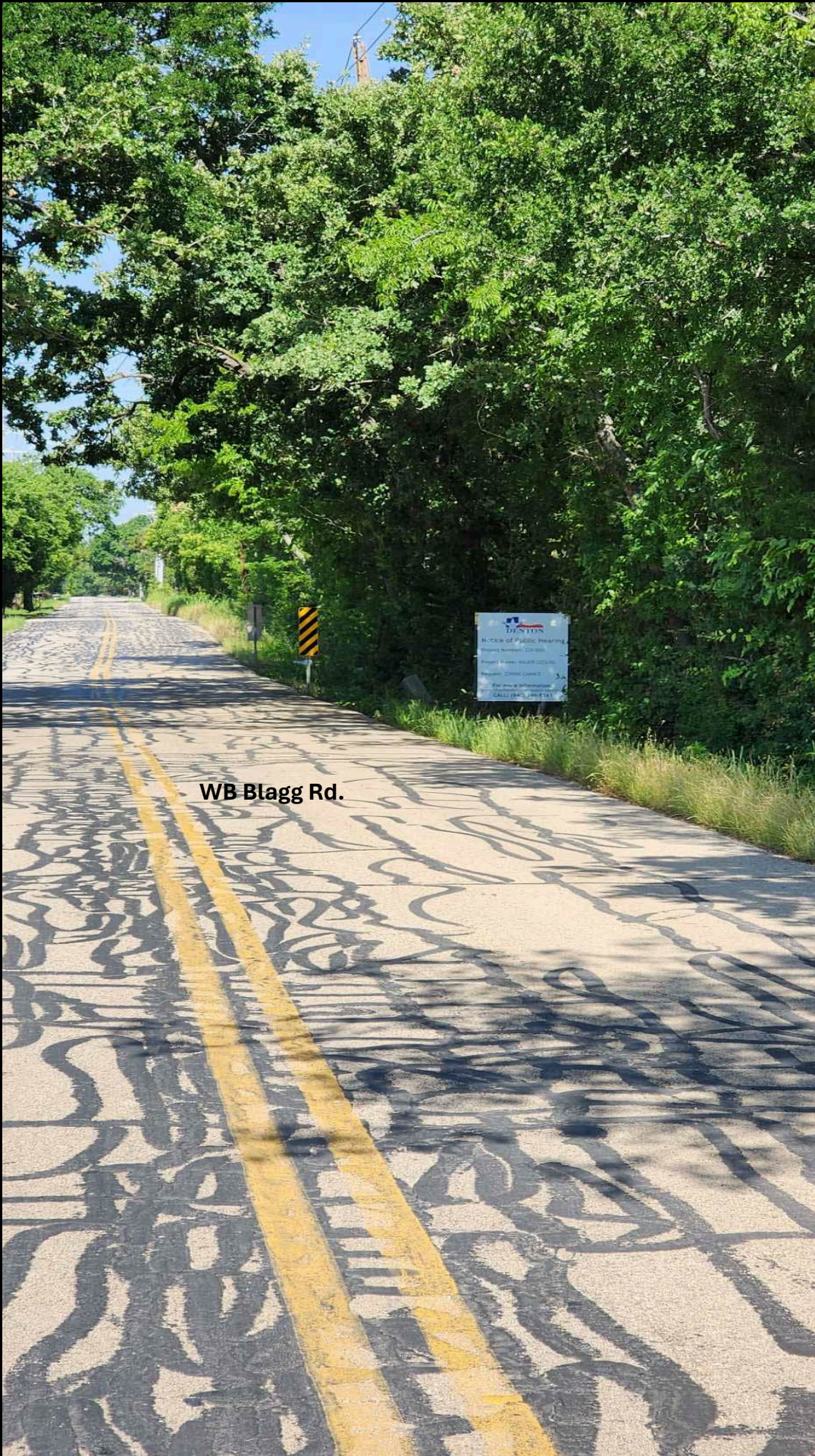
EB 380 & Geesting Rd.



EB Blagg St.



EB Blagg Rd.



WB Blagg Rd.



Notice of Public Hearing

Project Number: PD24-0005

Project Name: WALKER GEESLING

Request: ZONING CHANGE

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

WB Blagg Rd.



Development Services

401 N. Elm St., Denton, TX 76201 • (940) 349-8541 [Address (Ex. 215 E. McKinney St., Denton, TX 76201)]

Response Form

Project Number: Z24-0005
Walker Geesling

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

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

You may also email a copy to mia.hines@cityofdenton.com.

Project Number: Z24-0005

Please circle one:

In favor of request

Opposed to request

We need more housing
not industrial - there's
too much empty buildings
already. Planners need to
PLAN.

Comments:

This tract is embedded in an existing residential zone that doesn't have infrastructure to support light industrial. I moved here to get away from that and it's encroaching everywhere

Signature

Printed Name:

Renee Alana Irek

Street Address:

2301 Lakeview Blvd.

City, State and Zip Code:

Denton, TX 76208

Phone Number:

(919) 306-1560

Email Address:

renee.irek@gmail.com

Physical Address of Property within 200 Feet:

(not sure - 500 ft definitely)



Development Services

401 N. Elm St., Denton, TX 76201 • (940) 349-8541 [Address (Ex. 215
E. McKinney St., Denton, TX 76201)]

Response Form

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401 N. Elm St.
Denton, TX 76201

You may also email a copy to mia.hines@cityofdenton.com.

Project Number: Z24-0005

Please circle one:

In favor of request

Opposed to request

Comments:

Would create too much disruption to the existing Residential properties. Serious concerns about drainage into nearby properties & creeks.

Signature:

Tom Brooks

Printed Name:

Tom Brooks

Street Address:

6801 Appaloosa Ct.

City, State and Zip Code:

Denton, Tx 76208

Phone Number:

940-390-0465

Email Address:

tbrooks24@gmail.com

Physical Address of Property within 200 Feet:

6801 Appaloosa Ct.
Denton, Tx 76208



Response Form

Project Number: PD24-0005
Walker Geesling

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

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

You may also email a copy to mia.hines@cityofdenton.com.

Project Number: PD24-0005

Please circle one:

- In favor of request Opposed to request

Comments: Concerned about issues with creek on my lot that
already has access issues due from city/developer when
developed. Also, we are concerned about obstruction of our
view.

Signature: Max Benjamin Chartrand

Printed Name: Max Benjamin Chartrand

Street Address: ~~XXXXX XXXXXXXX XX~~ 2308 Hollyhill Ln.

City, State and Zip Code: Denton, Tx ~~XXXXX~~ 76205

Phone Number: (940) 293-5373

Email Address: Ben@insideandoutroofing.com

Physical Address of Property within 200 Feet: 6900 Appaloosa Ct. Denton, Tx 76208