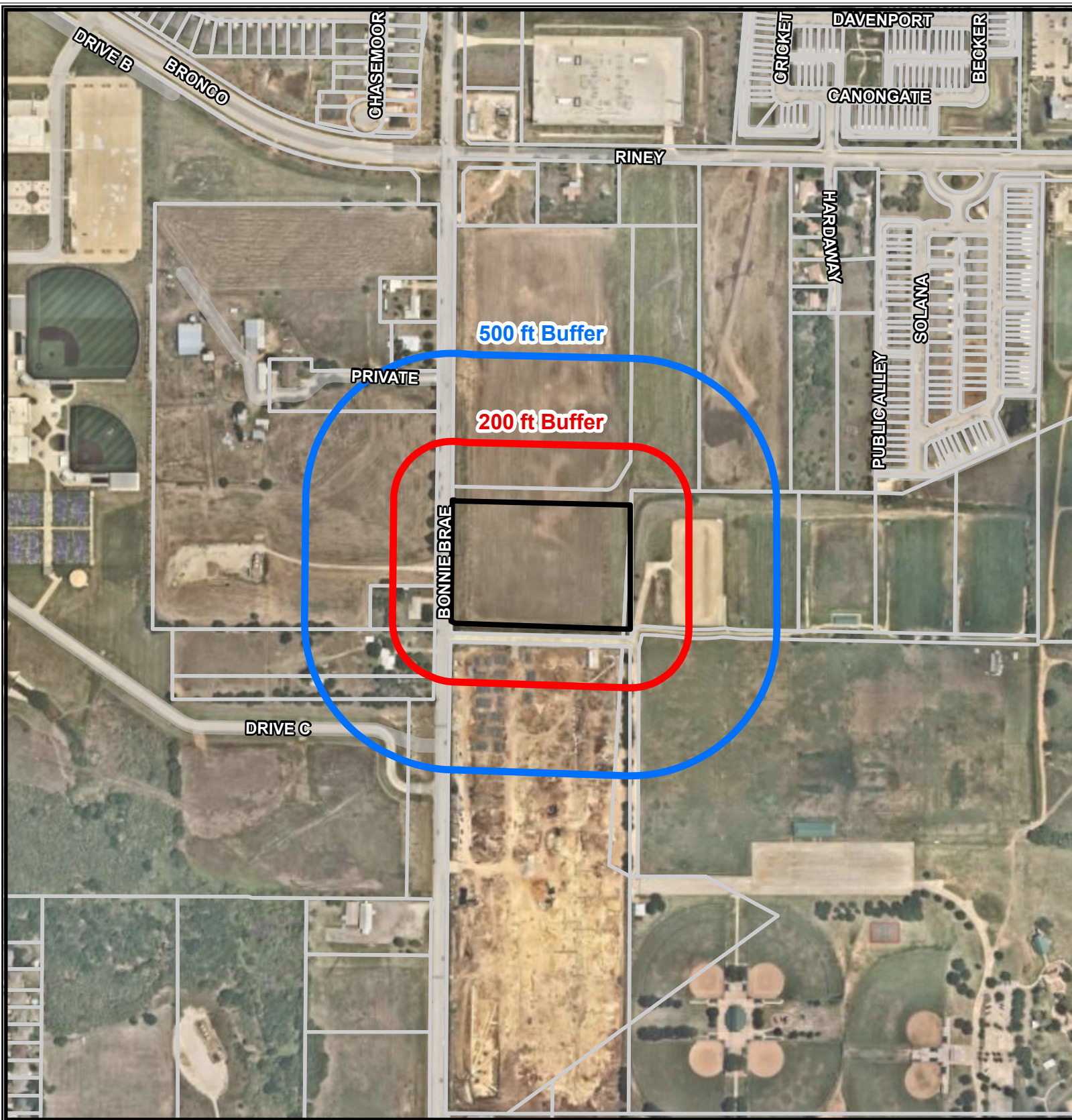
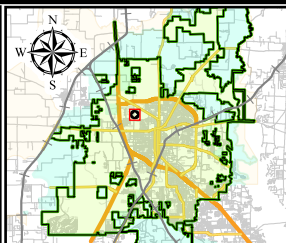


PD23-0006 Notification Map



- | | |
|---------------|------------|
| Site Location | ETJ |
| Roads | ETJ 2 |
| Parcels | NAA 8/1/20 |
| COD | NAA 8/1/40 |



0 130 260 520
Feet

*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. PD23-0006

Date of Planning and Zoning Commission Meeting: 02-26-2025

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 County Family Justice Center

located at R1009139 N Bonnie Brae Street, lot is north of Park Rd. and South of new road being constructed for Denton ISD Elementary school.

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 1-24, 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 Front of property facing N. Bonnie Brae St.

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 January day of 30, 2025

Aimee Bissett

Signature of Applicant or Authorized Representative for Project No.

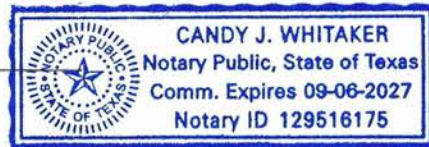
Aimee Bissett

Printed Name of Applicant or Authorized Representative for Project No.

STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this 30th 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 30th day of January, 2025.

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 first public hearing shall result in the postponement of consideration by the Board or Commission.

STAFF USE ONLY:

Date/Time submitted: Verified by:



Sign to be placed approximately where X is marked at on map.
Denton County Family Justice Center - North of Park Road and 2850 N Bonnie Brae St.

Denton County Family Justice Center

City Limits

2850

Pavilion

North Lakes Park

457.39

BONNIE BRAE

Park Rd

Windsor

Willsboro



N. Bonnie Brae St. to
Left of sign.



Notice of Public Hearing

Project Number: PD23-0006

Project Name: DENTON COUNTY
FAMILY JUSTICE

Request: PLANNED DEVELOPMENT

For more info:

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

Call: (940) 349-8600



Facing South on Property.



Notice of Public Hearing

Project Number: PD23-0006

Project Name: DENTON COUNTY
FAMILY JUSTICE

Request: PLANNED DEVELOPMENT

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ProjectInfo](http://www.cityofdenton.com/ProjectInfo)

Call: (940) 349-8600



Park Rd

Bonnie Brae Rd.



Community Services
401 N. Elm St., Denton, TX 76201 • (940) 349-7158 [Address (Ex. 215
E. McKinney St., Denton, TX 76201)]

Response Form

Roselawn Village Apartments

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

City of Denton Community Services
Attn: Leia Atkinson, Housing Programs Coordinator
401 N. Elm St.
Denton, TX 76201

You may also email to Leia Atkinson at Leia.Atkinson@cityofdenton.com or call (940) 349-7158. Please note any responses are subject to public information requests including the information provided below.

Project ID: 25-103

Meeting Date February 18, 2025

Please circle one:

In favor of request

~~Opposed to request~~

Comments:

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

Printed Name: Philip A. Baker

Street Address: PO Box 226

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: 2800 Roselawn Drive, Denton, TX 76205