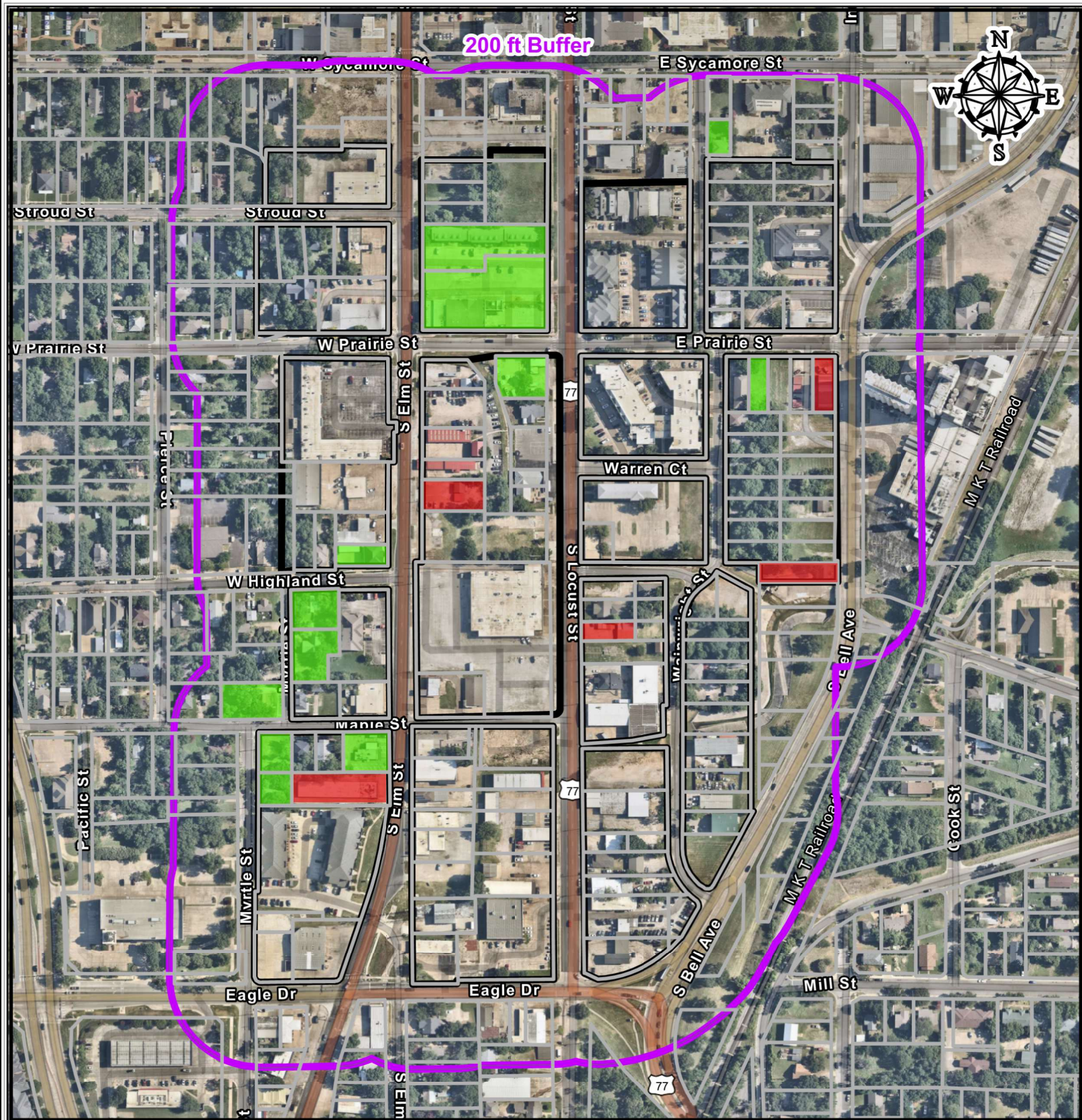
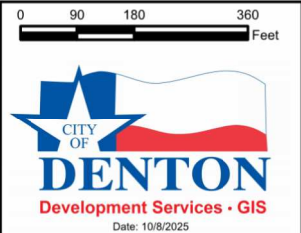
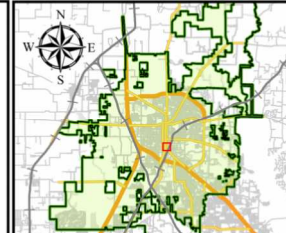


Expanding Opportunity in Southern Downtown Notification Response Map



- Response**
- No Response
 - In Favor
 - Opposition



*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.

Response Form

Project Number: Z25-0011

Expanding Opportunities In Southern Downtown

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

City of Denton Development Services

Attn: Sean Jacobson, Associate Planner

401 N. Elm St.

Denton, TX 76201

You may also email to sean.jacobson@cityofdenton.com or call (940) 349-8584.

Please note any responses are subject to public information requests including the information

Project Number Z25-0011

Meeting Date (September 24, 2025)

Please select one:

☒ In favor of request

☐ Opposed to request

Comments:

in favor of request. The proposed MD zoning district is a zoning designation consistent with the Design Downtown Denton vision for the future development of this area.

Signature: _____

By: Melissa C. Lenaburg, Manager

Printed Name: _____

DEN10 FOUR 702 LLC

Street Address: _____

122 Industrial St

City, State and Zip Code: _____

Denton, TX 76201-4224

Phone Number: _____

940-300-6067

Email Address: _____

lenaburgtexas@gmail.com

Physical Address (within 200 feet): 702 S Elm St. Denton, TX 76201-6810

OUR CORE VALUES

Integrity Fiscal Responsibility Transparency Outstanding Customer Service

ADA/EOE/ADEA www.cityofdenton.com TDD (800) 735-2989

Response Form

Project Number: Z25-0011

Expanding Opportunities In Southern Downtown

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Project Number Z25-0011

Meeting Date (September 24, 2025)

Please select one:

☒ In favor of request

☐ Opposed to request

Comments:

in favor of request. The proposed MD zoning district is a zoning designation consistent with the Design Downtown Denton vision for the future development of this area.

Signature:

By: Melissa C. Lenaburg, Account Holder

Printed Name:

Quest IRA, Inc fbo Melissa C. Lenaburg

#1535121

Street Address:

122 Industrial St

City, State and Zip Code:

Denton, TX 76201

Phone Number:

940-300-6067

Email Address:

Lenaburgtexas@gmail.com

Physical Address

208 E Prairie St, Denton, TX 76201-6108

(within 200 feet):

OUR CORE VALUES

Integrity Fiscal Responsibility Transparency Outstanding Customer Service

ADA/EOE/ADEA www.cityofdenton.com TDD (800) 735-2989



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

Response Form

Project Number: Z25-0011

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Denton, TX 76201

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Project Number Z25-0011

Meeting Date (September 24, 2025)

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Signature:

Printed Name:

Max A. Lima.

Street Address:

502 S. Bell Ave.

City, State and Zip Code:

Denton Texas 76201

Phone Number:

940-381-6735

Email Address:

automax78@gmail.com

Physical Address of Property within 200 Feet:



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

Response Form

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Expanding Opportunities In Southern Downtown

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Denton, TX 76201

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Project Number Z25-0011

Meeting Date (September 24, 2025)

Please circle one:

☒ In favor of request ☐ Opposed to request

Comments:

Signature:

Giriraj Bheltwal

Printed Name:

Giriraj Bheltwal

Street Address:

500 S Locust St

City, State and Zip Code:

Denton, TX, 76201

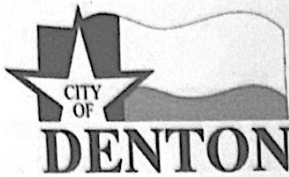
Phone Number:

940-300-1445

Email Address:

itsgiriraj@icloud.com

Physical Address of Property within 200 Feet:



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

Response Form

Project Number: Z25-0011

Expanding Opportunities In Southern Downtown

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City of Denton Development Services
Attn: Sean Jacobson, Associate Planner
401 N. Elm St.
Denton, TX 76201

You may also email to sean.jacobson@cityofdenton.com or call (940) 349-8584. Please note any responses are subject to public information requests including the information provided below.

Project Number Z25-0011

Meeting Date (September 24, 2025)

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Core dentonites are being run out in the name
of "development" and Denton is becoming ^{over}crowded, commercial
and has lost it's small town tight knit feel. Keep original businesses
who helped Denton grow.

Signature:

Printed Name:

Street Address: 525 S Elm St, 611 S Locust, 2309 Eagle Nest Ct.

City, State and Zip Code: Denton, TX 76201 & 76209

Phone Number: (940) 595-0644

Email Address: hugosanto525@yahoo.com

Physical Address of Property within 200 Feet: 525 S Elm St + 611 S
Locust St.



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

Response Form

Project Number: Z25-0011

Expanding Opportunities In Southern Downtown

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Attn: Sean Jacobson, Associate Planner
401 N. Elm St.
Denton, TX 76201

You may also email to sean.jacobson@cityofdenton.com or call (940) 349-8584. Please note any responses are subject to public information requests including the information provided below.

Project Number Z25-0011

Meeting Date (September 24, 2025)

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

NONE

Signature: 

Printed Name: KENT HILLMAN

Street Address: 508 SAM DAVIS RD. ARLING, TX 76226

City, State and Zip Code: ARLING, TX

Phone Number: (940) 453-6892

Email Address: KNRBHILL@GMAIL.COM

Physical Address of Property within 200 Feet: 538/540 ELM ST.

Re: Z25-0011 - clarification for SF



Jessica King <jlk.jessica.king@gmail.com>

To: ● Jacobson, Sean M.

 You forwarded this message on 9/22/2025 8:38 AM.



Fri 9/19/2025 3:52 PM

Hi Sean,

Thank you for your call and email to clarify the updated zoning change. Below is my letter in support for all properties.

I am the property owner of 313 Wainwright Street, 219 Maple Street, and 601, 609, and 620 Myrtle Street, and I am in full support of the proposed zoning change from MN to MD.

I'm encouraged by the City's strategic planning and investment in this area of downtown.

This change will give local property owners like myself the ability to pursue small-scale development that adds to Denton's vitality.

By reducing restrictive and costly barriers, the new zoning makes it possible to increase density in the city core and create more diverse housing options.

Thank you for supporting thoughtful growth that strengthens both the downtown neighborhoods and the city as a whole.

Regards,

Jess King

Phone: (940) 395-1809

JLK.jessica.king@gmail.com



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

Response Form

Project Number: Z25-0011a
Expanding Opportunities In Southern Downtown

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

City of Denton Development Services
Attn: Sean Jacobson, Associate Planner
401 N. Elm St.
Denton, TX 76201

You may also email to sean.jacobson@cityofdenton.com or call (940) 349-8584. Please note any responses are subject to public information requests including the information provided below.

Project Number Z25-0011a

Meeting Date (October 21, 2025)

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

We survive the floods Back in the 50's
The city correct it. Now leave us alone can't
do nothing now in this economy where we going to go.

Signature: Wanda Parks Evis Parks

Printed Name: Wanda PARKS Evis PARKS

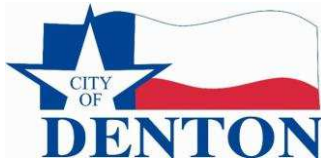
Street Address: 714 MORSE STREET

City, State and Zip Code: Denton, Texas 76205

Phone Number: 940-387-5187

Email Address:

Physical Address of Property within 200 Feet: 600 South Bell Ave.
Denton TX. 76205



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

Response Form

Project Number Z25-0011

Expanding Opportunities in Southern Downtown

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

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

You may also email to sean.jacobson@cityofdenton.com or call (940) 349-8584. Please note any responses are subject to public information requests including the information provided below.

Project Number

Meeting Date: September 24, 2025

Please circle one:

☒ In favor of request ☐ Opposed to request

Comments:

Signature: Brandy Pope

Printed Name: Brandy Pope

Street Address: 101 S Locust #404

City, State and Zip Code: Denton, TX 76201

Phone Number: 940-230-1299

Email Address: brandy@sbpcommercial.com

Physical Address of Property within 200 Feet:

101 S Locust St, Denton, TX

Re: Southern DT Rezoning



Brandy Pope <brandy@sbpcommercial.com>

Te  Jacobson, Sean M.

 Follow up: Start by Tuesday, October 7, 2025. Due by Tuesday, October 7, 2025.
You forwarded this message on 10/6/2025 8:37 AM.

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

Please be advised that the letter provided applies to all properties owned and/or managed by Scott Brown Commercial that are located in the Southern downtown area, including:

405 S Elm St
415-419 S Elm St

Brandy Pope
Property Manager
Scott Brown Commercial
1400 Dallas Dr
Denton, TX 76205
(940) 320-1200 office
(940) 230-1299 cell

Jacobson, Sean M.

From: Welborn, Cathy
Sent: Monday, September 22, 2025 2:28 PM
To: Jacobson, Sean M.
Cc: Atkinson, Leia; Zagurski, Hayley
Subject: FW: New eComment for Planning and Zoning Commission on 2025-09-24 5:30 PM

Please see the below eComment.

From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Monday, September 22, 2025 2:26 PM
To: McDade, Sherri <Sherri.McDade@cityofdenton.com>; McDuff, Mary Ann <MaryAnn.McDuff@cityofdenton.com>; Pruet, Eric <Eric.Pruett@cityofdenton.com>; Dyer, Lisa <Lisa.Dyer@cityofdenton.com>; Riggs, Clay <Clay.Riggs@cityofdenton.com>; Garland, Erica <Erica.Garland@cityofdenton.com>; Welborn, Cathy <Cathy.Welborn@cityofdenton.com>; Robinson, Kelly <Kelly.Robinson@cityofdenton.com>; Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com>; Keith.Ketchersid@cityofdenton.com; Rex, Ingrid <Ingrid.Rex@cityofdenton.com>; City Secretary <City.Secretary@cityofdenton.com>
Subject: New eComment for Planning and Zoning Commission on 2025-09-24 5:30 PM

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

[City of Denton, TX](#)

New eComment for Planning and Zoning Commission on 2025-09-24 5:30 PM

Wouter van Erve submitted a new eComment.

Meeting: Planning and Zoning Commission on 2025-09-24 5:30 PM

Item: C. Z25-0011 Hold a public hearing and consider making a recommendation to City Council regarding a City-initiated zoning change from Public Facilities (PF) District to Mixed-Use Downtown (MD) District on approximately 1.08 acres, and from Mixed-Use Neighborhood (MN) District to Mixed-Use Downtown on approximately 42.62 acres. The overall approximately 43.7-acre site is generally located north of Eagle Drive and south of Sycamore Street, between Bell Avenue and Myrtle Street in the City of Denton, Denton County, Texas. (Z25-0011, Expanding Opportunity in Southern Downtown, Sean Jacobson)

eComment: This proposal is consistent with the Denton 2040 vision and the Downtown Plan that calls for more density in the urban core of the city. This proposal will allow for greater economic opportunities downtown, and encourage development in a place where people are looking for

things to do, while at the same time creating opportunities to build homes that will create a vibrant environment as well as a captive customer base for new businesses.

[View and Analyze eComments](#)

This email was sent from <https://denton-tx.granicusideas.com>.

[Unsubscribe](#) from future mailings



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

Response Form

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Project Number Z25-0011

Meeting Date (September 24, 2025)

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

711 MYRTLE STREET DENTON IS BEING USED
AS RENTAL PROPERTY TO SUPPLEMENT DWA RETIREMENT INCOME,
NEW TENANTS WITH NEW LEASE MOVED IN ABOUT A MONTH AGO.

Signature: _____

Gary W. Yount

Printed Name: _____

GARY W. YOUNT

Street Address: _____

P.O. BOX 995

City, State and Zip Code: _____

WILLIS, TEXAS 77378-0995

Phone Number: _____

936-499-5025

Email Address: _____

G.YOUNT@MAC.COM

Physical Address of Property within 200 Feet: _____

711 MYRTLE STREET,

DENTON, TX.

TRUCK
ROUTE



Notice of Public Hearing

Project Number: Z25-0011

Project Name: Expanding opportunity

Request: in Southern Downtown

Rezone from PF
and MN districts
to MD district.

More Info:

cityofdenton.com

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

(940) 349-8600



BELL AVE
INDUSTRIAL ST
400



Notice of Public Hearing

Project Number: Z25- 0011

Project Name: Expanding opportunity

Request: in Southern Downtown

Rezone from PF
and MN districts
to MD district.

More Info:

cityofdenton.com

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

(940) 349-8600

