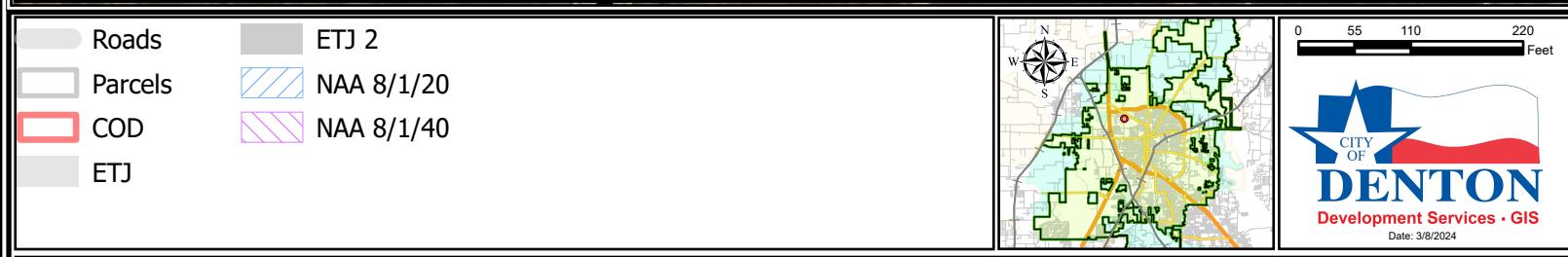


Z23-0008 Notification Map



Esri Community Maps Contributors, UnivNorthTexas, City of Denton, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. Z23-0008

Date of Planning and Zoning Commission Meeting: _____

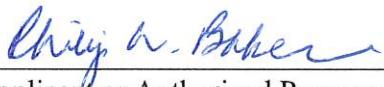
I hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subject to Project Name/Number 3310 N. Bonnie Brae; Z23-0008, located at 3310 N Bonnie Brae, Denton, TX

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 December 12, 2023. 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 Bonnie Brae and Riney 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 12th day of December, 2023.



Signature of Applicant or Authorized Representative for Project No. Z23-0008

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

Printed Name of Applicant or Authorized Representative for Project No. Z23-0008

STATE OF TEXAS COUNTY OF Denton, Texas BEFORE ME, a Notary Public, on this 12th day personally appeared Philip A. Baker (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 12th day of December, 2023.



Angela Richmond

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: _____

Delivered to the City of Denton Development Services 12-13-23 by PAB.



Notice of Public Hearing

Project Number: **Z23-0008**

Project Name: **3310 BONNIE BRAE**

Request:

For more information:

www.cityofdenton.com/public-meetings

CALL: (940) 349-8541



Notice of Public Hearing

Project Number: **Z23-0008**

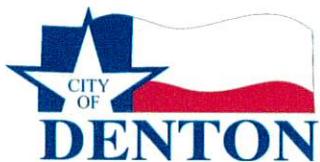
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CALL: (940) 349-8541



Development Services

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

Response Form

Project Number Z23-0008

Bonnie Brae Rezoning PF to R7

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

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

You may also email to angie.manglaris@cityofdenton.com or call (940) 349-8381. Please note any responses are subject to public information requests including the information provided below.

Project Number: Z23-0008

Meeting Date: March 20, 2024

Please circle one:

In favor of request

Opposed to request

Comments:

No comments.

Signature:

Philip A. Baker

Printed Name:

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

Street Address:

400 W Oak Street Suite 302

City, State and Zip Code: Denton, TX 76201

Phone Number: 940-387-8711

Email Address: pabaker@rayzorco.com

Physical Address of Property within 200 Feet: There is no physical address. The Property is located at the SEC of Riney Road and bonnie Brae. See attached map. The Property is shaded in yellow.



NORTH

100 0 100
Scale: 1" = 100'

NOTES:

1. THE SUBJECT PROPERTY BY SOLELY LOCATION LIES OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED BY FLOOD INSURANCE RATE MAP NO. 48121C0356G, REVISED APRIL 18, 2011.

2. BEARINGS ARE BASED UPON THE GPS-DERIVED STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83.

3. DISTANCES IN PARENTHESES () ARE DEED CALLS FOR DISTANCE.

