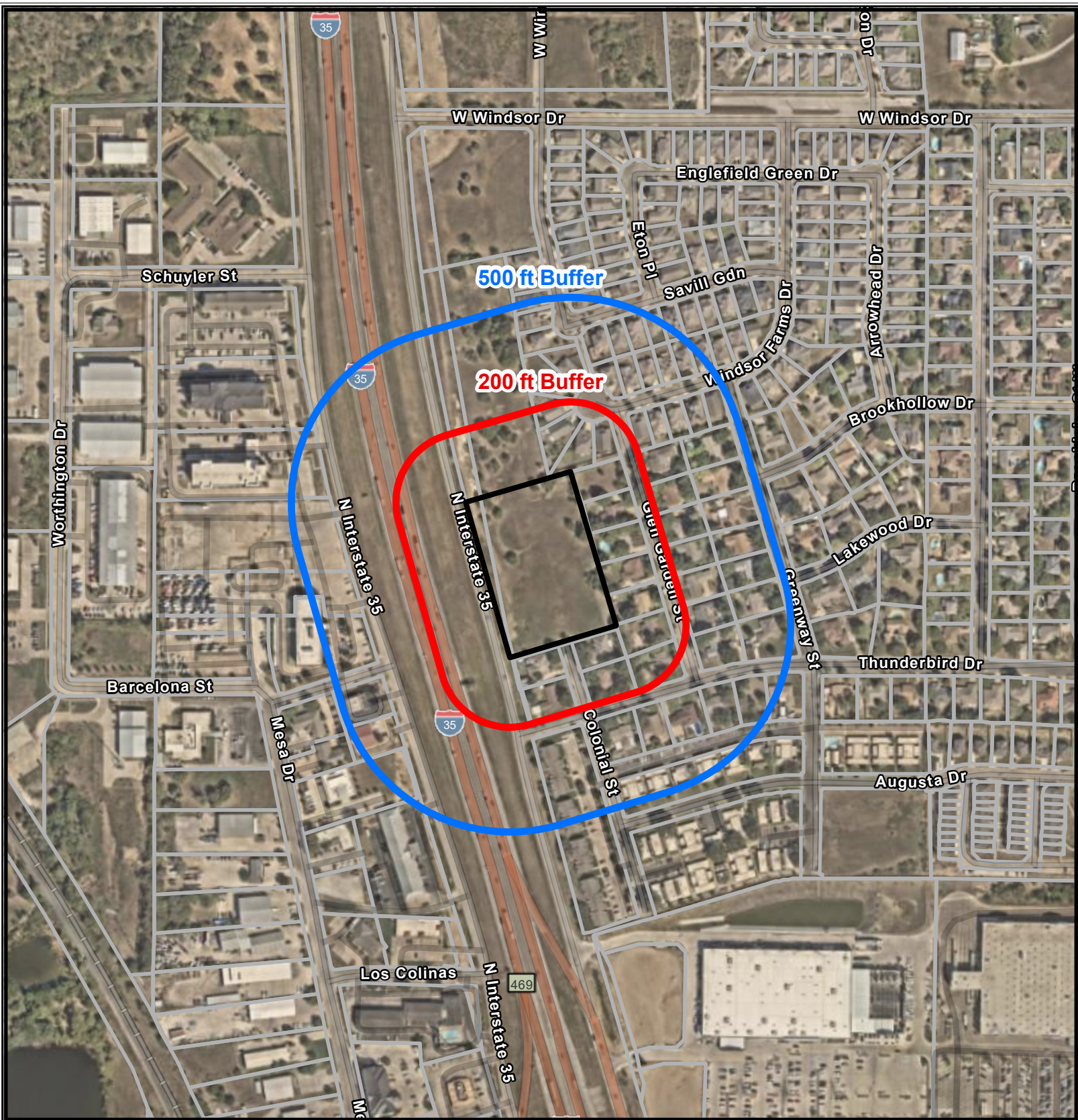
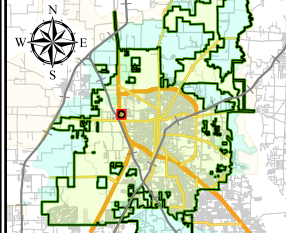


PDA24-0002 Notification Map



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



0 112.5 225 450
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 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 except 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.**



DEPARTMENT OF DEVELOPMENT SERVICES

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CITY OF DENTON PUBLIC HEARING NOTIFICATION SIGN SPECIFICATIONS

3.5 Feet



Notice of Public Hearing

Project Number: PDA24-0002

Project Name: Elite Hospitality Indoor Pickleball

Request: Planned Development Amendment

4 Feet

Fore more info:

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

Call: (940) 349-8600



File Downloads for Sign Posting

[QR Code File Download](#)

[Logo File Download](#)



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PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. PDA24-0002

Date of Planning and Zoning Commission Meeting: November 13, 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 PDA24-0002 - Elite Hospitality Indoor Pickleball

located at 4320 N I-35 Denton TX 76207

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 10-31, 2024. 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 Facing North Bound I-35 E Frontage Rd. on property at 4320 N I-35 Denton, TX, 76207.

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 October day of 31, 2024

Aimee Bissett

Signature of Applicant or Authorized Representative for Project No.

Aimee Bissett

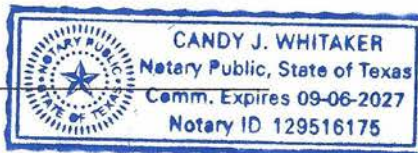
Printed Name of Applicant or Authorized Representative for Project No.

STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this 31 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 31 day of October, 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 first public hearing shall result in the postponement of consideration by the Board or Commission.

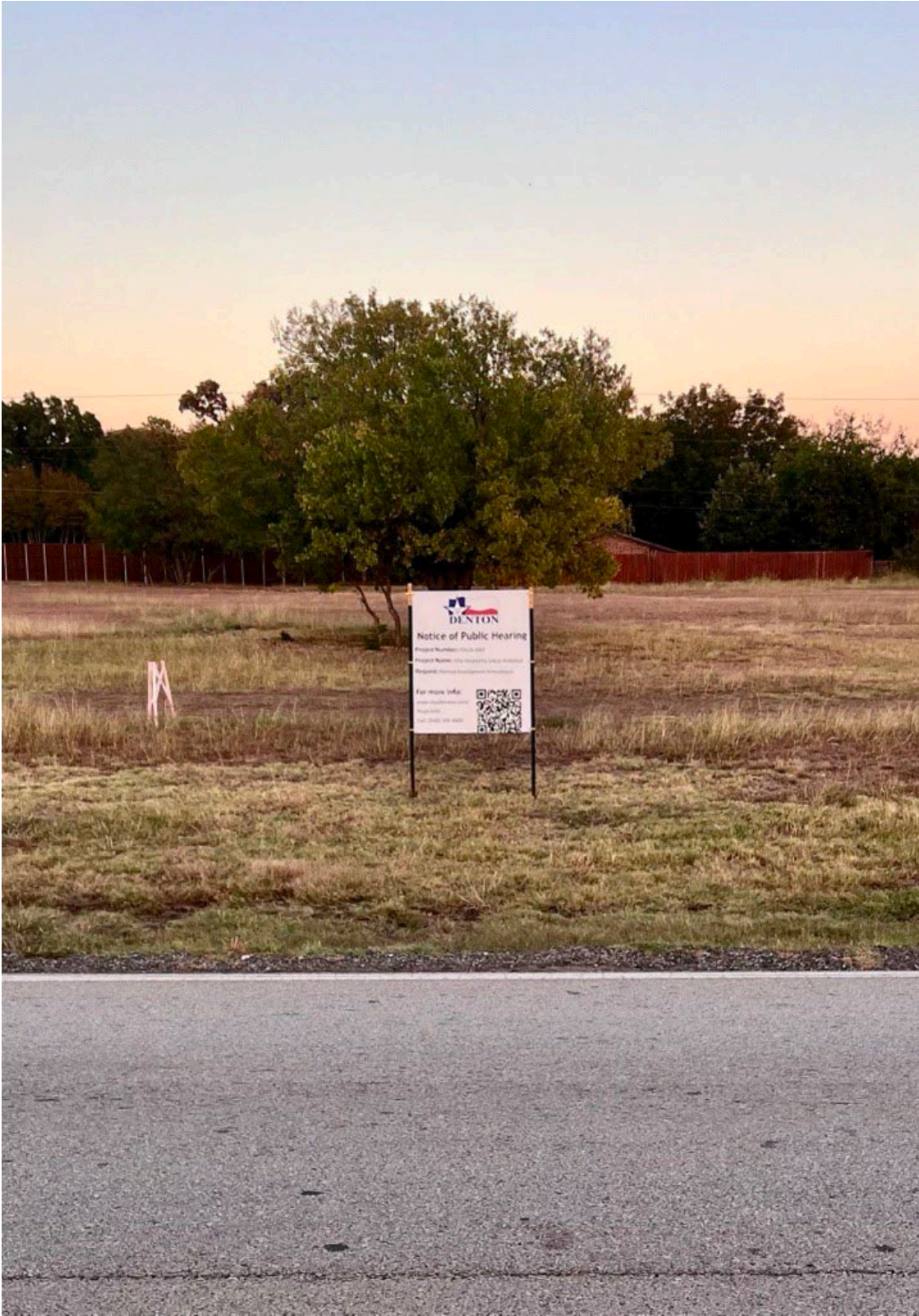
STAFF USE ONLY:

Date/Time submitted: Verified by:

Close up view of Sign



View of Sign from NB-1-35E Frontage Rd.



Manglaris, Angie

From: macdona892@aol.com
Sent: Tuesday, November 12, 2024 3:02 PM
To: Manglaris, Angie
Subject: Project Number PDA24-0002, Elite Hospitality Pickleball & Restaurant - Response Form

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Angie Manglaris,

I am reaching out to you in response to a Notice of Public Hearing letter that I received from the City of Denton Development Services Department. I am a resident within 200 feet from the area that focuses on the request for facilitating an indoor recreational and restaurant facility. The letter that I received from the city listed you as the contact person that I could e-mail, so I am contacting you through that option. I do not have a way to scan the response form, so I am responding to the information provided on the response form through an e-mail. I can bring the response form to the meeting and provide it as well if that is needed/required.

I am responding to the Project Number PDA24-0002 for the Elite Hospitality Pickleball and Restarant.

The form asks if we are either in favor of the request, or if we are opposed to the request. I am **opposed** to the request, but I would like to make the following comments:

- I have been able to attend Zoom sessions to discuss the potential for this development prior to tomorrow's meeting, and I have appreciated all of the information that I have heard at the meetings. I have also been able to speak with the 97 Land Company agent, Aimee Bissett, and she was incredibly professional and helpful (as was her team) to speak with me regarding my questions and concerns.
- As someone who lives so close to this land area, I want whatever is developed on it to be successful, and I would hope no less for this project request, should it occur. My opposition to the request is because I do not feel that I have enough information about it to know whether I can be in favor of it.
- I would like to know the hours of operation and what the flow of people in and out will realistically look like. This also includes my concerns for security and what that will be for the hours of operation, etc.
- I have strong concerns about noise and noise pollution. I am opposed to any and all outdoor/outside activity. Our neighborhood is very close to this land, and it is important that we be able to have no noise interference from either inside or outside of the facility to be able to live in peace. This is a huge concern for me.
- These are my main concerns, and I might have others that I would potentially share at the meeting.

Thank you for your attention to my response. If possible, would you be able to send a response to this e-mail so that I know that you have received it? I appreciate your time and assistance.

With kind regards,

Elizabeth MacDonald
2115 Glen Garden Street
Denton, Texas 76207-1255
940-923-1898
macdona892@aol.com

Physical Address of Property within 200 Feet:

2115 Glen Garden Street
Denton, Texas 76207-1255



Response Form

Project Number PDA24-0002
Elite Hospitality Pickleball and Resturant

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 PDA24-0002

Please circle one:

- In favor of request conditionally
- Opposed to request

Comments:

In zoom mtgs, there were explicit conditions outlined in regard to parking, light pollution, noise, garbage/rats, privacy & drainage. Considering the ONGOING issues we have had for years & the problem of water drainage onto our property, I dread trying to resolve ANY issue w/ Denton. (over)

Signature:

Printed Name:

Street Address: 2123 GLEN GARDEN St.

City, State and Zip Code: Denton, TX 76207

Phone Number: 817-368-7750

Email Address: rlkscott24@yahoo.com

Physical Address of Property within 200 Feet: 2123 2125 Glen Garden St.
Denton, TX 76207

Rosalie K. Scott
Rosalie K. Scott

We & our neighbors, the Williams have spent thousands of dollars due to the development north of us — ongoing for years with woefully inadequate help from Denton — who approved of the development, Windsor Farms.

Therefore, the placing of a pickleball facility plus parking means thousands of square feet covered in impervious surfaces.

3.185 acres covered in any sort of impervious

surface equals 139,956.4 square feet which will be incapable of absorbing water. So, where does the run-off go?

It is this question & its answer which is a huge concern.

And, we've heard no answer.

Rosalie K. Scott



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

Response Form

Project Number PDA24-0002
Elite Hospitality Pickleball and Resturant

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 PDA24-0002

Please circle one:

- In favor of request Opposed to request

Comments:

In favor only if restrictions applied as
discussed in 2004 Meeting

Signature:

Printed Name:

John C. Scott

Street Address:

2123 Glen Garden St. own 2125 Glen Garden St

City, State and Zip Code:

Denton, TX 76201-1255

Phone Number:

940-368-4200

Email Address:

jcscoth15@verizon.net

Physical Address of Property within 200 Feet:

2123 + 2125 Glen Garden St.

