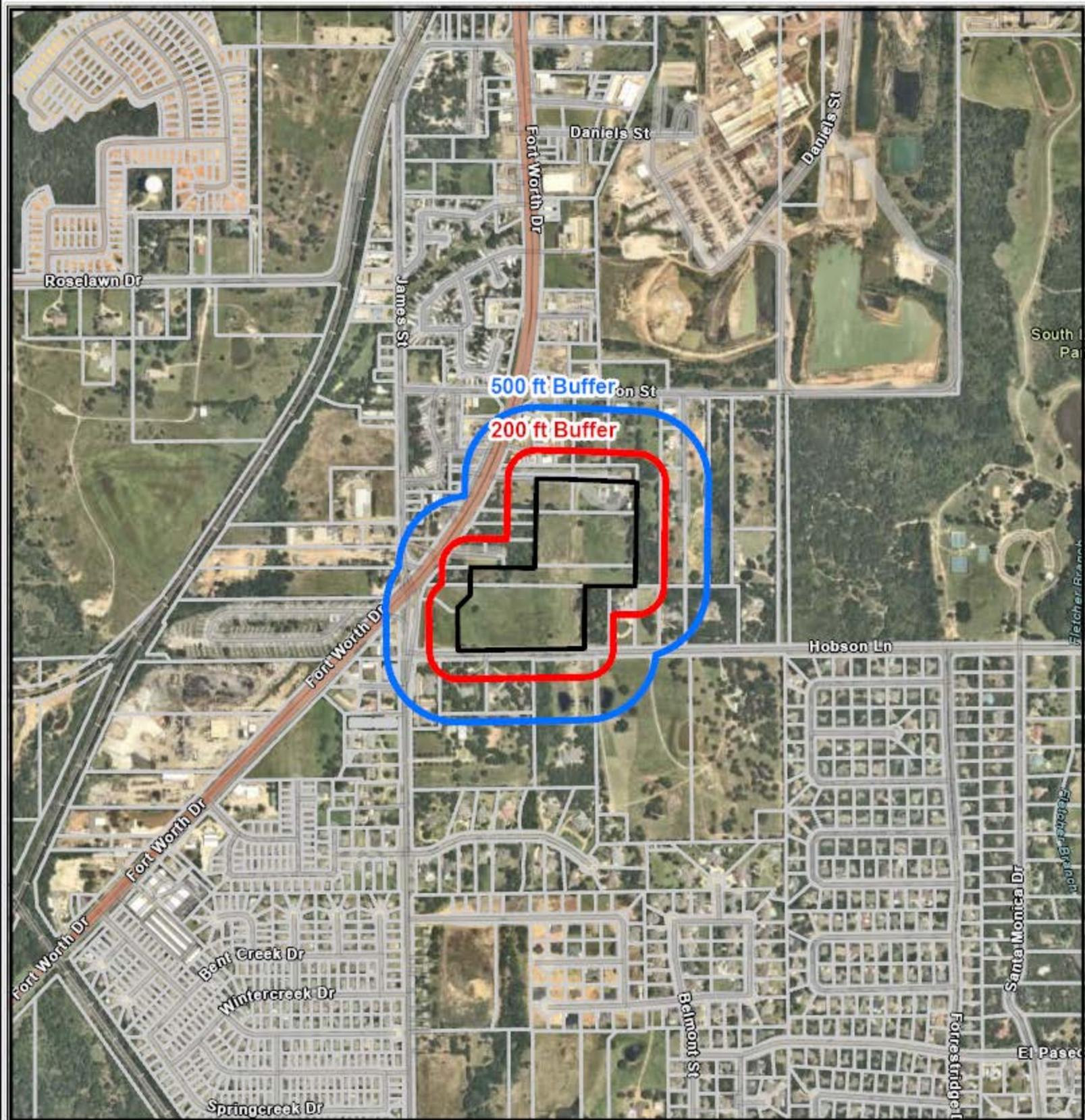


# AESA24-0001 Notification Map



Roads	ETJ 2		
Parcels	NAA 8/1/20		
COD	NAA 8/1/40		 <b>CITY OF DENTON</b> Development Services - GIS Date: 9/17/2024
ETJ			

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.

**PUBLIC HEARING NOTIFICATION SIGN  
AFFIDAVIT OF SIGN POSTING**

Project No. AESA24-0001

Date of Planning and Zoning Commission Meeting: OCTOBER 9, 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 GRAND PARKSIDE, located at HOBSON LN. EAST OF COUNTRY CLUB RD.

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 SEPTEMBER 27, 20 24. 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 HOBSON LN. EAST OF COUNTRY CLUB 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 27th day of SEPTEMBER 20, 24.



Signature of Applicant or Authorized Representative for Project No. AESA24-0001

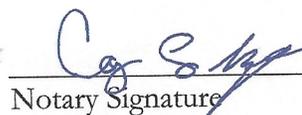
MATT K HALL / SUPERIOR SIGNS

Printed Name of Applicant or Authorized Representative for Project No. AESA24-0001

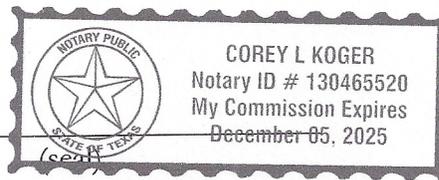
STATE OF TEXAS COUNTY OF COLLIN BEFORE ME, a Notary Public, on this ----- day personally appeared MATT K HALL (printed owner's name) the above signed, who, under oath, stated the following:

"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 27th day of SEPT, 20 24.



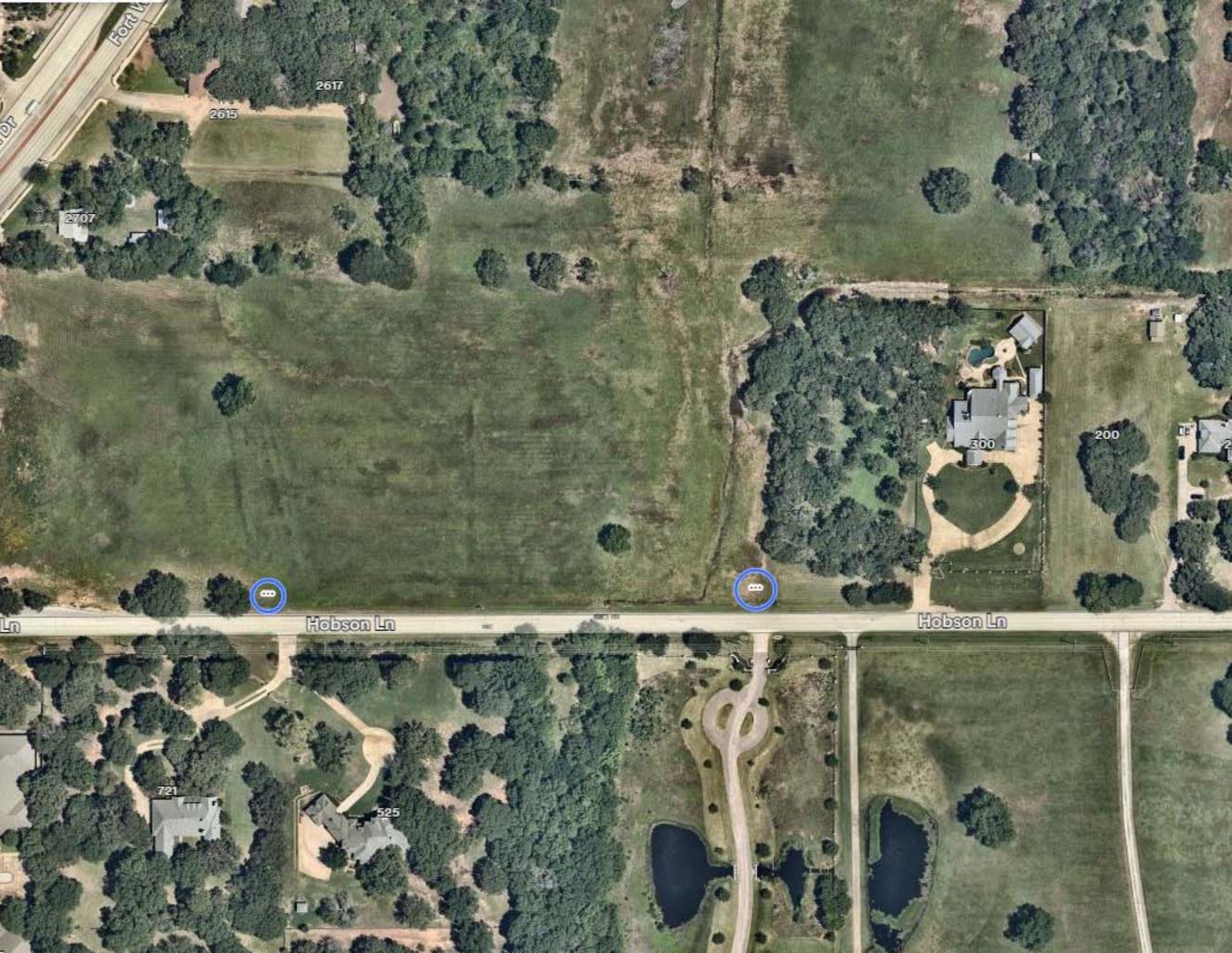
Notary Signature



**PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (5 pm) on the tenth (10<sup>th</sup>) 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: \_\_\_\_\_



Fort W

2617

2615

2707

300

200



Ln

Hobson Ln

Hobson Ln

721

525

27-Sep-2024 12:36  
14SPB7361172363 ±4.64m  
158° S  
498-598 W Hobson Ln  
M



Notice of Public Hearing

Project Number: AESA24-0001

Project Name: GRAND PARISSIDE

Request: Alternative Environmentally Sensitive Area Field Assessment

For more information, visit [www.cityofdenton.com/public-meetings](http://www.cityofdenton.com/public-meetings)

CALL: (940) 349-9541



27-Sep-2024 12:28  
14SPB7341472358 ±7.52m  
177° S  
700-760 W Hobson Ln  
M



**City of DENTON**  
Notice of Public Hearing  
Project Number: ASES24-0001  
Project Name: GRAND PARRADE  
Request: Alternate Environmental  
Sensitive Area Field Assessment  
For more information:  
CALL: (940) 349-9541  
[www.cityofdenton.com/public-meetings](http://www.cityofdenton.com/public-meetings)



## Upton, Christi

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**From:** Fletcher, Thomas <thomas.fletcher@kimley-horn.com>  
**Sent:** Tuesday, October 1, 2024 12:25 PM  
**To:** Upton, Christi  
**Cc:** Troeger, Derek  
**Subject:** FW: update on alternate ESA

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

Hey Christi,

See below for the update on the neighbor outreach for Hobson Lane AESA.

Sincerely,

**Thomas L. Fletcher, P.E. (TX)**  
**Kimley-Horn** | 6160 Warren Parkway, Suite 210 | Frisco, TX 75034  
Direct: 972.731.2186 | Main: 972.335.3580

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**From:** David Vanderlaan <david@sellingtownandcountry.com>  
**Sent:** Tuesday, October 1, 2024 12:10 PM  
**To:** Fletcher, Thomas <thomas.fletcher@kimley-horn.com>; Brad Shelton <BradShelton@sheltonent.com>  
**Subject:** RE: update on alternate ESA

As of now we have sent, hand delivered and spoken with:  
Five Nine Seven LTD  
Richard Smith  
Pete Holland  
John Williams  
Mike Woodson/Larry Woodson  
Mike Brooks

CST Stations were notified. I believe that are all parties within the 500 Ft. if not please let me know.  
David

---

**From:** Fletcher, Thomas <[thomas.fletcher@kimley-horn.com](mailto:thomas.fletcher@kimley-horn.com)>  
**Sent:** Tuesday, October 1, 2024 8:37 AM  
**To:** Brad Shelton <[BradShelton@sheltonent.com](mailto:BradShelton@sheltonent.com)>; David Vanderlaan <[david@sellingtownandcountry.com](mailto:david@sellingtownandcountry.com)>  
**Subject:** RE: update on alternate ESA

[EXTERNAL]

Thanks David. I passed this along to the city and let them know I would update them as additional information becomes available.

Sincerely,

Thomas L. Fletcher, P.E. (TX)  
Kimley-Horn | 6160 Warren Parkway, Suite 210 | Frisco, TX 75034  
Direct: 972.731.2186 | Main: 972.335.3580

---

**From:** Brad Shelton <[BradShelton@sheltonent.com](mailto:BradShelton@sheltonent.com)>  
**Sent:** Tuesday, October 1, 2024 8:23 AM  
**To:** David Vanderlaan <[david@sellingtownandcountry.com](mailto:david@sellingtownandcountry.com)>; Fletcher, Thomas <[thomas.fletcher@kimley-horn.com](mailto:thomas.fletcher@kimley-horn.com)>  
**Subject:** Re: update on alternate ESA

Thank you for the update. Please keep me informed as Thomas needs to keep the City updated on all responses from the homeowners.

Brad

Get [Outlook for iOS](#)

---

**From:** David Vanderlaan <[david@sellingtownandcountry.com](mailto:david@sellingtownandcountry.com)>  
**Sent:** Tuesday, October 1, 2024 8:15:56 AM  
**To:** Brad Shelton <[BradShelton@sheltonent.com](mailto:BradShelton@sheltonent.com)>; Thomas Fletcher <[thomas.fletcher@kimley-horn.com](mailto:thomas.fletcher@kimley-horn.com)>  
**Subject:** update on alternate ESA

I have sent the notice to the parties within the 500 Ft notification limits. I additionally spoke to two and plan to make contact with remainder today.

David Vanderlaan



## Response Form

Project Number AESA24-0001

### Grand Parkside

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

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

You may also email to [christi.upton@cityofdenton.com](mailto:christi.upton@cityofdenton.com) or call (940) 349-8600. Please note any responses are subject to public information requests including the information provided below.

**Project Number: AESA24-0001**

**Meeting Date: October 9, 2024**

**Please circle one:**

In favor of request

Opposed to request

**Comments:**

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**Signature:**

*Richard Smith*

**Printed Name:**

RICHARD SMITH

**Street Address:**

721 W HARISON

**City, State and Zip Code:**

DENTON, TX 76205

**Phone Number:**

940-368-1069

**Email Address:**

RICHARDESMTITH1@GMAIL.COM

**Physical Address of Property within 200 Feet:**

SAME -