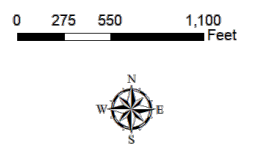
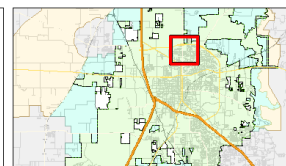


Z22-0008

Notification Map



PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. Z22-0008

Date of Planning and Zoning Commission Meeting: June 22, 2022

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 Asbury UMC/Z22-0008, located at 117 Hercules Lane

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 Wednesday, June 8, 2022. 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 Three (3) signs on Hercules Lane and two (2) signs on North Locust. 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 8th day of June, 2022.
Diamond Towers V LLC

By: [Signature], Senior Vice President - Site Acquisition

Signature of Applicant or Authorized Representative for Project No. Z22-0008

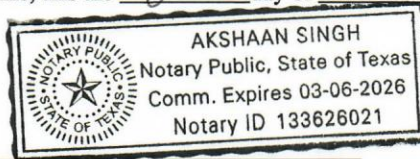
Thomas Waniewski, Senior Vice President - Site Acquisition

Printed Name of Applicant or Authorized Representative for Project No. Z22-0008

STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this 8th day personally appeared Thomas Waniewski, Senior Vice President - Site Acquisition of Diamond Towers V LLC (~~printed owner's name~~) the above signed, who, under oath, stated the following:

"I hereby certify that I am the Authorized Representative owner, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 8th day of June, 2022.



[Signature]
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: _____



Notice of Public Hearing

Project Number: Z22-0008

Project Name: Asbury UMC
117 Hercules Lane

Request: Rezoning from R2 to SC District

For more information:
www.cityofdenton.com/public-meetings

CALL: (940) 349-8541

1



Notice of Public Hearing

Project Number: Z22-0008

Project Name: Asbury UMC
117 Hercules Lane

Request: Rezoning from R2 to SC District

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2

3



Notice of Public Hearing

Project Number: Z22-0008

Project Name: Asbury UMC
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Request: Rezoning from R2 to SC District

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4

5



Notice of Public Hearing

Project Number: Z22-0008

Project Name: Asbury UMC
117 Hercules Lane

Request: Rezoning from R2 to SC District

For more information:
www.cityofdenton.com/public-meetings

CALL: (940) 349-8541

Wyatt, Julie

From: Philip Paolino <ppaolino@verizon.net>
Sent: Monday, June 20, 2022 11:37 AM
To: Wyatt, Julie
Subject: Project Number Z22-0008
Attachments: scan0011.pdf

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

Ms. Wyatt:

I am writing to oppose the rezoning proposed in Project Number: Z22-008 for the northeast corner of North Locust St. and Hercules Dr.

Rezoning the parcel to SC, which allows for commercial activity, adjacent to my neighborhood (Cooper Crossing) does not seem to be consistent with the city's description of the purpose of an R3 zoning district in the development code as one that is "used as a transitional district between large lot residential neighborhoods and medium lot residential neighborhoods." In fact, one of the city council members in 2019 who approved rezoning to SC the lot to the north of this proposed rezoning provided as one reason for his support that the lot currently under consideration would provide a buffer between my neighborhood and the SC zone. Rezoning this land to SC would permit the type of development that would alter the current character of the neighborhood.

I am attaching the form with a shorter comments and other information about my residence (121 Meadow Ln), etc.

Best,

Phil Paolino

Wyatt, Julie

From: Mary Kuhfeldt <kuhfeldt@verizon.net>
Sent: Tuesday, June 28, 2022 11:16 AM
To: Wyatt, Julie
Cc: stevel@dentonfreedomhouse.org; lukerain777@yahoo.com; Mary Kuhfeldt
Subject: Re: 117 Hercules rezoning proposal

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

Good morning, Julie;

Thank you for asking! As you would know, Hercules near Asbury Methodist Church is a narrow street that is becoming (and will become) more traveled since a (needed) through street was created at N. Locust. My concern is for our house, and neighbor homes that back(s) up to Hercules. They have open drive ways and garages facing the street with little buffer zone, and could become new targets of crime from loitering and mischief makers/ criminals. The other aspect of concern is that a 2 story building (or higher) will remove privacy into the back yards of these home owners and renters. It would help if we knew whether there was a pending agreement with the church,, should the zoning be changed, to build a specific building/ business. There are some limited businesses that may work OK there, depending upon hours of operation and nature of the business. I believe strongly that those whose homes back up to Hercules with exposed garages and drive ways should be fully informed before the city gives approval so that Asbury can sell their land and cash in.

Here is the definitions posted online for the requested zoning change:

3.4.1 - SC - Suburban Corridor.

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

A.

Purpose. The SC district is intended to provide moderate- to high-intensity commercial, office, and retail uses along high-traffic corridors. The SC district provides **elevated building** and landscape design, buildings oriented to the street, and appropriate buffering from adjacent neighborhoods. While the SC district is primarily auto-oriented, it provides a safe environment for pedestrians and cyclists.

Additionally, IS THERE a plan to install traffic lights at N. Locust and Hercules? If so, can you share an expected time frame?

Thank you for contacting us ahead of the postponed meeting!

Sincerely,

Mary Kuhfeldt

-----Original Message-----

From: Wyatt, Julie <Julie.Wyatt@cityofdenton.com>
To: kuhfeldt@verizon.net <kuhfeldt@verizon.net>
Sent: Tue, Jun 28, 2022 8:17 am
Subject: 117 Hercules rezoning proposal

Good morning!

I wanted to touch base with you to see if I can answer any questions you have related to the proposed rezoning on Hercules. This item has been rescheduled for the July 13th Planning and Zoning Commission meeting.

Thank you!

Julie Wyatt | Senior Planner
Department of Development Services | Planning Division
Direct: (940)349-8585 | Main: (940)349-7716
401 N. Elm Street, Denton, TX 76201
Julie.Wyatt@cityofdenton.com
www.cityofdenton.com/landdevelopment



OUR CORE VALUES

Integrity • Fiscal Responsibility • Inclusion • Transparency • Outstanding Customer Service

Your feedback is valuable in helping our service. Please take a few minutes to fill out a brief survey to let us know how we can continue to improve the City's Development Process [here](#).



Development Services

401 N. Elm St., Denton, TX 76201 • (940) 349-8541 [Address (Ex. 215
E. McKinney St., Denton, TX 76201)]

Response Form

Project Number: Z22-0008
Asbury UMC

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

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

You may also email a copy to Julie.wyatt@cityofdenton.com.

Project Number: Z22-0008

Please circle one:

☐ In favor of request ☒ Opposed to request

Comments:

Re-zoning the parcel to SC, which allows for
commercial activity, adjacent to my neighborhood
does not seem consistent with the planning codes
description of R3 zones as transitional between
Signature: Philip Paulino Residential neighborhoods.

Printed Name: PHILIP PAULINO

Street Address: 121 MEADOW LN

City, State and Zip Code: DENTON TX 76207

Phone Number: 703-310-7162

Email Address: paulino@verizon.net

Physical Address of Property within 200 Feet: 121 Meadow Ln, Denton
TX



Development Services

401 N. Elm St., Denton, TX 76201 • (940) 349-8541

Response Form

Project Number: Z22-0008

Asbury UMC

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City of Denton Development Services

Attn: Julie Wyatt, Project Manager

401 N. Elm St.

Denton, TX 76201

You may also email a copy to Julie.wyatt@cityofdenton.com.

Project Number: Z22-0008

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

I am opposed to this request!
My Family does not want a
Communication tower, or any other back

Signature:

David Baldwin

Printed Name:

David Baldwin

Street Address:

105 Meadow Lane

City, State and Zip Code:

Denton, TX, 76207

Phone Number:

940 595 5391

Email Address:

Baldwin499@Verizon.net

Physical Address of Property within 200 Feet:

105 Meadow Lane

business so close to our
house!



Development Services

401 N. Elm St., Denton, TX 76201 • (940) 349-8541 [Address (Ex. 215
E. McKinney St., Denton, TX 76201)]

Response Form

Project Number: Z22-0008
Asbury UMC

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

You may also email a copy to Julie.wyatt@cityofdenton.com.

Project Number: Z22-0008

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

- Keep church or residential
- Hercules at said location is narrow & garages on meadow
have back up to Hercules
- Having more than 1 story Building occupied in evening or night
impinges on privacy of residents

Signature: Mary Kuhfeldt and John Kuhfeldt

Printed Name: Mary & John Kuhfeldt / Steve & Rachelle Laflamme

Street Address: 317 Meadow Lane Denton 76207

City, State and Zip Code: 76207

Phone Number: 940-206-7649

Email Address: Kuhfeldt@verizon.net

Physical Address of Property within 200 Feet: 317 Meadow Lane 76207

> * Any stripcenter business there will increase
vandalism, thefts, & home invasions in that area.