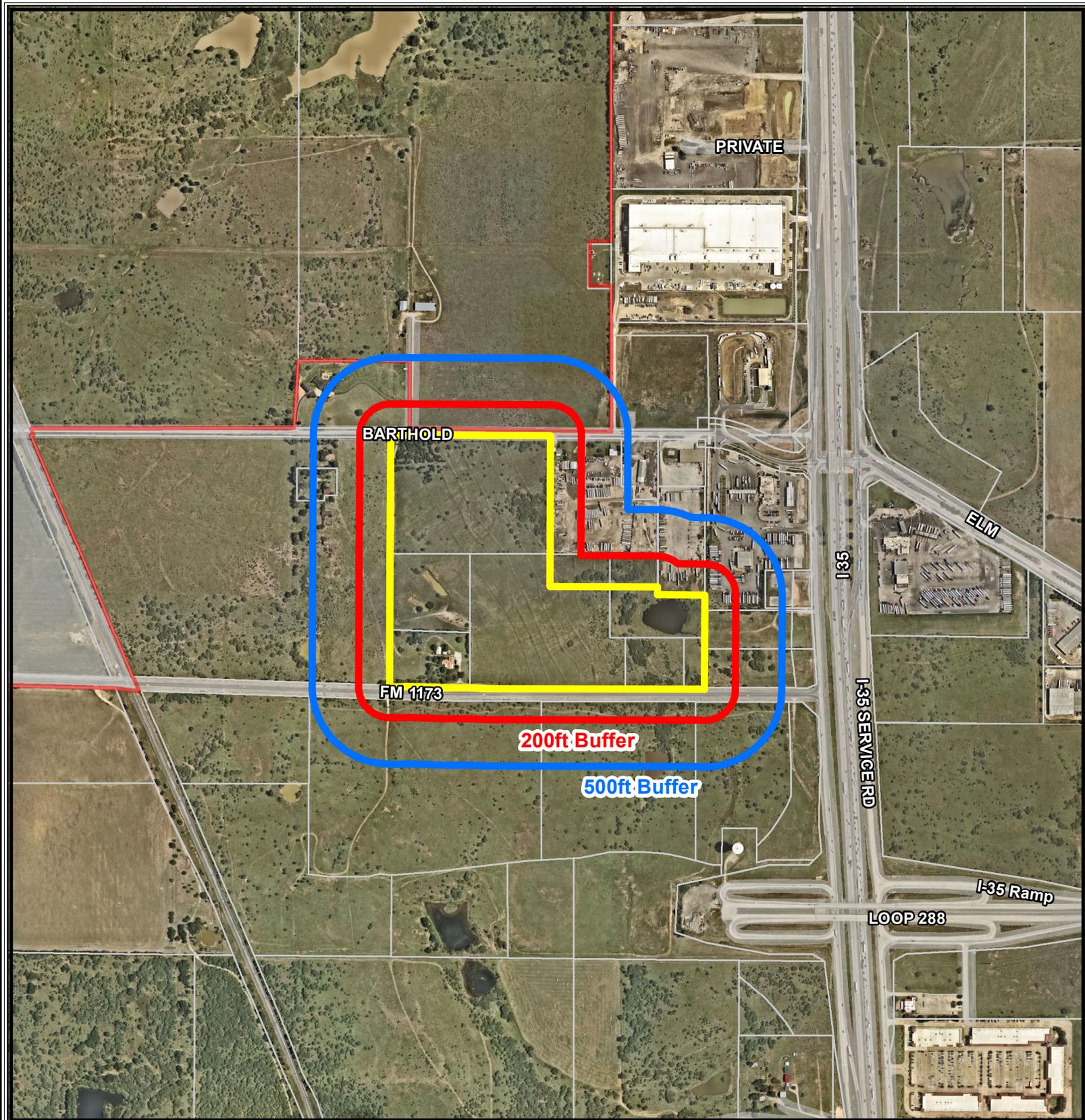
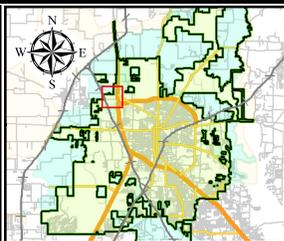


Z22-0011 Notification Map



- SITE
- COD
- Parcels
- ETJ
- Roads
- NAA 8/1/20



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. Z22-0011

Date of Planning and Zoning Commission Meeting: October 12, 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 Deeper Life Bible Church Site / Z22-0011 , located at Barthold Rd., 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 Friday, September 23 , 20 22 . 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 Hwy. 1173 (4 signs) and Barthold Rd. (2 signs) . 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 26th day of September , 20 22 .


Signature of ~~Applicant or~~ Authorized Representative for Project No. Z22-0011

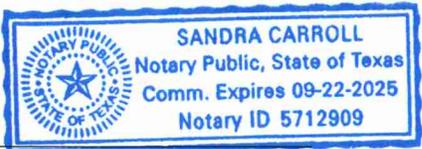
 Todd Finley
Printed Name of ~~Applicant or~~ Authorized Representative for Project No. Z22-0011

STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, a Notary Public, on this 26th day personally appeared Todd Finley (~~owner's~~ ^{representative'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 26th day of September , 20 22 .


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: 9/26/2022- 2:04 PM Verified by: Sean M. Jacobson

City of Denton – Notice of Public Hearing Signs
[Project Number Z22-0011 – Deeper Life Bible Church Site]










DENTON
Notice of Public Hearing
Project Number: Z22-0011
Project Name: Deeper Life
Bible Church Site
Request:
For more information:
City of Denton, Land Planning Department
CALL: (940) 349-8541

Notes from 9/7/22 Neighborhood Meeting:

- Community Attendees: 2 – Mr. and Mrs. Smuck, homeowners of the property across Barthold Road to the northeast
- Overall: Neighbors did not object to the proposed rezoning and the proposed warehouse development, as they consider warehouses to be “large, quiet neighbors” preferable to other, higher-traffic types of development, such as multifamily or residential neighborhoods.
- Neighbors did express concerns that they wanted the developer to take into account:
 - Safety/security – wanting to work with the developer to find ways to discourage future employees on the subject property from trespassing on the residential property
 - Transportation –
 - Wanting to understand how the future collector and traffic from future site development would impact their driveway and ability to pull out onto Barthold Road
 - Wanting to ensure their access to Barthold Rd would not be disrupted
 - Not wanting to have truck traffic all day, every day
 - Light pollution – wanting the future development to be designed so that lighting would not be directed towards their property
 - Noise pollution
 - Construction traffic – wanting this developer and the other industrial developer to the west of the neighbor to coordinate their construction traffic to minimize impact.
- Developer expressed a willingness to work with the property owner in addressing the concerns expressed. Planner noted that DDC standards already required that parking lot and building lights be downward-directed. The neighbors appreciated these responses.
- Applicant and neighbors discussed the neighbors’ desire for a good future industrial tenant with a good security plan, and a plan for keeping their employees from bothering/vandalizing the neighbors’ property.
- Neighbor and applicant discussed the idea of the applicant building a wall around the neighbors’ property.
- Neighbors would like to see a traffic signal at Barthold and 288 intersection in the future.