



## Notice of Public Hearing

Project Number DCA18-0009

### Denton Development Code (DDC) Update and Draft Zoning Map

Notice is hereby given to all interested persons that:

The City of Denton Planning and Zoning Commission will hold a public hearing on Wednesday, **April 10, 2019** and consider making a recommendation to City Council regarding a comprehensive update to the Denton Development Code (DDC) and City Zoning Map.

You are being notified of this public hearing because the DDC Update will affect all Denton residents, businesses and property owners. As part of the DDC Update there is a new lineup of Zoning Districts proposed. Zoning Districts specify the areas where residential, commercial, industrial, recreational, and other land uses may occur. Zoning Districts also specify standards such as minimum lot dimensions, minimum setbacks, maximum height, and maximum lot coverage. As part of the DDC Update, the City's official Zoning Map will also be updated to be consistent with the new lineup of Zoning Districts.

Your property is being proposed to be zoned to **Planned Development (PD)**. Please refer to [www.DentonCode2030.com](http://www.DentonCode2030.com) for more information on the DDC Update, to view the proposed Zoning Map, and to get more information on the PD Zoning District.

Please note that the adoption of the DDC Update, is not intended to cause any existing, legal single-family detached dwelling, townhome, or duplex use or structure to become nonconforming. Any single-family detached dwelling, townhome, or duplex structure, lot, and associated site features lawfully existing prior to the effective date of DDC Update shall be deemed a lawful use, structure, lot, or site feature.

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action during a public hearing, which is scheduled for Tuesday, **April 23, 2019**. The Planning and Zoning Commission may recommend, and City Council may approve, any proposal which is equivalent to or more restrictive than the proposed classification, and that is consistent with Denton Plan 2030.

As an owner of property you are being notified of the proposed DDC Update and Draft Zoning Map pursuant to the Texas Local Government Code. You are invited to make your views known by attending the public hearing, emailing the Department of Development Services, or returning this form with your comments prior to the date of the public hearing.

Any citizen or group of citizens interested in attending the public hearing is invited to do so. If you attend, you will be given an opportunity to speak for or against the request, or you may attend only to observe.

### Public Hearing:

Both public hearings will start at 6:30 p.m. at City Hall, City Council Chambers, located at 215 E. McKinney Street, Denton, TX 76201.

For more information, please contact Ron Menguita at (940) 349-8328 or [ron.menguita@cityofdenton.com](mailto:ron.menguita@cityofdenton.com); or, on April 5, 2019, visit [www.cityofdenton.com/public-meetings](http://www.cityofdenton.com/public-meetings) for the meeting agenda with staff's analysis and associated exhibits.



## Development Services

215 W. Hickory St., Denton, TX 76201 • (940) 349-8541

### Response Form

Project Number DCA18-0009

**Denton Development Code (DDC) Update and Draft Zoning Map**

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

City of Denton Development Services  
Attn: Ron Mengueta, Project Manager  
215 W. Hickory Street  
Denton, TX 76201

You may also email or fax a copy to [ron.mengueta@cityofdenton.com](mailto:ron.mengueta@cityofdenton.com) or (940) 349-7707.

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**Project Number DCA18-0009**

**Please circle one:**

☐ In favor of request

☐ Opposed to request

**Comments:**

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**Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Street Address:** \_\_\_\_\_

**City, State and Zip Code:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

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

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