

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Northlake Town Council will hold a public hearing on Thursday, February 27, 2020, at a meeting to begin at 6:30 pm at Northlake Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas. The purpose of this hearing is to hear comments for or against a zoning change from RR – Rural Residential to I – Industrial for an approximately 1.5-acre tract of land situated in the G. Ramsdale Survey, Abstract No. 1128 located on the west side of Cockleburr Road at 11682 Cockleburr Road. Therese A. Whalen is the owner. Mark McPherson is the applicant. Case # Z-20-001.

### ABOUT THIS REQUEST

Current Zoning: Rural Residential (RR) – Single-family residential and agricultural uses on minimum lot size of 5 acres

Proposed Zoning: Industrial (I) – Industrial uses with no minimum lot size

Maps of the proposed zoning change are provided on the following page. If you would like more information or have any questions about this request, please contact Kyle Garcia, Planner, at 940-648-3290 ext. 274 or [kgarcia@town.northlake.tx.us](mailto:kgarcia@town.northlake.tx.us). You may also visit Northlake Town Hall between the hours of 8:00 am to 5:00 am, Monday – Friday.

### PUBLIC HEARING PROCESS

The public hearing process is designed to provide opportunities for citizen involvement and comment. The public hearing is held before the Town Council. During the public hearing, interested persons are asked to sign in and speak before the Town Council to provide comments for or against the request before the Town Council. Prior to the public hearing, Northlake landowners within two hundred (200) feet of the subject property are notified of the request by mailing of this notice thirty (30) days prior to the date of the public hearing. Notifications are also published in the Denton Record-Chronicle a minimum of sixteen (16) days prior to the date of the public hearing.

### WRITTEN RESPONSE PROCESS

You may also make your opinion known on this request by returning the enclosed Notification Response Form. Please return this form with your comments prior to the date of the public hearing. *This in no way prohibits you from attending and participating in the public hearing.* The Council is informed of the percent of responses in support and in opposition of the request. If the owners of more than twenty (20) percent of the Northlake land area within two hundred (200) feet of the site submit written opposition, then four (4) out of five (5) votes of the Town Council are required to approve the request. ***These forms are used to calculate the percentage of landowner opposition.***

# OFFICIAL NOTIFICATION

## MAPS OF 1.5-ACRE PROPOSED ZONING CHANGE TO I - INDUSTRIAL

### Zoning Map



### Aerial Map





# NOTIFICATION RESPONSE FORM

Form revised 9/14/2011

## CASE INFORMATION

**Public Hearing Date:** February 27, 2020, 6:30 pm  
**Case Type:** Zoning Change  
**Case Name:** 11682 Cockleburr Rd zoning change request from RR to I  
**Case #:** Z-20-001

## WRITTEN RESPONSE

**Please check one:**     In favor of request                       Neutral/Undecided on request                       Opposed to request

**Comments (optional):**

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

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

**Address:** \_\_\_\_\_ **City/State/ZIP:** \_\_\_\_\_

**Phone number:** \_\_\_\_\_

**RETURN COMPLETED FORM VIA EMAIL, FAX OR HAND DELIVERY BEFORE THE START OF THE SCHEDULED PUBLIC HEARING.**

**RETURN RESPONSES AND/OR DIRECT QUESTIONS TO:**

**Town of Northlake**  
**Kyle Garcia, Planner**  
**Email:** [kgarcia@town.northlake.tx.us](mailto:kgarcia@town.northlake.tx.us)  
**Phone:** 940-648-3290 ext. 274  
**Fax:** 940-648-0363

**Address:**  
 1500 Commons Circle Ste. 300  
 Northlake, Texas 76226

## \*\*FOR OFFICE USE ONLY\*\*

Stamp Received

Property within notification area:     Yes     No

Property ID: \_\_\_\_\_

Property Size: \_\_\_\_\_