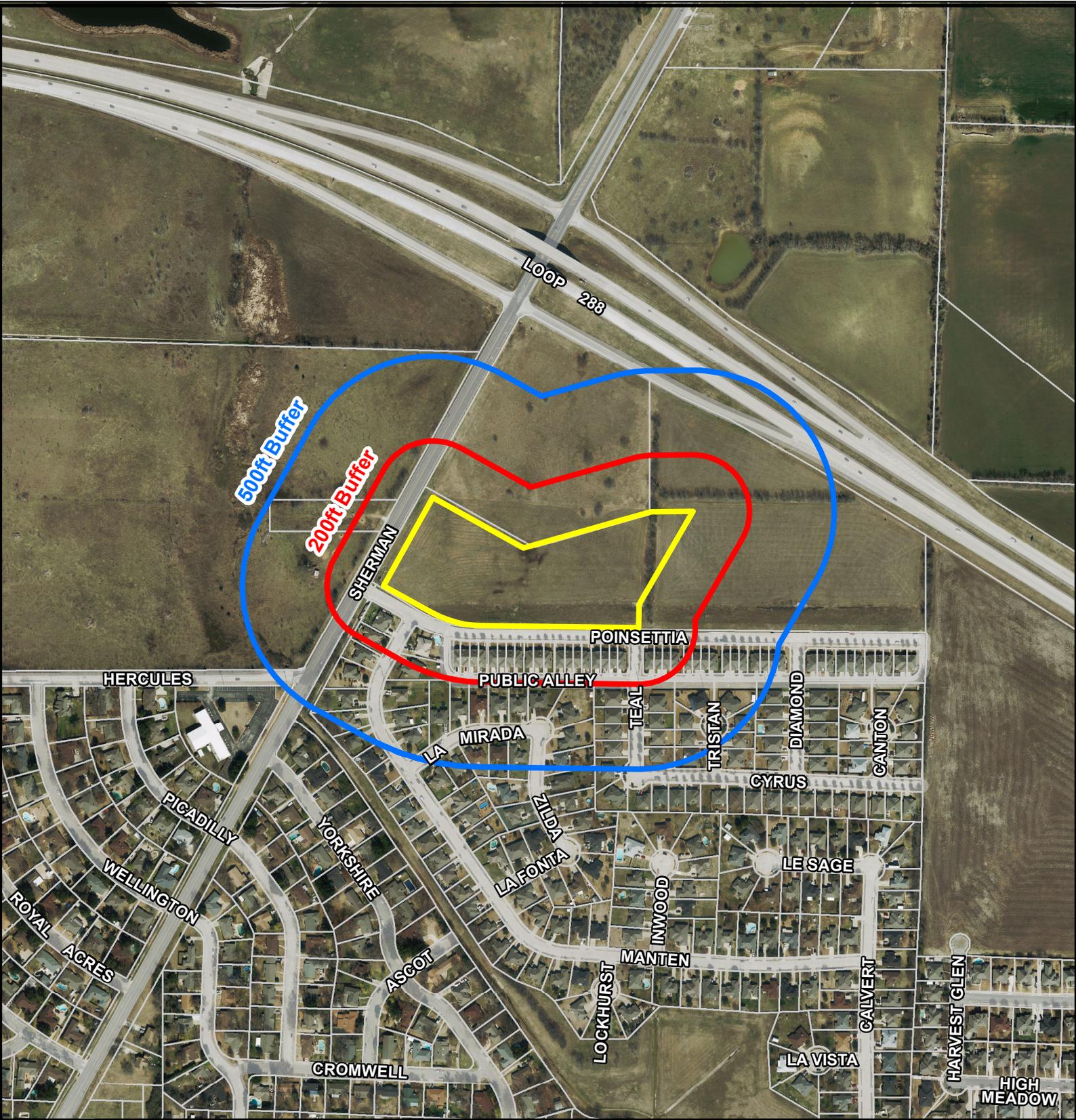
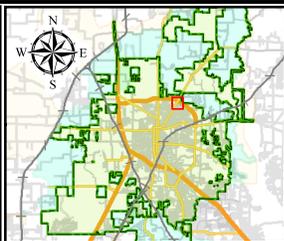


# Z17-0008 Notification Map



-  SITE
-  Parcels
-  Roads



0 140 280 560 Feet



**CITY OF DENTON**  
Development Services • GIS  
Date: 11/20/2017

The City of Denton has prepared maps for departmental use. These are not official maps of the City of Denton and should not be used for legal, engineering or surveying purposes but rather for reference purposes. These maps are the property of the City of Denton and have been made available to the public based on the Public Information Act. The City of Denton makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.

**Wyatt, Julie A.**

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**From:** [REDACTED]  
**Sent:** Saturday, November 18, 2017 5:45 PM  
**To:** Wyatt, Julie A.  
**Subject:** Projected zoning change

I wish to protest the projected zoning change for the Beverly Park Estates to allow for the building of more apartments. This is a SFR neighborhood, and we need no more apartments in the area. The increased traffic resulting from greater density housing is unwelcome and increases the maintenance burden on our already poorly maintained streets.

All the Best,

John Zeigler  
508 Hallum Drive  
Denton, TX 76209

[REDACTED]

**Wyatt, Julie A.**

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**From:** [REDACTED]  
**Sent:** Wednesday, November 10, 2010 9:02 AM  
**To:** Wyatt, Julie A.  
**Subject:** plans for apartments near Beverly Park development

I am writing in reference to a zone change for some apartments to be built on Poinsettia Street. The traffic is already bad enough on that street to get onto Sherman Drive especially with game days at C.H. Collins. This will only add to that plus completely ruin our quiet neighborhood. I totally am opposed to apartments being built there and changing the zoning. Please keep me updated on future developments and let me know what else can be done.

Thank you!

**Gloria Smith**

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**Restorative...Achiever...Responsibility...Intellection...Harmony**

**Wyatt, Julie A.**

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**From:**  
**Sent:** Tuesday, November 21, 2017 2:53 PM  
**To:** Wyatt, Julie A.  
**Subject:** PUBLIC HEARING

November 21, 2017

Re: Public Hearing November 29, 2017

TO WHOM IT MAY CONCERN:

I live at 2202 Poinsettia Blvd, to the east they are building 150 homes, to the west they are planning on building 3 story apartments that will enter and exit on Poinsettia Blvd. There are also approximately 48 homes behind Poinsettia Blvd that their only exit is Poinsettia Blvd!

If this takes place there will be so much traffic congestion to get on Poinsettia Blvd to the only two exits to Sherman Drive or Manten Blvd. .

WHAT ARE THEY THINKING????

I was given you name and email address to voice my concerns.

Sincerely,  
Deanna Rogers  
2202 Poinsettia Blvd  
Denton, Texas 76208

To: City Planning Committee:

Concerns about Project Number: Z17-0008

Project name: Palladium

As a home owner at 3907 Teal Drive I currently frequently experience difficulty entering and exiting my neighborhood at the both Sherman Drive and Poinsettia Blvd. and leaving Loop 288 Westbound and trying to go under the Loop on Sherman Drive. On game nights and during other special events at the stadium and water park it is already necessary to have police officers managing traffic at the Loop. Even the Advanced Technology Complex and Popo Gonzalez schools on LaGrone empty out onto Sherman Drive.

The thought of having NRMU brings up the following concerns if high density housing is built:

- 1) Traffic – especially during rush hour and times when the stadium and water park are drawing a lot of traffic
- 2) The new subdivision going in on Kings Row will already increase traffic on Poinsettia Blvd.
- 3) Schools for additional children.

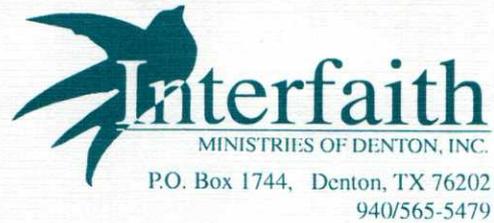
My family will attend the meetings and we look forward to hearing about plans that have been made to address the quality of life and property values in our neighborhood.

Sincerely,

Mary Bryant

3907 Teal Drive, Denton TX 76208

February 2, 2017



Mrs. Marni Holloway  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Proposed Palladium Denton (Application #17081) – located on the south side of 288 and east of Sherman Drive, City of Denton, Denton County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2017 application round of Housing Tax Credits for the proposed Palladium Denton apartment community, located on the south side of 288 and east of Sherman Drive, City of Denton, Denton County, Texas.

Interfaith Ministries of Denton, Inc. is a tax-exempt organization that works closely with the homeless and potentially homeless in the Denton area. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The Palladium Denton site is within our service area and we think it would help provide some relief to the intense need for affordable housing in Denton. We look forward to being able to refer clients to Palladium Denton upon completion. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Condell Garden".

Condell Garden

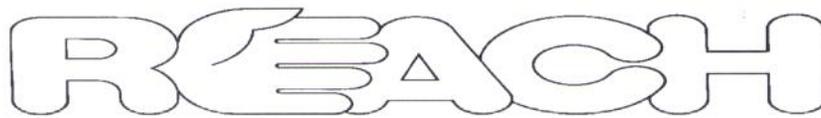
Executive Director

Interfaith Ministries of Denton, Inc.

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)





Resource Centers on Independent Living  
[www.reachcils.org](http://www.reachcils.org)

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January 26, 2017

Marni Holloway  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Proposed Palladium Denton (Application #17081) – located on the south side of 288 and east of Sherman Drive, City of Denton, Denton County, Texas

Dear Mrs. Holloway,

I am submitting this letter of support for the 2017 application round of Housing Tax Credits for the proposed Palladium Denton apartment community, located on the south side of 288 and east of Sherman Drive, City of Denton, Denton County, Texas.

Rehabilitation, Education and Advocacy for Citizens with Handicaps, Inc. (REACH) is a tax-exempt organization and has the overall betterment, development, and improvement of the community we serve as one of our goals. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The Palladium Denton site is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me at my Dallas office or via email at [cstewart@reachcils.org](mailto:cstewart@reachcils.org).

Sincerely,

Charlotte A. Stewart  
Executive Director

Enclosures

January 17, 2017

Mrs. Marni Holloway  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: Proposed Palladium Denton (Application #17081) – located on the south side of 288 and east of Sherman Drive, City of Denton, Denton County, Texas

Mrs. Holloway,

I am writing this letter of support for the 2017 application round of Housing Tax Credits for the proposed Palladium Denton apartment community, located on the south side of 288 and east of Sherman Drive, City of Denton, Denton County, Texas.

Apartment Life, Inc. is a tax-exempt organization and has the overall betterment, development, and improvement of the community as a whole as our primary purpose. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The Palladium Denton site is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Smith", is written over a vertical line.

Michelle Smith  
Vice President, Client Relations  
Apartment Life, Inc.

Enclosures:

1. Proof of tax-exempt status
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)



# DUNHILL PARTNERS

Commercial Brokerage & Investments

April 17, 2017

City of Denton  
Planning & Zoning Commission  
215 East McKinney Street  
Denton, TX 76201

RE: Letter of Support for Proposed Palladium Denton Multifamily Development

Dear City of Denton Planning and Zoning Commissioners:

As a local real estate professional and City of Denton landowner, I would like to express support for the proposed Palladium Denton multifamily housing development to be located on the south side of Loop 288 and the eastside of Sherman Drive. I am excited by this proposed development, as it will be a strong catalyst to bring additional commercial development to the northeast part of Denton, something that has been lacking during the current real estate expansion cycle.

I am managing member of Tuna 288, LLC which owns the 10 acres of vacant land that abuts the Palladium Denton site to the north, and the additional 150 rooftops will most certainly spur commercial and residential development of the entire southeast intersection.

Thank you for your consideration.

Sincerely,



Alan S. Mann