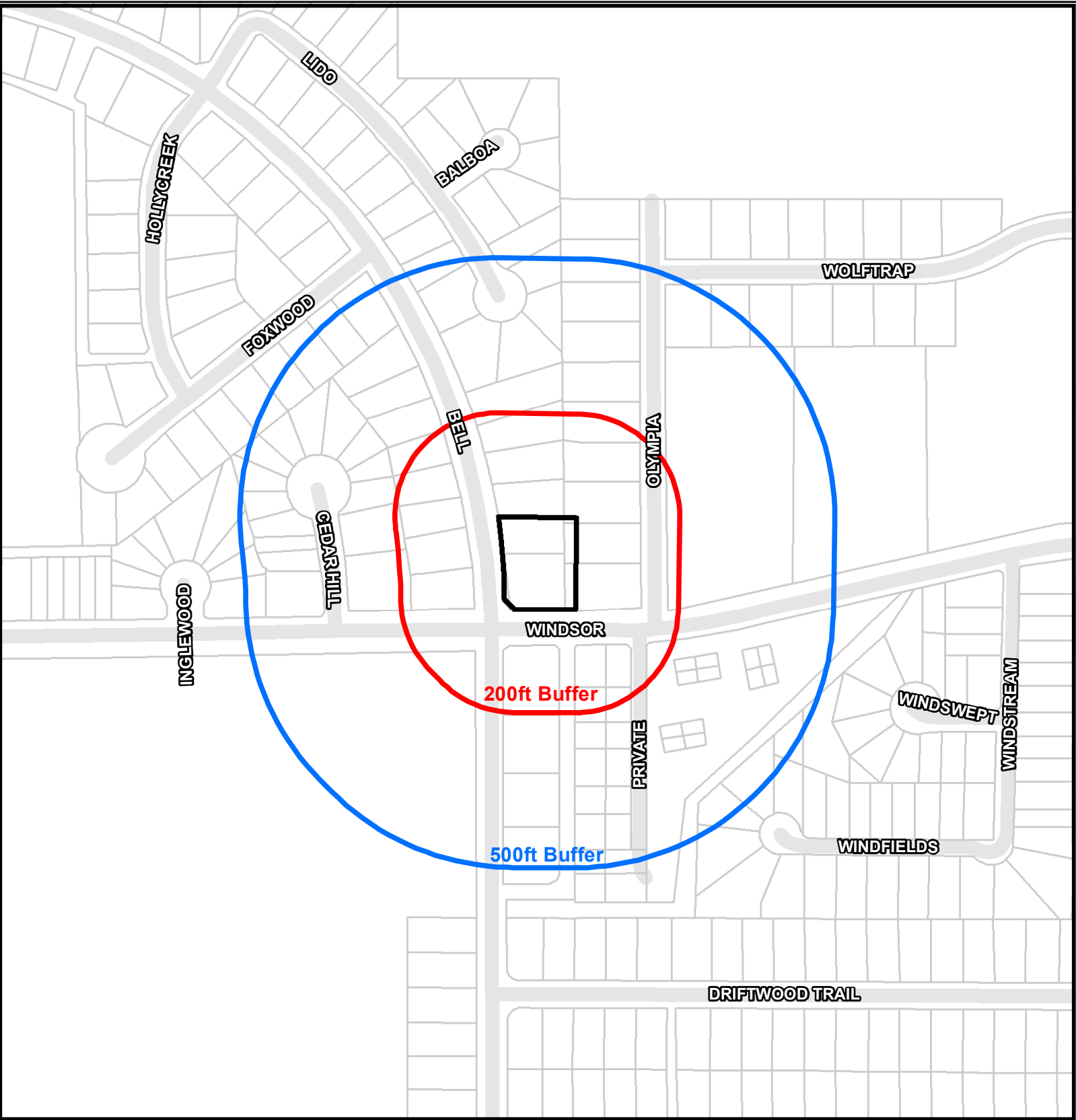


Z16-0003
Notification Map



Legend:

- SITE
- Parcels
- Roads

Inset map showing the location of the site within the City of Denton.

Scale: 0 75 150 300 Feet

CITY OF DENTON
Development Services • GIS

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Wyatt, Julie A.

From: McCaleb, Nona <NMcCaleb@mail.twu.edu>
Sent: Tuesday, May 10, 2016 6:00 PM
To: Wyatt, Julie A.
Subject: Rezoning request from Neighborhood Residential 3 District

Dear Ms. Wyatt,

I met you briefly on April 27 when my husband and I came to the meeting of the Planning and Zoning Commission. I realize that it is late for me to be sending in my concern; nonetheless, I am sharing that concern.

Currently, there is no stop sign for the traffic on Windsor where it crosses Bell Avenue. At certain times of day, during school hours, it is almost impossible to cross Windsor.

Traffic stops at Locust and at Stuart, but not on Bell. If you watch the children crossing the street to go to school there is urgency and concern/fear as they cross Windsor. Also adults who walk regularly in the neighborhood avoid that crossing. Here in Denton, one can never assume that the traffic will honor pedestrian right-of-way.

During school hours, the traffic must slow to 20 miles per hour; however, during other times of the day cars accelerate between Locust and Stuart increasing the pedestrian danger. My dog and I were in the cross walk, half way across Windsor at the North Branch Library when 2 cars making left hand turns barely missed hitting us. The drivers never even acknowledged that they saw us.

If another building, housing multiple families, is built on the northeast corner of Bell and Windsor, it will increase traffic and decrease visibility. Now, when traveling North on Bell, one must pull ease out into the intersection to see past cars parked in front of the school. If the zoning commission rules to rezone and to allow the building a multi-family dwelling on the corner of Bell and Windsor, a 4-way stop sign needs to be placed at the Windsor-Bell intersection. I also think pedestrian cross walks that light up when people are in the cross walk would be helpful at the Library crossing.

Thank you for your consideration of my concern with regard to the current pedestrian danger and the increased danger at the Windsor-Bell intersection.

Sincerely,

Nona McCaleb, Ph.D.
Texas Woman's University
Adjunct Professor
Departments of Dance and
Multicultural Women's and Gender Studies

Check
address -
within 200 ft.
3113 N. Bell

April 25, 2016

Julie Wyatt
City of Denton Planning & Development Dept.
City Hall West 221 N Elm Street
Denton Texas 76201

Dear Ms Wyatt,

We received a letter from Mr Tim Beaty (copy inclosed) and wish to state our concern about any zoning changes. We are unable to attend the meeting on May 13th.

We are opposed to any change in the zoning. This is a small lot on the corner of Bell Ave and Windsor, with single family houses on one side and across Bell Ave. There is a large apartment complex across the street and smaller ones on it's East side. Catacornered across Bell Ave is Strickland Public School. It must be one of the busiest intersections in Denton. Those of us who live here do not even try and use it during certain times of the day. It is filled with school buses, parents dropping off or picking up their children, and others trying to get some place plus lots of bicycles. Not to mention the children walking to and from school. Nothing should be built on that lot that would further add to the dangers that already exist. Even a single family house would add 2 or more cars, but what he is proposing is very ill-advised.

Thank you for your help in this matter.

Weldon E Church

Weldon E Church
3136 Lido Way
Denton TX 76207

Wyatt, Julie A.

From: Kim Baumgard <kimbaumgard@yahoo.com>
Sent: Tuesday, June 07, 2016 10:53 AM
To: Wyatt, Julie A.
Subject: N Bell Ave

Julie Wyatt,

I would like my concern for the value of our property to be taken into consideration when making the vote for rezoning on N Bell Ave. My husband and I would like the zone to stay as it is and see single family dwellings being built. Thank you for hearing our concerns.

Kim Baumgard
3112 N Bell Ave.
Denton, Texas 76207
740-236-8618
kimbaumgard@yahoo.com

Wyatt, Julie A.

From: Juana Puga <juanita.puga54@gmail.com>
Sent: Tuesday, June 07, 2016 5:18 PM
To: Wyatt, Julie A.

Good afternoon I am Jose Puga. Sorry I couldn't make it to the meeting. I live in 3105 n bell ave, I live in front of where they are thinking of building the duplexes. I don't like the idea of building the duplexes in the neighborhood because there would be a lot of people moving in, moving out. If there are people moving in and moving out frequently, you wouldn't really feel that it's very safe for your family and the neighborhood.

Wyatt, Julie A.

From: Emily McClendon <mle_mcclendon@yahoo.com>
Sent: Monday, June 06, 2016 3:59 PM
To: Wyatt, Julie A.
Subject: inquiry about Bell Ave Duplex

Hi Julie,

We met at the Planning and Zoning meeting about a month ago regarding the rezoning request for the 2 lots on the corner of N Bell Ave & Windsor.

It's looking like we are going to be out of town last minute tomorrow and may not be able to make it to the city council meeting. Is an email sufficient for us to express our concerns regarding the project? And do we email those to you? Our neighbors are wondering as well.

Thanks so much for your time.

Emily McClendon

3108 N Bell Ave

(we're directly next door to the lots in question)