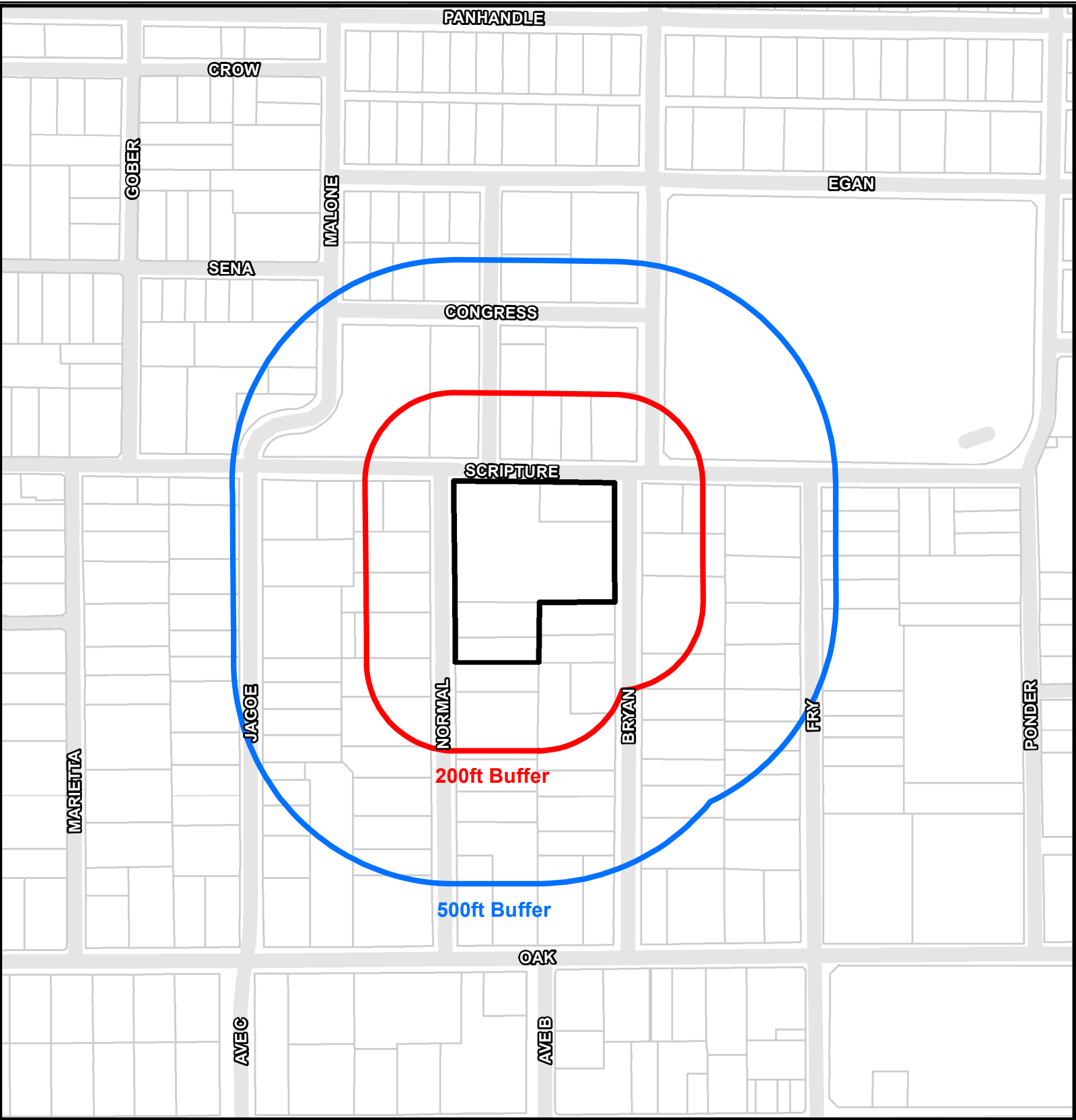
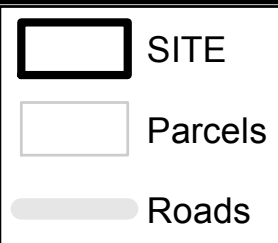

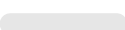


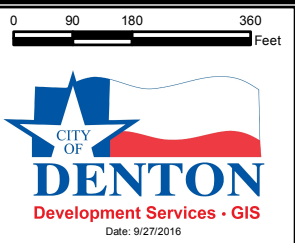
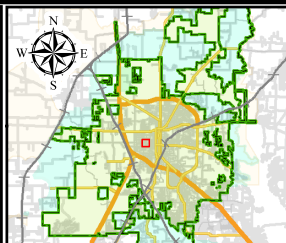
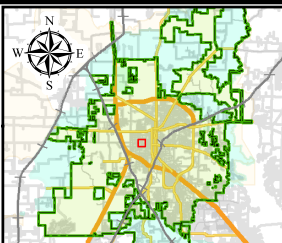
**Z16-0023**  
**Notification Map**




**SITE**

**Parcels**

**Roads**





**CITY OF DENTON**  
Development Services • GIS  
Date: 9/27/2016

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.

## Response Form

Z16-0023

Park 7

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

Department of Development Services  
Attn: Julie Wyatt, Project Manager  
215 W Hickory Street  
Denton, TX 76201

You may also email or fax a copy to:  
Email: julie.wyatt@cityofdenton.com  
Fax: (940)349-7707

-----  
Project No: Z16-0023

Please circle one:

In favor of request

Opposed to request

### Comments:

We are opposed to the request to rezone. Rezoning this specific area of Denton encourages the types of businesses and construction that are detrimental, if not destructive, to this area and the surrounding neighborhoods. There is absolutely no need for additional gargantuan multistory complexes in this area of Denton. We do not want this area inundated by hundreds of additional people. Denton's infrastructure barely supports the current population in this area. Oral assurances during earlier presentations by project developers that the infrastructure can support hundreds of additional inhabitants were not supported by any detailed analyses by City planners or by anyone else and we simply do not buy such assurances by those that will profit from this rezoning request. For these reasons we cannot and do not support this request to rezone.

Signature

*Ira Little & Linda Sue Little*

Printed Name Ira Little and Linda Sue Little

Mailing Address 3350 Oak Creek Drive

City, State Zip Corinth, TX 76210

Phone Number 940-321-5631

Email Address ilittle3@charter.net

Physical Address of Property within 200 feet 1402 Scripture Street

**Response Form**

Z16-0023

Park 7

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

Department of Development Services  
Attn: Julie Wyatt, Project Manager  
215 W Hickory Street  
Denton, TX 76201

You may also email or fax a copy to:  
Email: julie.wyatt@cityofdenton.com  
Fax: (940)349-7707

-----  
Project No: Z16-0023

Please circle one:

In favor of request

Opposed to request

FOR 50 YEARS MY FAMILY HAS OWNED PROPERTY AND OFTEN LIVED ON NORMAL STREET, ONE OF THE OLDEST STREETS IN DENTON.  
Comments: A 5 STORY SRO APARTMENT IS NOT COMPATIBLE IN A SMALL RESIDENTIAL NEIGHBORHOOD WITH 1 TO 2 STORY HOUSES AND APARTMENTS; ALL NEW 21ST CENTURY APARTMENTS ARE 2 STORIES; THIS IS NOT A LIKE KIND DEVELOPMENT.

THE NEW POPULATION DENSITY OF THE SRO APT. WILL MORE THAN TRIPLE THE POPULATION OF NORMAL ST. AND CAUSE SERIOUS TRAFFIC AND PARKING ISSUES ON THE NARROW 2 LANE STREET.

Signature

Janis Clifton

Printed Name

J. C. CLIFTON

Mailing Address

720 Ector

City, State Zip

Denton, Texas, 76201

Phone Number

940-453-7189

Email Address

none

Physical Address of Property within 200 feet

407 Normal Street

Z16-0023

## Response Form

Z16-0023

Park 7

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

Department of Development Services  
Attn: Julie Wyatt, Project Manager  
215 W Hickory Street  
Denton, TX 76201

Thanks,  
Julie.

You may also email or fax a copy to:  
Email: julie.wyatt@cityofdenton.com  
Fax: (940)349-7707

Project No: Z16-0023

Please circle one:  
In favor of request

Opposed to request

### Comments:

Development Code says DR-2 "represents traditionally residential portions." DCC is "the central core of downtown." This location is clearly the former, and not the central core. Please deny this request.

Signature

Printed Name Steven E Jacobson

Mailing Address 1122 Bellemead Dr.

City, State Zip Denton TX 76201

Phone Number 940-300-3710

Email Address jake@ccdounseling.com

Physical Address of Property within 200 feet 1512 Scripture St.

## Response Form

Z16-0023

Park 7

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

Department of Development Services  
Attn: Julie Wyatt, Project Manager  
215 W Hickory Street  
Denton, TX 76201

You may also email or fax a copy to:  
Email: julie.wyatt@cityofdenton.com  
Fax: (940)349-7707

-----  
Project No: Z16-0023

Please circle one:

In favor of request

Opposed to request

### Comments:

We are opposed to the request to rezone. Rezoning this specific area of Denton encourages the types of businesses and construction that are detrimental, if not destructive, to this area and the surrounding neighborhoods. There is absolutely no need for additional gargantuan multistory complexes in this area of Denton. We do not want this area inundated by hundreds of additional people. Denton's infrastructure barely supports the current population in this area. Oral assurances during earlier presentations by project developers that the infrastructure can support hundreds of additional inhabitants were not supported by any detailed analyses by City planners or by anyone else and we simply do not buy such assurances by those that will profit from this rezoning request. For these reasons we cannot and do not support this request to rezone.

Signature

*Ira Little & Linda Sue Little*

Printed Name Ira Little and Linda Sue Little

Mailing Address 3350 Oak Creek Drive

City, State Zip Corinth, TX 76210

Phone Number 940-321-5631

Email Address ilittle3@charter.net

Physical Address of Property within 200 feet 1402 Scripture Street

## Response Form

Z16-0023

Park 7

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

Department of Development Services  
Attn: Julie Wyatt, Project Manager  
215 W Hickory Street  
Denton, TX 76201

You may also email or fax a copy to:  
Email: [julie.wyatt@cityofdenton.com](mailto:julie.wyatt@cityofdenton.com)  
Fax: (940)349-7707

-----  
Project No: Z16-0023

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

Also own 222/220 BRYAN ST  
223/301 FRY - 305 FRY - 405 FRY - 408 FRY  
302/306 FRY (APTS - 12 PLEX)

Signature

Donald B. Moore

Printed Name

Erlson-Moore Properties Inc Donald Moore - President

Mailing Address

1401 HUNTERS RIDGE CIRCLE

City, State Zip

DENTON, TX 76205-2912

Phone Number

940-367-3191 CEH/HM 940-566-0068

Email Address

N/A

Physical Address of Property within 200 feet

320 BRYAN (VACANT LOT)  
228 BRYAN ST - HOUSE

**Response Form**

Z16-0023

Park 7

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

Department of Development Services  
Attn: Julie Wyatt, Project Manager  
215 W Hickory Street  
Denton, TX 76201

You may also email or fax a copy to:  
Email: julie.wyatt@cityofdenton.com  
Fax: (940)349-7707

-----  
Project No: Z16-0023

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature

*Eddie Lane*

Printed Name

EDDIE LANE

Mailing Address

111 W. MCKINNEY

City, State Zip

DENTON TX 76201

Phone Number

940-384-7378 cell 391-3615

Email Address

EDDIELANE@OUTLOOK.COM

Physical Address of Property within 200 feet

415 NORMAL 425 NORMAL  
1621 SCRIPTURE

**Wyatt, Julie A.**

---

**From:** Mauladad, Munal  
**Sent:** Wednesday, February 22, 2017 8:16 AM  
**To:** Wyatt, Julie A.  
**Subject:** FW: Objection to SRO on Scripture

**Munal Mauladad** | Director  
Department of Development Services  
Office: (940) 349-8313 | Fax: (940) 349-7707  
215 W. Hickory Street, Denton, Texas 76201  
<http://www.cityofdenton.com>



**From:** Brian Morrison [REDACTED]  
**Sent:** Tuesday, February 21, 2017 8:30 PM  
**To:** Mauladad, Munal <Munal.Mauladad@cityofdenton.com>  
**Subject:** Objection to SRO on Scripture

Dear Ms. Mauladad,

I would like to express my extreme objection to the rush to redevelopment with yet another SRO complex at the former location of the Skyview Living Center on Scripture. This is not the "highest and best" use of this property. The fact that the developer needs a zoning change to pursue the plan for this 5-story complex is evidence of this fact. The Texas Historic Commission's survey of Denton identified this area as worthy of recognition in the National Register of Historic Places. A new 5-story SRO in the middle of this area is not the best use of this land. Redevelopment on this and other such sites in the area should support the rights of existing neighborhoods to continue with a quality of life that we have grown to expect as long-time residents who have been holding up property values.

Your help is needed before a historic residential neighborhood is lost. The developer is clearly attempting to rush things to prevent evaluation of proper zoning. I support a 6 month rezoning moratorium for the evaluation of best use zoning of this residential neighborhood to provide the time needed for the City management to focus on what is "best" and prevent neighborhood-insensitive development. A 5-story SRO is not appropriate here.

Sincerely

Brian Morrison  
[REDACTED]  
[REDACTED]  
[REDACTED]



**Wyatt, Julie A.**

---

**From:** Mauladad, Munal  
**Sent:** Tuesday, February 21, 2017 4:46 PM  
**To:** Wyatt, Julie A.  
**Subject:** FW: No SRO in historic area

Munal Mauladad|Director  
Department of Development Services  
Office: (940) 349-8313 | Fax: (940) 349-7707  
215 W. Hickory Street, Denton, Texas 76201 <http://www.cityofdenton.com>

-----Original Message-----

From: ME Anderson [mailto:[meanderson3311@yahoo.com](mailto:meanderson3311@yahoo.com)]  
Sent: Tuesday, February 21, 2017 4:37 PM  
To: Mauladad, Munal <[Munal.Mauladad@cityofdenton.com](mailto:Munal.Mauladad@cityofdenton.com)>  
Subject: No SRO in historic area

We do NOT need any changes to zoning. Lease do not allow another apartment (SRO) in my historic area. The traffic and parking is not good and there are too many apartments available now.

Thanks  
Mary Anderson  
West Oak  
Denton

Sent from my iPhone

**Wyatt, Julie A.**

---

**From:** Mauladad, Munal  
**Sent:** Tuesday, February 21, 2017 10:36 AM  
**To:** Wyatt, Julie A.  
**Subject:** FW: rezoning

**Munal Mauladad** | Director  
Department of Development Services  
Office: (940) 349-8313 | Fax: (940) 349-7707  
215 W. Hickory Street, Denton, Texas 76201  
<http://www.cityofdenton.com>



**From:** John Warren <mailto:johnwarrenjr@gmail.com>  
**Sent:** Tuesday, February 21, 2017 10:27 AM  
**To:** Mauladad, Munal <Munal.Mauladad@cityofdenton.com>; Wazny, Kathleen <Kathleen.Wazny@cityofdenton.com>; Briggs, Keely G <Keely.Briggs@cityofdenton.com>; Bagheri, Sara <Sara.Bagheri@cityofdenton.com>; Watts, Chris <Chris.Watts@cityofdenton.com>  
**Subject:** rezoning

Hello,

I respectfully ask that there be a 6 month moratorium on rezoning so that the P&Z can properly determine what is the best use of the historic neighborhood just north of UNT. I am a home owner on Congress and Fulton.

Thank you,

John and Natalee Warren

**Wyatt, Julie A.**

---

**From:** Mauladad, Munal  
**Sent:** Tuesday, February 21, 2017 3:28 PM  
**To:** Wyatt, Julie A.  
**Subject:** FW: From J. D. Vann

Munal Mauladad|Director  
Department of Development Services  
Office: (940) 349-8313 | Fax: (940) 349-7707  
215 W. Hickory Street, Denton, Texas 76201 <http://www.cityofdenton.com>

-----Original Message-----

From: Don Vann <mailto:donvann@verizon.net>  
Sent: Tuesday, February 21, 2017 3:28 PM  
To: Mauladad, Munal <Munal.Mauladad@cityofdenton.com>  
Subject: From J. D. Vann

This is to inform you that Mrs. Vann and I support a 6 month rezoning moratorium for the evaluation of best use zoning of residential neighborhood.

Thank you,  
Dr. J. Don Vann  
[811 West Oak](#)  
Denton, TX 76201

Sent from my iPad

**Wyatt, Julie A.**

---

**From:** Mauladad, Munal  
**Sent:** Tuesday, February 21, 2017 3:30 PM  
**To:** Wyatt, Julie A.  
**Subject:** FW: Information regarding Z16-0023

**Munal Mauladad** | Director  
Department of Development Services  
Office: (940) 349-8313 | Fax: (940) 349-7707  
215 W. Hickory Street, Denton, Texas 76201  
<http://www.cityofdenton.com>



---

**From:** Jake Jacobson LCSW [jake@ccdccounseling.com](mailto:jake@ccdccounseling.com)  
**Sent:** Tuesday, February 21, 2017 2:20 PM  
**To:** Mauladad, Munal <Munal.Mauladad@cityofdenton.com>  
**Subject:** Re: Information regarding Z16-0023

And I have no issue with multifamily. If I understand correctly, this change will permit 8 stories, which I think is appropriate for central downtown, but not appropriate across the street from single story residential.

Thanks

jake

**From:** Mauladad, Munal  
**Sent:** Tuesday, February 21, 2017 12:27 PM  
**Subject:** Information regarding Z16-0023

Good afternoon,

Thank you very much for your response. We appreciate your feedback and hope to see you at the P&Z Commission meeting tomorrow night.

The 1.3 acre subject property is currently zoned Downtown Residential 2 (DR-2) District. The applicant is requesting to rezone the site to Downtown Commercial General (DC-G) District and consolidate the zoning with the property directly to the north containing approximately 1.7 acres, and develop the entire 3 acres with a multifamily development targeted for collegiate housing. Staff is recommending approval of the request because the land use analysis is based on the compatibility of the proposed zoning district as it relates to the surrounding land use pattern and zoning designations, and not the multifamily use. Multifamily development is a permitted use within both zoning districts.

A link to the staff report is provided for further reference.

[http://legistar2.granicus.com/denton-tx/meetings/2017/2/1377\\_A\\_Planning\\_and\\_Zoning\\_Commission\\_17-02-22\\_Meeting\\_Agenda.pdf](http://legistar2.granicus.com/denton-tx/meetings/2017/2/1377_A_Planning_and_Zoning_Commission_17-02-22_Meeting_Agenda.pdf)

**Wyatt, Julie A.**

---

**From:** Green, Athenia  
**Sent:** Monday, February 20, 2017 3:27 PM  
**To:** Wyatt, Julie A.  
**Subject:** FW: Scripture Development, 2/22/17 agenda item 4c

**Athenia Green** | Administrative Supervisor  
Department of Development Services  
Office: (940) 349-8358 | Fax: (940) 349-7707  
215 W. Hickory Street, Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)



---

**From:** Welborn, Catherine  
**Sent:** Monday, February 20, 2017 11:14 AM  
**To:** Green, Athenia <[Athenia.Green@cityofdenton.com](mailto:Athenia.Green@cityofdenton.com)>  
**Subject:** FW: Scripture Development, 2/22/17 agenda item 4c

**From:** M Lynn [librarilynn@cityofdenton.com](mailto:librarilynn@cityofdenton.com)  
**Sent:** Monday, February 20, 2017 10:58 AM  
**To:** Mauladad, Munal <[Munal.Mauladad@cityofdenton.com](mailto:Munal.Mauladad@cityofdenton.com)>; Welborn, Catherine <[Cathy.Welborn@cityofdenton.com](mailto:Cathy.Welborn@cityofdenton.com)>; Wazny, Kathleen <[Kathleen.Wazny@cityofdenton.com](mailto:Kathleen.Wazny@cityofdenton.com)>  
**Subject:** Scripture Development, 2/22/17 agenda item 4c

Please forward to all P & Z commission members:

I am a resident of Denton for 7 years, 5 of them (backing up to the old Flow hospital) at [REDACTED] Egan Street.

I'm writing to voice my deep concern for the considered redevelopment a block away from my house: not just for my own property values and quality of life but also because this development will be completely out of line with the existing neighborhood in density, character and greenspace.

There is no doubt this group of now-vacant properties is ripe for re-development: at previous neighborhood meetings there was largely a consensus about that. However, a gargantuan complex with not-enough parking demonstrates city staff's primary focus on "bigger the better" income generation and does not fit wise infill in an area whose designation is supposed to have an integrative characteristic that retains the mix of families, professionals, local businesses and livability for all.

CityPlace, my next-door neighbor where the venerable old hospital was, features ample greenspace separating apartments from nearby homes, but it's out of character still -- there is no other structure that high in the immediate neighborhood. Its shadow makes sidewalks unsafe from slimy moss and ice in wet and cold weather.

The 5-story apartments on Eagle, as another example, cannot claim love from anyone in Denton: it is more suited to a street corner in Queens, NY. The thought that an insensitively dense development with minimal greenspace and maximum height obstruction like that going into my neighborhood where single-family and two-story apartments co-exist with local businesses is antithesis to appropriate progress.

I urge you to vote against the city's recommendation, using your own minds and hearts. This group of properties is ready for progress, but it must be careful, conscientious redevelopment that takes into consideration the quality of life for existing and future residents, not just big development for the sake of development.

Michelle Lynn

[REDACTED]  
Denton TX 76201  
[REDACTED]

[REDACTED]

**Wyatt, Julie A.**

---

**From:** Eric [REDACTED]  
**Sent:** Monday, February 20, 2017 9:27 AM  
**To:** Mauladad, Munal  
**Cc:** Wazny, Kathleen; Briggs, Keely G; Bagheri, Sara; Watts, Chris  
**Subject:** Denton Zoning

Hello Munal,

I support a 6 month rezoning moratorium for the evaluation of best use zoning of residential neighborhood.

Sincerely,  
Eric Meahl  
1015 West Oak Street

**Wyatt, Julie A.**

---

**From:** Marilyn [REDACTED]  
**Sent:** Monday, February 20, 2017 2:48 PM  
**To:** Mauladad, Munal  
**Subject:** rezoning

I support a 6 month rezoning moratorium for the evaluation of best use zoning of residential neighborhood.  
Jim and Marilyn Payne  
[REDACTED] Denton, Tx 76201



**Wyatt, Julie A.**

---

**From:** Annetta Ramsay [REDACTED] ✓  
**Sent:** Monday, February 20, 2017 12:30 PM  
**To:** Mauladad, Munal  
**Subject:** Five story SRO apartment

Hi Munal. I support a six month moratorium on the proposed five story SRO unit on the former site of the one story skyview group home. We need more time to determine the best use of properties in this residential neighborhood. Just because a property has some proximity to UNT doesn't mean it needs to become a part of the campus. They have plenty of room to redevelop decaying apartment properties west of UNT.

Thanks,  
Annetta Ramsay

**Wyatt, Julie A.**

---

**From:** Eric [REDACTED] [\[REDACTED\]@hotmail.com](mailto:[REDACTED]@hotmail.com)  
**Sent:** Monday, February 20, 2017 9:27 AM  
**To:** Mauladad, Munal  
**Cc:** Wazny, Kathleen; Briggs, Keely G; Bagheri, Sara; Watts, Chris  
**Subject:** Denton Zoning

Hello Munal,

I support a 6 month rezoning moratorium for the evaluation of best use zoning of residential neighborhood.

Sincerely,  
Eric Meahl

[REDACTED] West Oak Street

**Wyatt, Julie A.**

**From:** Jennifer Lane [REDACTED] ✓  
**Sent:** Sunday, February 19, 2017 8:52 PM  
**To:** Hunt.Randy@gmail.com; Mauladad, Munal; Wazny, Kathleen; Briggs, Keely G; Bagheri, Sara; Watts, Chris; Hileman, Todd  
**Subject:** Proposed SRO Scripture & Normal, Zoning Issues

Dear Mayor Watts, members of Council, and City Staff,

I am sure you are aware of the developer-initiated efforts to redevelop the former site of the Skyview Living Center on Scripture. The red square in the map below shows the location where a developer wishes to build a 5 story "SRO" (Single Residence Occupancy building) in this historic residential neighborhood. This SRO would be an overpriced and under-managed rent-by-the-bed student dorm that is neither owned nor monitored by the universities.

Zoned as a residential neighborhood, the developer would need a zoning change to pursue the plan, and has asked the city to change the zoning so they can build there. Residents are protesting the requested zoning change to protect their quality of life and property values. Please see Annetta Ramsay's article in the DRC regarding the deleterious impact of SRO's on all except the developer. <http://www.dentonrc.com/opinion/columns-headlines/20161203-annetta-ramsay-single-room-occupancy-complexes-not-the-answer.ece>

The map below shows the neighborhood. I would love to see the entire area zoned to protect residents from inappropriate development. Fortunately, without a zoning change, this SRO cannot be built. Unfortunately, however, the private developer is rushing things in an effort to prevent evaluation of proper zoning.

As Planning & Zoning, Staff, and City Council evaluate neighborhoods for redevelopment, please remember that "highest use" is not the lone criterion for development, and that "best use" must consider local residents' quality of life, opinions, and needs.

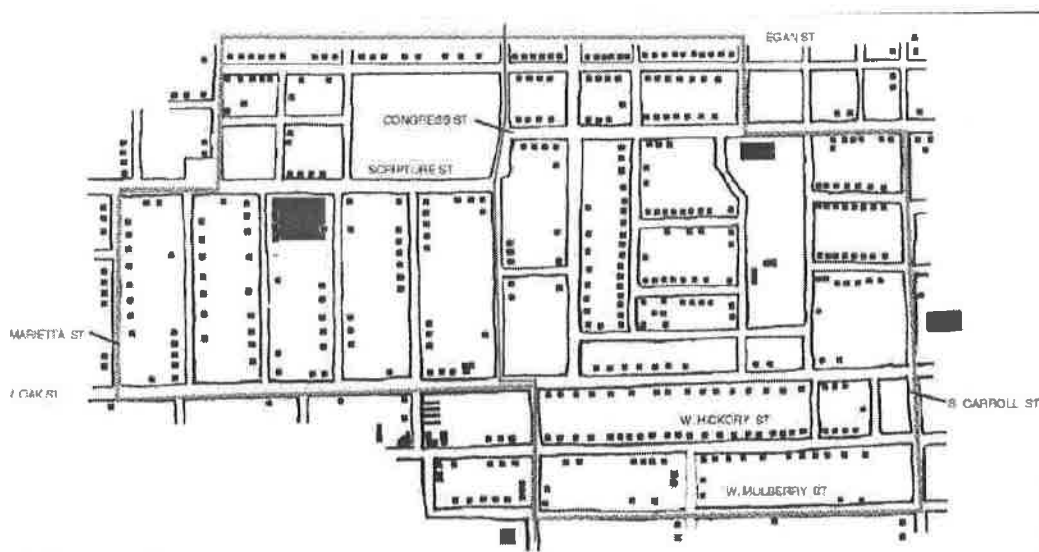
I support a 6 month rezoning moratorium for the evaluation of best use zoning of residential neighborhoods, and I support local residents' need for time to evaluate the best use for zoning of this and other properties.

Thank you,

Jennifer Lane

[REDACTED] Willowwood Street

Denton, Texas 76205



**Wyatt, Julie A.**

---

**From:** Mauladad, Munal  
**Sent:** Monday, February 20, 2017 6:05 AM  
**To:** Wyatt, Julie A.  
**Subject:** FW: student apartments

Records and print to distribute

**From:** [REDACTED] <[REDACTED]@gmail.com>  
**Date:** February 19, 2017 at 4:06:30 PM CST  
**To:** [Hunt.Randy@gmail.com](mailto:Hunt.Randy@gmail.com), [Munal.Mauladad@cityofdenton.com](mailto:Munal.Mauladad@cityofdenton.com),  
[Kathleen.Wazny@cityofdenton.com](mailto:Kathleen.Wazny@cityofdenton.com), [Keely.Briggs@cityofdenton.com](mailto:Keely.Briggs@cityofdenton.com),  
[Sara.Bagheri@cityofdenton.com](mailto:Sara.Bagheri@cityofdenton.com), [Chris.Watts@cityofdenton.com](mailto:Chris.Watts@cityofdenton.com),  
[Todd.Hileman@cityofdenton.com](mailto:Todd.Hileman@cityofdenton.com)  
**Subject:** student apartments

Dear Denton Decision Makers,

It is frightening to see the large number of high-rise apartment buildings that have rapidly appeared in Denton in the past few years. The claim is that they are needed for the student population but most reports show them to be very expensive, totally unmonitored and often unmaintained housing for young people. This is not a positive thing to have predominate our city.

It seems that the city planning group, or Development Services, needs to think carefully about the direction the zoning and growth of Denton is taking. Maybe something like an inverse of the Tree protection under Sustainable Denton that monitors and assists the growth of trees in the city. We need for the city to monitor and LIMIT the number of SRO's that are built.

I support a 6 month rezoning moratorium for the evaluation of best use zoning of residential neighborhoods.

Please be responsive to long term residents.

Thank you,

Julie Winnette  
[REDACTED] W Prairie  
Denton, TX 76201  
Denton resident for 36 years.

**Wyatt, Julie A.**

---

**From:** [REDACTED]  
**Sent:** Sunday, February 19, 2017 4:07 PM  
**To:** Hunt.Randy@gmail.com; Mauladad, Munal; Wazny, Kathleen; Briggs, Keely G; Bagheri, Sara; Watts, Chris; Hileman, Todd  
**Subject:** student apartments

Dear Denton Decision Makers,

It is frightening to see the large number of high-rise apartment buildings that have rapidly appeared in Denton in the past few years. The claim is that they are needed for the student population but most reports show them to be very expensive, totally unmonitored and often unmaintained housing for young people. This is not a positive thing to have predominate our city.

It seems that the city planning group, or Development Services, needs to think carefully about the direction the zoning and growth of Denton is taking. Maybe something like an inverse of the Tree protection under Sustainable Denton that monitors and assists the growth of trees in the city. We need for the city to monitor and LIMIT the number of SRO's that are built.

I support a 6 month rezoning moratorium for the evaluation of best use zoning of residential neighborhoods.

Please be responsive to long term residents.

Thank you,

Julie Winnette  
[REDACTED] W Prairie  
Denton, TX 76201  
Denton resident for 36 years.

**Wyatt, Julie A.**

---

**From:** Menguita, Ron P.  
**Sent:** Sunday, February 19, 2017 7:36 AM  
**To:** Mauladad, Munal; Jarvis, Shandrian; Wyatt, Julie A.  
**Subject:** Fw: Scripture Street rezoning request heading to Planning and Zoning this Wednesday -- 22 February 2017

FYI

---

**From:** P L [REDACTED] ✓  
**Sent:** Saturday, February 18, 2017 12:47:22 PM  
**To:** Patrice Lyke  
**Subject:** Scripture Street rezoning request heading to Planning and Zoning this Wednesday -- 22 February 2017

Hi neighbors,

If you have been to any of the developer-initiated meetings in the past year-and-a-half, you may know that there are plans to redevelop the former site of the Skyview Living Center on Scripture. The current plan is for student housing: single-resident occupancy (rent-by-the-bed) with no accommodations for commercial. The developer needs a zoning change to pursue the plan.

To be honest, if you look at the current zoning in the area just to the south and southwest of the P.E.C.A.N. area, it is GNARLY.

Part of the gnarliness stems from the old use of the site that now is home to "CitiPark." The old Scripture Hill (which at one time grazed a few cattle--long, long ago) is the former site of Flow Hospital. Around Flow developed an organic mixture of businesses and services that supported Flow *and the surrounding neighborhoods*--pharmacies (Bill Neu's pharmacy also once offered a sandwich shop), flower shops, labs, doctors' offices, small *neighborhood-scaled* apartment buildings and a Dairy Queen (yep--long ago the "Chopstix" building was a Dairy Queen). The organic development in the area meant that when the City of Denton finally tried to develop a system of zoning districts, zoning was determined by what was already there. This approach worked fine when Flow Hospital anchored the area; but once this side of town lost that anchor, the area became ripe for exploitation due to zoning-gnarliness.

**In the perfect world, that entire area would be zoned to protect residents from context-inappropriate development and neighborhood-insensitive redevelopment and guided by a comprehensive small-area plan.**

**But here we are with a public hearing coming up in a few days.**

Follow this link to the Planning and Zoning agenda and scroll to Item 4.C.

[http://legistar2.granicus.com/denton-tx/meetings/2017/2/1377\\_A\\_Planning\\_and\\_Zoning\\_Commission\\_17-02-22\\_Meeting\\_Agenda.pdf](http://legistar2.granicus.com/denton-tx/meetings/2017/2/1377_A_Planning_and_Zoning_Commission_17-02-22_Meeting_Agenda.pdf)

If you can't come to P&Z on Wednesday evening, send an email to Munal Mauladad, Director of Development Services, asking that your comments be distributed to the commission. If you want to come to P&Z to register your opposition but do not want to speak, you can simply submit a card. Contact your city council member (your district and at-large) to get ahead of this application should it go to Council.

**Remember: this site and other sites just like it (those that are not being deployed at their "highest and best" use) in our neighborhood and other core neighborhoods in Denton WILL be redeveloped. We can, however, expect and demand that the City not forget that "highest" use does not stand as a lone criterion for development and that "BEST" use needs to consider the right of existing neighborhoods to continue with a quality of life that we have grown to expect as long-time residents who have been holding it down in the core while holding up property values, frequently while the City spends its time worrying about attracting shiny new development. If we can slow progress of this and other neighborhood-insensitive development, we may at least be able to work with the City to craft some solutions that will allow redevelopment in core neighborhoods while not exceeding the pain-point of their residents.**

Feel free to forward to anyone you know who may be interested in this issue. 

Thanks, all, and have a lovely Saturday!

~Patrice Lyke

**Wyatt, Julie A.**

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**From:** Ellen Ryfle [REDACTED] ✓  
**Sent:** Sunday, February 19, 2017 4:16 PM  
**To:** Hunt.Randy@gmail.com; Mauladad, Munal; Wazny, Kathleen; Briggs, Keely G; Bagheri, Sara; Watts, Chris; Hileman, Todd

My name is Ellen Ryfle and I lived/owned a house in this neighborhood for almost 20 years. I was on the original steering committee to prevent the building of an apartment complex in the middle of a single family neighborhood in the 1800 block of W. Oak St. We worked extremely hard to protect this neighborhood and it deserves to continue to be protected.

I support a 6 month moratorium for the evaluation of best use zoning of residential neighborhoods. I 100% support residents' need for time to evaluate the best use zoning of the Scripture SRO plan and any other properties in the city. This neighborhood will always be under attack because of growth surrounding the University and it needs to be protected. The residents are the backbone of this city and they need to be treated as such. We work hard all of our lives to own and maintain our homesteads and then a developer comes in, the city grants their zoning changes and we lose value of our property and we lose our neighborhood culture. Our city council REPRESENTATIVES need to seriously think about the residents in our community and what is best for us. We need to stand our ground as a city that cares about our residents and our quality of life and stop catering to the Corporations that come to our city. We need to stop changing zoning to make some big conglomerate money.

And are you sure this is considered Spot Zoning under State Law.....

Ellen Ryfle  
[REDACTED] Briarwood St.  
Denton, Texas 76209

Ellen



**Wyatt, Julie A.**

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**From:** Mauladad, Munal  
**Sent:** Wednesday, February 22, 2017 1:29 PM  
**To:** Wyatt, Julie A.  
**Subject:** FW: Scripture SRO Rezoning

**Munal Mauladad** | Director  
Department of Development Services  
Office: (940) 349-8313 | Fax: (940) 349-7707  
215 W. Hickory Street, Denton, Texas 76201  
<http://www.cityofdenton.com>



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**From:** Bradetich, Jeffrey <mailto:Jeffrey.Bradetich@unt.edu>  
**Sent:** Wednesday, February 22, 2017 1:21 PM  
**To:** [REDACTED]; Mauladad, Munal <Munal.Mauladad@cityofdenton.com>; Wazny, Kathleen <Kathleen.Wazny@cityofdenton.com>; Briggs, Keely G <Keely.Briggs@cityofdenton.com>; Bagheri, Sara <Sara.Bagheri@cityofdenton.com>; Watts, Chris <Chris.Watts@cityofdenton.com>; Hileman, Todd <Todd.Hileman@cityofdenton.com>  
**Cc:** Gregory, Dalton R <Dalton.Gregory@cityofdenton.com>; Raschen, Gudrun <Gudrun.Raschen@unt.edu>  
**Subject:** Scripture SRO Rezoning

Dear City of Denton Planning and Zoning Commission,

I am not able to attend tonight's meeting where the rezoning of my neighborhood is being discussed and considered, thus I share my concerns in writing.

My wife, Gudrun Raschen, and I live in and own our home at 301 Normal St. just a few houses south of the property being considered for rezoning for a new mega-apartment complex. We chose this home because it is a beautiful 1910 two-story historic home in walking distance to our jobs at UNT. We have enjoyed living in what is a very quiet neighborhood even though it is in the heart of student house rentals.

The thought of a mega – 5 story apartment complex next door raises many concerns. The increased density of population would adversely affect noise, safety, parking and pollution concerns. Perhaps most disconcerting is the size of the proposal. Such a behemoth would certainly not fit this neighborhood of single story homes.

Having lived in a number of cities that keep quality of life at the forefront of their growth and development decisions (Eugene, Oregon; Evanston, Illinois and Ann Arbor, Michigan) the City of Denton should take the lead from these beautiful, progressive and fiscally thriving cities and fully consider what could be done with this space. Our city is hurting for need of green space and neighborhood parks and an expanded historic district. With this type of opportunity at our doorsteps, I ask that the Planning and Zoning Commission delay any decision until a thorough and futuristic evaluation can be made.

Sincerely Yours,

Jeff Bradetich  
[REDACTED]

**Wyatt, Julie A.**

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**From:** Carolyn Barnes [REDACTED]  
**Sent:** Sunday, February 19, 2017 10:13 PM  
**To:** Mauladad, Munal  
**Subject:** Moratorium

Good morning.

I urge the City of Denton to institute a six-month rezoning moratorium for the evaluation of best use zoning of residential neighborhoods. This is an important quality of neighborhoods issue that deserves careful study.

Thank you.

Carolyn Barnes

Sent from my iPad

**Wyatt, Julie A.**

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**From:** Warren Lunt [REDACTED]  
**Sent:** Saturday, February 18, 2017 11:43 AM  
**To:** Mauladad, Munal  
**Subject:** Stop apartments please.

To all P/Z committee members,

Please, I beg you, to deny the request for the high density apartments on Scripture.

This area is some of the most affordable house in Denton. Culturally, it has historically been the incubator for so many musicians and artists.

This apartment complex will be the first domino in the destruction of this neighborhood. Many of us, who went to UNT have fond memories of this neighborhood. Please preserve it for further generations.

Thank you,

Jane Piper-Lunt, Denton

Sent from my iPhone

**Wyatt, Julie A.**

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**From:** Mauladad, Munal  
**Sent:** Thursday, February 23, 2017 8:21 AM  
**To:** Wyatt, Julie A.  
**Subject:** FW: Information regarding Z16-0023

FYR

**Munal Mauladad** | Director  
Department of Development Services  
Office: (940) 349-8313 | Fax: (940) 349-7707  
215 W. Hickory Street, Denton, Texas 76201  
<http://www.cityofdenton.com>



**From:** Jennifer Lane [mailto:[jenniferlane@gmail.com](mailto:jenniferlane@gmail.com)]  
**Sent:** Wednesday, February 22, 2017 10:54 PM  
**To:** Mauladad, Munal <[Munal.Mauladad@cityofdenton.com](mailto:Munal.Mauladad@cityofdenton.com)>  
**Subject:** Re: Information regarding Z16-0023

Dear Mr. Mauladad,

SRO's are a terrible idea in that area. Traffic congestion alone should wake people up and put a stop to it. This particular proposal is unwelcome in the neighborhood as it does not fit with the existing buildings and would adversely impact property values and traffic. It requires a change in zoning and I don't think it offers enough to be granted that.

Best wishes,

Jennifer Lane  
Denton, Texas

On Tue, Feb 21, 2017 at 12:27 PM, Mauladad, Munal <[Munal.Mauladad@cityofdenton.com](mailto:Munal.Mauladad@cityofdenton.com)> wrote:

Good afternoon,

Thank you very much for your response. We appreciate your feedback and hope to see you at the P&Z Commission meeting tomorrow night.

The 1.3 acre subject property is currently zoned Downtown Residential 2 (DR-2) District. The applicant is requesting to rezone the site to Downtown Commercial General (DC-G) District and

**Wyatt, Julie A.**

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**From:** Mauladad, Munal  
**Sent:** Thursday, February 23, 2017 3:42 PM  
**To:** Wyatt, Julie A.  
**Subject:** FW: 6mo rezoning moratorium

**Munal Mauladad** | Director  
Department of Development Services  
Office: (940) 349-8313 | Fax: (940) 349-7707  
215 W. Hickory Street, Denton, Texas 76201  
<http://www.cityofdenton.com>



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**From:** Lisa Alvarez (<mailto:l.alvarez19@hotmail.com>)  
**Sent:** Monday, February 20, 2017 4:53 AM  
**To:** Mauladad, Munal <[Munal.Mauladad@cityofdenton.com](mailto:Munal.Mauladad@cityofdenton.com)>  
**Subject:** 6mo rezoning moratorium

I support a 6 month rezoning moratorium for the evaluation of best use zoning of residential neighborhood.

**Wyatt, Julie A.**

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**From:** Mauladad, Munal  
**Sent:** Thursday, February 23, 2017 8:21 AM  
**To:** Wyatt, Julie A.  
**Subject:** FW: Information regarding Z16-0023

FYR

**Munal Mauladad** | Director  
Department of Development Services  
Office: (940) 349-8313 | Fax: (940) 349-7707  
215 W. Hickory Street, Denton, Texas 76201  
<http://www.cityofdenton.com>



**From:** Jennifer Lane (mailto:[jennrlane@gmail.com](mailto:jennrlane@gmail.com))  
**Sent:** Wednesday, February 22, 2017 10:54 PM  
**To:** Mauladad, Munal <[Munal.Mauladad@cityofdenton.com](mailto:Munal.Mauladad@cityofdenton.com)>  
**Subject:** Re: Information regarding Z16-0023

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