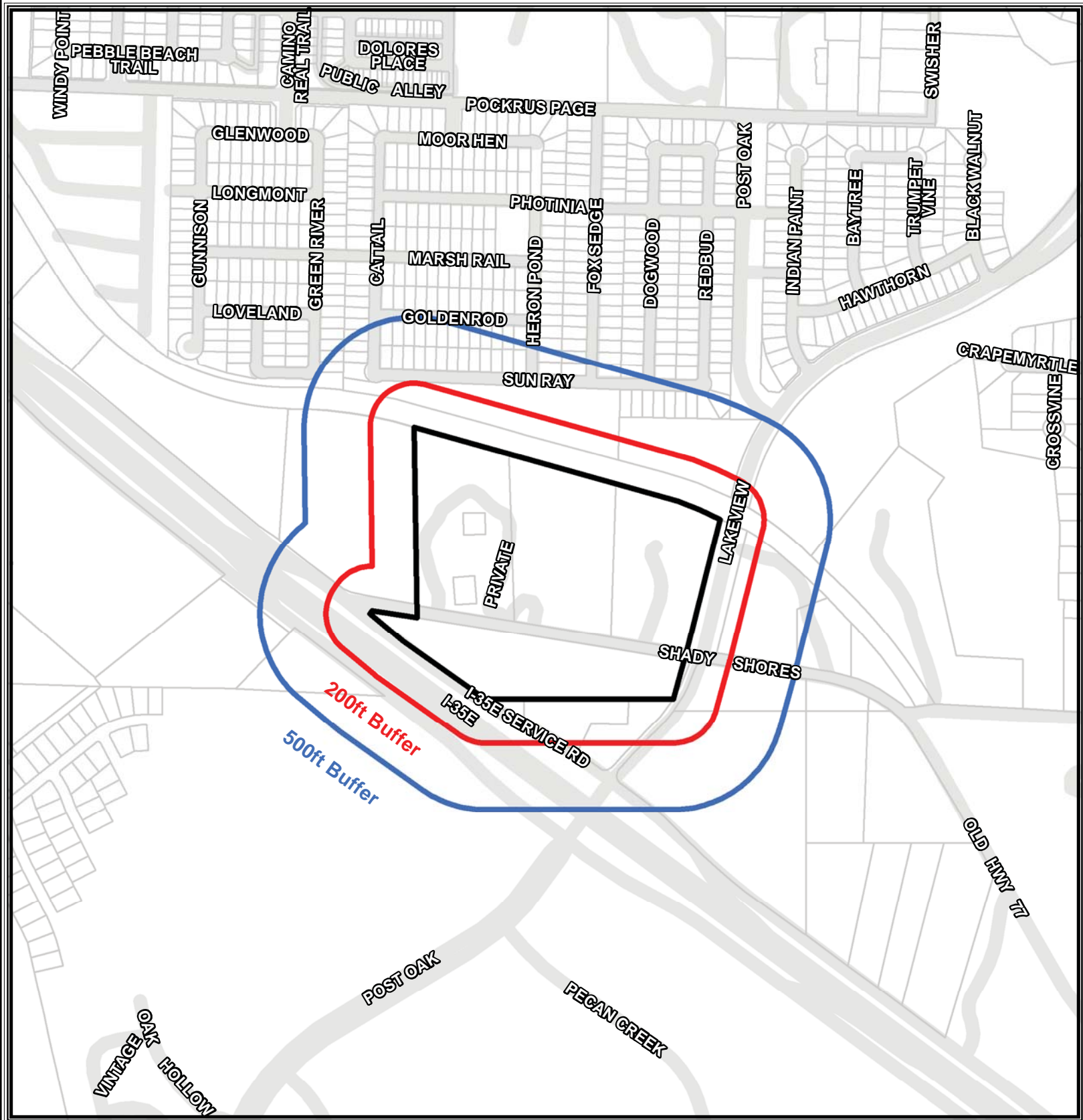



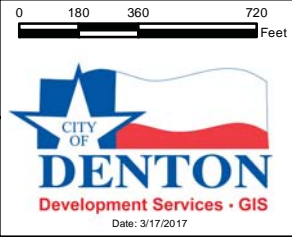
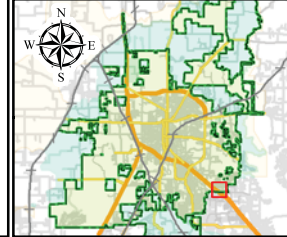


# Z17-0002 Notification Map



-  SITE
-  Parcels
-  Roads



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

Z17-0002

Kroger Denton

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: Z17-0002

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

*In favor of request.*

Signature

Printed Name

Mailing Address

City, State Zip

Phone Number

Email Address

Physical Address of Property within 200 feet

*Richard Tinnerello*

*Richard Tinnerello*

*2186 Shoreline Dr.*

*Flower Mound, TX 75022*

*972-302-7649*

*R2TINNERELLO@hotmail.com*

*2505 Shady Shores*

**Response Form**

Z17-0002

Kroger Denton

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: Z17-0002

Please circle one:

In favor of request

Opposed to request

Comments:

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

Signature



Printed Name

AL MCNATT

Mailing Address

4401 N I-35 #107

City, State Zip

Denton TX 76207

Phone Number

940.382-1020

Email Address

Alm @ MCNATT.NET

Physical Address of Property within 200 feet

RAW LAND, ADDRESS UNKNOWN

**Wyatt, Julie A.**

---

**From:** m>  
**Sent:** Thursday, March 16, 2017 5:33 PM  
**To:** Wyatt, Julie A.  
**Subject:** Project No. Z17-0002

Project No: Z17-0002

Please circle one:

In favor of request – I am in favor of this request  
Opposed to request

Comments: I'm not sure if can serve as a legal proxy or opinion. But I'll try anyway. I am IN FAVOR of the zoning change proposed by Kroger for the location in South Denton.

Signature

Printed Name Lane Boozer

Mailing Address

City, State Zip Denton TX 76205

Phone Number

Email Address

**Lane Boozer, LUTCF**

**[CHECK OUT THIS VERY COMPELLING VIDEO](#)**

**Don Boozer and Associates**

1400 North Corinth Street

Suite 109

Corinth, Texas 76208 USA

940-566-0800

Fax 940-315-8434

Direct 940-293-4765

**Toll Free 800-543-0886**

N 33° 09' 28.81" W 97° 03' 42.44"

[www.donboozer.com](http://www.donboozer.com)



**Wyatt, Julie A.**

---

**From:** "com">  
**Sent:** Tuesday, March 21, 2017 4:48 PM  
**To:** Wyatt, Julie A.  
**Subject:** Re: Staff Report for Z17-0002

Thanks, Julie. This is helpful.

As I mentioned on the phone we are overseas now and unable to attend the public hearing. But I'd like to go on record as being supportive of the proposed zoning change.

Thanks for your help.  
best regards,  
Richard Tinnerello

---

**From:** Wyatt, Julie A. <Julie.Wyatt@cityofdenton.com>  
**Sent:** Tuesday, March 21, 2017 1:10:09 PM  
**To:** Richard Tinnerello  
**Subject:** RE: Staff Report for Z17-0002

Good afternoon,

These attachments may help to cross reference the Limitations on the uses. An SUP requires public hearings and approval by City Council. Thanks!

**Julie Wyatt** | Senior Planner  
Department of Development Services | Planning Division  
Office: (940) 349-8585 | Fax: (940) 349-7707  
215 W. Hickory Street, Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)



**From**  
**Sent:** Monday, March 20, 2017 11:14 AM  
**To:** Wyatt, Julie A. <Julie.Wyatt@cityofdenton.com>  
**Subject:** Re: Staff Report for Z17-0002

Thank you, Julie. Looks like my properties (the three lots across Lakeview from the rezoning area, about 6 acres total) are now zoned RCR-1 according to the Existing Zoning Map.

I looked at the Permitted Use Comparison document, but do not understand what many of the entries mean, for example "SUP", "L(8)", "L(15)", etc. Is there a legend to explain those please?

Thanks again, and have a great day!

Richard Tinnerello

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**Wyatt, Julie A.**

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**From:** Mary Finley <maryfinley@gmail.com>  
**Sent:** Saturday, March 18, 2017 7:23 PM  
**To:** Wyatt, Julie A.  
**Cc:** Roden, Kevin P  
**Subject:** Z17-0002

**Project No:** Z17-0002

I am opposed to the request  
Mary Finley

Denton, TX 76208

I understand that few homes are in the 200 ft. range of the requested change. This is because the light rail track/trail and a park are between property and homes. I was not contacted because I am further than the 200 feet.

I have lived in Villages of Carmel since May 2010. We continue to be surrounded by changing zoning. I understand progress; however, a third Kroger is not needed, nor would it be a good fit in this highly congested neighborhood. We have two very large Krogers, Walmart Neighborhood Market, Sprouts, two Aldi's, two Walmarts, and Albertsons to choose from already. It would sit at an intersection clogged with neighbors trying to get in/out of the neighborhood, as well very close to a dangerous pedestrian/bicycle crossing at the light rail crossing. It would also bring more noise, light pollution, crime, and increase in homeless persons along the rail trail, and generally not improve our quality of life.

I am 67 and mobility challenged. I ride my bike daily along the rail trail. Getting out of the neighborhood to the trail is an increasing challenge. I encountered groups of up to 20 walkers, biking clubs, families out walking, runners, etc on the trail today. I already do not ride toward MedPark station and toward downtown due to the number of homeless persons I encounter. They are generally cordial, but several have tried to get me to stop. Most I encounter in areas with commercial businesses backing up to the trail. A Kroger would be a prime spot for these persons to look for food and shelter. This is an increasing problem for Denton.

In addition to the obvious issues, I understand the area also includes environmentally sensitive parts that need to be protected. Every tree lost, every stream polluted, every area cleared does damage to the environment and wildlife survival.

Please consider leaving the zoning in this area as is.  
Thank you.

Sent from my iPad

**Wyatt, Julie A.**

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**From:**  
**Sent:** Friday, March 17, 2017 3:02 PM  
**To:** Wyatt, Julie A.  
**Subject:** Project No: Z17-0002 Comments

om>

Project No: Z17-0002

Opposed to request

Comments:

I'm against this zoning proposition because it's going to bring more traffic/congestion, crime, pollution, and noise to my neighborhood, the Preserve at Pecan Creek, as well as involve cutting down far too many trees. My neighborhood is already losing far too many trees for it to be considered a "preserve" anymore, so adding a giant grocery store certainly won't add to that ideal. We also already have two Kroger grocery stores that are both approximately 3.3 miles from the proposed location. To sum up, I feel like this would be a very poor decision for the surrounding neighborhoods, and I feel that the other citizens of the city of Denton that live in this neighborhood with me will respond strongly against this as well.

Thank you,

Steven Hicks

Denton, TX 76208

**Wyatt, Julie A.**

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**From:** robin baun n>  
**Sent:** Saturday, March 25, 2017 9:48 AM  
**To:** Wyatt, Julie A.  
**Subject:** Rezoning Request Input

My husband and I will be out of town during the zoning request meeting this week at The Preserve at Pecan Creek. We both very adamantly disapprove of the request to rezone and build a Kroger and filling station and pad sites at the corner of Shady Shores and Lakeview. The Preserve is a very nice HOA development with green space along Lakeview. To build up that corner at our main entrance would be commercial and distract from the entrance to our community. Another reason not to rezone is the heavy traffic at the corner. Several times a day when two elementary and a middle school traffic occur, it delays getting in and out of the neighborhood. Interstate 35 construction and the access lanes also block traffic. And last there is a flagship Kroger Store less than 10 minutes away and QT within 3 minutes away.

I think you will find these reasons not to rezone reasonable. Please do not rezone this area for such heavy business/commercial use.

Thank you,  
Robin and Douglas Baum

Denton, Texas 76208



**Wyatt, Julie A.**

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**From:** Ronald L. Johnson  
**Sent:** Friday, March 24, 2017 2:24 PM  
**To:** Cabrales, John J. [\[mailto:john.cabrales@cityofsanray.com\]](#)  
**Cc:** Wyatt, Julie A.  
**Subject:** Re: Shady Shores Rezoning Request

Hello John,

I'm sorry that we did not get a chance to speak at the DBCC Banquet.

I am out-of-town now, and also was when the 3/22 meeting took place. Since I cannot attend the 3/29 meeting, I would like to share with you what I, and many of my immediate neighbors would like to see regarding this new development. We imagine that there will be some sort of wall erected at the rear of the stores. If that is not in the plans, it should be. Also, between the wall and the community, a very tight line of evergreen trees/shrubs should be planted.

The homeowners on Sun Ray Drive paid lot premiums to the builder (Centex) because the property across the street from these homes would not be built on and would be a greenbelt forever. Now it is a City park, but still in effect a "green belt." During the winter months, it would be undesirable to gaze through the leaf-less trees and see a stark wall. That is why the line of evergreen trees and shrubs would be beneficial in preserving the natural views year-round that currently exist.

Thank you in advance for taking this concern forward to the developers.

**RON JOHNSON**

Forward to Planning. I assume it may be going to P&Z or there may be a neighborhood meeting scheduled for that night.

Thanks,

Rodney Patterson|Building Official  
Department of Development Services|Building Inspections Division  
Office: (940) 349-8539| Fax: (940) 349-7708  
215 W. Hickory Street, Denton, Texas 76201 <http://www.cityofdenton.com>

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

From: Miller, Brittany  
Sent: Monday, March 20, 2017 8:27 AM  
To: Patterson, Rodney D. <[Rodney.Patterson@cityofdenton.com](mailto:Rodney.Patterson@cityofdenton.com)>  
Subject: FW: New Kroger

Rodney,

This came through the building email. Who should this go to?

Thank you,

Brittany Miller | Administrative Assistant Department of Development Services | Building Inspections Division  
Office: (940) 349-8381 | Fax: (940) 349-7208  
215 W. Hickory Street, Denton, Texas 76201 [www.cityofdenton.com](http://www.cityofdenton.com)

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

From: Earl Armstrong  
Sent: Saturday, March 18, 2017 11:30 AM  
To: building <[building@cityofdenton.com](mailto:building@cityofdenton.com)>  
Subject: New Kroger

Hello,

A few days ago I heard about a plan to build a new Kroger store between Classic Autos and Lakeview Drive, along I35E. I am opposed to the idea. Have I reached the right department? If not, who is the right person?

I'm currently working out of state and won't be able to attend the March 22nd meeting.

Thank you

Earl Armstrong

Sent from my iPad