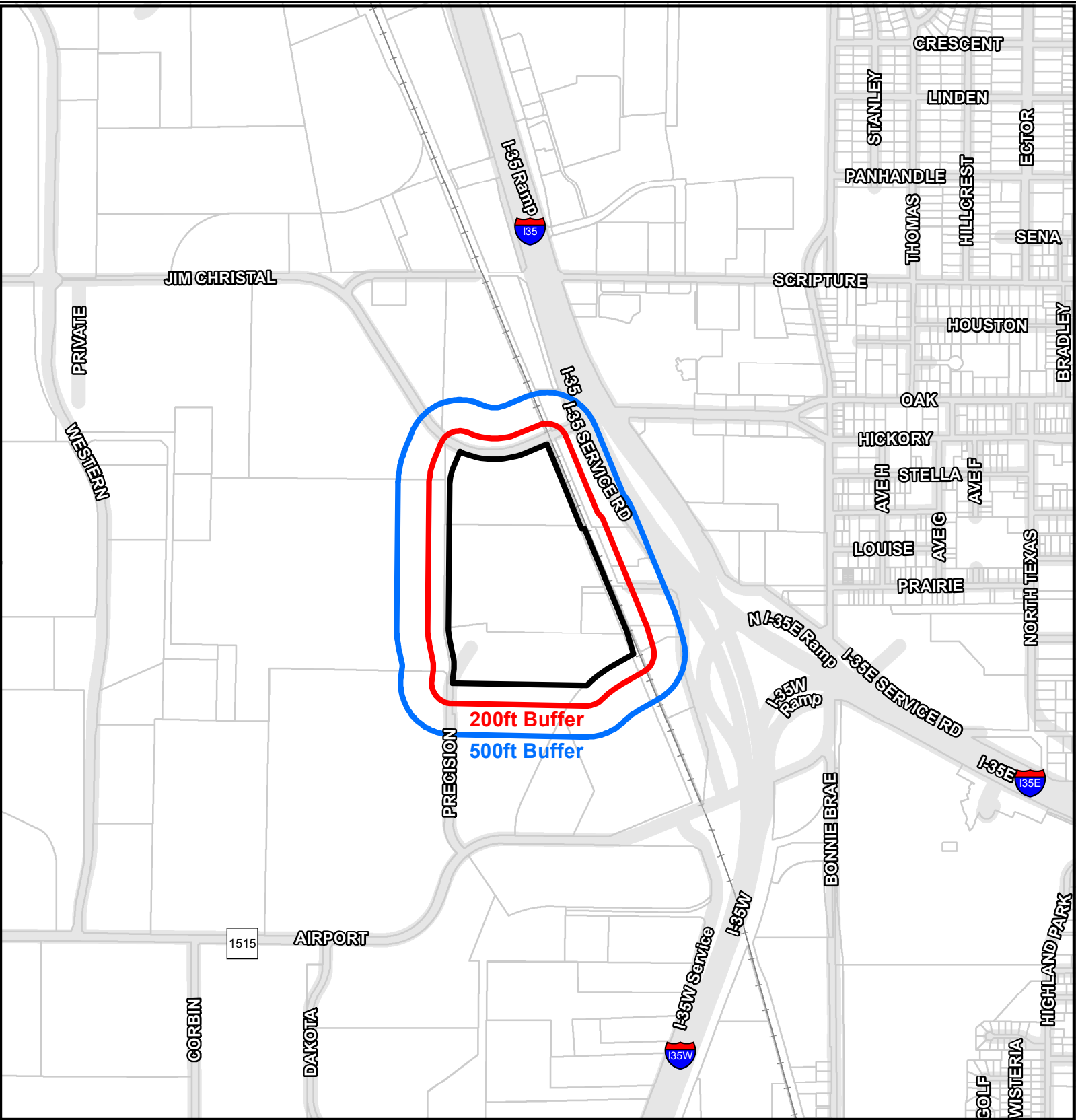
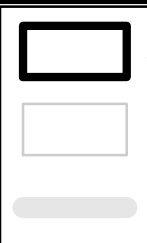



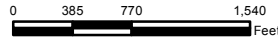

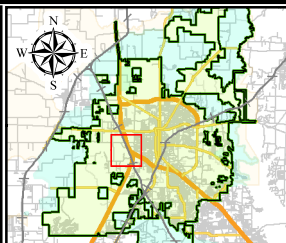



**Z17-0016**  
**Notification Map**





-  SITE
-  Parcels
-  Roads





**CITY OF DENTON**  
Development Services • GIS  
Date: 10/31/2017

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.

**Development Services**

215 W. Hickory St., Denton, TX 76201 • (940) 349-8541

**Response Form**

Project Number Z17-0016

Retreat at Denton

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

City of Denton Development Services  
Attn: Hayley Zagurski, Project Manager  
215 W. Hickory St.  
Denton, TX 76201

You may also email or fax a copy to Hayley.Zagurski@cityofdenton.com or (940) 349-7707.

-----  
Project Number Z17-0016

Please circle one:

☒ In favor of request☐ Opposed to request**Comments:**

We hired Kimley-Horn, an engineering firm to review the proposed zoning change and project to evaluate whether they are appropriate for the site which is currently zoned for industrial uses. Kimley has expertise in evaluating sites for industrial users. It is Kimley's opinion that the site would never be suitable for the industrial users due to several factors: (1) the topography of the east and west sides slopes significantly toward the center where a large (15-20 acre) lake is located; (2) a stream runs longitudinally from north to south cutting the tract into 2 parcels; (3) there is approximately 15-20 acre lake in the center of the site; and (4) there is approximately 15 acres of flood plain in the northeast corner that cuts off access to the east side from the west side at the north end.

Signature: Philip A. Baker

Philip A. Baker, Vice President of  
The Rayzor Company, General  
Partner of Rayzor Investments, Ltd.

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

Street Address: PO Box 336City, State and Zip Code: Denton, TX 76202-0336Phone Number: 940-387-8711Email Address: pabaker@rayzorco.com

Physical Address of Property within 200 Feet: Approximately 89 acres adjacent to the northwest boundary of the site and approximately 16 acres adjacent to the north boundary line of Oak Street and directly north of the northwest boundary of the property.