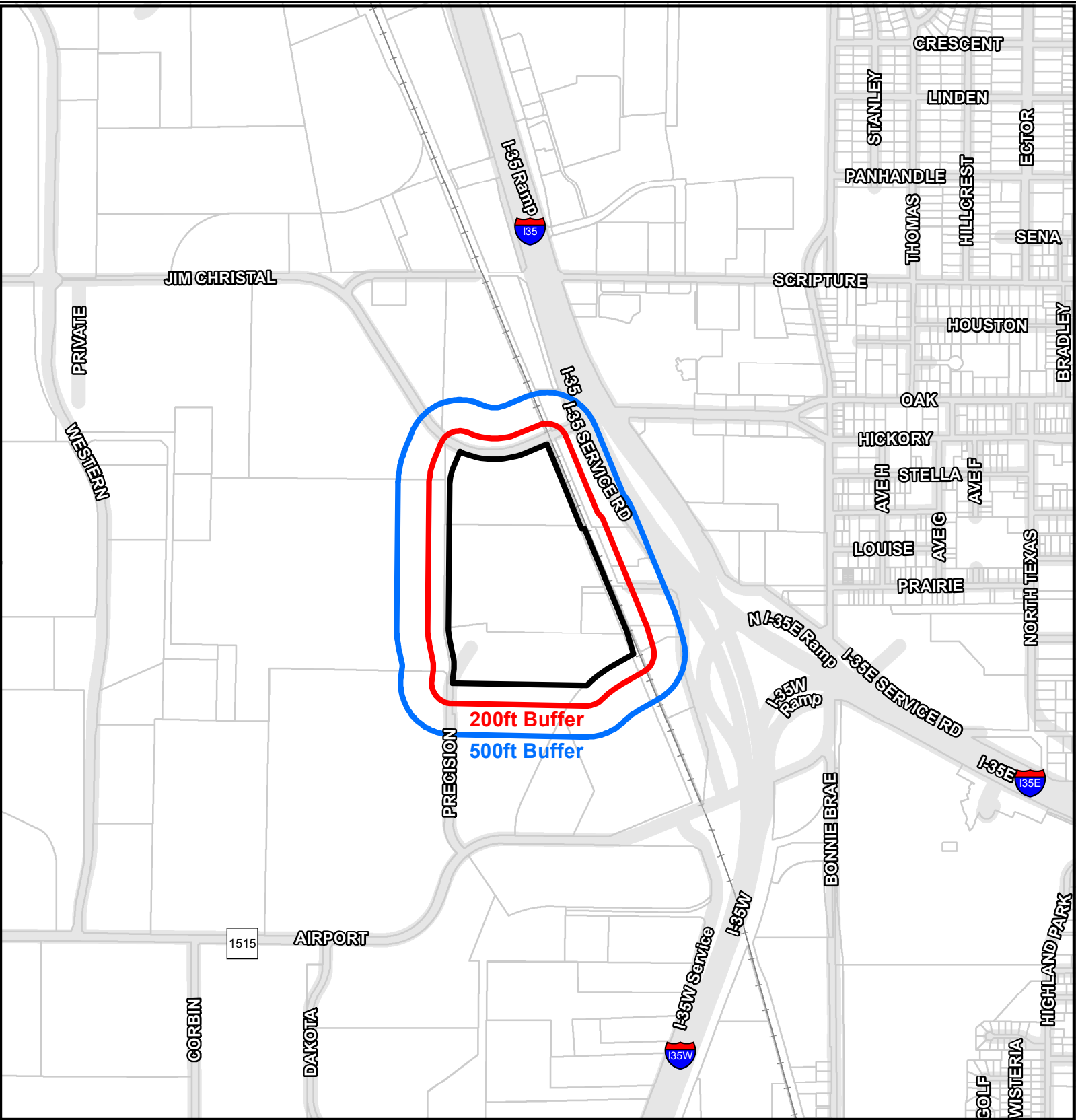


Z17-0016
Notification Map



SITE

Parcels

Roads

0 385 770 1,540 Feet

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.



Development Services

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Response Form

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Project Number Z17-0016

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Peterbilt Motors is opposed to the rezoning of the proposed property due to current and future industrial consideration of Peterbilt property and surrounding industrial zoning.

Signature:

Printed Name: LEON HANDT ASST GENERAL MANAGER - PETERBILT

Street Address: 3200 Airport Rd + Associated property

City, State and Zip Code: Denton, TX, 76207

Phone Number: 940-581-4117

Email Address: LEON.HANDT@PACCAR.COM

Physical Address of Property within 200 Feet: PETERBILT MOTOR INC + ASSOCIATED PROPERTY AT 3200 AIRPORT RD



Notice of Public Hearing

Project Number Z17-0016

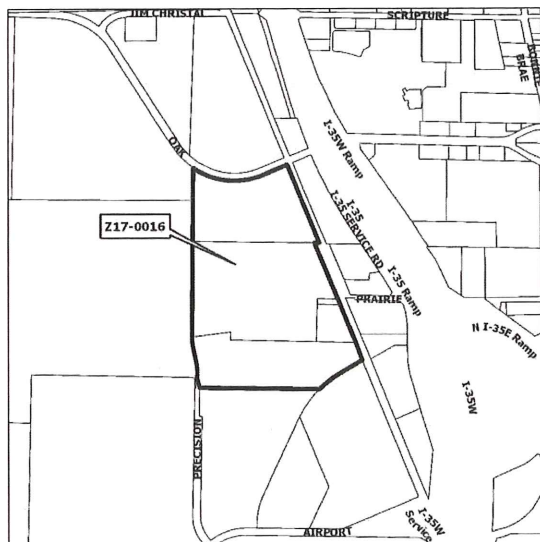
Retreat at Denton

Notice is hereby given to all interest persons that:

The City of Denton Planning and Zoning Commission will hold a public hearing and consider a request by Rayzor Inv. Ltd. to rezone approximately 72.07 acres from an Industrial Center Employment (IC-E) District to a Neighborhood Residential Mixed-Use (NRMU) District. The property is generally located on the south side of West Oak Street approximately 290 feet west of the Interstate Highway 35 service road in the City of Denton, Denton County, Texas.

Properties within 200 feet of the subject property must be notified of the request pursuant to the Texas Local Government Code. As an owner of property within 200 feet of this request, you are invited to make your views known by attending the public hearing, emailing the Department of Development Services, or returning this form with your comments prior to the date of the public hearing. If written opposition to the request exceeds 20 percent (acreage within 200 feet of the property), a three-fourths vote of City Council is required to approve the request. As a courtesy, the City of Denton also sends notification to all physical addresses within a 500-foot radius of the subject property.

You are invited, not required, to attend the public hearing. If you attend, you will be given an opportunity to speak for or against the change, or you may attend only to observe. Any citizen or group of citizens interested in attending is invited to do so. Applicants and their agents are expected to attend.



Agent: Adriana G. Sanchez, CP of Hayes, Berry, White, and Vanzant, LLP

Phone: (940)387-3518

Public Hearing:

Wednesday, November 8, 2017 6:30 p.m.

City Hall, City Council Chambers

215 E. McKinney St.

Denton, TX 76201

The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action, which is tentatively scheduled for Tuesday, December 5, 2017 at 6:30 p.m. The Planning and Zoning Commission may recommend, and City Council may approve, any zoning district which is equivalent to or

more restrictive than that which is requested and which is deemed consistent with Denton Plan 2030.

For more information, please contact Hayley Zagurski at (940) 349-7785 or Hayley.Zagurski@cityofdenton.com; or, on November 3, 2017, visit www.cityofdenton.com/public-meetings for the meeting agenda with staff's analysis and associated exhibits.