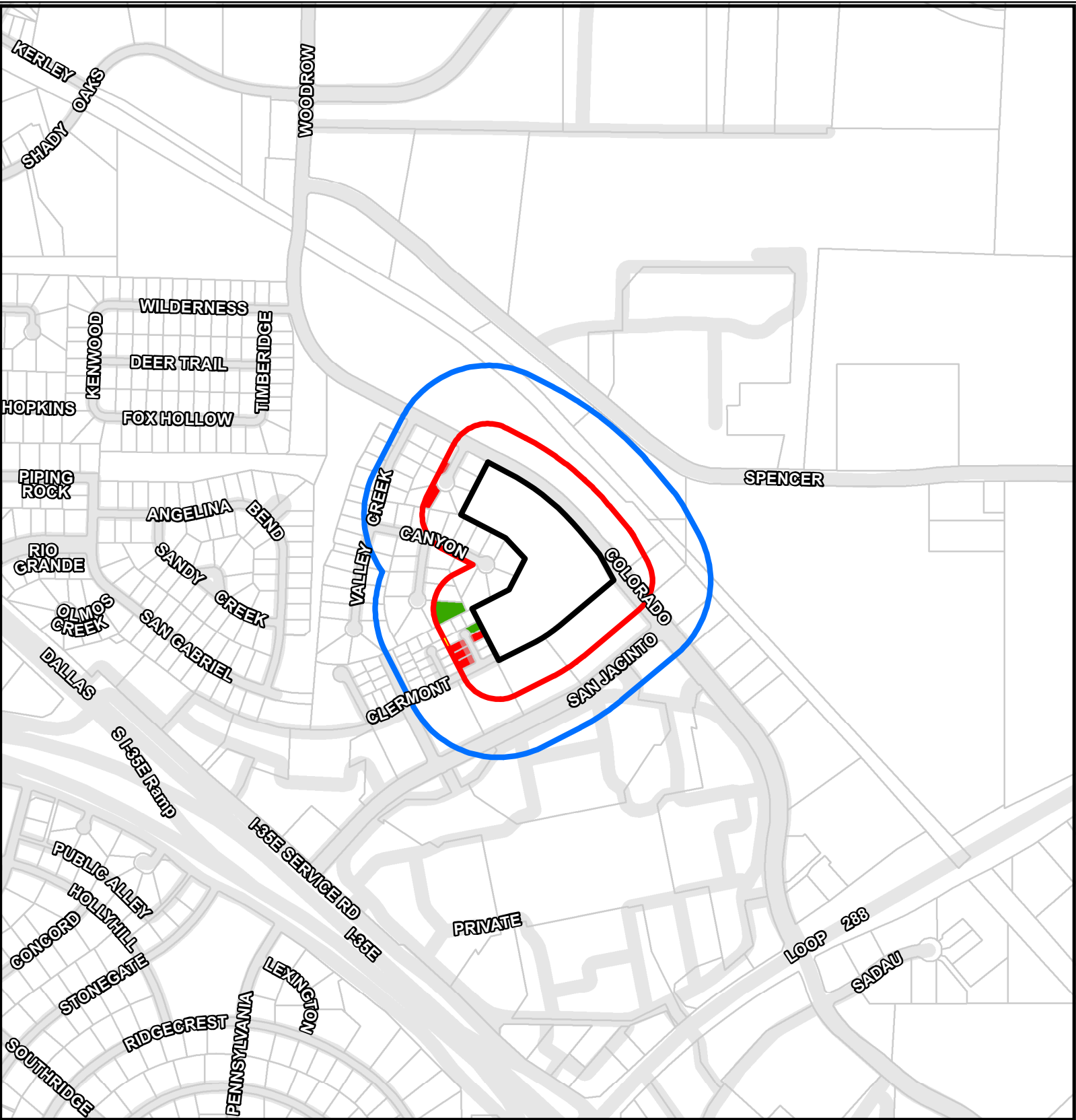



Z17-0032
Notification Response Map



 SITE	 In Favor
 Parcels	 Neutral
 Roads	 Opposed

0 205 410 820 Feet



CITY OF DENTON
Development Services • GIS
Date: 3/15/2018

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 Z17-0032
Colorado Townhomes

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

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

You may also email or fax a copy to cindy.jackson@cityofdenton.com or (940) 349-8351.

Project Number Z17-0032

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments: **Thank you for the opportunity to voice my opposition to the proposed condos on Colorado Blvd.** The construction of

these condos would lower the quality of life in this neighborhood. Traffic already bottlenecks at the northern and southern ends of Colorado at Loop 288 and Spencer Rd. The streets inevitably would have to be widened, which would affect our already too narrow sidewalks. Cars travel the 30 mph-zoned streets at 50 mph. There have been several accidents at the end of my block. The ingress/egress would also become a problem. Quiet neighborhoods would be disrupted to make way for the increase in traffic that the inhabitants of the condos would bring.

Please deny Project Number Z17-0032 and keep the neighborhood on Colorado clear of congestion and safe from speeding/careless drivers.

Signature: _____

Sara Portillo

Printed Name: _____

Sara Portillo

Street Address: _____

1504 Greenspoint Circle

City, State and Zip Code: _____

Denton, Texas 76205

Phone Number: _____

940-565-5882

Email Address: _____

portillomona@yahoo.com

Physical Address of Property within 200 Feet: _____

1504 Greenspoint Circle



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Project Number Z17-0032

Please circle one:

☐ In favor of request

☒ Opposed to request

WHY CHANGE FROM NR-6 TO NRMU-12
AMOUNT OF TRAFFIC AROUND COLORADO ST. IS HORRIBLE
DUE TO THE AMOUNT OF APTS IN AREA. ALSO THE
AMOUNT OF BUSINESSES. KEEP NR-6
DO NOT change it!

Comments: TRAFFIC IN CLERMONT LN. will INCREASE.
WE PARK in the street WHEN THERE ARE VISITORS.
ROAD too NARROW to WITHSTAND THIS TRAFFIC.

Signature: _____

Printed Name: _____

Street Address: _____

City, State and Zip Code: _____

Phone Number: _____

Email Address: _____

Physical Address of Property within 200 Feet: _____

Oscar D. Meza

OSCAR MEZA

1920 CAVENDER

DENTON, TX 76209

940 484-7777

OSCAR@ASTROSSERVICES.COM

1920 CAVENDER

Denton, TX 76209

Project Number Z17-0032

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

I don't want a property or town homes behind my home. It will disturb my property privacy, traffic, drainage, topography, fencing and security. Please don't approve this development. The dust will affect my fence & paint & brick.

Signature:

Glenda Sue Breeding

Printed Name:

Glenda Sue Breeding

Street Address:

1913 Lavender Circle

City, State and Zip Code:

Denton TX 76205

Phone Number:

940-898-0724 (unlisted)

Email Address:

none

Physical Address of Property within 200 Feet:

Denton TX 76205
1913 Lavender Circle IS my
address development IS Colorado Townhomes project
Z17-0032 Southwest side of Colorado Blvd

ADA/EOE/ADEA

www.cityofdenton.com

TDD (800) 735-2989

Project Number Z17-0032

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Noise Traffic Crime. Pollution
Lights

Signature: _____

Printed Name: _____

Street Address: _____

City, State and Zip Code: _____

Phone Number: _____

Email Address: _____

Physical Address of Property within 200 Feet: _____

George Abney
1529 Bayberry St
Denton, TX 76205
214 923 4141
1529 Bayberry St
Denton, TX 76205

ADA/EOE/ADEA

www.cityofdenton.com

TDD (800) 735-2989



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Project Number Z17-0032

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

IT would cause Traffic problems for Villas of Piney Creek residents. Our Streets are narrow, People park along Clermont Ln. Streets belong to HOA.

Signature: Linda Dudley

Printed Name: Linda Dudley

Street Address: 1916 CAVENDER Circle

City, State and Zip Code: Denton, TX 76205

Phone Number: 940-391-9481

Email Address: ldudley2013@gmail.com

Physical Address of Property within 200 Feet: 1916 CAVENDER Circle



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Project Number Z17-0032

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

I opposed to the request because there will be heavy traffic in our property involved

Signature: millie jung

Printed Name: millie Jung

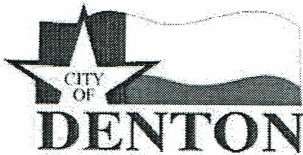
Street Address: 1912 Cavender Circle

City, State and Zip Code: Denton, TX 76205

Phone Number: 940.484.1942

Email Address: —

Physical Address of Property within 200 Feet: —



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Project Number Z17-0032

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

The proposed project, Z17-0032, requests a rezoning of an NR-6 area to NRMU-12 (residential mixed-use allowing multi-family housing), adjacent to low-density residential NR-3 cul-de-sacs. Though the proposed plan calls for attached single family homes, if the requested re-zoning is approved and the proposed project drops out, it could be replaced with multi-family, which is completely unacceptable and contrary to the desires and intents of existing homeowners who have purchased detached single family homes on a cul-de-sac. Another concern is the traffic impact on Colorado Blvd, which can already be very busy during key times.

To make this project somewhat acceptable would require 1) a new zoning category that allows sf attached homes but does not allow multi-family homes, in order to protect and secure against future changes, 2) a limit of 2-stories on the lots adjacent to existing homes, 3) an aesthetic brick wall with sound-reduction enhancement, 4) a significant landscaping perimeter with mature trees that are above the wall height and have a visible canopy, when initially planted. The traffic concern can be reduced if the main entrance is via San Jacinto Blvd.

sf = single family, mf = multi-family

Signature: Jennifer Geer

Printed Name: Jennifer Geer

Street Address: 1512 Greenspoint Circle

City, State and Zip Code: Denton, TX 76205

Phone Number: 619-218-2458

Email Address: jen@geersweb.com

Physical Address of Property within 200 Feet: 1512 Greenspoint Circle, Denton, TX 76205



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Project Number Z17-0032

Please circle one:

☒ In favor of request

☐ Opposed to request

with reservations

Comments:

see attachment

Signature:

Helen Schenk

Printed Name:

Helen Schenk

Street Address:

1909 Cavender Circle

City, State and Zip Code:

Denton, TX 76205-8138

Phone Number:

940/484-1571 (land line) 940/597-5598 (cell)

Email Address:

hstnsnet1@verizon.net

Physical Address of Property within 200 Feet:

1909 Cavender Circle

Denton TX 76205-8138

A number of residents from the Villas of Piney Creek Homeowners Association, and other residential areas off Colorado Boulevard, met with Eric Schmitz of the Schmitz Realty Group in the Hickory Building, 207 W. Hickory, at 6 p.m. on Monday, February 12, 2018, to discuss the Colorado Boulevard Re-Zoning Project Z17-0032.

The Villas of Piney Creek HOA owns the streets in this residential development. The streets are not owned by the City of Denton. To have traffic coming in and out of the Villas of Piney Creek, as well as any widening of Clermont Lane, would require unanimous approval from the Villas of Piney Creek Homeowners Association. The Villas of Piney Creek HOA is opposed to any “in and out” traffic through our development.

1. Widening Clermont Lane to gain access to the suggested development.
 - (a) Our HOA owns the streets in this development, and is not in favor of widening Clermont Lane.
 - (b) The heavy amount of traffic using Clermont Lane to access this new development through the Villas of Piney Creek would cause severe damage to Clermont Lane.
 - (c) Extra traffic coming in and out would add to the noise level in the development, which historically has been fairly low.
 - (d) The population of the VPC is, on the whole, a mature population made up of retirees, with very few children living there. Overall, the noise level in the development is low and that’s the way we want to keep it.

Suggestion

We suggest that ingress/egress to the new development should be off San Jacinto Boulevard. We recommend that the developers do some research and find a better way in and out than Clermont Lane.

2. Safety Factors
 - (a) The VPC has historically been a very safe environment for the homeowners. So far there has been no crime in the area and people are very respectful of each others’ property, and we want this to continue.
3. Size of Homes
 - (a) We do not want two or three story residences abutting our homes, giving the people living there the possibility of looking into our homes. Some thought needs to be given to this. Mr. Schmitz said that the new residences could be built with one wall having no windows in it, which doesn’t sound like a good selling point for any new home.
4. Land
 - (a) We would like a thorough analysis made of the land on which this development is to be built, to make sure there are no underground springs or other hazards which might cause problems to the existing developments, and we would like to see any reports that speak to this issue.
5. Swimming Pool, Playground, and Dog Park
 - (a) We feel that these amenities are of the kind usually occupied by families rather than empty nesters and downsizers, and they will probably add to the noise level of this development.
6. Distance from Existing Residential Areas
 - (a) We would like to have confidence that there will be reasonable distance between the homes in this development and in the existing residential areas.



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Project Number Z17-0032

Please circle one:

☐ In favor of request

☐ Opposed to request

Comments:

To be determined

Signature: _____

Printed Name: ALBERT A. BASILIAN

Street Address: 1905 BRIARWOOD CIRCLE

City, State and Zip Code: DENTON, TX 76205

Phone Number: 940-453-2645

Email Address: A.A.BASILIAN@201.COM

Physical Address of Property within 200 Feet: _____

Jackson, Cynthia

From: George Abney <George.Abney@aaacooper.com>
Sent: Wednesday, February 21, 2018 11:06 AM
To: Jackson, Cynthia
Subject: per our conversation

I would approve of the town homes being built, with the provision that no apartments could ever be built on the property

George Abney

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