

NOTICE OF PUBLIC HEARING

Rezoning (Z11-0003)

The Planning and Zoning Commission of the City of Denton will hold a public hearing on Wednesday, June 15, 2011 to consider making a recommendation to the Denton City Council regarding a rezoning from a Neighborhood Residential 3 (NR-3) to a Neighborhood Residential 4 (NR-4) zoning district on approximately 31.14 acres. The property is located north and west of Clubhouse Drive, south of Loon Lake Road and east of Ranch House Drive.

The public hearing will start at 6:30 p.m. in the City Council Chambers of City Hall located at 215 E. McKinney Street, Denton, Texas. *Because you own property within two hundred (200) feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing.* Please, in order for your opinion to be taken into account, return this form with your comments prior to the date of the public hearing. *(This in no way prohibits you from attending and participating in the public hearing.)* You may fax it to the number located at the bottom or mail it to the address below or drop it off in-person:

**Planning and Development Department
221 N. Elm ST
Denton, Texas 76201
Attn: Nana Appiah, Project Manager**

These forms are used to calculate the percentage of landowners that support and oppose the request. The Commission is informed of the percent of responses in support and in opposition.

Please circle one:

(In favor of request)

(Neutral to request)

(Opposed to request)

Reasons for Opposition:

Signature: _____

Printed Name: _____

Mailing Address: _____

City, State Zip: _____

Telephone Number: _____

Physical Address of Property within 200 feet: _____

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Letter from Applicant to the Neighboring Homeowners



June 1, 2011

Dear Homeowner:

I'm sure you have noticed some changes on the undeveloped land by your neighborhood. We purchased the 27.4 acre tract of land adjacent to Wind River and Sundown Ranch from Bob Shelton on January 31 of this year. Since that time we have been busy working through the City of Denton approval process and have begun preparing for development by removing the existing structures on the property.

The City approved our Preliminary Plat, which defines the number of lots and overall layout of the subdivision, in April of this year. We are currently working on the final construction plans for the project which we will be submitting for City approval in late May or early June. The property is currently zoned NR-3. The NR-3 zoning allows the construction of 109 homes on the property. This zoning restricts the maximum lot coverage to 50% (which is the amount of the lot that can be covered by any type of concrete). This would limit the one story houses on several of the lots to a maximum of 1750 square feet. In order to allow for the construction of larger one story homes a zoning change is required. Ironically, the zoning category that allows greater lot coverage and thus larger homes is the NR-4 zoning district. The NR-4 zoning allows 60% lot coverage. This zoning would allow construction of 2300 square feet one story homes on the same lot. The NR-4 zoning does allow greater density and could result in a greater number of lots on the property. We will not increase our lot count over the 107 currently planned if this zoning change is made; we are only interested in the ability to build larger homes. Preliminary Plat and construction plans for 107 lots have already been prepared and submitted to the City (requiring significant expenditures of time and engineering costs on our part). In our opinion, a change to greater density is neither a viable marketing or financial option.

The City of Denton Planning And Zoning Commission will hold a public hearing on June 15th to consider our request. There are sure to be several questions about our project so we are holding an informational meeting on June 13, 2011 at the Denia Recreation Complex at 6:30 p.m. We invite you to attend to answer any questions you may have and further brief you on our project prior to the public hearing.

We look forward to seeing you at the meeting.

Sincerely,

A handwritten signature in black ink that reads 'Brad Meyer'.

Brad Meyer
Principal
Contrast Development, LLC

300 E. John Carpenter Fwy, Suite 940, Irving, TX 75062

