

David Hawkins

Subject: FW: Request a few minutes of your time

From: Frank Roszell []
Sent: Thursday, May 18, 2017 6:30 PM
To: David Hawkins; Vern Stansell
Cc: Trina Zais
Subject: Re: Request a few minutes of your time

Thank you all. Perhaps this email should be made part of the packet for the Zoning Board and Council for clarification.

From: David Hawkins
To: Vern Stansell 'Frank Roszell'
Cc: Trina Zais
Sent: Thursday, May 18, 2017 6:07 PM
Subject: RE: Request a few minutes of your time

Evening all,

I do want to weigh in on this to make sure there is not any confusion on what the current PD that is in place for this subject property at 1801 Rufe Snow. The original PD zoning was approved back in on August 5, 1997 by Ordinance No. 868 with the zoning as PD-NS (Planned Development-Neighborhood Services). A 9,600 square-foot building was planned for this subject property. Then a Planned Development Amendment was approved by City Council (Ordinance No. 1066) on October 2, 2001 that include this subject property to have a 6,000 sq. ft. Building. This is the current PD that is in place. Currently, only a 6,000 sq. ft. could be built but Mr. Roszell is request a change to allow a bigger building up to 11,900 sq. ft.

Ordinance No. 868 is no longer in effect. The PD Amendment in 2001 removed the conditions imposed and were replaced with Ordinance No. 1066. I believe the reason why it was included in the packet was to show that there was a history of a larger than 6,000 sq. ft. building planned for this subject property before its current state today. I apologize for any confusion on this by including the PD Ordinance that is not in effect today.

Thanks.

David Hawkins, AICP | Planning Manager
P: 817-743-4127 | F: 817-743-4195
City of Keller, Texas
www.cityofkeller.com/planning

Keller, Texas – Ranked as a top 100 “Best Places to Live” by CNN Money Magazine.

 Please consider the environment before printing this e-mail.

From: Vern Stansell
Sent: Thursday, May 18, 2017 3:58 PM
To: 'Frank Roszell'

Cc: David Hawkins

Subject: RE: Request a few minutes of your time

Mr. Roszell –

Starting this Friday afternoon, I'll be out of town for a couple of weeks. I'm sure you can understand what my meeting schedule looks like right now, in advance of that date. Not a minute to spare between 8 and 5, unfortunately,

However, I think Mr. Hawkins can assist. When a planned development is approved, one of the many documents the City staff prepares is an "ordinance" which documents the various provisions of planned development. In this case, Ordinance# 868 was prepared as a formal City document. The terms of that ordinance remain in effect until either amended or a variance to those terms are approved (Mr. Hawkins – can you confirm my understanding on that please?). In this case, if Mr. Hawkins could provide you a copy of that ordinance, you'll see the provisions I mentioned during the Planning & Zoning hearing on your application. In particular, Section 1, paragraphs 1 & 2.

I hope that addresses your request and I'm so sorry I can't carve out the time to meet with you before I leave town. However, I know you're anxious to get answers so you can move forward and I don't want to hold up the process.

Regards - - - - -

Vern Stansell

From: Frank Roszell

Sent: Tuesday, May 16, 2017 1:24 PM

To:

Subject: Request a few minutes of your time

Could we meet for a few minutes at city hall. I need clarification on a few statements that you made at my hearing on 1801 Rufe snow. I could not relate to them. In particular the 8500 limitation. I promise I am not going to try and persuade you to vote one way or the other. I just want make make sure i am on the right page on the design. You seem to think there are other restrictions.

Thank you in advance.