

HULSEY ENGINEERING

Mechanical / Electrical / Civil

PO Box 477, 300 Thomas Lane
Lillian, Texas 76061
Ph. (817) 790-7740
Email: clint@hulseyengineering.com
Website: www.hulseyengineering.com Firm #: F-1255

2021.04.18

Job #: 20 3925

Attn: Aaron Maldonado
101 South Main Street
Joshua, Texas 76058

REF: Owl's Roost Subdivision

To Mr. Maldonado,

I am writing today to request a zoning change regarding 1075 Stadium Dr which is a parcel of land consisting of 60.14 acers situated in the McKinney & Williams survey. Currently this parcel of land is zoned and used as agriculture production. We would request that the zoning for the parcel in question be changed for use as single family residential, R-1.

The reason for this change would be to create a new subdivision under the name "Owl's roost". This new subdivision, upon completion, would consist of 145 new brick homes. Each lot would be between 10,000 and 13,000 square foot on typically. These one and two story homes would be expected to be priced between 450 and 500K.

This subdivision would include approximately 2,000 foot of the linear park that is a part of the Joshua city parks plan. Portions of the linear park will be over 100 foot wide and would be a welcomed addition to the area.

Sincerely, Clint Hulsey, P.E.