

Zoning Change Request on Arapaho Road

The CNA Board of Directors held a special meeting via Zoom on January 31. We were presented with updated information regarding the zoning change on the north side of Arapaho Road between Galaxie Road and Callejo Road. The partners for Callejo Commercial Properties for the project, Trey Hart and J.D. Gonzales, along with the engineer representing the developer, Patrick Filson, made about a 20 minute presentation.

The presentation team thoroughly answered all our questions and we are preparing to support this development. Here are the reasons why.

1. The property has been a vacant lot since the current owners took possession of it in 1967.
2. It has been a consistent eye-sore gathering trash and growing high weeds.
3. This property has been zoned for townhomes for several decades. The zoning "change" requested is only for setbacks. (The distance a structure can be from the street.)
4. These 55 townhomes expect to sell in the \$180-200 per square foot range. These are expected to be between 1600-1800 square feet of livable area for these three story units. That works out to a selling price in the \$350,000 range. The sales comps for nearby Shoal Creek (off Campbell between Shiloh and PGBT) bear this out. See that document at camelotna.com/pages
5. A selling price of \$350,000 only helps support the single family housing prices in Camelot.
6. There will be more traffic but much less traffic than if a strip mall was built on this site.
7. Both ends of the complex will be open space for a park. Camelot was built with no space left for any park so that is another plus.

The complete presentation will be introduced at the Plan Commission meeting on February 13. The pdfs with the site plans can be found on the CNA website at camelotna.com.

If you have additional questions, please call the number on the sign 972-205-2445 to reach the city. You can also contact the partners or the developer using their contact information below.

John David (JD) Gonzales | President
Callejo Commercial Properties LLC
jd@callejocp.com | 214-402-9741
<https://www.callejocp.com>

Trey Hart, CCIM | Partner
Callejo Commercial Properties LLC
trey@callejocp.com | (214) 288-6512

Patrick Filson, P.E.
Kirkman Engineering - Dallas /Fort Worth
5200 State Highway 121
Colleyville, TX 76034
817.488.4960 o
817.987.9614 c