

SPECIAL USE PERMIT APPLICATION ON C2 PROPERTY LOCATED ON 4005 RUFÉ SNOW

THIS IS AN INCUBATOR SPACE AREA WITH SUPPORTING PARKING THROUGH ESTABLISHED CRITERIA: A VEHICLE STORAGE FACILITY.

WE PROVIDE OFFICE SPACE TO THE TENANTS OF OUR BUILDING. THOSE SAME TENANTS HAVE A PARKING NEED OF THEIR WORK VEHICLES. WE ALSO MAKE AVAILABLE A PARKING SOLUTION FOR THOSE LOOKING FOR RELIEF FROM HOA RESTRICTIONS AND NEED AFFORDABLE TEMPORARY PARKING PAYABLE MONTH TO MONTH OF THEIR RV, BOAT, TRAILER, AUTOMOBILE, TRUCK ONE TON OR LESS IN CHASSEY.



Owners of Levart Properties LLC

Cindy and I purchased this property in August 1, 2012 from an individual who ran a trucking company there. Over the course of our initial investment, we have maintained and improved the existing property and paid our taxes faithfully.

On May 29th 2013, we hired consultant Timothy Whitehead to conduct a feasibility study with the cost of possible future development and asphalt paving improvement. The outcome of our feasibility study determined the market would not justify a return on investment in the near future. We hoped, at a later time, we could make those improvements. For now, we would stay in the confines of section 118- 151 through 154.

On September 17th, 2019, we hired ComPro Consultants, LLC, Commercial Property Appraisers, which are Texas State Certified General Real Estate Appraisers, to conduct an Appraisal Report for our building and lot. The appraisal came in below the City current taxable appraisal of \$ 188,181.00 in 2019.

The 2020 Pandemic has been a very difficult economic disruption to our business, as well as, many other small businesses. As a result of this pandemic, we leased portions of our office space to small businesses that creates incubator space for these small businesses. Our hope is by supporting their immediate needs can lead to their business growth and further job creating by small businesses. Incubation businesses need to minimize their overhead with one room office that is affordable. Each small business has received their own COA. We find these small businesses have trucks used for work that are one ton and below, who utilize this parking space.

Many RV, boat owners, trailers (work or recreation related) also benefit by this vehicle temporary use parking. HOA can be very restrictive with work at home vehicles, as well as, recreation travel trailers, boats, one-ton trucks.

I attended a meeting with Clayton Husband and Clayton Comstock where I received good advice and reservation of my application for special use permit. I hope to use this narrative and our plans/commitments to justify to Clayton Comstock and the City of North Richland Hills, that our intent is to work with the city in an effort to provide offices and parking for our tenants.

CURB APPEAL

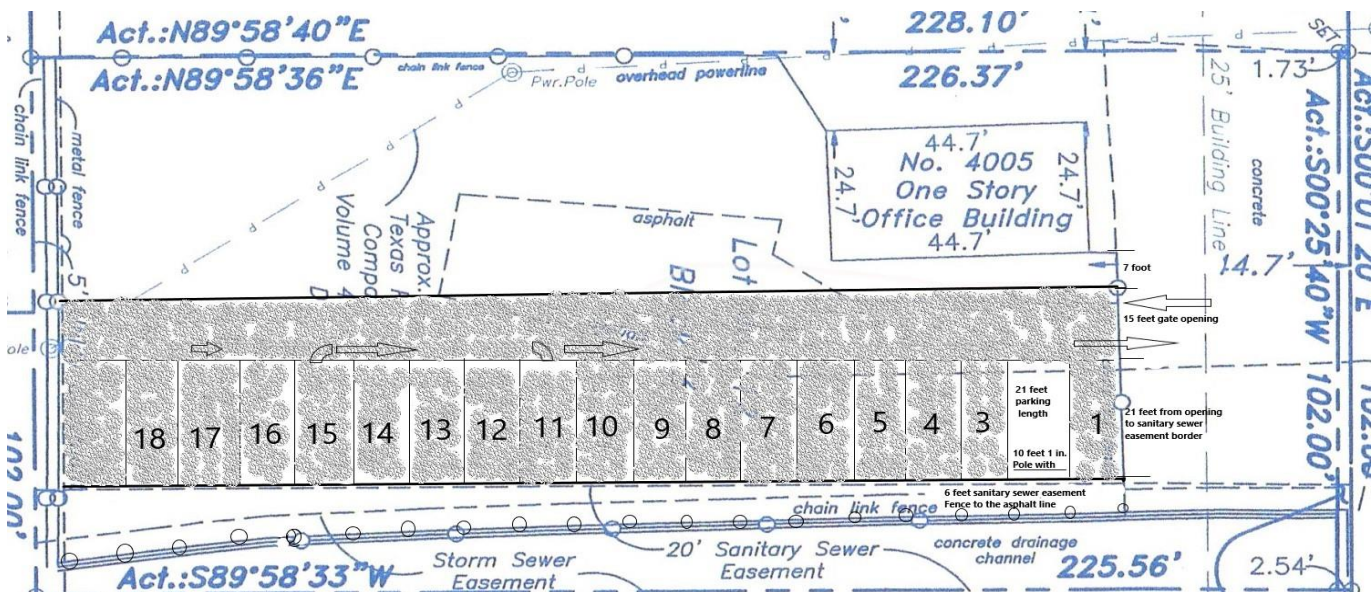


We have planted on the south side and north side of building Red Tip Photinias. They have served well as a visibility shield from traffic passing by.

The entry gate is fifteen feet wide. A trailer hauling a pontoon has no problem getting through. The current chain link rolling gate will be replaced by a fifteen-foot side opening gate with metal frame, metal post, wood finish facing the road. As you can see, the gate which is fifteen feet long and six feet tall, will block the view of passing traffic traveling thirty-two miles an hour or less.

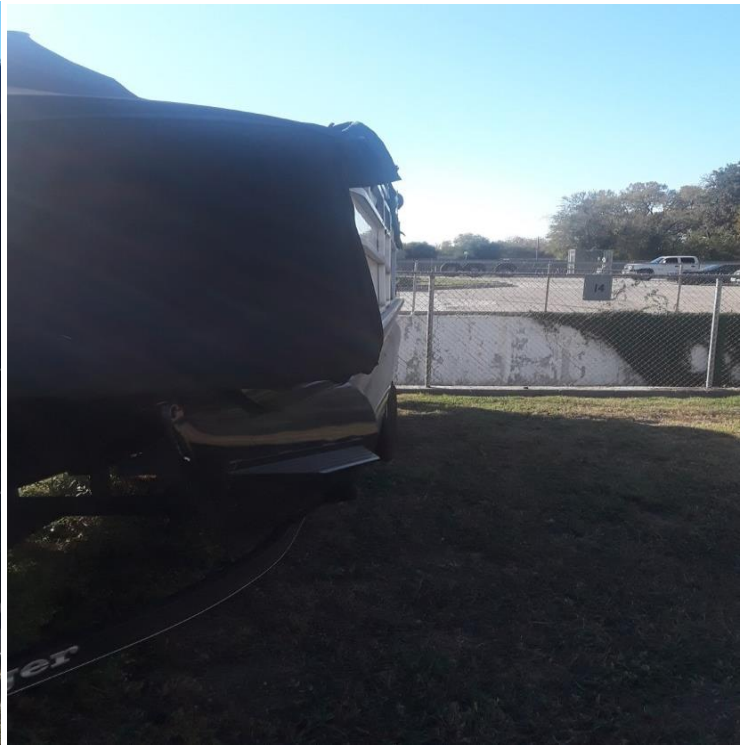


Model of the gate to be installed to replace the current chain link gate.



The arrows indicate the entrance and exits from parking spots. There are eighteen numbered parking spots. The asphalt/gravel mix lot has a ten-inch asphalt/gravel base.

PARKING SPACES:



The width of each eighteen parking spaces is ten feet one-inch center fence pole to center fence pole. As you can see by photo, large enough for pontoon boat and trailer. The length of each parking space is twenty-seven feet.



We can kill off the vegetation that has grown past the asphalt/gravel and give the lot an appearance that looks like this about.



Thank you for reviewing our narrative.