

APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: THE MEADOWS AT KYLE II, L+D. (Name of Owner) 5/25/16 (Submittal Date)

INSTRUCTIONS: (2-16-009)

- Fill out the following application and checklist completely prior to submission.
- Place a check mark on each line when you have complied with that item.
- Use the most current application from the City's website at www.cityofkyle.com or at City Hall. City ordinances can be obtained from the City of Kyle.

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

The following items are required to be submitted to the Planning Department in order for the Zoning Application to be accepted.

- ☒ 1. Completed application form with owner's original signature.
- ☒ 2. Letter explaining the reason for the request.
- ☒ 3. Application fee: \$428.06, plus \$3.62 per acre or portion thereof.

CITY OF KYLE

OCT 11 2016

Newspaper Publication Fee: \$190.21

Total Fee: \$ 810.13

PLANNING DEPARTMENT

- ☒ 4. A map or plat showing the area being proposed for rezoning.
- ☒ 5. A clear and legible copy of field notes (metes and bounds) describing the tract (when not a subdivided lot).
- ☒ 6. Certified Tax certificates: County ☒ School ☒ City ☒
- ☒ 7. Copy of Deed showing current ownership.

*** A submittal meeting is required. Please contact Debbie Guerra at (512) 262-3959 to schedule an appointment.

1. Zoning Request:

Current Zoning Classification: R-1-2
Proposed Zoning Classification: R-1-A
Proposed Use of the Property: Single Family Detached Residential
Acreage/Sq. Ft. of Zoning Change: 52.990

2. Address and Legal Description:

Provide certified field notes describing the property being proposed for rezoning.
Provide complete information on the location of the property being proposed for rezoning.

Street Address: BEEBEE ROAD (SEE ATTACHED METES & BOUNDS DESCRIPTION)
Subdivision Name/Lot & Block Nos.: SUNSET HILLS

Property Recording Information:

☒ Hays County

Volume/Cabinet No. 2984

Page/Slide No. 804

3. Ownership Information:

Name of Property Owner(s): _____

(If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.)

Address of Owner: _____

Phone Number: _____

Fax Number: _____

Email Number: _____

I hereby request that my property, as described above, be considered for rezoning:

Signed: _____

Date: _____

4. Agent Information:

If an agent is representing the owner of the property, please complete the following information:

Agent's Name: Brian Whittington

Agent's Address: 1101 CAPITAL OF TEXAS HIGHWAY SOUTH
Building D, Suite 116, Austin, TX 78746

Agent's Phone Number: (512) 680-6388 or (512) 327-9204

Agent's Fax Number: (512) 327-2947

Agent's Mobile Number: (512) 680-6388

Agent's Email Number: brian@whittingtongroup.com

I hereby authorize the person named above to act as my agent in processing this application before the Planning and Zoning Commission and City Council of the City of Kyle:

Owner's Signature: George Gary Duncan

Date: 5/25/16

*Do Not Write Below This Line
Staff Will Complete*

Tax Certificates: ☐ County ☐ School ☐ City

Certified List of Property Owners Within 200' ☐

All Fees Paid: ☐ Filing/Application ☐ Mail Out Costs

Attached Map of Subject Property ☐

Accepted for Processing By

Lebbie Agnew

Date: PLANNING DEPARTMENT

Date of Public Notification in Newspaper:

10/19/14

Date of Public Hearing Before Planning and Zoning Commission:

11/7/14

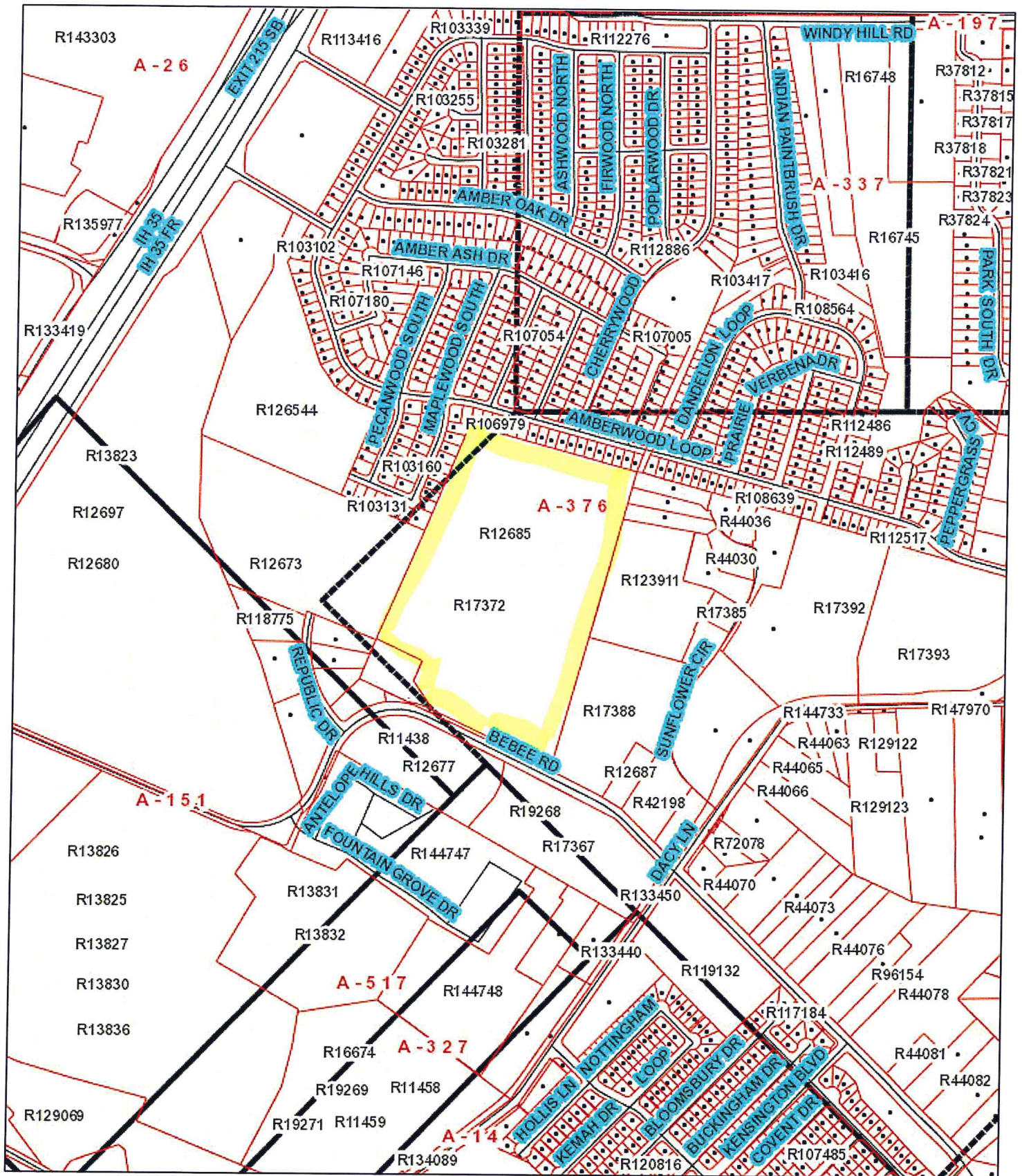
Date of Public Hearing Before City Council:

11/15/14 + 12/6/14

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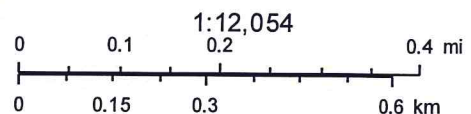
Sunset Hills



October 11, 2016

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

- Parcel Lines
- Abstracts
- Parcel ID
- Roads



WHITTINGTON REAL ESTATE GROUP, LLC
Development ♦ Brokerage ♦ Investments

October 11, 2016

Debbie Guerra
Planning
City of Kyle
Kyle, TX 78640

CITY OF KYLE

OCT 11 2016

RE: Sunset Hills Subdivision, Bebee Road, Kyle, TX

PLANNING DEPARTMENT

Dear Debbie,

Please accept this letter as an official re-zoning request to re-zone the above referenced community from R-1-2 to R-1-A. The Whittington Group represents the owner of the property; The Meadows at Kyle II, Ltd., as its authorized agent.

We are requesting this re-zoning request together with an amended Development Agreement. The reasons for this request are as follows;

1. The land plan has been modified to better utilize the existing topography of the site.
2. The land plan as modified incorporates a central walking trail, a central park, an open play park and a Pocket Park.
3. The land plan also has increased park land for the community that will be privately maintained.
4. The land plan also allows better connectivity to the adjacent proposed Kyle Vista Regional Park.
5. The home product will be 2 car garages with varying home and lot sizes that will be interspersed within the community.
6. The revised land plan encourages water conservation and minimizes individual yard maintenance.
7. The revised land plan additionally encourages improved connectivity and multiple community parks and gathering places.
8. The improved land plan better adheres to adjacent land uses which are;
 - Hays Junction Apartments and Lakeside Crossing Manufactured Housing Community to the South
 - Kyle Vista Regional Park to the East
 - Republic Business Park to the East
 - Existing Amberwood subdivision to the North
9. Together with the re-zoning we are requesting that the existing Development Agreement be amended as we have been working with planning staff on acceptable amendments by the City, Developer and the Builder.

We have attached the re-zoning application with this letter along with the application fee. Please feel free to contact us with any questions and schedule required meetings and next steps to process this application.

Best regards,

Brad Whittington
Authorized Agent

Cc: Howard Koontz, Director of Planning
Gary Duncan, Managing Member, the Meadows at Kyle II, Ltd.
Jim Bechtol, SunRhea Design
John Zinsmeyer, KB Home

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