

DEC 16 2015

(Name of Owner)

(Submittal Date)

INSTRUCTIONS:

- PLANNING DEPARTMENT

Use the most current application from the City's website at cityofkyle.com or at City Hall. City ordinances can be obtained from the City of Kyle

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

- Newspaper Publication Fee: \$190.21

Total Fee: \$791.09

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

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

Current Zoning Classification: AG

Proposed Zoning Classification: W

Proposed Use of the Property: _____

Acreage/Sq. Ft. of Zoning Change: 47.74/2,079,554

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: 24800 S. Interstate Highway 35, Kyle, TX 78640

Subdivision Name/Lot & Block Nos.: _____

3. Ownership Information:

Name of Property Owner(s): PGI Investment, LLC.

(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: 19511 S. Comal River Drive

Cypress, TX 77433

Phone Number: (832) 858-3089

Fax Number: (512) 396-8300

Email Number: miranchomeatmarket@gmail.com

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

Signed: K v Shah

Date: Dec 15/2015

4. Agent Information:

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

Agent's Name: Hugo Elizondo, Jr., P.E./Cuatro Consultants, Ltd.

Agent's Address: 3601 Kyle Crossing Ste. B

Kyle, TX 78640

Agent's Phone Number: (512) 312-5040

Agent's Fax Number: (512) 312-5399

Agent's Mobile Number: (512) 565-9040

Agent's Email Number: hugo@cuatroconsultants.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: K v Shah

Date: Dec 15/2015

*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: *Debbie A. Gammara* Date: *12/16/15*

Date of Public Notification in Newspaper: *1/16/16*

Date of Public Hearing Before Planning and Zoning Commission: *1/26/16*

Date of Public Hearing Before City Council: *2/2/16 & 2/16/16*

LAW OFFICE OF TERRENCE L. IRION

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CITY OF KYLE

DEC 11 2015

PLANNING DEPARTMENT

December 11, 2015

Mr. Howard Koontz
Director of Planning
100 W. Center Street
Kyle, Texas 78640

RE: PGI Investments, LLC; 24800 S. Interstate Highway 35, Kyle,
Texas; 47.74 acre tract; Rezoning Request from AG to W Zone
District

Dear Mr. Koontz,

Enclosed herewith please find the rezoning application of the above referenced property owned by PGI Investments, LLC. which is being submitted by its authorized agent Hugo Elizondo Jr. P.E. of Cuatro Consultants Inc..

As the Attorney for PGI, I look forward to working with you and your staff to bring this mixed use project to fruition with zoning, subdivision, and site plan approvals over the coming months.

The project will be developed in Phases. The first phase will be the much talked about Kyle Travel Center. Later phases will include general retail services and a multifamily residential component.

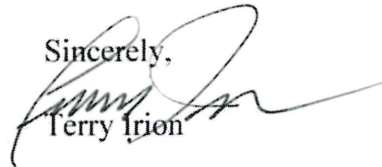
This property was most recently the subject of a PUD application. It is my understanding that all parties felt that it was premature to request approval of a PUD land use and site plan on the entire property without a more detailed plan for each element of the project. Accordingly, we are focusing solely on the permitted land use at this time and will come back with a subdivision plan showing the specific lot configuration and the uses on each separate lot as site plans for such uses are developed.

I would like to schedule with you a meeting among the applicant, Hugo Elizondo and me to discuss this application in further detail and to make sure that you and your staff have all the information you need to process the application for presentation to the Planning Commission and City Council after the holidays.

Mr. Koontz
December 11, 2015
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I will call you to request a specific meeting time early next week.

Sincerely,



Terry Irion