

APPLICATION & CHECKLIST – ZONING CHANGE

CITY OF KYLE

Zoning: Stagecoach Re-Zoning I

(Name of Owner)

(Submittal Date)

OCT 21 2015

INSTRUCTIONS:

- 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.

PLANNING DEPARTMENT

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. (78.881 x \$3.62 = \$285.55)

Newspaper Publication Fee: \$190.21

Total Fee: \$903.82

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 / CBD-1
Proposed Zoning Classification: R-1-A
Proposed Use of the Property: Single family subdivision
Acreage/Sq. Ft. of Zoning Change: 78.881 acres (68.5 acres R-12, 10.38 acres CBD-1)

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: Scott Street, Kyle, Texas 78640
Subdivision Name/Lot & Block Nos.: John Pharass Survey No. 13, Abstract 361 and
Hinton Survey No. 12, Abstract 220

3. Ownership Information:

Name of Property Owner(s): Blanton Family Limited Partnership

(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: 323 Wauford Way
New Braunfels, Texas 78132

Phone Number: _____

Fax Number: _____

Email Number: _____

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

Signed: X 

Date: _____

4. Agent Information:

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

Agent's Name: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)

Agent's Address: 5501 W. William Cannon Dr
Austin, Texas 78749

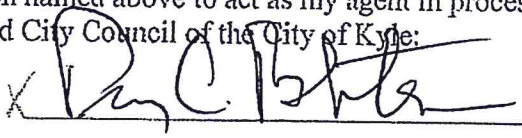
Agent's Phone Number: (512) 280-5160

Agent's Fax Number: _____

Agent's Mobile Number: _____

Agent's Email Number: geoff@cbdeng.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: X 

Date: _____

*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. Guma

Date: PLANNING DEPARTMENT

Date of Public Notification in Newspaper: 11/2/16

Date of Public Hearing Before Planning and Zoning Commission: 11/22/16

Date of Public Hearing Before City Council: 12/6/16

CITY OF KYLE

OCT 21 2015



Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying

October 21, 2016

City of Kyle
Planning Department
Attn: Mr. Howard Koontz, Director of Planning
100 West Center Street
Kyle, Texas 78640

**RE: KB Home Stagecoach Subdivision
CBD Job # 4826**

Application for Re-Zoning

Dear Mr. Koontz,

On behalf of our client, KB Home, please find the attached application for property re-zoning for the Blanton and Kaminski parcels to be collectively known as the Stagecoach Subdivision. The two combined parcels form a rough triangle shape for a total of approximately 86.2 acres located just west of downtown Kyle bordered by Scott Street to the east, South Old Stagecoach Road (CR 136) to the west and existing residential development along the northern boundary. The Kyle Public Library is located immediately adjacent to the easternmost tip of the combined subject tracts.

The two tracts are located within the full purpose Kyle city limits and are currently zoned R-1 (Kaminski) and R-1-2 / CBD-1 (Blanton) respectively. This request for the rezoning is to modify both tracts to a combined R-1-A zoning district. In addition to the rezoning request, a Development Agreement is also proposed for the overall development that will be processed concurrently and will establish the development guidelines for the project. The purpose of this request is to create a single family residential development near the center of the City of Kyle that provides residents the opportunity for close proximity community and city interaction within a master-planned project.

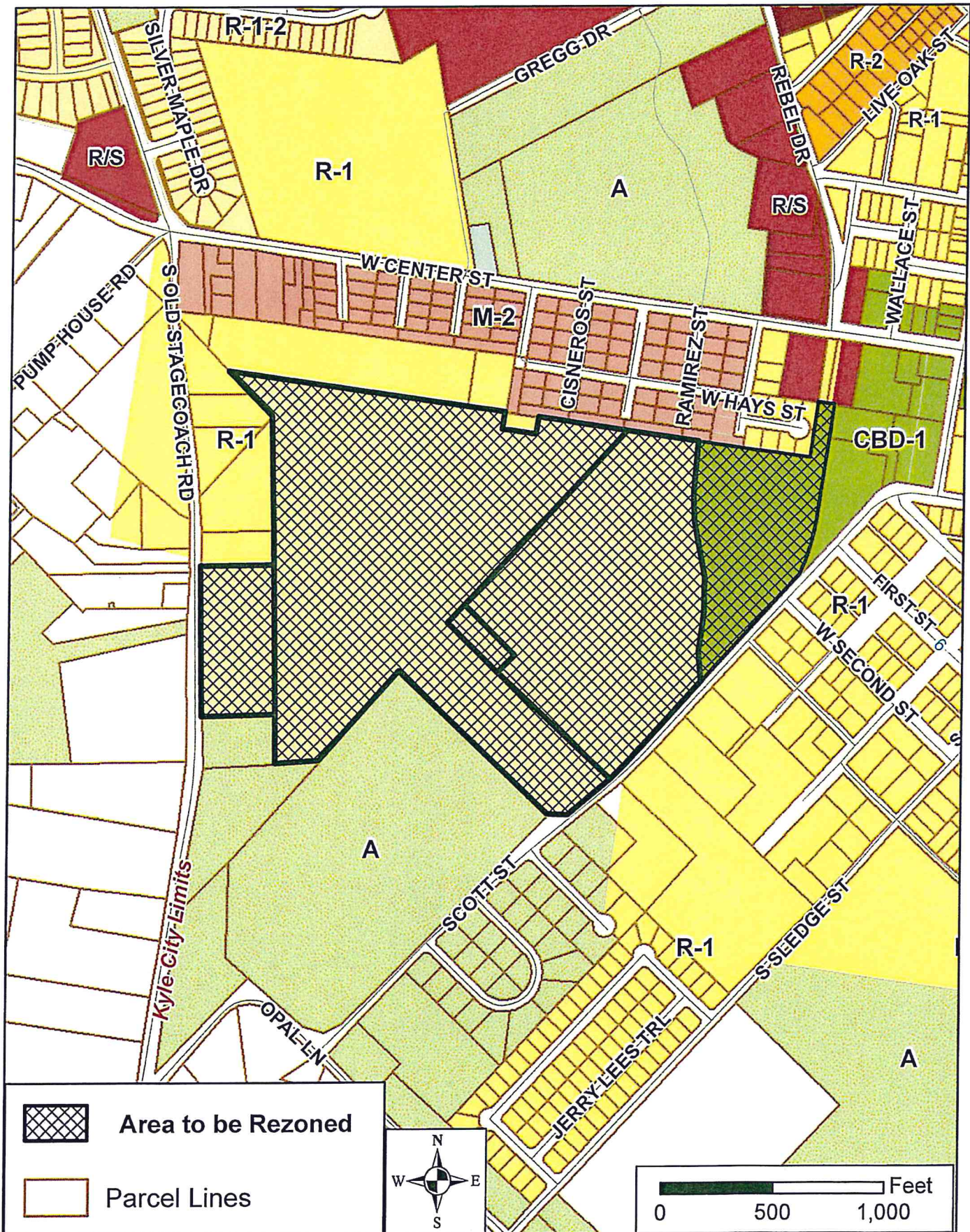
Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this request.

Respectfully,
Carlson, Brigrance & Doering, Inc.

Geoff Guerrero
Director of Planning

Exhibit B

Blanton Family Limited Partnership (Z-16-010)



You may send your written comments to the Planning Department, 100 W. Center St., Kyle, Texas 78640
(attention: Zoning File # Z-16-010).

Name: Salvador Yzaguirre Address: P.O. Box 524 Kyle, TX 78640

- ☐ I am in favor, this is why because the property in Zapata
Street is for sale next to Mr Blanton property
- ☐ I am not in favor, and this is why _____

You may send your written comments to the Planning Department, 100 W. Center St., Kyle, Texas 78640
(attention: Zoning File # Z-16-010).

Name: Michael E. Borst Address: 805 W. 2nd St Kyle

- ☐ I am in favor, this is why _____
- ☒ I am not in favor, and this is why traffic on Scott St. & water
path disruption could cause flooding from storms

You may send your written comments to the Planning Department, 100 W. Center St., Kyle, Texas 78640
(attention: Zoning File # Z-16-010).

Name: Thomas Kaminski Address: 507 Canyon Water Blvd 78612

- ☒ I am in favor, this is why this will be a great improvement to
this area. New homes etc.
- ☐ I am not in favor, and this is why _____

You may send your written comments to the Planning Department, 100 W. Center St., Kyle, Texas 78640
(attention: Zoning File # Z-16-010).

Name: _____ Address: _____

☐ I am in favor, this is why _____

☐ I am not if favor, and this is why SCOTT ST. CREEK FLOODS
TOO EASILY. MAJOR IMPROVEMENTS NEEDED BEFORE ANY
ADDITIONAL STRESS CAN BE ADDED.

You may send your written comments to the Planning Department, 100 W. Center St., Kyle, Texas 78640
(attention: Zoning File # Z-16-010).

Name: John Lawrence Address: 800 W 3rd St Kyle, Tx 78640

☐ I am in favor, this is why _____

☒ I am not if favor, and this is why Flooding Concerns.

CITY OF KYLE

NOV 21 2016

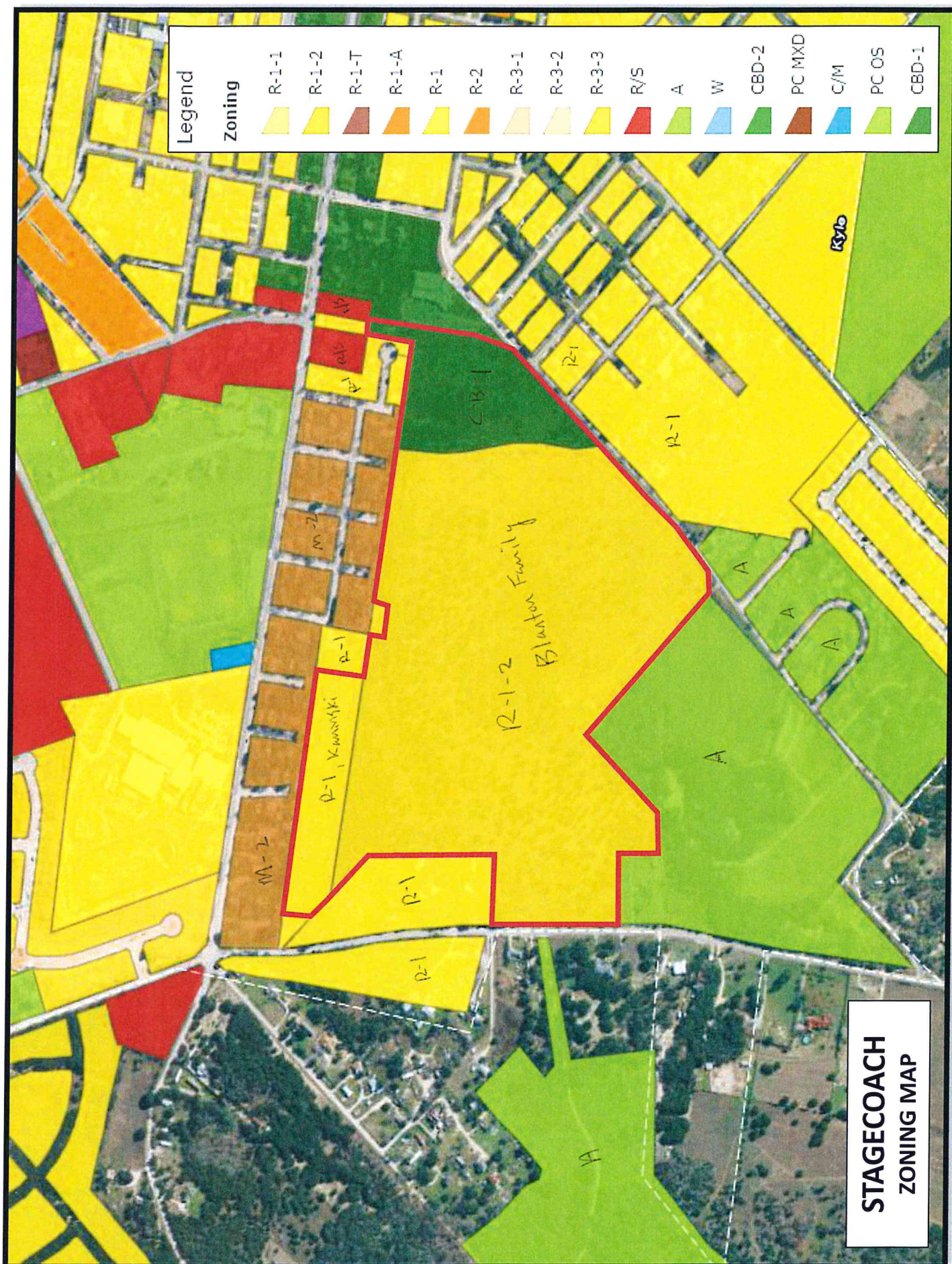
PLANNING DEPARTMENT

You may send your written comments to the Planning Department, 100 W. Center St., Kyle, Texas 78640
(attention: Zoning File # Z-16-010).

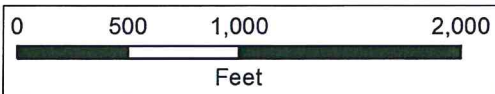
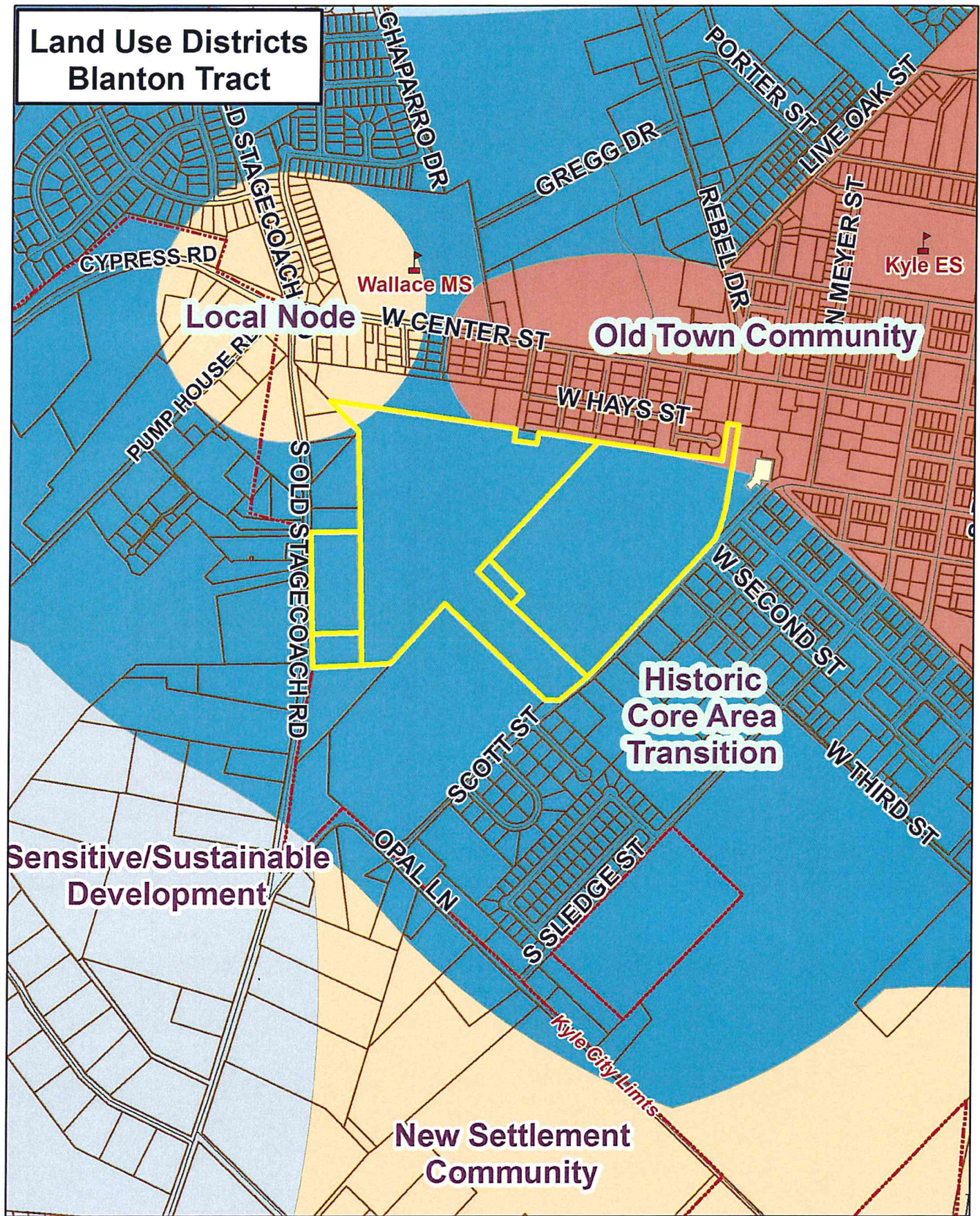
Name: Efrain Lopez Address: 102 Cisneros St. - Mailing address
P.O. Box 663
Kyle TX
78640

☐ I am in favor, this is why _____

☒ I am not if favor, and this is why housing will bring in crime +
traffic to neighborhood - I have owned my property
since 1969. -do not want housing in my
backyard -
Will bring crime to Wallace Middle School
& gregg clark park



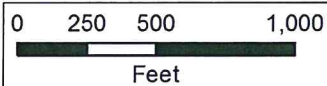
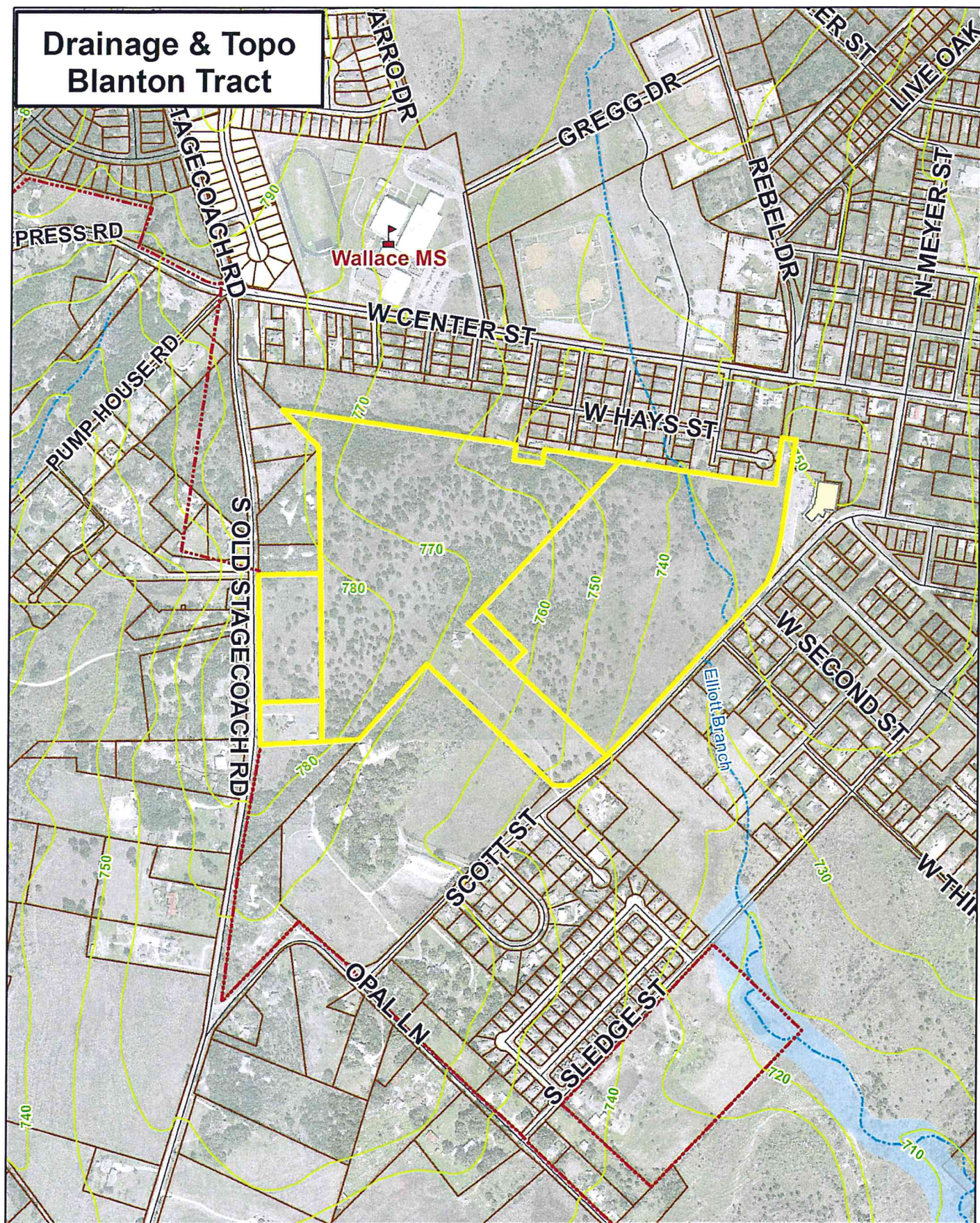
Land Use Districts Blanton Tract



 Property Boundary

 Parcel Lines

Drainage & Topo Blanton Tract



- Parcel Lines
- Property Boundary
- Floodplain
- Contours (10ft)

