

# APPLICATION & CHECKLIST – ZONING CHANGE

CITY OF KYLE

**Zoning:** Stagecoach Re-Zoning II

(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](http://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. (7.26 x \$3.62 = \$26.28)

Newspaper Publication Fee: \$190.21

**Total Fee: \$644.55**

- \_\_\_ 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

Proposed Zoning Classification:

R-1-A

Proposed Use of the Property:

Single family subdivision

Acreage/Sq. Ft. of Zoning Change:

7.26 acres

### 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:

Zapata Street, Kyle, Texas 78640

Subdivision Name/Lot & Block Nos.: John Pharass Survey No. 13, Abstract 361 and

Property Recording Information:  
Volume/Cabinet No. 1311

☐ Hays County

Page/Slide No. 20

3. **Ownership Information:**  
Name of Property Owner(s): Thomas L. Kaminski

(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: 507 Canyon Wren Drive  
Buda, Texas 78610

Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Email Number: \_\_\_\_\_

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

Signed: X 

Date: 10-16-16

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: 10-16-16

*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: Debbie Guerra Date: 10/21/16

Date of Public Notification in Newspaper: 11/21/16

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

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





**Carlson, Brigance & Doering, Inc.**  
Civil Engineering ♦ Surveying

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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.

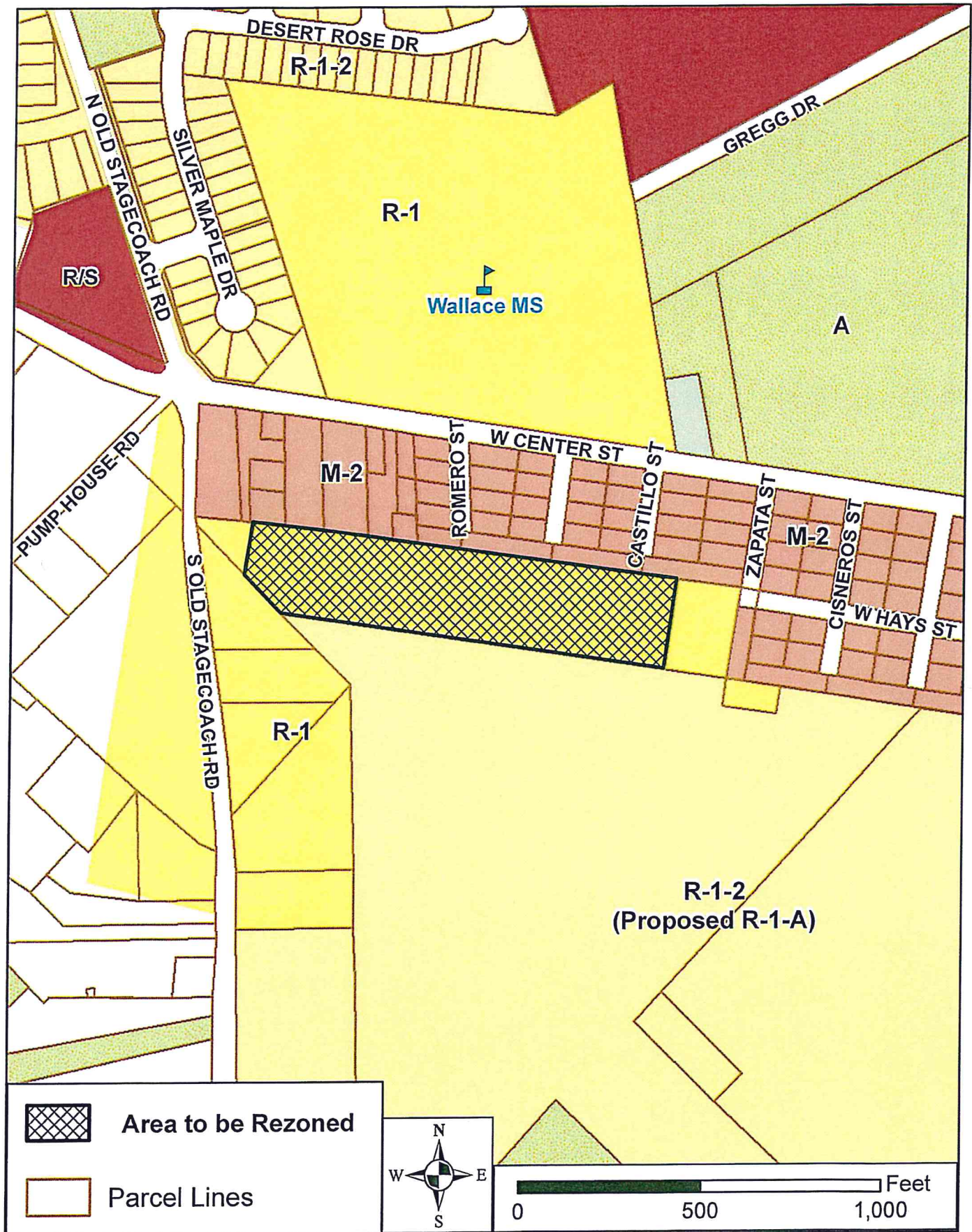
Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this request.

Respectfully,  
**Carlson, Brigance & Doering, Inc.**

Geoff Guerrero  
Director of Planning

# Exhibit B

(Z-16-011)





You may send your written comments to the Planning Department, 100 W. Center St., Kyle, Texas 78640  
(attention: Zoning File # Z-16-011).

Name: Efrain Lopez Address: 102 Cisneros ST

Mailing address  
P.O. Box 66  
Kyle TX 78640

☐ I am in favor, this is why \_\_\_\_\_

☒ I am not in favor, and this is why -housing will bring in crime  
& traffic to our neighborhood - I have owned my  
property since 1969. Do not want housing  
in my backyard.

Will bring crime to Wallace Middle School  
& Gregg Clarke Park

You may send your written comments to the Planning Department, 100 W. Center St., Kyle, Texas 78640  
(attention: Zoning File # Z-16-011).

Name: Thomas Kaminski Address: 507 Canyon View Blvd TX 78610

☒ I am in favor, this is why THIS PROPERTY IS LAND LOCKED

AND IF NOT INCLUDED IN THIS PROJECT WILL CREATE PROB  
IN THE DEVELOPMENT DOWN THE ROAD.

☐ I am not in favor, and this is why \_\_\_\_\_

PLANNING DEPARTMENT

Lydia Alvarez  
Augustin Alvarez

Name	Address	Phone Number
Luis m Lopez	1201 W. Canty St.	512-296-6127
Ruby Martinez	107 Zapata	512-268-1567
Julia Quiñero	105 Zapata	512-268-0369
EFRAIN LOPEZ	204 CISNEROS ST	512-557-2407
Ester Romero Romo	203 Cisneros	512 554-8428
DAVID CHAVEZ	104 SAUCEDO ST.	512 667-3144
EVA Ortuno	104 Zapata St. Kyle	512-268-8361
John Ortuno	104 Zapata St	512-268-8361
Isaac Arredondo	205 Cisneros St Kyle	512 431-0397
Miguel M. Delgado	201 SAUCEDO	Kyle TX 512-268-7851
Bobby Joe Tenorio	108 Cisneros	Kyle Texas 512-749-8170
Audrey Alicia Alvarado	106 Zapata	Kyle TX 512-825-7410
Carmen Zavala	1107 N. Hays	512-268-6664
Olga Ovalle	1101 W. HAYS	512-879-7055
Eduardo Ovalle	1007 W hays	512-260-1299
Elgin Samuel	1046 N. P. BAY ST	512-888-3131
Noel Hernandez	108 Ramirez St TX	540) 2-19-92-70
Marta Cortez	102 Ramirez	512 878-7040
Jarl L. Fuentes	106 Ramirez	512-268-4163
Gonzalo Castillo	107 Cisneros	512 262 0623
Zaida Cruz	107 Zapata	512 983 7205
Roddie Jo Martinez	203 Saucedo St.	512-552-8495
Genaro Zaragoza	107 Ramirez st	KYLE TX 78640
Jack montoya Jr.	103 Ramirez st.	kyle tx 78640
Thomas Flanagan	103 GONZALES ST.	Kyle 512-268-2120
Wm. R. [unclear]	905 W. HAYS	KYLE 78640
[unclear]	905 W. HAYS	Kyle 78640
Dennis Darrick	903 W. Hays	Kyle 78640
Art Roman	902 W. Hays	Kyle 78640
DAVID MORENO	904 N. Hays	Kyle 512 513-4241
STERLING JOHNSON	102 GONZALES	KYLE TX 512-563-6825
Rose Ann Johnson	" " "	512-2621065
Donathon Greenberg	100 Cisneros St	Kyle TX 78640 512/416-1248
Eufemia Casin	1409 CENTER ST	512-1757-9000
Orlando Boyce	106 CASS ST	512-268-1505
Tam P Mulla	707 Opel Lane	Kyle TX 78640



DEC 13 2016

## Neighborhood Citizens Petition

December 2016

## PLANNING DEPARTMENT

We are against the idea of Thomas L. Kaminski request to rezone  
approximately 7-26 Acres from R-1 Single Family to R1A Single Family zone.

We believe the idea of rezoning this property is not compatible to the R1 zoning of our neighborhood.

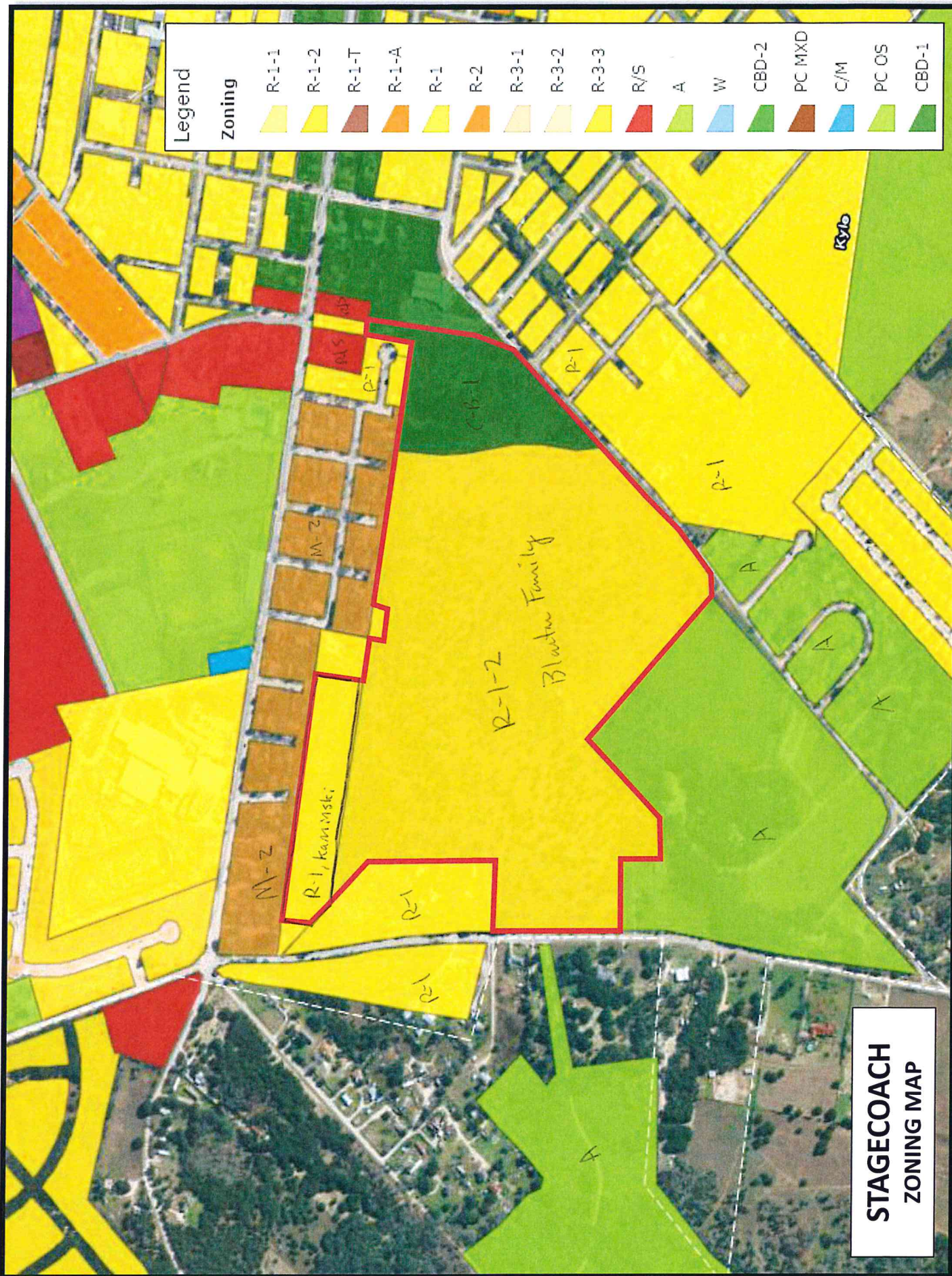
The following citizens from the neighborhood of Tenorio subdivision

here by give permission for Luis Lopez to speak in their behalf at  
 the Planning and Zoning Committee meeting held December 13, 2016.

ds.  
ls.

Name	Address	Phone Number
Arbuckle Mill	737opal lane	512-667-0778
Estelle Espe	1401 W. Center	512-665-5480
Maria Saucedo	1201 W. Hays	512-736-3575
Marcelino Saucedo Jr.	1901 Center	512-665-4959
John Garza	1201 W. Hays	512-736-2233
Rudy Saucedo	1901 Center	512-263-2179
EDDY LYONS	901 HAYS	512-209-7925
MARY LYONS	901 HAYS	512-928-1150
Guadalupe Regue	501 Saucedo	512-665-4998
Angela Jaramila	1207 W. Hays	(512) 665-4998
Andres Romero	1706 Center	(512) 738-7596
ALEX CASTILLO	105 Romero	(512) 217-8629
Ignacia Gualardo	106 Romero St.	512 504 3766
RACY ARRISOLA	104 Romero St	512 563 9455
ELON REGALADO	1607 Center St	512-863-9990
Daniel Gomez	1503 St Street	512-262-0618
Rudy Longoria	103 Falcon St.	512-203-5497
Sanctor Sanchez	105 2d con St	512-262-0133
Marcella Terres	104 Falcon St	512 268 1382
Marianna Parla	106 Falcon St.	512-214-1180
Sofia Ramirez	1501 W Center	512, 299-8689
Catherine Woods	107 Castillo St.	512-644 5049
JOSE TIERINA	105 CISNEROS	512-216-0566
Veretta Lindsay	110 Zapata	512 268 4453
Rita Martinez	1301 Zapata	512 557-2919



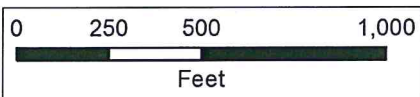
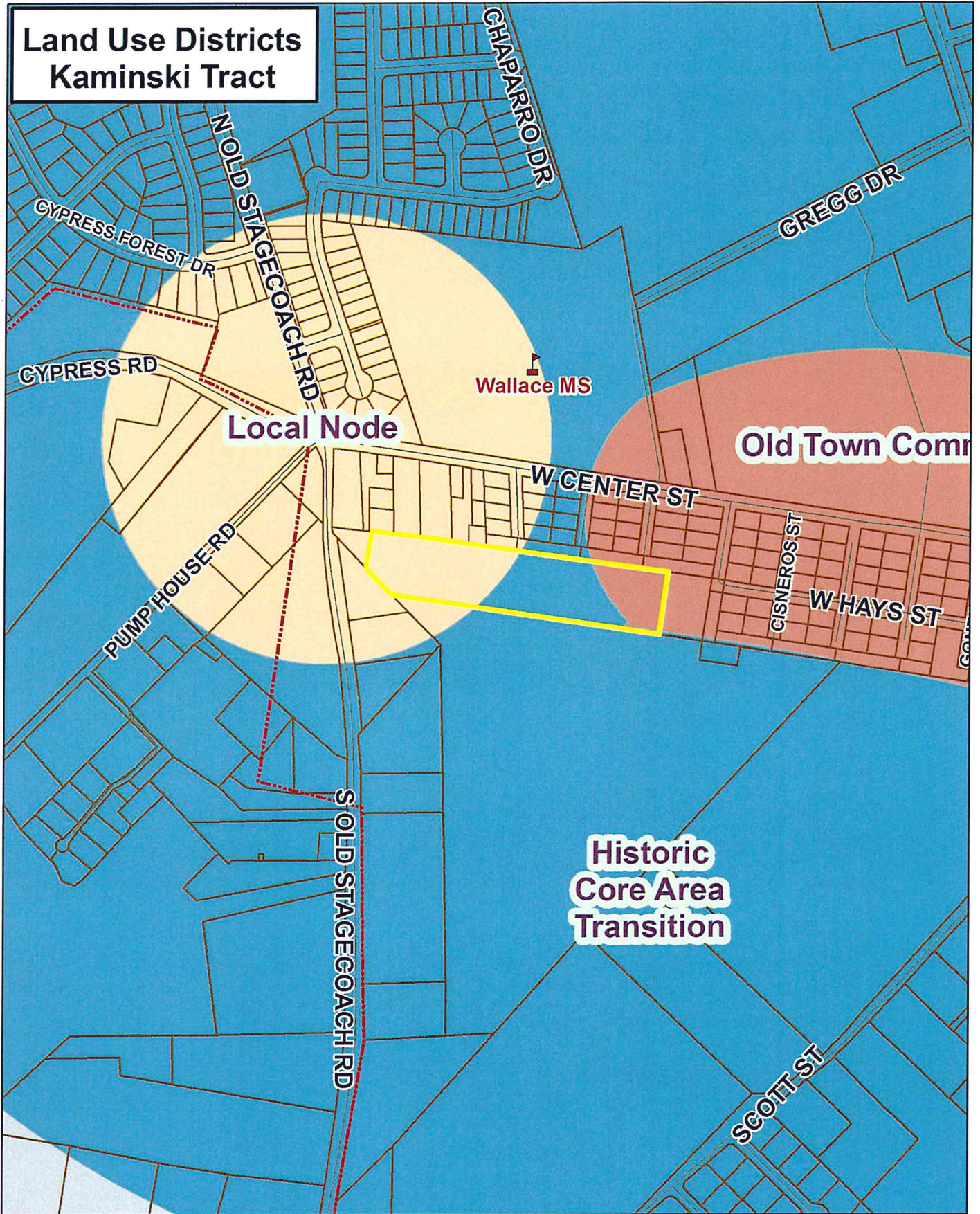


Legend	
Zoning	
R-1-1	
R-1-2	
R-1-T	
R-1-A	
R-1	
R-2	
R-3-1	
R-3-2	
R-3-3	
R/S	
A	
W	
CBD-2	
PC MXD	
C/M	
PC OS	
CBD-1	

**STAGECOACH**  
**ZONING MAP**



# Land Use Districts Kaminski Tract



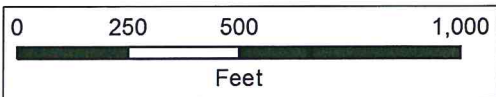
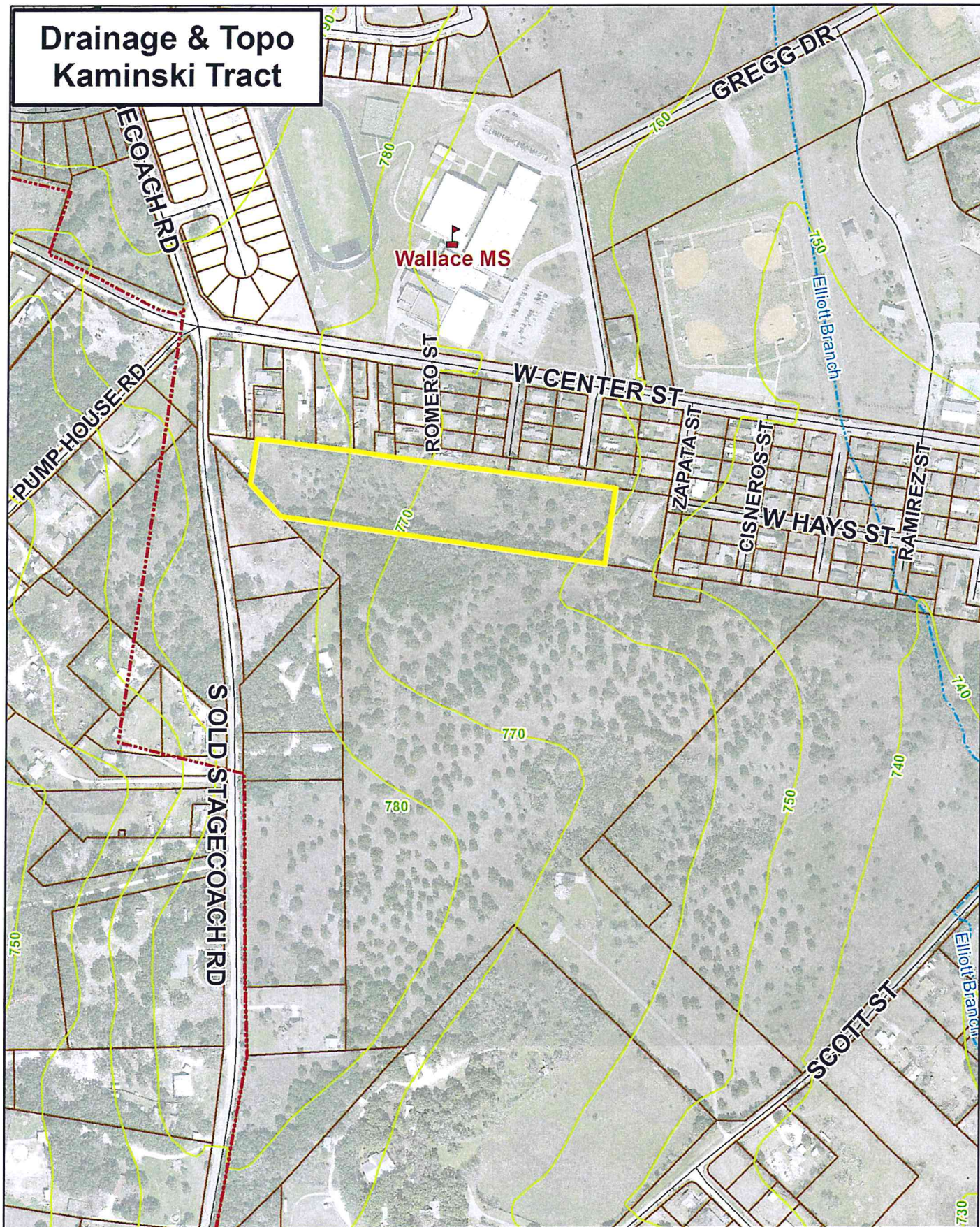
Property  
Boundary



Parcel Lines



# Drainage & Topo Kaminski Tract



Parcel Lines

Property Boundary

Floodplain

Contours (10ft)



