

APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: SARAH files
(Name of Owner)

1/13/17
(Submittal Date)

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.

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

JAN 13 2017

Newspaper Publication Fee: \$190.21

Total Fee: 746.92

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: A

Proposed Zoning Classification: Res → R-1-C, NC, A

Proposed Use of the Property: Housing and care for THE Elderly

Acreage/Sq. Ft. of Zoning Change: ~ 30.1 acres 35.34

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: 602 CREEKSIDE TRAIL

Subdivision Name/Lot & Block Nos.: A0021 Milton F ATKINSON

Survey, Acres 35.54

Property Recording Information:
Volume/Cabinet No. _____

☐ Hays County

Page/Slide No. _____

3. Ownership Information:

Name of Property Owner(s): Life's Journey Hospice and Palliative Care, LLC
SARAH Files

(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: 187 ELMHURST

Suite C, Kyle TX 78640

Phone Number: 512 786-4198

Fax Number: _____

Email Number: Sarah.files@yourhomehealth.net

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

Signed: [Signature]

Date: 1/12/17

4. Agent Information:

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

Agent's Name: GARZA EMC, Mark Zupan

Agent's Address: 7708 Rialto Blvd, Suite 125
Austin TX 78735

Agent's Phone Number: 512 298-3284

Agent's Fax Number: 512 298-2892

Agent's Mobile Number: _____

Agent's Email Number: MZupan@garzaemc.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: [Signature]

Date: 1/12/17

*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

CITY OF KYLE

Attached Map of Subject Property ☐

JAN 13 2017

Accepted for Processing By: Debbie A. Green

Date: 1/25/17
PLANNING DEPARTMENT

Date of Public Notification in Newspaper: 1/25/17

Date of Public Hearing Before Planning and Zoning Commission: 2/14/17

Date of Public Hearing Before City Council: 2/21/17



CITY OF KYLE

JAN 13 2017

January 12, 2017

PLANNING DEPARTMENT

City of Kyle
100 West Center Street
Kyle, TX 78640

RE: Zoning Change for
602 Creekside Trail Kyle, Texas

To Whom it May Concern:

The property at 602 Creekside Trail is a 35.54 acre site in located in Kyle, Texas. The property is currently zoned Agriculture (A). The proposed use for the property is for the purpose of providing housing and care for elderly and disabled residents needing a wide range of medical assistance. The development will include Residential Cottages and a Community Activity Center & Administrative Facility. It is anticipated that initial construction would include 14 residential cottages ranging from 800 to 1,100 SF and a 10,000 SF Community Center & Administrative building.

We are proposing to rezone the property as a PUD which will include the the following zoning classifications, R-1-C, NC and A. These classifications were discussed in a meeting on December 8th, 2016 and fit the use of the proposed property. I have enclosed a drawing showing how the property will be rezoned. If you should have any questions or would like to discuss our zoning application, please do not hesitate to contact us.

Sincerely,

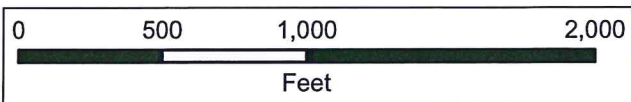
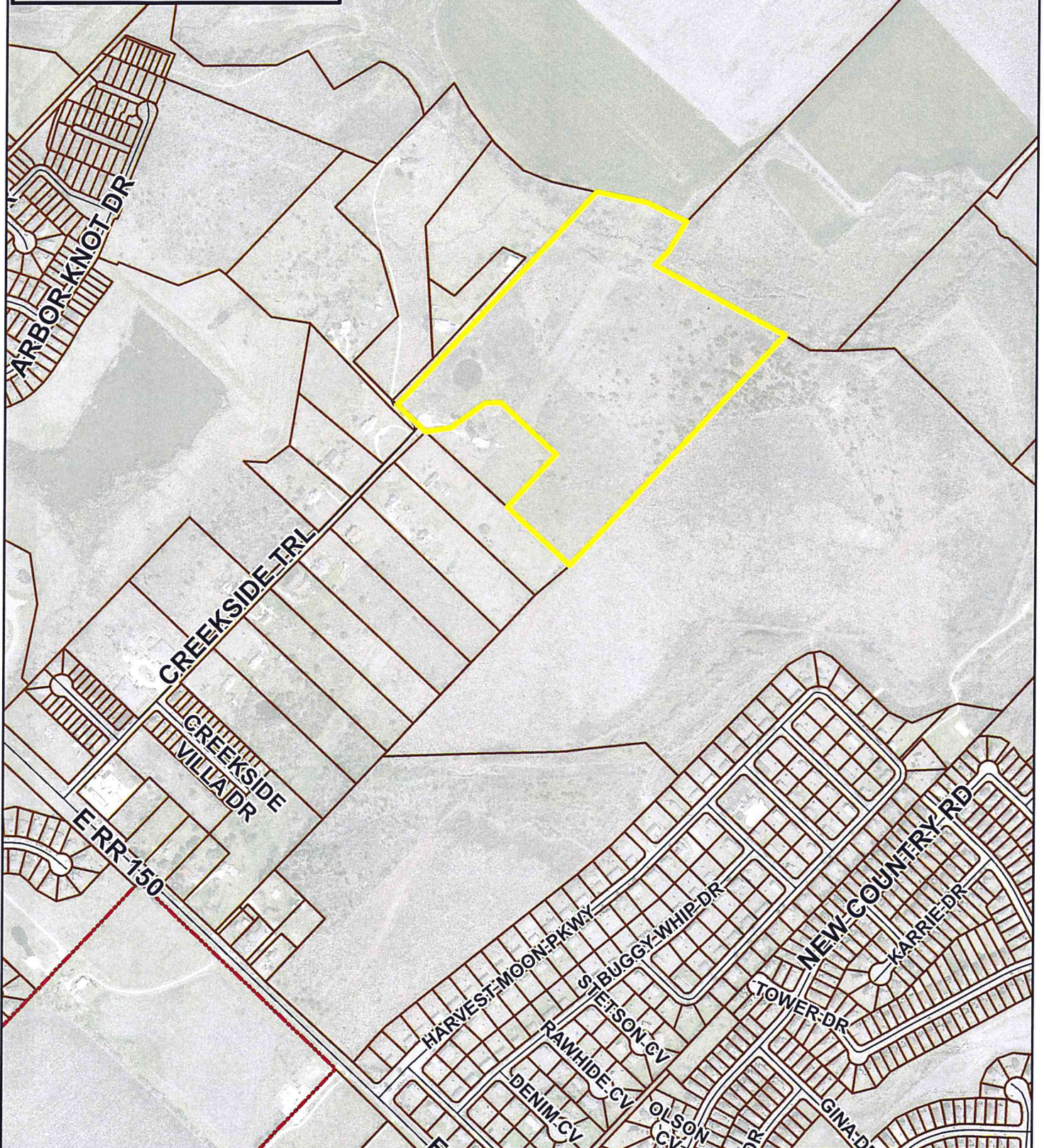
Garza EMC, LLC

A handwritten signature in black ink, appearing to read 'Mark Zupan', with a long horizontal line extending to the right.

Mark Zupan

Garza EMC, LL
7708 Rialto Blv
Suite 12
Austin, Texas 7873
o: 512.298.328
f: 512.298.259
www.garzaemc.com
TBPE No. F-1462

Property Location
602 Creekside Trl
Z-17-002



Property
Boundary



Parcel Lines

TERRELL N. TERRELL AND
SUSAN E. TERRELL
CALLED 10.04 ACRES
VOL. 4348, PG. 671
O.P.R.H.C.TX.

LEOGORAN MIZEWU
CALLED 16.00 ACRES
VOL. 4334, PG. 291
O.P.R.H.C.TX.

WILLIAM P. JR.
BEVERLEY C. PEELER
CALLED 3.66 ACRES
VOL. 781, PG. 27
O.P.R.H.C.TX.

LIFE'S JOURNEY HOSPICE AND
PALLIATIVE CARE, LLC
CALLED 7.020 ACRES
INSTRUMENT NO. 17001500
O.P.R.H.C.TX.

NC
COMMERCIAL
5.104 AC.
554-46-277W
202.84'
N55-50-00W
182.14'

A-AGRICULTURE
4.953 AC.

LIFE'S JOURNEY HOSPICE
AND PALLIATIVE CARE, LLC
CALLED 12.517 ACRES
INSTRUMENT NO. 17001500
O.P.R.H.C.TX.

R-1-C
24.459 AC.

LIFE'S JOURNEY HOSPICE AND
PALLIATIVE CARE, LLC
CALLED 16.000 ACRES
INSTRUMENT NO. 17001500
O.P.R.H.C.TX.

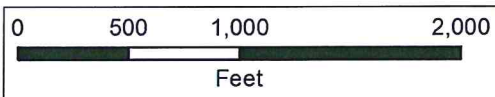
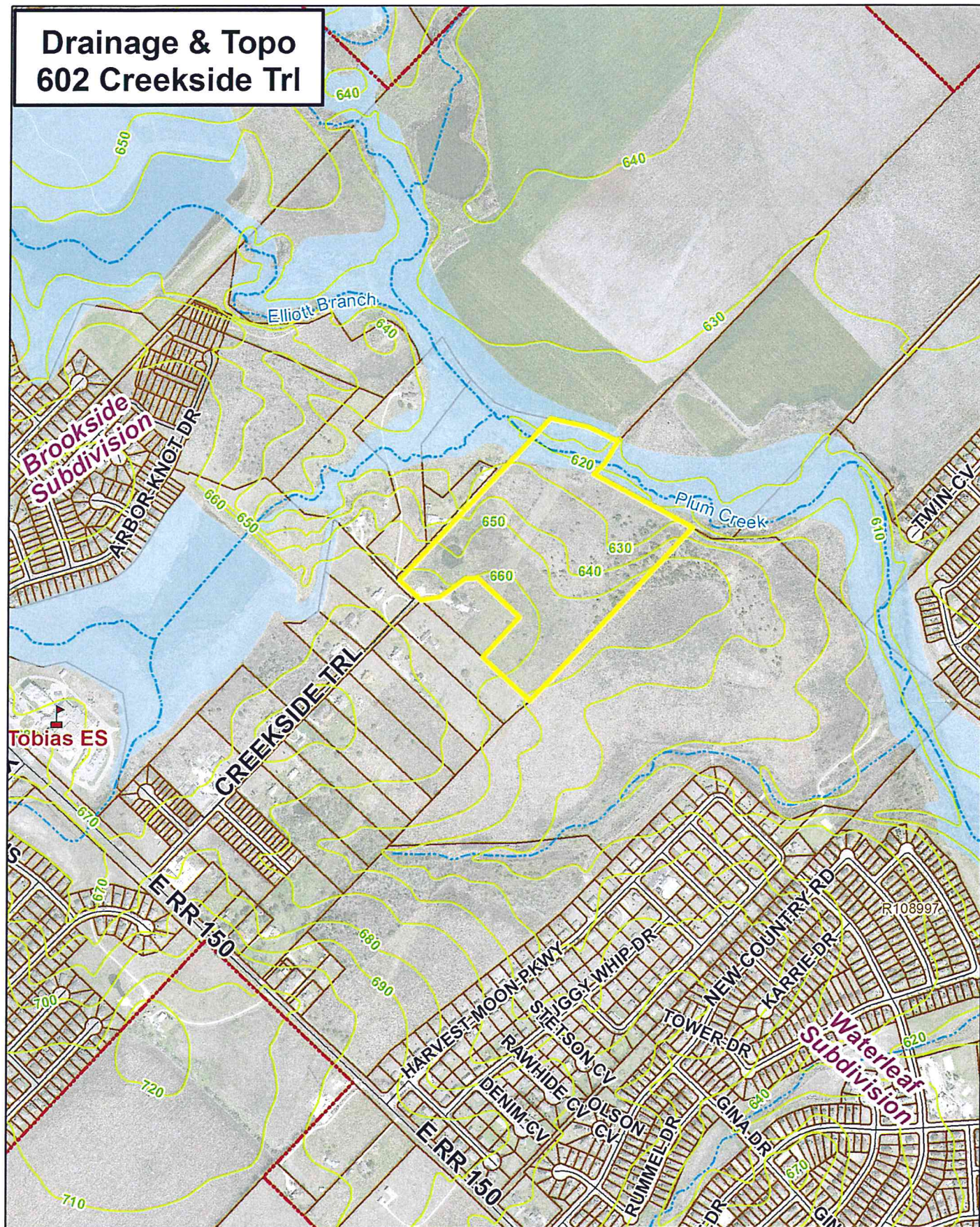
(N45°10'E 351.85')
S43°30'30"W 1182.46'

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S43°30'30"W 1182.46'

(N45°10'E 351.85')
S43°30'30"W 1182.46'

Drainage & Topo 602 Creekside Trl



Parcel Lines

Property Boundary

Floodplain

Contours (10ft)

Land Use Districts
602 Creekside Trl

**Mid-Town
Community**

**New Settlement
Community**

Riparian Landscape

**Brookside
Subdivision**

ARBOR KNOT DR

obias ES

CREEKSIDE TRL

**New Settlement
Community**

Local Node

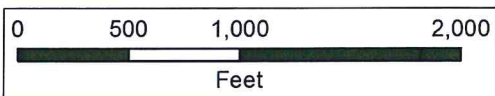
E RR-150

HARVEST MOON PKWY
WIGGY WHIP DR
LETSON CV
RAWHIDE CV
DENIM CV

E RR-150
OLSON CV
RUMMEL DR

NEW COUNTRY RD
TOWER DR
KARRIE DR
GINA DR

**Waterleaf
Subdivision**



**Property
Boundary**

Parcel Lines

