

APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: THE MEADOWS AT KYLE II, Ltd. 5/25/16
(Name of Owner) (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)
Subdivision Name/Lot & Block Nos.: SUNSET HILLS DESCRIPTION

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: BRAD WHITTINGTON

Agent's Address: 1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING D, Suite 110, 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: brad@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

Debbie J. Guerra

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

CITY OF KYLE

OCT 11 2016

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,

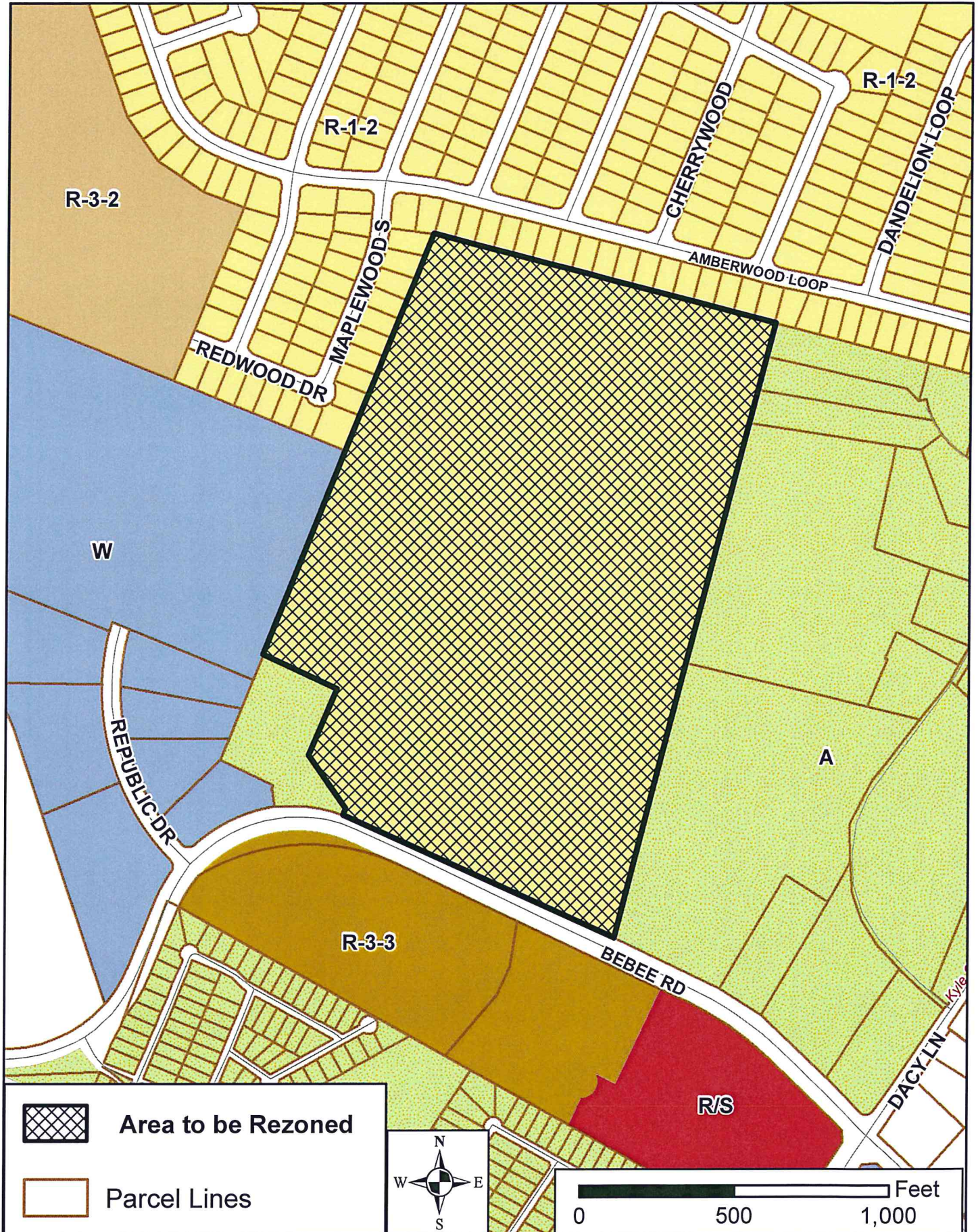
Brad Whittington
Authorized Agent

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

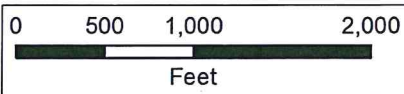
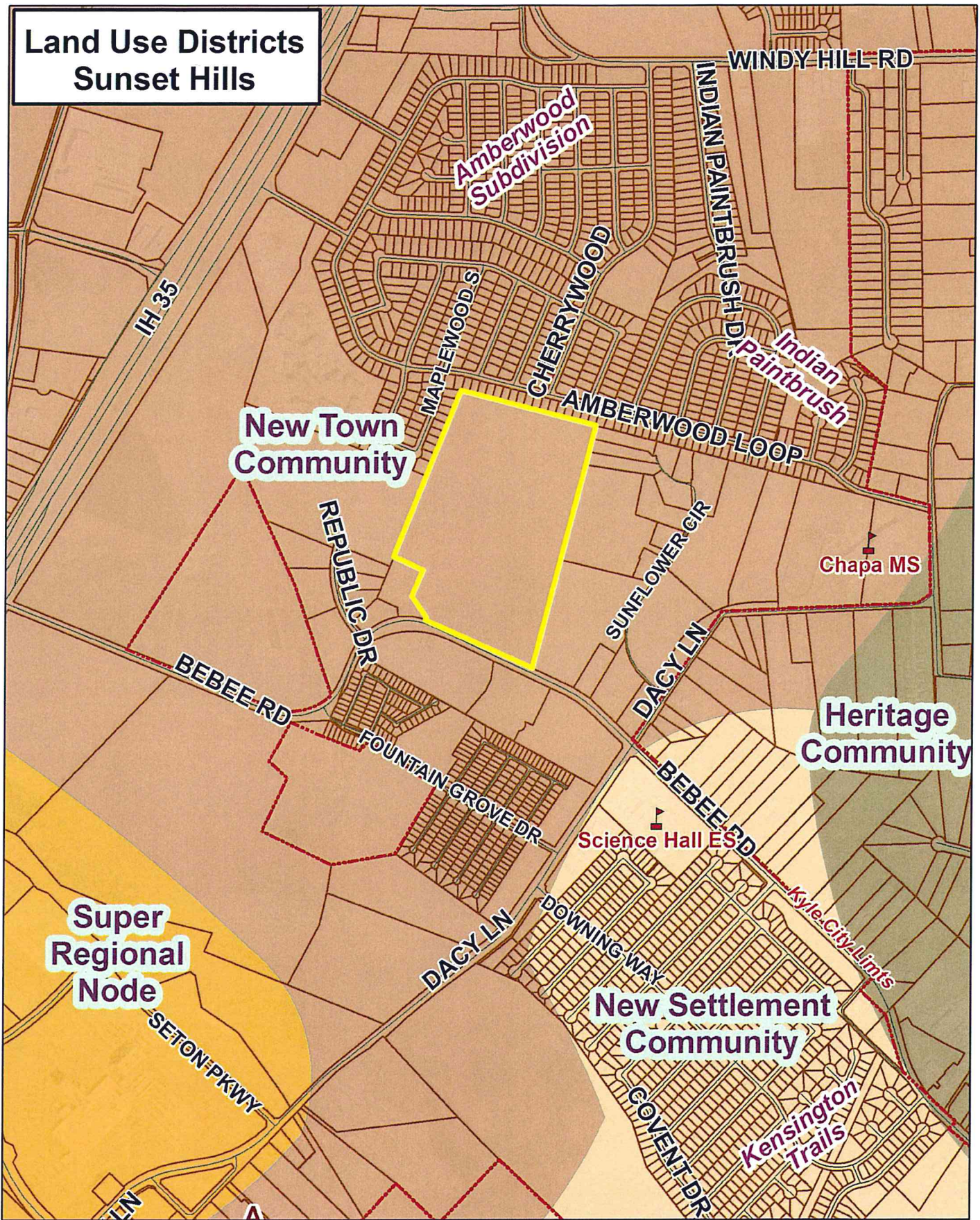
1101 S. Capital of Texas Highway, Building D, Suite 101, Austin, TX 78746
Office 512-731-3095 ♦ Fax 512-327-9204



Exhibit B

Meadows At Kyle II, Ltd. (Z-16-009)



Land Use Districts Sunset Hills



 Property Boundary  Parcel Lines

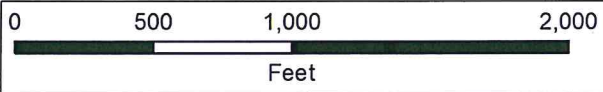
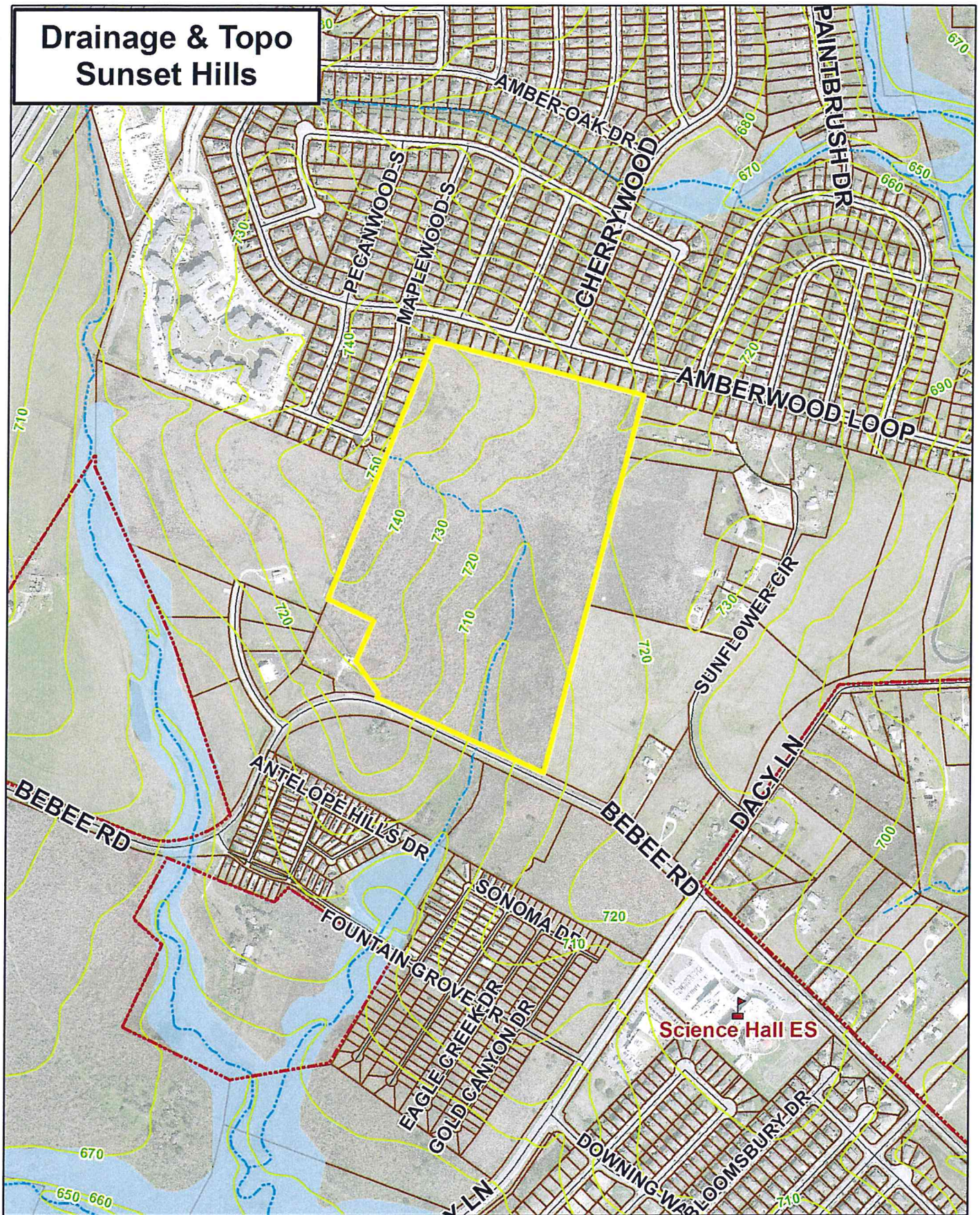
Future Conditions

Kyle Connected Transportation Master Plan 2040

Table 8: New Residential Development (July 2015)

Project Name	Status	Location	Units	Acres
Anthem	In Design	W RR 150	2,200	690.0
Brookside Phase 2	Approved	Arbor Knot Dr	220	36.24
Bunton Creek remaining phases	In Review	Twin Creeks Dr	440	90.08
Cool Springs	In Review	1838 E RR 150	372	125.2
Creekside at Bunton Creek	Concept	500 Bunton Ln	300	97.9
Creekside Village	In Review	N Burlison St	280	73.2
Crosswinds MUD	In Review	2000 Windy Hill Rd	1,750	443.5
Cypress Forest	Concept	N Old Stagecoach Rd at Cypress Rd	337	130.4
GLO	Concept	Western Kyle ETJ north of Blanco River	1,400	2,154.6
Hidden Valley	Concept	400 Bunton Ln	1,100	222.9
La Salle MUD	Concept	Yarrington Rd	2,400	2,740.4
Lehman Tract	Concept	100 Bunton Ln	150	97.6
Oaks of Kyle Apts	Under Construction	200 Goforth Rd	204	10.1
Pecan Woods	Concept	E RR 150 at Heidenreich Ln	1,400	768.4
Plum Creek Phase 2	Concept	Bebee Rd east of Republic Dr	1,500	606.5
Sunset Hills	In Review	Bebee Rd at Republic Dr	177	53.2
The Strand Apartments	Under Construction	150 Amberwood S	160	7.6
Trails at Plum Creek Apts	Under Construction	4300 Cromwell	248	12.3
Vista at Plum Creek Apts Phase 2	Under Construction	5020 Cromwell	180	7.4
Villas at Creekside Phase 2	Approved	107 Creekside Dr	24	2.85

Drainage & Topo Sunset Hills



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