

# Zoning Change Request Letter

**400 Windy Hill Dr.**

Date: February 27, 2017

To: Debbie Guerra (City of Kyle - Planning Technician)

From: Matias Segura (Owner Agent)

cc: Ali Chmeis (Owner)

Subject: **Zoning Change Request Summary Letter**

To Whom It May Concern-

This letter is a formal request to start the process of re-zoning the parcel located at 400 Windy Hill Dr, Kyle, Texas. The parcel is 4.62 acres and is currently zoned as Warehouse (W). The Owner, Ali Chmeis, and the Agent, Matias Segura are seeking a zoning change to Retail Service (R/S). The owner and the Owner's family also own two adjacent properties that are already zoned Retail Service.

In an effort to provide the Owner, additional flexibility in assessing potential development plans we are requesting this zoning change. We recognize that the current zoning of Warehouse (W) allows the owner to pursue most use types under Retail Service. We however also understand the setbacks required for Warehouse may limit developable area. The Owner will look at development solutions that can be phased and will work with the City of Kyle to identify and mitigate any issues.

The first phase may include an outdoor volleyball venue with an associated beer garden. The Owner is seeking to limit significant permanent infrastructure during the first phase. The project is still in the exploration phase and we welcome any input from the City of Kyle during the planning process.

Agent

Matias Segura, PE, MBA