

Gehan[★]HOMES

CITY OF KYLE

March 2, 2017

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Debbie Guerra
City Of Kyle
100 W. Center Street
Kyle, Texas 78640

PLANNING DEPARTMENT

Re: Kyle Ranch Subdivision, FM 150 and Rocking M Road, Kyle Texas

Dear Ms. Guerra,

Please accept this request as an official re-zoning request to re-zone the above mentioned 57 acre tract community from R/S & R-1-2 to a Planned Unit Development (PUD). Gehan Homes, Ltd. represents the owner of the property, Kyle Mortgage Investors, LLC, as its authorized agent.

This PUD will also coincide with the creation of a Public Improvement District (PID) and Development Agreement. A brief overview of our proposed PUD is below:

1. A residential subdivision of 203 lots consisting of 70', 60', and 50' lots. These lots will generally conform to existing Kyle's R-1-3 zoning requirements,
2. The land plan has been modified to utilize comments from city staff, to provide a better buffer to adjacent subdivisions, and utilize the new R-1-3 zoning,
3. The land plan will include over 2 acres of privately maintained open space, including fitness trails, playgrounds, and community gathering spaces,
4. The homes built will contain 2 car garages and will exceed Kyle's residential architectural requirements,
5. 3.7 acre commercial piece with appropriate commercial restrictions,
6. To be formed Public Improvement District (PID), we will submit our petition after the first reading so the PID formation takes place closely behind the PUD,
7. Any necessary Development Agreements as required during the PID formation.

We have attached the zoning change application with this letter along with the application fee. Please do not hesitate to contact me with any questions you may have and schedule any meetings necessary to process this application. I can be reached at (512) 330-9366, ext. 4210.

Sincerely,



Chris Lynch
Vice President of Land Operations

Designed for Your Life.