

APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: Sheldon-Tanglewood, Ltd. April 14, 2017
(Name of Owner) (Submittal Date)

INSTRUCTIONS:

- 2-17-011
- 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.

Newspaper Publication Fee: \$190.21

Total Fee: \$634.80

☒ 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 X 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-3-3

Proposed Zoning Classification: R/S

Proposed Use of the Property: Grocery Store

Acreage/Sq. Ft. of Zoning Change: 4.566 acres/198,881 sq. ft.

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: S FM 1626 Kyle, Tx. 78640

Subdivision Name/Lot & Block Nos.: A0276 John King Survey, A0290 Henry Lollar Survey,
A0159 Jesse Day Survey, 65.3482 Acres

Property Recording Information: ☒ Hays County
Volume/Cabinet No. 2495

Page/Slide No. 658

3. Ownership Information:

Name of Property Owner(s): Sheldon-Tanglewood, Ltd.

(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: 601 Sonterra Blvd.

San Antonio, Tx. 78258-4150

Phone Number: 210-490-2500


Fax Number: 210-490-4465

Email Number: nhiatt@Ricksheldonrealestate.com

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

Signed:

Date:


4/14/17 Rick Sheldon

SIGN HERE

4. Agent Information:

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

Agent's Name: Dunaway Associates, LP

Agent's Address: 5121 Bee Cave Road, Suite 105

Austin, Texas 78746

Agent's Phone Number: (512) 717-6301

Agent's Fax Number: N/A

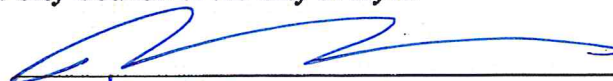
Agent's Mobile Number: (469) 964-3319

Agent's Email Number: dcaballero@dunaway-assoc.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:

Date:


4/14/17

SIGN HERE

*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 A. Gurnea*

Date: PLANNING DEPARTMENT

Date of Public Notification in Newspaper: *5/24/17*

Date of Public Hearing Before Planning and Zoning Commission: *6/13/17*

Date of Public Hearing Before City Council: *6/20/17*

CITY OF KYLE

APR 19 2017



Dunaway No. B003089.001

April 14, 2017

Ms. Debbie Guerra
City of Kyle
100 W. Center Street
Kyle, TX 78640

CITY OF KYLE

APR 19 2017

PLANNING DEPARTMENT

Reference: Request for Rezoning R-3-3 to R/S
4.566 acres at NWC of Kyle Parkway and Marketplace Avenue

Dear Ms. Guerra:

Dunaway Associates L.P. is representing Lidl U.S. for the proposed rezoning of a tract of land located within the City Limits of Kyle. We are submitting this rezoning request for approximately 4.566 acres out of a 65.3482 tract of land situated in A0276 John Henry Survey, A0290 Henry Lollar Survey, and A0159 Jesse Day Survey. It is our understanding that the tract in question is currently zoned R-3-3. Rezoning to R/S for grocery store/retail use is more compatible with the proposed zoning. We would be happy to meet with you in person to discuss the proposed project following your initial review.

Please do not hesitate to contact me at (512)717-6301, or email me at dcaballero@dunaway-assoc.com, with any questions. We appreciate your assistance and look forward to working with you throughout the process.

Sincerely,

DUNAWAY ASSOCIATES, L.P.
a Texas limited partnership

A handwritten signature in black ink that reads "Dan Caballero".

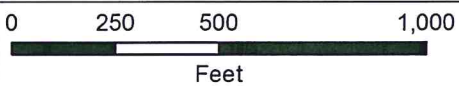
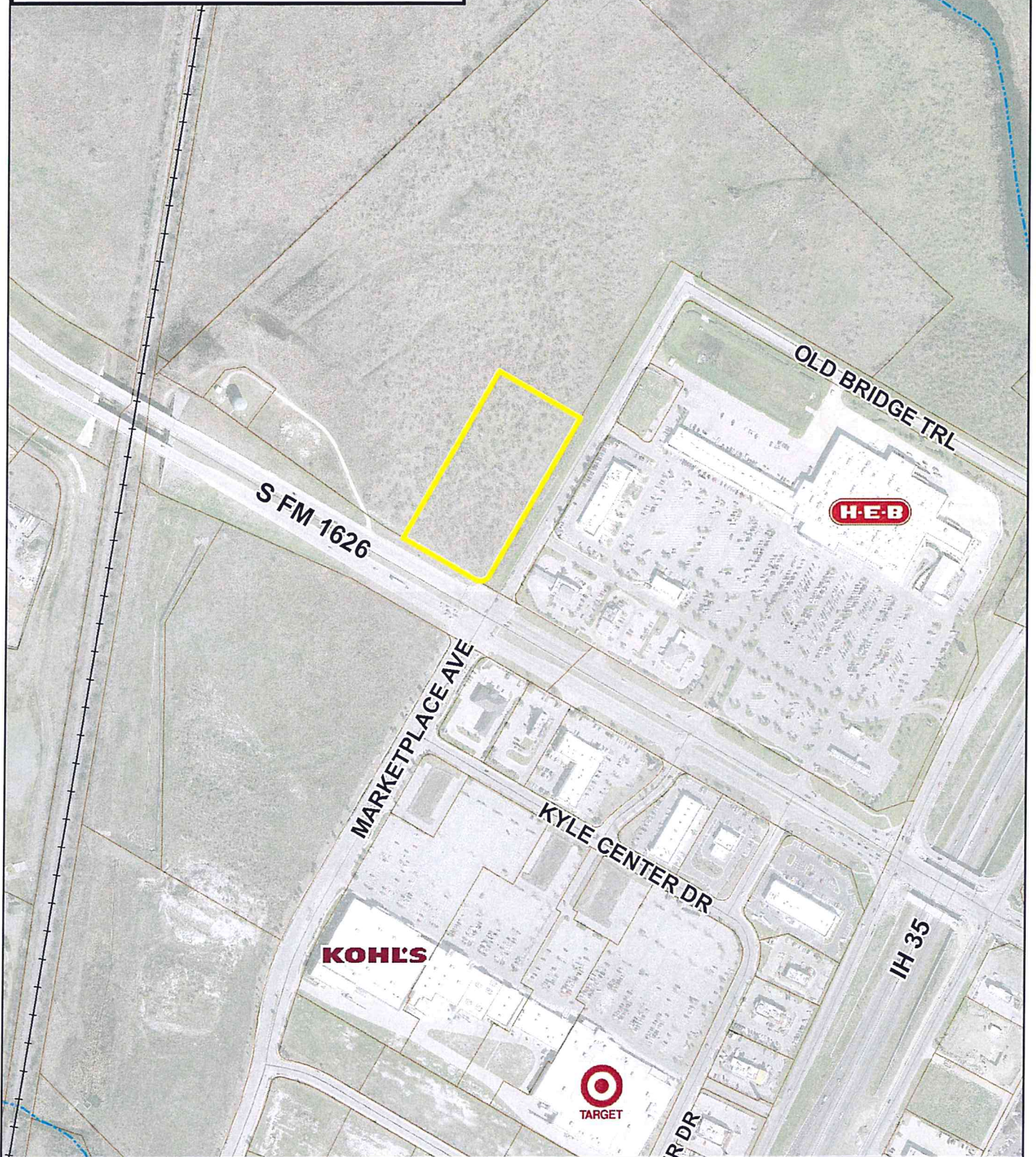
Dan Caballero
Project Manager

DC

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cc: Valerie Woods – Lidl US

Project Location
Marketplace Ave at S FM 1626
Z-17-011



Property
Boundary



Parcel Lines