

## APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: FM 15B Land, LTD. May 12, 2017  
(Name of Owner) (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](http://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

MAY 16 2017

Newspaper Publication Fee: \$190.21

PLANNING DEPARTMENT

Total Fee: \$758.65

- ✓ 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:

E: Entertainment

Proposed Zoning Classification:

W: Warehouse

Proposed Use of the Property:

Office Warehouse

Acreage/Sq. Ft. of Zoning Change:

38.78 Acres

### 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:

24801 North IH 35, Kyle, TX 78640

Subdivision Name/Lot & Block Nos.:

Not Platted

Property Recording Information: ☒ Hays County  
Volume/Cabinet No. 3303

Page/Slide No. 693

**3. Ownership Information:**

Name of Property Owner(s): F.M. 158 Land, LTD.  
Edward R. Coleman

(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: P.O. Box 5555

Austin, TX 78763

Phone Number: 512-306-7800

Fax Number: 512-306-7807

Email Number: john.petersen@yarringtonroadmaterials.com

I hereby request that my property, as described above, be considered for rezoning.  
Edward R. Coleman, Authorized Member  
of H & R Land Development, LLC, General Partner  
for FM 158 Land, Ltd.

Signed: Edward R. Coleman

Date: May 12<sup>th</sup> 2017

**4. Agent Information:**

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

Agent's Name: Ramsey Engineering, LLC  
Stephen Ramsey, P.E.

Agent's Address: 3206 Yellowpine Terrace  
Austin, TX 78757

Agent's Phone Number: 512-650-6800

Agent's Fax Number: —

Agent's Mobile Number: 512-650-6800

Agent's Email Number: ramsey-eng@att.net

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: Edward R. Coleman

Date: May 12<sup>th</sup> 2017

Edward R. Coleman, Authorized Member  
of H & R Land Development, LLC, General Partner  
for FM 158 Land, Ltd.

*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. Green

Date: ~~PLANNING DEPARTMENT~~

Date of Public Notification in Newspaper: 6/21/17

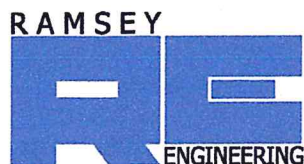
Date of Public Hearing Before Planning and Zoning Commission: 7/11/17

Date of Public Hearing Before City Council: 7/18/17

CITY OF KYLE

MAY 16 2017





## Ramsey Engineering, LLC

Civil Engineering - Consulting

TBPE Firm No. F-12606

3206 Yellowpine Terrace

Austin, Texas 78757

Cell: 512-650-6800

ramsey-eng@att.net

May 12, 2017

CITY OF KYLE

Mr. Howard J. Koontz  
Director of Planning  
City of Kyle  
100 W. Center Street  
Kyle, Texas 78640

MAY 16 2017

PLANNING DEPARTMENT

RE: 38.78 Acre Zoning Change Application  
24801 North IH 35, Kyle, Texas  
Project No. 17-015-10

Dear Mr. Koontz:

On behalf of the Owner, FM 158 Land, LTD., please accept this cover letter with attachments for the referenced zoning change application. Attached please find our application with the required submittal package items. Also attached is the \$758.65 application fee check, payable to the City of Kyle.

This letter also provides the reason for this request. The existing Thunder Hill Race Track was recently damaged by a tornado. The race track is to be taken out of service and is no longer to be used. Consequently, a change in use to Office Warehouse is proposed.

We trust you will find this application submittal package to be complete and satisfactory. Please let us know if you need anything else.

Sincerely,

A handwritten signature in black ink that reads "Stephen Ramsey". The signature is written in a cursive, flowing style.

Stephen Ramsey, P.E.  
Manager/President