

APPLICATION & CHECKLIST – ZONING CHANGE

CITY OF KYLE

Zoning: Angel Mangel & Dalila M 9/10/2017 SEP 11 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 or at City Hall. City ordinances can be obtained from the City of Kyle.

PLANNING DEPARTMENT

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. (0.407 AC x \$3.62)

Newspaper Publication Fee: \$190.21

Total Fee: \$619.74

- ✓ 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 Hays School ISD City Kyle.
- ✓ 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: M-1
 Proposed Zoning Classification: B-1-3
 Proposed Use of the Property: Single Family
 Acreage/Sq. Ft. of Zoning Change: 0.407

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: 300 W Allen St.
 Subdivision Name/Lot & Block Nos.: See field notes & survey

Property Recording Information: ☐ Hays County
Volume/Cabinet No. _____

Page/Slide No. _____

3. Ownership Information:

Name of Property Owner(s): Angel C. Prangel &

Dalila Mondina - Prangel

(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: 130 Oak Hollow Court

Buda, TX 78610

Phone Number: 512 - 970 - 9103

Fax Number: _____

Email Number: angelprangel@orangeconcrete.com

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

Signed: 

Date: 9-7-17

4. Agent Information:

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

Agent's Name: Mauricio Quintero Prangel & Delia Israel

Agent's Address: 12000 Manchaca Rd. Suite C.
Austin, TX 78748

Agent's Phone Number: 512 - 308 - 5251

Agent's Fax Number: _____

Agent's Mobile Number: 512 - 459 - 4384

Agent's Email Number: mauricio@servanteng.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: 9-7-17

*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. Juvera

Date of Public Notification in Newspaper: 9/20/17

Date of Public Hearing Before Planning and Zoning Commission: 10/10/17

Date of Public Hearing Before City Council: 10/17/17

CITY OF KYLE

SEP 11 2017

PLANNING DEPARTMENT

September 8, 2017

To Whom It May Concern

Dear

The owner of the property located at 300 W Allen Street would like to develop his property with residential uses. However, the property is designated R-1 which is no longer under the current zoning designation. Hence, the owner hereby would like to request change of zoning from R-1 to R-1-3 which is the current zoning designation. The owner would like to develop to today's standards in regards to setbacks, minimum lot size, dimensions, permitted uses and minimum structure size (living area) as described on Sec 53-33 and Sec 53-101 of zoning districts and regulation for the City of Kyle.

Some of the difference between the standards for R-1 and R-1-3 are as follows:

	R-1	R-1-3
Minimum lot area-gross, sq. ft.	5000	5540
Minimum front setback, ft.	25	20
Minimum ext. setback (Corner lot), ft.	15	10
Minimum side setback, ft.	7.5	5
Minimum read setback, ft.	15	10
Maximum height, ft.	35	35

Should you have any questions, please contact me at 512-368-5251 or via e-mail at mauricio@servanteng.com

Sincerely,


Mauricio Quintero-Rangel, P.E.

Cc: file