

CITY OF KYLE

APPLICATION & CHECKLIST – VOLUNTARY ANNEXATION APPLICATION

Project Name/Address: 1001 S. SLEDGE ST KYLE, TX 78640

JAN 05 2018
(Submittal Date)

Annex-18-0001

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

The following items are required to be submitted to the Planning Department in order for the application to be accepted for review.

- ✓ 1. Letter requesting annexation, signed and dated by all property owners and detailing the following information:
 - a. The name of the property owner(s)
 - b. The street address of the property
 - c. Tax appraisal district property ID number(s)
 - d. Acknowledgement that the property is contiguous to the current city limits.
 - e. Identify the number of residents living on the property.
 - f. Current use of the property.
 - g. Proposed use of the property
- ✓ 2. Map of the subject property
- ✓ 3. A legal description of the property (including a survey, field notes or legal description – subdivision, lot, and block) - label as Exhibit A.
- ✓ 4. Ownership Documents. Clean copy of recorded warranty deed or other document(s) conveying ownership of all the property to be annexed. If the property is owned by a partnership, corporation, trust, or other entity, documents demonstrating signatory's authority to sign Petition on behalf of entity must be included.
- ✓ 5. Application Fee: \$850.00 + \$190.21 (Newspaper Notification Fee)

Property Information

Owners: TOM AND MARY AYERS

Address: 1001 S. SLEDGE ST. KYLE, TX 78640

Phone: 512-754-1524 Email: ayers1@verizon.net

Acreage: 17.19 Property ID (R#) 14765

Legal Description: A0220 Z HINTON SURVEY, ACRES 17.189 (1.00 AC HS)

Number of lots and proposed use: APPROXIMATELY ± 66 LOTS 50' SINGLE FAMILY RESIDENCE

Agent: C. MICHAEL BOWEN JR.

Phone: _____

Email: _____

Fax Number: _____

Please Note: The signature of owner authorizes City of Kyle staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or his agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with. **Note:** The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

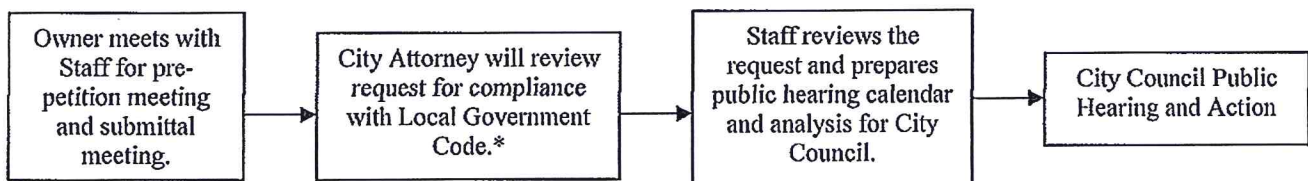
(Check One:)

_____ I will represent my application before city staff and the City Council.

☒ I hereby authorize the person named below to act as my agent in processing this application before city staff and city council.

Tom AND MARY Ayers 512-754-1524
 Owner's Name (printed) Phone
 1001 S. SLEDGE STREET KYLE TX 78640
 Owner's Address City State Zip
 [Signature] [Signature] Date Email Address
 Owner's Signature Date Email Address
 Agent's Name: C. MICHAEL BOWEN JR.
 Company: THUNDER HORSE DEVELOPMENT LLC
 Mailing Address: 1841 S. LAKEVIEW BLVD. SUITE 101-103 CEDAR PARK TX 78613
 Street City State Zip
 512-820-2704 michael@thunderhorsedevelopment.com
 Phone Fax Email address

GENERAL PROCESS



**If the City Attorney determines the requested annexation does not meet the requirements of the local government code the applicant will be notified in writing and the request for annexation will not proceed.*



Thunder Horse Development LLC

1841 S. Lakeline Blvd. Suite 101-131 Cedar Park, TX 78613
Ph: 512-820-2714 michael@thunderhorsedevelopment.com

January 5, 2018

City of Kyle Planning Department
100 W. Center Street
Kyle, TX 78640

To Whom It May Concern:

Thunder Horse Development has an active contract to purchase a property ("Property") located at 1001 S. Sledge Street Kyle, TX 78640 owned by Tom and Mary Ayers. The effective date of the contract is December 8, 2017. Property is located in the ETJ and is contiguous to the current city limits. The City of Kyle would like Property to be annexed and there is a Development Agreement with the owners that allows for them to continue to be in the ETJ until 2031 or at such a time that a request for a zoning change is submitted by owners or agent. The Tax Appraisal District Identification Number for this property is R14765.

Thunder Horse Development is purchasing this Property to develop single-family residential lots. The plan is to build a subdivision that offers lots such that a homebuilder can build homes in the \$250-\$350K price range. This subdivision will have nice amenities including a walking trail, recreation area and a stocked fishing pond for the subdivision to enjoy. There is a pond located on the property and it will be a focal point for a very nice recreational area.

Per the Development Agreement between the City of Kyle and Tom and Mary Ayers, the current owners, Section 3 Effect Of Certain Filings or Actions Paragraph 3.1 states, "The Owner acknowledges that if any application for a plat or other development-related approval is filed in violation of this Agreement, or if the Owner commences development of the Property in violation of this Agreement, then in addition to the City's other remedies, such act(s) will constitute a petition for voluntary annexation by the Owner, and the Property will be subject to annexation at the discretion of the City Council. The Owner agrees that such annexation shall be voluntary and the Owner hereby consents to such annexation as though the Owner had tendered a petition for such annexation."

On December 20, 2017 a zoning application for the Property was signed by the owners, Tom and Mary Ayers, and such zoning application is in the approval process by the City of Kyle.

On the request of the City of Kyle, I am submitting the following Voluntary Annexation Application as an Agent for the Owners Tom and Mary Ayers. Such designation as their agent is evidenced by their signature on the attached City of Kyle Voluntary Annexation Application.

Thank You,

C. Michael Bowen Jr.

President

Thunder Horse Development

(512) 820-2714

michael@thunderhorsedevelopment.com