

## APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: TOM AND MARY AYERS 12-20-2017  
(Name of Owner) (Submittal Date)

INSTRUCTIONS: Z-18-0023

- 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.

**Newspaper Publication Fee:** \$190.21 **Sign Notice Fee:** \$85.00

**Total Fee:** 765.50

- ☒ 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:

CITY OF KYLE  
COUNTY ETJ - HISTORIC CORE AREA TRANS. DISTRICT

Proposed Zoning Classification:

SINGLE-FAMILY RESIDENTIAL 3 DISTRICT R-1-3

Proposed Use of the Property:

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

Acreage/Sq. Ft. of Zoning Change:

17.19 ACRES / 748,796 SF

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: 1001 S. SLEDGE STREET KYLE, TX 78640

Subdivision Name/Lot & Block Nos.: \_\_\_\_\_

Property Recording Information: ☒ Hays County

Volume/Cabinet No. 1082

Page/Slide No. 517

3. **Ownership Information:**

Name of Property Owner(s): TOM AND MARY AYERS

**Certified Public Notary:**

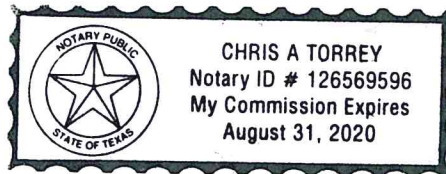
This document was acknowledged before me on the 20 day of December, 2017, by

Tom & Mary Ayers (Owner(s)).

Chris Torrey

Notary Public State of Texas

(Seal)



(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: 1001 S. SLEDGE STREET

KYLE, TX 78640

Phone Number: 512 - 754 - 1524

Fax Number: \_\_\_\_\_

Email Number: ayerst1@verizon.net

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

Signed:

Mary Ayers Tom Ayers

Date:

12/20/17

12/20/17

**4. Agent Information:**

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

Agent's Name:

THUNDER HORSE DEVELOPMENT

Agent's Address:

1841 S. LAKEVIEW BLVD. SUITE 101-131  
CEDAR PARK, TX 78613

Agent's Phone Number:

Agent's Fax Number:

Agent's Mobile Number:

Agent's Email Number:

michael@thunderhosedevlopment.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:

Mary Kay Joseph

Date:

12/20/17

*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: Rebecca Jensen

Date: PLANNING DEPARTMENT

Date of Public Notification in Newspaper: 1/24/18

Date of Public Hearing Before Planning and Zoning Commission: 2/13/18

Date of Public Hearing Before City Council: 2/20/18

CITY OF KYLE

JAN 02 2018





## Thunder Horse Development LLC

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

December 13, 2017

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

CITY OF KYLE

JAN 02 2018

PLANNING DEPARTMENT

To Whom It May Concern:

My company, Thunder Horse Development LLC ("THD"), has finalized a purchase contract for the property at the address of 1001 S. Sledge Street, ("Property"), owned by Tom and Mary Ayers. The effective date of the purchase contract is December 08, 2017. This property currently is in the ETJ of the City of Kyle.

In 2016, a development agreement was finalized between the City of Kyle and the Ayers where the City of Kyle stipulated that annexation proceedings would automatically begin upon the application by the Ayers or their assigns whereby the City was requested to implement a zoning change. Attached is that application signed by the Ayers and the proposed developer, Thunder Horse Development LLC, for the zoning change type which is commensurate with the current zoning stipulated by the city.

THD contracted with the Ayers to purchase Property and to develop single-family residential lots. THD is hereby requesting that the city complete the annexation of Property such that the approval process can be initiated by THD for a subdivision that offers 50' lots. THD anticipates that the subsequent homes to be constructed on the developed property will be priced by the builders 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 sub-division residents to enjoy.

This property is located in the Historic Core Transition District that calls for any new development to transition between the regular gridded development pattern that characterizes downtown and the more rural patterns to the south and west, as well as a newer development to the north. With this subdivision we will ensure that the historic street grid pattern is preserved.

With this application, I request a zoning change to R-1-3 which will allow 50' Single-Family Residential lots. This R-1-3 zoning district is the zoning and land use recommended for this Historic Core Transition zone where Property is located. The proposed subdivision will meet all current requirements and land use recommendations found in the City of Kyle's 2017 Comprehensive Plan.

I look for to working with you and to develop a quality residential area for Kyle.

Thank You,

Michael Bowen  
President

Thunder Horse Development LLC