

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 53 (ZONING) OF THE CITY OF KYLE, TEXAS, FOR THE PURPOSE OF ASSIGNING ORIGINAL ZONING TO APPROXIMATELY 17.19 ACRES OF LAND FROM AGRICULTURE 'AG' TO SINGLE FAMILY RESIDENTIAL 3 'R-1-3' FOR PROPERTY LOCATED AT 1001 S. SLEDGE STREET, IN HAYS COUNTY, TEXAS. (TOM AND MARY AYERS – Z-18-0023); AUTHORIZING THE CITY SECRETARY TO AMEND THE ZONING MAP OF THE CITY OF KYLE SO AS TO REFLECT THIS CHANGE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, THAT:

SECTION 1. That the zoning district map of the City of Kyle adopted in Chapter 53 (Zoning) be and the same is hereby amended to assign original zoning to approximately 17.19 acres of land from Agriculture 'AG' to Single Family Residential 3 'R-1-3' for property located at 1001 S. Sledge Street, as shown on the property location map labeled Exhibit B.

SECTION 2. That the City Secretary is hereby authorized and directed to designate the tract of land zoned herein as such on the zoning district map of the City of Kyle and by proper endorsement indicate the authority for said notation.

SECTION 3. If any provision, section, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid (or for any reason unenforceable), the validity of the remaining portions of this Ordinance or the application to such other persons or sets of circumstances shall not be affected hereby, it being the intent of the City Council of the City of Kyle in adopting this Ordinance, that no portion hereof or provision contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion or provision.

SECTION 4. This Ordinance shall be published according to law and shall be and remain in full force and effect from and after the date of publication.

SECTION 5. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

READ, CONSIDERED, PASSED AND APPROVED ON FIRST READING by the City Council of Kyle at a regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Kyle at a regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at which a quorum

was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Travis Mitchell, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Vetrano, City Secretary

## EXHIBIT A



# SULTEMEIER SURVEYING

304 East Main

Johnson City, Texas

Doc 02017114 Bk Vol 2019 Pg 204

17.21 ACRES  
HAYS COUNTY, TEXAS

FN-02-3218  
FEBRUARY, 2002

**A DESCRIPTION OF A 17.21 ACRE TRACT OF LAND OUT OF THE Z. HINTON SURVEY NO. 12, ABSTRACT NO. 219, SITUATED IN HAYS COUNTY, TEXAS; BEING THAT CERTAIN 17.189 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND CONVEYED FROM ETHEL SEWELL HAZLEY, ET AL TO JEFF REED AND KATHY REED BY A WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1082, PAGE 517 ET SEQ. OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY; SAID 17.21 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at an 8 inch diameter Cedar fence post found on the southeast line of South Sledge Street at the north corner of the said 17.189 acre tract, being at the west corner of that certain 41.0 acre (deed/called acreage) tract described in Volume 203, Page 573 et seq. of the Deed Records of said County, for the north corner hereof;

**THENCE** with the northeast line of the said 17.189 acre tract, S 45° 41' 42" E, a distance of 667.47 feet along a fence line to a 10 inch diameter creosoted fence post found at the east corner thereof, for the east corner hereof;

**THENCE** with the southeast line of the said 17.189 acre tract, S 43° 58' 33" W (BASE BEARING FOR DIRECTIONAL CONTROL), a distance of 1115.51 feet along a fence line to an 8 inch diameter treated fence post found at the south corner thereof, being at the east corner of that certain 2.0 acre (deed/called acreage) tract described in Volume 322, Page 245 et seq. of the said Deed Records, for the south corner hereof;

**THENCE** with the southwest line of the said 17.189 acre tract, N 46° 32' 37" W, a distance of 670.69 feet along a fence line to an 8 inch diameter treated fence post found on the said southeast line of South Sledge Street at the west corner of the said 17.189 acre tract, being at the north corner of the said 2.0 acre tract, for the west corner hereof;

**THENCE** with the said southeast line of South Sledge Street and northwest line of the said 17.189 acre tract, N 44° 08' 20" E, a distance of 1125.43 feet to the **POINT OF BEGINNING**, containing 17.21 acres of land, more or less.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Jun 24, 2002 at 12:51P

Document Number: 02017114

Amount 13.00

Lee Carlisle  
County Clerk  
By  
Terry Kleen, Deputy  
Hays County



# Exhibit B

Z-18-0023    1001 S Sledge St    17.19 Acres

