

APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: STERLING/BABCOCK & BROWN LP

(Name of Owner)

5/11/2018

(Submittal Date)

CITY OF KYLE

MAY 11 2018

INSTRUCTIONS: Z-18-0026

- 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.

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

Total Fee: \$755.25

- ☒ 4. A map or plat showing the area being proposed for rezoning. → *please see map attached to field notes*
- ☒ 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: Retail/Services (RS)

Proposed Zoning Classification: R-3-3

Proposed Use of the Property: Multifamily

Acreage/Sq. Ft. of Zoning Change: 14.36 ac

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: N/A

Subdivision Name/Lot & Block Nos.: LOT 1-A, BLOCK A, SECOND REPLAT OF KYLE
TOWNE CENTER, LOT 1, BLOCK A

Property Recording Information: ☒ Hays County
Volume/Cabinet No. Volume 17

Page/Slide No. Page 317

3. Ownership Information:

Name of Property Owner(s): STERLING/BABCOCK & BROWN LP

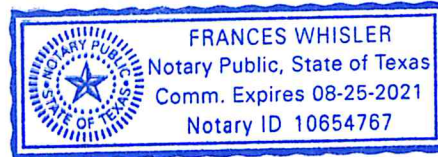
Certified Public Notary:

This document was acknowledged before me on the 9th day of May, 2018, by Stephen
Preston, ASO of Sterling/Babcock & Brown, LP (Owner(s)).

Frances Whisler

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: 2718 Fairmont Street
Dallas, TX 75201

Phone Number: (214) 850-5186

Fax Number: _____

Email Number: spreston@nadgus.com

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

Signed: _____


Date: 5-9-18

4. Agent Information:

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

Agent's Name: Cerco Development, Inc.
Agent's Address: 500 W 5th, Suite 700
Austin, TX 78701
Agent's Phone Number: (512) 682-5518
Agent's Fax Number: (512) 682-5505
Agent's Mobile Number: (512) 484-9258
Agent's Email Number: jroche@endeavor-re.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: 5-9-18

*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. Gurnea Date: 5/15/18

Date of Public Notification in Newspaper: 5/23/18

Date of Public Hearing Before Planning and Zoning Commission: 6/12/18

Date of Public Hearing Before City Council: 6/19/18 + 7/3/18



May 11, 2018

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

RE: Zoning Change Application for 14.36 acres of Kyle Towne Center

Dear Sir or Madam,

Cerco Development, Inc. (the "Agent") is submitting the attached Zoning Change Application on behalf of the property owner, Sterling/Babcock & Brown LP (the "Owner"). The Owner desires to change the zoning of 14.36 acres (the "Subject Tract") of Kyle Towne Center from RS to R-3-3. Through site planning and conversations with potential retail tenants, the Agent has determined that the uses allowed under RS zoning will be difficult to support on the Subject Tract due to its distance from IH-35 and major intersections. While the Owner intends to develop the remainder of the parent tract as RS zoning, the Owner believes that dense multifamily development (as permitted under R-3-3 zoning) is the highest and best use for the Subject tract. The Owner also believes that R-3-3 zoning on the Subject Tract will create a desirable mixed-use environment for the larger Kyle Towne Center development and will help support neighboring businesses.

Thank you for your consideration.

Jackson Roche
Development Associate
Endeavor Real Estate Group
On behalf of Cerco Development, Inc.
(512) 682-5518
jroche@endeavor-re.com