

# APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: Genevieve Vaughn 11/09/18  
(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](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:** \$127.00

**Total Fee:** \$748.96

- 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.

RECEIVED  
APR 09 2019

BY: [Signature]

\*\*\* A submittal meeting is required. Please contact Debbie Guerra at (512) 262-3959 to schedule an appointment.

## 1. Zoning Request:

Current Zoning Classification: Agriculture / Residential (A/R1)

Proposed Zoning Classification: R-1-3

Proposed Use of the Property: Montessori School

Acreage/Sq. Ft. of Zoning Change: 1.02 Acres

**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: 701 Scott St, Kyle, TX 78640

Subdivision Name/Lot & Block Nos: Vaughn Subdivision, Lot 1, Block A

Property Recording Information:  Hays County

Volume/Cabinet No. Volume 1978 Page/Slide No. Pages 193-198

**3. Ownership Information:**

Name of Property Owner(s): Genevieve Vaughn

**Certified Public Notary:**

This document was acknowledged before me on the 5 day of November, 2018, by

Genevieve Vaughn (Owner(s)).

[Signature]

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: PO Box 2285  
Austin, TX 78768-2285

Phone Number: \_\_\_\_\_

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

Email Number: \_\_\_\_\_

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

**Signed:** Genevieve Vaughn

**Date:** 11-5-18

**4. Agent Information:**

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

Agent's Name: Daniel Oliphant  
Agent's Address: 109 Algarita St.  
San Marcos, TX 78666  
Agent's Phone Number: 512.656.9662  
Agent's Fax Number: \_\_\_\_\_  
Agent's Mobile Number: \_\_\_\_\_  
Agent's Email Number: doliphant@gmail.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: Genevieve Vaughan  
Date: \_\_\_\_\_

**4. Agent Information:**

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

Agent's Name: Anna Estrada  
Agent's Address: 8806 Texas Oaks  
Austin, TX 78748  
Agent's Phone Number: 512.280.1608  
Agent's Fax Number: \_\_\_\_\_  
Agent's Mobile Number: \_\_\_\_\_  
Agent's Email Number: chiquieestrada@yahoo.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: Genevieve Vaughan  
Date: \_\_\_\_\_





Proper Residential  
Honesta Peto Group, LLC

April 9, 2019

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

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Letter of Intent: 701 Scott Street

To Whom It May Concern:

Honesta Peto Group, LLC is submitting this Letter of Intent on behalf of Genevieve Vaughn and Anna Estrada.

701 Scott Street (otherwise known as Lot 1, Block A, Vaughn Subdivision) is a 43,995 square foot lot and is located within the limits of the City of Kyle. The Montessori School of Kyle currently, and since 2002, uses the lot to operate a single school building, playground, driveway, and parking area. Our intent is to turn an existing slab on the property into a second school building to increase enrollment and better provide for our growing community.

The second school building will have a single classroom to enroll 19 additional children and hire 5 additional employees. They will continue to operate Monday through Friday from 7:15 a.m. to 6:00 p.m. This will require 11 total parking spaces. (8 for employees, 3 for parents picking up or visiting, and 1 ADA space under the carport.)

Daniel Oliphant of Proper Residential has been selected as general contractor, Bob Fredley of Design Concepts as architect, and Eric Ueber of MLAW will be consulted as needed for engineering.

If you have any questions about this project you can contact Daniel Oliphant of Honesta Peto Group, LLC at (512) 656-9662.

Sincerely,