

PREFERRED SCENARIO MAP AMENDMENT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Paul Kuo	Property Owner	Freeman Educational Foundation HK Baugh Ranch, LLC
Company	HK Real Estate Development	Company	
Applicant's Mailing Address	24607 Fairway Springs San Antonio, TX 78260	Owner's Mailing Address	See Attached List
Applicant's Phone #	210-363-4672	Owner's Phone #	See Attached List
Applicant's Email	pkuo@hkdevelopment.com	Owner's Email	See Attached List

PROPERTY INFORMATION

Subject Property Address(es): Intersection of Old Bastrop Rd & Staples Rd

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: Approximately 1,142 acres Tax ID #: R 70337, 70338, 70350, 70351, 16583, 13040
10915, 10957, 20294, 20295, 20304, 151626, 130384

Existing Preferred Scenario Designation: Low Intensity

Existing Zoning: Outside City Limits Existing Land Use(s): Outside City Limits

DESCRIPTION OF REQUEST

Proposed Preferred Scenario Designation: Medium Intensity

Proposed Zoning: Single Family/Multi-family/Commercial Proposed Land Use(s): Single Family/Multi-family/Commercial

Reason for the Change: development of mix uses (single-family residential, multi-family residential and commercial within the City of San Marcos

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$1,057 plus \$100 per acre Technology Fee \$13 **MAXIMUM COST \$3,513**

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

Preferred Scenario Map Amendment

Property Owner List

Freeman Educational Foundation
Frost National Bank Trust
Robert Wynn, Frost Bank Trustee
PO Box 2950
San Antonio, TX 78299-2950

HK Bauch Ranch LLC
Paul Kuo, Manager
24607 Fairway Springs
San Antonio, TX 78260
Phone: 210-363-4672
Email: pkuo@hkdevelopment.com

PROPERTY OWNER AUTHORIZATION

I, PAUL KUO (owner name) on behalf of
HK BAUGH RANCH, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Intersection of Old Bastrop Rd & Staples Rd (address).

I hereby authorize _____ (agent name) on behalf of
_____ (agent company) to file this application for
_____ (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  _____ Date: 7.28.2020

Printed Name, Title: Paul Kuo, Manager

Signature of Agent: _____ Date: _____

Printed Name, Title: _____

PROPERTY OWNER AUTHORIZATION

I, Freeman Educational Foundation (owner name) on behalf of _____ (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at Intersection of Old Bastrop Rd & Staples Rd (address).

I hereby authorize Paul Kuo (agent name) on behalf of HK Real Estate Development (agent company) to file this application for Preferred Scenario Map Amendment (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: SEE ATTACHED AGENT LETTER Date: _____

Printed Name, Title: _____

Signature of Agent:  Date: 2.18.2020

Printed Name, Title: HK REAL ESTATE DEVELOPMENT, MANAGER

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

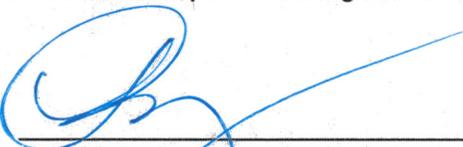
The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***

- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature:  _____

Date: 7.28.2020

Print Name: Paul Eno

PROPERTY OWNER AUTHORIZATION

I, FROST BANK TRUSTEE (owner) acknowledge that I am the rightful owner of the property located at 467 ACRES S OLD BASTROP HWY, SAN MARCOS, TX 78666 (address).

I hereby authorize PAUL KUO (agent name) to file this application for _____ (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: *Frost Bank, Trustee*
Robert Wynn Date: 8/8/19
Printed Name: Robert Wynn

Signature of Agent: _____ Date: _____
Printed Name: PAUL KUO

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Signature: *Robert Wiggins*
Print Name: Robert Wiggins

Date: 8/8/19