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@hkredevelopment.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
Eamil: pkuo@hkredevelopment.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: _____

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_____ Date: _8/8/19_

Printed Name: _Robert Wynn_____

Signature of Agent: _____ Date: _____

Printed Name: __PAUL KUO_____

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230

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Frost Bank, Trustee

Signature: _____   Date: __8/8/19__

Print Name: __Robert Wynn__

CHECKLIST FOR PREFERRED SCENARIO MAP AMENDMENT APPLICATION

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department	Comments
☑ Pre-development meeting with staff is recommended • Please visit http://sanmarcostx.gov/1123/Pre-Development-Meetings to schedule	completed
☑ Completed Application for Preferred Scenario Map Amendment	completed
☑ Subdivision Plat or Metes and Bounds	attached
☑ CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	attached
☑ Certificate of no tax delinquency	attached
☑ Name(s) and Address(es) of Property Lien Holder(s), if any	not applicable
☑ Agreement to the placement of notification signs and acknowledgement of notification requirements	completed
☑ Authorization to represent the property owner, if the applicant is not the owner	See Attached Agent Letter
☑ Application Filing Fee $1,057 + $100 per acre ($3,500 max) Technology Fee $13	

**San Marcos Development Code Section 2.3.1.1(C): *"Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."*