



Project Application (Page 1 of 2)

City of Helotes · Development Services
12951 Bandera Rd, Helotes, TX 78023 · 210-695-8877

A. Project Information *please complete all items*

Project Name: Trailhead at Helotes

Project Address: 14410 BANDERA RD

Tax ID number(s): BCAD 242130, 242100, 1097255 (See Attached)

Application Type

- | | | | |
|---|---|---------------------------------------|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Minor Plat | <input type="checkbox"/> Vacation (<u>circle one</u> : plat, |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Replat | easement or building line) |
| <input checked="" type="checkbox"/> PUD | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Donation |

Revision of Approved Plan/Plat? Y N Name: _____

Jurisdiction: City Limits ETJ Total Acres: 21.697 No. of Lots: 3 (See Attached)

Original Survey & Abstract No.: Comanche Creek Irrigation Company Survey No. 335, Abstract No. 172

Legal Description: N/A

Current Zoning: B-3 Proposed Zoning: PUD

Location: 14410 BANDERA RD

Proposed Use(s): Mixed-Use Development

Applicant's Signature

Applicant's role: Owner Developer Other: _____

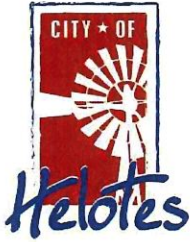
I hereby Certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge.

Signature: 

Printed Name: David Morin Date: 09.13.23

Please Complete Page 2

Staff Use Only Application No: _____ Date: _____



Project Application (Page 2 of 2)

City of Helotes · Development Services Department
12951 Bandera Rd, Helotes, TX 78023 · 210-695-8877

B. Contact Information *(please complete all items - attach additional pages as necessary)*

I. Property Owner(s)

Firm Name (if applicable): --
Owner Name(s): See Attached Authorization & Agency Letter
Address: _____
Phone: Contact Agent Fax: -- Email: Contact Agent

II. Owner's Agent/Engineer (main contact person responsible for application)

Role: Engineer Agent Other: Attorney
Firm Name (if applicable): Killen, Griffin & Farrimond, PLLC
Address: 10101 Reunion Pl., Ste 250, San Antonio, TX 78216
Primary Contact Name: Ashley Farrimond
Phone: 210-960-2750 Fax: -- Email: ashley@kgftx.com
Secondary Contact Name: Mikayla McIntyre
Phone: 210-960-2750 Fax: -- Email: mikayla@kgftx.com

III. Developer

Firm Name (if applicable): MN&O Investment Group, LLC, an affiliate company of Preserve Acquisitions, LLC
Owner Name(s): David Morin
Address: 2111 S IH 35, Ste. 1107 New Braunfels, TX 78130
Phone: Contact Agent Fax: -- Email: Contact Agent

IV. Developer's Agent/Engineer (main contact person responsible for application)

Role: Engineer Agent Other: Attorney
Firm Name (if applicable): Killen, Griffin & Farrimond, PLLC
Address: 10101 Reunion Pl., Ste 250, San Antonio, TX 78216
Primary Contact Name: Ashley Farrimond
Phone: 210-960-2750 Fax: -- Email: ashley@kgftx.com
Secondary Contact Name: Mikayla McIntyre
Phone: 210-960-2750 Fax: -- Email: mikayla@kgftx.com

Planned Unit Development (PUD) Application

Project Name: Trailhead at Helotes Date: _____

Petition to the City Council of Helotes, Texas:

Property owner(s): See Attached Authorization & Agency Letter

Owner's agent (if applicable): Killen, Griffin & Farrimond, PLLC (Ashley Farrimond)

hereby make(s) application to the City Council of the City of Helotes for change in zoning designation of the property described below:

- New planned Unit Development (PUD)
 Amendment to PUD # _____

Justification for PUD zoning (*attach additional pages as necessary*):

To allow for the mixture of residential and commercial uses, and
the creation of one cohesive project

Property Description:

A: Recorded Subdivision Information:

Subdivision: _____

Lot: _____, Block: _____, Acres: _____

Recorded in Bexar County, TX, Document #: _____

or: Volume #: _____ Page #: _____

or B: Property Description Information: (attach a metes and bounds description with a sketch, signed and sealed by a Registered Professional Land Surveyor in the State of Texas)

Property address: 14410 BANDERA RD

Survey name: Comanche Creek Irrigation Company Survey No. 335

Acres: 2 & 10.876 Abstract #: 172

Deed(s) which conveyed the property to the present owner:

Document #: 20080154746, 20080090417 Acres: _____

or: Volume #: _____ Page #: _____

Project Name: Trailhead at Helotes Date: _____

Ownership Type: Sole Owner Community Property
 Partnership Corporation Trust

Owner Signature & Information:

Signature: See Attached Authorization & Agency Letter

Print name: _____

Address (full): _____

Phone: Contact Agent Fax: _____

Email Contact Agent

Owner's Agent (if applicable) Signature & Information:

Signature: 

Print name: Ashley Farrimond (Killen, Griffin & Farrimond, PLLC)

Address (full): 10101 Reunion Place, Suite 250 San Antonio, Texas 78216

Phone: 210-960-2750 Fax: --

Email ashley @kgftx.com

If ownership is other than sole or community property, please name the partners, principals, beneficiaries, etc. respectively:

1) Name: _____

Position: _____

Address (full): _____

2) Name: _____

Position: _____

Address (full): _____

3) Name: _____

Position: _____

Address (full): _____

Please attach additional pages as necessary.

**Property Owner
Authorization &
Agency Letter**

Property Owner Authorization and Agency Letter

White Turkey Creek, LTD

RE: Owner Authorization for Zoning, Planning, Platting, and Permitting for the real property listed with the below legal descriptions:

- E BANDERA RD HELOTES, TX: CB 4524 P-29H ABS 645 3.07AC CB 4525 P-2D ABS 172 5.650
- 14410 BANDERA RD HELOTES, TX: CB 4524 P-48(7.597) ABS 645 CB 4525 P-2 (3.279) ABS 172

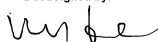
I, Myfe Moore, authorize Preserve Acquisitions, LLC, its affiliates, and representatives to act as agent on my behalf. Preserve Acquisitions, LLC will allow certain consultants, including, but not limited to Civil Engineers, Architects, Contractors, and Land Use Attorneys (specifically Killen, Griffen, Farrimond) to represent Preserve Acquisitions, LLC and White Turkey Creek LTD (property owner) for zoning, planning, platting, and permitting for my property described above, provided however, that no change in zoning or platting affecting the property described above may be final or binding without my subsequent express written approval.

Sincerely,

Myfe Moore

White Turkey LTD

Signature: _____

DocuSigned by:

47268396B36A4CC...

Property Identification #: 242100

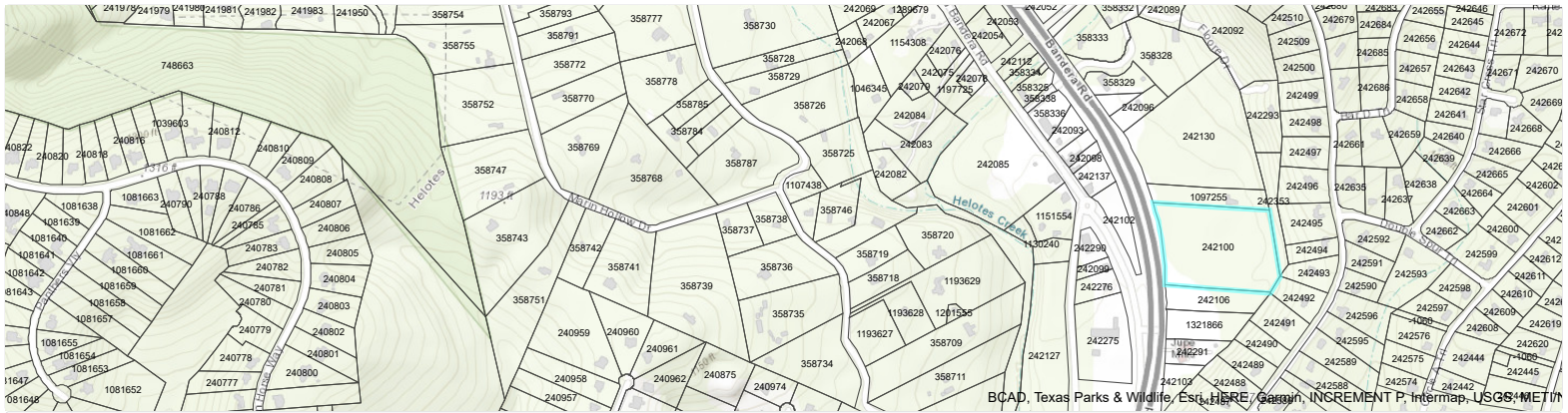
Property Information: 2023

Owner Identification #: 2631662

Geo ID: 04524-000-0292
Situs Address: E BANDERA RD HELOTES, TX 78023
Property Type: Real
State Code: C1

Legal Description: CB 4524 P-29H ABS 645 3.07AC CB 4525 P-2D ABS 172 5.650
Abstract: A04524
Neighborhood: NBHD code51310
Appraised Value: \$1,923,190.00
Jurisdictions: 06, 10, 42, CAD, 09, 08, 56, 11

Name: WHITE TURKEY CREEK LTD
Exemptions:
DBA: Null



BCAD, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, iUSGS, METI

Bezar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bezar County Appraisal District expressly disclaims any and all liability in connection herewith.

Property Identification #: 242130

Property Information: 2023

Owner Identification #: 2631662

Geo ID: 04524-000-0481
Situs Address: 14410 BANDERA RD HELOTES, TX 78023
Property Type: Real
State Code: E1

Legal Description: CB 4524 P-48(7.597) ABS 645 CB 4525 P-2 (3.279) ABS 172
Abstract: A04524
Neighborhood: NBHD code51310
Appraised Value: \$2,387,740.00
Jurisdictions: 11, 10, CAD, 42, 56, 08, 09, 06

Name: WHITE TURKEY CREEK LTD
Exemptions:
DBA: Null



Bexar CAD Map Search

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Property Owner Authorization and Agency Letter

E&W DEVELOPMENTS LP

RE: Owner Authorization for Zoning, Planning, Platting, and Permitting for the real property listed with the below address and legal description:

- 14398 STATE HWY 16 HELOTES, TX 78023
- CB 4524J BLK 2 LOT 1 (HELOTES FEED SUBD)

I, Eric Wilson, authorize Preserve Acquisitions, LLC, its affiliates, and representatives to act as agent on my behalf. Preserve Acquisitions, LLC will allow certain consultants, including, but not limited to Civil Engineers, Architects, Contractors, and Land Use Attorneys (specifically Killen, Griffen, Farrimond) to represent Preserve Acquisitions, LLC and White Turkey Creek LTD (property owner) for zoning, planning, platting, and permitting for my property described above.

Sincerely,

Eric Wilson

E&W DEVELOPMENTS LP

Signature: _____



Property Identification #: 1097255

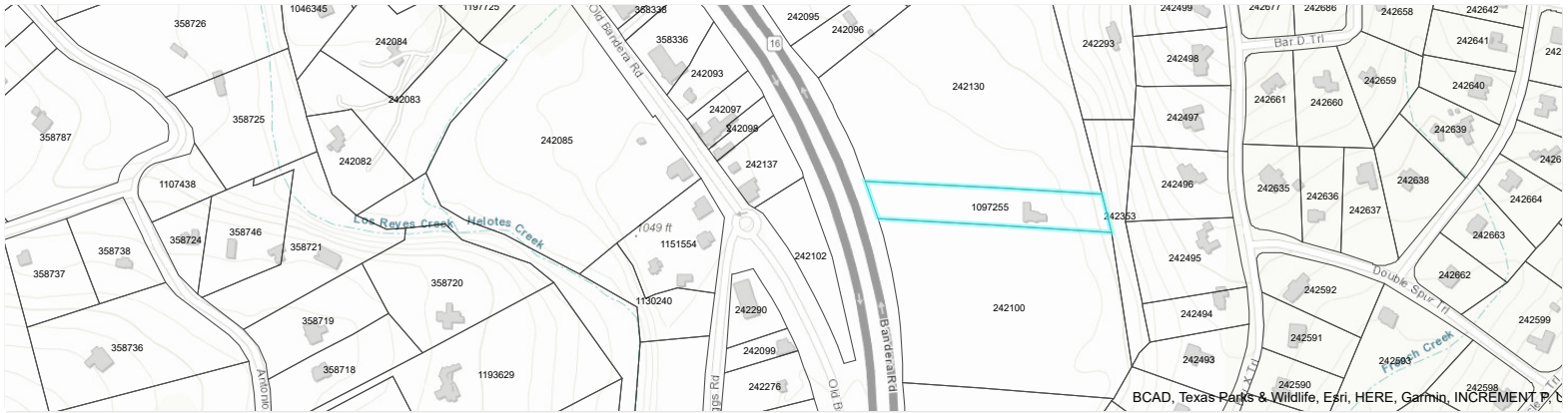
Property Information: 2023

Owner Identification #: 2546207

Geo ID: 04524-902-0010
Situs Address: 14398 STATE HWY 16 HELOTES, TX 78023
Property Type: Real
State Code: F1

Legal Description: CB 4524J BLK 2 LOT 1 (HELOTES FEED SUBD)
Abstract: A04524
Neighborhood: NBHD code51310
Appraised Value: \$647,190.00
Jurisdictions: 09, 11, 08, 06, CAD, 42, 56, 10

Name: E&W DEVELOPMENTS LP
Exemptions:
DBA: MEXICO LINDO POTTERY

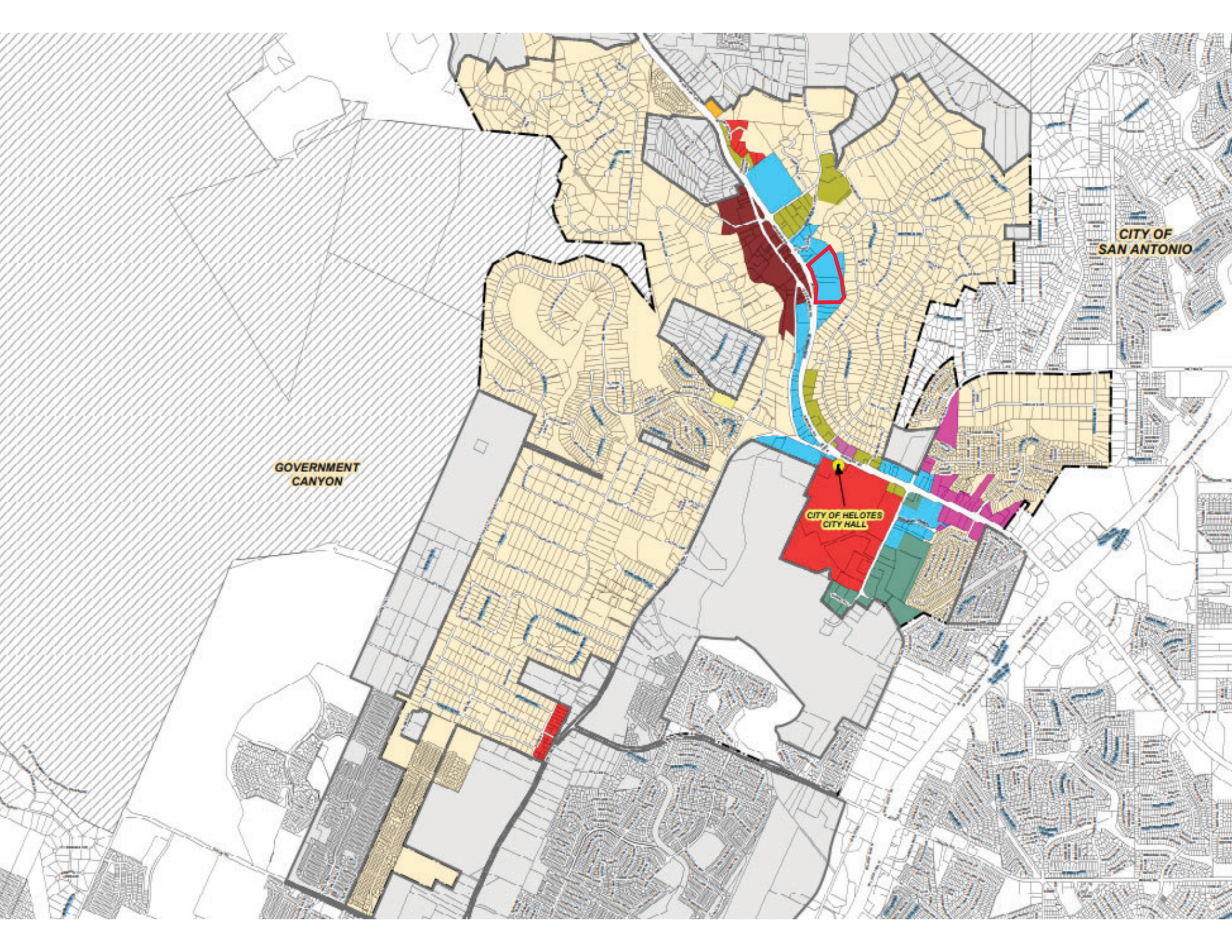


Bexar CAD Map Search

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Maps





CITY OF
SAN ANTONIO

GOVERNMENT
CANYON

CITY OF HELOTES
CITY HALL