



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

November 24, 2020

San Antonio Water System  
2800 US-281  
San Antonio, TX 78212  
Attn: Bruce Haby

[Via Email: [bruce.haby@saws.org](mailto:bruce.haby@saws.org)]

**Re: S.P. 2247 Request by SAWS to declare as surplus and dispose of a 123.133-acre unimproved portion of CB 4006 (BCAD Prop ID 156372) located southeast of Mitchell Lake.**

Dear Mr. Haby.

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions.

**Development Services:** Provided proper permits are obtained. (See applicable UDC Sections: 35-506, 35-515, 35-523, 35-477 and 35-B123). The site must be platted as applicable in accordance with the Unified Development Code, per Section 35-430. All tree preservation, landscape and buffer requirements shall apply. No site work or tree removal permitted without an approved tree permit (35-523, 35-510, 35-511, 35-477). Note, there are platting exceptions that may apply. Please see enclosed Information Bulletin: <https://webapps1.sanantonio.gov/dsddocumentcentral/upload/IB531.pdf>. [Stephen Stokinger (210) 207-5449}

**Planning:** Residential uses shall not be allowed. A restriction prohibiting residential uses shall be placed in the subject property's deed upon conveyance of the property by SAWS unless the property has been re-zoned to a strictly non-residential zoning district prior to closing.

*Planning Information:*

- *Future Land Use Plan: Heritage South Sector Plan*
- *Land Use Classification: Suburban Tier*
- *Current Zoning: Residential (R-5)*
- *Future SA Tomorrow Sub-Area Plan: South*
- *Other applicable plans: None*
- *Neighborhood Association(s): None*

- *Thoroughfare Plan: The subject property abuts US Hwy 281 South which is classified as Super Arterial Type B which requires 200-250 feet of right-of-way.*

[Priscilla Rosales-Pina (210) 207-7839]

### **CPS Energy**

- **Distribution Planning** - Distribution Planning would like the opportunity to obtain a 14' easement along the east side of this property adjacent to S US Hwy 281. [Trieu Vo (210) 353-2127]
- **CPSE Gas Engineering** is requesting a 20' Permanent Gas Easement and a 50' Temporary Construction Easement to expire at the end of 2021 and a 50' X 150' Gas Easement for above Ground Tap Station. Please review Exhibit below. [Hector Villarreal/Bill Fey (210) 353-3194] (attached)

### **Public Works**

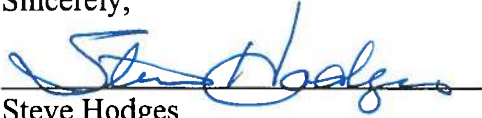
- **Project Delivery:** No objections however this property will be subject to any future roadway alignments shown in the latest Major Thoroughfare Plan for the City of San Antonio. [David McBeth (210) 207-6342]
- **Storm Water:** The petitioner must comply with all local (city and/or county), state and federal regulations prior to the start of any construction and/or improvements to the subject property.

**Office of Historic Preservation:** Submit an application to the Office of Historic Preservation for the demolition of the existent structures. This request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of this surplus does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation. OHP Staff made a site visit on 6/30/20 to view the structures, and there are no initial concerns about the eligibility of the structures. [Lauren Sage (210) 207-3327]

If you concur with the above-mentioned conditions, please countersign this letter in the space provided below and return it. Upon receipt of this executed Letter of Agreement we will continue processing your request.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

Sincerely,



Steve Hodges  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:  
PETITIONER:

San Antonio Water System



Nancy Belinsky (Dec 9, 2020 12:08 CST)

Nancy Belinsky, Vice President & General Counsel

Date: 12/09/2020