



# CITY OF SAN ANTONIO

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

May 20, 2021

CPS Energy  
c/o Rodrigo Figueroa  
Dykema Gossett PLLC  
112 E Pecan St #18000  
San Antonio, TX 78205  
Attn: Rodrigo Figueroa  
cc: Curt D. Brockmann

[Via Email: [RFigueroa@dykema.com](mailto:RFigueroa@dykema.com)]  
[Via Email: [CDBrockmann@cpsenergy.com](mailto:CDBrockmann@cpsenergy.com)]

## Re: S.P. 2274 CPS Energy Villita Assembly Building

- A. A request for the City of San Antonio to transfer use and control to CPS of a 0.100 of an acre (4,374 square feet) tract of land located at 401 Villita Street in NCB 124 that was dedicated by CPS Energy to the City of San Antonio by Ordinance 18,763 in 1953 for the expansion of Arneson Theatre.
- B. A request for the transfer of use and control from CPS to the City of San Antonio a 0.042 of an acre (1,842 square feet) tract of land located at 401 Villita Street in NCB 124 which abuts King Phillip V Alley and includes public restrooms, sidewalk, and stairs.

Dear Mr. Figueroa,

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.

- **CPS ENERGY Underground & Networking Engineering:** In agreement with downtown network. Shaneshia McNair (210) 353-2646. **Downtown Networking:** A 10 foot or appropriately sized easement shall be required on the south end of the property paralleling Villita Street for present and future CPS Energy electrical power line encroachments. Modesto Rodriguez (210) 353-2533.
- **Development Services Department:** The areas of transfer of use and control to CPS Energy will ultimately need to be platted as applicable in accordance with the Unified Development Code and proper permits obtained. (See applicable UDC Sections: 35-430, 35-502, 35-506, 35-515, 35-526 and 35-B122. 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 attached Information Bulletin IB531: <https://webapps1.sanantonio.gov/dsddocumentcentrl/upload/IB531.pdf>. Christina De La Cruz (210) 207-7732

- **Office of Historic Preservation (OHP):** This property has several overlays that requires the Office of Historic Preservation to review and approve work. The property is in the La Villita Historic District, it is an Individual Landmark, it is in the RIO-3 district and the Downtown Design Area. Lauren Sage (210) 207-3327
- **Public Works Environmental Management:** It is the Petitioner's responsibility to conduct their own due diligence for this area. The City does not warrant that environmental impacts are not to be encountered when disturbing the land. The City shall not bear any financial burden related to environmental impacts (if any) encountered during the disturbance of the land. If environmental impacts are encountered, it is the Petitioner's responsibility to notify the City and the appropriate regulatory agencies of the issue. John Cantu (210) 207-1450
- **Public Works Project Delivery:** No objections as long as utility easements and fire access is accounted for. David McBeth, PE (210) 207-6342
- **Public Works Storm Water:** Prior to any construction and/or improvements to the property, all required studies, permits and fees must be submitted to and approved by all applicable local (city and/or county), state and federal governing bodies. Furthermore, all local (city and/or county), state and federal regulations must be complied with. Amy Ronnfeldt (210) 207-8084

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,

Kevin Sadler

Kevin Sadler

Real Estate Supervisor

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

Curt D. Brockmann

By

Interim VP, E.E & Fmp

Title

Curt D. Brockmann

Print Name

May 25, 2021

Date