



# CITY OF SAN ANTONIO

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

May 21, 2021

Neighborhood & Housing Services Department  
VIA Email: Jaime Lalley Damron, Scott Price and Deborah Bell

**Re: S.P. 2277 NHSD request to declare as surplus and convey a city-owned property.**

The City of San Antonio owns a 0.4912 unimproved tract of land located at the corner of Denver Blvd and San Salvador (BCAD 138739) in NCB 2988.

NHSD is working on multiple affordable home initiatives in the area and has identified this property for potential development. NHSD requests the City of San Antonio declare this property as surplus and convey it for affordable homes as administered by NHSD.

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 Overhead Engineering:** CPS Energy OH Engineering is requesting to obtain a 14' OH easement for our existing facilities along San Salvador. Once this easement has been obtained then OH will approve this request with no objections. Antulio Garcia (210) 353-4868. **ROW Management:** CPS Energy must retain easements for any existing facilities. Mark Brumbaugh (210) 353-3686. **Gas Engineering:** Petitioner must call Texas 811 and verify location of gas facilities. Victor Villarreal (210) 353-3194.
- **Development Services:** The area of sale 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). Christina De La Cruz (210) 207-7732
- **Public Works Environmental:** Herrera Park is the closest project site. Was able to retrieve the environmental database for that 2012 Bond project. The property in question was not listed as a landfill and no other known concerns exist for the site. However, there are known landfills within 0.5 miles of this site, mainly to the east. It is strongly recommended that NHSD have a Phase I ESA completed prior to developing this site. If nothing else, there could have been illicit surface dumping on the property. If so (unknown), this would need to be evaluated as part of the ESA process, if present. 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 drainage and utility comments are addressed. David McBeth (210) 207-6342
- **Public Works Storm Water:** Condition/Objections: 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  
Real Estate Supervisor

AGREED AS TO TERMS AND CONDITIONS:  
PETITIONER:

Jaime L. Damon  
By

Housing Bond Administrator  
Title

Jaime Lalley Damon  
Print Name

5-25-2021  
Date