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PUBLIC WORKS

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

April 10, 2023

CMD Holdings LLC
C/o Enrique Davila
5424 W. US HWY 90
San Antonio, Texas 78227

S.P. No. 2384 – Requesting the City of San Antonio declare as surplus and sell a portion of property located at 5500 Castroville Road within New City Block 13962

Dear Mr. Davila:

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 the request subject to the following conditions:

Planning: Rezoning should occur if necessary and should also be consistent with the adopted future land use plan for the area.

Developmental Services Department (DSD): The area 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). Note there are platting exceptions that may apply, please see attach Information Bulletin IB531: <https://webapps1.sanantonio.gov/dsddocumentcentrl/upload/IB531.pdf>

Solid Waste Management Department (SWMD): Proposed surplus tract to be laid out substantially in the shape, size and location as revised and provided by the Petitioner on May 11, 2022. The Solid Waste Management Department currently controls and maintains the property. Upon the sale of the property the petitioner shall take control of the property and maintain it as well.

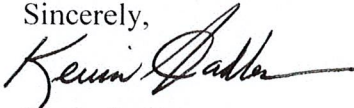
Public Works Department: Storm Water Engineering: The petitioner must comply with all local (city and/or county), state, and federal regulations prior to the start of any construction and/or improvements to the subject property. Petitioner should understand that the FEMA regulated floodplain in this area may increase due to new FEMA map updates and encroach on the subject property requiring additional engineering services. Also, the subject property is located within an area with known water quality issues and may require additional site BMPs to mitigate any additional water quality issues resulting from the expansion of the petitioner's business. Right-Of-Way: Contact & Confirm with all utilities that there are no conflicts.

The fee established for this request is \$111,100.00, which includes the assessed value of the property of \$111,000.00 plus \$100.00 for the recording fees. This total fee will be due and payable to the City of San Antonio prior to City Council consideration.

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

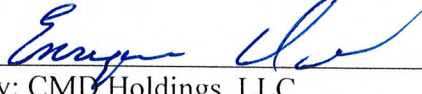
If you concur with the above-mentioned conditions, please countersign this letter in the space provided below and return it to the undersigned. Upon receipt of this executed Letter of Agreement, a check payable to the City of San Antonio in the amount of \$111,100.00, a Contracts Disclosure Form from each entity (to be completed on the <https://www.sanantonio.gov/portals/0/files/clerk/ethics/ContractsDisclosure.pdf> website link then printed and signed) and Form 1295 from each entity (located at <http://www.ethics.state.tx.us/dfs/1295Certificates.html>), and we will continue processing your request.

Sincerely,



Kevin Sadler
Real Estate Supervisor

AGREED AS TO TERMS AND CONDITIONS:



By: CMD Holdings, LLC
Enrique Davila

Title: Owner

Date:

4/25/2023