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CJC

**CITY OF SAN ANTONIO  
PUBLIC WORKS DEPARTMENT**

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

May 13, 2021

Leonardo Rodriguez  
12810 Point Crest Drive  
San Antonio, Texas 78253

S.P. No. 2265 – Request to close, vacate and abandon an unimproved portion of a 10-foot wide alley Public Right-of-Way within New City Block 6211

Dear Mr. Rodriguez:

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:

**DEVELOPMENT SERVICES DEPARTMENT:** The closure of the segment of a 10-foot alley shall not create any property to be land lock. The area of closure will ultimately need to be platted as applicable in accordance with the Unified Development Code and proper permits obtained. (See applicable UDC Sections: 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 enclosed Information Bulletin:

<https://webapps1.sanantonio.gov/dsddocumentcentrl/upload/IB531.pdf>

**CPS Energy:** Need to maintain a 5 foot access to the service pole. The remainder poles along that 10 foot-wide alley way do belong to telecommunications and does not affect CPS Energy infrastructure. Petitioner must call Texas 811 and verify location of gas facilities.

**SAN ANTONIO WATER SYSTEM (SAWS):** San Antonio Water System (SAWS) has existing facilities within the Public Right of Way under or near where Petitioner is requesting to close, vacate, and abandon City Public Right of Way; as shown on Exhibits; therefore, Petitioner will allow SAWS perpetual access to its facilities at all times for the purpose of inspecting, maintaining, constructing, reconstructing, replacing, and removing of said facilities, and should SAWS damage or destroy Petitioner's property during its operations, SAWS shall have no obligation to restore or replace any of Petitioner's property. See attached GeoCortex map.

**PUBLIC WORKS DEPARTMENT:** Environmental Services: It is the Petitioner's responsibility to conduct their own due diligence for this area. The City does not warranty 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. Project Delivery: Alley may contain existing utilities. Must clear approval by CPS/SAWS/Telecoms. Storm Water Engineering: 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 general regulations must be complied with.

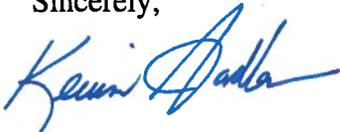
The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance in accordance with current policies relevant to street/alley closures. The closure will not release rights relating to drainage, water and wastewater lines, electric transmission and distribution lines, gas lines, communication lines of all types, or any other rights except for the right of the public to travel on the subject tract. The City will expressly reserve all rights not released. Petitioner agrees to conform by all applicable local (city and/or county), state and federal governing laws. Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct. The petitioner acknowledges that this property will be accepted in its "as is" condition. Petitioner must take the property subject to all easement rights for existing overhead, surface, or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. and allow access to any such utilities or may seek the relocation of a specific utility with express permission and coordination of the respective owner of the utility at the sole expense of the petitioner. Petitioner understands that further coordination will be needed with the affected utility agencies to ensure their operations are not impacted.

The fee established for this request is \$13,918.00, which includes the assessed value of the public right-of-way of \$13,818.00 plus \$100.00 for the recording fees.

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 13,918.00, 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 emailed to [ethics@sanantonio.gov](mailto:ethics@sanantonio.gov)), we will continue processing your request.

Sincerely,



Kevin Sadler  
Real Estate Supervisor

**AGREED AS TO TERMS AND CONDITIONS:**



By: Leonardo Rodriguez

Owner

Title:

9/24/2021

Date:



SP 2265  
Close, Vacate, Abandon  
La Coronela Restaurant-Alley

# EZLink Map Portal

201 N. New Braunfels Avenue  
City Council District 2  
NCB 6211



- Water Pump
- Water Hydrant
- Water Valve
  - Air Release Valve
  - Blow Off Valve
  - Bypass Valve
  - Check Valve
  - Division Valve
  - Fire Hydrant Valve
  - Fire Line Valve
  - Interconnect Valve
  - Mainline Valve
  - Pressure Reducing Valve
  - Service Line Valve
  - Swing Tie valve
- Water Wells
- Water Fitting
- Water Mains
  - Drain Line Main
  - Fire Hydrant Branch
  - Water Distribution Main
  - Water Transmission
- Water Lateral
- Storage Unit
- Chill Water Fittings
- Chill Water Valves
- Chill Water Mains
- Water Proposed Pumps
- Water Proposed Hydrants
- Water Proposed Valves
  - Air Release Valve
  - Blow Off Valve
  - Bypass Valve
  - Check Valve
  - Division Valve

This utility map is for reference only. The information may not represent what actually has been constructed. S.A.W.S. Explicitly disclaims any representation of the accuracy of the information and assumes no liability for any errors, omissions, or inaccuracies in the map regardless of how caused. Field verification should be done as necessary. S.A.W.S. prohibits the reproduction or sale of this document. This utility map may not under any circumstances, be copied, reproduced or published in any form or media, or transferred to another without written permission of the San Antonio Water System.



1: 1,128 **SAWS GIS: A wealth of information at your fingertips.**