

DESIGNATING THE BOUNDARIES OF 140.3 ACRES AS URBAN RENEWAL PROJECT V, TEX R-83 AS NEEDED FOR CONVENTION CENTER AND OTHER MUNICIPAL PURPOSES; AND TO SECURE CONCURRENCE FROM THE HOUSING AND HOME FINANCE AGENCY IN THE DESIGNATION OF THE BOUNDARIES OF SAID PROPOSED PROJECT; REQUESTING THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO TO RETAIN PROPERTIES WITHIN SAID AREA AND RESERVE SAME FOR THE USE OF THE GENERAL PUBLIC FOR MUNICIPAL PURPOSES; AND DIRECTING THE CITY CLERK TO FURNISH THE URBAN RENEWAL AGENCY WITH A COPY OF THIS ORDINANCE, AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, the Urban Renewal Agency of the City of San Antonio is in the survey and planning stage of a proposed Urban Renewal project in the downtown area of the City of San Antonio as shown on the attached plat, said project being designated Project V, Civic Center, Tex R-83; and,

WHEREAS, the City of San Antonio acting through its governing body, the City Council and its administrative staff has studied the needs of the City for needed public municipal facilities within the downtown area; and,

WHEREAS, a special bond election was held on the 28th day of January, 1964, to finance proposed improvements including a convention center and other related municipal facilities, which election was overwhelmingly approved by the voters of the City of San Antonio; and,

WHEREAS, it is the opinion of the City Council of the City of San Antonio that said area is required for the erection of a convention center and other related municipal activities within the area designated for survey and planning as Urban Renewal Project V and certain additional acreage immediately adjacent thereto; NOW, THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The 140.3 acres designated as Urban Renewal Project V, Tex R-83 as shown on the attached plat marked Exhibit "A" and incorporated herein for all purposes, and described by field notes attached as Exhibit "B" hereof, is hereby designated as the area for the proposed City's convention center and other related municipal public facilities.

SECTION 2. The Urban Renewal Agency is hereby requested to obtain concurrence from the United States Government's Housing and Home Finance Agency in the designation of the boundaries for the proposed Urban Renewal Project No. 5, Civic Center, Tex R-83, for survey and planning purposes.

SECTION 3. The Urban Renewal Agency of the City of San Antonio is hereby requested to reserve said area as described above to be retained for the use of the general public for municipal purposes, including a convention center and other related municipal facilities.

SECTION 4. The City of San Antonio will either purchase, lease or contract with said Urban Renewal Agency for the use of said premises not now owned by the City to be developed by the City according to and within the provisions and requirements of local, state and federal Urban Renewal laws.

MAY 7 1964
AN ORDINANCE 32291

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140.3 ACRES AS URBAN RENEWAL PROJECT
V, TEX. R-83 AS NEEDED FOR CONVENTION
CENTER AND OTHER MUNICIPAL PURPOSES;
AND TO SECURE CONCURRENCE FROM THE
HOUSING AND HOME FINANCE AGENCY IN
THE DESIGNATION OF THE BOUNDARIES OF
SAID PROPOSED PROJECT; REQUESTING THE
URBAN RENEWAL AGENCY OF THE CITY OF
SAN ANTONIO TO RETAIN PROPERTIES WITHIN
SAID AREA AND RESERVE SAME FOR THE
USE OF THE GENERAL PUBLIC FOR MUNICIPAL
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TO FURNISH THE URBAN RENEWAL AGENCY
WITH A COPY OF THIS ORDINANCE, AND REPEAL-
ING ALL ORDINANCES IN CONFLICT HEREWITH.

* * * * *

PASSED AND APPROVED

Council Meeting MAY 7 1964 19.....

J. H. Insulmann
City Clerk

RECORDED

Minute Book 44 Page 431

Ordinance Book 00 Page 307

PASSED AND APPROVED

SECTION 5. Any ordinance in conflict with any ordinance of the City of San Antonio shall be null and void.

SECTION 6. The boundaries of any project within the boundaries of the City of San Antonio shall be subject to the jurisdiction of the Director of Urban Renewal, Texas R-83.

SECTION 7. The boundaries of any project within the City of San Antonio shall be subject to the jurisdiction of the Director of Urban Renewal, Texas R-83.

5-6-64

EXHIBIT "A"

FIELD NOTES FOR URBAN RENEWAL PROJECT V,
TEX R-83, SAN ANTONIO, BEXAR COUNTY, TEXAS.

BEGINNING at a point on the north line of Commerce Street and the west right-of-way of the San Antonio River;

THENCE, in an easterly direction, along the north line of Commerce Street, to a point on the extension of the east line of La Salle Street;

THENCE, in a southerly direction, along the extension and east line of La Salle Street, to the southwest corner of Lot 20, N.C.B. 684;

THENCE, in an easterly direction, to the southeast corner of said Lot 20, N.C.B. 684;

THENCE, in a southeasterly direction to the southeast corner of Lot 2, N.C.B. 684;

THENCE, in a southeasterly direction to an angle point in the west line of Lot 4, said point being 52.00 feet northeast of the southwest corner of Lot 4, N.C.B. 683;

THENCE, in a southwesterly direction, a distance of 52.00 feet to a point on the northeast line of La Fitte Street;

THENCE, in a southeasterly direction along the northeast line of La Fitte Street, to a point on the extension of the east line of Lot 9, N.C.B. 687;

THENCE, in a southeasterly direction, along the extension and east line of said Lot 9, N.C.B. 687, to the southeast corner of said Lot 9, said point being located on the east line of Indianola Street;

THENCE, continuing on the east line of Indianola Street to a point on the south line of a 27.80 foot alley, said point being the northwest corner of Lot 9, Block 6, N.C.B. 690;

THENCE, in a southeasterly direction along the south line of said alley to the northeast corner of Lot 10, Block 6, N.C.B. 690;

THENCE, in a southerly direction, along the east line of said Lot 10 to the northwest corner of Lot 7, Block 6, N.C.B. 690;

THENCE, in a southeasterly direction along the north line of said Lot 7 and its extension to a point on the east line of Newton Street;

EXHIBIT "A" (Continued)

THENCE, in a southerly direction along the east line of Newton Street, to the northwest corner of Lot 40, N.C.B. 691;

THENCE, in a southeasterly direction, along the north line of Lot 40, N.C.B. 691, to the northeast corner of said lot;

THENCE, in a southwesterly direction, along the east line of said Lot 40 to a point on the north line of Wyoming Street;

THENCE, in a southeasterly direction along the north line and extension of the north line of Wyoming Street to a point on the southeast line of Santa Clara Street;

THENCE, in a southwesterly direction, along the southeast line of Santa Clara Street to a point on the extension of the west line of Peach Street;

THENCE, in a southerly direction along the west line of Peach Street to a point on the extension of the south line of Victoria Street;

THENCE, in a northwesterly direction along the south line of Victoria Street to its intersection with the east line of Labor Street;

THENCE, in a westerly direction to the point of intersection of the south line of Victoria Street and west line of Labor Street;

THENCE, in a northwesterly direction, along the south line of Victoria Street to the northeast corner of Lot 14, N.C.B. 706;

THENCE, in a southwesterly direction along the east line and extension of the east line of said Lot 14, to the northeast corner of Lot 5, N.C.B. 706, said point being on the south line of Garfield Alley;

THENCE, in a northwesterly direction, along the south line of Garfield Alley to a point on the east line of Water Street, said point being the northwest corner of Lot 1, N.C.B. 706;

THENCE, in a southwesterly direction, along the east line of Water Street to a point on the west line of Alamo Street;

THENCE, in a norther direction, along the west line of Alamo Street to a point on the south line of Nueva Street;

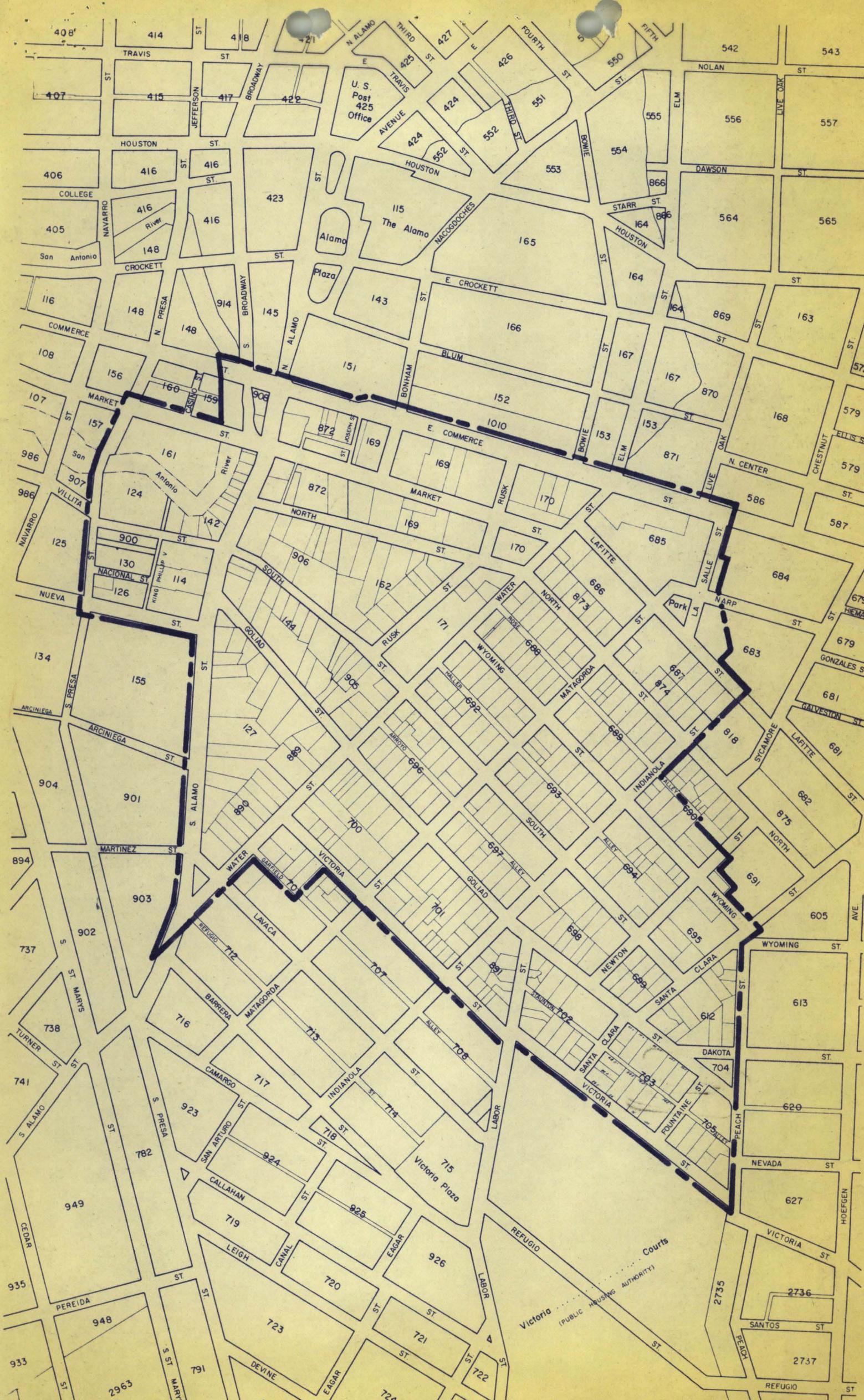
THENCE, in a westerly direction, along the south line of Nueva Street, to a point on the west line of South Presa Street;

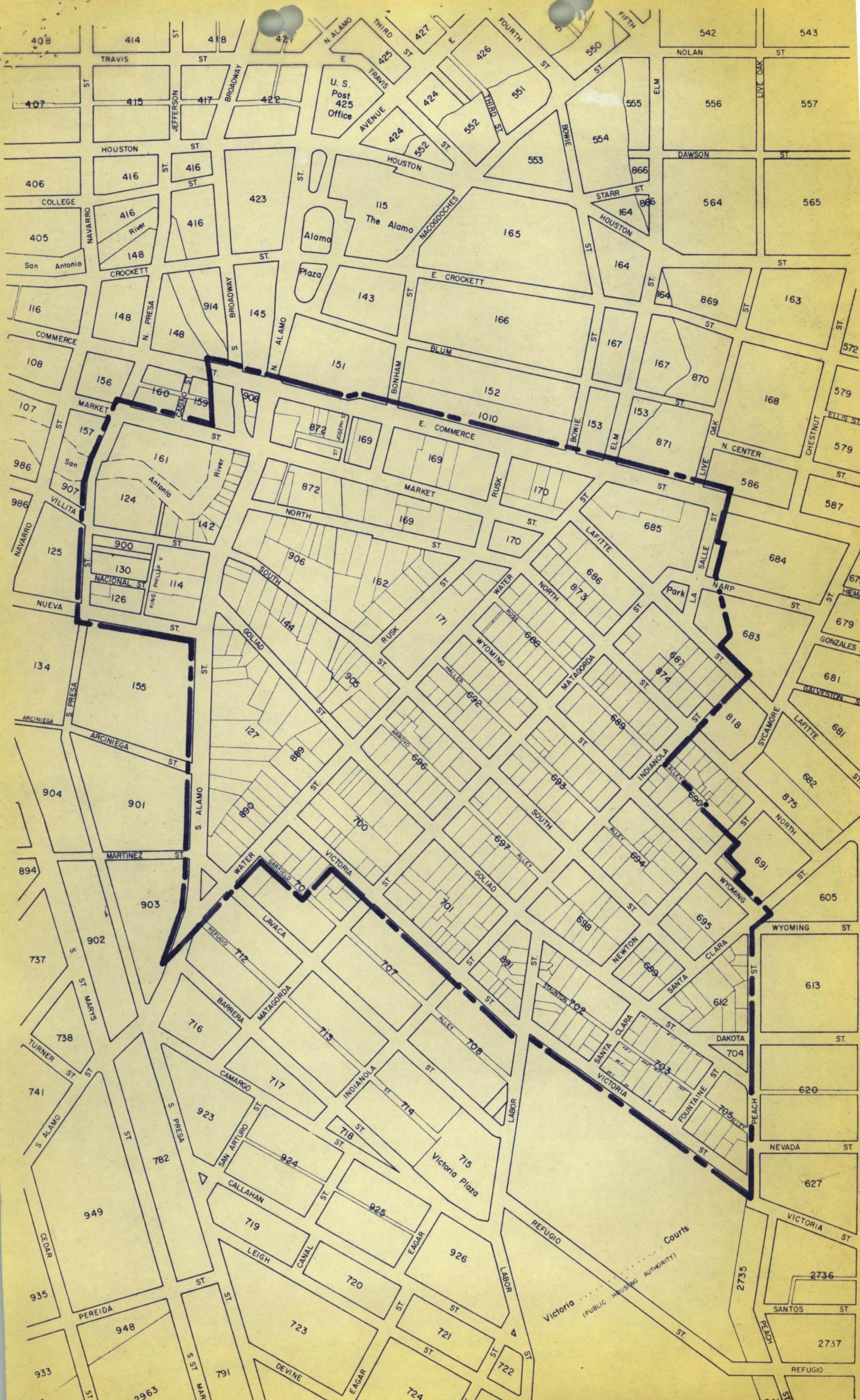
THENCE, in a northerly direction, along the west line of South Presa Street, to a point on the north line of Market Street;

EXHIBIT "A" (Continued)

THENCE, in an easterly direction along the north line of Market Street to a point on the west right-of-way line of the San Antonio River;

THENCE, in a northerly direction, along the west right-of-way of the San Antonio River to a point on the north line of Commerce Street, said point being the point of Beginning and containing 140.30 acres of land, more or less.





URBAN RENEWAL AGENCY OF
THE CITY OF SAN ANTONIO

FORMAT FOR PUBLIC HEARING

I. SUMMARY OF ACTION LEADING TO APPLICATION

The initial project planning application submitted to the Housing and Home Finance Agency in Fort Worth in October, 1963, comprised an area that would have involved a combination of renewal actions, including clearance, rehabilitation, and conservation; land uses would also have been multiple, with residential, both single family and high density, commercial, local retail, industrial, and public use planned.

This project was subsequently amended in May, 1964, so that the boundaries conformed to the City's need for land for the development of a permanent Civic Center and Municipal Complex. There are three minor exceptions to the public use designated which are justified as to use on the basis of planning and as to treatment on the existing conditions. These are the two semi-public areas and the commercial area on Alamo Street designated on the Land Use Plan, URP-II of the Urban Renewal Plan.

The present boundaries are the same as those stipulated in City Ordinance #32291, dated May 7, 1964, with two minor exceptions. All of block 706 was included in the project to provide a logical planning and disposition unit; the eastern boundary was adjusted to conform to the approved right-of-way for Interstate Highway #37.

Renewal action is predicated on a combination of factors, involving such things as structural and environmental deficiencies, highest and best land use considerations, economic and social objectives, and public interest and need. In this case the latter factor, public need, dictated the action of almost total clearance for public use, although it is significant to note that the other factors are clearly and abundantly evident in the project area.

II. PROJECT AREA SURVEYS AND CHARACTERISTICS

A. Structural Conditions - A comprehensive and complete structural survey was conducted throughout the project by an independent architectural and engineering firm under contract to the Agency. Each major structure in the project was examined. The summary results of this survey are outlined below. Any persons desiring to see the detailed reports can contact the Urban Renewal Agency.

Number of Structures

569	Total Structures
390	Residential Structures
137	Commercial Structures
3	Industrial Structures
39	Public and Semi-Public Structures

Condition of Structures

41 Standard Structures	7.2%
128 Rehabitable	22.5%
400 Clearance	70.3%

- B. Environmental Conditions - A survey of the project revealed a degree of mixed land uses with commercial uses encroaching upon once residential areas. Further, there are numerous cases of conversions of single family residences into multi-family units, with a resulting high density, and frequent cases where more than one major structure is found on an average lot. These conditions, when taken with other area characteristics, indicate a blighted condition and forecast continual and accelerated deterioration of the area.
- C. Utilities - Because of the proximity of the area to the Central Business District and the location of several major utility lines in the project, the area is not inadequately served overall at the present time. However some of the lines are aged, with installation in the late 19th century, and are reaching the state of obsolescence.

III. FEASIBILITY FINDING

The principle feasibility finding related to the rehousing and relocation of families and individuals in the project. The Urban Renewal Agency conducted a door to door survey of the project to ascertain income levels, family size and composition, and other data pertinent to rehousing needs and desires. This was done to determine whether adequate rehousing resources are available in San Antonio within the means, income levels, and desires of people displaced from the Civic Center Project.

Project Characteristics

Households	593
Families	344
Individuals	249

Existing Occupancy

	FAMILIES	INDIVIDUALS	
Renters	239	210	449 -
Owners	105	39	144 -

Preference for Occupancy

	<u>Want to Buy</u>	<u>Want to Rent</u>	<u>Undecided - Individuals</u>
Families	98	189	57
Individuals	29	182	38

Preference for Location

	FAMILIES	INDIVIDUALS
North	38	15
South	62	39
East	29	10
West	7	6
Central	95	85
Undecided	<u>113</u>	<u>94</u>
TOTAL	344	249

In addition to the household surveys, all businesses willing to give information were interviewed so that the Urban Renewal Agency could assist the businesses in relocation. There are 201 commercial and industrial concerns.

The survey of the project and the analysis of the housing supply in San Antonio reveal conclusively that relocation can be feasibly carried out.

IV. PLANNING PROPOSALS

The City's request for public use determined the major use of the project area. The semi-public use was permitted in order to have compatible adjacent development. Certain commercial properties were left remaining to be rehabilitated in conformity with the Urban Renewal Plan. The other uses allocated for parks and parking are for purposes of indicating at this point that this general development will take place.

V. SUMMARY

In summary, the Urban Renewal Agency found that the project could be planned and executed based on the City's request that most of the project be designated for public use. Further, the structural and environmental conditions also warranted renewal treatment. The Agency has prepared the appropriate application to the Housing and Home Finance Agency. The project has been found feasible.

DISTRIBUTION

VOTE

MAY 7 1964

Meeting of the City Council _____ 196

Motion By Brenn Ord.# 32291

Item # _____

Seconded By Jim Case # _____

DEPARTMENT	DATE	ORD. RESOL.	CON-TRACT	COUNCIL MEMBER	ROLL CALL	AYE	NAY
Manager				WALTER W. McALLISTER Place 1 Mayor		✓	
Aviation (Intn. Airport)				GEORGE de la GARZA Place 2		✓	
Stinson Field				ROBERT C. JONES Place 3		✓	
Finance Director	5-7	1		JACK H. KAUFMAN Place 4		✓	
Budget				MRS. S.E. COCKRELL, JR. Place 5		✓	
Controller				JOHN GATTI Place 6, Mayor Pro-tem		✓	
Purchasing				ROY S. PADILIA Place 7		abs	
Fire Chief				DR. GERALD PARKER Place 8		✓	
Health Director				ROLAND C. BREMER Place 9		✓	
Housing & Insp. Director	5-7	1		Additional Information:			
Legal				<p>Richard Miller - has no report</p>			
Land							
Library							
Parks & Recr.							
Personnel							
Planning Director							
Police Chief							
Public Serv. Brd.							
Public Works Director							
Traffic & Transp.							
Transit Board							
Urban Renewal	5-7	8					
Water Board		5					
Other:							
<u>Ban Antonio Fair</u>	5-7	37					

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