

ORDINANCE 42745

OF THE CITY COUNCIL OF THE CITY OF SAN ANTONIO  
APPROVING THE URBAN RENEWAL PLAN AS AMENDED,  
INCLUDING MAJOR AMENDMENT NO. 2 AND THE  
FEASIBILITY OF RELOCATION FOR CIVIC CENTER  
PROJECT NO. TEX. R-83

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plan, as amended, including Major Amendment No. 2, for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan, as amended, including Major Amendment No. 2; (2) the Urban Renewal Plan, as amended, including Major Amendment No. 2, will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; (3) the Urban Renewal Plan, as amended, including Major Amendment No. 2, conforms to a general plan for the development of the locality as a whole; and (4) The Urban Renewal Plan, as amended, including Major Amendment No. 2, gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and

WHEREAS the Urban Renewal Agency of the City of San Antonio (herein called the "Local Public Agency") has entered into planning contracts for financial assistance under such Act with the United States of America, acting by and through the Secretary of Housing and Urban Development, pursuant to which Federal funds were provided for; and,

WHEREAS it is desirable and in the public interest that the Urban Renewal Agency of the City of San Antonio (herein called the "Local Public Agency") undertake and carry out the urban renewal project (herein called the "Project") identified as "Civic Center Project", Tex. R-83, and encompassing the area shown in Exhibit "A" attached hereto and made a part hereof, which Exhibit "A" includes the enlarged Project boundaries as included in the Urban Renewal Plan, as amended, including Major Amendment No. 2., in the City of San Antonio, State of Texas (herein called the "Locality"); and

WHEREAS the Local Public Agency has applied for additional financial assistance under such Act and proposes to enter into a contract or contracts under the Department of Housing and Urban Development for the undertaking of, and for making available financial assistance for, the Project; and

WHEREAS the Local Public Agency has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the Project area and has determined that the area is a slum and blighted area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the Locality at large, because it is an area within the city in which there is a predominance of improvements which are in a state of dilapidation, deterioration and obsolescence, and an area in which inadequate provisions have been made for open spaces and which is thus conducive to high population densities and overcrowding of population; and which by the presence of slum, deteriorated and deteriorating residential and non-residential building, structures and improvements and by reason of the predominance therein of defective and inadequate streets, defective or inadequate street layout or accessibility and by reason of the existence therein of unsanitary, unhealthful and hazardous conditions endangers the public health, safety, morals and welfare of the inhabitants thereof and of the city as a whole; and by reason of the predominance therein of the deterioration of site or other improvements and by reason therein of the existence of conditions that endangers life and property by fire or from other causes and by reason of the existence of a combination of these factors and conditions results in a condition in which that area is one which substantially retards and arrests the provisions of a sound and healthful housing environment and in addition, results in and thus is a menace in its present condition and use to the public health, safety, morals and public welfare of the city; and the members of this Governing Body have been fully apprised by the Local Public Agency of these conditions and are aware of these facts; and

WHEREAS there has been prepared and referred to the City Council of the Locality (herein called the "Governing Body") for review and approval an Urban Renewal Plan, as amended, including Major Amendment No. 2, for the Project area, dated June, 1973, and consisting of 12 pages, no exhibits, and 3 maps supported by the following supplementary material, data, and recommendations not a part of the Plan:

Community requirements data, project area report, report of planning proposals, report on minority group considerations, community organization data, report on citizen participation, land acquisition, relocation, disposal, financing and legal reports; and

WHEREAS the Urban Renewal Plan, as amended, including Major Amendment No. 2, has been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified resolution approving the Urban Renewal Plan, as amended, including Major Amendment No. 2, which is attached hereto; and

WHEREAS a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS the Planning and Zoning Commission of the City of San Antonio, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the Urban Renewal Plan, as amended, including Major Amendment No. 2, for the Project area and has certified that the Urban Renewal Plan, as amended, including

Major Amendment No. 2, conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS the Urban Renewal Plan, as amended, including Major Amendment No. 2, for the Project area prescribes certain land uses for the project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action;

WHEREAS the Local Public Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the Urban Renewal Plan, as amended, including Major Amendment No. 2; and

WHEREAS there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the Project area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS the members of the Governing Body have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing in the Locality for the relocation of individuals and families that may be displaced from the Project area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS it is necessary that the Governing Body take appropriate official action respecting the relocation program and the Urban Renewal Plan, as amended, including Major Amendment No. 2., for the Project, in conformity with the contracts for financial assistance between the Local Public Agency and the United States of America, acting by and through the Secretary of Housing and Urban Development; and

WHEREAS the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. That it is hereby found and determined that the Project is a slum and blighted area and qualifies as an eligible Project area under Article 1269 L-2, Vernon's Annotated Civil Statutes of Texas.

SECTION 2. That the Urban Renewal Plan, as amended, including Major Amendment No. 2, having been duly reviewed and considered, the City Clerk is hereby directed to file said copy of the Urban Renewal Plan, as amended, including Major Amendment No. 2, with the minutes of this meeting.

SECTION 3. That it is hereby found and determined that the objectives of the Urban Renewal Plan, as amended, including Major Amendment No. 2, cannot be achieved through more extensive rehabilitation of the Project area.

SECTION 4. It is also found and determined that those areas designated in the Urban Renewal Plan, as amended, including Major Amendment No. 2, for total clearance are within a slum clearance and redevelopment section, and that (a) rehabilitation of such section without clearance would be impractical and infeasible and ineffective based upon this Council's findings from the evidence presented to it in connection with the Plan, and also the facts and evidence produced at the Public Hearing held in connection therewith that at least fifty per cent (50%) of the structures in said slum clearance and redevelopment section of the Project Area are dilapidated beyond the point of feasible rehabilitation or otherwise unfit for rehabilitation; and (b) that there exists other blighting characteristics within said area such as overcrowding of structures on the land, mixed uses of structures, narrow, crooked, inconvenient, congested, unsafe and otherwise deficient streets, and deficiencies in public utilities, recreational and community facilities.

SECTION 5. That it is hereby found and determined that the Urban Renewal Plan for the Project area conforms to the general plan of the Locality.

SECTION 6. That it is hereby found and determined that the financial aid provided and to be provided pursuant to the contracts for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan, as amended, including Major Amendment No. 2, for the Project Area.

SECTION 7. That it is hereby found and determined that the Urban Renewal Plan, as amended, including Major Amendment No. 2, for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the urban renewal of the Area by private enterprise.

SECTION 8. That it is hereby found and determined that the Urban Renewal Plan, as amended, including Major Amendment No. 2, for the Urban Renewal Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

SECTION 9. That it is hereby found and determined that the program for the proper relocation of individuals and families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Project area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

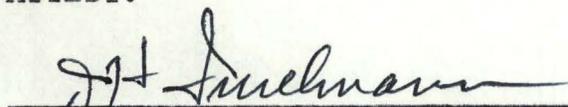
SECTION 10. That in order to implement and facilitate the effectuation of the Urban Renewal Plan, as amended, including Major Amendment No. 2, hereby approved, it is found and determined that certain official actions must be taken by this Body with reference among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan, as amended, including Major Amendment No. 2; (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan, as amended, including Major Amendment No. 2; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan, as amended, including Major Amendment No. 2.

SECTION 11. That additional financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the Project area to be renewed in accordance with the Urban Renewal Plan, as amended, including Major Amendment No. 2., for the Project area and, accordingly, the filing by the Local Public Agency of an application or applications for such financial assistance under Title I is hereby approved.

PASSED AND APPROVED this 6<sup>th</sup> day of September, 1973.

  
\_\_\_\_\_  
MAYOR  
Charles L. Becker

ATTEST:

  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney

73-48

EXHIBIT A

TEX-R-83 AMENDED FIELD NOTES

I. DESCRIPTION OF PROJECT

A. Boundaries of the Urban Renewal Area:

BEGINNING at a point for corner in the North R.O.W. line of Commerce Street said point being the intersection point of the East R.O.W. line of La Salle Street; THENCE S. 14° 20' 20" W. along said East R.O.W. line of La Salle Street 221.90 feet to an iron pin in the West R.O.W. line of the proposed IH-37 Expressway; THENCE along and with the West R.O.W. line of said proposed IH-37 Expressway as follows:

S. 75° 49' 40" E. 55.56  
N. 14° 20' 20" E. 141.90  
S. 75° 49' 40" E. 55.56  
S. 14° 20' 20" W. 282.00  
S. 33° 02' 45" E. 81.86  
S. 14° 10' 20" W. 130.58  
S. 11° 22' 14" W. 33.38  
S. 42° 58' 40" W. 80.75  
N. 85° 22' 13" W. 86.88  
S. 42° 34' 42" W. 138.30  
S. 43° 06' 59" W. 116.60  
S. 01° 25' 09" E. 79.82  
S. 43° 06' 59" W. 139.00  
S. 19° 25' 10" E. 63.10  
S. 43° 06' 59" W. 39.00  
S. 45° 33' 16" E. 56.00  
S. 06° 09' 43" E. 72.32  
S. 46° 54' 01" E. 55.34  
N. 43° 06' 59" E. 83.20  
S. 45° 33' 16" E. 196.75  
S. 43° 06' 59" W. 77.84  
S. 45° 33' 16" E. 152.30  
S. 25° 17' 25" E. 59.56  
S. 45° 33' 16" E. 100.00  
S. 43° 06' 59" W. 40.77  
S. 25° 57' 01" E. 166.00  
S. 01° 59' 32" E. 86.60  
S. 00° 00' 14" E. 317.00  
S. 89° 59' 46" W. 55.50  
S. 00° 00' 14" E. 102.00  
S. 44° 56' 40" E. 78.50  
S. 00° 00' 14" E. 448.90  
N. 62° 42' 40" W. 56.11  
S. 35° 43' 46" W. 15.88  
N. 54° 16' 14" W. 55.60 and  
S. 35° 43' 46" W. 128.50 to a point for corner said point being the intersection of the South R.O.W. line of Victoria Street and the West R.O.W. line of proposed IH-37 Expressway.

THENCE along and with the South R.O.W. line of Victoria Street N.  $54^{\circ} 16' 14''$  W. 938.15 feet to a point for corner at Labor Street; THENCE along and with the East R.O.W. line of Labor Street south approximately 210 feet to a point; THENCE west approximately 65 feet to intersect with the South R.O.W. line of Garfield Alley and the East R.O.W. line of Labor Street; THENCE along and with the South R.O.W. line of Garfield Alley northwest approximately 46 feet to meet the west property line of NCB 708, Lot 8; THENCE along and with the west property line of NCB 708, Lot 8 approximately 154 feet southwest to the North R.O.W. line of Lavaca Street; THENCE southwest approximately 55 feet to the South R.O.W. line of Lavaca Street; THENCE along and with the South R.O.W. line of Lavaca Street northwest approximately 407 feet to intersect with the southeast R.O.W. line of Indianola Street; THENCE northwest approximately 56 feet to intersect with the northwest R.O.W. line of Indianola Street and the south R.O.W. line of Lavaca Street; THENCE northwest approximately 450 feet to intersect with the East R.O.W. line of Matagorda Street; THENCE along and with the South line of Lavaca Street N.  $47^{\circ} 32' 37''$  E. 502.88 feet to the point of intersection of the south line of Lavaca Street and the East line of Water Street; THENCE along and with the East line of Water Street S.  $42^{\circ} 41' 15''$  W. 154.53 feet to the point of intersection of the East line of Water Street and the North line of Refugio Street; THENCE N.  $88^{\circ} 04' 30''$  W. 78.02 feet across Alamo Street to a point in the West R.O.W. line of Alamo Street; THENCE along and with said W. R.O.W. line of Alamo Street as follows:

N.  $17^{\circ} 53' 46''$  E. 33.59 feet  
N.  $05^{\circ} 51' 51''$  E. 74.69 feet  
N.  $03^{\circ} 55' 58''$  E. 82.80 feet  
N.  $01^{\circ} 49' 55''$  E. 65.19 feet  
N.  $03^{\circ} 25' 03''$  W. 33.60 feet to a point at the intersection of the West line of South Alamo Street with the North line of Martinez Street;

THENCE N.  $88^{\circ} 44' 39''$  W. 373.48 feet with the North line of Martinez Street to a point at the intersection of the East line of South Presa Street and said North line of Martinez Street, the Southwest corner of the tract herein described:

THENCE N.  $16^{\circ} 23' 02''$  W. 511.32 feet with the East line of South Presa Street to a point; THENCE N.  $08^{\circ} 47' 17''$  E. 201.52 feet with the East line of South Presa Street to a point;

THENCE S.  $75^{\circ} 33' 57''$  E. 87.75 feet;  
S.  $08^{\circ} 26' 03''$  W. 158.53 feet;  
S.  $72^{\circ} 13' 43''$  E. 76.20 feet;  
N.  $08^{\circ} 42' 43''$  E. 217.00 feet;  
S.  $72^{\circ} 11' 44''$  E. 77.48 feet; and  
N.  $08^{\circ} 45' 26''$  E. 271.82 feet; to a point in the South line of Nueva Street;

THENCE along and with the South line of Nueva Street N.  $79^{\circ} 48' 20''$  W. 273.92 feet to a point of intersection of the South line of Nueva Street and the West R.O.W. line of Presa Street;  
THENCE along and with the West R.O.W. line of Presa Street; THENCE along and with the West R.O.W. line of Presa Street as follows:

N.  $06^{\circ} 41' 10''$  E. 59.92 feet  
N.  $02^{\circ} 42' 30''$  E. 531.48 feet  
N.  $18^{\circ} 30' 34''$  E. 94.43 feet and  
N.  $22^{\circ} 43' 01''$  E. 259.10 feet to the point of intersection of the West line of Presa Street, and the North line of Market Street;

THENCE along and with the North line of Market Street S  $75^{\circ} 08' 18''$  E. 432.82 feet to a point in the West R.O.W. line of the San Antonio River; THENCE along and with said West line of the San Antonio River as follows:

N.  $01^{\circ} 09' 28''$  W. 105.41 feet  
N.  $02^{\circ} 48' 37''$  W. 107.74 feet  
N.  $04^{\circ} 46' 09''$  W. 70.41 feet to a point for corner in the North R.O.W. line of Commerce Street;

THENCE along and with the North R.O.W. line of Commerce Street as follows:

S.  $73^{\circ} 13' 59''$  E. 135.95 feet  
S.  $75^{\circ} 28' 50''$  E. 107.02 feet  
S.  $72^{\circ} 36' 05''$  E. 60.88 feet  
S.  $75^{\circ} 34' 05''$  E. 319.27 feet  
N.  $80^{\circ} 32' 02''$  E. 39.67 feet and  
S.  $75^{\circ} 35' 57''$  E. 1635.84 feet to the point of beginning and containing 163.78 acres of land more or less.

Excluded from above described area for an area referred to as NCB 155, Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 25, and more specifically described as follows:

BEGINNING at a point in the south R.O.W. line of East Nueva Street said point being the intersection of East R.O.W. line of South Presa Street and the south R.O.W. line of East Nueva Street; thence, east along the south R.O.W. line of East Nueva Street S.  $79^{\circ} 48' 49''$  E. 239.64 feet; thence S.  $08^{\circ} 54' 28''$  W. 286.14 feet; thence, N.  $75^{\circ} 47' 00''$  W. 77.80 feet; thence S.  $08^{\circ} 03' 00''$  E. 199.00 feet to a point in the North R.O.W. line of Arciniaga Street; thence, along the North R.O.W. line of Arciniaga Street N.  $72^{\circ} 24' 00''$  W. 76.20 feet; thence, N.  $08^{\circ} 10' 52''$  E. 158.53 feet; thence N.  $75^{\circ} 39' 46''$  W. 87.52 feet to a point in the east R.O.W. line of South Presa Street; thence, N.  $08^{\circ} 47' 17''$  E. 305.00 feet to the point of BEGINNING.

DISTRIBUTION

ITEM NO. VIII *appraising plan*

SEP 6 1973

MEETING OF THE CITY COUNCIL DATE: \_\_\_\_\_

MOTION BY: San Martin SECONDED BY: Lacy

ORD. NO. 42745 ZONING CASE \_\_\_\_\_

RESOL. \_\_\_\_\_ PETITION \_\_\_\_\_

AVIATION DIRECTOR
BUILDING & PLANNING ADMIN.
CITY WATER BOARD
COMMERCIAL RECORDER
COMMUNITY DEVELOPMENT OFFICER
COMMUNITY ANALYSIS DIVISION
COMPREHENSIVE PLANNING
CONVENTION BUREAU
CONVENTION CENTER
FINANCE DIRECTOR
ASSESSOR
BUDGET
CONTROLLER
TREASURY DIVISION
FINANCE-MODEL CITIES
FINANCE-GRANT SECTION
INTERNAL AUDIT
MANAGEMENT ANALYSIS
PROPERTY RECORDS
FIRE CHIEF
HEALTH DIRECTOR
HEMISFAIR PLAZA
LAND DIVISION
LEGAL
BACK TAX ATTORNEY
LIBRARY DIRECTOR
MARKET & PARKING
MODEL CITIES
MUNICIPAL COURTS
PARKS & RECREATION DEPT.
PERSONNEL DIRECTOR
POLICE CHIEF
PRESS ROOM
PUBLIC INFORMATION
PUBLIC WORKS DIRECTOR
ENGINEERING DIV.
ENGINEERING - SEWERS
PUBLIC SAFETY - ASSOC. MGR.
PURCHASING
SPECIAL SERVICES
TRAFFIC & TRANSPORTATION
ASSOC. MGR. C. GUERRA

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE NO. 1		✓	
DR. JOSE SAN MARTIN PLACE NO. 2		✓	
CHARLES L. BECKER PLACE NO. 3		✓	
REV. CLAUDE BLACK PLACE NO. 4		✓	
GLENN LACY PLACE NO. 5		✓	
CLIFFORD MORTON PLACE NO. 6		✓	
ALFRED BECKMANN PLACE NO. 7		<i>absent</i>	
ALVIN G. PADILLA, JR. PLACE NO. 8		✓	
LEO MENDOZA, JR. PLACE NO. 9			

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#6

URBAN RENEWAL PLAN  
TEX. R-83, AS AMENDED

CIVIC CENTER PROJECT  
TEX. R-83 AMENDATORY IV

JUNE, 1973

URBAN RENEWAL AGENCY OF THE  
CITY OF SAN ANTONIO

This Amended Urban Renewal Plan for the Civic Center Project, Tex. R-83, consisting of a cover page, a table of contents page, pages 1-12 containing narrative and textual material, as well as certain maps designated URP-IA, URP-IIB, and URP-IIIA, supercedes and in all respects take the place of the Urban Renewal Plan for Civic Center Project, Tex. R-83, adopted by the City Council and recorded in the Office of the City Clerk of San Antonio, Bexar County, Texas, on the 27th day of August, 1964, as amended by Major Amendment No. 1 approved August 18, 1966, Minor Amendment No. 1 approved January 26, 1967, Minor Amendment No. 2 approved May 11, 1967, Minor Amendment No. 3 approved June 8, 1967, Minor Amendment No. 4 approved June 27, 1968 and Minor Amendment No. 5 approved August 31, 1972.

In addition to the above amendments, the following changes are incorporated into this Plan as Major Amendment No. 2:

1. Paragraph I.A. entitled "Description of Project" and containing the description of the Project boundaries by field note description is hereby amended as set forth in field notes on page 1 of this Urban Renewal Plan, as amended, so as to enlarge the Project boundaries.

2. Map Changes

Map entitled ORIGINAL SUBDIVISION AND BOUNDARY PLAN, URP-IA includes additional land being added to the Project boundaries, and is substituted for the ORIGINAL SUBDIVISION AND BOUNDARY PLAN URP-I.

Map entitled LAND USE PLAN, URP-IIB designates the land being added to the Project boundaries as a Public Use Area, and is substituted for LAND USE PLAN, URP-II.

Map entitled LAND ACQUISITION PLAN, URP-IIIA designates those properties to be acquired and public rights-of-way to be vacated within the land being added to the Project boundaries, and is substituted for LAND ACQUISITION PLAN URP-III.

# URBAN RENEWAL PLAN

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URBAN RENEWAL PLAN

APPENDICES

Map URP-IA ..... Project Boundary Map  
Map URP-IIB ..... Land Use Plan  
Map URP-IIIA ..... Land Acquisition Plan

I. DESCRIPTION OF PROJECT

A. Boundaries of the Urban Renewal Area:

The project area boundaries are delineated on the Project Boundary Map, URP-IA. The description is as follows:

BEGINNING at a point for corner in the North R.O.W. line of Commerce Street said point being the intersection point of the East R.O.W. line of La Salle Street; THENCE S. 14° 20' 20" W. along said East R.O.W. line of La Salle Street 221.90 feet to an iron pin in the West R.O.W. line of the proposed IH-37 Expressway; THENCE along and with the West R.O.W. line of said proposed IH-37 Expressway as follows:

S.75° 49' 40" E. 55.56  
N.14° 20' 20" E. 141.90  
S.75° 49' 40" E. 55.56  
S.14° 20' 20" W. 282.00  
S.33° 02' 45" E. 81.86  
S.14° 10' 20" W. 130.58  
S.11° 22' 14" W. 33.38  
S.42° 58' 40" W. 80.75  
N.85° 22' 13" W. 86.88  
S.42° 34' 42" W. 138.30  
S.43° 06' 59" W. 116.60  
S.01° 25' 09" E. 79.82  
S.43° 06' 59" W. 139.00  
S.19° 25' 10" E. 63.10  
S.43° 06' 59" W. 39.00  
S.45° 33' 16" E. 56.00  
S.06° 09' 43" E. 72.32  
S.46° 54' 01" E. 55.34  
N.43° 06' 59" E. 83.20  
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S.43° 06' 59" W. 77.84  
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S.43° 06' 59" W. 40.77  
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S.89° 59' 46" W. 55.50  
S.00° 00' 14" E. 102.00  
S.44° 56' 40" E. 78.50  
S.00° 00' 14" E. 448.90  
N.62° 42' 40" W. 56.11  
S.35° 43' 46" W. 15.88  
N.54° 16' 14" W. 55.60 and  
S.35° 43' 46" W. 128.50 to a point for corner said point being the intersection of the South R.O.W. line of Victoria Street and the West R.O.W. line of proposed IH-37 Expressway.

THENCE along and with the South R.O.W. line of Victoria Street N.  $54^{\circ} 16' 14''$  W. 938.15 feet to a point for corner at Labor Street; THENCE along and with the East R.O.W. line of Labor Street south approximately 210 feet to a point; THENCE west approximately 65 feet to intersect with the South R.O.W. line of Garfield Alley and the East R.O.W. line of Labor Street; THENCE along and with the South R.O.W. line of Garfield Alley northwest approximately 46 feet to meet the west property line of NCB 708, Lot 8; THENCE along and with the west property line of NCB 708, Lot 8 approximately 154 feet southwest to the North R.O.W. line of Lavaca Street; THENCE southwest approximately 55 feet to the South R.O.W. line of Lavaca Street; THENCE along and with the South R.O.W. line of Lavaca Street northwest approximately 407 feet to intersect with the southeast R.O.W. line of Indianola Street; THENCE northwest approximately 56 feet to intersect with the northwest R.O.W. line of Indianola Street and the south R.O.W. line of Lavaca Street; THENCE northwest approximately 450 feet to intersect with the East R.O.W. line of Matagorda Street; THENCE along and with the South line of Lavaca Street N.  $47^{\circ} 32' 37''$  E. 502.88 feet to the point of intersection of the south line of Lavaca Street and the East line of Water Street; THENCE along and with the East line of Water Street S.  $42^{\circ} 41' 15''$  W. 154.53 feet to the point of intersection of the East line of Water Street and the North line of Refugio Street; THENCE N.  $88^{\circ} 04' 30''$  W. 78.02 feet across Alamo Street to a point in the West R.O.W. line of Alamo Street; THENCE along and with said W. R.O.W. line of Alamo Street as follows:

N.  $17^{\circ} 53' 46''$  E. 33.59 feet  
N.  $05^{\circ} 51' 51''$  E. 74.69 feet  
N.  $03^{\circ} 55' 58''$  E. 82.80 feet  
N.  $01^{\circ} 49' 55''$  E. 65.19 feet  
N.  $03^{\circ} 25' 03''$  W. 33.60 feet to a point at the intersection of the West line of South Alamo Street with the North line of Martinez Street;

THENCE N.  $88^{\circ} 44' 39''$  W. 373.48 feet with the North line of Martinez Street to a point at the intersection of the East line of South Presa Street and said North line of Martinez Street, the Southwest corner of the tract herein described:

THENCE N.  $16^{\circ} 23' 02''$  W. 511.32 feet with the East line of South Presa Street to a point; THENCE N.  $08^{\circ} 47' 17''$  E. 201.52 feet with the East line of South Presa Street to a point;

THENCE S.  $75^{\circ} 33' 57''$  E. 87.75 feet;  
S.  $08^{\circ} 26' 03''$  W. 158.53 feet;  
S.  $72^{\circ} 13' 43''$  E. 76.20 feet;  
N.  $08^{\circ} 42' 43''$  E. 217.00 feet;  
S.  $72^{\circ} 11' 44''$  E. 77.48 feet; and  
N.  $08^{\circ} 45' 26''$  E. 271.82 feet; to a point  
in the South line of Nueva Street;

THENCE along and with the South line of Nueva Street N.  $79^{\circ} 48' 20''$  W. 273.92 feet to a point of intersection of the South line of Nueva Street and the West R.O.W. line of Presa Street;  
THENCE along and with the West R.O.W. line of Presa Street; THENCE along and with the West R.O.W. line of Presa Street as follows:

N.  $06^{\circ} 41' 10''$  E. 59.92 feet  
N.  $02^{\circ} 42' 30''$  E. 531.48 feet  
N.  $18^{\circ} 30' 34''$  E. 94.43 feet and  
N.  $22^{\circ} 43' 01''$  E. 259.10 feet to the point of  
intersection of the West line of Presa Street,  
and the North line of Market Street;

THENCE along and with the North line of Market Street S  $75^{\circ} 08' 18''$  E. 432.82 feet to a point in the West R.O.W. line of the San Antonio River; THENCE along and with said West line of the San Antonio River as follows:

N.  $01^{\circ} 09' 28''$  W. 105.41 feet  
N.  $02^{\circ} 48' 37''$  W. 107.74 feet  
N.  $04^{\circ} 46' 09''$  W. 70.41 feet to a point for  
corner in the North R.O.W. line of Commerce  
Street;

THENCE along and with the North R.O.W. line of Commerce Street as follows:

S.  $73^{\circ} 13' 59''$  E. 135.95 feet  
S.  $75^{\circ} 28' 50''$  E. 107.02 feet  
S.  $72^{\circ} 36' 05''$  E. 60.88 feet  
S.  $75^{\circ} 34' 05''$  E. 319.27 feet  
N.  $80^{\circ} 32' 02''$  E. 39.67 feet and  
S.  $75^{\circ} 35' 57''$  E. 1635.84 feet to the point  
of beginning and containing 163.78 acres  
of land more or less.

Excluded from above described area for an area referred to as NCB 155, Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 25, and more specifically described as follows:

BEGINNING at a point in the south R.O.W. line of East Nueva Street said point being the intersection of East R.O.W. line of South Presa Street and the south R.O.W. line of East Nueva Street; thence, east along the south R.O.W. line of East Nueva Street S. 79° 48' 49" E. 239.64 feet; thence S. 08° 54' 28" W. 286.14 feet; thence, N. 75° 47' 00" W. 77.80 feet; thence S. 08° 03' 00" E. 199.00 feet to a point in the North R.O.W. line of Arciniega Street; thence, along the North R.O.W. line of Arciniega Street N. 72° 24' 00" W. 76.20 feet; thence, N. 08° 10' 52" E. 158.53 feet; thence N. 75° 39' 46" W. 87.52 feet to a point in the east R.O.W. line of South Presa Street; thence, N. 08° 47' 17" E. 305.00 feet to the point of BEGINNING.

B. Urban Renewal Plan Objectives

The project area is located on the eastern edge of the central business district, and the substandard development thereon constitutes a blighting influence on neighboring properties and the whole of the central business district. The major objectives of the Urban Renewal Plan are: The removal of structurally substandard buildings and the elimination of attendant blighting influences; the provision of land for the development of a convention center and governmental complex; and the conservation and expansion of the area and facilities of the historic La Villita settlement area.

C. Types of Proposed Renewal Activities

Renewal activities will include property acquisition; site clearance and grading; the installation of site improvements, utilities and supporting facilities; the disposition of land for public redevelopment, with the exception of one (1) tract designated for compatible semi-public use; and the remodeling and rehabilitation of buildings in the designated commercial area and the historic La Villita settlement area.

## II. LAND USE PLAN

### A. Land Use Map Showing:

1. Exhibit URP-IIB, Land Use Plan, identifies all thoroughfares, major and minor streets, right-of-ways which are required and planned for the Project.
2. Exhibit URP-IIB, Land Use Plan, identifies the portion of the project designated for public, semi-public, La Villita, commercial and special use by the United States of America uses, as well as easements required for existing and proposed utilities and land allocations for parks, public parking, and public waterway.
3. Exhibit URP-IIB, Land Use Plan, identifies the remaining area where certain commercial uses are permitted.

### B. Land Use Provisions and Building Requirements:

1. Land uses permitted in appropriately designated areas:

#### a. Public Use Area

Public uses include those uses necessary and related to the development and operation of a civic center and governmental complex; green belts, neighborhood parks, and other open space uses in conformance with the City of San Antonio's Parks Master Plan; public neighborhood parking facilities.

#### b. Semi-Public Use Area

Semi-public uses include only religious, educational, fraternal, charitable, and other similar nonbusiness uses compatible with the civic center and governmental complex.

#### c. La Villita Area

La Villita uses include those necessary and related to the restoration, redevelopment, and operation of the La Villita Historic settlement area by the City of San Antonio or by nonprofit corporations, other corporations, associations

or individuals under the direction of and pursuant to agreements with the City of San Antonio. In addition to the restrictions of this plan, all La Villita area uses shall be subject to the Master Plan for the restoration and redevelopment of this historic area as adopted or amended by the City of San Antonio.

d. Commercial Area

Commercial uses include:

- 1) Office buildings and banks
- 2) Retail stores providing for the sale of goods and products
- 3) Commercial schools
- 4) Restaurants, lounges, and related entertainment facilities
- 5) Theatres
- 6) Apartment buildings
- 7) Apartment units
- 8) Accessory uses customarily incidental to the above uses
- 9) One existing nonconforming residential structure

e) Transient Housing: New construction of motels, hotels, or other housing for transient use shall be permitted within those sections designated as: La Villita Area and the Commercial Area. All proposals for new transient housing uses shall be required to meet or exceed the following standards:

- |                       |   |
|-----------------------|---|
| 1) Minimum lot size   | 20,000 square feet  |
| 2) Off-street parking | one space per guest units plus one space for each five dining seats |
| 3) Landscaping        | 10% of acceptable lot area  |
| 4) Building height    | no restriction  |

f. Special Use by the United States of America

The 4.595 acre tract and the 3.0931 acre tract designated for "Special Use by the United States of America", as shown on Exhibit URP-IIA, Land Use Plan, shall be for use as determined by the United States. Said use by the United States will permit public, semi-public and commercial uses as they are defined in Part II.B. of this Plan, for which this tract might hereafter be used by the United States of America, its successors, and assigns, notwithstanding any present or future covenants, restrictions and conditions provided for in the Urban Renewal Plan for the Civic Center Project, Tex. R-83, and any future amendments thereto.

2. Additional regulations, controls, restrictions, and requirements are as follows:

a. Imposition of restrictions

- 1) Land Affected: Description shown on Exhibit URP-I, Boundary Map, and described under I.A. above.
- 2) Persons Affected: All persons or corporations who shall hereafter acquire any interest in the above described area shall be taken to hold and agree and covenant with the owner of said land and with its successors and assigns to conform to and observe the following covenants, restrictions and stipulations as to the use thereof and the construction of improvements thereon.

b. Definition of Terms

For the purpose of these restrictions, the following terms are defined:

- 1) Building Coverage is the percentage of land, exclusive of streets and alleys, covered by those portions of a building or buildings that are above the average level of the ground adjacent to the building.
- 2) Building is a structure having a roof supported by columns or walls.

- 3) Landscaped Area is an area in a yard permanently devoted to, and maintained for, the growing of trees, shrubbery, other plant materials, and other aesthetic improvements.
- 4) Parking Space is an area on a lot sufficient in size to store one automobile (not less than nine feet wide and 20 feet long) connected to a public street or alley by a driveway not less than 10 feet wide and so arranged as to permit ingress and egress of the automobile at all times without moving any other automobile parked adjacent to the parking space. The parking space and connecting driveways shall be hard, level surfaces on which vegetation cannot grow.

c. General restrictions

- 1) Compliance with laws and ordinances: All uses of land and construction of buildings shall conform with the applicable laws, ordinances, and regulations of the City of San Antonio and the State of Texas, and with the officially adopted Urban Renewal Plan for the Civic Center Project.
- 2) Discrimination: The following provisions shall be made a covenant running with the land, and shall be binding upon the redeveloper and every successor in interest to the property:

"The redeveloper will comply with all state, local, and federal laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin in the sale, lease, or occupancy of the property."

- 3) Maintenance of structures and grounds: Property is to be maintained in a clean, sanitary and sightly manner at all times. The outside storage or display of material of any kind is prohibited, except when adequately screened.

d. Restrictions -- Semi-public redevelopment:

- 1) Height and Building Coverage: Maximum building coverage shall not exceed 50 percent of any lot area or as defined. Building heights shall have no height restriction.

- 2) Parking: One off-street parking space will be provided for each 200 square feet of gross floor area.
- 3) Landscaping: A minimum of five (5) percent of the land area shall be devoted to landscaping.

e. Interpretation and Enforcement

Questions on interpretation of the exact application or meaning of these restrictions shall be addressed in writing to the Urban Renewal Agency of the City of San Antonio, or to the Agency responsible at the time of the request. The Agency will make such interpretations in a period of not to exceed 30 days. Its decision shall be based upon the officially adopted Urban Renewal Plan and shall be final.

The provisions contained in these restrictions shall bind and inure to the benefit of the owner or owners of any property in said Project Area, and each of their legal representatives, heirs, successors, and assigns, and shall be enforceable by them or any of them. Failure by the City of San Antonio or any property owners to enforce any of these restrictions, conditions, covenants, liens, or reservations shall in no event be deemed a waiver of the right to so enforce. Inasmuch as the enforcement of the restrictions herein provided is deemed essential for the effectuation of the general plan of improvement contemplated in the Urban Renewal Plan and for the protection of the parties hereto and all future property owners of land within the development, it is hereby declared that any breach of the provisions of this declaration shall entitle any property owner to the remedy by injunction to restrain in any such breach, in addition to all other remedies.

3. The provisions and requirements of this Plan shall be in full force and effect until December 31, 1991. The restrictions contained in this Plan shall be binding and effective upon all owners, purchasers, or lessees of the land, their heirs and assigns, within the project boundary from the date of final approval of the Urban Renewal Plan by the City Council of the City of San Antonio.
4. Applicability of Urban Renewal Controls to Real Property not to be Acquired

Minimum standards shall also be applied by the Urban Renewal Plan to all commercial property not acquired by the Local Public Agency, but to remain in a use

permitted by this Urban Renewal Plan. Such property shall likewise be devoted to the use or uses specified in the Urban Renewal Plan and no subsequent sale, lease, or any other conveyance of the property shall restrict the use of the property on the basis of race, religion, color, or national origin.

The City of San Antonio will, to a maximum extent, enforce all applicable municipal codes and ordinances in cases where such code enforcement will bring about or maintain the standards established for the project area by the Urban Renewal Plan.

### III. PROJECT PROPOSALS

#### A. Land Acquisition:

##### 1. Identification of real property to be acquired

Real property to be acquired is identified by Map URP-IIIA, "Land Acquisition Plan".

##### 2. Special conditions under which properties not designated for acquisition may be acquired

Properties not designated for acquisition may be acquired under the following conditions:

- a. When the owner of property designated for rehabilitation refuses to carry out the rehabilitation process and does not arrange to do so within a reasonable period of time.
- b. When detailed studies in the execution stage of the project indicate that property designated for rehabilitation is not suitable for rehabilitation and should be cleared.
- c. When a standard structure falls into disrepair and is not rehabilitated according to rehabilitation standards.
- d. When the owner of property designated for rehabilitation which contains a secondary structure or structures in substandard condition does not rehabilitate or remove the structure in accordance with project standards within a reasonable period of time.
- e. When the owner does not meet the permitted use requirements of the Urban Renewal Plan.

3. Special conditions under which properties designated for acquisition may be exempt.

No parcels designated for acquisition will be exempted.

B. Rehabilitation Standards:

All properties subjected to rehabilitation must meet the standards of applicable City Ordinances, including, but not limited to, Ordinance #30238, passed and adopted March 28, 1962.

C. Redeveloper's Obligations:

In the conveyance of land for redevelopment in cleared portions of the Urban Renewal Area, an obligation shall be imposed upon the purchaser to commence and complete construction of improvements within a reasonable time and in conformity with the Plan.

D. Underground Utility Lines:

All new utility distribution lines will be installed underground.

IV. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

There are no state and local requirements affecting the Plan, other than legislation applicable to all properties within the community such as subdivision regulations, zoning ordinances, the Housing Code and various codes applicable to construction.

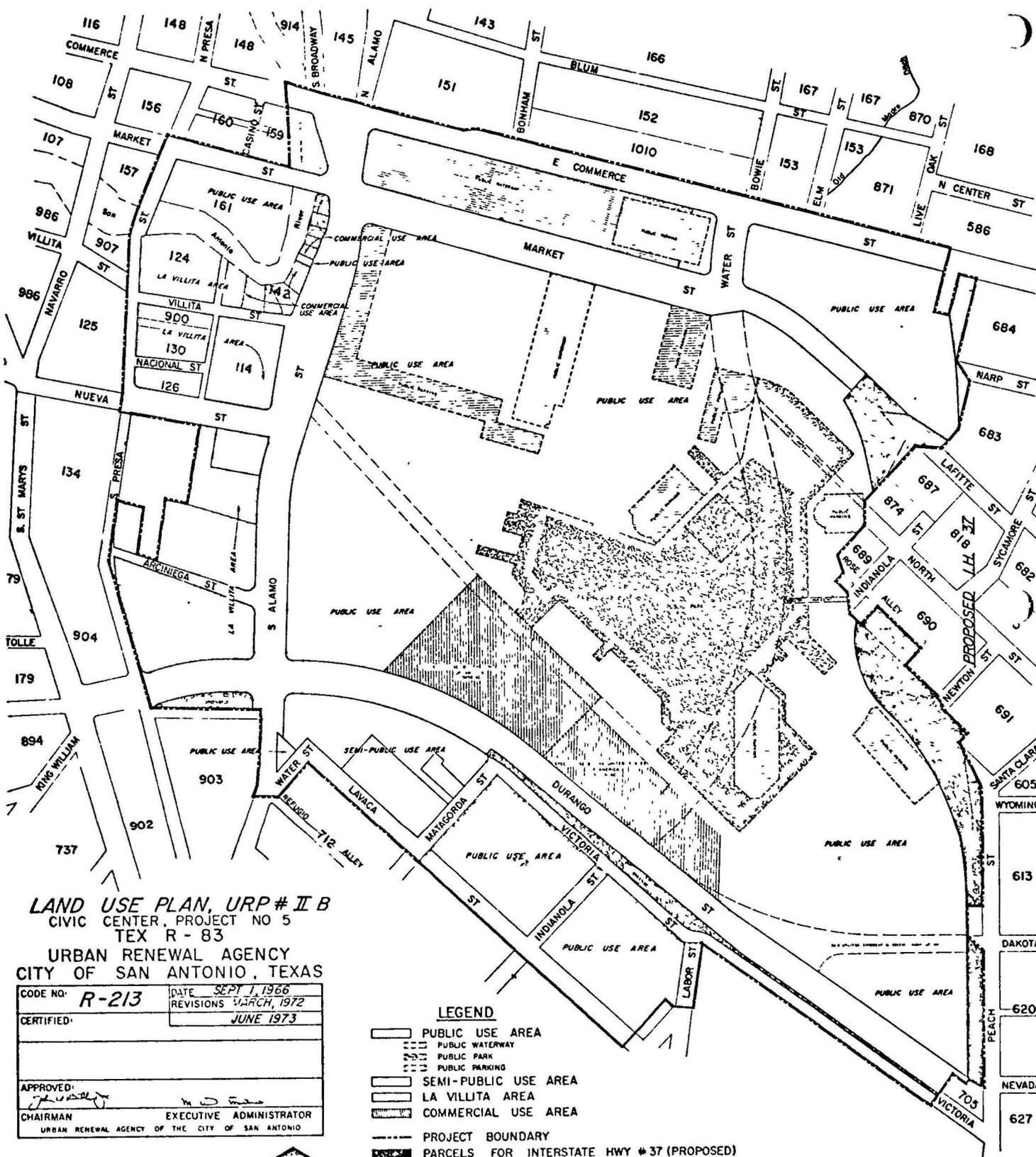
The Urban Renewal Plan, as outlined above, is on file at the office of the Urban Renewal Agency and satisfies all requirements of Texas Law in this matter.

V. PROCEDURES FOR CHANGES IN APPROVED PLAN

The following procedure shall be followed in effecting an amendment or a change in the approved Plan:

- A. Review and approval by the Commissioners of the Urban Renewal Agency of the City of San Antonio.
- B. Review by and recommendation of the San Antonio Planning Commission.
- C. Review and approval by the governing body of the City of San Antonio, Texas.





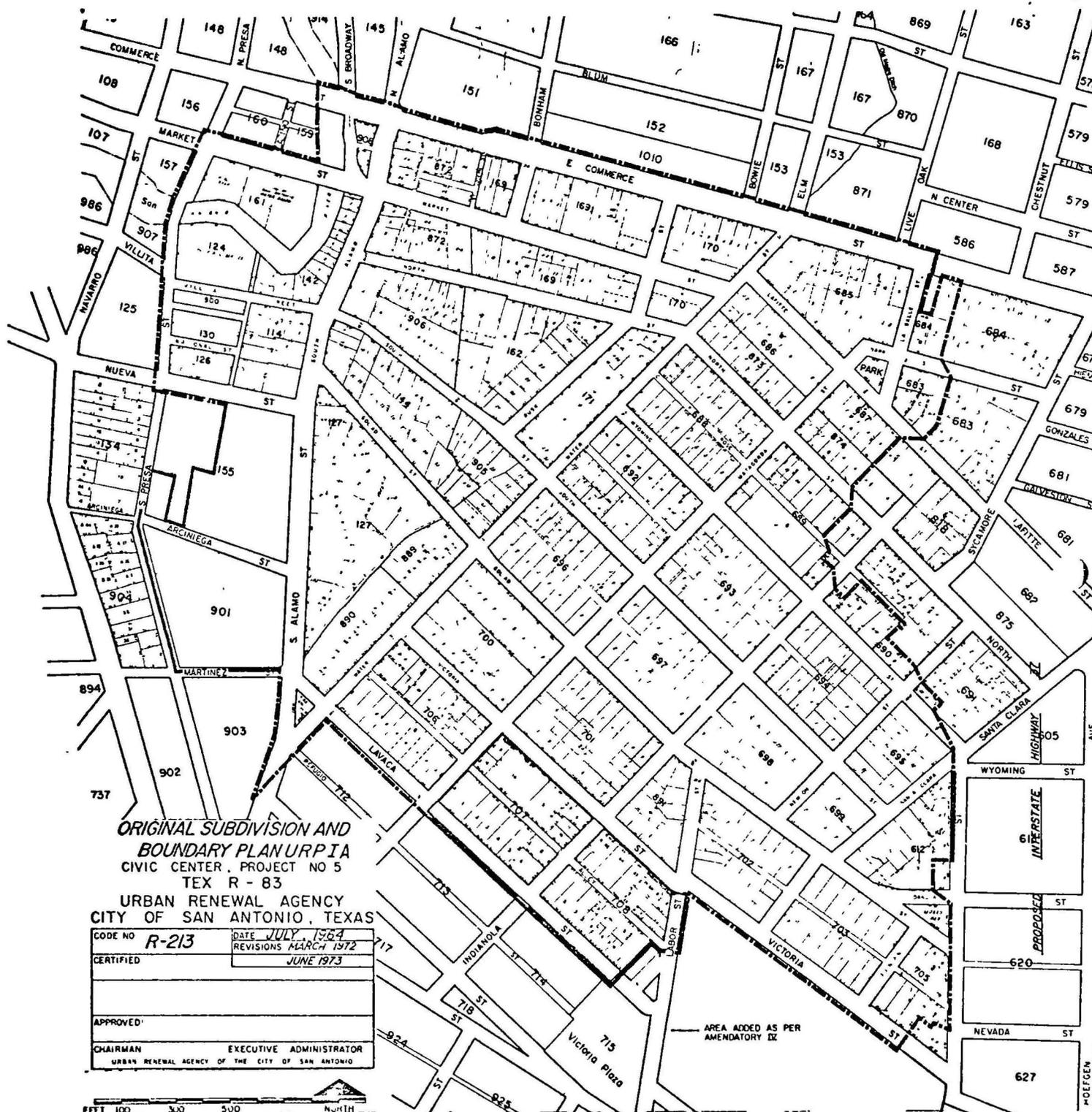
**LAND USE PLAN, URP # II B**  
 CIVIC CENTER, PROJECT NO 5  
 TEX R - 83

URBAN RENEWAL AGENCY  
 CITY OF SAN ANTONIO, TEXAS

CODE NO: <b>R-213</b>	DATE: <b>SEPT 1, 1966</b>
	REVISIONS: <b>MARCH, 1972</b>
CERTIFIED:	<b>JUNE 1973</b>
APPROVED:	
<i>[Signature]</i>	<i>[Signature]</i>
CHAIRMAN	EXECUTIVE ADMINISTRATOR
URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO	

- LEGEND**
- PUBLIC USE AREA
  - SEMI-PUBLIC USE AREA
  - LA VILLITA AREA
  - COMMERCIAL USE AREA
  - PUBLIC WATERWAY
  - PUBLIC PARK
  - PUBLIC PARKING
  - PROJECT BOUNDARY
  - PARCELS FOR INTERSTATE HWY # 37 (PROPOSED)
  - SPECIAL USE BY THE UNITED STATES OF AMERICA



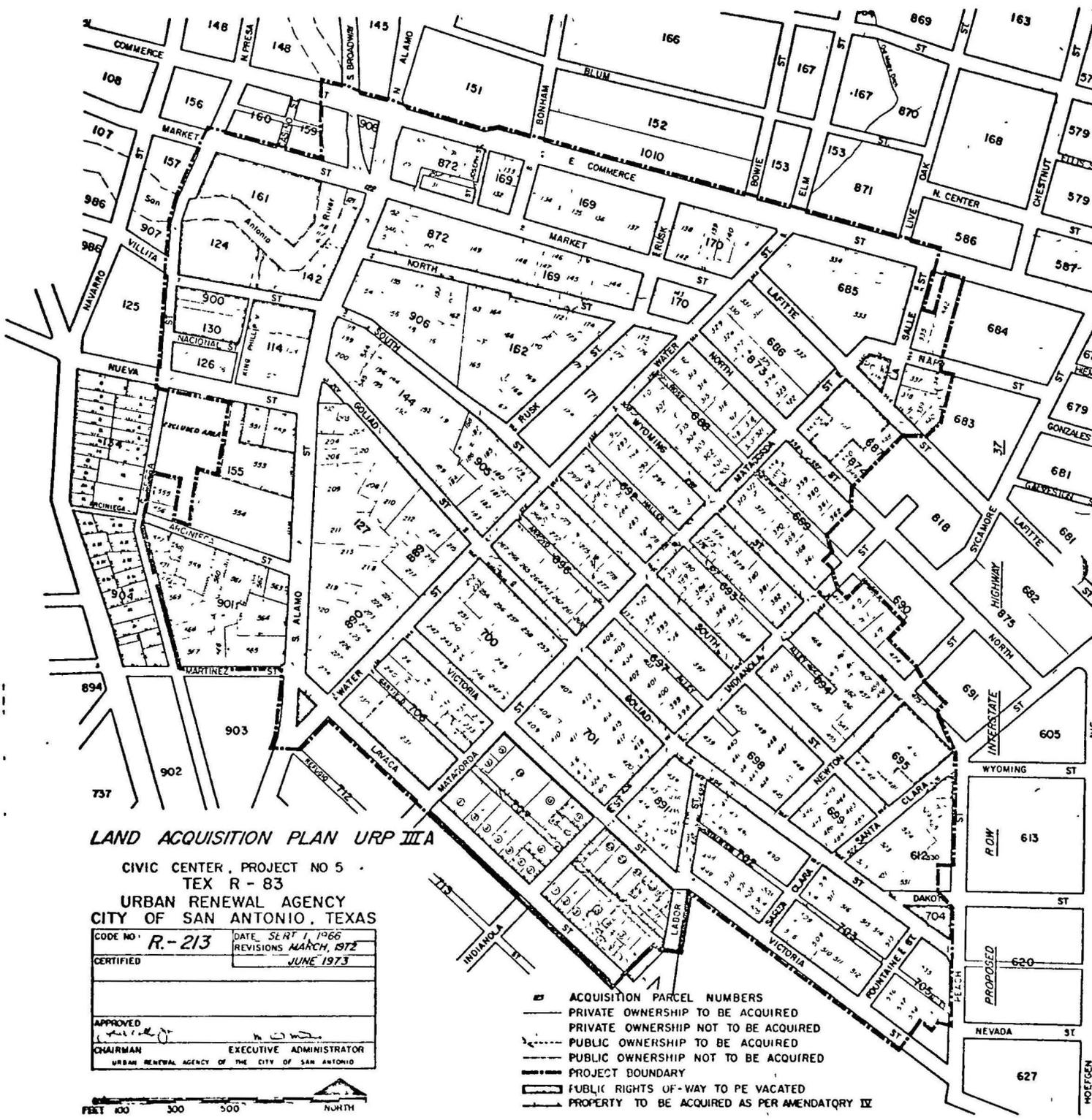


**ORIGINAL SUBDIVISION AND  
 BOUNDARY PLAN URPIA**  
 CIVIC CENTER, PROJECT NO 5  
 TEX R - 83  
 URBAN RENEWAL AGENCY  
 CITY OF SAN ANTONIO, TEXAS

CODE NO	R-213	DATE	JULY 1964
		REVISIONS	MARCH 1972
CERTIFIED			JUNE 1973
APPROVED:			
CHAIRMAN	EXECUTIVE ADMINISTRATOR		
URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO			

FEET 100 300 500 North

AREA ADDED AS PER  
 AMENDATORY DZ



**LAND ACQUISITION PLAN URP IIIA**

CIVIC CENTER, PROJECT NO 5  
 TEX R - 83  
 URBAN RENEWAL AGENCY  
 CITY OF SAN ANTONIO, TEXAS

CODE NO. <b>R-213</b>	DATE <i>SLRT 1, 1966</i>
CERTIFIED	REVISIONS <i>MARCH, 1972</i>
	<i>JUNE 1973</i>
APPROVED <i>[Signature]</i>	
CHAIRMAN	EXECUTIVE ADMINISTRATOR
URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO	



- ACQUISITION PARCEL NUMBERS
- PRIVATE OWNERSHIP TO BE ACQUIRED
- - - PRIVATE OWNERSHIP NOT TO BE ACQUIRED
- PUBLIC OWNERSHIP TO BE ACQUIRED
- - - PUBLIC OWNERSHIP NOT TO BE ACQUIRED
- PROJECT BOUNDARY
- PUBLIC RIGHTS OF-WAY TO BE VACATED
- PROPERTY TO BE ACQUIRED AS PER AMENDATORY II

## VI. HISTORIC STRUCTURES

The portion of Parcel No. 211 in NCB 127 within the Project area upon which is located those structures previously designated by the City as historic structures and known as the "Sarah Eager House" are to be maintained for historic purposes for the duration of the Urban Renewal Plan.

OWNERSHIP TABULATION DATA

Code R-301, Appendix I  
 Civic Center Project, Tex R-83, Amendatory IV

Parcels to be Acquired

<u>NCB 707</u> Parcel No.	<u>OWNER</u>	<u>SQUARE FEET</u>
1	Walter F. Rudeloff, et ux	17,247
2	Walter F. Rudeloff	8,623
3	Wee Quan	8,623
4	Rudolfo C. & Nieves Arteaga	9,542
5	Guadalupe Brondo	7,705
6	Lena Sievers	4,982
7	Walter F. Rudeloff	5,538
8	J. H. & Frances Sievers	6,726
9	Abundia Mendoza	2,327
10	Jose & Virginia Martinez	3,735
11	Fernando H. and Criselda Cardenas	3,735
12	Walter F. Rudeloff	7,214
13	Juan & Marina Fraire	14,876
14	Alex A. & Leticia Alcocer	27,626
15	Hezikiah Minnick	5,036
16	Helen Haelbig	<u>3,587</u>
	Total Square Feet	137,122

NCB 708

1	Juan & Maria G. Fraire	8,568
2	Josephina R. Menchaca	8,568
3	Roberto & Elva Trevino	8,568
4	Petronilo Castillo	2,496
5	Jose, Maria & Santos Garcia	1,788
6	Heilbron Props.	4,284
7	Eva M. De Salazar	2,142
8	Ernest A. Flores	4,284
9	Robert W. & Margaret Vega	2,142
10	Anne Chandler	2,142
11	Tomas F. & Francisca Davila	4,284
12	Eva Montes	5,825
13	Elena A. Huizar Est.	4,284

NCB 708 (cont'd.)      OWNER      SQUARE FEET  
Parcel No.

14	Jose M. & Santos M. Garcia	2,142
15	Arthur A. & Lucy Flores	3,083
16	Manuel & Leonor Ruiz	1,338
17	Ernesto & Susana Ortiz	4,000
18	Isabel V. Garza	5,062
19	Robert Z. Lopez	4,115
20	Martin & Ruby Perez	4,284
21	Felipe & Clara Casso	2,142
22	Francisco G. Villareal	2,142
23	Martin & Ruby Perez	8,568
24	W.W. McAllister, Jr. & Edith	12,821
25	Concepcion V. Haley	8,568
26	Pedro B. Martinez, et al	<u>4,284</u>

Total Square Feet      121,924

Grand Total

<u>Total Parcels</u>	<u>Total Square Feet</u>
42	283,713

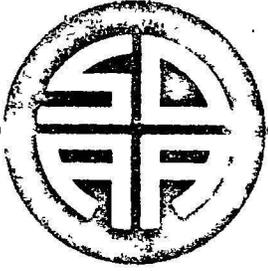
VACATION OF STREETS, ALLEYS AND PUBLIC RIGHTS-OF-WAY

Code R-301, Appendix I  
Civic Center Project, Tex. R-83, Amendatory IV

Areas to be Vacated

Garfield Alley, N. Matagorda - S. Indianola	12,463.00
Garfield Alley, N. Indianola - S. Labor	<u>12,204.00</u>
Total	24,667.00

Code No. R-301  
6-73



# San Antonio Development Agency

512/225-6833 ☐ 418 South Laredo Street ☐ San Antonio, Texas 78207

M WINSTON MARTIN  
EXECUTIVE DIRECTOR

August 30, 1973

Mr. Sam Granata, City Manager  
City of San Antonio  
City Hall, Military Plaza  
San Antonio, Texas 78205

Dear Sir:

Subject: Documents relative to the September 6, 1973  
Public Hearing on Civic Center Project  
Tex-R-83 Amendatory

The following documents are enclosed;

1. Ordinance approving Urban Renewal Plan as Amended.
2. Ordinance authorizing the Mayor to execute the attached Supplement to the Cooperation Agreement.

The attached copies are for your information. The originals and copies for staff review are being forwarded to Mr. Cipriano Guerra.

Please call if you have any questions.

Sincerely,

Roy M. Powers  
Project Administrator

COMMISSIONERS

JOHN A BITTER, JR  
Chairman

CHARLES O SCHEER  
Vice-Chairman

REV C W BLACK, JR

WILBER L FITE

ROY GARZA

MAX MARTINEZ

VIRGINIA McCALL

BOB A ROTH

RALPH H WINTON JR

cc: Mr. Cipriano Guerra

RMP:prm  
Enclosures