

SPECIAL MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, MAY 26, 1977.

\* \* \* \*

The meeting was called to order at 6:10 P. M., by the presiding officer, Mayor Pro-Tem Henry Cisneros, with the following members present: CISNEROS, WEBB, DUTMER, WING, EURESTE, ORTIZ, ALDERETE, PYNDUS, HARTMAN, STEEN; Absent: COCKRELL.

77-28 Councilman Hartman then explained that the Special Meeting had been called for the purpose of considering an Ordinance approving a one-year demolition freeze for all buildings in the Alamo Plaza Urban Renewal Area. He then gave a brief history of the Alamo Plaza Urban Renewal Project which was approved in 1973. He also detailed for the Council the many cases where buildings have been demolished in the downtown area to make room for parking lots. He urged the Council to consider the approval of this Ordinance.

Mr. Winston Martin, Executive Director of the Urban Renewal Agency, stated that the Urban Renewal Agency and Centro 21 are studying several projects to revitalize downtown and one plan is to create a walkway between the Alamo and the San Antonio River. Mr. Martin stated that the passage of this Ordinance will give them time to determine what effect demolition of buildings in this area will have on the proposed walkway and give them an opportunity to finalize the plans and do this in an orderly manner.

Mr. Pyndus expressed concern over the ownership of the properties and also the demolition of buildings which are beyond repair. He asked Mr. Martin if this would curtail the improvement of some of the store fronts across the street from the Alamo. He also asked Mr. Martin what period of time he would recommend.

Mr. Martin stated that six months would probably give them enough time to finalize the plans. He again stated that the passage of the Ordinance would not affect the rehabilitation or improvement of any of these businesses. The Ordinance will prevent the demolition of the buildings.

In response to Mr. Pyndus, Mr. George Vann, Director of Building and Zoning, stated that the owners, through their legal counsel, of the Dullnig Building were notified of the Council's proposed action. The attorney for the owner was present in the Chamber earlier but left before the discussion began.

In response to Dr. Cisneros' question, City Attorney Parker stated that the Ordinance would probably be upheld in court, but could not positively guarantee it.

A discussion then took place on the necessary time be it six months, eight months, or twelve months, to do the job properly.

The Clerk then read the following Ordinance:

AN ORDINANCE 48,093

DIRECTING THAT DEMOLITION PERMITS NOT BE  
ISSUED WITHIN THE BOUNDARIES OF THE ALAMO  
PLAZA URBAN RENEWAL PROJECT FOR A PERIOD  
ENDING MAY 26, 1978 AND DECLARING AN  
EMERGENCY.

\* \* \* \*

79  
May 26, 1977  
nsr

WHEREAS, by Ordinance No. 42128 of April 26, 1973, the City Council designated a certain area as an Urban Renewal Project Area known as the Alamo Plaza Urban Renewal Project; and

WHEREAS, this area contained many historical and architecturally significant buildings which are an invaluable asset to the City; and

WHEREAS, planning and architectural studies are now underway for renovation and revitalization of this area including plans for public acquisition of certain of the buildings if this proves necessary; and

WHEREAS, in order to protect this area pending completion of all plans and studies, the City desires to place a moratorium on any demolition or destruction in this area and to direct that no demolition permits be issued for properties within this area; NOW THEREFORE:

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

SECTION 1. The boundaries of the Alamo Plaza Urban Renewal, as shown by the field notes description prepared by the Urban Renewal Agency, are hereby approved. A copy of said description, marked Exhibit "A", is attached hereto and incorporated herein.

SECTION 2. The outer boundaries of said Urban Renewal Project, as shown by said field notes description, are here and now established as building lines within and between which no structures shall be demolished or destroyed for a period of 12 months from date hereof.

SECTION 3. The Director of Building and Zoning of the City of San Antonio is hereby directed to refuse to issue any demolition permit for demolition or destruction of any structure within the proposed area established and referred to above.

SECTION 4. The restrictions imposed by this ordinance shall be in full force and effect for the period ending the 26th day of May, 1978, the estimated time required for completion of engineering, appraisal and purchase of the area protected hereby.

SECTION 5. The Council finds that urgent public necessity requires this emergency action to be taken. The reason for this is that buildings in this area have been found to have outstanding historical and architectural significance, and all efforts must be made to save these structures. Because of this, and in the protection of the public welfare, an emergency is hereby declared so that upon receipt of 8 affirmative votes, this ordinance shall be effective immediately upon passage.

SECTION 6. Ordinance No. 42128 adopted April 26, 1973 is hereby amended in accordance with the terms of this Ordinance.

\* \* \* \*

Mr. Hartman then moved the adoption of the Ordinance."as read recognizing the fact that if the work can take place in less than the specific time then, of course, that terminates the date." Mr. Eureste seconded the motion.

In response to Mr. Pyndus, Mr. Winston Martin stated that the walkway which is proposed takes in the entire area which is under consideration and until such time that the total plan can be refined and presented to the City Council for their approval, they need to have some control over the demolition activities in this area.

After consideration, on roll call, the motion carrying with it the passage of the Ordinance, prevailed by the following vote:  
AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Alderete, Pyndus, Hartman, Steen; NAYS: None; ABSENT: Cockrell.

There being no further business to come before the Council,  
the meeting adjourned at 6:30 P. M.

A P P R O V E D

*Lila Cockrell*

M A Y O R

ATTEST:

*G. V. Jackson Jr.*  
CITY CLERK

81

May 26, 1977  
nsr

-3-