

AN ORDINANCE

34746

OF THE CITY COUNCIL OF THE CITY OF SAN ANTONIO APPROVING THE AMENDED URBAN RENEWAL PLAN 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 Housing and Home Finance Administrator 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 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; (2) the Urban Renewal Plan 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 conforms to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plan 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 Housing and Home Finance Administrator, pursuant to which Federal funds were provided for the Urban Renewal Project (herein called the "Project") identified as Civic Center Project, Tex. R-83 and encompassing an area of approximately 147.413 acres located immediately in the eastern edge of the central business district of the City of San Antonio, Bexar County, Texas and described by field notes attached hereto as Exhibit "A" hereof, situated in the City of San Antonio, County of Bexar, and 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 an additional contract or contracts with the Department of Housing and Urban Development for the undertaking of, and for making available additional 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 its continued existence 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 delapidation, deterioration and obsolescence; and which by the presence of slum, deteriorated and deteriorating residential and non-residential buildings, 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, it 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 endanger 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 for a sound and healthy housing environment; and in addition, results in and con-

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stitutes an economic and social liability to the city 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 conditions; and

WHEREAS, there has been prepared and referred to the City Council of the City of San Antonio (herein called the "Governing Body") for review and approval an Amended Urban Renewal Plan for the Project area, dated July 28, 1966, and consisting of a cover page, a Table of Contents page, and pages numbered 1 through 8 containing narrative and textual material, together with certain maps designated URP I, URP II, and URP III, and additionally supported by maps, statistical data, recommendations and presentations to this Council by the Urban Renewal Agency which are not a part of said Urban Renewal Plan; including among other studies maps and documents found in the binder of Part I - Application for Loan and Grant, Civic Center Project, Tex. R-83; and also including the transient housing study prepared for Local Public Agency by Southwest Research Institute; and

WHEREAS, the said Amended Urban Renewal Plan 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, which is attached thereto; 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 Commission for 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 said Urban Renewal Plan for the Project area, which Plan has been submitted to and approved by said Commission, as prescribed by Article 1269 L-3, Section 7(b), of Vernon's Annotated Civil States of Texas, and said Body has certified that the Urban Renewal Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered said report, recommendations, and certification of the planning body; and

WHEREAS, the Urban Renewal Plan 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, water mains and other public facilities and other public action; and

WHEREAS, the Local Public Agency has caused to be made a competent independent analysis of the local supply of hotel and other transient housing; and

WHEREAS, the Local Public Agency has prepared and submitted a program for the relocation of families that may be displaced as a result of carrying out the Project in accordance with the Urban Renewal Plan; 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 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 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 the Department 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:

1. It is hereby found and determined that the Civic Center Project, Tex. R-83, is a slum and blighted area, and that the area proposed for the Urban Renewal Project qualifies as an eligible Project area for Urban Renewal activities under the Texas "Urban Renewal Law", Vernon's Annotated Civil Statutes of Texas, Article 1269 L-3.

2. The Amended Urban Renewal Plan for the Project aforementioned having been duly reviewed and considered, is hereby approved, and the City Clerk is directed to file a copy of said Amended Urban Renewal Plan with the minutes of this meeting.

3. It is hereby found and determined that said Amended Urban Renewal Plan for the Project area conforms to the general plan of the Locality.

4. It is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Project area.

5. 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 for the Project area.

6. It is hereby found and determined that the Urban Renewal Plan 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 both private enterprise and the City of San Antonio.

7. That it is hereby found and determined that the Urban Renewal Plan 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.

8. It is hereby found and determined, as a result of a competent independent analysis of the local supply of transient housing, that there exists in the area a need for additional units of such housing.

9. It is hereby found and determined that the program for the proper relocation of 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 families are at least equal in number to the number of displaced families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced families in the Project area, are available at rents or prices within the financial means of the displaced families, and are reasonably accessible to their places of employment.

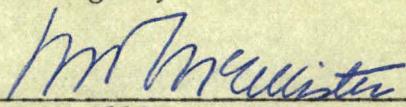
10. In order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain

official action 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; (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises 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; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.

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 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.

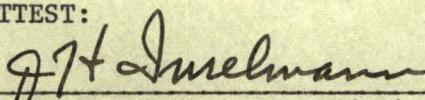
12. It is hereby found and determined that those areas in Civic Center Project, Tex. R-83 designated in the Amended Urban Renewal Plan approved herein to be acquired for public use and for LaVillita use are located within a slum clearance and redevelopment section and that: (a) rehabilitation of such section without clearance would be impractical, infeasible and ineffective based upon this Council's finding that at least 50 per cent of the structures in those slum clearance and redevelopment sections of Civic Center Project, Tex. R-83 are dilapidated beyond a point of feasible rehabilitation or are otherwise unfit for rehabilitation; and (b) that there exists other blighting characteristics such as overcrowding of structures on the land, mixed uses of structures, narrow, crooked, inconvenient, congested, unsafe and otherwise deficient streets, and inefficiencies and public utilities and recreational and community facilities within said sections.

PASSED AND APPROVED this 18th day of August, 1966.



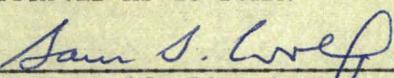
W. W. McAllister, Mayor

ATTEST:



J. H. Inselmann, City Clerk

APPROVED AS TO FORM:



Sam S. Wolf, City Attorney

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting City Clerk of the City of San Antonio (hereinafter called the "Locality"), and the custodian of the records of the Locality, including the minutes of the proceedings of the City Council of the City of San Antonio (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.
2. Attached hereto is a true and correct copy of an ordinance, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the 18th day of August, 1966.
3. Said ordinance has been duly recorded in the minutes of the meeting and is now in full force and effect.
4. Also attached hereto is a true and correct copy of the Amended Urban Renewal Plan presented at the meeting and approved by the ordinance.
5. The meeting was duly convened and held in all respects in accordance with law and the By-Laws of the Locality. To the extent required by law or the By-Laws, due and proper notice of the meeting was given. A legal quorum of members of the Governing Body was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of the ordinance. All other requirements and proceedings under law, the By-Laws, or otherwise, incident to the proper adoption of the ordinance, including any publication if required by law, have been duly fulfilled, carried out, and otherwise observed.
6. If a seal appears below, it constitutes the official seal of the Locality and was duly affixed by the undersigned at the time this certificate was signed. If no seal appears below, the Locality does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 18th day of August, 1966.

J. H. Inselmann
J. H. Inselmann, City Clerk of the
City of San Antonio

EXHIBIT "A"

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 extended and the North R.O.W. line of Commerce 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
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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
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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 S. $89^{\circ} 24' 51''$ W. across Labor Street 55.94 feet to a point for corner in the South R.O.W. line of Victoria Street; THENCE along and with the South R.O.W. line of Victoria Street N. $47^{\circ} 30' 39''$ W. 844.45 feet to the point of intersection of the South line of Victoria Street and the East line of Matagorda Street; THENCE along and with the East line of Matagorda Street S. $42^{\circ} 26' 34''$ E. 391.66 feet to the point of intersection of the East line of Matagorda Street and the South line of Lavaca 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 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° 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° 09' 28" W. 105.41 feet
N. 02° 48' 37" W. 107.74 feet and
N. 04° 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° 13' 59" E. 135.95 feet
S. 75° 28' 50" E. 107.02 feet
S. 72° 36' 05" E. 60.88 feet
S. 75° 34' 05" E. 319.27 feet and
N. 80° 32' 02" E. 39.67 feet and
S. 75° 35' 57" E. 1635.84 feet to the point
of beginning and containing 147.413 acres
of land more or less.

CIVIC CENTER

SAN ANTONIO, TEXAS

AMENDED URBAN RENEWAL PLAN

TEXAS PROJECT NO. TEX. R-83

CITY COUNCIL

W. W. McAllister, Mayor
John Gatti, Mayor Pro Tem
Roland C. Bremer
Dr. Herbert Calderon
Mrs. S. E. Cockrell, Jr.
Rev. S. H. James
Bob Jones
Dr. Gerald Parker
Felix B. Trevino

URBAN RENEWAL COMMISSION

John A. Bitter, Jr., Chairman
Charles O. Scheer, Vice-Chairman
Morris L. Collins
Peter G. Garcia
Max Martinez
L. D. Middleton
Robert A. Roth
George M. Warmack
Rev. P. S. Wilkinson

ORD 34746
8-18-66

JUL 28 1966

The Amended Urban Renewal Plan for the Civic Center Project, Tex. R-83, attached hereto, consisting of a cover page, a table of contents page, pages 1-8 containing narrative and textual material, as well as certain maps designated URP-I, URP-II, and URP-III, supercedes and in all respects takes 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.

URBAN RENEWAL PLAN

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URBAN RENEWAL PLAN

APPENDICES

- Map URP-1.....Project Boundary Map
Map URP-2.....Land Use Plan
Map URP-3.....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-1. The legal 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 extended and the North R.O.W. line of Commerce 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:

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S. 75° 35' 57" E. 1635.84 feet to the point
of beginning and containing 147.413 acres
of land more or less.

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 municipal 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-II, Land Use Plan, identifies all thoroughfares, major and minor streets, right-of-ways which are required and planned for the Project.
2. Exhibit URP-II, Land Use Plan, identifies the portion of the project designated for public, semi-public, and La Villita uses as well as easements required for existing and proposed utilities and land allocations for parks and public parking.
3. Exhibit URP-II, 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 municipal 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 non-business uses compatible with the civic center and municipal 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 non-profit 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 non-conforming residential structure

e. Alternate Use Provision

Transient Housing: New construction of motels, hotels, or other housing for transient use shall be permitted as an alternate use 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 unit plus one space for each five dining seats
- (3) Landscaping 10% of acceptable lot area
- (4) Building height no restriction

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

a. Imposition of restrictions

- (1) Land Affected: Description shown on Exhibit URP-1, Boundary Map, and described under I.A. above.
- (2) Persons Affected: All persons or corporations who shall hereafter acquire any interest in the

abovedescribed 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-3, "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:

1. Publicly-owned properties are exempt from these provisions. All other properties must comply.

2. 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

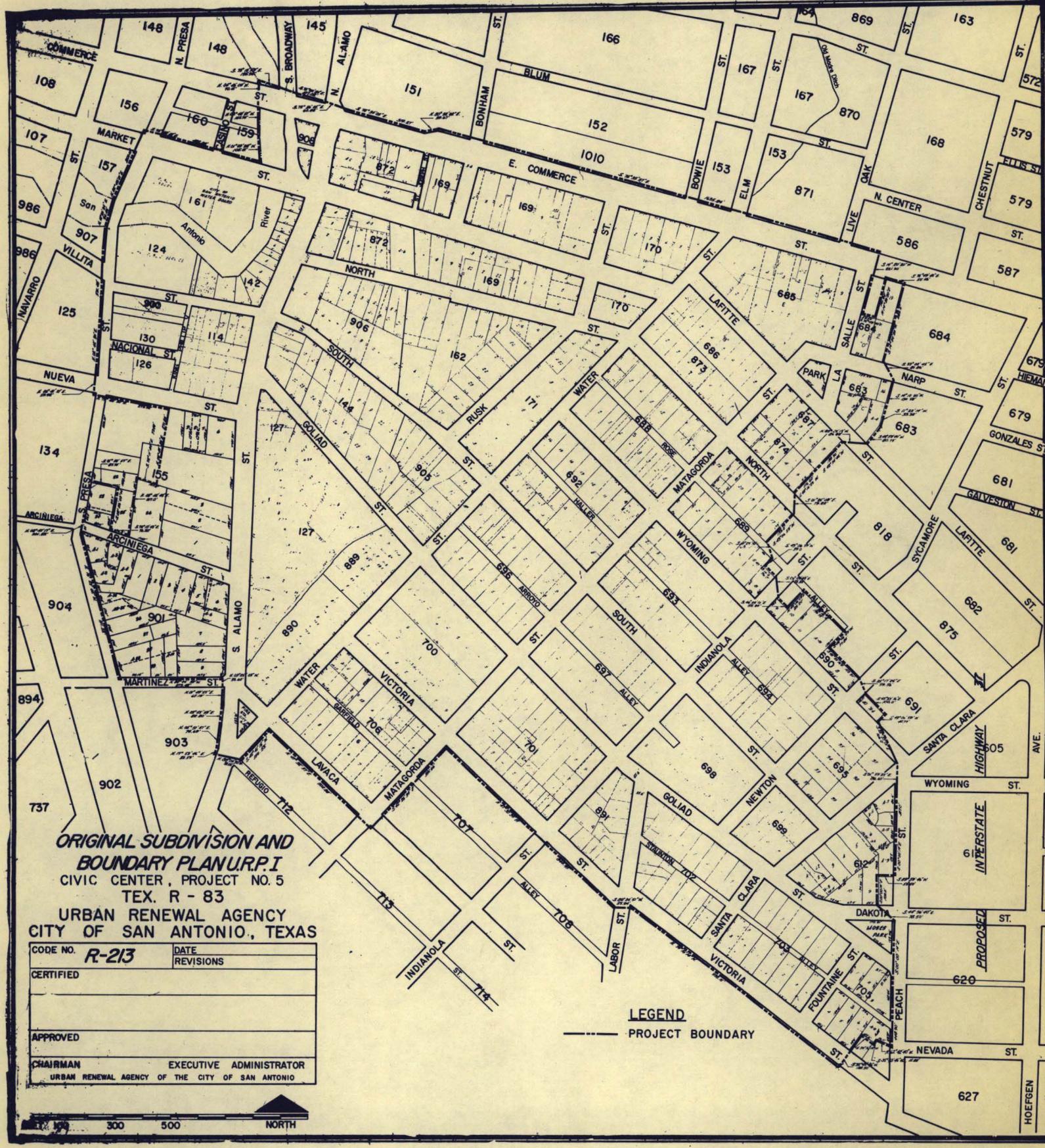
There are no state and local requirements affecting the Plan, other than legislation applicable to all properties within the community such as subdivision regulations, zoning ordinances, the Housing Code and various codes applicable to construction.

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:

- (1) Review and approval by the Commissioners of the Urban Renewal Agency of the City of San Antonio
- (2) Review by and recommendation of the San Antonio Planning Commission
- (3) Review and approval by the governing body of the City of San Antonio, Texas
- (4) Concurrence by the Department of Housing and Urban Development

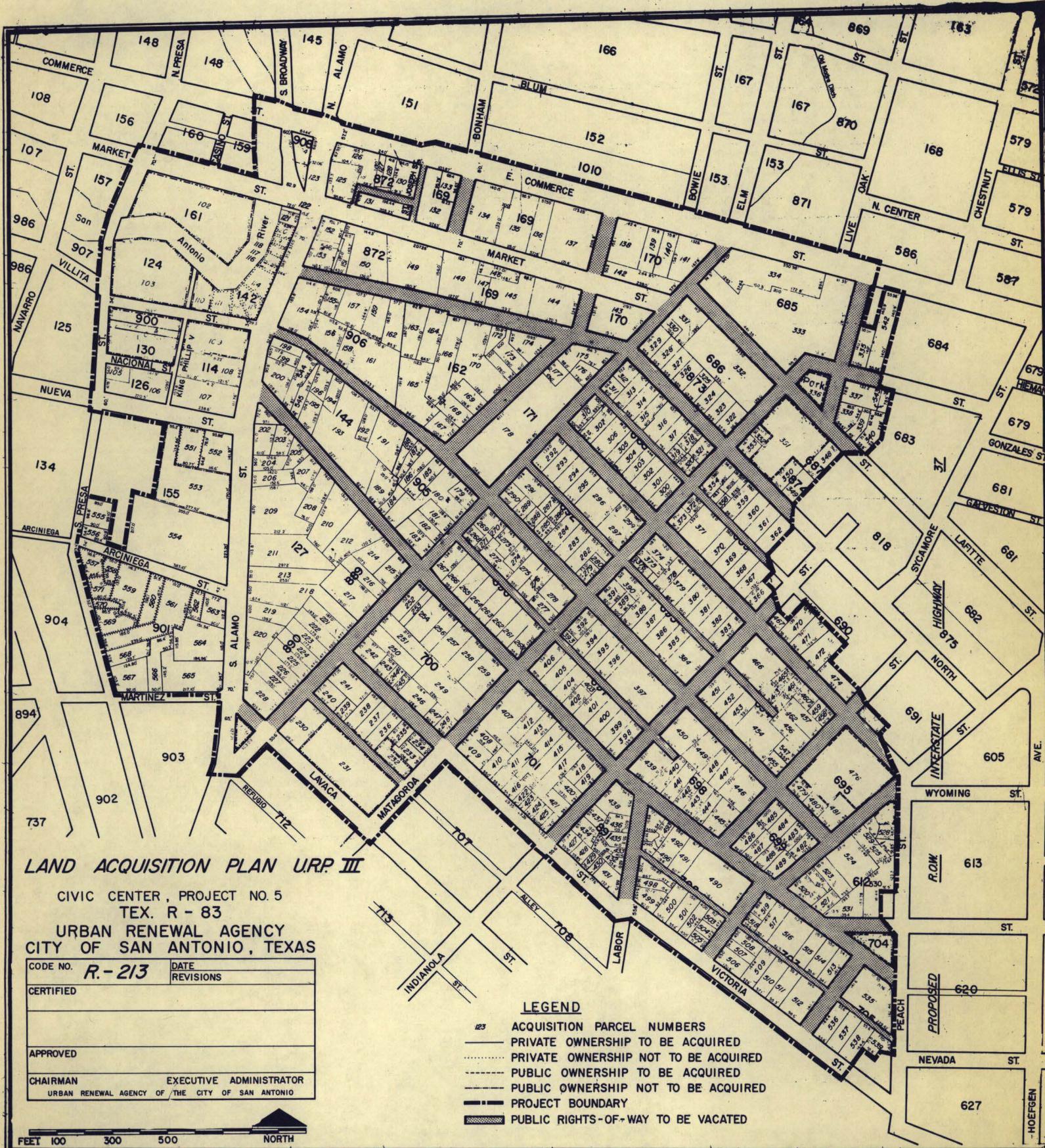


**ORIGINAL SUBDIVISION AND
BOUNDARY PLAN U.R.P.I**
CIVIC CENTER, PROJECT NO. 5
TEX. R - 83
URBAN RENEWAL AGENCY
CITY OF SAN ANTONIO, TEXAS

CODE NO. R-213	DATE
CERTIFIED	REVISIONS
APPROVED	
CHAIRMAN	EXECUTIVE ADMINISTRATOR
URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO	

LEGEND
----- PROJECT BOUNDARY





LAND ACQUISITION PLAN U.R.P. III

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

CODE NO. R-213	DATE
CERTIFIED	REVISIONS
APPROVED	
CHAIRMAN	EXECUTIVE ADMINISTRATOR
URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO	

- LEGEND**
- ▨ 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

FEET 100 300 500 NORTH

CONSERVATION
REHABILITATION
REDEVELOPMENT



URBAN RENEWAL AGENCY

of the City of San Antonio

M. WINSTON MARTIN
EXECUTIVE DIRECTOR

PHONE CA 5-6835 • 418 SOUTH LAREDO ST. • SAN ANTONIO, TEXAS 78207

September 28, 1966

Mr. Jake Inselmann
City Clerk
City Hall
San Antonio, Texas



Dear Mr. Inselmann:

Attached herewith are two sets of exhibits for the Civic Center, Tex R-83, Urban Renewal Project. These sets should be attached to the written portions which your office has received previously.

If I can assist you further, please call on me.

Sincerely,
Roy Montez
Roy Montez
Urban Renewal Planner

RM:ad

att. - 2 sets maps
Tex R-83

JOHN A. BITTER, JR., CHAIRMAN

COMMISSIONERS

CHARLES O. SCHEER, VICE CHAIRMAN

MORRIS L. COLLINS

PETER G. GARCIA

MAX MARTINEZ

ROBERT A. NELSON

ROBERT ROTH

GEORGE M. WARMACK

REV. P. S. WILKINSON

CONSERVATION
REHABILITATION
REDEVELOPMENT



URBAN RENEWAL AGENCY

of the City of San Antonio

M. WINSTON MARTIN
EXECUTIVE DIRECTOR

PHONE CA 5-6835 • 418 SOUTH LAREDO ST. • SAN ANTONIO, TEXAS 78207

August 3, 1966

Mr. Sam Wolf
City Attorney
City Hall
San Antonio, Texas

Dear Mr. Wolf:

Attached herewith are two (2) copies of the Amended Urban Renewal Plan for Civic Center Tex. R-83 Urban Renewal Project. You will note that three (3) maps, listed as Appendices, are not included in the binders. The printer, who is preparing legal size reductions, has not completed the work; however, during the Public Hearing the original maps at a large scale will be displayed. As soon as the reductions are received by the Agency, we will supply you with the necessary copies for the binders.

If we can be of any further assistance, please do not hesitate to call on me.

Sincerely,

M. Winston Martin
Executive Director

MWM/RMM:cb
Attachments

COMMISSIONERS

JOHN A. BITTER, JR., CHAIRMAN
MORRIS L. COLLINS
PETER G. GARCIA
MAX MARTINEZ
ROBERT A. NELSON
ROBERT ROTH
CHARLES O. SCHEER, VICE CHAIRMAN
GEORGE M. WARMACK
REV. P. S. WILKINSON

DISTRIBUTION

66831

DEPARTMENT	DATE	ORD. OR RESOL.	CONTRACT
AVIATION DIRECTOR			
STINSON FIELD			
BUDGET			
CITY MANAGER			
ASST. CITY MGR.			
CITY PUBLIC SERVICE			
CITY WATER BOARD			
COMMERCIAL RECORDER			
FINANCE DIRECTOR			
ASSESSOR & COLL.			
CONTROLLER			
CORP. COURT			
INTERNAL AUDIT			
PROPERTY RECORDS			
PURCHASING			
FIRE CHIEF			
HEALTH DIRECTOR			
HOUSING & INSP. DIR.			
LEGAL			
BACK TAX ATTY.			
CONDEMNATION ATTY.			
LAND. DIV.			
LIBRARY DIRECTOR			
PARKS & REC. DIR.			
PERSONNEL DIRECTOR			
PLANNING DIRECTOR			
POLICE CHIEF			
PUBLIC INFORMATION			
PUBLIC WORKS DIR.			
ASST. DIRECTOR			
TRAFFIC & TRANSP. DIR.			
URBAN RENEWAL AGENCY			
OTHER:			

ITEM NO. 4

ROLL CALL VOTE

DATE: AUG 18 1966

MEETING OF THE CITY COUNCIL

DATE:

MOTION BY: Brown

SECONDED BY: Dr Parker

ORD. NO. 34746

ZONING CASE

RESOL.

PETITION

COUNCIL MEMBER	ROLL CALL	AYE	NAY
WALTER W. MC ALLISTER PLACE NO. 1, MAYOR		✓	
DR. HERBERT CALDERON PLACE NO. 2		✓	
ROBERT C. JONES PLACE NO. 3		✓	
S. H. JAMES PLACE NO. 4		✓	
MRS. S. E. COCKRELL, JR. PLACE NO. 5		✓	
JOHN GATTI PLACE NO. 6, MAYOR PRO-TEM			absent
FELIX B. TREVINO PLACE NO. 7			absent
GERALD PARKER PLACE NO. 8		✓	
ROLAND C. BREMER PLACE NO. 9		✓	

BRIEFED BY:

ADDITIONAL INFORMATION:

at L Voe = 2 Cuz =

REMARKS:

J. H. INSELMANN

