

**CERTIFICATE OF CITY CLERK**

THE STATE OF TEXAS                   §  
  §  
COUNTIES OF BEXAR, COMAL, AND   §  
MEDINA                                   §  
  §  
CITY OF SAN ANTONIO

THE UNDERSIGNED HEREBY CERTIFIES that:

1. On the 15<sup>th</sup> day of December, 2016 the City Council (the *Council*) of the City of San Antonio, Texas (the *City*) convened in regular session at its regular meeting place in the City Hall of the City (the *Meeting*), the duly constituted members of the Council being as follows:

Ivy R. Taylor	Mayor
Roberto C. Treviño	Councilmember
Alan E. Warrick, II	Councilmember
Rebecca J. Viagran	Councilmember
Rey Saldaña	Councilmember
Shirley Gonzales	Councilmember
Ray Lopez	Councilmember
Cris Medina	Councilmember
Ron Nirenberg	Councilmember
Joe Krier	Councilmember
Mike Gallagher	Councilmember

and all of such persons were present at the Meeting, except the following: NONE, thus constituting a quorum. Among other business considered at the Meeting, the attached resolution (the *Resolution*) entitled:

A RESOLUTION MAKING THE NECESSARY PREREQUISITE DECLARATIONS OF AREAS TO BE INCLUDED IN A HEREAFTER CITY COUNCIL APPROVED URBAN RENEWAL PLAN AND ASSOCIATED WITH THE 2017 PROPOSED NEIGHBORHOOD IMPROVEMENTS BOND PROPOSITION.

was introduced and submitted to the Council for passage and adoption. After presentation and due consideration of the Resolution, a motion was made by Councilmember TREVIÑO that the Resolution be finally passed and adopted in accordance with the City's Home Rule Charter. The motion was seconded by Councilmember WARRICK and carried by the following vote:

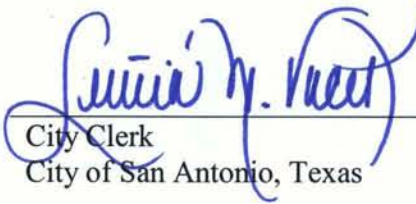
11 voted "For" 0 voted "Against" 0 abstained

all as shown in the official Minutes of the Council for the Meeting.

2. The attached Resolution is a true and correct copy of the original on file in the official records of the City; the duly qualified and acting members of the Council of the City on the date of the Meeting are those persons shown above, and, according to the records of my office, each member of the Council was given actual notice of the time, place, and purpose of the Meeting and had actual notice that the Resolution would be considered; and the Meeting and deliberation of the aforesaid public business, including the subject of the Resolution, was open to the public and was posted and given in advance thereof in compliance with the provisions of Chapter 551, as amended, Texas Government Code.

\* \* \* \*

IN WITNESS WHEREOF, I have signed my name officially and affixed the seal of the City, this 15<sup>th</sup> day of December, 2016.

  
\_\_\_\_\_  
City Clerk  
City of San Antonio, Texas

(SEAL)



RESOLUTION NO. **2016-12-15-0037R**

**A RESOLUTION MAKING THE NECESSARY PREREQUISITE DECLARATIONS OF AREAS TO BE INCLUDED IN A HEREAFTER CITY COUNCIL APPROVED URBAN RENEWAL PLAN AND ASSOCIATED WITH THE 2017 PROPOSED NEIGHBORHOOD IMPROVEMENTS BOND PROPOSITION.**

WHEREAS, the City of San Antonio, Texas (the *City*) is a home rule municipality and a political subdivision, and is duly organized and existing pursuant to the Constitution and the general laws of the State of Texas (the *State*); and

WHEREAS, the City Council (the *City Council*) of the City previously ordered an election (the *Election*), held on December 17, 1957, pursuant to Article 1269I-3 (*Article 1269*) of Texas Civil Statutes Annotated (the statutory predecessor to Chapter 374, Texas Local Government Code, as amended (*Chapter 374*, and together with Article 1269, *Texas Urban Renewal Law*)) for the purpose of submitting to the City's voters a proposition adopting a resolution (the *Election Resolution*) permitting the City to utilize Texas Urban Renewal Law; and

WHEREAS, the City's voters approved the foregoing measure and the Election Resolution's related provisions, permitting the City to exercise the powers granted by Texas Urban Renewal Law, excepting urban renewal project powers from the City; and

WHEREAS, the Election Resolution determined it necessary for the City to create an urban renewal agency to exercise urban renewal project powers pursuant to Texas Urban Renewal Law; and

WHEREAS, the City created and since its creation maintained, an urban renewal agency, currently known as the Office of Urban Redevelopment San Antonio (*OUR SA*), whose mission is to promote elimination of urban blight and slums through clearance, redevelopment, rehabilitation, and conservation while simultaneously enhancing opportunities for the City to create new jobs, revitalize neighborhoods, and sustain livability; and

WHEREAS, as prerequisites to commencing urban renewal activities (including preparing urban renewal plan or plans for areas) on identified properties, the City is required to (i) prepare a general plan for the City, and (ii) declare areas as statutorily "slum", "blighted", or both, in order to commence urban renewal projects; and

WHEREAS, the City Council previously approved the "SA Tomorrow Comprehensive Plan" as set forth in Ordinance 2016-08-11-0590, evidencing the City's official, long range planning document providing policy guidance for future growth, development, land use, infrastructure, and services (including housing), which such comprehensive plan is the "general plan" for the City that is required under Section 374.014 of Chapter 374; and

WHEREAS, in an effort to identify areas in the City in need of urban renewal, the City held a series of public meetings in conjunction and in coordination with the City's 2017 Bond Election (the *Bond Election*) committee meetings, where appointed City residents interested

and/or experienced in the areas of housing and urban renewal extensively examined potential properties for inclusion within the City's urban renewal program funded pursuant to a successful Bond Election; and NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS THAT:

SECTION 1. Declarations and Designations. Pursuant to, in accordance with, Texas Urban Renewal Plan, the areas identified by the City and affirmed by the Bond Election committee, in substantially the form attached hereto as Exhibit A, are hereby declared "slum" and "blighted" within the meaning of Chapter 374. As evidence of such approval, the City Council hereby designates such areas as appropriate for urban renewal projects to be conducted by OUR SA.

SECTION 2. Urban Renewal Plan. City staff is hereby authorized to prepare an urban renewal plan, to be approved by the City Council on February 2, 2017, which will include each area identified in Exhibit A hereto, and the City Clerk is hereby authorized and directed to cause to be published notice of the City Council's intention to hold a public hearing related to the urban renewal plan or plans prior to approval. The notice hereby approved and authorized to be published shall read substantially in the form and content of Exhibit B attached hereto, which notice is incorporated herein by reference as a part of this Resolution for all purposes.

SECTION 3. Publication Notice of Hearing. The City Clerk shall cause the notice described in Section 2 to be published in a newspaper of general circulation in the City, three times prior to the public hearing, in which the date of the first publication shall be at least thirty (30) days prior to the date stated therein for the public hearing. The City Council will thereafter hold the required hearing on January 18, 2017 to allow public comment on the foregoing plan or plans.

SECTION 4. Inconsistent Provisions. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters ordained herein.

SECTION 5. Governing Law. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 6. Severability. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 7. Incorporation of Preamble Recitals. The recitals contained in the preamble hereof are hereby found to be true, and such recitals and other statements therein are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

SECTION 8. Public Meeting. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 9. Further Proceedings. The Mayor, Mayor Pro-Tem, City Manager of the City, each Deputy and Assistant City Manager of the City, or City Attorney of the City (each, an *Authorized Representative*) are each hereby authorized, empowered, and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge, and deliver in the name and under the corporate seal and on behalf of the City all such instruments and agreements, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Resolution. In case any officer of the City whose signature shall appear on any certificate shall cease to be such officer before the delivery of such instrument, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

SECTION 10. Citizen Advisory Committee. The Mayor, Mayor Pro-Tem, City Manager of the City, each Deputy and Assistant City Manager of the City, or City Attorney of the City are each hereby authorized, empowered, and directed to convene a citizen advisory committee of neighborhood and other leaders to advise the City Council on site selection and housing development activities. The number of members to serve will be determined in January 2017 after staff confers with the City Council Housing Committee.

SECTION 11. Effective Date. This Resolution shall take effect immediately if passed by the affirmative vote of at least eight members of the City Council, otherwise the same shall take effect on the tenth day after the date of its passage by the City Council.

\* \* \*

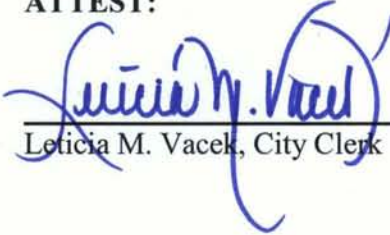
PASSED AND APPROVED this 15th day of December, 2016.



M A Y O R

Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



City Attorney

<b>Agenda Item:</b>	28						
<b>Date:</b>	12/15/2016						
<b>Time:</b>	11:22:06 AM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	A Resolution making the necessary prerequisite declarations of areas to be included in a hereinafter City Council approved Urban Renewal Plan and associated with the 2017 proposed Neighborhood Improvements Bond Proposition. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning & Community Development]						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

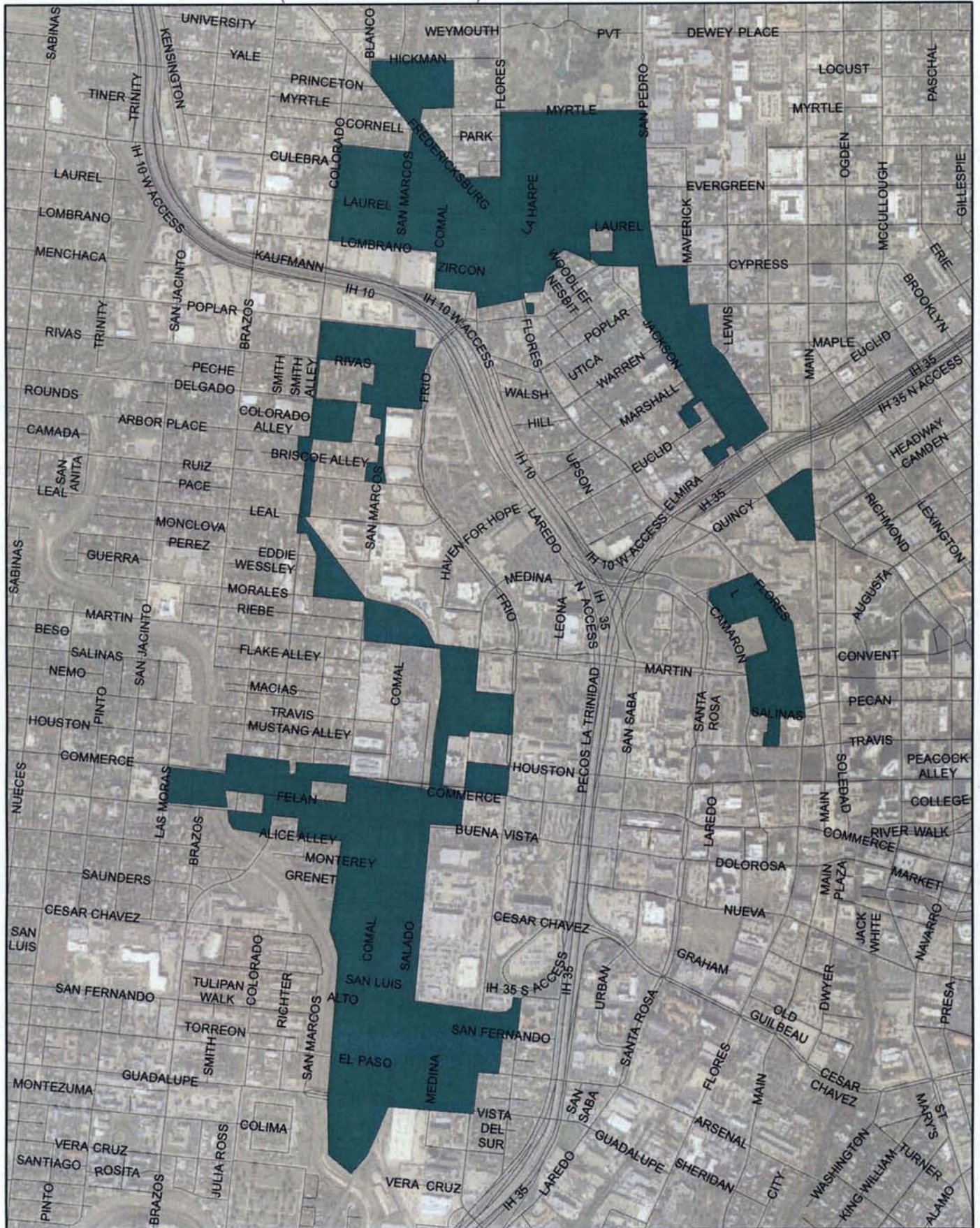


**EXHIBIT A**  
**AREAS APPROPRIATE FOR URBAN RENEWAL PROJECTS**

# Neighborhood Improvement Areas Near West-Five Points (Districts 1 and 5)

#1

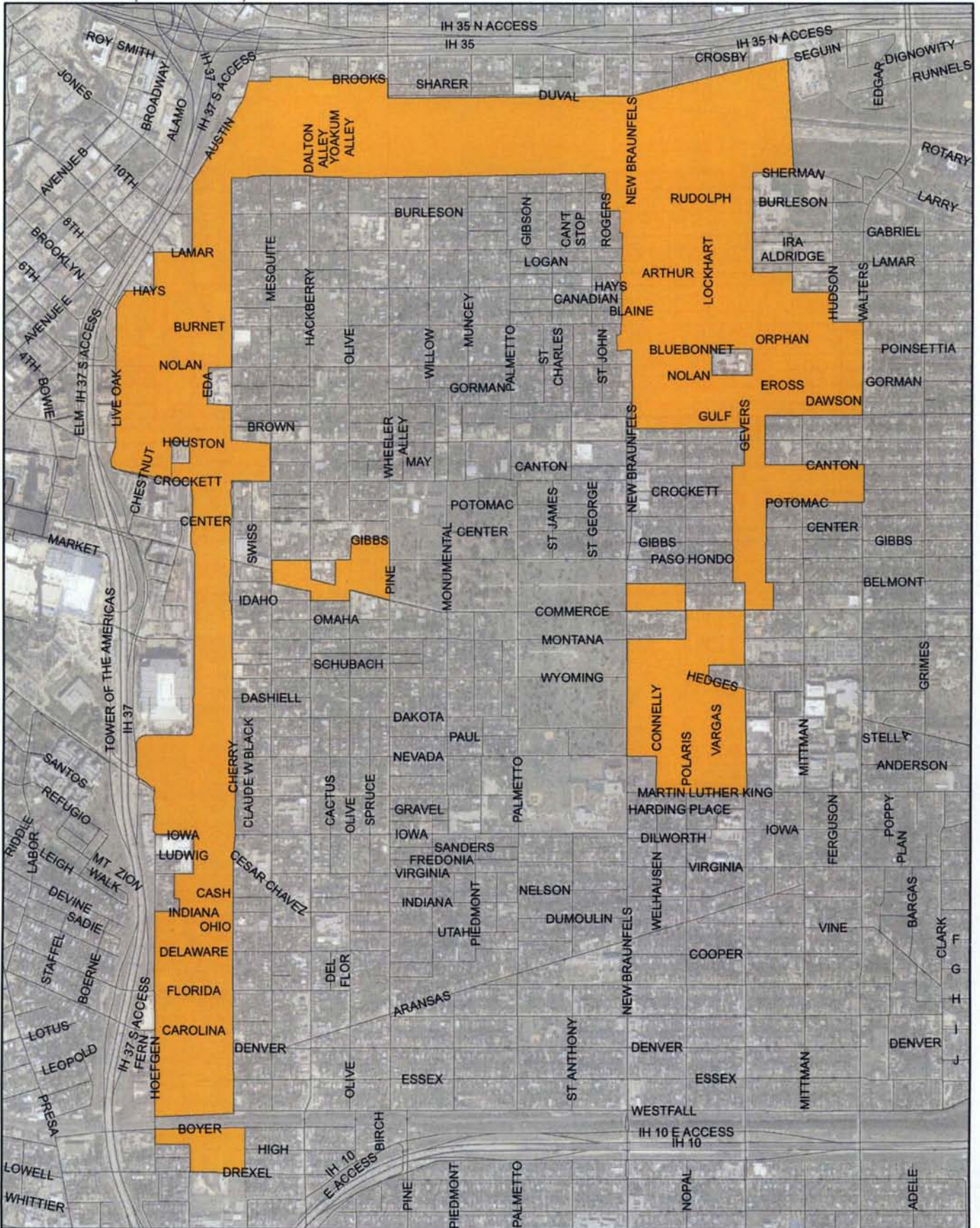
12/15/2016



# Neighborhood Improvement Areas Near East (District 2)

#2

12/15/2016



# Neighborhood Improvement Areas Lincoln Park-Arena District (District 2)

#3

12/15/2016



# Neighborhood Improvement Areas East Southcross (District 3)

#4

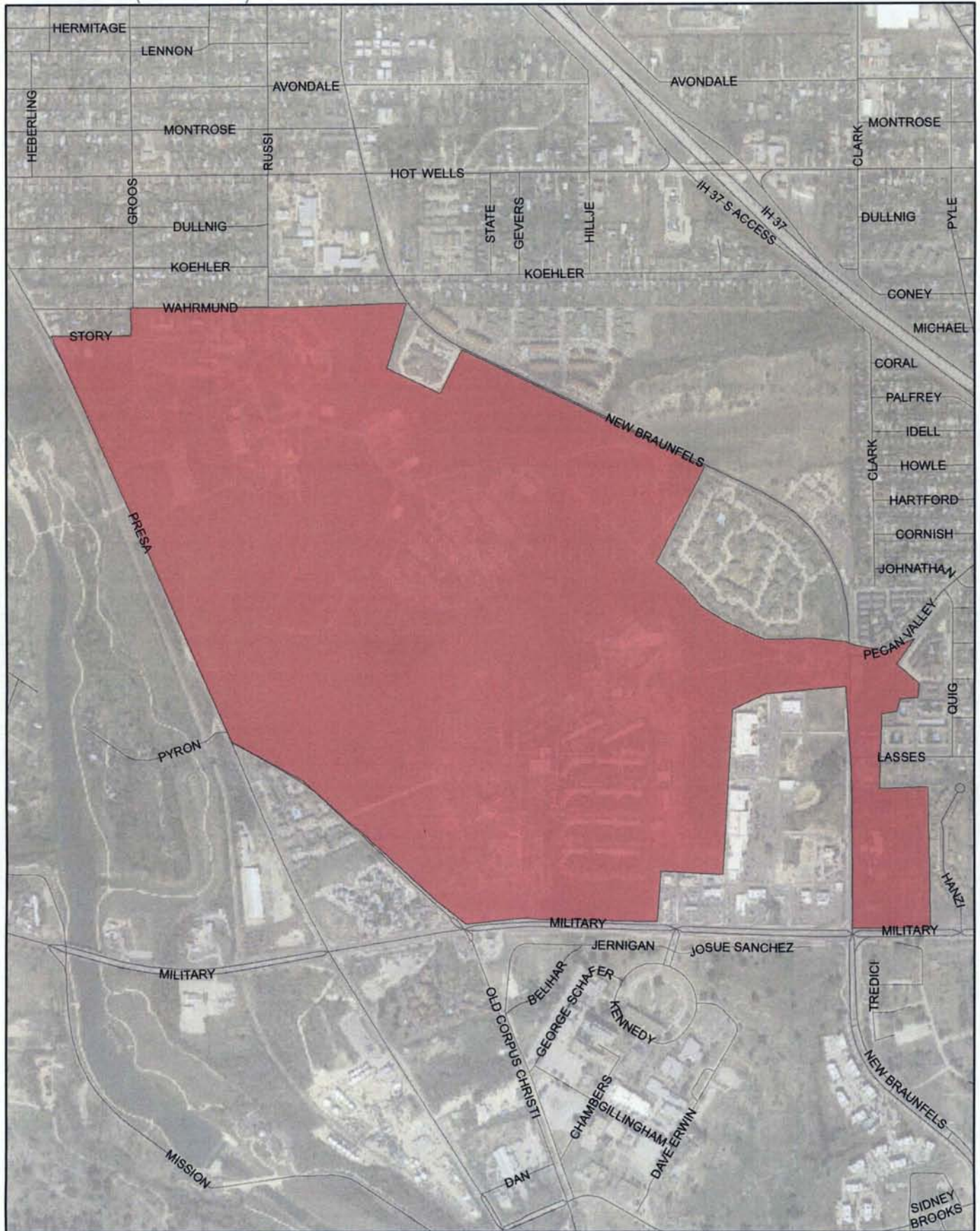
12/15/2016



# Neighborhood Improvement Areas Southeast (District 3)

#5

12/15/2016



# Neighborhood Improvement Areas

## Roosevelt-Mission Reach (District 3)

#6

12/15/2016



# Neighborhood Improvement Areas

## South Park (District 4)

#7

12/15/2016





# Neighborhood Improvement Areas

## Pearsall (District 4)

#8

12/15/2016

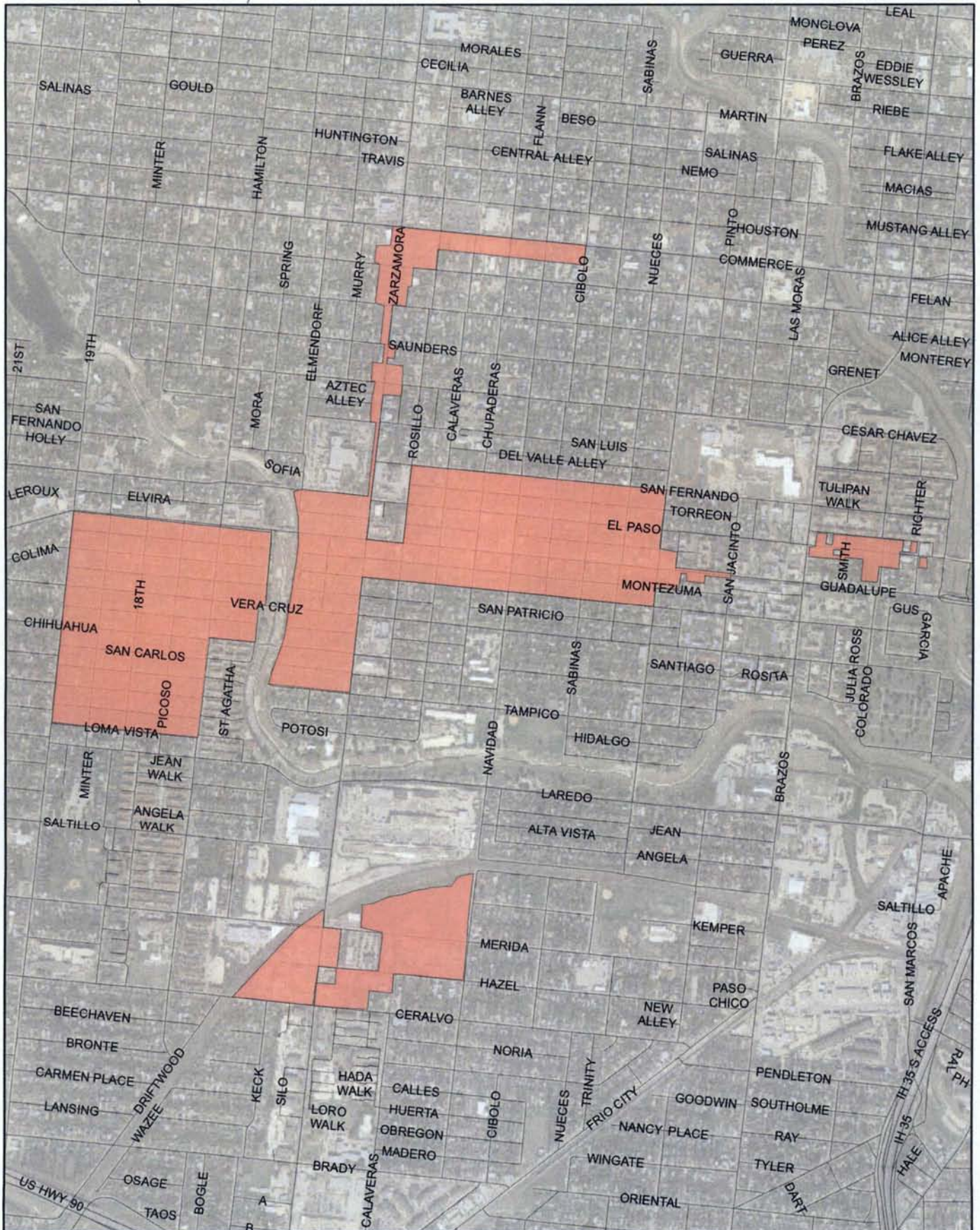


# Neighborhood Improvement Areas

## West Side (District 5)

#10

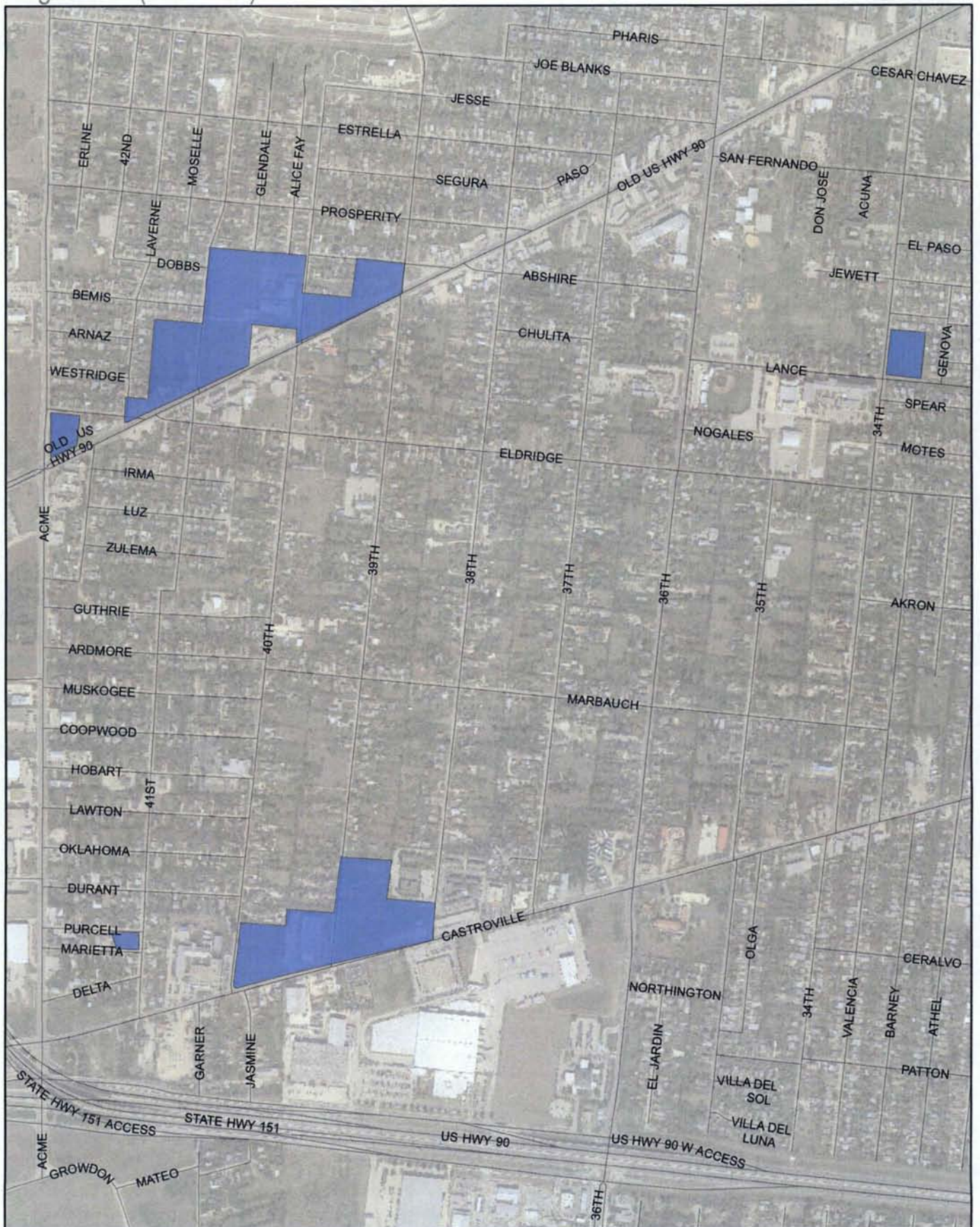
12/15/2016



# Neighborhood Improvement Areas Edgewood (District 6)

#11

12/15/2016



# Neighborhood Improvement Areas

Wurzbach (District 8)

#13  
12/15/2016



# Neighborhood Improvement Areas

## Culebra at Callaghan (District 7)

#16

12/15/2016

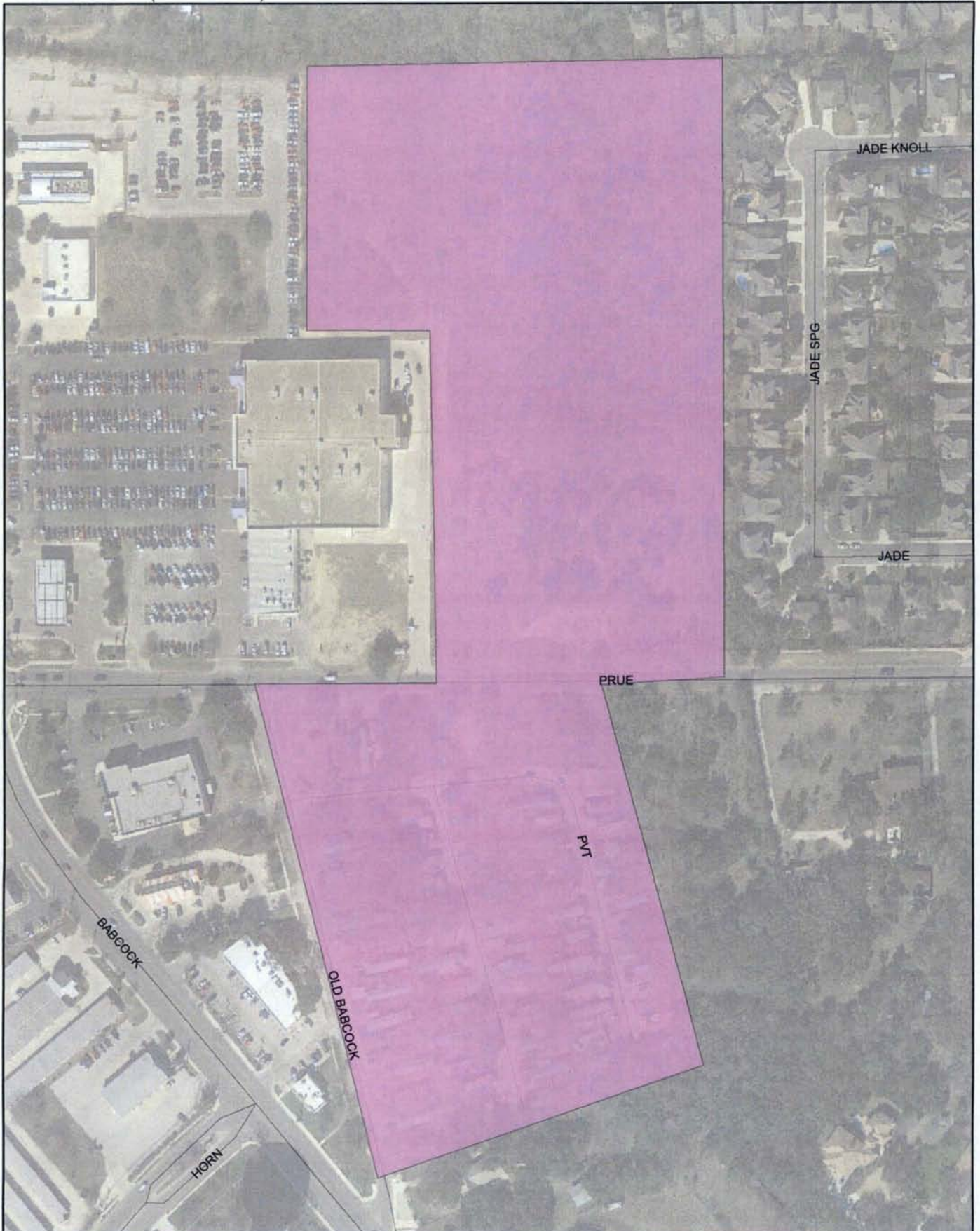


# Neighborhood Improvement Areas

Oak Hollow (District 8)

#17

12/15/2016



## EXHIBIT B

### FORM OF NOTICE

#### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of San Antonio, Texas (the *City*) will convene at its regular meeting place in the "B" Room in the Municipal Plaza Building in San Antonio, Texas, at 2:00 o'clock P.M., San Antonio, Texas time on January 18, 2017, and during such meeting, the City Council will conduct a hearing for the purpose of allowing public comment and input as it relates to the City's urban renewal plan or plans to be conducted under Chapter 374, Texas Local Government Code, as amended (*Chapter 374*), which includes proposed urban renewal areas of:

- **Near West-Five Points** located in City Council Districts 1 and 5 near UTSA downtown, VIA Centro Plaza, and areas north of downtown
- **Near East** located in City Council District 2 including properties between Cherry Street and IH-37, and between Sherman Street and IH-35, as well as residential areas west and south of East Meadows
- **Lincoln Park-Arena District** located in City Council District 2 south of AT&T Center and Freeman Coliseum, including areas of warehouse property, City-owned park land, vacant residential tracts, and SAWS East Side Service Center
- **East Southcross** located in City Council District 3 along Southcross between Club View Drive and W.W. White Road, including Southeast Baptist Hospital
- **Southeast** located in City Council District 3 including a state-owned hospital, parcels north of Brooks City-Base and the Southeast Service Center
- **Roosevelt-Mission Reach** located in City Council District 3 along Southcross between Mission Road and Presa
- **South Park** located in City Council District 4 including primarily commercial properties surrounding South Park Mall
- **Pearsall** located in City Council District 4 including primarily vacant land across from Pearsall park and an unfinished portion of the Vista Point residential subdivision
- **West Side** located in City Council District 5 including commercial properties along Zarzamora Street, vacant and underutilized properties north of SAHA property, and residential areas intended for infill development
- **Edgewood** located in City Council District 6 just north of Highway 90 and east of Highway 151, including vacant properties along Castroville Road and Enrique Barrera Parkway

- **Wurzbach** located in City Council District 8, including properties near the intersection of Fredericksburg Road and Wurzbach Road, and the intersection of Datapoint Drive and Parkdale Street
- **Culebra at Callaghan** located in City Council District 7 near the intersection of Mira Vista and Culebra Road
- **Oak Hollow** located in City Council District 8, east of the intersection of Babcock Road and Prue Road

Detailed maps of the foregoing areas are located on the City's 2017 Bond Election website at <http://www.sanantonio.gov/2017Bond> and in hard copy form at the City Clerk's Office, 100 Military Plaza, San Antonio, Texas 78205, from 7:45 AM to 4:30 PM, Monday through Friday, excluding holidays

The urban renewal projects to be conducted will include the elimination of slum and blight within the specified areas of the City described above pursuant to the combined action of private enterprise, municipal regulation, and other public action through City Council-approved urban renewal plan or plans. Such work will include the repair and rehabilitation of buildings and other improvements in affected areas, public acquisition of interests in real property, demolition of buildings and other improvements as necessary to eliminate slum or blight conditions or to prevent the spread of those conditions, and the disposition of property acquired in affected areas, and other public assistance to eliminate slum and blighted conditions, as well as the lawful exercise of the actions permitted under Chapter 374 in an effort to achieve the goals of the urban renewal program.

The meeting place is accessible to persons with disabilities and is wheelchair accessible. Spanish translation services will be available, with auxiliary aids and services available upon request. Interpreters for the deaf must be requested forty-eight (48) hours prior to the meeting. Please call 207-1011 with any questions.

/s/ Leticia Vacek  
City Clerk  
City of San Antonio, Texas