

# HISTORIC AND DESIGN REVIEW COMMISSION

July 05, 2017

**HDRC CASE NO:** 2017-328  
**COMMON NAME:** RIO GRANDE ST BOUNDED BY LARRY ST AND MARTIN LUTHER KING DR  
**ZONING:** UZROW  
**CITY COUNCIL DIST.:** 2  
**APPLICANT:** City Council Resolution  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Street name change from Rio Grande St to Mel Waiters Way  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to change the street name of Rio Grande Street to Mel Waiters Way. The proposed portion of the street is bounded to the north by Larry Street and the south by Martin Luther King Drive.

## APPLICABLE CITATIONS:

*Sec. 6-674. - Commencement of the process for changing the name of a street and/or adding the designation of a memorial name.*

(a) An application to change the name of a street or adding a memorial name designation shall only be filed with the development services department by:

- (1) A member of the city council;
- (2) The director of development services, if it is determined that the street name change is in the best interest of the health, safety, welfare, and public convenience and safety of the citizens of San Antonio;
- (3) One of the following located on the subject street:
  - a. A group;
  - b. An agency;
  - c. A business;
  - d. An owner of property; or
- (4) An officer or authorized representative of a governmental subdivision, agency, or department.

(b) The official application shall be on a form prescribed by the development services department. A complete application shall consist of:

- (1) The official application form, and
- (2) Required fees (see section 6-677).

(c) In addition to the official application, the following shall be submitted:

- (1) The name and address of all owners of property affected by the name change. The applicant shall submit this information for the purposes of official notification. The development services department shall verify the list of owners of property. An incorrect notification list shall cease the case until such time that a correct list is submitted by the applicant.
- (2) A copy of the complete application shall also be submitted to the Office of Historic Preservation so that a review as provided in subsection 6-675(c) may commence.

(d) There shall be an application completeness review that shall take no longer than ten (10) business days.

(e) From the date of the respective city council action, a segment of street that city council has approved for change of name or addition of memorial designation may not be altered for a period of five (5) years.

(Ord. No. 2011-03-31-0239, § 1, 3-31-11; Ord. No. 2011-12-15-1049, § 1, 12-15-11; Ord. No. 2017-05-04-0296, § 1, 5-4-17)

*Sec. 6-675. - Administrative review.*

(a) The development services department shall distribute copies of the application for review and comment to:

- (1) Every city department.
- (2) The United States Postal Service.
- (3) Bexar County.
- (4) Bexar Metro 9-1-1 Network.
- (5) Applicable School District(s).
- (6) City Public Service Energy.
- (7) San Antonio Water System.
- (8) BexarMet Water System.
- (9) Texas Department of Transportation.
- (10) Any other department or entity the director may determine is appropriate.

(b) The agencies listed in subsection (a) shall have a review and comment period consisting of no more than ten (10) days. The ten-day review and comment period shall begin the next business day following the completion of the application completeness review. All agency comments shall be addressed by the applicant before placement on any commission agenda. If no comment is received by a reviewing agency by the tenth (10th) day, the application shall be presumed acceptable by that agency.

(c) During the administrative review of the application, the office of historic preservation shall make a determination whether the current street name affected by the application meets any of the following criteria:

- (1) Names a street within a historic district, whether that be local or the National Register;
- (2) Names a street wholly within, or a street with a portion within, the original thirty-six (36) square mile boundary of San Antonio;
- (3) Is the name of a primary arterial as shown on the Major Thoroughfare Plan of the city. Should any of these criteria be found, consideration by the historic and design review commission shall be required before the case can be scheduled for consideration by the planning commission, and any recommendation from those considering bodies shall be forwarded to the city council for their review.

(d) Staff shall schedule the item for consideration on the next available agenda of the planning commission or historic and design review commission, if applicable, following the completion of the administrative review period.

(Ord. No. 2011-03-31-0239, § 1, 3-31-11; Ord. No. 2011-12-15-1049, § 1, 12-15-11)

*Sec. 6-676. - Public hearing process for renaming.*

(a) The renaming of streets, including the designation of a memorial name, requires a recommendation from city staff, the planning commission at a public hearing, the historic and design review commission if determined under subsection 6-675(c), and final consideration by city council at a public hearing.

(b) Not less than ten (10) days before the first public hearing, the development services department shall:

- (1) Mail notice of the public hearing(s) to all owners of real property along the subject street segment as listed in the Bexar County Appraisal District, and registered neighborhood associations within which the subject street segment is located. Notices of public hearing(s) for renaming streets shall contain the following:
  - a. An explanation of the request; and,
  - b. The submitted street name(s); and,
  - c. The general location of the street to be renamed; and,
  - d. The justification for the renaming submittal; and,
  - e. The date, time, and place of the public hearing(s) to consider the new street name(s); and,
  - f. A statement that the meeting(s) shall be open to the public in accordance with the Texas Open Meetings Act and shall provide time for public comment; and,
  - g. Information directing that any written response in favor of or against a submitted name change may be sent to the development services department.

- (2) Post notice on the development services department's internet website and leave posted throughout the entire public process.

(c) At the public hearings, the planning commission shall consider the request and make a recommendation on the suggested name(s).

(d) The planning commission's recommendations and rationales for the recommendations shall be forwarded to the city council for final consideration in accordance with the city council agenda item scheduling procedures.

(e) Notification of the city council public hearing shall be as prescribed in section 6-676. Should the city council approve the new name(s), the written rationale of the planning commission shall be kept by the city clerk for historical reference.

(Ord. No. 2011-03-31-0239, § 1, 3-31-11; Ord. No. 2011-12-15-1049, § 1, 12-15-11)

## **FINDINGS:**

- a. The applicant has proposed to change the name of Rio Grande Street, bordered roughly by Larry Street and Martin Luther King Drive, to Mel Waiters Way. Rio Grande Street is located on San Antonio's Eastside in the Arena District neighborhood. The street is not a primary arterial, but connects directly to Commerce Street, which is a key thoroughfare in the area. It is located in the City's original thirty-six square mile boundary, but not in a historic district. The street is one of San Antonio's oldest, with an established date sometime prior to 1884, which was the year it was renamed to Rio Grande. No evidence has been found that defines the historic significance of the name Rio Grande to this specific street location.
- b. The street's proposed name change to Mel Waiters Way is culturally appropriate. Mel Waiters, a prominent Southern soul blues singer, was born on the East Side of San Antonio in 1956. He was raised in the East Terrace Courts off of Rio Grande St, worshipped at Jacobs Chapel United Methodist Church, and graduated from Highlands High School. After releasing several notable tracks, he created a San Antonio based record label called Brittney Records, to which he signed several local and independent acts. He passed away on May 28, 2015. Waiters' contribution to music brings attention to both the community in which he grew up as well as to San Antonio.
- c. The applicant has met and complied with all street name change requirements as outlined in UDC Sections 6-674, 6-675, and 6-676.

## **RECOMMENDATION:**

Staff recommends approval based on findings a through c.

## **CASE MANAGER:**

Stephanie Phillips



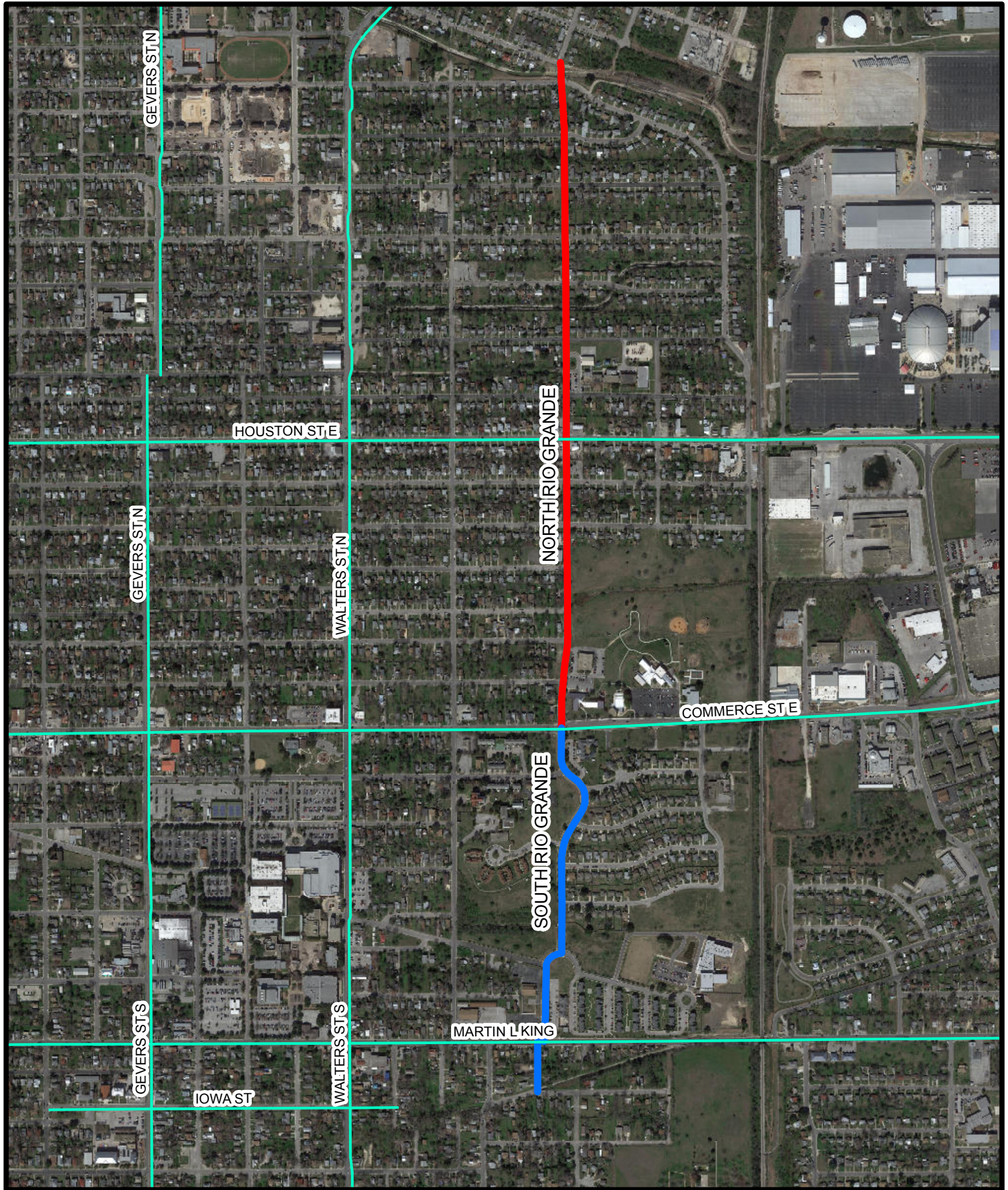




S Rio Grande  
800  
Martin Luther King Dr.  
2200  
3500







**City of San Antonio**  
**Development Services Department**  
**Land Entitlements Section**  
 1901 S. Alamo, San Antonio, Texas 78204  
 P.O. Box 839966, San Antonio, Texas 78283  
<http://www.sanantonio.gov/dsd>

**Street Name Change S17-002**

N. RIO GRANDE AND S. RIO GRANDE  
 BETWEEN LARRY STREET TO THE  
 NORTH AND MARTIN LUTHER KING  
 DRIVE TO THE SOUTH TO MEL  
 WAITERS WAY

■ NORTH RIO GRANDE  
■ SOUTH RIO GRANDE



0 0.05 0.1 0.2 0.3 0.4 Miles





**CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST**

**TO:** Mayor and City Council  
**FROM:** Alan E. Warrick, II, Councilman, District 2  
**COPIES TO:** Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Andy Segovia, City Attorney; John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council  
**SUBJECT:** Renaming Rio Grande Street to Mel Waiters Way  
**DATE:** June 1, 2017

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**Issue Proposed for Consideration**

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

As the result of a petition submitted by over 1,000 residents, family and fans, Neighborhoods First Alliance and San Antonio Community Radio, I respectfully request for City Staff to begin the public process of renaming N. Rio Grande and S. Rio Grande bounded by Larry Street to the north and Martin Luther King Drive to the south to Mel Waiters Way.

**Brief Background**

Being the site of many of the earliest African-American neighborhoods in San Antonio, the Eastside exhibits the human creative and cultural brilliance in both tradition and history. Perhaps most notably is the love and appreciation for the musical arts. Generations of Eastside natives are bound together by the sounds of Rhythm and Blues, Jazz, Gospel, Soul and Hip-Hop. With the changing demographics of the Eastside, it is imperative that we recognize and memorialize native artists, such as Mel Waiters, and his musical contributions known around the world.

Raised by his grandparents Samuel and Vivian Waiters in the East Terrace Courts off of Rio Grande Street, he found love for music in the youth choir, worshiping at Jacobs Chapel United Methodist Church, and later a proud graduate of Highlands High School.

He is perhaps best known for his hits 'Hole in the Wall' and 'I Got My Whiskey'. After blazing the charts with record label Malaco Records, Mel launched San Antonio based record label, Brittney Records, signing several local acts and independently releasing music. In addition to his accomplishments and work, Mel was able to achieve his dream of performing at the world-famous Carnegie Hall in New York City.



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He gave back to his community by supporting and donating his time to local non-profits such as the Eastside Economic Development Council, Take Pride in the Eastside Festival, Davis Scott YMCA, and countless more. Mel Waiters was a role model to youth by sharing his musical passion at talent shows, teen clubs, and with aspiring groups. He also supported our troops by providing entertainment for soldiers of the U.S. Military at Ft. Sam Houston and abroad.

Submitted for Council consideration by:

Councilman Alan E. Warrick, II, District 2

Supporting Councilmembers' Signatures (4 only)

District

1.

2.

3.

4.

4

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