

ORDINANCE 2019-10-31-0891

**DESIGNATING THE NAVISTAR REINVESTMENT ZONE LOCATED AT 15770 S. U.S. HWY 281, CONSISTING OF 426 ACRES OF LAND SITUATED IN SOUTH SAN ANTONIO AND BOUNDED BY MITCHELL LAKE FROM THE SOUTHEAST AND U.S. HWY 281 TO THE WEST, AS MORE PARTICULARLY DESCRIBED IN THE METES AND BOUNDS MAP ON FILE WITH THE OFFICE OF THE CITY CLERK.**

\* \* \* \* \*

**WHEREAS**, Navistar, Inc. (hereinafter referred to as “Navistar”), a manufacturer of commercial trucks, school and commercial buses, chassis for motor homes and step vans, and is a private label designer and manufacturer of diesel engines for the pickup truck, van, and SUV markets, and is also a provider of truck and diesel engine parts and service has chosen to establish a manufacturing plant at 15770 S. U.S. HWY 281, San Antonio, TX; and

**WHEREAS**, the land is eligible to be a Reinvestment Zone, in part because it is in an area that is reasonably likely, as a result of the designation, to contribute to the retention or expansion of primary employment or to attract major investment in the area that would be a benefit to the property and that would contribute to the economic development of the City of San Antonio; and

**WHEREAS**, in accordance with the requirements set out in the Texas Tax Code Section 312, notice of the requisite public hearing regarding the proposed designation of the Navistar Reinvestment Zone was published on October 1, 2019; and

**WHEREAS**, on October 31, 2019, the City Council held a public hearing in the Council Chambers located at 114 W. Commerce on the proposed designation of the Navistar Reinvestment Zone, and considered evidence and testimony of interested persons for and against the designation; and

**WHEREAS**, the City Council finds that the proposed Navistar Reinvestment Zone is reasonably likely, as a result of the designation, to contribute to the retention or expansion of primary employment or to attract major investment in the Zone that would be a benefit to the property and that would contribute to the economic development of the City of San Antonio, and that the proposed improvements are feasible and practical; and

**WHEREAS**, the City Council hereby further finds that the designation of the Navistar Reinvestment Zone is a reasonable incentive to help induce Navistar to locate its North American headquarters in San Antonio; and

**WHEREAS**, to the best of the parties’ knowledge, no property in the area referred to herein as the Navistar Reinvestment Zone is owned by or leased by a member of the City Council, Zoning Commission, Planning Commission, the City’s Economic Development Department, or any other City officer or employee; **NOW THEREFORE:**

RR  
10/31/19  
Item No. 24A

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

**SECTION 1.** The land more particularly described in **Exhibit A**, attached hereto and incorporated herein, is hereby designated as the Navistar Reinvestment Zone pursuant to the Property Redevelopment and Tax Abatement Act of 1987, as amended.

**SECTION 2.** This Ordinance shall be effective on and after the tenth (10th) day after passage hereof.

**PASSED AND APPROVED this 31<sup>st</sup> day of October, 2019.**



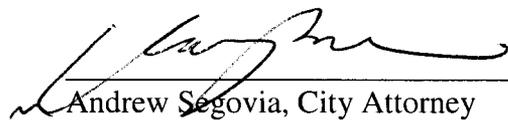
M A Y O R  
Ron Nirenberg

**ATTEST:**



\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



\_\_\_\_\_  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	24A ( in consent vote: 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23A, 23B, 24A, 24B, 24C, 24D )						
<b>Date:</b>	10/31/2019						
<b>Time:</b>	10:12:36 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	Ordinance designating the Navistar Reinvestment Zone located at 15770 S US Highway 281 and consisting of 426 acres of land situated on the City's South Side, bounded by Mitchell Lake from the Southeast and US Highway 281 from the west, as more particularly described in the metes and bounds map on file with the Office of the City Clerk.						
<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>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Jada Andrews-Sullivan	District 2		x				x
Rebecca Viagran	District 3		x				
Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

RR  
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# Exhibit A



METES AND BOUNDS DESCRIPTION  
FOR

A 426.472 acre, more or less, tract of land out of that 1030.122 acre tract described in deed to SA Miers, Ltd., recorded in Volume 15749, Page 931 of the Official Public Records of Bexar County, Texas, out of the Jose Antonio De La Garza Survey, Abstract 3, County Block 4006, New City Block 15665 of the City of San Antonio, Bexar County, Texas. Said 426.472 acre tract being more fully described as follows:

- BEGINNING:** At a set ½" iron rod with yellow cap stamped "Pape-Dawson" on the west right-of-way line of U.S. Highway 281, the northeast corner of a 285.47 acre tract recorded in Volume 18949, Page 495 of the Official Public Records of Bexar County, Texas and a southeast corner of said 1030.122 acre tract;
- THENCE:** N 89°07'47" W, departing the west right-of-way line of said U.S. Highway 281, along and with the north line of said 285.47 acre tract, a south line of said 1030.122 acre tract, a distance of 3935.59 feet to a found ½" iron rod for the northwest corner of said 285.47 acre tract;
- THENCE:** N 00°52'15" E, over and across said 1030.122 acre tract, a distance of 874.72 feet to a found ½" iron rod with cap stamped "Ford";
- THENCE:** N 62°59'31" W, continuing over and across said 1030.122 acre tract, a distance of 846.82 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" for a corner of the herein described tract on the east line of Mitchell Lake recorded in Volume 4999, Page 728 of the Deed Records of Bexar County, Texas, from which a found ½" iron rod marked "Ford" bears S 62°59'31" E, a distance of 6.89 feet;
- THENCE:** Along and with the west line of said 1030.122 acre tract and the east line of said Mitchell Lake the following bearings and distances:
- N 23°30'10" E, a distance of 197.17 feet to a found 5/8" iron rod;
  - N 10°39'40" E, a distance of 230.33 feet to a found 5/8" iron rod;
  - N 21°38'42" W, a distance of 355.99 feet to a found 5/8" iron rod;
  - N 12°50'18" E, a distance of 264.04 feet to a found 5/8" iron rod;

N 07°57'25" E, a distance of 502.81 feet to a set mag nail with washer stamped "Pape-Dawson";

N 09°12'35" W, a distance of 340.84 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 54°32'25" E, a distance of 295.00 feet to a found ½" iron rod;

N 74°49'15" E, a distance of 331.19 feet to a found 5/8" iron rod;

N 67°28'26" E, a distance of 513.28 feet to a found ½" iron rod;

S 69°28'51" E, a distance of 942.45 feet to a found ½" iron rod;

N 06°04'06" E, a distance of 491.99 feet to a found 1" iron rod;

N 47°23'08" E, a distance of 464.46 feet to a found 1" iron rod;

N 57°31'22" W, a distance of 692.20 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 24°01'38" E, a distance of 107.99 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" on the south line of a 3.28 acre tract recorded in Volume 6149, Page 1605 of the Official Public Records of Bexar County, Texas for the northwest corner of said 1030.122 acre tract, from which a found ½" iron rod with cap stamped "Baker" at the southwest corner of said 3.28 acre tract bears S 73°36'43" W, a distance of 7.24 feet;

THENCE: Along and with the north line of said 1030.122 acre tract, the south line of said 3.28 acre tract the following bearings and distances:

N 73°36'43" E, a distance of 1114.12 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 73°36'43" E, a distance of 231.56 feet to a set mag nail with washer stamped "Pape-Dawson";

N 80°55'21" E, a distance of 1261.04 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 81°11'39" E, a distance of 251.98 feet to a set mag nail with washer stamped "Pape-Dawson" on the west right-of-way line of said U.S. Highway 281 at the northeast corner of said 1030.122 acre tract from which a found ½" iron rod bears N 81°11'39" E, a distance of 7.32 feet;

THENCE: Along and with the west right-of-way line of said U.S. Highway 281, the east line of said 1030.122 acre tract the following bearings and distances:

S 00°38'20" E, a distance of 528.89 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 02°13'24" W, a distance of 100.12 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 00°38'20" E, a distance of 900.00 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 03°30'05" E, a distance of 100.12 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 00°38'20" E, a distance of 1567.23 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 00°31'10" E, a distance of 1360.96 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 00°50'10" E, a distance of 328.78 feet to a point at the northeast corner of Lot 1, Block 1, New City Block 15665, SAWS-Mission Del Lago Subdivision recorded in Volume 9620 , Page 48 of the Deed and Plat Records of Bexar County, Texas, from which a found ½" iron rod with a cap stamped "Ford" bears N 75°07'33" E, a distance of 1.89 feet;

THENCE: Along and with the perimeter of said Lot 1, Block 1 the following bearings and distances:

S 75°07'33" W, a distance of 68.16 feet to a found ½" iron rod with cap stamped "Ford";

N 89°07'41" W, a distance of 625.30 feet to a point from which a found ½" iron rod bears S 01°01'19" W, a distance of 0.42 feet;

N 01°01'19" E, a distance of 28.00 feet to a found ½" iron rod with cap stamped "Ford";

N 89°07'29" W, a distance of 159.73 feet to a found ½" iron rod;

N 00°48'29" E, a distance of 200.11 feet to a found ½" iron rod with cap stamped "Ford";

N 89°08'24" W, a distance of 199.85 feet to a found ½" iron rod with cap stamped "Ford";

S 00°53'11" W, a distance of 287.89 feet to a found ½" iron rod with cap stamped "Ford";

S 89°07'24" E, a distance of 993.45 feet to a found ½" iron rod with cap stamped "Ford";

N 75°12'53" E, a distance of 61.37 feet to a point on the west right-of-way line of said U.S. Highway 281 for the southeast corner of said Lot 1, from which a found ½" iron rod bears N 75°12'53" E, a distance of 1.80 feet;

**THENCE:** S 00°50'10" E, along and with the west right-of-way line of said U.S. Highway 281, the east line of said 1030.122 acre tract, a distance of 216.82 feet to the POINT OF BEGINNING and containing 426.472 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 11923-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: August 23, 2019  
JOB NO. 11923-00  
DOC. ID. N:\CIVIL\11923-00\Word\11923-00 FN\_426.472 AC.docx

