

ORDINANCE 2021-03-18-0182

**DESIGNATING THE NAVISTAR INTERNATIONAL CORPORATION REINVESTMENT ZONE LOCATED AT 4526 SOUTH LOOP 1604, CONSISTING OF 148 ACRES OF LAND SITUATED IN SOUTH SAN ANTONIO AND BOUNDED BY U.S. HIGHWAY 1604 FROM THE NORTH AND INTERSTATE 37 FROM THE EAST, 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”) is 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 truck market and is also a provider of truck and diesel engine parts and service; and

**WHEREAS**, Navistar in 2019 began constructing a \$235 million, 900,000 square foot manufacturing facility in San Antonio at 15770 South US Highway 281 where it will produce medium and heavy-duty commercial trucks; and

**WHEREAS**, Navistar is expanding its operations and will house a truck validation center, truck specialty center, and support services for the company's San Antonio manufacturing facility at a facility located at 4526 South Loop 1604; 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 International Corporation Reinvestment Zone was published on February 16, 2021; and

**WHEREAS**, on March 18, 2021, the City Council held a public hearing via videoconference on the proposed designation of the Navistar International Corporation 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 International Corporation 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

58 58-1506  
**WHEREAS**, the City Council hereby further finds that the designation of the Navistar International Corporation Reinvestment Zone is a reasonable incentive to help induce Navistar to expand its facilities and operations in San Antonio; and


**WHEREAS**, to the best of the parties' knowledge, no property in the area referred to herein as the Navistar International Corporation 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:**

**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 International Corporation 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 18<sup>th</sup> day of March, 2021.**




**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Tina J. Flores, City Clerk

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



## City of San Antonio

### City Council

March 18, 2021

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**Item: 23A**

**Enactment Number:**

**File Number: 21-2180**

**2021-03-08-0182**

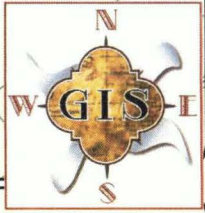
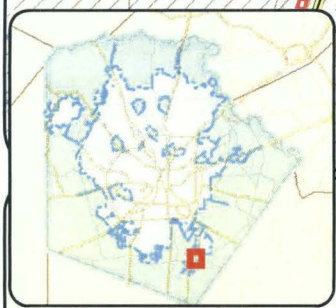
Ordinance designating the Navistar International Corporation Reinvestment Zone at 4526 South Loop 1604, San Antonio.

Councilmember John Courage made a motion to approve. Councilmember Clayton H. Perry seconded the motion. The motion passed by the following vote:

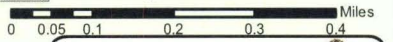
**Aye:** 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

KRH  
03/18/21  
Item No. 23A

## Exhibit A



- 2010 CensusTract - 1522.02
- 4526 S. Loop 1604 - 148 Acres
- Enterprise Zone
- Opportunity Zone
- Inclusive Growth Area
- School District - Southside ISD
- Council District 3
- BCAD Parcels
- Highways
- Cosa Boundary
- ETJ CoSA
- Bexar County
- Surrounding Counties



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
 This is a geospatial information system. The City of San Antonio is provided by its various agencies. The City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranty of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representation regarding the accuracy, reliability, or timeliness of the information provided to you by the City of San Antonio or any of its contractors, including, but not limited to, its vendors. The entire risk as to the accuracy and performance of any information obtained from the City of San Antonio is hereby accepted by the recipient.  
 Please contact the responsible City of San Antonio Department for specific information.  
 Map may be indexed at 0:10:00 7833  
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 PDF Filename: SeaworldProject\_01262021.pdf

## 2021 City of San Antonio Sea World Project

**City of San Antonio**  
 Information Technology Services Department  
 GIS Public Service Unit  
 Riverview Towers  
 111 Soledad St, 9th Floor, Suite 900  
 San Antonio, TX 78205

