

AN ORDINANCE 2014 - 09 - 04 - 0661

DESIGNATING THE UNITED PARCEL SERVICE REINVESTMENT ZONE CONSISTING OF 56.002 ACRES LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, IN THE WOODLAKE INDUSTRIAL PARK SUBDIVISION BOUNDED BY GIBBS SPRAWL ROAD ON THE NORTH, RITTIMAN ROAD ON THE WEST AND WOODLAKE CENTER ON THE SOUTH AND RAILWAY ON THE EAST SIDE AS MORE PARTICULARLY DESCRIBED IN THE METES AND BOUNDS MAP ON FILE WITH THE OFFICE OF THE CITY CLERK.

* * * * *

WHEREAS, United Parcel Service, Inc. (hereinafter referred to as “UPS”), a large-scale parcel delivery service provider, has chosen to expand its San Antonio facility located at 6400 Seven States Blvd., as more particularly described in **Exhibit “A”** attached hereto and incorporated herein; 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 United Parcel Service Reinvestment Zone was published on August 28, 2014; and

WHEREAS, on September 4, 2014, the City Council held a public hearing in the Council Chambers located at 114 W. Commerce on the proposed designation of the United Parcel Service Reinvestment Zone, and considered evidence and testimony of interested persons for and against the designation; and

WHEREAS, the City Council finds that the proposed United Parcel Service 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 United Parcel Service Reinvestment Zone is a reasonable incentive to help induce UPS to locate and continue to expand its manufacturing operations in San Antonio; and

WHEREAS, to the best of the parties’ knowledge, no property in the area referred to herein as the United Parcel Service 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:

RR
9/4/14
Item No. 28A

SECTION 1. The land more particularly described in **Exhibit A**, attached hereto and incorporated herein, is hereby designated as the United Parcel Service 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 4th day of September, 2014.

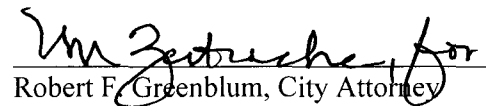

M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

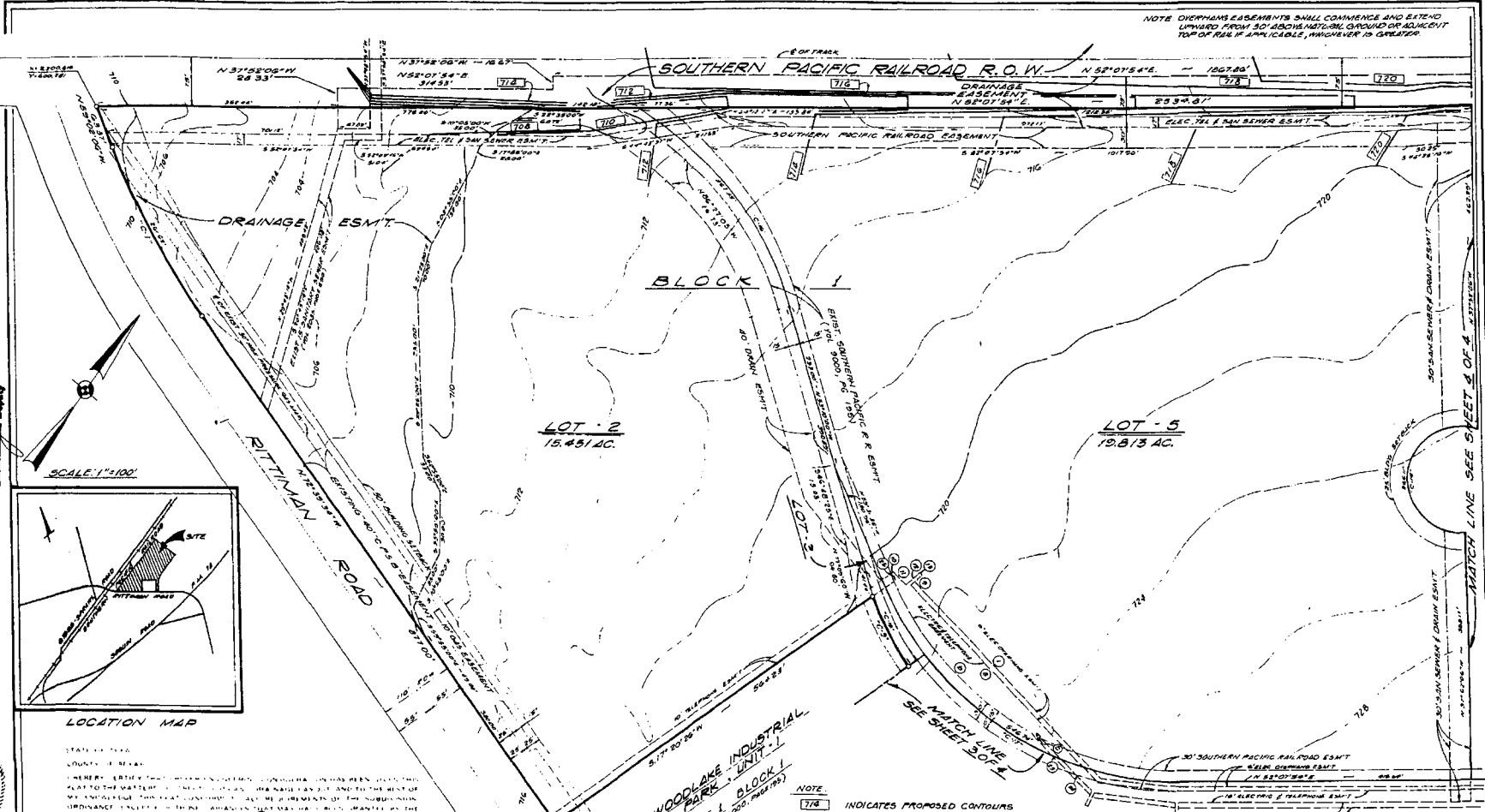


Robert F. Greenblum, City Attorney

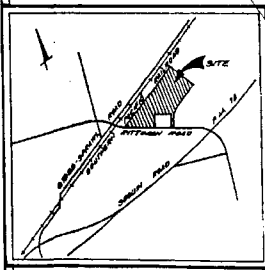
Agenda Item:	28A (in consent vote: 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16A, 16B, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28A, 28B, 28C)
Date:	09/04/2014
Time:	09:32:40 AM
Vote Type:	Motion to Approve
Description:	An Ordinance designating the United Parcel Service Reinvestment Zone located at 6400 Seven States Boulevard near the intersection of Gibbs Sprawl and Rittiman Roads in San Antonio, Texas in Council District 2.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x				x
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Mari Aguirre-Rodriguez	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

EXHIBIT A



NOTE OVERHANGS EASEMENTS SHALL COMMENCE AND EXTEND UPWARD FROM 30' ABOVE NATURAL GROUND OR ADJACENT TOP OF RAIL IF APPLICABLE, WHICHEVER IS GREATER.



LOCATION MAP

STATE OF TEXAS
 COUNTY OF BEAR
 I, ROBERT D. GREEN, County Clerk, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Robert D. Green
 County Clerk, Bear County, Texas

SUBDIVISION PLAT OF WOODLAKE INDUSTRIAL PARK, UNIT-2
 BEING A 76,508 ACRE TRACT, PARTIALLY OUT OF THE AUGUST J. HARTMANN TRACT OUT OF THE U.P. RECTOR SURVEY NO 158, COUNTY BLOCK 5078, BEAR COUNTY, TEXAS, PARTIALLY OUT OF THE AUGUST J. HARTMANN TRACT AND THE RE SCHULMEIER TRACT OUT OF THE GURCHARD MILLER SURVEY NO 40, COUNTY BLOCK 5076, BEAR COUNTY, TEXAS AND PARTIALLY OUT OF THE DONALD REAL TRACT OUT OF THE JOHN K. MILLER SURVEY NO 41, COUNTY BLOCK 5075, BEAR COUNTY, TEXAS.

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby declared the easement and right of way for electric and gas distribution and service facilities in the above described plat as shown on 'Electric Easement', 'Gas Easement', 'Airline Easement', 'Service Easement', 'Overhead Easement', 'Utility Easement', and 'Transformer Easement' for the purpose of installing, maintaining, reconstructing, repairing, replacing, adjusting, and operating electric, gas, telephone, and other utility lines, conduits, cables, pipes, and other necessary appurtenances together with the right of ingress and egress for persons, equipment, and materials to and from said facilities with or without the use of any other easement, and the right to remove lines and poles and other appurtenances at other locations while under way, together with the authority to use poles or appurtenances hereon if so ordered and authorized that no building, structure, sign, or other work shall be placed within the easement area.

An CPE necessary for installing such facilities and appurtenances of CPE has been located within and shown on this plat as shown on 'Electric Easement', 'Gas Easement', 'Airline Easement', 'Service Easement', 'Overhead Easement', 'Utility Easement', and 'Transformer Easement' for the purpose of installing, maintaining, reconstructing, repairing, replacing, adjusting, and operating electric, gas, telephone, and other utility lines, conduits, cables, pipes, and other necessary appurtenances together with the right of ingress and egress for persons, equipment, and materials to and from said facilities with or without the use of any other easement, and the right to remove lines and poles and other appurtenances at other locations while under way, together with the authority to use poles or appurtenances hereon if so ordered and authorized that no building, structure, sign, or other work shall be placed within the easement area.

THIS PLAT OF WOODLAKE INDUSTRIAL PARK, UNIT-2 WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF SAN ANTONIO, TEXAS, ON MAY 13, 1981, AND IS HEREBY APPROVED FOR RECORD.

VACATE IN VOL: 3116 PAGE: 2038-204

312699

VOL 9200 PAGE 29

Final for record
 A. D. 19 81, at 1229 o'clock P M
 Recorded in Volume 307-99 at 1227 o'clock P M
 ROBERT D. GREEN
 County Clerk, Bear County, Texas
 By *Robert D. Green*, Deputy



APPROVED IN
 VOL: 9505
 PAGE: 79

Robert D. Green
 County Clerk, Bear County, Texas

EXHIBIT A

LAND DESCRIPTION

The following described land located in Bexar County, Texas:

Tract One:

A 5.538 acre tract of land, being a portion of Lot 4, Block 1, Woodlake Industrial Park Unit-2, as recorded in Volume 9200, pages 28-31 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING: At the point of intersection of the westerly right-of-way line of Railway with the southerly right-of-way line of Seven States and proceeding along the following course:

S 37°47'52" E, a distance of 40.05 feet to the northeast corner and POINT OF BEGINNING of the herein described tract of land;

THENCE: S 37°47'52" E, a distance of 359.95 feet along the said westerly right-of-way line of Railway to the southeast corner of the said Lot 4 and the herein described tract of land;

THENCE: S 52°07'54" W, a distance of 603.65 feet departing from the aforementioned westerly right-of-way line of Railway to the southwest corner of the herein described tract of land;

THENCE: N 37°52'06" W, a distance of 400.00 feet to a point on the aforementioned southerly right-of-way line of Seven States, said point being the northwest corner of the herein described tract of land;

THENCE: N 52°07'54" E, a distance of 564.09 feet along the said southerly right-of-way line of Seven States to a point of curvature to the right;

THENCE: 62.88 feet along a curve to the right departing from the aforementioned southerly right-of-way line of Seven States, said curve having a radius of 40.00 feet, a central angle of 90°04'14", a chord bearing of S 82°49'59" E, and a chord distance of 56.60 feet to the POINT OF BEGINNING and containing 5.538 acres or 241,214 square feet of land, more or less, in Bexar County, Texas.

YOL 6042 PG 1661

EXHIBIT "A"

Tract Two:

A 7.670 acre tract of land, being a portion of Lot 6, Block 1, Woodlake Industrial Park Unit-2, as recorded in Volume 9200, page 28-31 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING: At a point on the northerly right-of-way line of Seven States, said point being the southeast corner of the said Lot 6, Block 1, and the southeast corner of the herein described tract of land;
- THENCE: S 52°07'54" W, a distance of 664.22 feet along the said northerly right-of-way line of Seven States to the Southwest corner of the herein described tract of land;
- THENCE: N 37°52'06" W, a distance of 503.00 feet departing from the aforementioned northerly right-of-way line of Seven States to a point on the southerly line of the Southern Pacific Railroad R.O.W., said point being the northwest corner of the herein described tract of land;
- THENCE: N 52°07'54" E, a distance of 188.84 feet along the said southerly line of the Southern Pacific Railroad R.O.W. to an angle point;
- THENCE: N 52°12'08" E, a distance of 476.00 feet continuing along the said southerly line of the Southern Pacific Railroad R.O.W. to the northeast corner of the said Lot 6 and the northeast corner of the herein described tract of land;
- THENCE: S 37°47'52" E, a distance of 502.41 feet departing from the aforementioned southerly line of the Southern Pacific Railroad R.O.W. to the POINT OF BEGINNING and containing 7.670 acres or 334,119 square feet of land more or less, in Bexar County, Texas.

VOL 6042 PG 1662