RR
12/17/15
Item No. 27A

AN ORDINANCE 2015-12-17-1075

DESIGNATING THE AMERICREDIT REINVESTMENT ZONE CONSISTING OF 13.855 ACRES LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BOUNDED BY UNDEVELOPED PROPERTY CONTAINING A 100-YR FEMA FLOODPLAIN ON THE NORTH, WESTOVER LINK ON THE EAST, NORTH ELLISON DRIVE ON THE SOUTH, AND UNDEVELOPED PROPERTY ON THE WEST, AS MORE PARTICULARLY DESCRIBED IN THE METES AND BOUNDS MAP ON FILE WITH THE OFFICE OF THE CITY CLERK.

* * * * *

WHEREAS, AmeriCredit Financial Services, Inc. (hereinafter referred to as "AmeriCredit"), a leading provider of automobile financing solutions, has chosen to expand its customer support and financial services operations by establishing a financial services center in San Antonio at N. Ellison Drive and Westover Link, 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 AmeriCredit Reinvestment Zone was published on December 9, 2015; and

WHEREAS, on December 17, 2015, the City Council held a public hearing in the Council Chambers located at 114 W. Commerce on the proposed designation of the AmeriCredit Reinvestment Zone, and considered evidence and testimony of interested persons for and against the designation; and

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

WHEREAS, to the best of the parties' knowledge, no property in the area referred to herein as the AmeriCredit 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 AmeriCredit 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 17th day of December, 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek
City Clerk

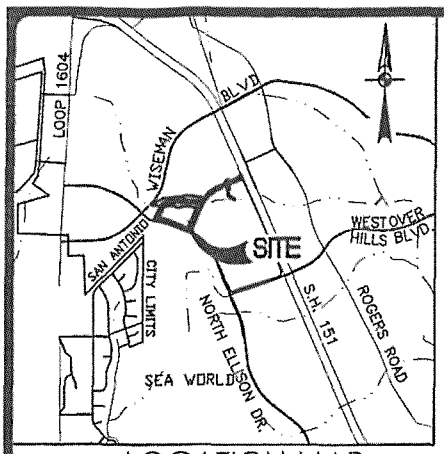
APPROVED AS TO FORM:

Martha G. Sepeda
Acting City Attorney

Agenda Item:	**27A (in consent vote: 27A, 27B)**
Date:	12/17/2015
Time:	11:08:56 AM
Vote Type:	Motion to Approve
Description:	A Public Hearing and consideration of an Ordinance designating the AmeriCredit Reinvestment Zone located at N. Ellison Dr. & Westover Link, San Antonio, Texas 78251 in Council District 6.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x			x	
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				

EXHIBIT A



LOCATION MAP

NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD
CA.T.V.	CABLE TELEVISION
TELE.	TELEVISION
ELEC.	ELECTRIC
	CALCULATED POINT

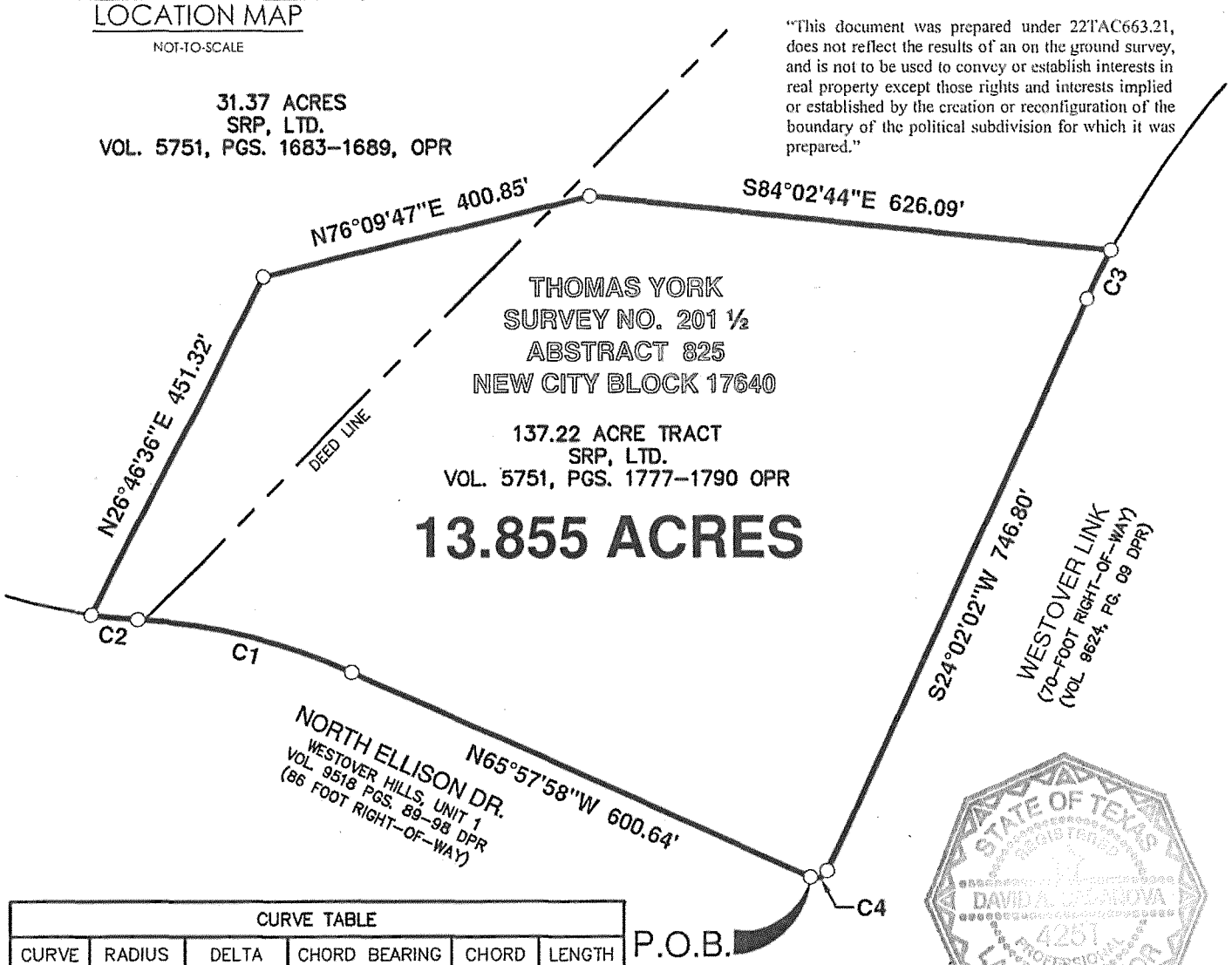
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

1 inch = 200'

200' 0' 100' 200'

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	743.00'	20°39'01"	N76°17'29"W	266.34'	267.79'
C2	657.00'	4°54'39"	N84°09'40"W	56.29'	56.31'
C3	1000.00'	3°40'21"	S25°52'12"W	64.09'	64.10'	
C4	15.00'	90°00'00"	S69°02'02"W	21.21'	23.56'

STATE OF TEXAS REGISTERED DAVID A. CARDOVA (4251) PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

ZONING EXHIBIT OF

13.855 ACRES
SAN ANTONIO,
BEXAR COUNTY, TEXAS

SHEET 1 OF 1

JOB No.: 9388–15

Date: Nov 13, 2015, 4:29pm User ID: VRatana
File: N:\Survey15\15-9300\9388-15\EX9388-15.dwg

PAPE-DAWSON ENGINEERS

FIELDNOTE DESCRIPTION
FOR
ZONING EXHIBIT

A 13.855 acre, more or less, tract of land out of that 137.22 acre tract described in deed to SRP, Ltd. recorded in Volume 5751, Pages 1777-1790 of the Official Public Records of Bexar County, Texas and out of that 31.37 acre tract described in deed to SRP, Ltd. recorded in Volume 5751, Pages 1683-1689 of the Official Public Records of Bexar County, Texas, out of the Thomas York Survey No. 201 ½, Abstract 825, New City Block 17640, in the City of San Antonio, Bexar County, Texas. Said 13.855 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (CORS1996);

BEGINNING: At a point on the northeast right-of-way line of North Ellison Drive, an 86-foot wide right-of-way dedicated in Westover Hills Unit 1 recorded in Volume 9518, Pages 89-98 of the Deed and Plat Records of Bexar County, Texas, at the west end of a curve at the north corner of the intersection of said North Ellison Drive and Westover Link, a 70-foot wide right-of-way dedicated in Westover Hills Unit 28 recorded in Volume 9624, Page 9 of the Deed and Plat Records of Bexar County, Texas, the south corner of the herein described tract;

THENCE: Along and with the northeast right-of-way line of North Ellison Drive, the following bearings and distances:

N 65°57'58" W, a distance of 600.64 feet to a point of curvature;

Northwesterly, along a curve to the left, said curve having a radius of 743.00 feet, a central angle of 20°39'01", a chord bearing and distance of N 76°17'29" W, 266.34 feet, for an arc length of 267.79 feet to a point of reverse curvature;

Northwesterly, along a reverse curve to the right, said curve having a radius of 657.00 feet, a central angle of 04°54'39", a chord bearing and distance of N 84°09'40" W, 56.29 feet, for an arc length of 56.31 feet to a point, for the west corner of the herein described tract;

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2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

THENCE: Departing the northeast right-of-way line of said North Ellison Drive, over and across said 31.37 acre tract and said 137.22 acre tract, the following bearings and distances:

N 26°46'36" E, a distance of 451.32 feet to a point, for the northwest corner of the herein described tract;

N 76°09'47" E, a distance of 400.85 feet to a point;

S 84°02'44" E, a distance of 626.09 feet to a point on the northwest right-of-way line of said Westover Link, for the northeast corner of the herein described tract;

THENCE: Along and with the northwest right-of-way line of said Westover Link, the following bearings and distances:

Southwesterly, along a curve to the left, said curve having a radius of 1000.00 feet, a central angle of 03°40'21", a chord bearing and distance of S 25°52'12" W, 64.09 feet, for an arc length of 64.10 feet to a point;

S 24°02'02" W, a distance of 746.80 feet to a point of curvature;

Southwesterly, along a curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 69°02'02" W, 21.21 feet, for an arc length of 23.56 feet to the POINT OF BEGINNING, and containing 13.855 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9388-15 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 13, 2015
JOB NO. 9388-15
DOC. ID. N:\Survey15\15-9300\9388-15\Word\9388-15 FN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
DAVID A. NOVA
4251
PROFESSIONAL
LAND SURVEYOR

PAPE-DAWSON ENGINEERS