

AN ORDINANCE 2014 - 10 - 02 - 0756

**DESIGNATING THE CST BRANDS REINVESTMENT ZONE
CONSISTING OF 92.045 ACRES LOCATED IN THE CITY OF SAN
ANTONIO, BEXAR COUNTY, TEXAS, IN THE PSYCHOLOGICAL
CORPORATION SUBDIVISION, AS MORE PARTICULARLY
DESCRIBED IN THE METES AND BOUNDS MAP ON FILE WITH THE
OFFICE OF THE CITY CLERK.**

* * * * *

WHEREAS, CST Brands, Inc. (hereinafter referred to as “CST”), a leading retailer of motor fuels and convenience merchandise in North America, has chosen to locate and consolidate its corporate headquarters and distribution center to an existing facility in San Antonio located at 19500 Bulverde Rd., 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 CST Brands Reinvestment Zone was published on September 24th, 2014; and

WHEREAS, on October 2, 2014, the City Council held a public hearing in the Council Chambers located at 114 W. Commerce on the proposed designation of the CST Brands Reinvestment Zone, and considered evidence and testimony of interested persons for and against the designation; and

WHEREAS, the City Council finds that the proposed CST Brands 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 CST Brands Reinvestment Zone is a reasonable incentive to help induce CST 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 CST Brands 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:**

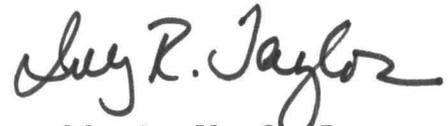
RR
10/02/14
Item No. 34A

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 CST Brands Reinvestment Zone pursuant to the Property Redevelopment and Tax Abatement Act of 1987, as amended.

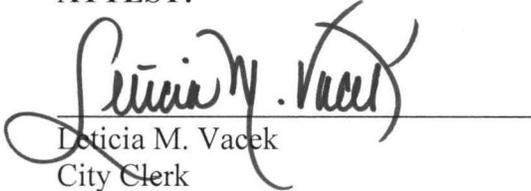
SECTION 2. This Ordinance shall be effective on and after the tenth (10th) day after passage hereof.

PASSED AND APPROVED this 2nd day of October, 2014.



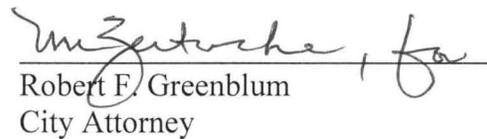
M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek
City Clerk

APPROVED AS TO FORM:



Robert F. Greenblum
City Attorney

Agenda Item:	34A (in consent vote: 34A, 34B, 34C, 34D)
Date:	10/02/2014
Time:	09:31:03 AM
Vote Type:	Motion to Approve
Description:	An Ordinance designating the CST Brands Reinvestment Zone located at 19500 Bulverde Road in San Antonio, Texas in Council District 10.
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				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				x
Mari Aguirre-Rodriguez	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x			x	

EXHIBIT A



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR TRACT I

A 76.741 acre, or 3,342,844 square feet more or less, tract of land being comprised of that 77.00 acre Tract I as described in deeds recorded in Volume 10903, Pages 245-262 and 359-376 of the Official Public Records of Real Property of Bexar County, Texas less that 0.259 acre dedication to right-of-way recorded in Volume 15584, Pages 64-69 of the Official Public Records of Real Property of Bexar County, Texas, said 77.00 acres being all of Lot 1, Block 1 of The Psychological Corporation subdivision as recorded in Volume 9548, Pages 157-160 of the Deed and Plat Records of Bexar County, Texas. Said 76.741 acre tract being in New City Block 34920 of the City of San Antonio, Bexar County, Texas and more fully described as follows, with bearings based on said The Psychological Corporation subdivision, being rotated 1°31'28" clockwise from the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: at a set ½" iron rod with cap marked "Pape-Dawson" at the northwest corner of said Lot 1, Block 1 of said The Psychological Corporation Subdivision, on the east right-of-way line of Bulverde Road, a 110-foot right-of-way at this point as dedicated in Volume 4431, Pages 1982-1992 of the Official Public Records of Real Property of Bexar County, Texas, at the southwest corner of that 5-foot dedication to right-of-way of The Pinnacle Montessori School subdivision recorded in Volume 9614, Page 190 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 89°54'15" E, with the north line of said Lot 1, Block 1, at 5.0 feet passing the southwest corner of Lot 1, Block 9 of said The Pinnacle Montessori subdivision and at 445.11 feet passing the southeast corner of said Lot 1, Block 9 and the southwest corner of Lot 901 of the Harper Oaks subdivision recorded in Volume 9643, Page 188 of the Deed and Plat Records of Bexar County, Texas and continuing for a total distance of 901.12 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the northeast corner of said Lot 1, Block 1, for the northwest corner of a 13.702 acre Tract II surveyed concurrently;

THENCE: With the east line of said Lot 1, Block 1 and west line of said 13.702 acre Tract II the following bearings and distances:

S 06°05'25" E, a distance of 564.42 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 39°04'27" E, a distance of 464.43 feet to a set ½" iron rod with cap marked "Pape-Dawson";

19500 Bulverde
Tract 1 76.741 Acres
Job No.: 9052-14

S 00°34'07" W, a distance of 899.76 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 14°57'06" W, a distance of 852.67 feet a found ½" iron rod with cap marked "Pape-Dawson" at the south corner of said Tract II, an angle of said Lot 1, Block 1 and on a northwest line of Lot 136, Block 2 of the Roseheart subdivision Unit 1 recorded in Volume 9555, Pages 184-186 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 40°54'54" W, with the line of said Lot 1, Block 1 a distance of 284.09 feet to a found ½" iron rod at an angle of said Lot 1, Block 1 and said Lot 136, and on a northeast line of that 2.222 acre tract described in deed to the Roseheart HOA recorded in Volume 13824, Pages 2017-2013 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 57°03'40" W, at 161.95 feet passing a set ½" iron rod with cap marked "Pape-Dawson" at the east end of a 1.602 acre Tract III surveyed concurrently, and continuing with a south line of said Lot 1, Block 1 a total distance of 518.30 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 89°25'53" W, continuing with the common line of said Lot 1, Block 1 and said Tract III a distance of 455.68 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point on the south line of said Lot 1, Block 1 and the southeast corner of the aforementioned 0.259 acre right-of-way dedication out of said Lot 1, Block 1 for the southwest corner of the herein described tract and the northwest corner of said Tract III on the east right-of-way of Bulverde Road;

THENCE: Departing said south line of said Lot 1, Block 1 and over and across said Lot 1, Block 1 with the east line of said 0.259 acre right-of-way dedication and the east right-of-way line of Bulverde Road the following bearings and distances:

N 06°01'45" W, a distance of 348.85 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 38°58'15" E, a distance of 42.43 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 06°01'45" W, a distance of 85.00 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 51°01'45" W, a distance of 64.57 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the north corner of said 0.259 acre right-of-way dedication and on the east line of that 6.07 acre right-of-way dedication recorded in Volume 4431, Pages 1982-1992 of the Official Public Records of Real Property of Bexar County, Texas;

19500 Bulverde
Tract 1 76.741 Acres
Job No.: 9052-14

THENCE: With the east right-of-way line of Bulverde Road and said 6.07 acre right-of-way dedication the following bearings and distances:

N 06°01'45" W, a distance of 809.00 feet to a found ½" iron rod with cap marked "Pape-Dawson";

Along a tangent curve to the right, said curve having a radius of 1645.00 feet, a central angle of 20°38'16", a chord bearing and distance of N 04°17'23" E, 589.33 feet, for an arc length of 592.52 feet a found ½" iron rod with cap marked "Pape-Dawson";

N 14°36'31" E, a distance of 463.29 feet to a found ½" iron rod with cap marked "Pape-Dawson";

Along a tangent curve to the left, said curve having a radius of 1905.00 feet, a central angle of 07°02'28", a chord bearing and distance of N 11°05'17" E, 233.96 feet, for an arc length of 234.11 feet to the POINT OF BEGINNING, and containing 76.741 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 9052-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 19, 2014.
JOB NO. 9052-14
DOC. ID.: N:\Survey\14\14-9000\9052-14\Word\9052-14 Tract I - 76.741 Acres.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00





LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR TRACT II

A 13.702 acre, or 596,869 square feet more or less, tract of land being all of that out of that 13.70 acre Tract II as described in deeds recorded in Volume 10903, Pages 245-262 and 359-376 of the Official Public Records of Real Property of Bexar County, Texas. Said 13.702 acre tract being in New City Block 34920 of the City of San Antonio, Bexar County, Texas and more fully described as follows, with bearings based on The Psychological Corporation subdivision recorded in Volume 9548, Pages 157-160 of the Deed and Plat Records of Bexar County, Texas and rotated 1°31'28" clockwise from the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING at a set ½" iron rod with cap marked "Pape-Dawson" at the northwest corner of Lot 1, Block 1 of said The Psychological Corporation Subdivision, on the east right-of-way line of Bulverde Road, a 110-foot right-of-way at this point as dedicated in Volume 4431, Pages 1982-1992 of the Official Public Records of Real Property of Bexar County, Texas, at the southwest corner of that 5-foot dedication to right-of-way of The Pinnacle Montessori School subdivision recorded in Volume 9614, Page 190 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 89°54'15" E, with the north line of said Lot 1, Block 1, at 5.0 feet passing the southwest corner of Lot 1, Block 9 of said The Pinnacle Montessori subdivision and at 445.11 feet passing the southeast corner of said Lot 1, Block 9, the southwest corner of Lot 901 of the Harper Oaks subdivision recorded in Volume 9643, Page 188 of the Deed and Plat Records of Bexar County, Texas and continuing for a total distance of 901.12 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the northeast corner of said Lot 1, Block 1, for the northwest corner and POINT OF BEGINNING of the herein described tract;

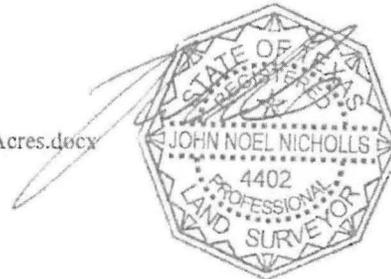
THENCE: S 89°54'15" E, with the south line of said Lot 901, at 68.3 feet passing the southeast corner of said Lot 901, a southwest corner of that 4.439 acre tract described in deed to the City of San Antonio recorded in Volume 14155 Pages 1169-1188 of the Official Public Records of Real Property of Bexar County, Texas and continuing for a total distance of 220.23 feet a found ½" iron rod with cap marked "Pape-Dawson" at the northeast corner of the herein described tract, a reentrant corner of said 4.439 acre tract;

THENCE: S 06°05'25" E, at 182.8 feet passing the south corner of said 4.439 acre tract, an angle of Lot 77 of the Bulverde Ridge Phase III subdivision recorded in Volume 9560, Pages 1-2 of the Deed and Plat Records of Bexar County, Texas and continuing for a total distance of 475.87 feet a found ½" iron rod with cap marked "Pape-Dawson";

19500 Bulverde
Tract II 13.702 Acres
Job No: 9052-14

- THENCE: S 39°04'27" E, at 323.4 feet passing the south corner of said Lot 77, a west corner of that 30.452 acre tract described in deed to the City of San Antonio recorded in Volume 14155, Pages 1169-1188 of the Official Public Records of Real Property of Bexar County, Texas and continuing for a total distance of 530.57 feet a found ½" iron rod with cap marked "Pape-Dawson";
- THENCE: S 00°34'07" W, at 76.5 feet passing the south corner of said 30.452 acre tract and a corner of Lot 136 of the Roseheart Subdivision Unit 3 recorded in Volume 9563, Pages 121-123 of the Deed and Plat Records of Bexar County, Texas and continuing with a west line of said Lot 136, at 803.3 feet passing a northwest corner of that Lot 136 of the Roseheart Subdivision Unit 2 recorded in Volume 9563, Pages 66-67 of the Deed and Plat Records of Bexar County, Texas, and continuing with said west line of said Lot 136 for a total distance of 836.76 feet to a found iron rod with cap marked "4020" at an angle of said Lot 136,
- THENCE: S 14°57'06" W, continuing with the line of said Lot 136 a distance of 564.31 feet to a found ½" iron rod at corner of said Lot 136, a northwest corner of that Lot 136 of the Roseheart Subdivision Unit 1 recorded in Volume 9555, Pages 184-186 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 40°54'54" W, continuing with a northwest line of said Lot 136 a distance of 500.12 feet a found ½" iron rod with cap marked "Pape-Dawson" at the south corner of the herein described tract and an angle of the aforementioned Lot 1, Block 1;
- THENCE: With the east line of said Lot 1, Block 1 the following bearings and distances:
N 14°57'06" E, a distance of 852.67 feet to a set ½" iron rod with cap marked "Pape-Dawson";
N 00°34'07" E, a distance of 899.76 feet to a set ½" iron rod with cap marked "Pape-Dawson";
N 39°04'27" W, a distance of 464.43 feet a set ½" iron rod with cap marked "Pape-Dawson";
N 06°05'25" W, a distance of 564.42 feet to the POINT OF BEGINNING, and containing 13.702 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 9052-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 19, 2014
JOB NO. 9052-14
DOC. ID.: N:\Survey\14\14-9000\9052-14\Word\9052-14 Tract II - 13.702 Acres.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00





FIELD NOTES
FOR TRACT III

A 1.602 acre, or 69,784 square feet more or less, tract of land being comprised of that 1.614 acre Tract III as described in deeds recorded in Volume 10903, Pages 245-262 and 359-376 of the Official Public Records of Real Property of Bexar County, Texas less that 0.012 acre dedication to right-of-way recorded in Volume 15584, Pages 9-14 of the Official Public Records of Real Property of Bexar County, Texas. Said 1.602 acre tract being in New City Block 34956 of the City of San Antonio, Bexar County, Texas and more fully described as follows, with bearings based on The Psychological Corporation subdivision as recorded in Volume 9548, Pages 157-160 of the Deed and Plat Records of Bexar, being rotated 1°31'28" clockwise from the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a set ½" iron rod with cap marked "Pape-Dawson" on the east right-of-way of Bulverde Road, a variable width right-of-way - 125.7-foot at this point, at the northeast corner of said 0.012 acre dedication to right-of-way on the south line of Lot 1, Block 1 of said The Psychological Corporation subdivision and the southwest corner of a 76.741 acre Tract 1 surveyed concurrently and on the north line of said 1.614 acre tract;

THENCE: S 89°25'53" E, departing said right-of-way with said south line of said Lot 1, Block 1 and north line of said 1.614 acre tract a distance of 455.68 feet a found ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 57°03'40" E, with said south line of said Lot 1, Block 1 and north line of said 1.614 acre tract a distance of 356.35 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the east corner of the herein described tract, an angle of said lot 1, Block 9 and an angle in the north line of that 2.222 acre tract described in deed to Roseheart HOA recorded in Volume 13824, Pages 2017-2031 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: With the south line of said 1.614 acre tract the following bearings and distances; S 89°48'05" W, a distance of 362.99 feet to a set ½" iron rod with cap marked "Pape-Dawson";
N 34°23'23" W, a distance of 152.43 feet to a set ½" iron rod with cap marked "Pape-Dawson";
N 83°25'28" W, a distance of 309.02 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the southeast corner of the aforementioned 0.012 acre dedication to right-of-way and on the east right-of-way of Bulverde Road;

19500 Bulverde
Tract III 1.602 Acres
Job No: 9052-14

THENCE: N 03°00'40" E, with the east line of said 0.012 acre tract and Bulverde Road a distance of 34.15 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 06°01'45" W, with the east line of said 0.012 acre tract and Bulverde Road a distance of 4.29 feet to the POINT OF BEGINNING, and containing 1.602 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 9052-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: March 19, 2014.

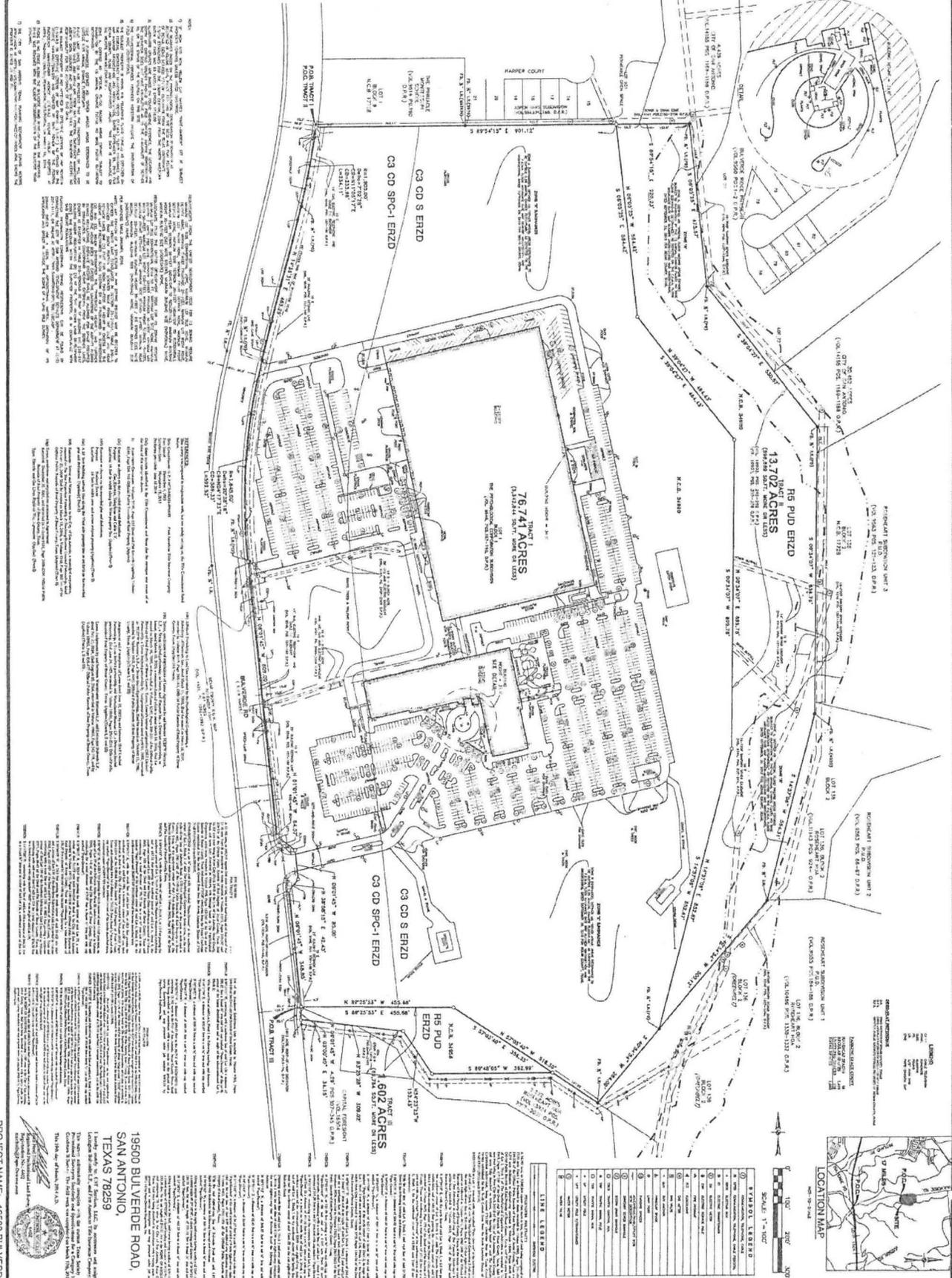
JOB NO. 9052-14

DOC. ID. N:\Survey14\14-9000\9052-14\Word\9052-14 Tract III 1.602 Acres.doc.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00





NOTICE TO CONTRACTORS:
 The undersigned has been duly appointed by the Board of Commissioners of Bexar County, Texas, to receive and hold bids for the construction of the following project:
 PROJECT NAME: 15500 BULVERDE ROAD
 SAN ANTONIO, TEXAS 78259
 The project is located in Block 1408 and 1409 of the City of San Antonio, Texas. The project consists of the construction of a new 15500 Bulverde Road, including all necessary utility work, drainage, and landscaping. The project is to be completed within 120 days of the date of award. The estimated cost of the project is \$10,000,000.00. The project is to be completed by the end of the calendar year 2015. The project is to be completed by the end of the calendar year 2015. The project is to be completed by the end of the calendar year 2015.

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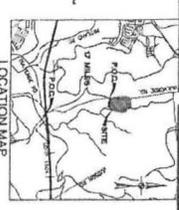
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LAND TITLE SURVEY
 A 76.741 ACRE TRACT OF LAND BEING THE REMAINDER OF LOT 1, BLOCK 1, OF THE PHYSIOLOGICAL CORPORATION SUBDIVISION AS RECORDED BY VOLUME 654, PAGE 215-116 OF THE BOOKS AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 A 13.702 ACRE TRACT OF LAND BEING TRACT II AS DESCRIBED IN REVISION NO. 1 OF THE OFFICIAL PUBLIC ACRES OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
 AND A 1.602 ACRE TRACT OF LAND BEING TRACT III AS DESCRIBED IN REVISION NO. 1 OF THE OFFICIAL PUBLIC ACRES OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
 ALL IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
 505 EAST HENRY • SAN ANTONIO, TEXAS 78214 • PHONE: 214-343-6000
 FAX: 214-343-6009
 WWW.PAPE-DAWSON.COM

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	05/27/14
2	REVISION TO PERMIT	06/10/14

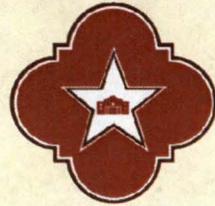
19500 BULVERDE ROAD
 SAN ANTONIO, TEXAS 78259
 PROJECT NAME: 19500 BULVERDE ROAD



LINE LEGEND

SYMBOL	DESCRIPTION
(Symbol)	PROPERTY LINE
(Symbol)	ADJACENT PROPERTY LINE
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING EASEMENT
(Symbol)	PROPOSED EASEMENT
(Symbol)	EXISTING ENCUMBRANCE
(Symbol)	PROPOSED ENCUMBRANCE
(Symbol)	EXISTING SURVEY
(Symbol)	PROPOSED SURVEY

ECONOMIC DEVELOPMENT



CST Brands, Inc. Reinvestment Zone, Tax Abatement and Chapter 380 Grant Agreements

October 2, 2014

City Council Items 34, 34A, 34B, 34C and 34D

Rene Dominguez, Director, Economic Development Department

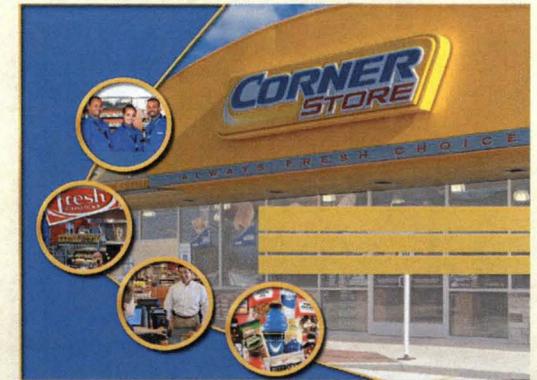
SUMMARY

Staff recommends approval of:

- The establishment of the CST Reinvestment Zone at 19500 Bulverde Road in City Council District 10.
- A 10-year, 80% Tax Abatement Agreement based on a capital investment of \$27M, the retention of 305 full-time jobs, and the creation of 100 new full-time jobs.
- A Chapter 380 Grant Agreement of \$500k based on the retention of 280 high wage jobs at a new corporate headquarters facility.
- A resolution nominating CST for consideration as a Texas Enterprise Project.

BACKGROUND

- In April 2013, Valero Energy spun off its retail business to create CST, one of the largest publicly traded retailers in North America.
- CST currently employs 305 personnel at its current headquarters on Valero's main campus.
- CST is consolidating its current headquarters and distribution center in Schertz by locating its operations into an existing facility at 19500 Bulverde Road in District 10.



PROPOSED INCENTIVES

To secure this project, staff recommends:

- A 10-year, 80% tax abatement valued at approximately \$915,746 over 10 years.
- A \$500k grant from the EDIF.
- Nomination of the project as a Texas Enterprise Project.



PROJECT BENEFITS

Under the Tax Abatement and Grant Agreements CST agrees to :

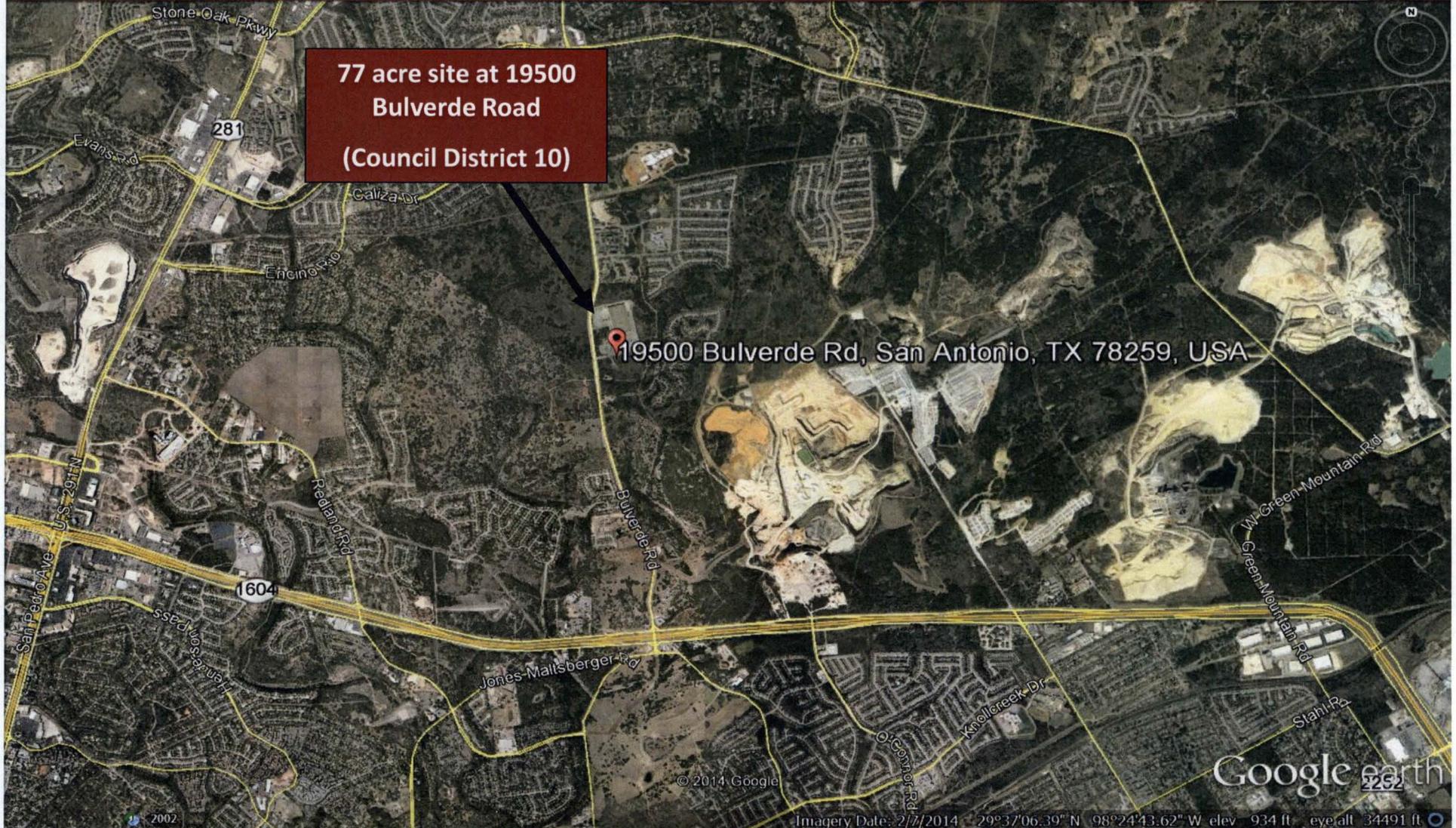
- Make a capital investment of at least \$27M.
- Create at least 100 new full-time jobs.
- Retain at least 305 existing full-time jobs, 280 of which are high wage jobs paying no less than \$43,927 annually.

Estimated net positive fiscal impact to the City of more than \$2.5M over 20 years.

CST REINVESTMENT ZONE

77 acre site at 19500
Bulverde Road
(Council District 10)

19500 Bulverde Rd, San Antonio, TX 78259, USA



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Imagery Date: 2/7/2014 29°37'06.39" N 98°24'43.62" W elev 934 ft eye alt 34491 ft

ISSUES

- Before entering into a tax abatement agreement City Council must designate the CST project site as a “Reinvestment Zone.”
- Pursuant to the City’s Tax Abatement Guidelines, the project qualifies for a 10-year, 80% tax abatement because the project involves the creation of a new corporate headquarters facility.
- Pursuant to the City’s EDIF Guidelines, the project qualifies for an EDIF grant based on the retention of 280 high wage jobs at a new corporate headquarters facility.

ISSUES (Cont.)

- Nominating the project as a Texas Enterprise Zone could result in a refund to CST of state sales and use taxes on qualified expenditures of up to \$1.25M over 5 years.
- The City will have 6 of its Enterprise Project designations remaining, if the designation is approved.
- The Texas Enterprise Zone designation has no fiscal impact to the City.

FISCAL IMPACT

Estimated fiscal impact to the City is a tax abatement valued at approximately \$915,746 over 10 years, and an EDIF grant of \$500,000.



RECOMMENDATION

Staff recommends approval of:

- The establishment of the CST Reinvestment Zone at 19500 Bulverde Road located in City Council District 10.
- A 10-year, 80% Tax Abatement Agreement.
- A \$500,000 EDIF Grant Agreement.
- A resolution nominating CST for consideration as a Texas Enterprise Project.



ECONOMIC DEVELOPMENT



CST Brands, Inc. Reinvestment Zone, Tax Abatement and Chapter 380 Grant Agreements

October 2, 2014

City Council Items 34, 34A, 34B, 34C and 34D

Rene Dominguez, Director, Economic Development Department