

AN ORDINANCE 2006-06-29-0738

DESIGNATING THE LOWE'S REINVESTMENT ZONE CONSISTING OF A 10.00 ACRE TRACT EAST OF STATE HIGHWAY 151 IN WESTOVER HILLS AND BOUNDED BY CHASE BANK TO THE NORTH, FIRST HEALTH TO THE EAST, HARTFORD INSURANCE TO THE WEST, AND THE PROPOSED ROGERS RUN ROAD CUL-DE-SAC TO THE SOUTH IN THE WESTOVER HILLS MASTER PLAN AND MAP.

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WHEREAS, Lowe's Companies, Inc. was founded in 1946 and is a publicly-traded Fortune 500 company with over 180,000 employees nationwide and more than 1,250 superstores in 49 states with plans to expand into Canada in 2007; and

WHEREAS, Lowe's boasts sales revenue of over \$43 billion and a 1-year net growth of 27.3%, and is ranked as the #2 U.S. home improvement chain; and

WHEREAS, in order to centralize data transactions and storage for this increased business volume, company officials have been searching for a potential site to locate a data center; and

WHEREAS, a desirable site has been located that will require the construction of a new 100,000 square foot facility on 10 acres in the Westover Hills area, with a total estimated capital investment of \$200 million over 20 years; and

WHEREAS, the Lowe's Data Center is expected to create 22 high-tech jobs with an average wage of \$51,700, generate at least \$1,100,000 in annual payroll, create full-time contract jobs for local information technology professionals, and greatly strengthen the City's Information Technology industry; 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; and

WHEREAS, in accordance with the requirements set out in the Property Redevelopment and Tax Abatement Act, notice of the requisite public hearing regarding the proposed designation of the Lowe's Reinvestment Zone was previously published; and

WHEREAS, on June 29, 2006, the City held a public hearing in the Council Chambers at 114 W. Commerce on the consideration of an ordinance designating the Lowe's Reinvestment Zone, and considered evidence and testimony of interested persons for or against the designation; and

WHEREAS, the City Council hereby finds that the proposed Lowe's Reinvestment Zone meets the requirements designated under the Act; and

WHEREAS, the City Council also finds that it is in the best interest of the City of San Antonio to designate the subject area a Reinvestment Zone to induce desired and beneficial economic development in the area; **NOW THEREFORE:**

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

SECTION 1. The City Council hereby designates the Lowe's Reinvestment Zone east of State Highway 151 in Westover Hills, consisting of approximately 10.0 acres, as more particularly described in Attachment I, and hereby finds that the Lowe's Reinvestment Zone meets the requirements designated in the Act of 1987.

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

PASSED AND APPROVED this 29th day of June 2006.



M A Y O R

PHIL HARDBERGER

ATTEST: Lucia Y. Vaca
City Clerk

APPROVED AS TO FORM: M. Z. Gutierrez
for City Attorney

Agenda Voting Results

Name: 6 A, 6B, & 6C

Date: 06/29/06

Time: 11:46:07 AM

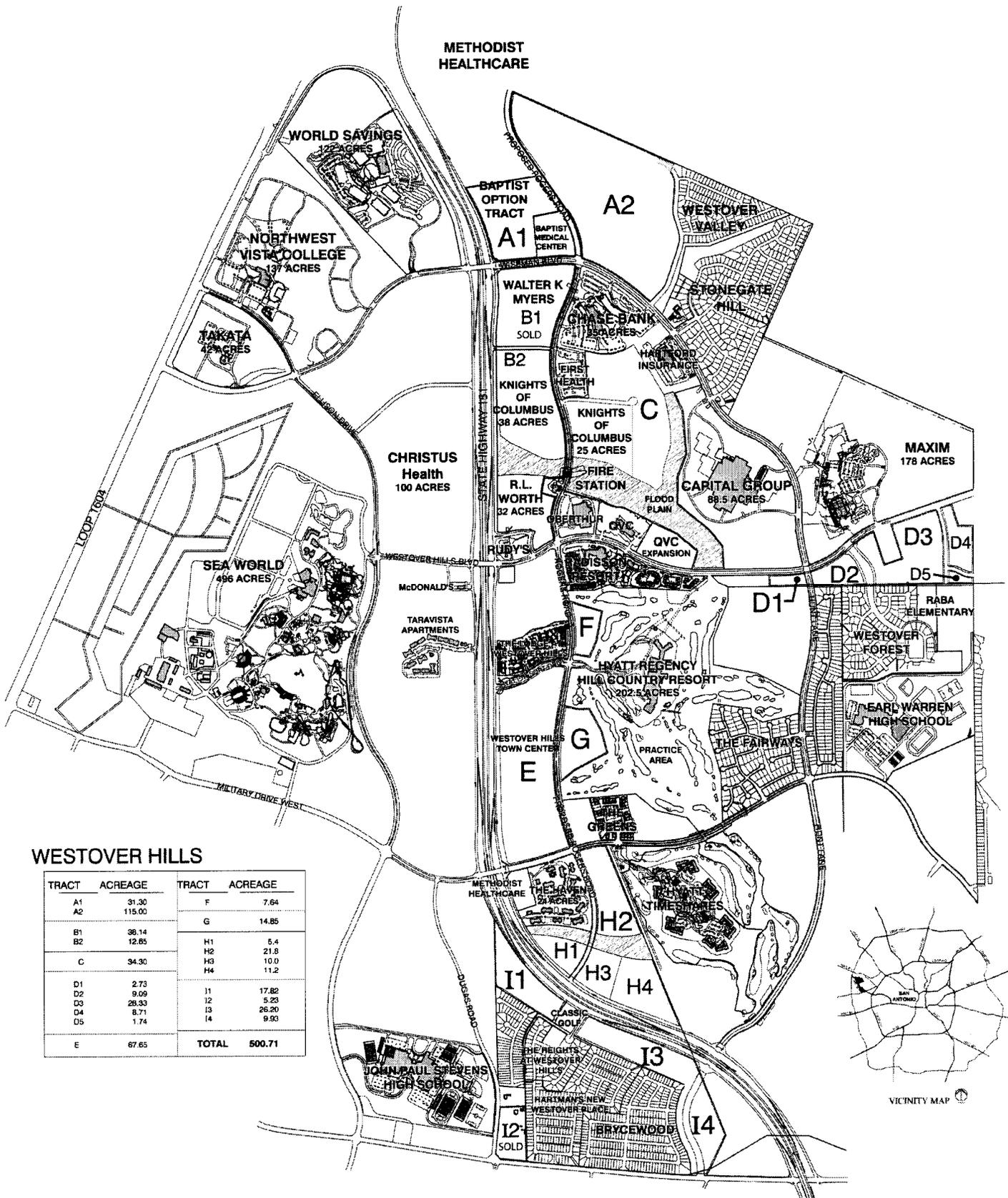
Vote Type: Multiple selection

Description: An Ordinance designating the Lowe's Reinvestment Zone consisting of a 10.00 acre tract east of State Highway 151 and bounded by Chase Bank to the north, First Health to the east, Hartford Insurance to the west, and the proposed Rogers Run Road cul-de-sac to the south in the Westover Hills Master Plan and map.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7			x	
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

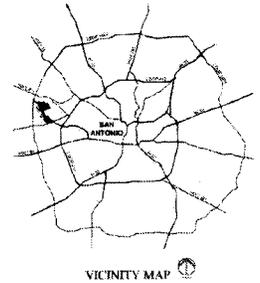
ATTACHMENT 1

METHODIST
HEALTHCARE



WESTOVER HILLS

TRACT	ACREAGE	TRACT	ACREAGE
A1	31.30	F	7.64
A2	115.00	G	14.85
B1	38.14	H1	5.4
B2	12.85	H2	21.8
C	34.30	H3	10.0
		H4	11.2
D1	2.75	I1	17.82
D2	9.09	I2	5.23
D3	28.33	I3	26.20
D4	8.71	I4	9.90
D5	1.74		
E	67.65	TOTAL	500.71



MASTER PLAN OF
WESTOVER HILLS
SAN ANTONIO, TEXAS



SITE PLAN





FIELD NOTES

FOR

A 10.00 acre, or 435,604 square feet tract of land being out of the remainder of a 403.896 acre tract recorded in Volume 5191, Page 963-1007 of the Official Public Records of Real Property of Bexar County, Texas, in New City Block (N.C.B.) 17642 of the City of San Antonio out of the B.B.B. & C.R.R. Survey No. 389, Abstract 96, County Block 4417 of Bexar County, Texas. Said 10.00 acre tract being more fully described as follows with bearings based on in the Westover Hills Subdivision, Unit 20 recorded in Volume 9556, Pages 185-187 of the Deed and Plat Records of Bexar County, Texas:

COMMENCING At a found $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson", a south corner of Lot 1, Block 1 of the Chase Manhattan Bank subdivision recorded in Volume 9552, Pages 138-139 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of an 8.942 acre tract recorded in Volume 11717, Pages 647-656 of the Official Public Records of Real Property of Bexar County, Texas, on the east right-of-way of Rogers Road, a variable-width right-of-way recorded in Volume 9556, Pages 185-187 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Departing the east right of way line of said Rogers Road, along and with the south line of said Lot 1, Block 1, the north line of said 8.942 acre tract, the following calls and distances:

Northeasterly, along the arc of a curve to the left, said curve having a radial bearing of N $74^{\circ}41'50''$ W, a radius of 40.00 feet, a central angle of $89^{\circ}44'12''$, a chord bearing and distance of S $60^{\circ}10'16''$ E, 56.44 feet, for an arc length of 62.65 feet to a found $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson," a point of reverse curvature;

Southeasterly, along the arc of a curve to the right, said curve having a radius of 2100.00 feet, a central angle of $03^{\circ}22'21''$, a chord bearing and distance of N $76^{\circ}38'49''$ E, 123.60 feet, for an arc length of 123.61 feet to a found $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson," a point of tangency;

N $78^{\circ}20'00''$ E, a distance of 308.50 feet to a found $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson", a northwest corner of the remainder of said 403.596 acre tract, a point on the south line of said Lot 1, Block 1 and the northeast corner of said 8.942 acre tract and the POINT OF BEGINNING of the herein described tract;

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

THENCE: Along and with the south line of said Lot 1, Block 1 and a north line of the remainder of said 403.596 acre tract, the following calls and distances:

N 78°20'00"E, a distance of 168.34 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Along the arc of a curve to the left, said curve having a radius of 800.00 feet, a central angle of 44°11'11", a chord bearing and distance of N 56°14'24" E, 601.78 feet, a distance of 616.96 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Departing said Lot 1, Block 1, over and across the remainder of said 403.596 acre tract, the following calls and distances:

S 62°32'48"E, a distance of 32.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 03°12'54"E, a distance of 894.26 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the north line of the proposed Westover Hills Subdivision Unit 27, plat number 060360;

THENCE: S 71°20'00"W, along and with the north line of said Westover Hills Subdivision Unit 27, an interior line of the remainder of said 403.596 acre tract, a distance of 400.00 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson", a west point of the remainder of said 40.596 acre tract, the southeast corner of said 8.942 acre tract;

THENCE: N 28°40'00"W, along and with a west line of the remainder of said 403.596 acre tract, the east line of said 8.942 acre tract, a distance of 760.38 feet to the POINT OF BEGINNING and containing 10.00 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 map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 5, 2006
JOB NO.: 9153-06
DOC. ID: N:\Survey06\6-9200\9153-06\WORD\FN915306.doc

