

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**AN ORDINANCE**

**AUTHORIZING A LEASE AGREEMENT WITH LA GLORIA LAVILLITA, LLC. FOR THE CONSTRUCTION OF THREE RESTAURANT CONCEPTS IN CONNECTION WITH A REDEVELOPMENT OF MAVERICK PLAZA IN LA VILLITA.**

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**WHEREAS**, on February 2016, the City issued a Request for Information for a Culinary Concept and Operator in La Villita's Maverick Plaza; and

**WHEREAS**, the Plaza serves as La Villita's main entrance from South Alamo and Nueva Streets. Maverick Plaza is currently being used solely for weddings, receptions, private parties, corporate functions and festivals; and

**WHEREAS**, the City envisions a new culinary business concept or concepts to be located within Maverick Plaza to serve as an anchor that will energize La Villita and draw locals and visitors by creating a consistently vibrant and active plaza for all to enjoy; and

**WHEREAS**, the City anticipates that a Culinary Concept and Operator would include changes to Maverick Plaza and surrounding areas that will improve connectivity with an expanded convention center and development in Hemisfair Park; and

**WHEREAS**, the City received two proposals and the evaluation committee recommended Grupo La Gloria (Chef Johnny Hernandez); and

**WHEREAS**, the Neighborhoods and Livability Council Committee was briefed on the proposal at their October 2016 Committee meeting; and

**WHEREAS**, they endorsed staff's recommendation to proceed with due diligence, site planning, and a development agreement; and

**WHEREAS**, over the past year, the City has worked with Grupo La Gloria to develop a design concept and program plan for Maverick Plaza; and

**WHEREAS**, Grupo La Gloria's vision for Maverick Plaza includes food and beverage concepts that tell the story of San Antonio's food history and daily programming with the

best mix of culinarians, retailers, artisans, and musicians to provide an authentic San Antonio food and cultural experience; and

**WHEREAS**, in December 2016, the City and Grupo La Gloria entered into a Memorandum of Agreement to share costs associated with development of a conceptual plan for the Project; and

**WHEREAS**, the report was complete in July 2017, and determined that it is feasible to develop three adequately sized restaurants in the plaza that will serve to activate the space and draw locals and visitors; and

**WHEREAS**, three new successful restaurants in Maverick Plaza should reverse the trend of declining sales in La Villita; and

**WHEREAS**, the three restaurants will be constructed by Grupo La Gloria; and

**WHEREAS**, total private investment for these restaurants is \$7.6 million; and

- Grupo La Gloria shall construct a building in the southeast corner of Maverick Plaza for use as a Mexican restaurant to be operated by Chef Johnny Hernandez to seat approximately 150 indoors and 56 outdoors; and
- Grupo La Gloria shall partner with Chef Steve McHugh on the rehabilitation of the Gissi House at 250 King Philip and an addition for use as a German Brewery and Beer Garden restaurant to seat approximately 132 indoors and 94 outdoors; and
- Grupo La Gloria shall partner with Chef Elizabeth Johnson, rehabilitation of the Faville House at 150 Villita Street and an addition for use as a Native Texas/Spanish Heritage restaurant to seat approximately 74 indoors and 202 outdoors; and

**WHEREAS**, Grupo La Gloria and the City of San Antonio will partner on the programming of Maverick Plaza; and

**WHEREAS**, the City will maintain and program events with local community engagement while working with Chef Johnny Hernandez to develop a programming plan that delivers an authentic San Antonio experience; and

**WHEREAS**, the Inner City TIRZ will contribute up to \$600,000 over a 7 year period for enhanced programming in Maverick Plaza. Enhanced activation and programming of Maverick Plaza will begin when restaurants open in 2021. New programming may include:

- Weekly demonstrations with rotating chefs and culinary students;
- Mobile vendors;
- Monthly harvest markets and cultural events; and
- Six to eight annual signature events that celebrate local culture, artisans, food, brewers, vintners, and distillers.

**WHEREAS**, the City’s Transportation and Capital Improvements Department will complete public improvements in and around Maverick Plaza, in coordination with the South Alamo Complete Streets Project, to facilitate construction of three new restaurants and support the necessary activation for the Plaza. The total cost for the public improvements is approximately \$4.4 million and include but are not limited to:

- Demolition of non-historic restroom and concession facilities;
- Construction of outdoor demonstration kitchen and kiosks;
- Repaving of King Philip, Villita, Old Alamo Streets, and Maverick Plaza;
- Nueva Street improvements and addition of metered parking; and
- New utilities in Maverick Plaza; NOW THEREFORE:

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

**SECTION 1.** The City Manager or her designee, or the Director of the Center City Development and Operations or his designee, is authorized to execute a lease agreement to with Grupo La Gloria, LLC. for the construction and operation of three restaurants in connection with the redevelopment of Maverick Plaza in La Villita. A copy of the lease agreement in draft form is attached hereto and incorporated herein for all purposes as **Attachment I**.

**SECTION 2.** FINANCIAL LANGUAGE [UNAVAILABLE]

**SECTION 3.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 4.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this \_\_\_ day of \_\_\_\_\_.**

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

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Leticia M. Vacek, City Clerk

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Andrew Segovia, City Attorney