



City of San Antonio

Agenda Memorandum

File Number:20-1761

Agenda Item Number: 5.

Agenda Date: 2/10/2020

In Control: Culture and Neighborhood Services Committee

DEPARTMENT: Center City Development and Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Briefing on a Development Agreement with Patio Delantero, Ltd, Houston Street TIRZ Board of Directors, and the City of San Antonio for eligible public improvements for the Weston Urban Open Space/Pinkerton's Barbecue project.

SUMMARY:

A briefing on a Development Agreement for eligible public improvements for Weston Urban Open Space/Pinkerton's Barbecue project located at 107 W. Houston Street in Council District 1.

BACKGROUND INFORMATION:

Patio Delantero, Ltd is currently redeveloping the land at 107 W. Houston Street in Council District 1, formerly referred to as Frost Park, into a beautifully landscaped open space and restaurant in the heart of downtown. The project site is 1.1536 acres and will include the following public improvements: pedestrian pathways, a promenade, pergola structures, seating areas, and 5,818 square feet in retail space. The northern portion of the site will contain a pit barbecue restaurant with a large outdoor covered porch. Public improvements include new perimeter sidewalks, utilities to the site, and amenities for open space users with seating and beautification through landscaping, park furniture and upgraded technology. The project has several stakeholders which include Michael G. Ember and Pape Dawson for architectural and engineering services, Turner Construction, and Troy Jesse Construction for the restaurant building and park improvements.

ISSUE:

The creation of this urban green space in the heart of downtown for all of San Antonio to use and enjoy on the 1.1536-acre site is anticipated to have a development cost of approximately \$6,400,000 which includes \$467,500 in public improvements. Patio Delantero, Ltd is requesting up to \$225,000 from the Houston Street TIRZ for eligible public improvements.

The project will be reviewed by the Historic Design Review Commission on February 19. The TIRZ funding request will be considered by City Council on February 20. The project is scheduled to commence in February and the public improvements are anticipated to be completed by October 30, 2020.

ALTERNATIVES:

The City could opt to not approve the Development Agreement for the Weston Urban Open Space/Pinkerton's Barbecue project. However, Patio Delantero, Ltd would need to find alternative financing for the needed public improvements.

FISCAL IMPACT:

This ordinance approves a Development Agreement with Patio Delantero, Ltd for eligible public improvements for up to \$225,000.00 funded from the Houston St TIRZ for the Weston Urban Open Space/Pinkerton's Barbecue project located at 107 W. Houston Street. There is no impact to the City's General Fund.

RECOMMENDATION:

Staff recommends an ordinance approving a Development Agreement for eligible public improvements for Weston Urban Open Space/Pinkerton's Barbecue project located at 107 W. Houston Street in Council District 1.