



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 22

Agenda Date: December 15, 2022

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

River Walk License Agreement with 212 College Street, LTD, dba Acapulco Sam's.

SUMMARY:

This Ordinance Authorizes a River Walk License Agreement between the City of San Antonio and 212 College Street, LTD, dba Acapulco Sam's ("Acapulco Sam's") for installation and operation of a beverage mobile vending cart. The initial term of the License is two (2) years, commencing upon City Council approval. The agreement includes a single one-year option. During the base term of the contract, this agreement will generate a total of \$2,488.32 in revenue for the City, to be deposited into the Riverwalk Capital Improvement Fund.

BACKGROUND INFORMATION:

Acapulco Sam's operates a restaurant and bar along the River Walk located at 212 College St. The ownership approached the City to request the ability to install a mobile vending cart adjacent to the property to support to-go sales. A design was submitted to the Office of Historic Preservation, and a Certificate of Appropriateness was issued on September 13, 2022.

This ordinance authorizes a new License Agreement with Acapulco Sam's for approximately 40 square feet at the San Antonio River Walk level for the installation and operation of a Satellite Bar adjacent to the building. The initial term of the License is two (2) years, commencing upon City Council approval, and includes one (1) additional term of one (1) year. The rental rate for the initial term will be \$2.56 per square foot or \$102.40 per month with a 2.5% annual increase.

ISSUE:

Prospective licensee has requested approval to operate along the River Walk. The sale of to-go beverages is currently allowed in the state of Texas and there are no prohibitions on sale in this area. Approval of this ordinance is consistent with the City's policy of leasing River Walk space to adjacent businesses for outdoor dining and beverages alongside the San Antonio River.

ALTERNATIVES:

The City may elect not to approve the License Agreement, which would result in the City foregoing the revenue and the area remaining open on the River Walk.

FISCAL IMPACT:

Under this Agreement, 212 College Street, LTD, dba Acapulco Sam's, will pay a rate of \$2.56 per square foot per month, which will increase 2.5% annually. Should the future extension be approved, the total amount to be received by 212 College Street, LTD, dba Acapulco Sam's, for the entire 3-year period is \$3,779.33, as summarized below:

Term	Rate	Monthly Amount	Annual Amount
Year 1	\$2.56	\$102.40	\$1,228.80
Year 2	\$2.62	\$104.96	\$1,259.52
Year 3	\$2.69	\$107.58	\$1,291.01

All funds received will be deposited into the River Walk Capital Improvements Fund.

RECOMMENDATION:

Staff recommends approval of the River Walk License Agreement between the City of San Antonio and Acapulco Sam's, for approximately 40 square feet at the San Antonio River Walk level.