

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2015

Agenda Item No: 18

HDRC CASE NO: 2015-451
ADDRESS: 528 RIVERWALK
LEGAL DESCRIPTION: NCB 148 BLK LOT W 10.7 FT OF 5, S 119.66 FT OF 6 & 6.5
ZONING: D H HE RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
LANDMARK: Bennett / River Square Bldg / Atwell Addition
APPLICANT: Jose Sanchez/The Original Mexican Restaurant
OWNER: The Original Mexican Restaurant
TYPE OF WORK: Menu board attached to hostess station
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a menu board at the Riverwalk level.

APPLICABLE CITATIONS:

UDC Section 35-678, Signs and Billboards in the RIO

(g) Pedestrian Menu Boards.

- (1) Pedestrian menu boards shall not exceed two (2) square feet.
- (2) Permanently displayed menus may be properly installed inside the business' window or in an approved wall-mounted or freestanding display case adjacent to the business entrance.
- (3) The name of the establishment may not be displayed on the menu board if the business has other signage installed on the premises. It is permissible for the name of the restaurant to be placed on the actual menu. The established logo of a business is considered a sign.
- (4) All items listed on a menu board must be placed within the border of the menu board or within the display case.
- (5) There may be no more than one (1) pedestrian menu board per establishment unless there are two (2) primary entrances to a building on different facades, in which case a pedestrian menu board for each entrance may be approved.

FINDINGS:

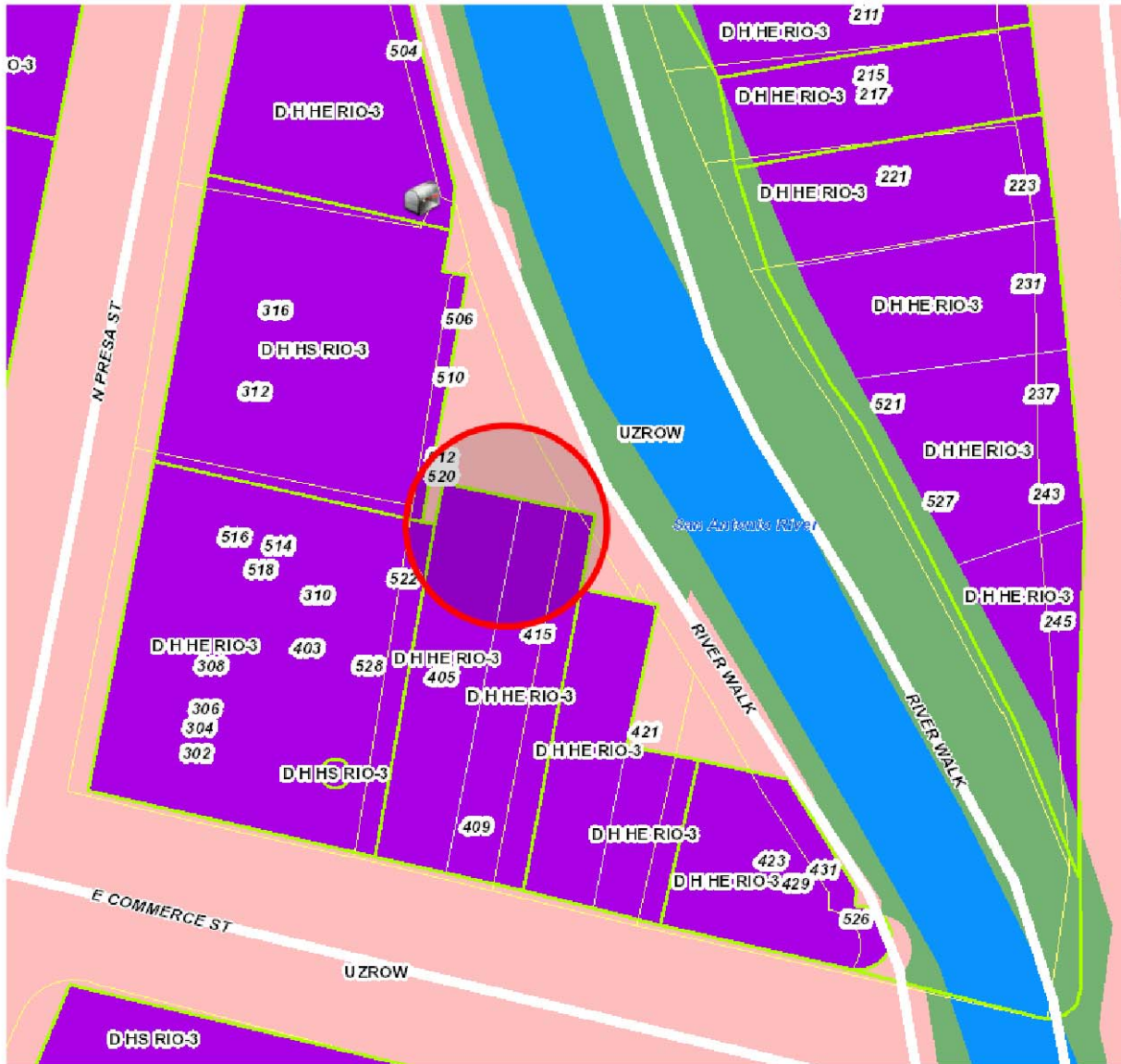
- a. The applicant has proposed to mount a menu board to a non permanent hostess station at the Original Mexican Restaurant located at 528 Riverwalk. The applicant has proposed the menu board's display area to be two feet in width by two feet in height. The UDC allows for menu boards to be no larger than two (2) square feet. This applicant's proposal is not consistent with the Guidelines.
- b. Per the UDC Section 35-678)(g)(2), permanently displayed menus may be properly installed inside the business' window or in an approved wall-mounted or freestanding display case adjacent to the business entrance. The applicant has proposed to mount the proposed menu board to a hostess station, which includes dimensions greater than allowed by the UDC. This is not consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval. Staff recommends that the applicant propose a menu board that is permanently located near the restaurant's entrance that does not exceed two (2) square feet.

CASE MANAGER:

Edward Hall



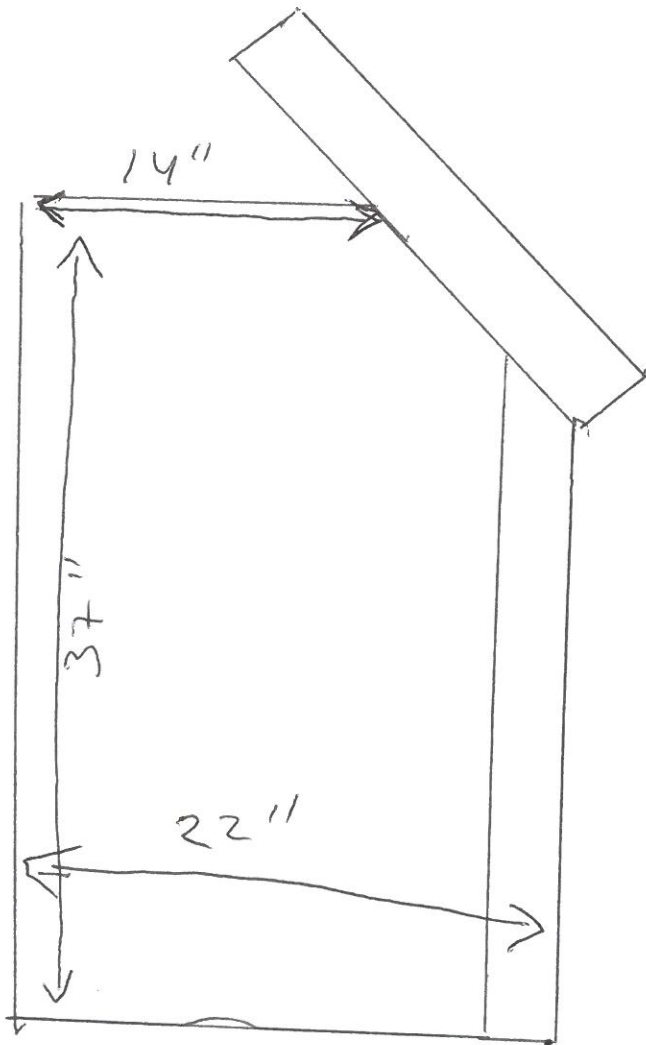
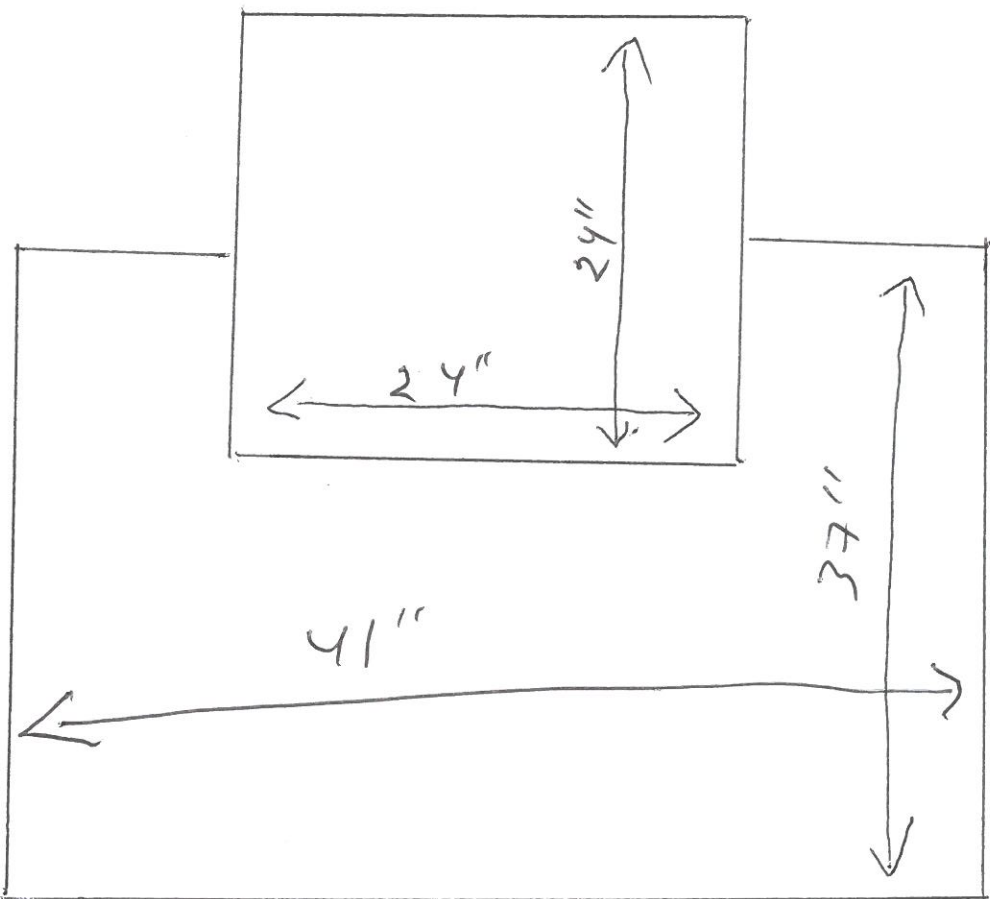


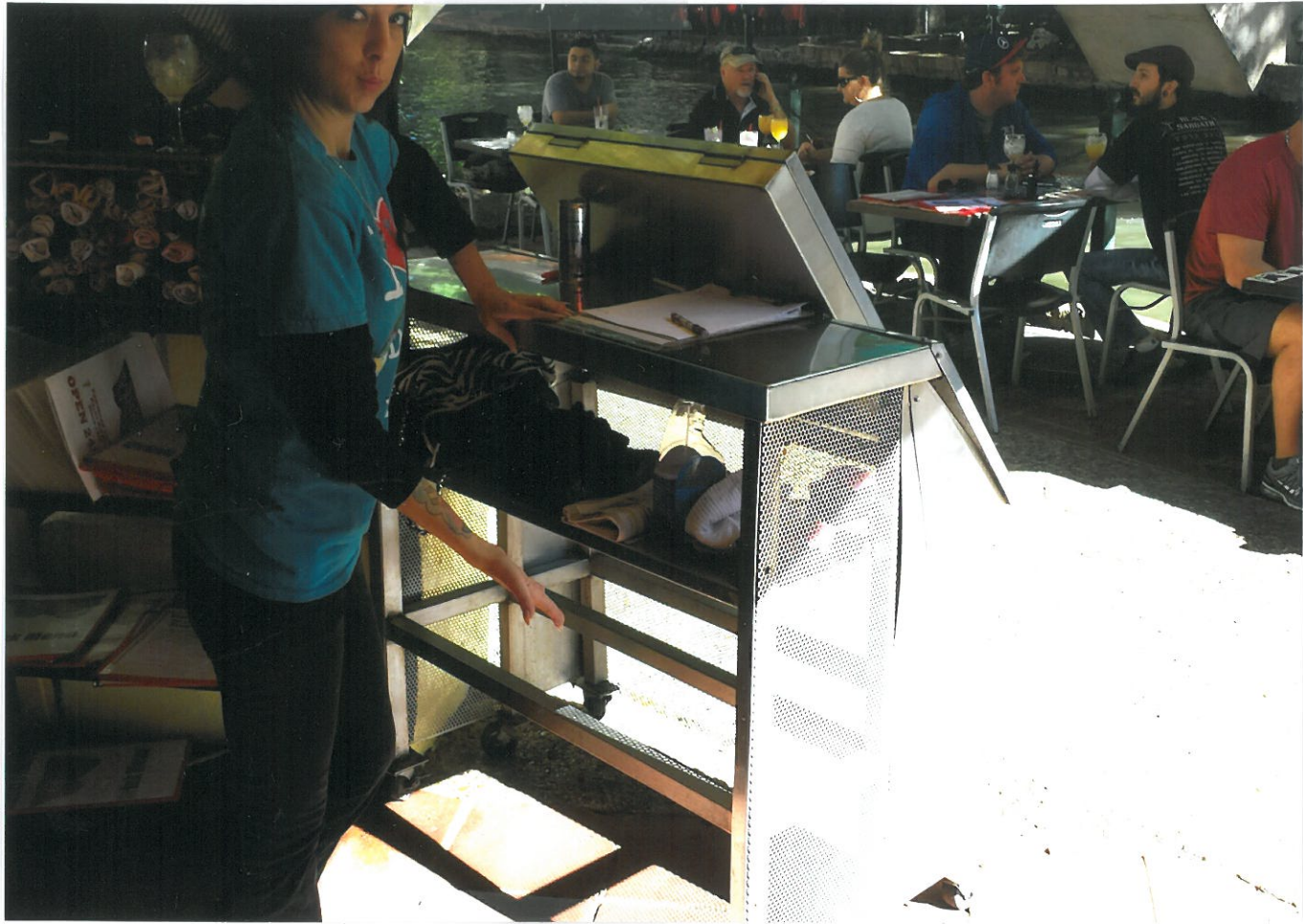
Flex Viewer

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Rear Dimensions Same as
Front

