

HISTORIC AND DESIGN REVIEW COMMISSION

August 04, 2021

HDRC CASE NO: 2021-339
ADDRESS: 245 E COMMERCE ST
LEGAL DESCRIPTION: NCB 116 BLK LOT 20 EXC NW 1FT TRI & PT OF LOT 21
ZONING: D, RIO-3, H
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark
APPLICANT: Todd Olson/NBS Real Estate Consulting
OWNER: Gregg Weston/RIO PLAZA LP
TYPE OF WORK: Site Furnishings
APPLICATION RECEIVED: July 07, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install sidewalk café seating in the public right-of-way.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.

ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

B. STREET TREES

i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

C. PAVING

i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

D. LIGHTING

i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).

ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.

iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).

iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.

v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

UDC Sec. 35-673. - Site Design Standards.

(i) *Street Furnishings*. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(1)*Prohibited Street Furnishings in Riverwalk Area and San Pedro Creek Improvements Project.* The following street furnishings are prohibited within the publicly owned portion of the River Walk area and SPCIP, whether or not the property is leased, and on the exterior of the river or creek side of buildings directly adjacent to the publicly owned portion of the river or creek:

- A. Vending machines.
- B. Automatic teller machines.
- C. Pay phones.
- D. Photo booths.
- E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
- F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.
- G. Monitors (i.e., television screens, computer screens, digital displays, and video boards) except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.
- H. Speakers, except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.

(2)*Street Furnishing Materials.*

- A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.
- B. Inexpensive plastic resin furnishings are prohibited.

(3)*Advertising on Street Furnishings.*

- A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.
- B. Product or business advertising is prohibited on all street furnishings.
- C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.

(4)Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river or creek pathway.

FINDINGS:

- a. The property located at 245 E Commerce is commonly known as Rio Plaza. The property features six (6) businesses on the premises, including Rita's on the River, Bonita Rita's, Justin's Ice Cream, Mercado Rita's, Pizzarita's, and the Rio Plaza Event Center. The property is designated as an individual landmark and is located in RIO-3. The applicant is requesting approval for the installation of site furnishings in the public right-of-way.
- b. SITE FURNISHINGS: LOCATION – The applicant is requesting approval to provide sidewalk café seating adjacent to three (3) businesses on the property, Rita's on the River, Justin's Ice Cream, and Pizzarita's. The proposed seating areas are located on the north and south sides of W Crockett Street. Seating Area A will include 7 sets of tables and chairs on the north side of W Crockett Street with a 10'-11"-wide path of travel and a 9'-5"-wide path of travel at the narrowest location. Seating Area A currently features trash and recycling receptacles, a streetlight, and a concrete planter. Seating Area B is proposed to include 4 sets of tables and chairs and will feature a 7'-8"-wide path of travel. Seating Area B currently features a streetlight and 2 concrete planters. The proposed Seating Area C is located on the south side of W Crockett Street and is proposed to feature 8 sets of tables and chairs with a 6-foot-wide path of travel. Seating Area C currently features 3 concrete bollards near the curb. The Historic Design Guidelines for Site Elements on Non-Residential and Mixed-Use Streetscapes states that historic site furnishings, including benches, lighting, tree grates, and other features should be preserved. The proposed site furnishings will not negatively impact any of the historic or existing site furnishings. Staff finds the proposal appropriate.
- c. SITE FURNISHINGS: MATERIALS – The applicant has proposed to install high wood and metal tables and chairs in Seating Areas A & B. The applicant has proposed to install standard-height tile and metal tables and chairs in Seating Area C. Guideline 6.A.ii for Site Elements states that street furniture such as benches, trash receptors, tree grates, and tables should be simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist. Staff finds the proposal consistent with the Historic Design Guidelines and the UDC.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulation:

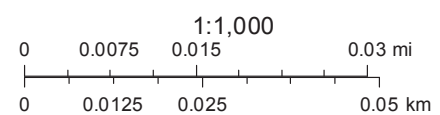
- i. That the applicant coordinates with CCDO regarding required licensing agreements.

City of San Antonio One Stop



July 30, 2021

— User drawn lines



Google Maps 245 E Commerce St

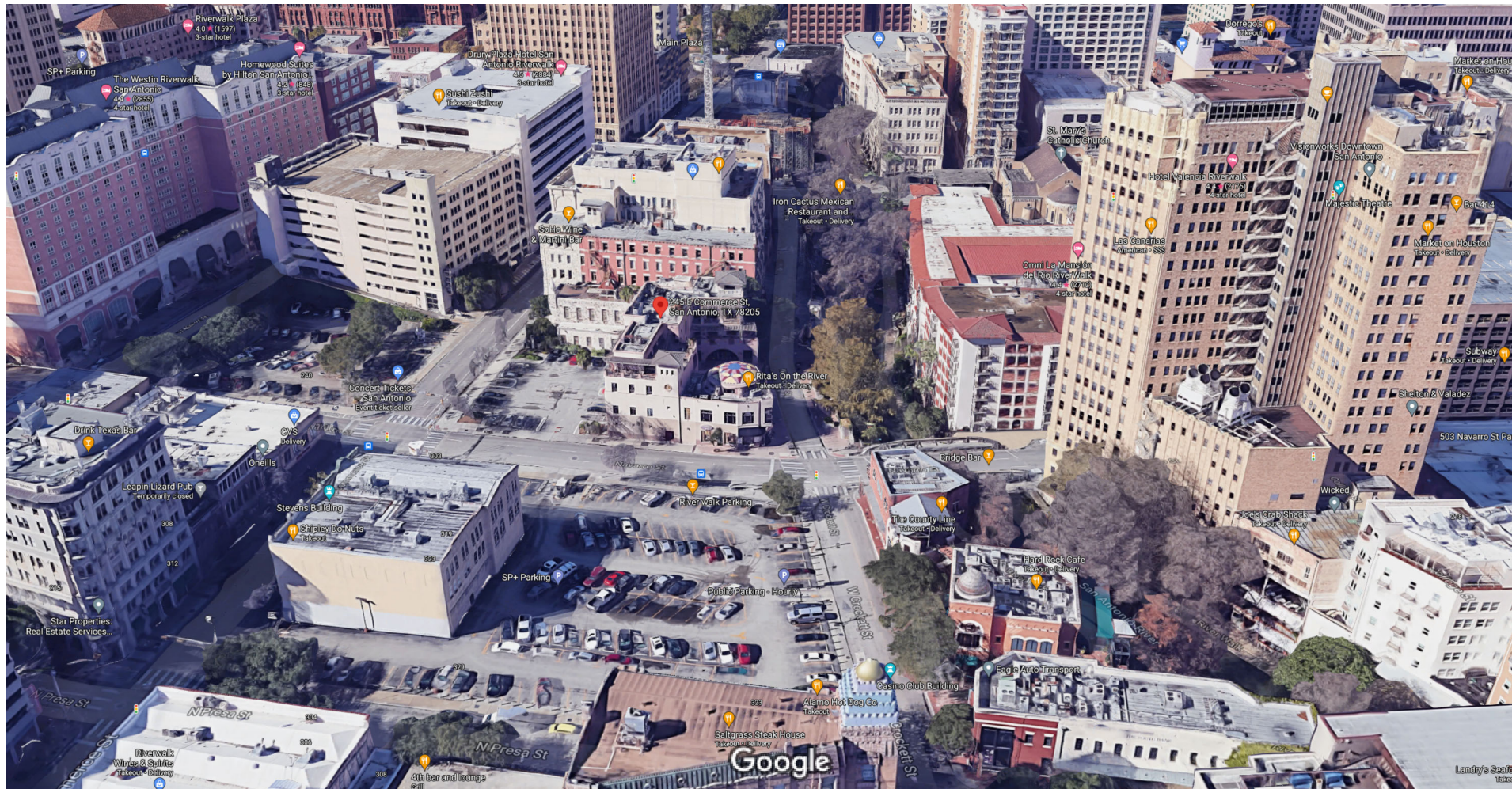


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Google Maps 245 E Commerce St



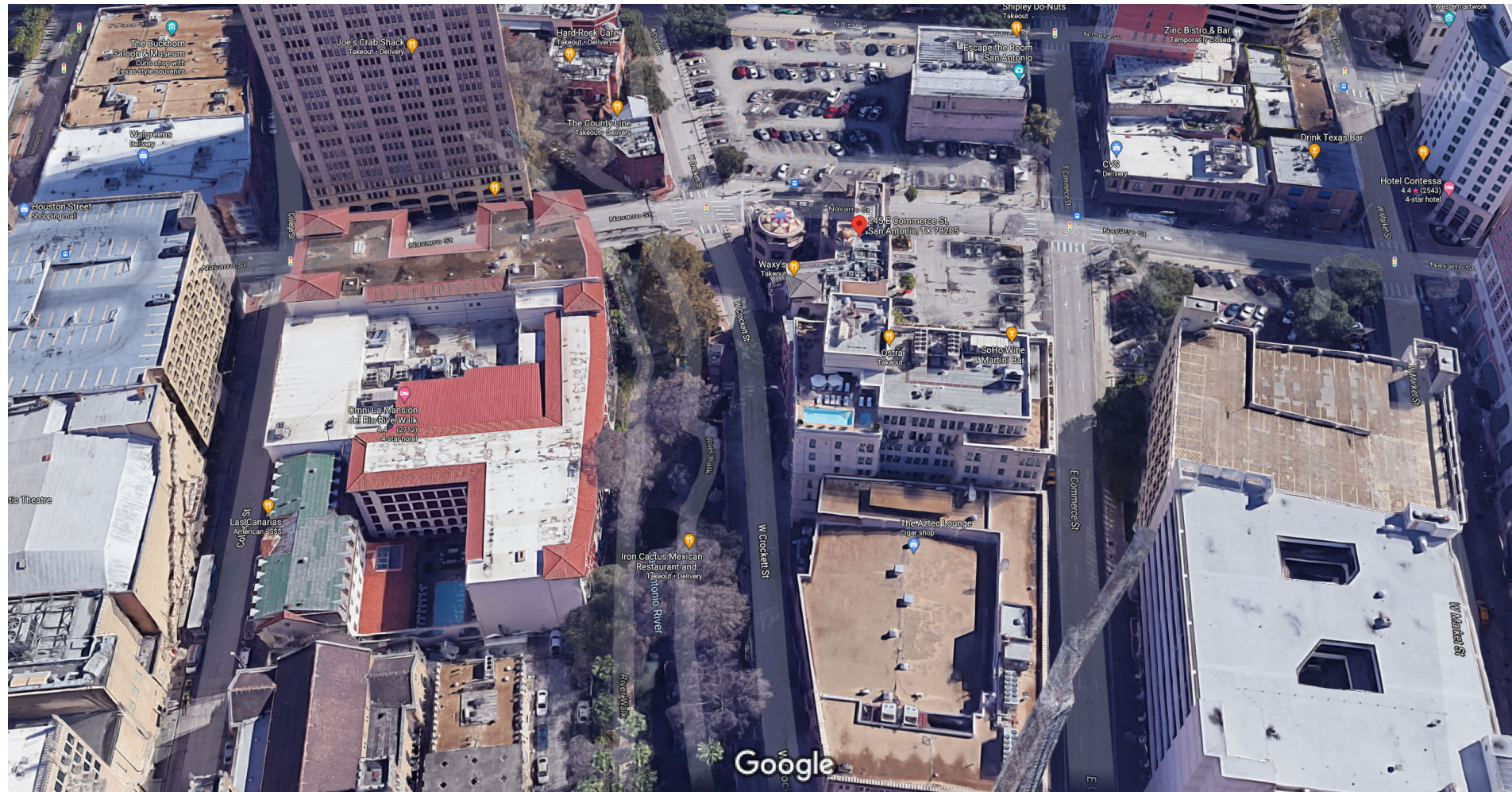
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Google Maps 245 E Commerce St



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Rio Plaza
Sidewalk Café Consideration
July 2021

Rio Plaza and the restaurants on premises are submitting this application to provide for sidewalk cafe sitting adjacent to their place of business. Location A is adjacent to Rita's on the River, Location B is adjacent to Justin's Ice Cream and Location C is adjacent to Pizzarita's. Note that the owner of Rio Plaza and the restaurants are the same.

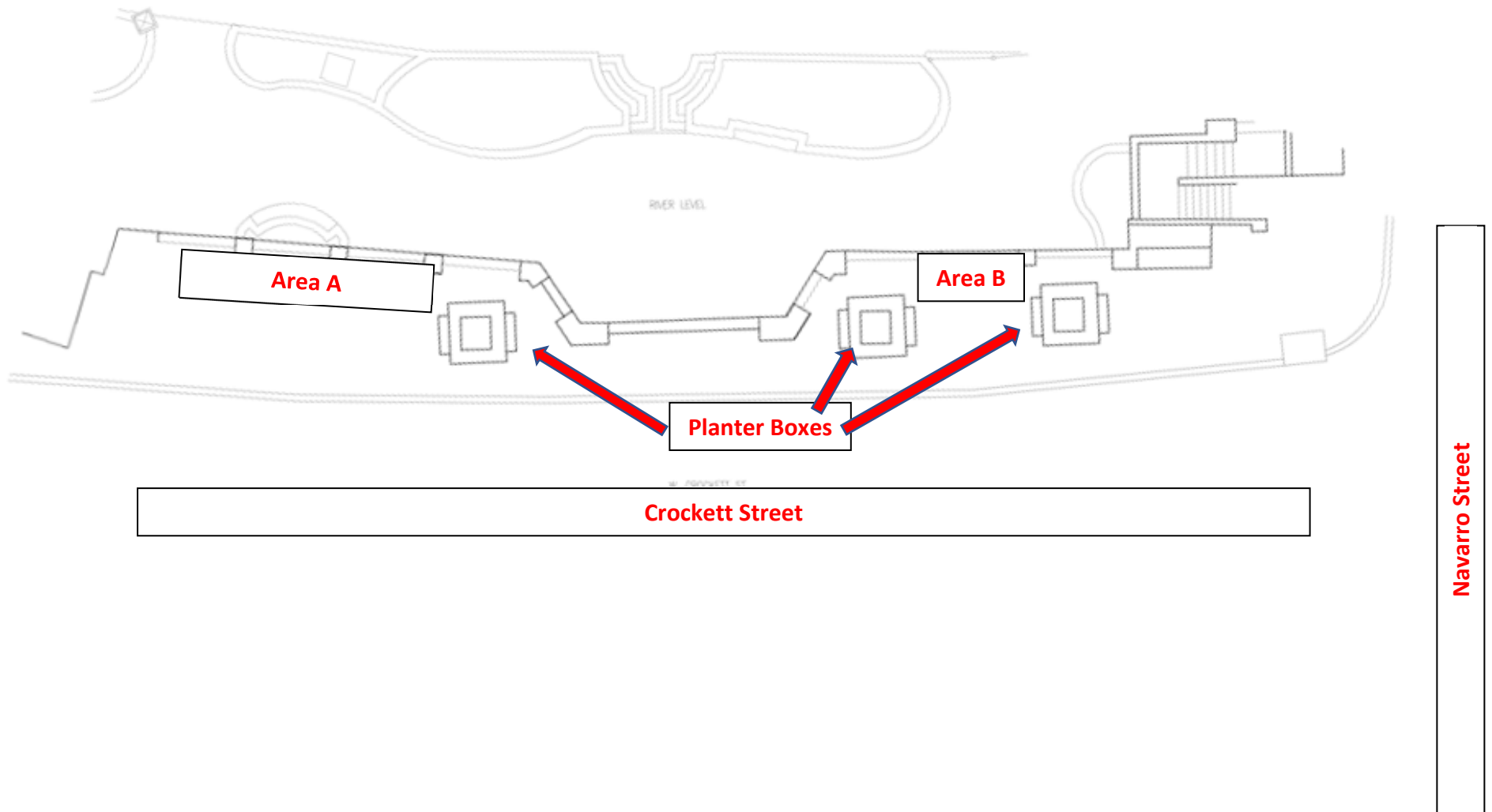
Aerial of Rio Plaza showing Crockett Street and the locations of A through C with further explanation below.



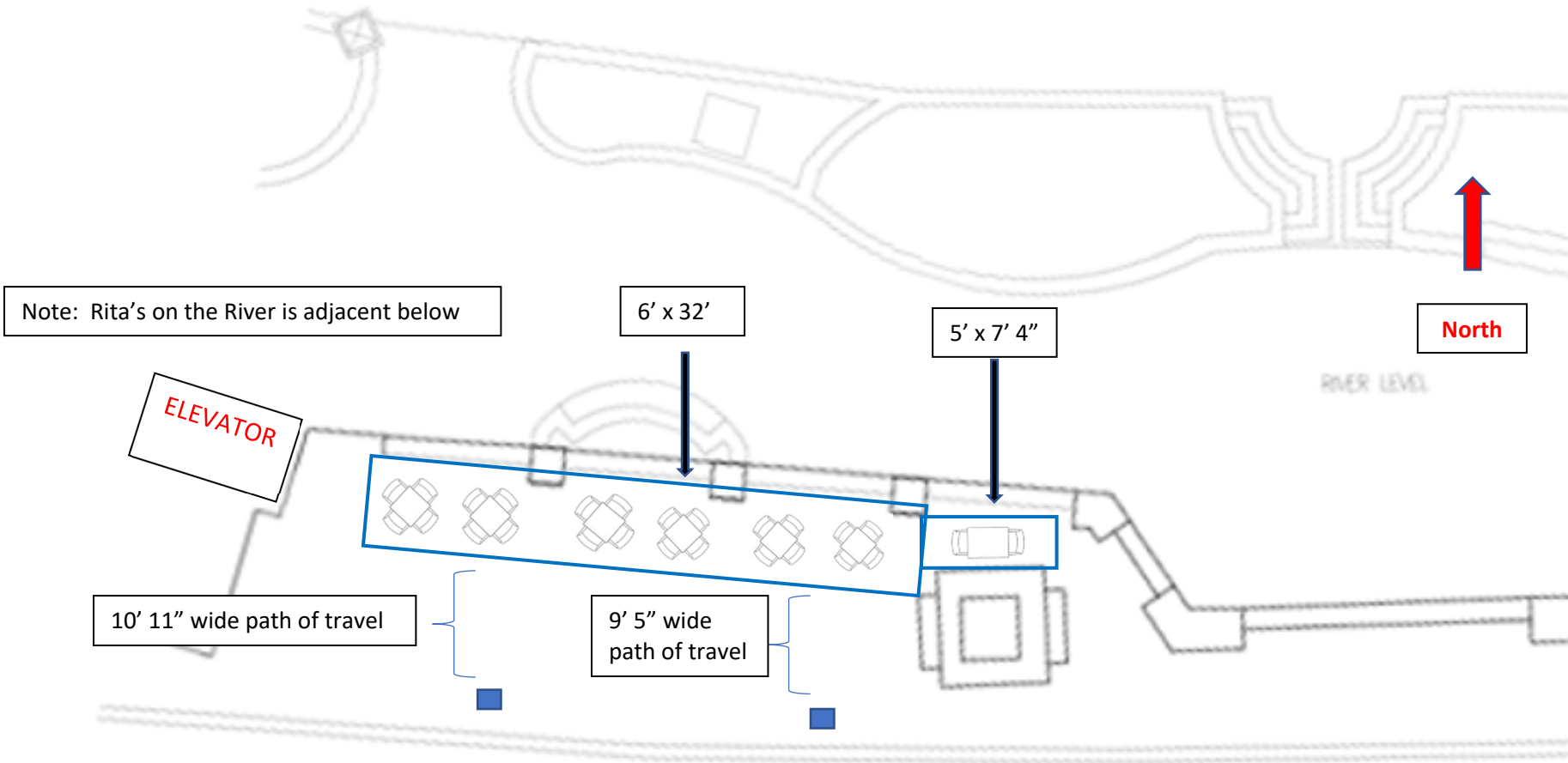
Areas A & B



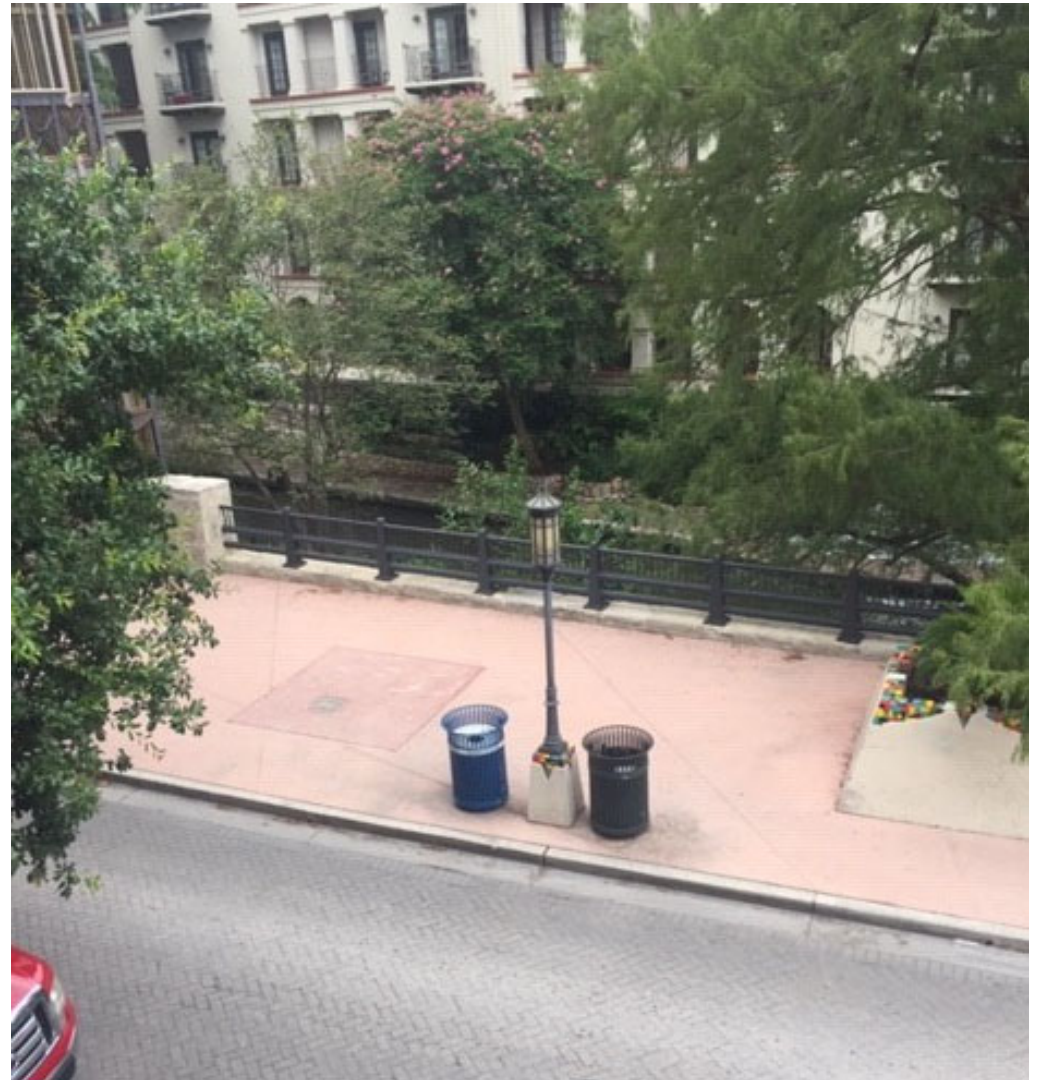
North



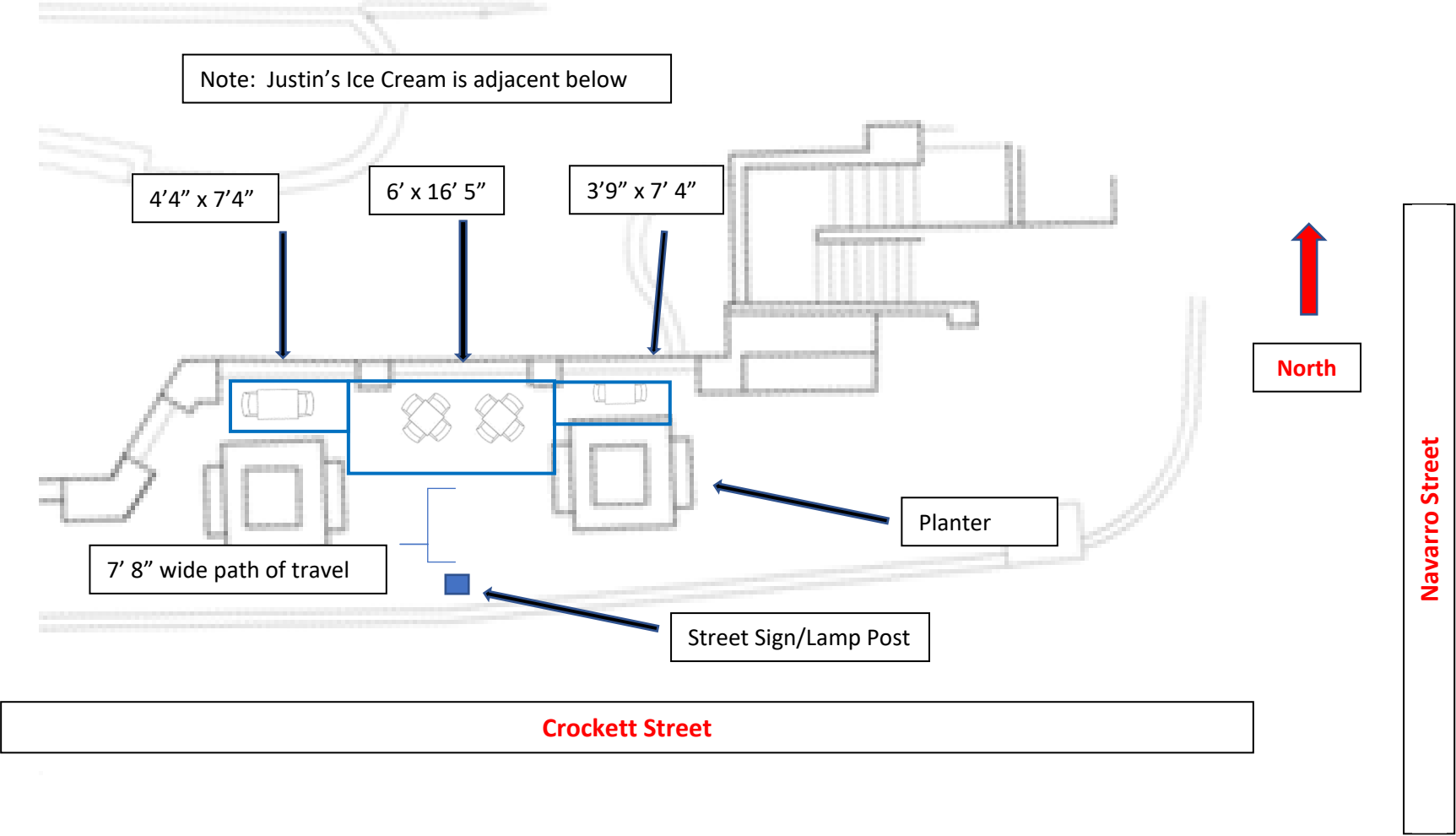
Area A Usage



Area A photos: View from Crockett Street



Area B Usage



Area B photo: View from Crockett Street

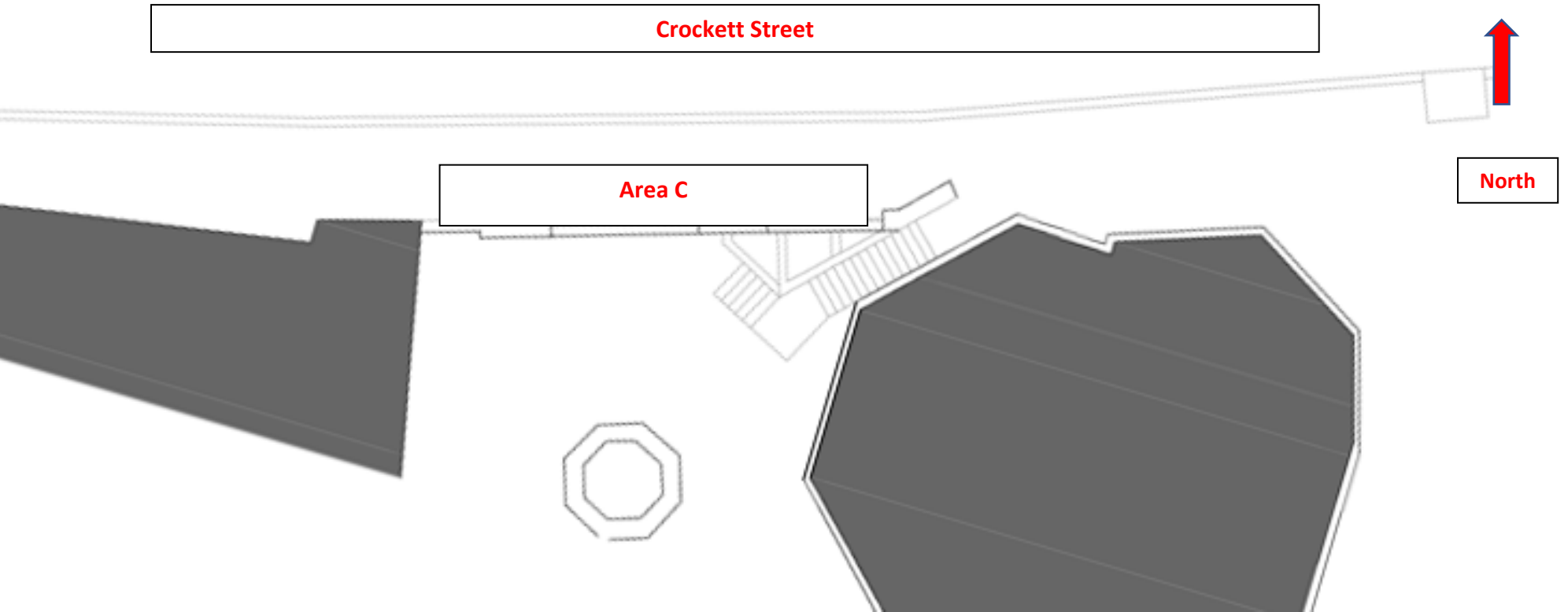


Area C

Crockett Street

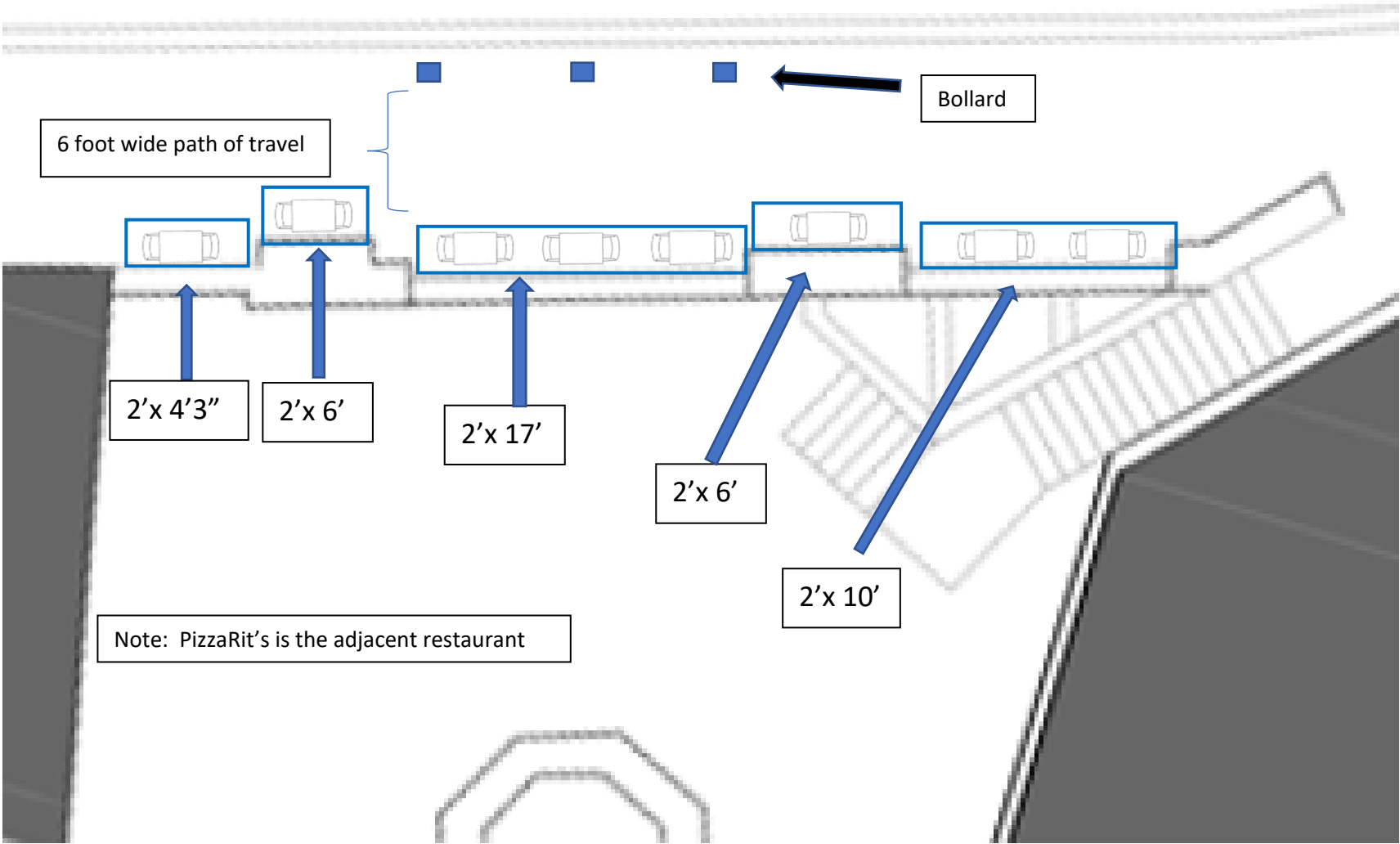
Area C

North



Area C Usage

Crockett Street



Area C photo: View from Crockett Street



Proposed Furniture
Tables and Chairs for Area A & B



Proposed Furniture
Tables and Chairs for Area C

