

# CASE NO: Z2002184

**Zoning Commission Meeting Date:** October 01, 2002

**Council District:** 1

**Ferguson Map:** 616 D7

**Appeal:** No

<b><u>Applicant:</u></b>	<b><u>Owner</u></b>
City of San Antonio	City of San Antonio

**Zoning Request:** From "C-3 HS NA " Commercial Historical Significance Non Alcoholic Sales District to "IDZ HS" Infill Development Zone Historical Significance with uses permitted in "C-1" Commercial District, and "MF-25" Multi-Family District.

Lots 1 and 2, Block A, NCB 2556

**Property Location:** 1102 South Flores Street  
Old Fire Station #12

**Applicants Proposal:** To permit mixed uses

**Staff Recommendation:**

Approval. The Downtown Neighborhood Plan recommends this location for Mix Use Neighborhood to include residential and commercial uses. The subject property is vacant Fire Station #12 and fronts on South Flores Street, a secondary arterial on the major thoroughfare plan and is surrounded by existing commercial and residential zoning and uses. The request of "IDZ" Infill Development Zone with permitted uses in "C-1" and "MF-25" is an appropriate downzoning from "C-3 HS NA". Staff encourages infill development that is enhanced by a mix of residential, commercial and recreational uses, particularly in older neighborhoods located inside Loop 410.

**Zoning Commission Recommendation:**

Approval

<b><u>VOTE</u></b>	
<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2002184**

**ZONING CASE NO. Z2002184** October 1, 2002

Applicant: City of San Antonio

Zoning Request: "C-3NA" HS Commercial Historical Significance Non Alcoholic Sales District to "IDZ" HS Infill Development Zone Historical Significance with uses permitted in "C-1" Commercial District and "MF-25" Multi Family District.

Oscar Serrano, Asset Management Department, stated they are requesting mixed use on the subject property. This structure is a two-story building and has minimal parking. He further stated this building has historic significance and was built in 1925.

### **FAVOR**

Bryan Jones, 124 E. Rische, stated he is in support of this request. He was concerned that this zoning change would invite multi family dwelling. He stated he is for improving the character of the neighborhood and he feels this would be good for the community.

John Pena, stated he is in favor of this request. He stated he owns a business across from the subject property.

Staff stated there were 29 notices mailed out to the surrounding property owners, 1 returned in opposition and 4 returned in favor and no response from Arsenal Neighborhood Group.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

### **COMMISSION ACTION**

The motions was made by Commissioner Kissling and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lots 1 and 2, Block A, NCB 2556 at 1102 South Flores Street.
2. There were 29 notices mailed, 1 returned in opposition and 4 returned in favor.
3. Staff recommends approval.

**AYES: Mehringer, Grau, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez**

**NAYS: None**

**THE MOTION CARRIED.**

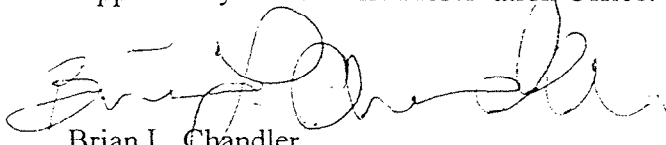
### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL MEMORANDUM**

**TO:** David Arciniega, Development Services Department  
**FROM:** Brian Chandler, Historic Preservation Office  
**COPIES:** Rod Sanchez, Assistant Director; File  
**SUBJECT:** Zoning Case Z2002-184:  
**DATE:** September 17, 2002

The property located at 1102 South Flores Street is the former fire station #12, which is a Historically Significant landmark. The proposed IDZ district with C-1 HS and MF-25 HS permitted uses should not adversely affect the historic integrity of the property and is, therefore, supported by the Historic Preservation Office.



Brian L. Chandler  
Senior Planner

**CITY OF SAN ANTONIO  
OFFICE OF ASSET MANAGEMENT  
Interdepartmental Correspondence Sheet**

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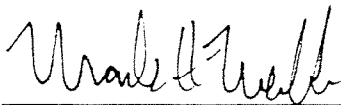
**TO:** Rod Sanchez, Assistant Director of Development Services  
**FROM:** Mark Webb, Assistant Director of Asset Management  
**CC:** Raymond Lozano  
**DATE:** August 29, 2002  
**RE:** Request for zoning change

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We are requesting the down-zoning of the property located at 1102 S. Flores, NCB 2556, Block A, Lots 1 & 2, formally known as Fire Station #12, from its current zoning of "C-3NA" Commercial Non-Alcoholic Sales District to "IDZ" Infill Development Zone, "C-1" Commercial District and "MF-25" Multi-Family Residence District.

The current zoning would allow such uses as, an auto and light truck repair shop, car wash, commercial uses, auto sales and laundry plant. The proposed zoning would allow for mixed uses such as, a restaurant, office, barber/beauty shop, florist shop, bakery, art gallery and/or single family, not to exceed 2 unit dwellings, all of which are in keeping with our goal to permit those uses that will enhance and benefit the neighborhood.

In the event that further information is needed, please contact Asset Management, Mick Haase at 207-6509.



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Mark H. Webb, Assistant Director,  
Asset Management