

ZONING CASE: Z2002-203

City Council District NO. 5

Requested Zoning Change

From: "C-3R" To: "MF-25, H IDZ, C-1"

Date: December 12, 2002

Scale: 1" = 200'

Subject Property

200' Notification

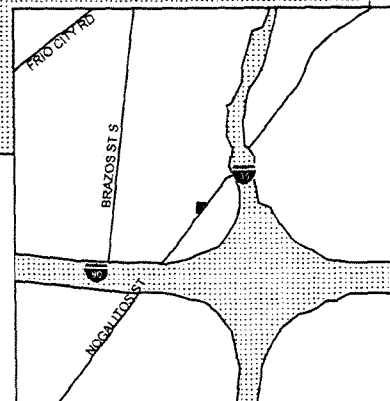
T-20

B-1

p.650



c:\NOV_5_2002



CASE NO: Z2002203

Zoning Commission Meeting Date: November 05, 2002

Council District: 5

Ferguson Map: 650 C1

Appeal:

Applicant:

City of San Antonio

Owner

City of San Antonio

Zoning Request:

From "C-3 R" Commercial District, Restrictive Alcohol Sales to "H" Historic Significance and an "IDZ" Infill Development Zone with uses permitted in a "C-1" Commercial and "MF-25" Multi-Family District.

Lot 14, Block 32, NCB 6275

Property Location:

1519 Nogalitos Street

On the north corner of Park Boulevard and Nogalitos Street

Applicants Proposal:

To allow for mixed residential and commercial use.

Staff Recommendation:

Approval.

This subject property was previously Fire Station #16 and was vacated by the Fire Department in the fall of 2001. On October 2, 2002 the Historic Design Review Committee (HDRC) recommended the building receive historical significance.

The proposed zoning would allow a mixed used with "C-1" commercial uses and/or residential not to exceed three dwelling units. The subject property is surrounded by commercial zoning. "C-3" Commercial zoning is directly adjacent to the west of the subject property and "C-3 R" Commercial, Restrictive Alcoholic Sales zoning is adjacent to the north and located across Nogalitos Street. The subject property is located on the corner of a local street (North Park Boulevard) and an arterial street (Nogalitos Street) not to mention a commercial corridor. An "IDZ" base zoning with uses permitted uses in a "C-1" and "MF-25" District is appropriate at this location.

Zoning Commission Recommendation:

Approval

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002203

ZONING CASE NO. Z2002203 November 5, 2002

Applicant: City of San Antonio

Zoning Request: "C-3R" Commercial District, Restrictive Alcohol Sales to "H" Historic Significance and an "IDZ" Infill Development Zone with uses permitted in a "C-1" Commercial and "MF-25" Multi-Family District.

Oscar Serrano, Asset Management Department, requested that this property be zoned for mixed residential and commercial use. On October 2, 2002, the Historic Design Review Commission recommended this building for Historic designation. The structure was built in 1925. He further stated that the property is currently zoned "C-3R" which allows uses that are not compatible with the surrounding businesses. They have met with the Collins Gardens Neighborhood Association they are in support of the proposed request. He stated that this rezoning would not have an adverse effect on the existing neighborhood.

Staff stated there were 23 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned in favor and the Collins Gardens Neighborhood Association is in favor.

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 motion was made by Commissioner Cardenas-Gamez and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lot 14, Block 32, NCB 9275 at 1519 Nogalitos Street.
2. There were 23 notices mailed, 2 returned in opposition and 1 in favor.
3. Staff recommended approval.

AYES: Mehringer, Grau, Cardenas-Gamez, Hophan, Sherrill, McAden, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

CITY OF SAN ANTONIO
DEPARTMENT OF ASSET MANAGEMENT
Interdepartmental Correspondence Sheet

TO: Rod Sanchez, Assistant Director, Development Services

FROM: Mark Webb, Assistant Director, Department of Asset Management

CC: Raymond Lozano

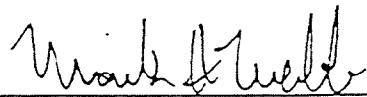
DATE: September 17, 2002

RE: Request for zoning change

We are requesting the down-zoning of the property located at 1519 Nogalitos, NCB 6275, Block 32, Lot 14, formally known as Fire Station #16, from its current zoning of "C-3R" Commercial District, Restrictive Alcoholic Sales to "H" Historic, "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 residential, 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 while preserving the historic significance of the property.

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



Mark H. Webb, Assistant Director
Department of Asset Management

RECEIVED

02 SEP 17 AM 7:48

LAND DEVELOPMENT
SERVICES DIVISION



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

Dated HARC
meeting October 02, 2002

CITY OF SAN ANTONIO

HDRC CASE NO: 2002-188
ADDRESS: 1519 Nogalitos
LEGAL DESCRIPTION: NCB 6275, Block 32, Lot 14
PUBLIC PROPERTY: Fire Station #16
APPLICANT: City of San Antonio, Mick Haase, Asset Management
P.O. Box 839966, SAT 78283-3966
OWNER: City of San Antonio
TYPE OF WORK: Historic Significant Landmark Designation

E 2002-03

REQUEST:

The applicant is requesting a finding of Historic Significance for Fire Station #16. Built in 1921 and used continuously as a Fire Station until September 4, 2001, Fire Station #16 is an eclectic style with influences in Italian Renaissance and Spanish Eclectic Revival. The eclectic movement, dated from 1880 to 1940, stressed relative copies of historic European designs. In eclecticism many different styles vie with one another. The Italian Renaissance style can be seen in the massing of the building, the gable-on-hip roof and exposed rafters that resemble brackets. Spanish eclectic influence is drawn from the red tile roof. The horizontal banding of the windows is reminiscent of Prairie style and adds to the horizontal massing of the building. Stripped of any decorative elements the building has a utilitarian feel which would be appropriate for a government building built after World War I.

City governments often built local firehouses to match the surrounding neighborhood. Nogalitos Street was and still is a commercial corridor. Fire Station #16, as a large two-story building, with its clean lines and no decorative elements fits well with the historic and present uses along Nogalitos Street.

RECOMMENDATION:

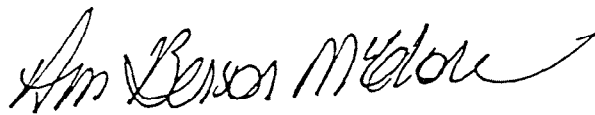
The staff recommends a finding of Historic Significance for this property. The building meets the following criteria for designation as historically significant:

- (1) the fire station is a particularly fine example of a utilitarian structure (35-607, B-6);
- (2) the fire station has physical characteristics that make it an established and familiar visual feature (35-607, B-7);

- (3) the fire station has integrity of location, design, materials and workmanship (35-607, B-8);
- (4) it constitutes a particular example of an architectural type (35-607, C-1c); and
- (5) the building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607 C-2a).

COMMISSION ACTION:

Approval of a finding of Historic Significance for this property based on the criteria given.



Ann Benson McGlone
Historic Preservation Officer