



# Alta Vista neighborhood Association newsletter

July 2021

P.O. Box 12174, San Antonio TX 78212

## 2602 N Flores - "Flores Station"

MP2 Urban Development is the new property owner of 2602 N Flores. The location that many call "Patsy's" is now referred to as the "Flores Station"; shown in the photo on the next page taken from the presentation that was provided to the AVNA Zoning and Planning Committee on June 28th.

Alta Vista first heard from MP2UD when they went through the process of designating 2602 N Flores as a historic landmark. Then the project was chosen as an adaptive reuse case study for graduate students of architecture at UTSA's Downtown Campus. They shared the story with us; " The focus of the case study was for the students to restore and preserve the original structure of the 1920's Filling Station while creating thoughtful modern ideas that relate to the old community social gathering spots of Pasty's and Alice's Ice House.

The adaptive-reuse concept that we found to be best suited for Patsy's would be a neighborhood cafe/ restaurant. A neighborhood cafe/restaurant would be a better community option versus other commercial uses such as law/accounting/office space which would be closed off to the neighborhood. During their design, the students were mindful to use both HDRC Historic Building Guidelines and Alta Vista NCD Standards.

As the students were completing their case studies, designs, renderings and ideas, [we were] available to the students and their professor (via zoom) to answer any questions about Historical Design or NCD Standards that needed to be addressed. [We] selected two students who we thought represented the adaptive-reuse design that would best preserve the original structure and bring back the social gathering intention."

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### **IMPORTANT NUMBERS**

#### AVNA Help Line

210-906-8617

altavista78212@gmail.com

#### SAPD Non-Emergency

210-207-7273

#### SAFFE Officer Maciel

Benito.Maciel@sanantonio.gov

desk: 210-207-7413

#### SAPD Central Substation

210-207-7410

#### District 1 City Council Office

210-207-0900

#### North Central Unit Code Office

210-289-4801

#### Animal Care Services

Dist 1 Officer: Adán Pérez

210-216-8428

adan.perez@sanantonio.gov

#### Union Pacific

Call 1-888-877-7267 to report hazardous materials releases, personal injuries, criminal activities, illegal dumping, or other environmental incidents.



@AltaVistaNA.org

## **2602 N Flores - "Flores Station" continued**

On July 9th, MP2UD submitted their Zoning Change Request application to change the zoning from the current designation C3 R HL NCD-2 AHOD to IDZ-2 with uses permitted for C-2 HL NCD-2 AHOD. They offered this intent for their request; "The purpose is to rehabilitate the abandoned historic landmark and create the space into a neighborhood restaurant and cafe. Building designs would follow both NDC-2 design standards and HDRC historic guidelines, being HL. IDZ-2 is requested because: it follows uses permitted in C-2, provides flexible standards for parking & setbacks and for the development & reuse of underutilized urban lots. IDZ-2 is in line with NDC-2 standards for parking and site design as minimum parking standards are encouraged and the front setback for non-residential structure is to be located as close to the property line as possible."

We're expecting that this case will be scheduled for the August 17th Zoning Commission hearing. The AVNA Z&P Committee is currently reviewing the designation to determine appropriateness. We have an internal goal of July 23rd for Z&P to make a recommendation to the board. That will give us enough time to work with MP2UD and D1 advisors should the recommendation be different than what MP2UD is requesting. This is common and its important that all stakeholders work together to decide what is in the best interest of the community.

AVNA will have a Special Meeting on Tuesday August 10th at 6:30pm to present the recommendation alongside the original presentation that MP2UD provided and discuss the details of the zoning change request. This will be a hybrid meeting of ZOOM and in-person, details on page 4, to provide everyone an opportunity for input. Especially those who are not digitally connected. Another iteration of the community input survey and additional information will go out soon in email eblast and on Facebook. We hope everyone is able to join the meeting!

### **Alta Vista Traffic Islands**

The brick fundraiser closed at the end of May with 50 bricks ordered and \$1,300 raised. We also received \$980 in direct donations towards the islands. Thank you, very kind and generous neighbors! A small group of dedicated neighbors have been putting in all of the hard work planting and maintaining the landscaping. We're planning on adding more plants, maybe a small raised garden bed for herbs, and the brick paths and the benches will be installed in a month or so (there are long delays in manufacturing and shipping right now.) We'll be planning a dedication pocket park party for sometime in the fall. Details will be in the September newsletter and on our social media. Hope you are enjoying the spaces!

**Alta Vista is bounded by Hildebrand on the North, San Pedro on the East, the Union Pacific railroad tracks on the West & Myrtle on the South.**

**Neighborhood Association**

**altavista78212@gmail.com**

**www.altavistana.org**

**P.O. Box 12174, SA TX, 78212**

**GENERAL ASSEMBLY**

Wednesday 6:30pm

September 29

November 17

**BOARD MEETINGS**

Sunday 4pm

August 8

September 12

October 3

November 7

December 5

**2021 AVNA BOARD**

President

Christina Wright

Vice President

(vacant)

Secretary

Cheryl Dozier

Treasurer

(vacant)

Directors at Large

Matt Garcia

Corey Schultz

(vacant)



*2602 N Flores "Flores Station", N Flores side rendering by MP2UD*

## **In our neighborhood**

District 1 Council Member Mario Bravo's office is still working through staffing decisions. The Constituent Field Office number is still the same, 210-207-0900, and the line is being answered! We'll hopefully have our neighborhood liaison by the time you are reading this.

The Neighborhood Associations that make the most impact in their community are the ones that have dedicated volunteers that take action. Alta Vista Neighborhood could use your help!

Most immediately we are looking for a volunteer who can act as the website manager for the neighborhood site, altavistana.org, which is operating on WordPress. Please reach out to us if you're interested. Depending on your level of experience, it might be only a couple of tasks that would take a very short amount of time per month.

The Alta Vista Neighborhood Association is a 501c4, all volunteer organization that was established in the 1970s. I'm not sure how many boards ago that was but you can see by the amount of vacancies we have and by the constant requests for help that we are in need of a new force of neighbors who are volunteering to keep the association active. There are opportunities to participate in both social and civic activities that are widely varied. And that provide you with opportunities that enhance your life in return. There is no limit to participation! Every neighbor is invited to discover how you can have a role in the neighborhood association.

Board elections are in November and the boards transition in December. This is also when committees are formed. The new board sets objectives in January. It is not too early to start thinking about joining in! Please email or call if interested.

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### **San Pedro Park Branch Library**

**1315 San Pedro Ave**

**210.207.9050**

Browsing, Contact-Free Pickup & Computer Access

Tue: 12pm to 8pm

Wed-Sat: 10am to 6pm

Outside Wi-Fi Access

7:30AM - 10:30PM

### **San Pedro Springs Park Pool**

**More info call 210.207.3299**

Free Open Swim:

Monday, Wednesday, Friday,

Saturday & Sunday: 12pm - 8pm

# MEETING ANNOUNCEMENT

Please join us for a special meeting  
Tuesday August 10th at 6:30pm  
hybrid (in-person and ZOOM)  
Mark Twain Dual Language Academy -  
Library  
-OR- Join us online at ZOOM:

<https://tinyurl.com/AVNAAugustMeeting>

Meeting ID: 820 0176 6263  
Passcode: 988816

Details are posted on the AVNA Group Facebook events, website calendar, in eblast email or call or email us for the information! An agenda will not be sent out for this meeting; there will be a presentation of the 2602 N Flores Zoning Change Recommendation.

**ADVERTISE HERE! SEND US AN  
EMAIL FOR THE CURRENT FEE  
STRUCTURE AND SCHEDULE.  
YOU CAN REACH UP TO 1,300  
RESIDENCES IN THE ALTA VISTA  
NEIGHBORHOOD!**

## **BECOME AN AVNA MEMBER!**

At this time, we are collecting membership dues and donations that will go to community outreach and engagement.

**Individual: \$10 per year**

**Business: \$20 per year**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Pay on-line on the AVNA website or return this form with a check to:

Alta Vista Neighborhood Association  
P.O. Box 12174  
San Antonio TX 78212

## Large Area Rezoning Task Force

The Task Force is continuing their efforts in surveying the neighborhood and focusing on the RM6 and MF33 properties to determine if the current zoning is the best designation based on the number of units and lot size. Commercial properties are being taken into account based on usage. What we have learned from other LARs is that the recommendations being made are more restrictive.

The team will continue the review over the next few weeks so that when it comes time to meet with DSD we will have our recommendations to compare with theirs. There will be plenty of notice and plenty of time to work with property owners before the LAR is put on an agenda with the Zoning Commission.

## Join Us!

**Sign up for our eblasts.** AVNA distributes the newsletter every other month. In between, we send out an eblast email. If you would like to be included, send us your email address. Go to our website & click on the Contact Us tab. There you can subscribe to our eblasts.

**Become a member.** Just click on the Join or Donate tab. Or mail in the form on [this page](#).

## **Attention Alta Vista! Volunteers Needed!**

Want to make a difference in your Community?

### **Be a Block captain!**

•Distribute AVNA newsletters (Jan, Mar, May, Sept, Nov)

•Communicate neighborhood concerns to AVNA for your block.

•Be Neighbor to Neighbor Advocates! Email

[altavista78212@gmail.com](mailto:altavista78212@gmail.com) to sign up!