



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-1566  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 1/23/2019  
**Title:** (Continued from January 9, 2018) PLAN AMENDMENT CASE # PA-2018-900011 (Council District 5): A request by Kaufman & Killen, Inc., representative, for approval of a Resolution, to amend the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Mixed Use" on 3.763 acres out of NCB 3551, located at 200 Tampico Street. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900039)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Proposed Land Use, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment PA2018-900011  
(Associated Zoning Case Z2018-900039)

**SUMMARY:**

**Comprehensive Plan Component:** Guadalupe Westside Community Plan

**Plan Adoption Date:** May 3, 2007

**Current Land Use Category:** "Community Commercial"

**Proposed Land Use Category:** "Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 23, 2019. This case is continued from the January 9, 2019 hearing.

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Tim Alcott

**Applicant:** Michael Wibracht

**Representative:** Kaufman & Killen, Inc.

**Location:** 200 Tampico Street

**Legal Description:** 3.767 acres out of NCB 3551

**Total Acreage:** 3.767

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** Historic Westside Residents Association

**Applicable Agencies:** Texas Department of Transportation

**Transportation**

**Thoroughfare:** Tampico Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 62, 67, 251, 275

**Thoroughfare:** IH35

**Existing Character:** Freeway

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 62, 67, 251, 275

**Comprehensive Plan**

**Comprehensive Plan Component:** Guadalupe Westside Community Plan

**Plan Adoption Date:** May 3, 2007

**Plan Goals:**

- Objective 19.3 - Encourage the development of vacant and substandard parcels.
- Objective 20.1.1 - Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.

**Comprehensive Land Use Categories**

**Land Use Category:** “Community Commercial”

**Description of Land Use Category:**

- Medium intensity commercial uses that serve two or more neighborhoods
- Should be located along arterial roads near intersections
- Ideally incorporates buffer yards and shared parking and internal circulation with adjacent uses
- Examples include convenience stores with gasoline, car washes, minor auto repair & servicing, small grocery stores, medium sized restaurants, and community shopping centers

**Recommended Zoning District:**

NC, C1, C2, C2-P, O-1, UD, O-1

**Land Use Category: “Mixed Use”**

**Description of Land Use Category:**

- Well planned and integrated blend of higher density residential with retail, office, entertainment, or other land uses
- Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels
- Preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop
- New mixed use developments on larger scale sites should integrate with existing uses and road and pedestrian networks

**Recommended Zoning District:**

RM-4, RM-5, RM-6, MF-25, MF-33, MF-40 NC, C1, C2-P; C2, IDZ, TOD, MXD, UD, O-1

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Vacant Building

Direction: North

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Veterans Enterprises of Texas

Direction: East

**Future Land Use Classification:**

Freeway

**Current Land Use Classification:**

NA

Direction: South

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Vacant Lots

Direction: West

**Future Land Use Classification:**

Parks/Open Space

**Current Land Use:**

Apache Creek and Alazan Creek

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located within the Downtown Regional Center and half a mile of a Premium Transit Corridor

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Community Commercial” to “Mixed Use” is requested in order to rezone the property to ""IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Multi-family uses not to exceed 200 units. This is consistent with the Guadalupe Westside Community Plan’s goal to consider mixed use developments which promote compatibility through design guidelines and encourage pedestrian activity on the street. The proposed plan amendment also encourages and facilitates the development of quality, diverse housing that is compatible with the character of the neighborhood.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Guadalupe Westside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018-900039**

Current Zoning: "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Multi-family uses not to exceed 200 units

Zoning Commission Hearing Date: January 15, 2019