



City of San Antonio

Agenda Memorandum

File Number:19-1566

Agenda Item Number: 13.

Agenda Date: 1/23/2019

In Control: Planning Commission

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