

Ordinance 250802

Rezoning Development Plan – Non-Residential

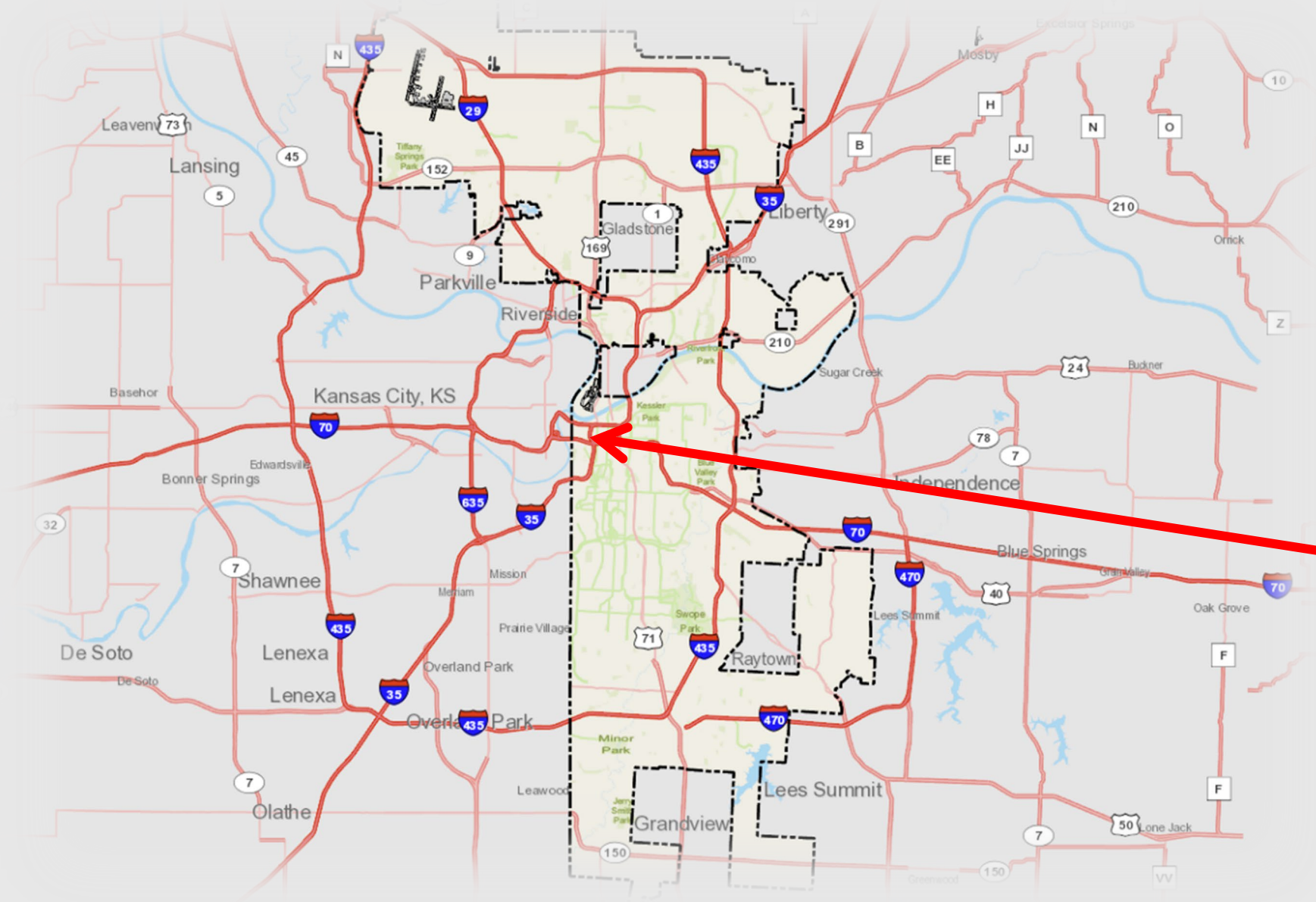
Guadalupe Centers High School Renovation

September 16, 2025

Prepared for

City Plan Commission





Site

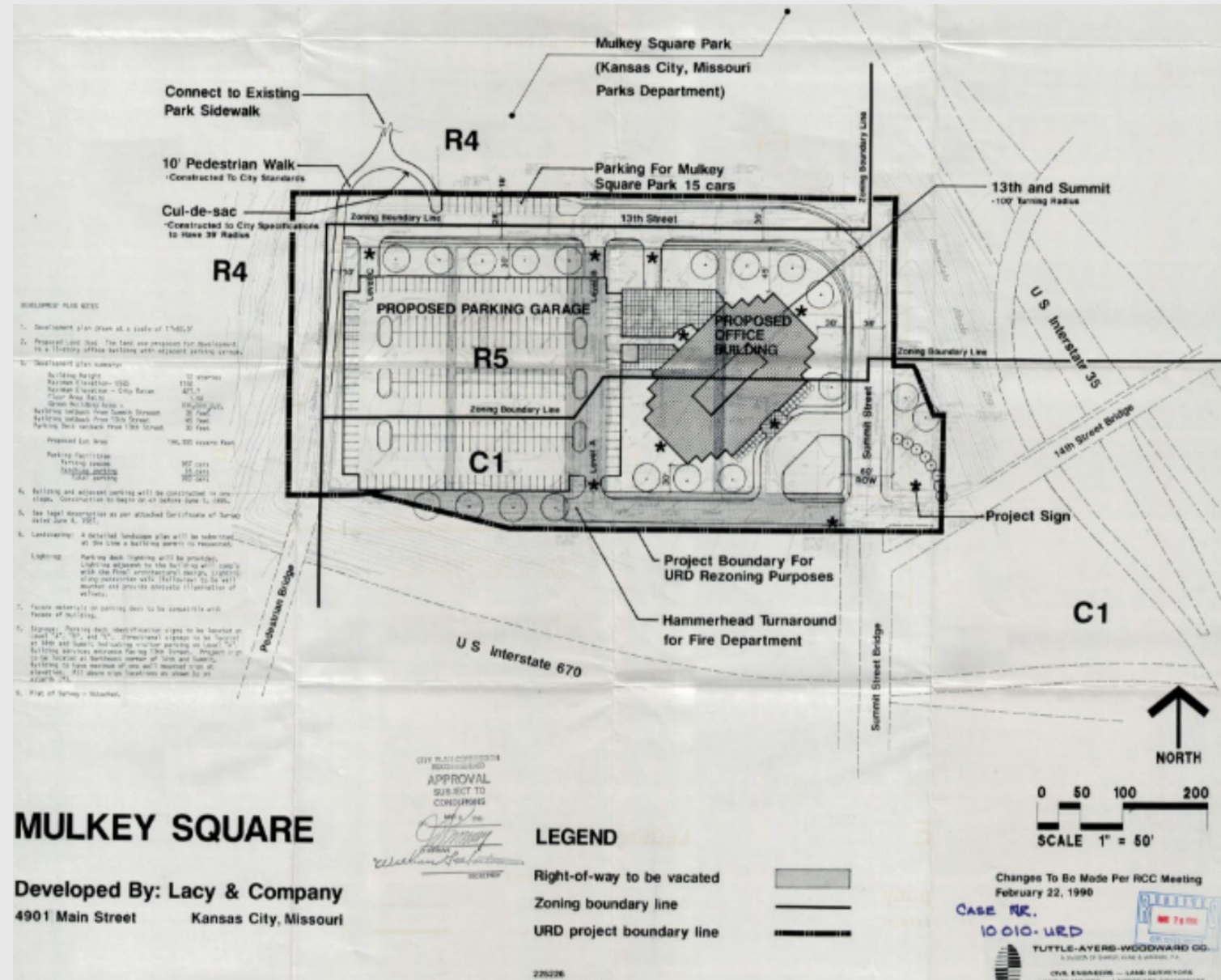


View looking NW from Summit Street



View SW from W. 13th Street

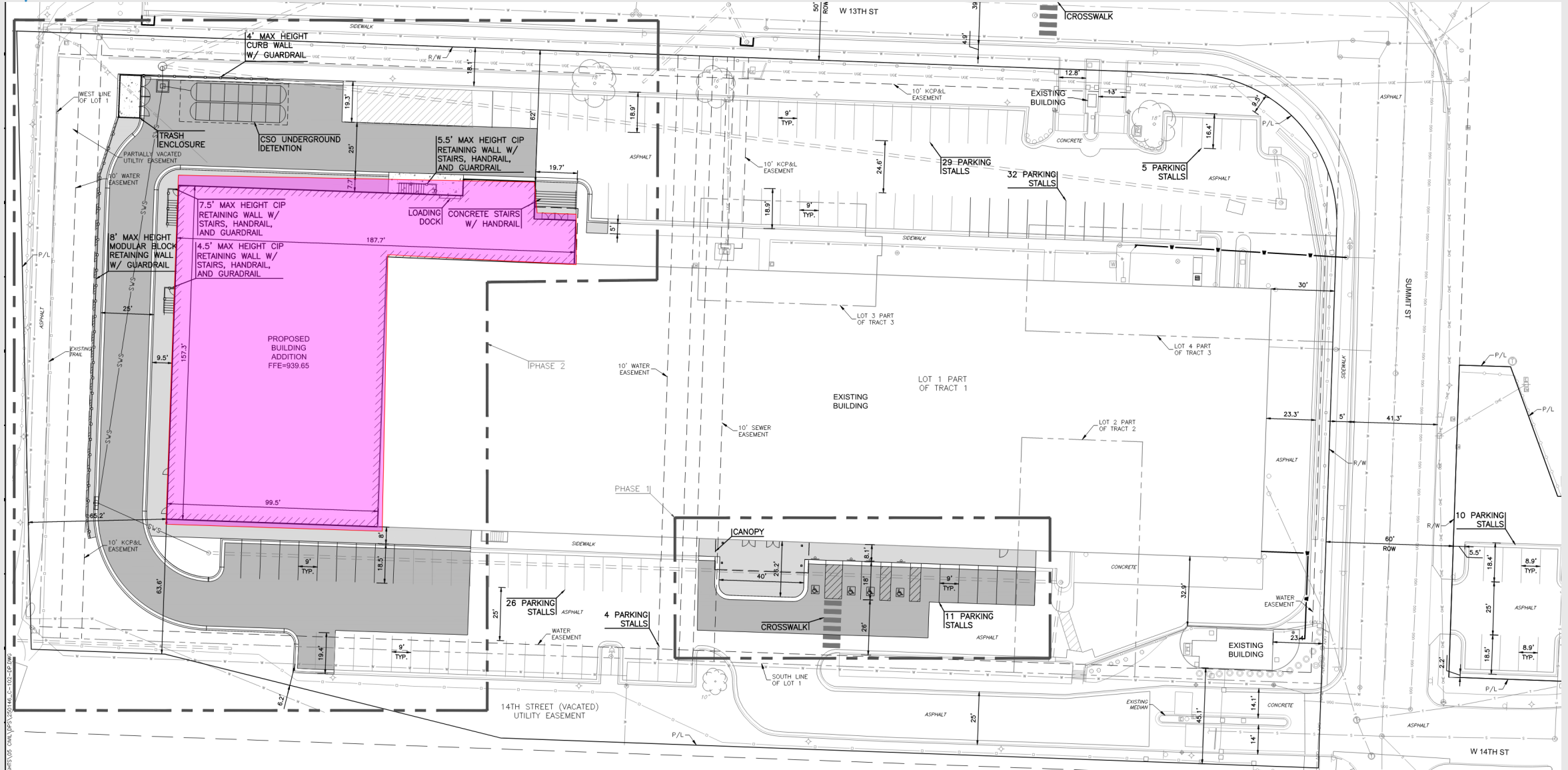
- Approved in 1990
 - Rezoned from R5 & C1 to Urban Redevelopment
 - Ord. No. 65354
 - Developer was responsible to construct 10' pedestrian walkway
- now integrated into the Riverfront Heritage Trail



History



Rezoning from UR to DX



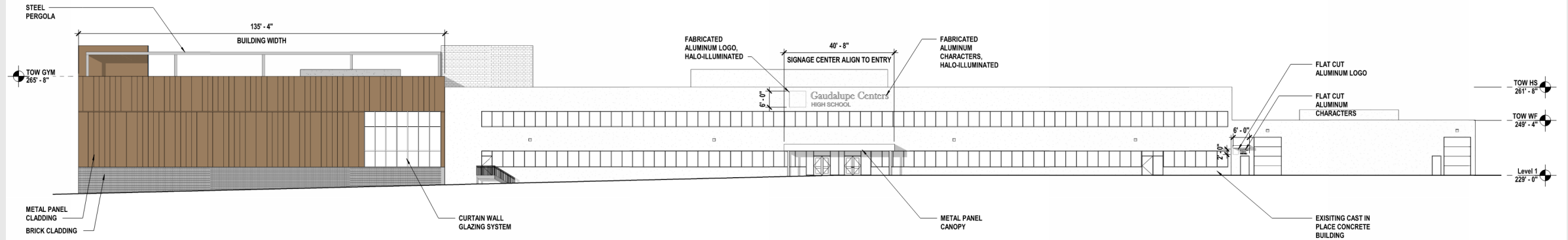
Site Plan (including Phase II)

PROPOSED USES:

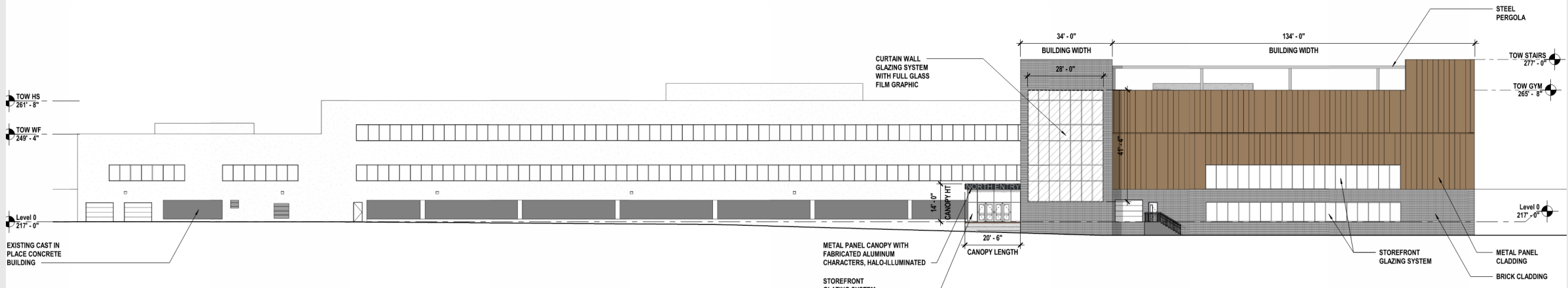
88-805-03-A CLUB, LODGE, OR FRATERNAL ORGANIZATION
 88-805-03-C DAY CARE (GROUP DAY CARE, DAY CARE CENTER)
 88-805-03-G LIBRARY, MUSEUM, OR CULTURAL EXHIBIT
 88-805-03-I RELIGIOUS ASSEMBLY
 88-805-03-K SCHOOL
 88-805-04-J ENTERTAINMENT VENUES AND SPECTATOR SPORTS (LARGE VENUE)
 88-805-04-P OFFICE (ADMINISTRATIVE, PROFESSIONAL OR GENERAL OFFICE)

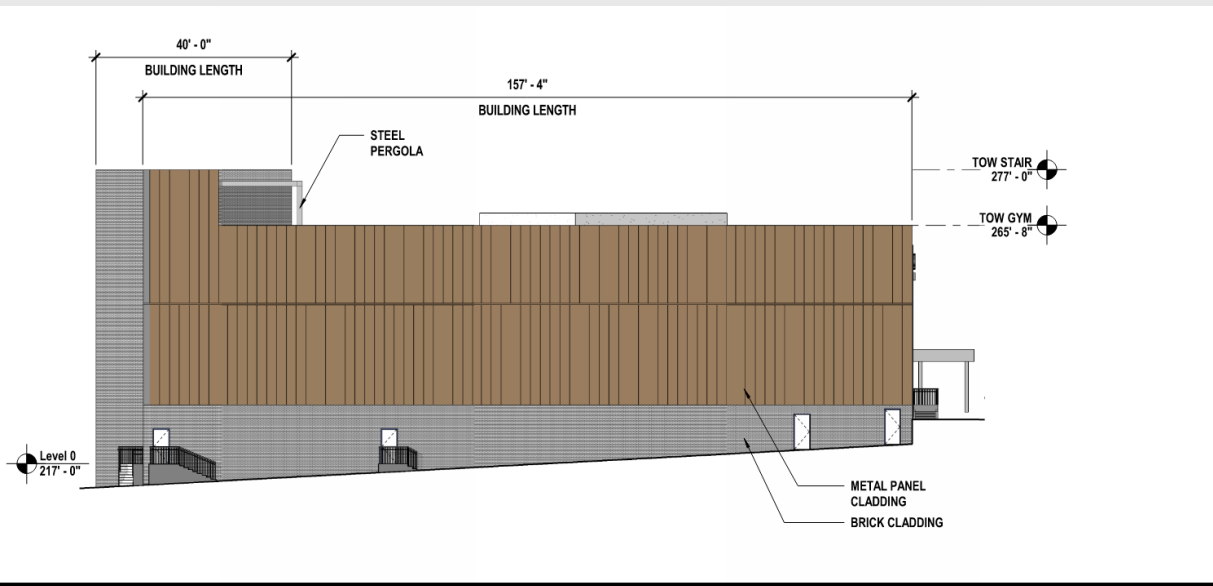
88-420 - PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USE: SCHOOL					
STALLS	74	250			
ACCESSIBLE	3	7			
PROPOSED USE: SPECTATOR SPORTS**					
STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM			65	*54	YES
TOTAL	250	250	93	*54	YES
*ALL SHORT TERM BIKE PARKING CAN ALSO BE CONSIDERED LONG TERM BIKE PARKING BASED ON CODE. ONLY 54 BIKE PARKING STALLS ARE PROVIDED DUE TO THE LACK OF RESIDENTIAL HOUSING NEAR THE SCHOOL LOCATION AND THE SCHOOL BEING PRIVATE.					
**SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM					

Proposed Uses & Parking

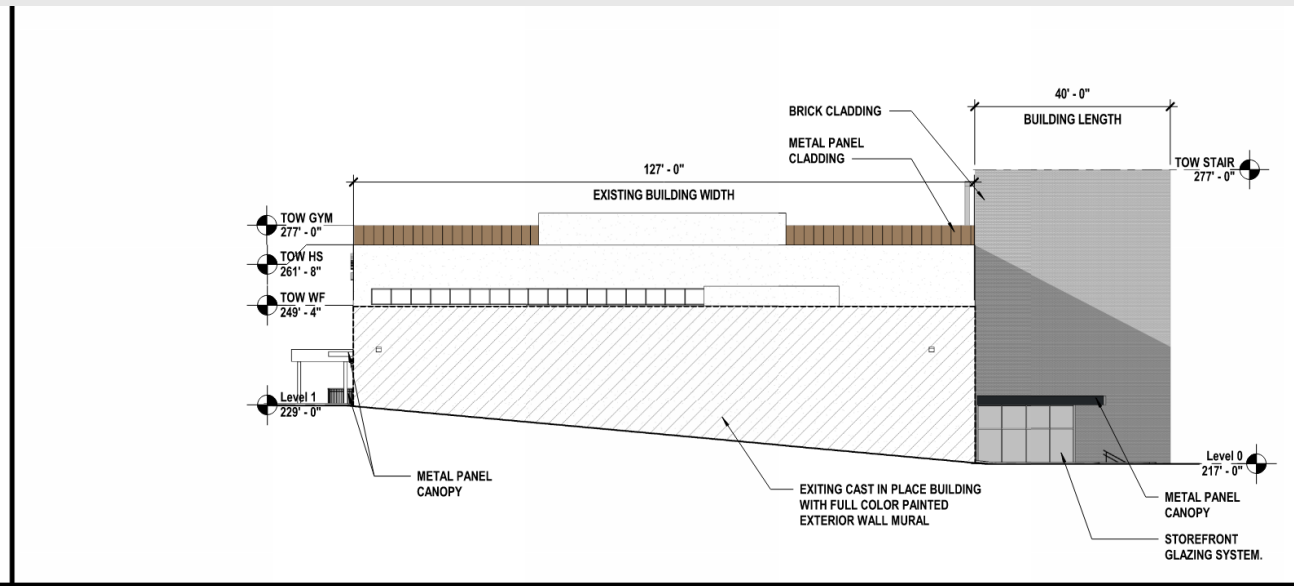


1 Scale Overall South Elevation
1/16" = 1'-0"





Overall West Elevation



Overall East Elevation

M10 Scale

City Plan Commission & Staff Recommendation

CD-CPC-2025-00060

Rezoning
Approval

CD-CPC-2025-00059

Development Plan – Non-Residential
Approval with Conditions