



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-2461

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 4/14/2021

**Title:** PLAN AMENDMENT CASE PA-2021-11600014 (Council District 2): A request by Bruce Jackson, representative, for Approval of a Resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "High Density Mixed Use" on a 1.508 acres out of NCB 10754, located at 819 Rice Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700051) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov; Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Draft Resolution

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2021-11600014  
(Associated Zoning Case Z-2021-10700051)

**SUMMARY:**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

**Current Land Use Category:** "Medium Density Residential"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 14, 2021

Case Manager: Azadeh Sagheb, Planner

Property Owner: Sterling Acquisition Corp c/o Omega Healthcare Investors, Inc.

Applicant: Bruce Jackson

Representative: Bruce Jackson

Location: 819 Rice Road

Legal Description: 1.508 acres out of NCB 10754

Total Acreage: 1.508

### **Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations:** Dellcrest Area Neighborhood Association

**Registered Neighborhood Associations within 200 feet:** Hein Orchard Neighborhood Association

**Applicable Agencies:** Martindale, Texas Department of Transportation

### **Transportation**

**Thoroughfare:** S WW White

**Existing Character:** Primary Arterial A

**Proposed Changes:** None

**Thoroughfare:** Rice Road

**Existing Character:** Collector

**Proposed Changes:** None

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

**Routes Served:** 28, 552, 26, and 225.

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

#### **Goals:**

Overall Goal: Provide a myriad of health care options to the residents of the Eastern Triangle through education, preventative healthcare services, and healthcare offices, clinics and medical complexes.

Goal 23: Basic healthcare needs

Goal 24: Health and wellness education

Goal 25: Youth healthcare

#### **Comprehensive Land Use Categories**

**Land Use Category:** "Medium Density Residential"

#### **Description of Land Use Category:**

Medium Density Residential includes Single Family Residential Development on one lot, including townhomes, garden homes, and zero lot line, and multifamily uses which include duplexes, triplexes, and fourplexes. This form of development should be located along collectors or residential roads and may serve as a buffer between low density residential and more intense land uses, such as commercial. This classification includes certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** R-5, R-4, R-3, PUD, RM-6, RM-5, & RM-4

**Land Use Category:** “High Density Mixed Use”

**Description of Land Use Category:**

High Density Mixed use includes well planned and integrated blend of higher density residential with retail, office, entertainment, and other land uses on adjacent lots, or integrated into one structure. Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels. The intense mix of uses within a block or building is to promote walkability and thus all mixed-use developments should be designed for the pedestrian in mind. Mixed use is 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.

**Permitted Zoning Districts:** R-6, R-5, R-4, PUD, RM-6, RM5, RM-4, MF-18, MF-25, MF-33, MF-40, NC, C-1, C-2, C-2P, TOD, MXD, MPCD, UD, FBZD, O-1 & O-1.5

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

High Density Mixed Use & Low Density Residential

**Current Land Use Classification:**

Single-Family Use, Multiple Commercial Uses like Hair Salon, Professional Office & Retail

Direction: East

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Nursing Home (300 bed)

Direction: South

**Future Land Use Classification:**

High Density Mixed Use & Medium Density Residential

**Current Land Use Classification:**

San Antonio Fire Department & Parking Lot

Direction: West

**Future Land Use Classification:**

None & High Density Mixed Use

**Current Land Use Classification:**

Primary Arterial Road, Multiple Commercial Uses like Food Establishment, Small Retail, Laundry & Pawn Shop.

**FISCAL IMPACT:**

None.

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

The property is not within a Regional Center however it is within a Premium Transit Corridor.

**STAFF ANALYSIS AND RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The applicant seeks a Plan Amendment from “Medium Density Residential” to “High Density Mixed Use” to rezone to “C-2 S” Commercial District with a Specific Use Authorization for a Hospital with a Behavioral Care Unit. The requested plan amendment is consistent with the “High Density Mixed Use” land use along South WW White. It is also appropriate for the corner of South WW White and Rice Road.

The Plan Amendment to “High Density Mixed Use” meets the land use goals of the Eastern Triangle Community Plan to enhance the availability of and access to diverse healthcare services in this area which is predominantly occupied by residential zoned properties and has good transit access to major thoroughfares.

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700051 S**

Current Zoning: "C-2 MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "C-2 S MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District to allow Specific Use Authorization for a Hospital with a Behavioral Care Unit

Zoning Commission Hearing Date: April 20, 2021