



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