



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1055  
**Type:** Plan Amendment  
**In control:** City Council A Session  
**On agenda:** 2/4/2021  
**Title:** PLAN AMENDMENT CASE PA-2020-11600069 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on Lot B, NCB 10744, located at 2700 Rigsby Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700255)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2021-02-04-0071

Date	Ver.	Action By	Action	Result
2/4/2021	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA 2020-11600069  
(Associated Zoning Case Z-2020-10700255)

**SUMMARY:**

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

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

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 16, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Cibolo Ranch Corp.

**Applicant:** Caesar P. Flores

**Location:** 2700 Rigsby Avenue

**Legal Description:** Lot B, NCB 10744

**Total Acreage:** 0.7493

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** Commanche Community

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

**Transportation**

**Thoroughfare:** Rigsby Avenue

**Existing Character:** Arterial

**Proposed Changes:** None

**Thoroughfare:** Boulder Avenue

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Holmgreen Road

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** There are VIA bus routes within walking distance.

**Routes Served:** 30, 230

**ISSUE:**

**Comprehensive Plan**

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

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

San Antonio Tomorrow Goals:

H P30: Ensure infill development is compatible with existing neighborhoods.

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Locations for Neighborhood Commercial include arterials and collectors where they meet arterials, other collectors, or residential streets. Examples of uses include convenience stores, small insurance or doctor’s offices, bakeries, small restaurants, bookstores, antique shops, copy services, veterinarian’s offices, or small neighborhood sized grocery stores.

**Permitted Zoning Districts:** “NC”, “O-1”, “C-1”

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

**Description of Land Use Category:**

Community Commercial provides for offices, professional services, and retail uses of moderate intensity and

impact. Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial can serve as an appropriate buffer between low, medium, and high-density residential uses, or between an arterial and low density residential. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

**Permitted Zoning Districts:** NC, O-1, O-1.5, C-1, C-2, C-2P

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Neighborhood Commercial”

**Current Land Use Classification:**

Vacant Land

Direction: North

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Homes

Direction: East

**Future Land Use Classification:**

“Low Mixed-Use”, “Neighborhood Commercial”

**Current Land Use Classification:**

Auto Repair and Maintenance, Single-Family Homes

Direction: South

**Future Land Use Classification:**

“Neighborhood Commercial”

**Current Land Use Classification:**

Auto Repair, Restaurant

Direction: West

**Future Land Use Classification:**

“Neighborhood Commercial”

**Current Land Use Classification:**

Auto Repair and Maintenance

### **FISCAL IMPACT:**

None

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

The property is not within a Regional Center nor is it within a Premium Transit Corridor.

### **RECOMMENDATION:**

**Staff Analysis & Recommendation:** Staff and Planning Commission (7-0) recommend Approval.

The applicant seeks a Plan Amendment from “Neighborhood Commercial to “Community Commercial”. The applicant wants to develop the property for use as a restaurant or retail center. The current “Neighborhood

Commercial” land use is limiting for their development and so they are seeking “Community Commercial.” The proposed land use is appropriate for a property along Rigsby Avenue. There is existing “Community Commercial” to the northeast of the subject site as well as, “Low Density Mixed Use.”

**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-2020-10700255**

Current Zoning: "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

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

**Zoning Commission Hearing Date:** December 15, 2020