



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4737  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 7/28/2021  
**Title:** PLAN AMENDMENT CASE PA-2021-11600057 (Council District 2): A request to amend the San Antonio International Airport Vicinity Community Plan by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on the west 180.22 feet of Lot 10, Block 4, NCB 13717, located at 4401 Rittiman Road. Staff recommends Approval.(Associated Zoning Case Z2021-10700153 S) (Mirko Maravi, Senior Planner, (210) 207-0107, mirko.maravi@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-2021-11600057  
(Associated Zoning Case Z-2021-10700153S)

**SUMMARY:**

**Comprehensive Plan Component:** San Antonio International Airport Vicinity Community Plan

**Plan Adoption Date:** May 30, 2010

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 28, 2021

**Case Manager:** Mirko Maravi, Senior Planner

**Property Owner:** Morteza Shafinury

**Applicant:** Chris Vandergriff

**Representative:** Chris Vandergriff

**Location:** 4401 Rittiman Road

**Legal Description:** West 180.22 feet of Lot 10, Block 4, NCB 13717

**Total Acreage:** 1.920

**Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** East Terrell Hills Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Rittiman Road

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None Known

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

Routes Served: 8

**Comprehensive Plan**

**Comprehensive Plan Component:** San Antonio International Airport Vicinity Community Plan

**Plan Adoption Date:** May 30, 2010

**Plan Goals:**

- Encourage compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection node
- Encourage adaptive reuse or retrofit of declining commercial areas

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

- Low intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood.
- Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established.
- Examples are flower shops, small restaurants, lawyer's offices, coffee shops, hairstylist or barber shops, bookstores, copy service, dry cleaning, or convenience stores without gasoline.

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

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

- Medium intensity uses that serve two or more neighborhoods.

- Should be located at nodes on arterials at major intersections or where an existing commercial area has been established.
- A majority of the ground floor façade should be composed of windows.
- Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls.

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

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Commercial Suites

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Dwellings

Direction: East

**Future Land Use Classification:**

High Density Residential

**Current Land Use Classification:**

Multi-Family

Direction: South

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Commercial

Direction: West

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use:**

Commercial/Office

**FISCAL IMPACT:**

None.

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

The property is not located within a Regional Center but located within the Premium Transit Corridor.

**RECOMMENDATION:**

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

The proposed land use amendment from “Neighborhood Commercial” to “Community Commercial” is requested in order to rezone the property to "C-2 S" Commercial District with a Specific Use Authorization for

a Private Club. This is consistent with the adjacent “Neighborhood Commercial,” “Mixed Use” and “Community Commercial” across the street. The proposed “Community Commercial” also acts a suitable transition to the “High Density Residential” to the east of the subject site. “Community Commercial” is appropriate along Rittiman Road, a trafficked Arterial Road.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the San Antonio International Airport Vicinity Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700153S**

**CURRENT ZONING:** "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "O-2 MLOD-3 MLR-2 AHOD" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**PROPOSED ZONING:** "C-2S MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Private Club

**Zoning Commission Hearing Date:** August 3, 2021