



# City of San Antonio

## Agenda Memorandum

**File Number:**21-4737

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**Agenda Item Number:** 17.

**Agenda Date:** 7/28/2021

**In Control:** Planning Commission

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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