



City of San Antonio

Agenda Memorandum

Agenda Date: April 12, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600019 (Associated Zoning Case Z-2023-10700074)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 12, 2023

Case Manager: Adolfo Gonzalez, Planner

Property Owner: 4401-4403 Rittiman LLC

Applicant: 4401-4403 Rittiman LLC

Representative: Patrick Christensen

Location: 4401 Rittiman Road

Legal Description: the west 180.22 feet of Lot 10, Block 4, NCB 13717

Total Acreage: 1.920 acres

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: East Terrell Neighborhood Association

Applicable Agencies: Martindale Army Air Field, Fort Sam Houston, Planning Department, Airport Plan Review

Transportation

Thoroughfare: Rittiman Road

Existing Character: Secondary Arterial B

Proposed Changes: None known.

Thoroughfare: Melton Drive

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are VIA bus routes in proximity to the subject property.

Routes Served: 8