



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

ZONING CASE Z-2025-10700082 ERZD

SUMMARY:

Current Zoning: "C-2NA S MLOD-1 MLR-1 ERZD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Specific Use Authorization for a Gymnasium

Requested Zoning: "C-2 MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: BJAM Properties, LLC

Applicant: Block Creations Inc.

Representative: Killen, Griffin & Farrimond, PLLC

Location: 21744 and 21750 Hardy Oak Boulevard

Legal Description: Lots 2 and 3, Block 8, NCB 19217

Total Acreage: 1.2725 acres

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Stone Oak Homeowners Association

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Camp Bullis, SAWS, Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 86866, dated December 30, 1997, and zoned "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B-2" Business District converted to "C-2" Commercial District. The subject property was rezoned by Ordinance 96350, dated September 12, 2002, to the current "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Gymnasium.

Code & Permitting Details:

There is no code enforcement of permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwellings, Day Care

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Apartment Complex

Direction: East

Current Base Zoning: "R-6," "C-2"

Current Land Uses: Rental Agency, Business Consultant

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Day Care, Apartment Complex

Overlay District Information:

The "MLOD-1" Camp Bullis Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

The "ERZD" Edwards Recharge Zone District does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio

Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the “ERZD”..

Special District Information:

N/A

Transportation

Thoroughfare: Hardy Oak Boulevard

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for recreation courts is 1 space per 6 seats or 1 per 30 sf GFA if no permanent seats and the maximum parking requirement is 1 per 4 seats or 1 per 50 sf of GFA is no permanent seats.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-2NA S” Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

The “S” is a Specific Use Authorization for a Gymnasium.

Proposed Zoning: “C-2” Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is not located within a Regional Center and is within ½ a mile from the San Pedro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject property is located within the North Sector Plan, adopted August 2010, and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the future land use designation.
- 2. Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are “R-6” Single-Family Residential District and “C-2” Commercial District.
- 3. Suitability as Presently Zoned:** The existing “C-2NA S” Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Gymnasium is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is also appropriate. The subject property is abutting existing “C-2” base zoning districts without the alcohol regulation, and located along a secondary arterial road which can accommodate commercial traffic.
- 4. Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
- 5. Public Policy:** The request does not appear to conflict with any public policy. Relevant Goals and Policies of the North Sector Plan may include:
 - **Goal ED-1:** Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
 - **ED-1.3:** Continue to locate compatible employment uses at the intersections of US 281 and Loop 410.
 - **Goal LU-1:** Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
- 6. Size of Tract:** The 1.2725-acre site is of sufficient size to accommodate the proposed commercial development.
- 7. Other Factors:** The change of zoning request is to allow for an indoor pickleball court facility with the sales of alcohol.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that there is no increase in impervious cover on the site. Reference SAWS report dated April 30, 2025.