

**SAN ANTONIO WATER SYSTEM**  
**Interdepartmental Correspondence Sheet**

**To:** Zoning Commission Members

**From:** Scott R. Halty, Director, Resource Protection & Compliance Department,  
San Antonio Water System

**Copies To:** Andrew Wiatrek, Manager, Edwards Aquifer and Watershed Protection Division,  
Michael Barr, Supervisor, Aquifer Protection and Evaluation Section, Michael A.  
Escalante, Environmental Protection Specialist III

**Subject:** Zoning Case Z2022-10700033 (16845 Blanco Rd. Commercial)

**Date:** April 5, 2022

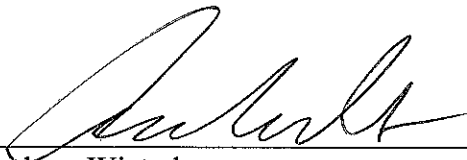
**SUMMARY**

A request for a change in zoning has been made for an approximate 1.252-acre lot located on the city's north side. A change in zoning from "**R-6 ERZD AHOD MLOD-1 MNA**" to "**C-2 ERZD AHOD MLOD-1 MNA**" is being requested by the applicant, Bernie Johnson, and represented by Matthew Gilbert, Brown & Ortiz, P.C. The change in zoning has been requested to allow for compatibility between zoning and existing use.

Currently, the site is a developed 1.252-acre lot approximately 1-mile south of N Loop 1604 W and Blanco Rd. intersection. The subject property is located at 16845 Blanco Rd., the 15,000-square foot 2-level building was built in 1985 and is currently operating as business offices. Additionally, no new construction is being proposed, and the zoning change shall not increase the existing impervious cover as the subject site is requesting the change to allow for compatibility between zoning and existing use.

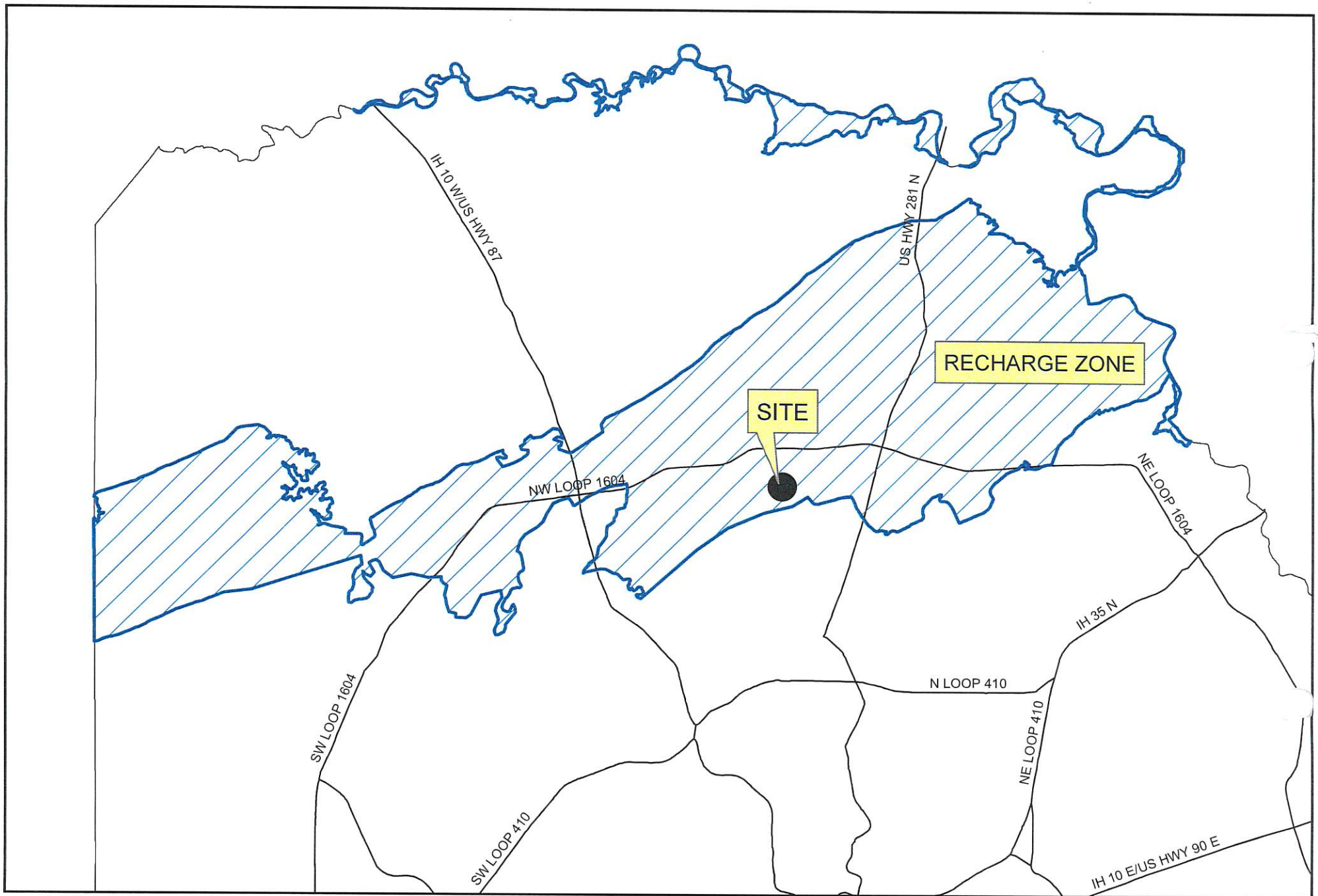
Based on the information submitted by the applicant, SAWS staff recommends **approval** for the compatible zoning at 16845 Blanco Rd. Should the San Antonio City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any proposed development on that property after the zoning classification has been changed should be reviewed by all applicable agencies.

**APPROVED:**

  
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Andrew Wiatrek  
Manager  
Edwards Aquifer and Watershed Protection Division

  
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Scott R. Halty  
Director  
Resource Protection & Compliance Department

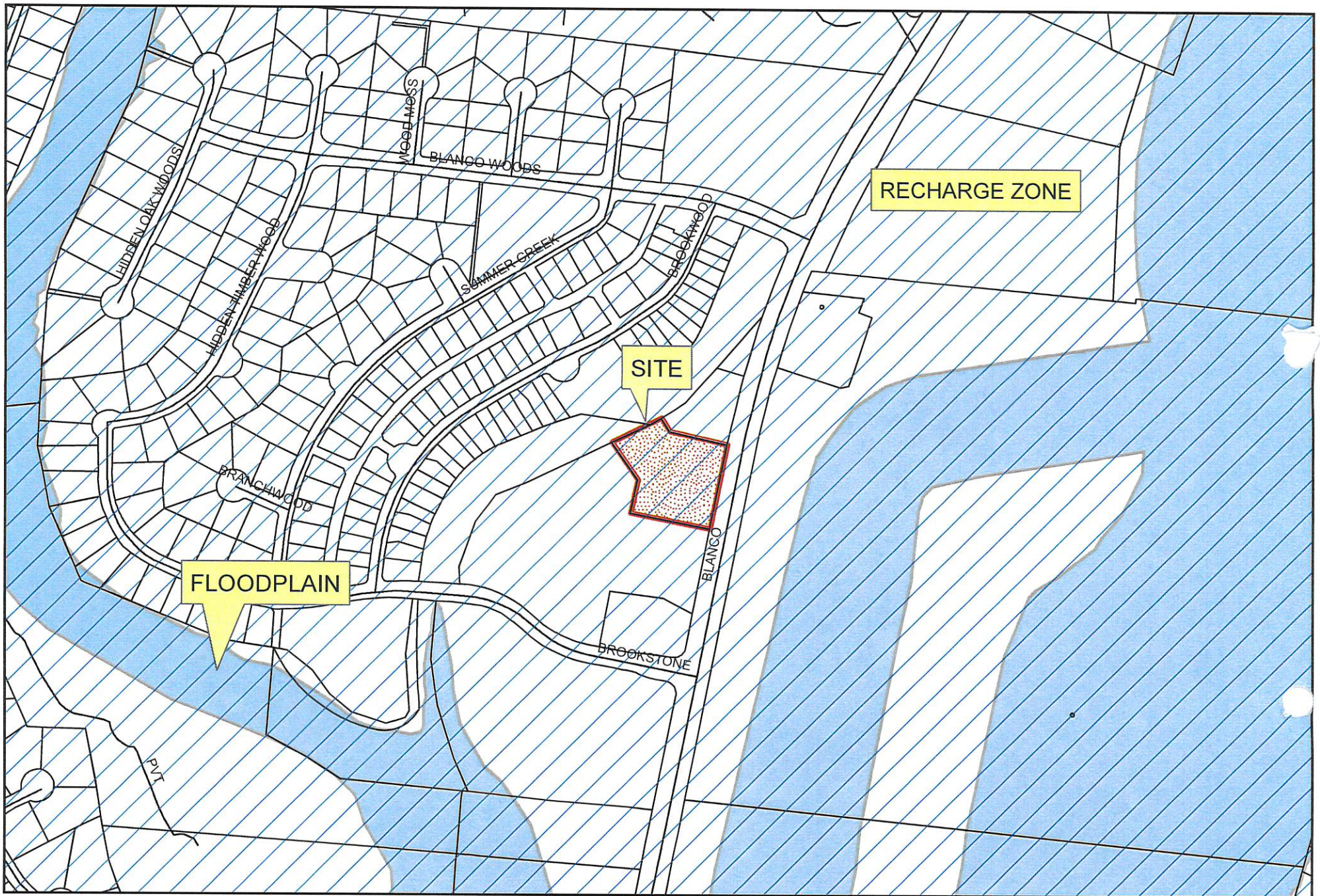
MJB:MAE



ZONING CASE: 16845 BLANCO RD COMMERCIAL (FIGURE 1)  
ZONING FILE: Z2022-10700033

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 3/8/2022





ZONING CASE: 16845 BLANCO RD COMMERCIAL (FIGURE 2)  
ZONING FILE: Z2022-10700033

Map Prepared by SAWS, Resource Protection & Compliance Dept. MAE 3/8/2022

1 in = 333 ft  
0 90 180 360 540 720 Feet

