



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 19, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**  
ZONING CASE Z-2022-10700033 ERZD

**SUMMARY:**

**Current Zoning:** "R-6 MLOD-1 MLR-1 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 19, 2022

**Case Manager:** Summer McCann, Planner

**Property Owner:** Daniel E Johnson Trust

**Applicant:** Berne Johnson

**Representative:** Brown & Ortiz PC

**Location:** 16845 Blanco Road

**Legal Description:** Lot 1, Block 8, NCB 18388

**Total Acreage:** 1.252 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** SAWS, Camp Bullis

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 64019, dated December 28, 1986 and zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-3NA", "R-6"

**Current Land Uses:** Dental Office, Vacant Land

**Direction:** South

**Current Base Zoning:** "O-2"

**Current Land Uses:** Office Space

**Direction:** East

**Current Base Zoning:** "R-6 S"

**Current Land Uses:** Vacant Land

**Direction:** West

**Current Base Zoning:** "R-6", "O-2"

**Current Land Uses:** Office Space, Vacant Land

**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 "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

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:** None.

**Transportation**

**Thoroughfare:** Blanco Road

**Existing Character:** Principal

**Proposed Changes:** None Known.

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

**Routes Served:** 2

**Traffic Impact:** Preliminary Review Only— Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting. The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502\*\*

TIA Report is not required.

**Parking Information:** The minimum parking requirement for a professional office is 1 per sf GFA.

**ISSUE:** None.

**ALTERNATIVES:**

**Current Zoning:** “R-6” Residential Single-Family District allows dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

**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 REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is located within a Premium Transit Corridor and within ½ mile of the Midtown Regional Center.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff, SAWS and Zoning Commission recommend 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Community Commercial” 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.
3. **Suitability as Presently Zoned:** The existing "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The subject property is abutting "O-2" High-Rise Office District and "C-3NA" General Commercial Nonalcoholic Sales District zonings. The proposed rezoning is requested to allow for the existing retail/office uses on the property. Additionally, the proposed zoning would be more appropriate along Blanco Road, a principal street.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**Public Policy:** The proposed rezoning does appear to conflict with the following goals, principles, and objectives of the San Antonio International Airport Vicinity Land Use Plan:

- Goal I: Protect the quality of life of residents including health, safety and welfare
  - Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards
  - Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours
- Goal II: Encourage economic growth that enhances airport operations and surrounding development
  - Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
- 5. **Size of Tract:** The 1.252-acre site is of sufficient size to accommodate the proposed commercial development.
- 6. **Other Factors:** Based on the information submitted by the applicant, SAWS staff recommends approval for the compatible zoning at 16845 Blanco Road. 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.

Currently, the site is a developed 1.252-acre lot approximately 1-mile south of North Loop 1604 West and Blanco Road intersection. The subject property is located at 16845 Blanco Road, 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.

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.

The applicant is rezoning the property to allow for the existing office/retail uses.