

Item #4

ZONING CASE Z-2025-10700029 CD ERZD (Council District 10): April 15, 2025

A request for a change in zoning from "C-2 PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District to "C-2 CD PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District with a Conditional Use for Bar/Tavern without cover charge 3 or more days per week on Lot 12, Block 10, NCB 17728, located at 17910 Bulverde Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 16 notices to property owners within 200', 1 in favor, 0 opposed; no registered Neighborhood Association within 200'.

Michael Barr, SAWS, stated they have visited the subject property and reviewed the application. There were no sensitive geologic features observed on site nor is the site located within the floodplain. SAWS recommends approval with all the environmental recommendations within the SAWS report.

Gabriela Casas, Killen, Griffin & Farrimond, came to the podium and requested rezoning to allow for use and operation of a craft brewery.

No Public Comment

Motion

Commissioner Whitsett motioned for approval as presented. Commissioner Gonzales seconded the motion. The motion carried by the following vote:

Aye: Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett, Chase.

Nay: None