

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 Z2025-10700029 (Bulverde Bar/Tavern)

Date: March 27, 2025

SUMMARY

A request for a change in zoning has been made for an approximate 2.086-acre property located on the city's north side. A change in zoning from “**C-2 PC-1 AHOD ERZD**” to “**C-2 CD PC-1 AHOD ERZD**” is being requested by the applicant, Seven Fountains SPE, LLC, and represented by Ashley Farrimond for Killen, Griffin & Farrimond, PLLC. The change in zoning has been requested to allow a bar/tavern. The property is classified as a Category 2.

Currently, the site is a vacant suite in the Bulverde Crossing retail strip center located within a 60-acre commercial development at the northeast corner of North Loop 1604 East and Bulverde Rd. The retail strip center was built in 2015 and is located at 17910 Bulverde Rd. Additionally, the proposed zoning change will occupy a 1,765-square foot suite and will not increase the already existing impervious cover as the applicant is requesting to allow for a bar/tavern. Storm water runoff is being treated by an existing water quality basin and was found to be compliant at the time of the SAWS site evaluation. Further review of the inspection and maintenance history shows the basin in compliance since 2020.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Leached and Collapsed Member of the Person Formation. No sensitive geologic features were observed on-site, nor identified on file. The property is in City Council District 10, approximately 1,300-feet north of Bulverde Rd. and North Loop 1604 East intersection. The entire property lies within the Edwards Aquifer Recharge Zone (Figures 1 & 2).

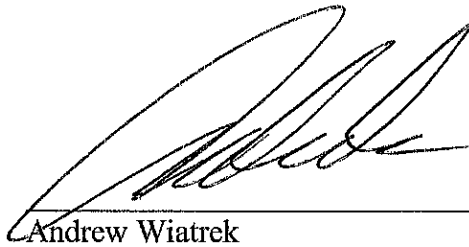
Site Specific Recommendations

1. No additional impervious cover will exceed the already existing 1,765-square foot or 0.040-acre bar/tavern suite located within the Bulverde Crossing retail strip center.

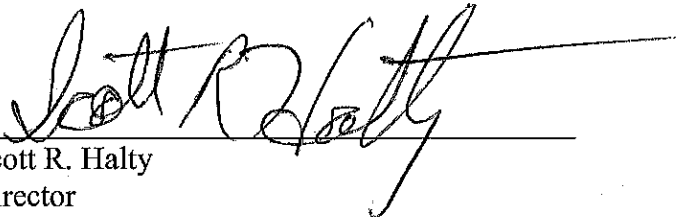
2. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection & Evaluation Section of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Aquifer Protection & Evaluation Section of SAWS.

Based on the information submitted by the applicant, SAWS staff recommends **approval** for the bar/tavern, located at 17910 Bulverde 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.

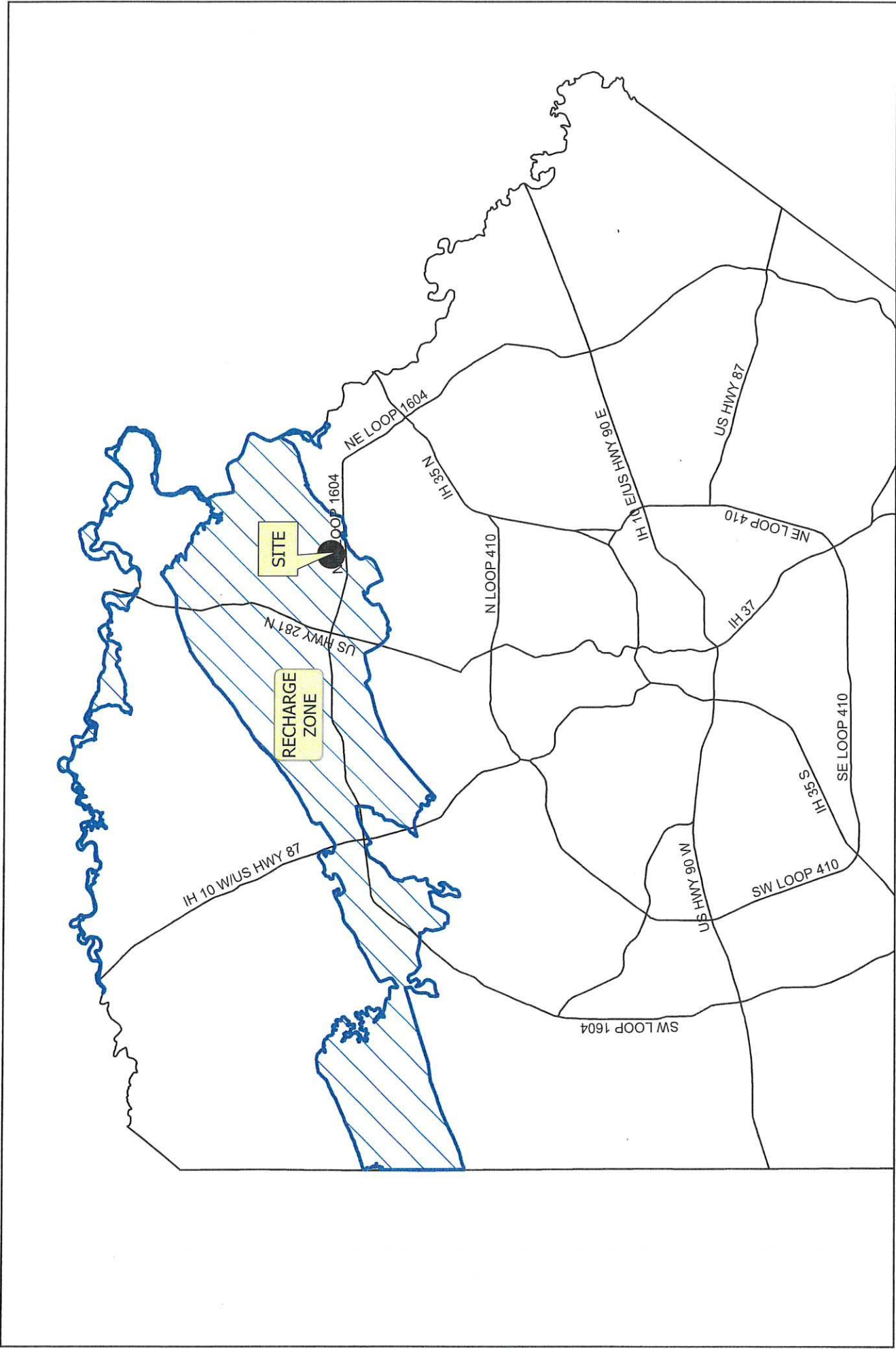
APPROVED:



Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



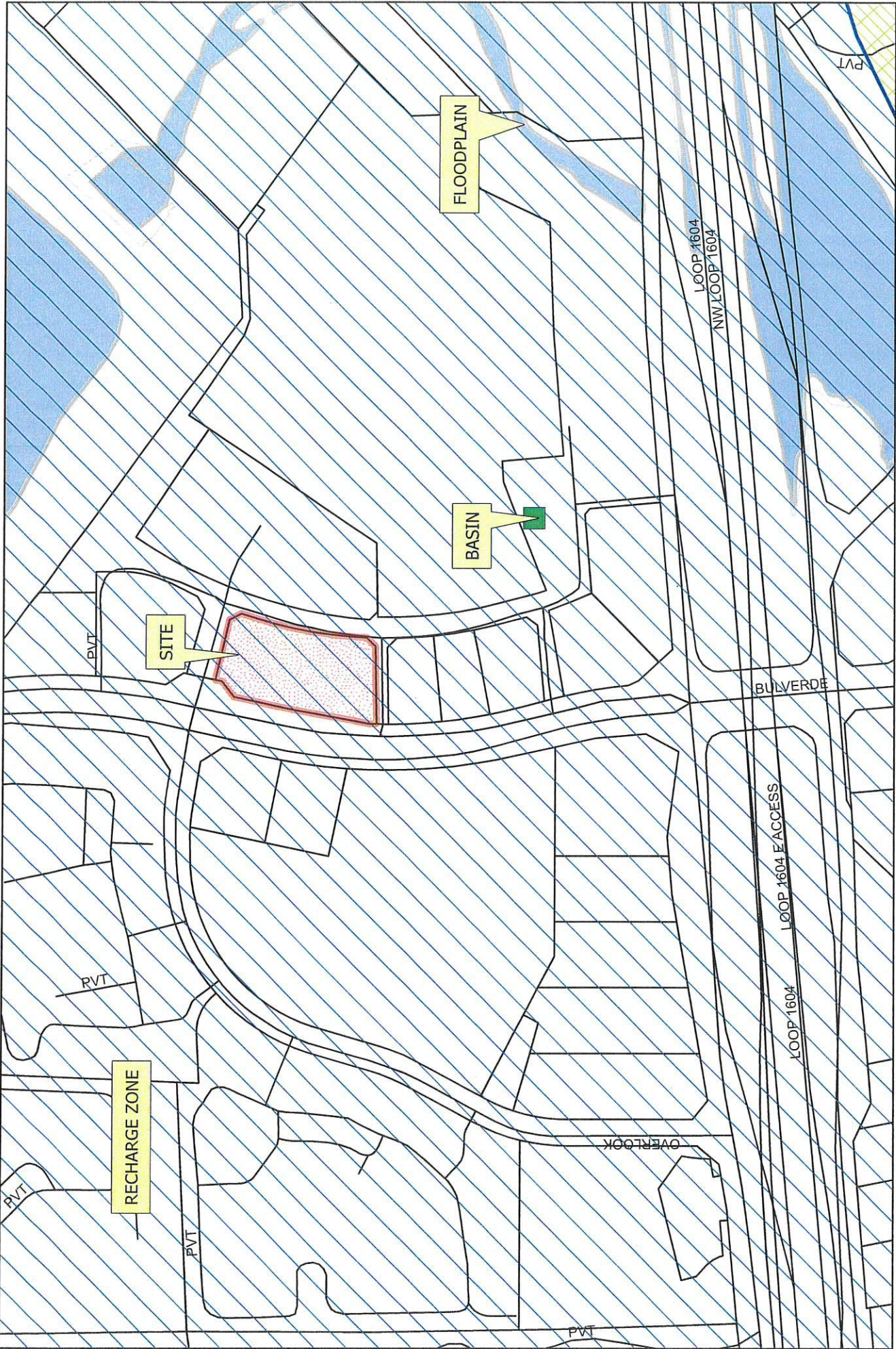
Scott R. Halty
Director
Resource Protection & Compliance Department
MJB:MAE



ZONING FILE: Z2025-10700029 (FIGURE 1)
ZONING CASE: BULVERDE BAR/TAVERN

1 inch equals 25,168 feet





ZONING FILE: Z2025-10700029 (FIGURE 2)
ZONING CASE: BULVERDE BAR/TAVERN

