



City of San Antonio

Agenda Memorandum

Agenda Date: April 15, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

ZONING CASE Z-2025-10700029 CD ERZD

SUMMARY:

Current Zoning: “C-2 PC-1 ERZD” Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District

Requested Zoning: “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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Isola Bella, Inc.

Applicant: Seven Fountains SPE, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 17910 Bulverde Road

Legal Description: Lot 12, Block 10, NCB 17728

Total Acreage: 2.086 acres

Notices Mailed**Owners of Property within 200 feet:** 10**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** SAWS, Planning Department**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 87821, dated July 4, 1998, and zoned “R-1 ERZD” Single Family Residence Edwards Recharge Zone District. The property was rezoned by Ordinance 88787, dated November 1, 1998, to “QD ERZD CC” Quarry Edwards Recharge Zone District with special City Council approval for basting and asphaltic concrete. The property was rezoned by Ordinance 94224, dated June 28, 2001, to “B-2 ERZD” Business Edwards Recharge Zone District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-2 ERZD” Business Edwards Recharge Zone District converted to “C-2 ERZD” Commercial Edwards Recharge Zone District.

Code & Permitting Details:

COM-PRJ-APP24-39802721 – Commercial Project Application – Additional Info Required – December 2024

INV-FLS-INV24-24401469 – Fire Life Safety Periodic – Awaiting Renewal – August 2024

INV-YEL-INV24-24601501 – Yellow Tag Investigation – Pending Inspection – August 2024

INV-FLS-INV24-24401451 – Fire Life Safety Periodic – Pending Yellow Investigation – August 2024

COM-PRJ-APP24-39801200 – Commercial Project Application – Additional Info Required – May 2024

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: “C-2”

Current Land Uses: Commercial Strip Mall

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Restaurants

Direction: East

Current Base Zoning: “C-2,” “MF-25”

Current Land Uses: Gym, Parking Lot, Vacant Land

Direction: West

Current Base Zoning: UZROW, “C-2,” “MF-33”

Current Land Uses: Gym, Shipping and Mailing Service, Parking Lot, Vacant Land

Overlay District Information:

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".

The "PC-1" Bulverde Road Preservation Corridor provides development standards for properties located within 300 feet of Bulverde Road between Loop 1604 and Evans Road. Preservation Corridors follow roadways having unique historical significance, natural vistas and unique scenic environments, in order to protect these assets from visual blight. The development standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

Special District Information:

N/A

Transportation

Thoroughfare: Bulverde Road

Existing Character: Primary Arterial Type A

Proposed Changes: None known.

Thoroughfare: North Loop 1604 East

Existing Character: Interstate Highway

Proposed Changes: Streets, Bridges, and Sidewalk Improvements: 1604/Bulverde Road Turnarounds -- Leverage funds toward construction of turnarounds under the North 1604/Bulverde intersection. Cost reflects City of San Antonio's contribution to a proposed federally funded project.

Thoroughfare: Overlook Loop

Existing Character: Local

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 a bar/tavern is 1 space per 100 sf of GSF and the maximum parking requirement is 1 space per 75 sf of GSF.

ISSUE:

None.

ALTERNATIVES:

Current 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.

Proposed Zoning: “C-2 CD” 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.

The “CD” Conditional Use is for a Bar/Tavern without cover charge 3 or more days per week.

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 not within ½ a mile from a 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 CD” 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 “C-2” Commercial District, “MF-25” Low Density Multi-Family District, and “MF-33” Multi-Family District.
- 3. Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” Commercial District with a Conditional Use is for a Bar/Tavern without cover charge 3 or more days per week is

also appropriate. The subject property is abutting and located within proximity to other properties zoned for commercial use to the north, south, east, and west. The requested “C-2” Commercial District rezoning would maintain the base commercial zoning and the “CD” Conditional Use allows the single more intense use of a bar/tavern without cover charge for 3 or more days per week. The subject property is located off primary arterial road which can accommodate the proposed 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.
 - **Strategy ED-1.3:** Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.
6. **Size of Tract:** The 2.086-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop a bar/tavern.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that 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. Reference SAWS report dated March 27, 2025.