



DEVELOPMENT SERVICES

Non-Conforming Use Notification of Decision

9/22/2026

Crossover Properties, LP
5610 Regents Row
Tyler, TX 75703

RE: Nonconforming Use Rights for Lounge/Food (Bar)
Case # ZONING-NCU-APP -2026-11200144
303 Bellinger, San Antonio, TX 78220; NCB 10247 BLK 9 LOT 19 AND 20

To whom it may concern:

This is to verify that **Nonconforming Use Rights for Lounge/Food (Bar)** was **Approved** by the City of San Antonio. Property was annexed into the City of San Antonio by Ordinance 15765 dated October 17, 1951, zoned temporary "B" Residence District. The property was rezoned by Ordinance 20162 dated April 29, 1954, to "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District. A previous non-conforming use approval from 1997 provides affidavit statements stating the bar has been at this address for over 30 years. A TABC license was found on file valid thru November 11, 2027, as well as an active Night club permit. Bexar County records indicate the structure was built in 1935 and previous aerial and street imagery confirm the existence of the structure.

A non-conforming use shall be any use which was lawfully operated in accordance with applicable development regulations, but which use, by reason of amendment to the Unified Development Code (UDC) or other governmental action, is not a permitted use in the district in which the use is located. Existing uses meeting this criterion may continue to operate subject to the limitations in Article VII, Division 1 of the UDC.

The following acts shall terminate the right to operate a nonconforming use: violation of the provisions of this section of the UDC, specific acts of termination (including, but not limited to, non-use for a period of 12 or more successive calendar months). A non-residential nonconforming will be terminated if there is damage or destruction exceeding 50 percent or more of the appraised value. A residential nonconforming will terminate if there is damage or destruction to 50 percent or more of the building footprint.

Research was conducted and prepared by Andrea Fernandez, Planner. If we may be of any further assistance, please do not hesitate to contact us at (210) 207-1111 or via email at DSD.Zoning@sanantonio.gov.

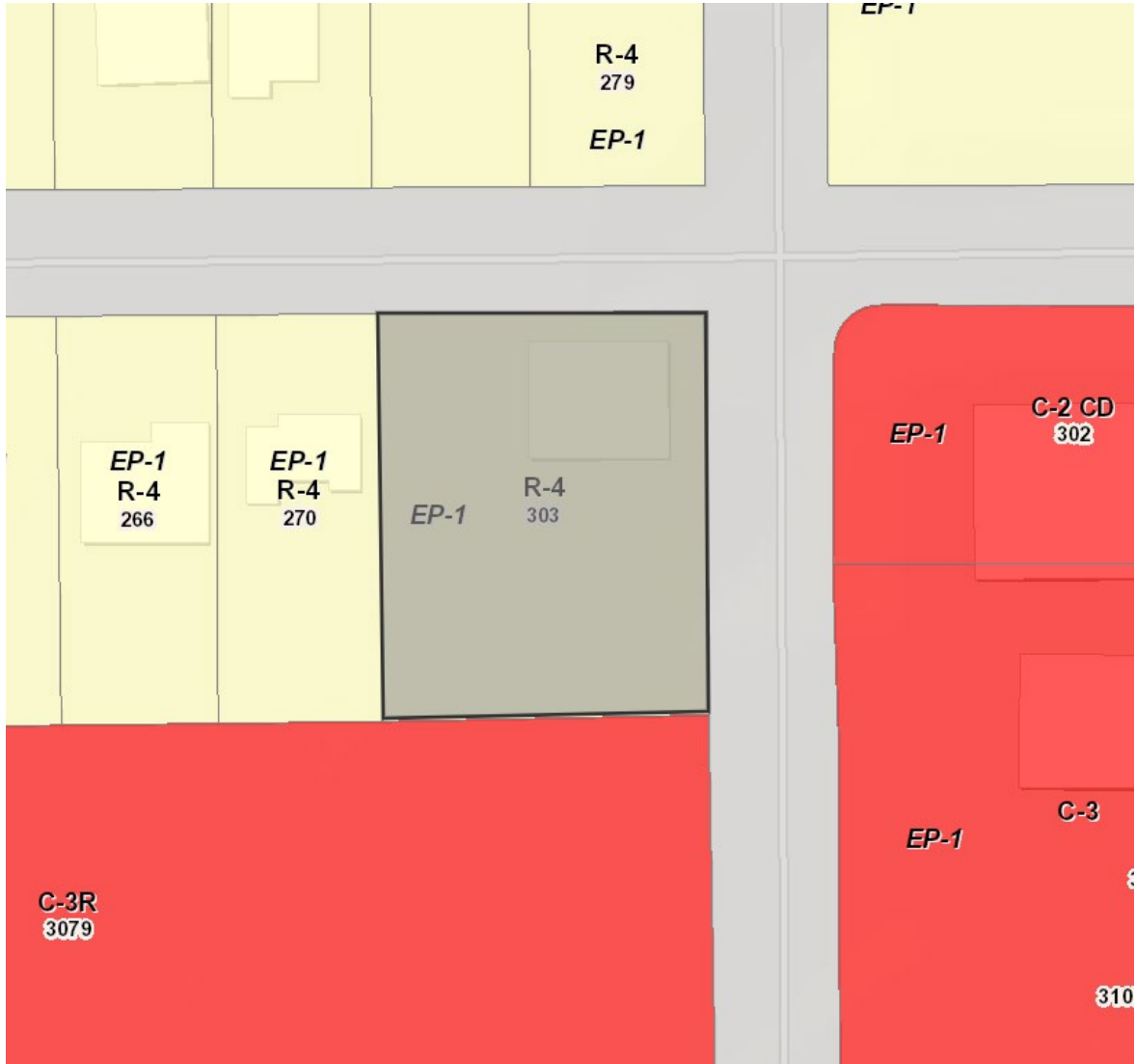
Respectfully,


Mirko Maravi
Principal Planner



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City of San Antonio One Stop Map





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Eagle View August 2026

