



# City of San Antonio Development Services Department

Cliff Morton Development and Business Services Center  
1901 South Alamo Street  
San Antonio, Texas 78283-3966  
Website: [www.sanantonio.gov/dsd/](http://www.sanantonio.gov/dsd/)



## APPLICATION TO REGISTER A NONCONFORMING USE

(PLEASE PRINT BELOW AND CHECK BOX THAT APPLIES)



New Application



Renewal

Applicant/  
Representative/  
Authorized Agent

Christina Ramirez

Print Name

925 Somerset San Antonio TX 78211

Mailing Address

210 324 6869

Phone

Dannysmetalrecycling@gmail.com

Email

Southwest Auto Part Recyclers LLC

Business/Project Name (proposed name if applicable)

9655 New Laredo

Street Address

Used Auto Part Recycler

Specify the Land Use(s) you are trying to Register

1975

Date Land Use Commenced

Legal Description

C

Current Zoning District

7.213

Acreage

### Site Information

Describe the cause for your application, including the following (attach additional pages if necessary):

- The date the land use(s) began and where they occur on the property.
- The date(s) the structure(s) were built.
- Additional information for consideration in relation to your request.

1975

### Property Owner(s)

Name (print or type)

Christina Ramirez

Current Mailing Address

925 Somerset SA TX 78211

Daytime Telephone No.

210 324 6869

email:

Dannysmetalrecycling@gmail.com

I hereby apply for registration of a Nonconforming Use as requested on this application and certify that the submitted information and attachments are true and accurate. Information contained on the attached form(s) will be used for the purposes of administering the formal Nonconforming Use registration pro-cess of the City of San Antonio. All of the statements and representations contained in the attached documents filed in support of this application shall be deemed a permanent part of the application for all purposes.

Property Owner or Authorized Agent Signature

Date

10-17-23



## DEVELOPMENT SERVICES

### Non-Conforming Use Notification of Decision

March 6, 2024

Southwest Auto Parts Recycler  
9655 New Laredo Highway  
San Antonio, TX 78211

RE: Nonconforming Use Rights for a Used Auto Parts Recycler (UAPR)  
Case # ZONING-NCU-APP-2023-11200175  
9655 New Laredo Highway; P-13C, NCB 14492

To whom it may concern:

This is to verify that **Nonconforming Use Rights for a Used Auto Parts Recycler** was **DENIED** on *March 6, 2024*, by the City of San Antonio. Previous Nonconforming was denied on August 10, 2023. The subject property was annexed into the City of San Antonio by Ordinance 81105 dated December 31, 1994, and was originally zoned Temporary “R-1” Single-Family Residence District. The property was rezoned to “B-3R” Restrictive Business District by Ordinance 82683 dated August 24, 1995. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-3R” Restrictive Business District converted to the current “C-3R” General Commercial Restrictive Alcoholic Sales District. While there was a Non-Conforming Use previously registered for the property on January 23, 2016 by the City of San Antonio, research conducted by staff determined that the property does not meet the criteria for nonconforming use renewal. Code Enforcement reported that this property has been vacant for several years. This can be observed through aerial imagery of the property. Customer invoices were requested by staff to verify that the used auto parts recycler has been in operation since its previous nonconforming in 2016 but none were submitted.

Based on the denial of a legal nonconforming use for the subject property the following options may be available:

- Appeal the decision of denial to the Board of Adjustment within 20 days

Or

- Apply for rezoning of the property to a “I-2 S” Heavy Industrial District with a Specific Use Authorization for Used Auto Parts Recycler

If I may be of any further assistance, please do not hesitate to contact us at (210) 207-1111 or [dsd.zoning@sanantonio.gov](mailto:dsd.zoning@sanantonio.gov).

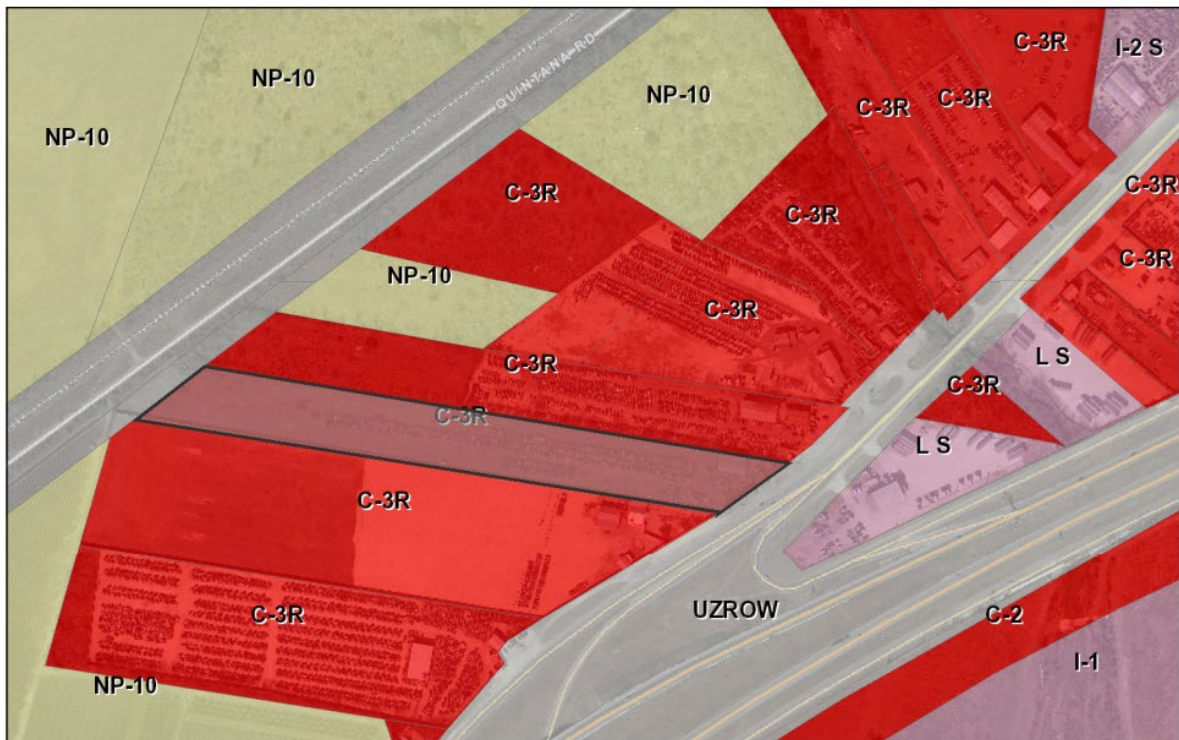
Respectfully,

Mirko Maravi  
Principal Planner



# DEVELOPMENT SERVICES

## City of San Antonio One Stop



August 10, 2023

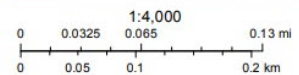
drawGraphics\_poly

User drawn polygons

Community Service Centers



Pre-K Sites



City of San Antonio GIS  
Copyright 8-9-2023