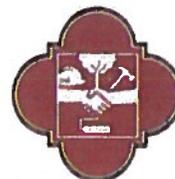




City of San Antonio Development Services Department

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



APPLICATION TO REGISTER A NONCONFORMING USE

(PLEASE PRINT BELOW AND CHECK BOX THAT APPLIES)

New Application Renewal

**Applicant/
Representative/
Authorized Agent**

Print Name Christina Ramirez

(Authorized agents must submit evidence of their authority to act on the property owner's behalf)

Mailing Address 925 Somerset San Antonio TX 78211

Phone 210 324 6869 Email Dannysmetalrecycling@gmail.com

Business/Project Name (proposed name if applicable) Southwest Auto Part Recyclers LLC

Site Information

Street Address 9655 New Iaredo

Legal Description C

Specify the Land Use(s) you are trying to Register Used Auto Part Recycler

Current Zoning District 7.213

Date Land Use Commenced 1975 Acreage

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 process 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.

Christina Ramirez
Property Owner or Authorized Agent Signature

10-17-23
Date



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.

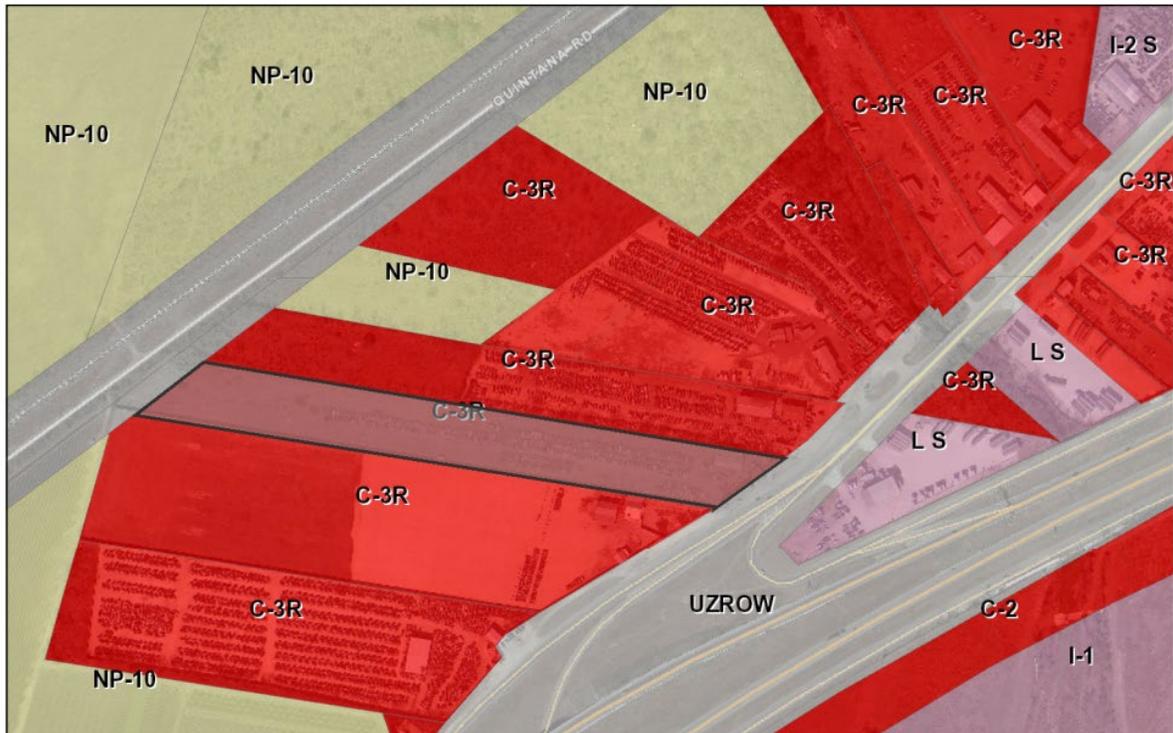
Respectfully,

Mirko Maravi
Principal Planner



DEVELOPMENT SERVICES

City of San Antonio One Stop



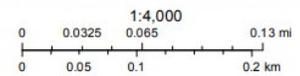
August 10, 2023

drawGraphics_poly

User drawn polygons

Community Service Centers

Pre-K Sites



City of San Antonio GIS
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