



Board of Adjustment
Notification Plan for
Case No A-24-10300250



- San Antonio City Limits ---
- Subject Property ---
- 200' Notification Boundary ---
- Council District: 3

*NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY*
 Development Services Department
 City of San Antonio

BOA-24-10300250

Subject Property



Google Image from 2019

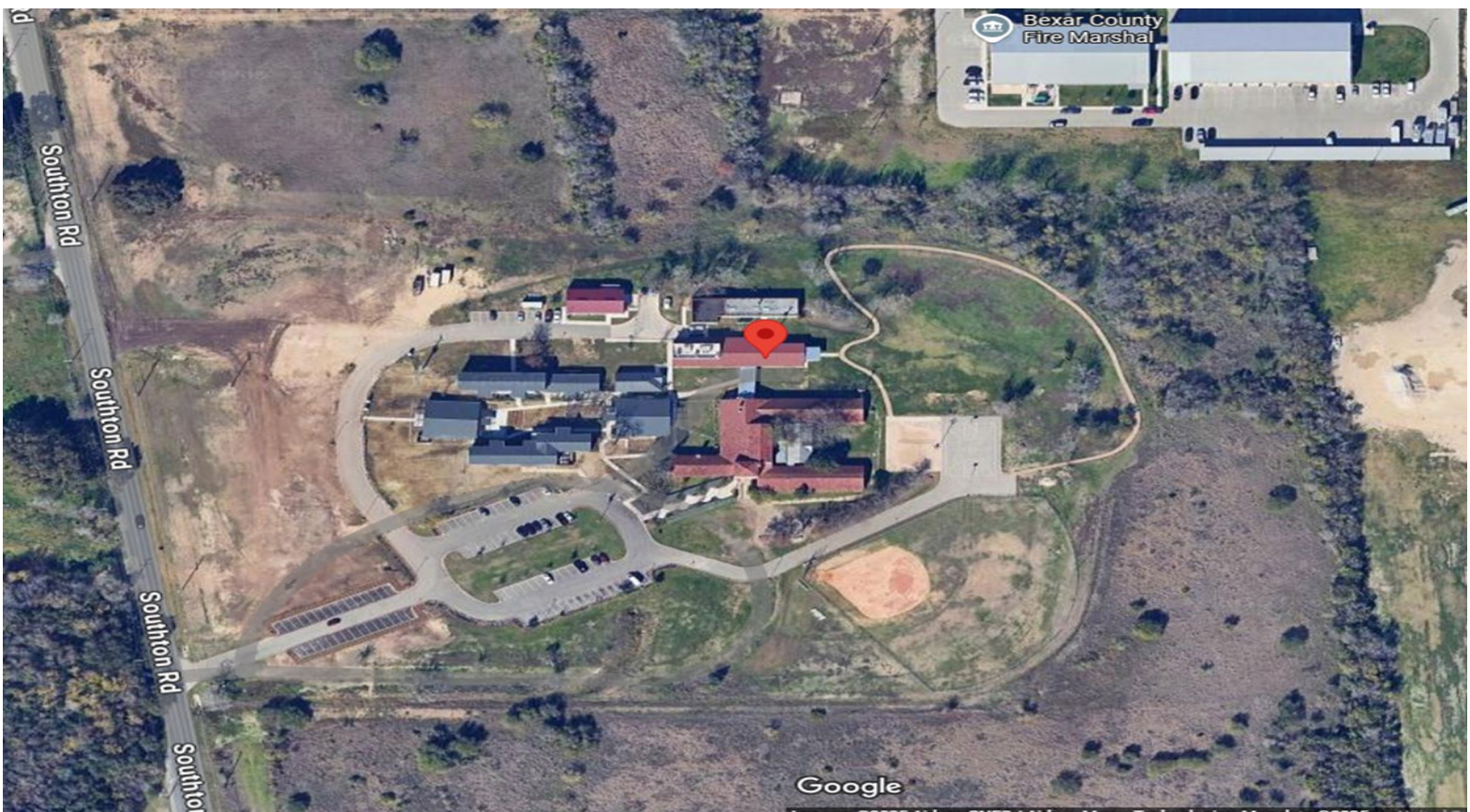


BOA-24-10300250

Google Image from 2021
appears to show ongoing construction



Aerial View



Expansion History

2019



2021



2023



NCU Denial Letter



DEVELOPMENT
SERVICES

Non-Conforming Use
Notification of Decision

December 2, 2024

San Antonio Lifetime Recovery
P.O. Box 5968
San Antonio, Texas 78201

RE: Nonconforming Use Rights Renewal for a Supportive Housing Campus
Case # ZONING-NCU-APP-2024-11200208
10290 Southton Road; Lot 2, Block 4, NCB 10915

To whom it may concern:

This is to verify that a **Nonconforming Use Rights Renewal for a Supportive Housing Campus** was **DENIED** by the City of San Antonio. A Nonconforming Use was previously registered for the property dated July 6, 2018, with supporting evidence of establishment from 1969, prior to annexation. However, aerial imagery shows a clear expansion of the use has taken place in the years between the last registration and the writing of this letter. Expansion or enlargement of nonconforming uses is prohibited per the Limitations on Nonconforming Uses UDC Section 35-702(b)(4).

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 "C-3" which permits a Supportive Housing Campus.

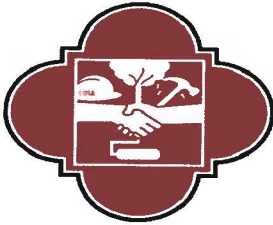
If we may be of further assistance, please do not hesitate to contact Joel Vela, Senior Planner for Nonconforming Use Letters at (210)-207-0237 or via email at Joel.Vela@sanantonio.gov.

Respectfully,


Joel Vela
Senior Planner


Mirko Maravi
Principal Planner

NCU Approval Letter –
7.6.2018



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



**Non-Conforming Use
Notification of Decision**

July 6, 2018

San Antonio Lifetime Recovery, Inc.
P.O. Box 5968
San Antonio, Texas 78201

RE: Nonconforming Use Rights for a Substance Abuse Treatment Facility
Case # NC-18-070
10290 Southton Road

To whom it may concern:

This is to verify that Nonconforming Use Rights for a Substance Abuse Treatment Facility was APPROVED on July 6, 2018 by the City of San Antonio. The use was in established in 1969 prior to the annexation of the area in 2003. Supporting documents and aerial images clearly show that the use has continuously every year, since.

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), destruction or damage of the property to exceed 50% of the replacement cost of such facility on the date of such damage or destruction.

If I may be of any further assistance, please do not hesitate to contact Erica Greene at (210) 207-7980.

Respectfully,


Logan Sparrow
Principal Planner