



DEVELOPMENT SERVICES

Current Enforcement Strategy

1.) Chapter 16, Article VII. Enforcement

Sec. 16-208 – License Issuance, Renewal, or Denial

Yearly licenses are issued if the applicant did not get two or more convictions in the past five years and passes an inspection. If denied, the business owner can request a review by the city council.

Sec. 16-209 – License Revocation

A license can be revoked if a business has two convictions in 12 months or three in 18 months, or if it fails to fix issues found during inspections. Business owners can appeal to the city council.

Sec. 16-210 – Appeal Process

If a license is denied or revoked, the director will notify the business via certified mail. The business can appeal to the city council within 30 days. An appeal generally pauses enforcement unless the director determines it poses a serious danger, in which case only a court can intervene. The city council can uphold, modify, or overturn the decision.

Sec. 16-210.1 – Variances

The board of adjustment may grant exceptions to certain rules due to property-specific issues, but not for financial hardship or regulations from the city council, state, or federal government.

Sec. 16-210.20 – Violations and Penalties

Violating these rules is a Class C misdemeanor, with fines ranging from \$100 to \$2,000.

2.) ADDITIONAL INFORMATION/LINKS:

SA Speak up

[Metal Recycling Entities and Used Automotive Parts Recyclers Code Update - PublicInput](#)

Municode

[ARTICLE VII. - USED AUTOMOTIVE PARTS RECYCLERS AND METAL RECYCLING ENTITIES | Code of Ordinances | San Antonio, TX | Municode Library](#)



DEVELOPMENT SERVICES

MRE/UAPR Zoning and Nonconforming Use

1.) Lawful Use

To lawfully operate any use, the property must have permission to operate. This permission can be granted in one of two ways:

- 1 – Proper Zoning; or
- 2 – Legal Nonconforming Use Registration

2.) Zoning

To operate as a Used Auto Parts Recycler, you must be zoned “I-2 S” Heavy Industrial District with a Specific Use Authorization for a Used Auto Parts Recycler.

To operate as a Metal Recycling Entity (With Outdoor Storage and/or Processing) you must be zoned “I-2 S” Heavy Industrial District with a Specific Use Authorization for a Metal Recycling Entity.

The “I-2” Heavy Industrial District is reserved for the most intense industrial activities in the city’s development code. The “S” Specific Use Authorization is reserved for uses which may be appropriate in the zoning district, but that warrant a case-by-case approval from City Council.

Any property seeking a rezoning must apply to the Development Services Department and have the request considered by the Zoning Commission and City Council. This process also requires that property owners within 200’ of that property receive a mailed notice for those public hearings.

3.) Nonconforming Use

Legal nonconforming uses (also known as “Grandfathered” uses), are those which were lawfully started and, due to government action, no longer are allowed in their zoning district. Government actions that could render a property as legal, nonconforming include annexation and changing of the city’s development code. Applications to register a nonconforming use are made to the Development Services Department.

4.) Ways to Lose Legal, Nonconforming Rights

The city’s development code establishes several actions that can terminate legal, nonconforming use rights. These include abandoning the use for more than 12 months, illegal expansion, violation of the city’s development code, and the destruction of the use (i.e. fire, flood, etc).