



DEVELOPMENT SERVICES

Non-Conforming Use Notification of Decision

July 15, 2025

Nicholas Spyker
919 North Pine Street
San Antonio, TX 78202

RE: Nonconforming Use Rights for three (3) dwelling units
Case # ZONING-NCU-APP-2025-11200108
919 North Pine Street; Lot 7, Block 13, NCB 531

To whom it may concern:

This is to verify that **Nonconforming Use Rights for three (3) dwelling units was APPROVED** by the City of San Antonio. The subject property was part of the original 36 square miles of the City of San Antonio and zoned "D" Apartment District. The property was rezoned by Ordinance 70785, dated December 14, 1989 to "R-2 S.U.P." Two Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-2 S.U.P." Two-Family Residence District converted to "RM-4 H CD" Residential Mixed Dignowity Hill Historic District with a Conditional Use for a Two-Family Dwelling. The property was rezoned by Ordinance 2012-12-06-0953, dated December 16, 2012, from "RM-4 H CD" Residential Mixed Dignowity Hill Historic District with a Conditional Use for a Two-Family Dwelling to "R-5 H" Single-Family Residential Dignowity Hill Historic District. The use of three dwelling units was permitted prior to the 2012 rezoning. Additionally, CPS records show the active use of three dwelling units.

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.

If we may be of further assistance, please do not hesitate to contact us at (210) 207-1111 or via email at DSD.Zoning@sanantonio.gov.

Respectfully,

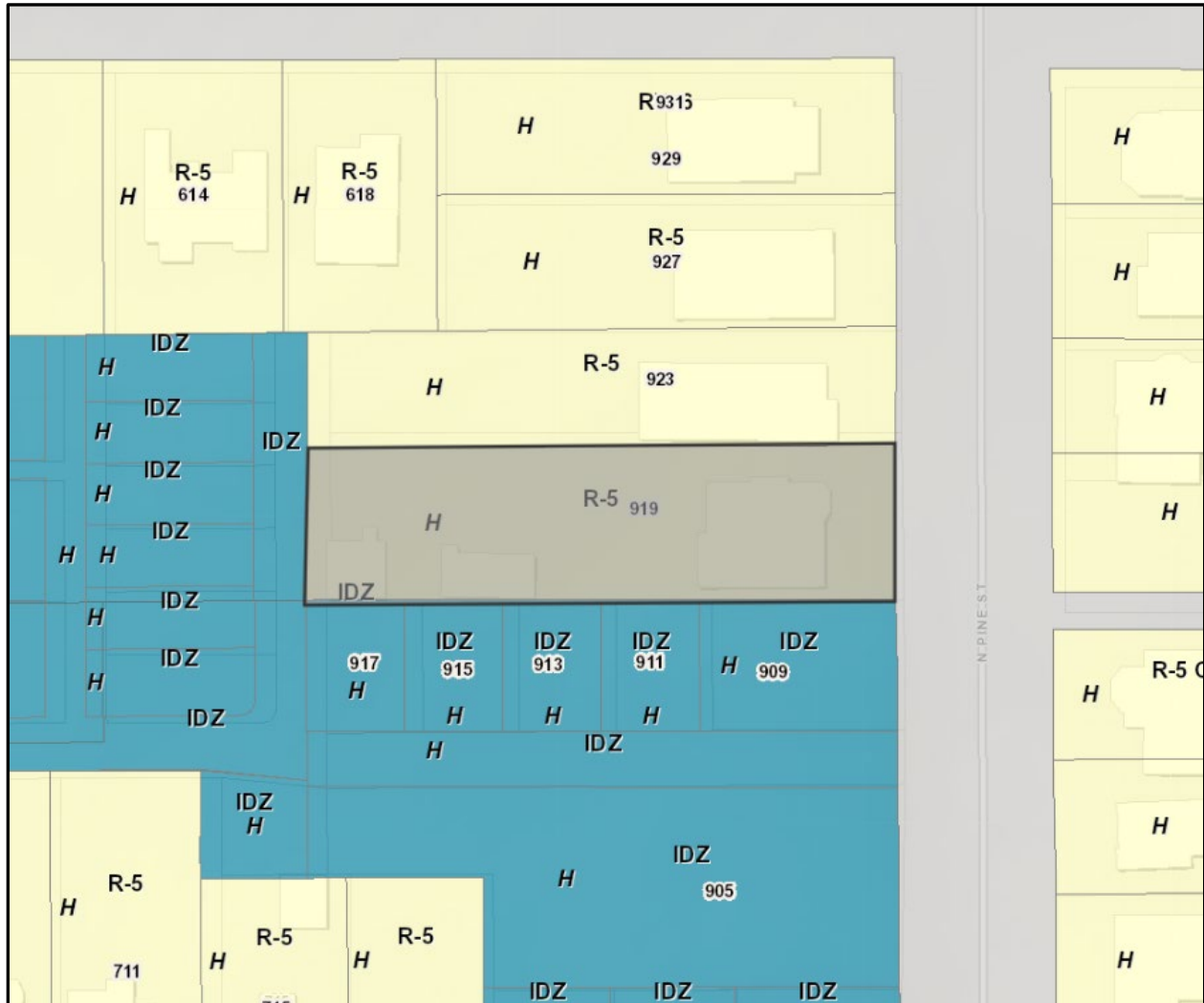
Vincent Trevino
Vincent Trevino
Senior Planner

Mirko Maravi
Principal Planner



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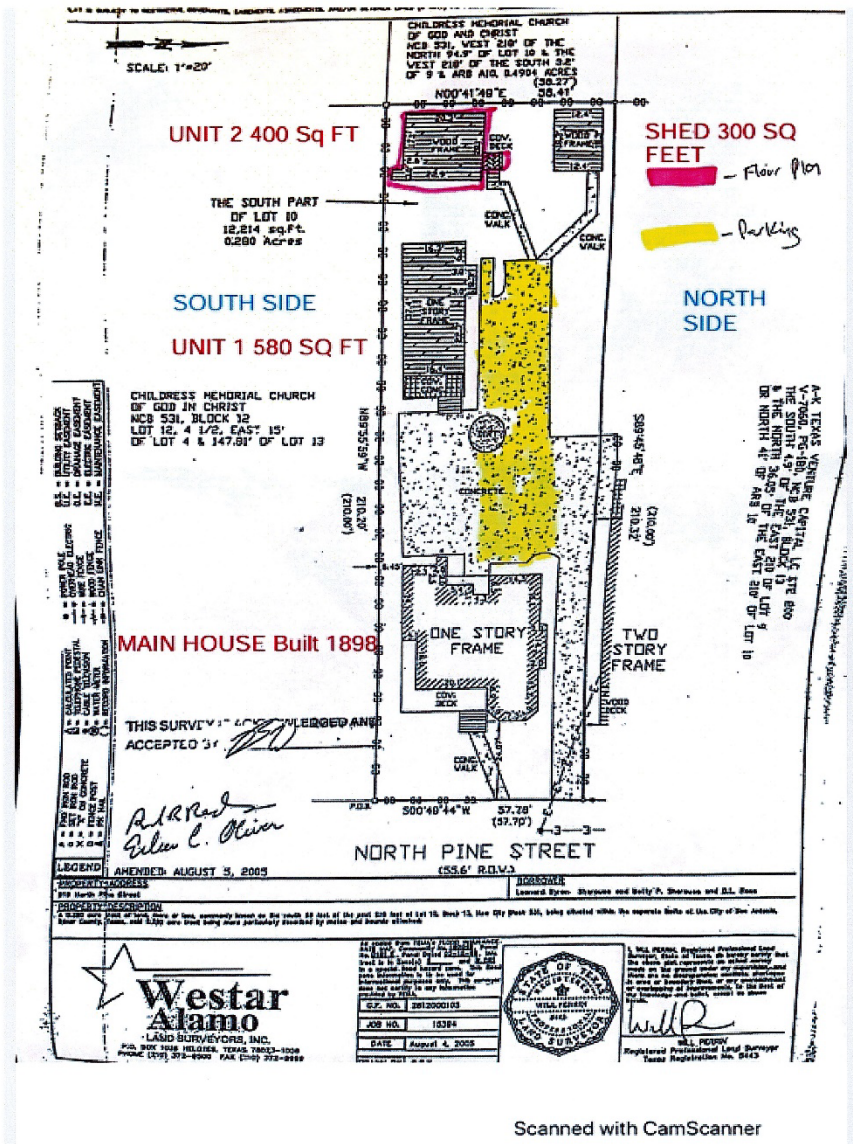
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Site Plan – 919 North Pine Street



Scanned with CamScanner



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Eagle View – February 2025

