



CODE ENFORCEMENT

ZONING AND PERMITTING
VIOLATIONS



DSD ACADEMY
AUGUST 18, 2018

Presented by: Michael Uresti, Code Enforcement Supervisor

DSD TEAM

Michael Shannon, PE, CBO
Director

LAND DEVELOPMENT

Melissa Ramirez
Assistant Director

Tony Felts
Interim Policy Administrator

Catherine Hernandez
Administrator

Kevin Collins, PE
Engineering & Environmental

PLAN REVIEW

Terry Kannawin
Assistant Director

Richard Chamberlin, PE
DSD Engineer

Andrew Espinoza, MCP, CBO
Customer Svc & Permitting
Manager

Patricia Cavazos
BuildSA Sr. Special Projects
Manager

FIELD SERVICES

Amin Tohmaz, PE, CBO
Assistant Director

Jeremy McDonald, PE
Sr. Engineer – Project
Management

Michael Constantino
Administrator

Phil Laney
Sr. Projects Manager
Code Enforcement

Martin Ruiz
Manager
Code Enforcement

Danny Liguez
Manager
Code Enforcement

SUPPORT SERVICES

Alma Martinez-Jimenez
Assistant to the Director

Veronica Castro
Fiscal Administrator

Ximena Copa-Wiggins
Public Relations Manager

Jorge Manzano
Administrator
Training/Special Projects



CODE ENFORCEMENT TEAM

Amin Tohmaz, PE, CBO
Assistant Director

MARTIN RUIZ, DSD MANAGER

DANNY LIGUEZ, DSD MANAGER

PHIL LANEY, SR. SPECIAL PROJECTS MANAGER

North Central Field Unit

Southwest Field Unit

Boarding Home Team

JENNY RAMIREZ
Code Enforcement Manager

Central Field Unit

West Central Field Unit

Graffiti Abatement Team

Zoning Team

Northeast Field Unit

West Field Unit

Neighborhood Enhancement
Team

East Field Unit

Northwest Field Unit

Southeast Field Unit

North Field Unit



ZONING INSPECTIONS

https://library.municode.com/tx/san_antonio



MULTI – FAMILY (Sec. 35-311)

HOME OCCUPATION (Sec. 35-378)

CERTIFICATE OF OCCUPANCY (Sec. 10 -12)



SETBACKS (Sec. 35-516)

**UNPERMITTED USE (Sec. 35-311)
(Business in Residential)**



LICENSING INSPECTIONS (Ch. 16)

https://library.municode.com/tx/san_antonio



AUTO RECYCLING

METAL RECYCLING

USED MATTRESSES

SCRAP TIRES

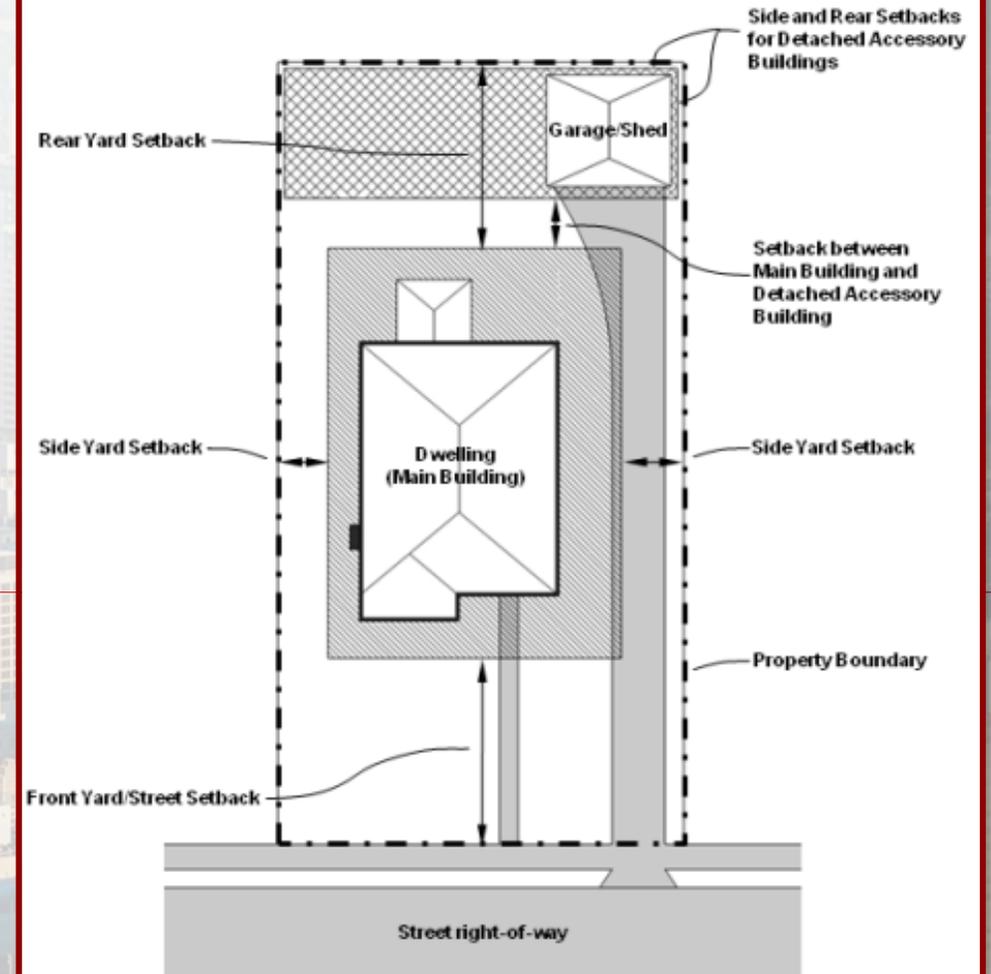
DONATION CONTAINERS



SETBACKS

- Establish the minimum required yard and governs the placement of structures and uses on the lot
- Vary based on:
 - Year structure was built
 - No setback laws prior to 1938
 - Zone the structure was built and in what year
 - If built in 1939 residential side yard setbacks were at least 3 feet
 - If structure was built before annexation
 - If recently annexed, a non-conforming use could be obtained

Setback and Yard Requirements



CURRENT UDC SETBACKS

3) 2001 Unified Development Code Setback Regulations

A) 2001 UDC – Primary Structure Setbacks:

| (A) | (B) | (C) | (E) | (F) | (G) | (H) | (I) | (J) | (K) |
|-------------------------|--------------------|----------------|-----------------------|-------------|-------------|---------------------------|---------------------|--------------------|--------------------|
| | LOT DIMENSIONS | | | | | BUILDING ON LOT | | | |
| Zoning District | Lot Size (min) | Lot Size (max) | Street Frontage (min) | Width (min) | Width (max) | Front Setback (min) ***** | Front Setback (max) | Side Setback (min) | Rear Setback (min) |
| RP | 10 acres | | — | — | — | 15 | — | 5 | — |
| RE | 43,560 | | 100 | 120 | — | 15 | — | 5 | 30 |
| R-20 | 20,000 | | 65 | 90 | — | 10 | — | 5 | 30 |
| R-6 ¹ | 6,000 | | 30 | 50 | 150 | 10 | — | 5 | 20 |
| R-5 ¹ | 5,000 | | 30 | 45 | 150 | 10 | — | 5 | 20 |
| R-4 ¹ | 4,000 | | 20 | 35 | 150 | 10 | — | 5 | 20 |
| R-3 ¹ | 3,000 ⁷ | | 15 | 20 | — | 10 | 35 | 5 | 10 |



CERTIFICATE OF OCCUPANCY

- In order to occupy any building a certificate of occupancy needs to be issued and posted at the business location
 - Ensures buildings are safe for the public
 - A COO issued to a structure will have had a:
 - Trade inspections
 - Fire inspection
 - Health inspection



CERTIFICATE OF OCCUPANCY

NO. 2031411 CITY OF SAN ANTONIO, TEXAS DATE: 01/23/2015
DEVELOPMENT SERVICES DEPARTMENT

CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY that the building located at:
Address of Location 975 E SOUTHCROSS

Lot: 35 Block: 0 NCB: 7665

has been inspected and the following occupancy thereof is hereby authorized:

Occupant Group: S1 Occupant Load: 57
Occupant: ZACHARY WALTER

Description of Business: WAREHOUSE-NO OUTSIDE STORAGE PERMITTED
S1/29, B/28
DBA Name: ACENT RECYCLING

EXAMPLE

Robert A. Simon
DIRECTOR OF DEVELOPMENT SERVICES

- A Printed COO will contain
 - Address of business
 - Legal description
 - Occupant name
 - Occupant load
 - Occupant group



UNPERMITTED RESIDENTIAL USE



- Unpermitted use is:
 - when character of the base zoning district is changed
- Code Officers often inspect inoperable vehicles
 - if they observe auto repair or evidence of auto repair, an Administrative Citation may be issued
- Note that incidental repair of your vehicle is permitted for example:
 - Changing a flat tire
 - Topping off fluids



UNPERMITTED USE



- Business in residential zone
 - Creates traffic in neighborhood streets
 - Creates noise
 - Changes the character of the neighborhood



UNPERMITTED USE



- Commercial and industrial businesses also have restrictions and requirements to follow:
 - Screening requirements
 - Proper storage to prevent
 - Fire
 - Rodent harborage
 - Accumulation of trash



HOME OCCUPATION

- Is permitted with the following restrictions:
 - The appearance of the dwelling cannot be altered
 - Cannot be conducted in a manner which would cause the premises to differ from its residential character
 - The city's noise and nuisance regulations apply
 - No use of commercial vehicles for delivery of materials to and from the premises
 - A certificate of *occupancy* is **not** required



HOME OCCUPATION



- Prohibited Uses include:
 - Vehicle painting, service, or repair
 - Barber and beauty shops
 - Animal hospitals, kennels, stables, hospitals, or obedience/training schools
 - Restaurants, catering, or the preparation of food for resale
 - Furniture repair or upholstery
 - Teaching of music, art, dance, or exercise classes to more than 2 students at any one time



LICENSING USED (SCRAP) TIRES



- Shop selling more than 100 scrap tires per year are required to obtain a yearly license
- Officers inspect each shop to ensure they comply with standards:
 - Stacking
 - High grass
 - Mosquito breeding
 - Screening



LICENSING DONATION CONTAINERS



- Requirements:
 - Ensure container has yearly permit
 - Owners of onsite property are required to grant written permission to be onsite
 - Containers must be kept



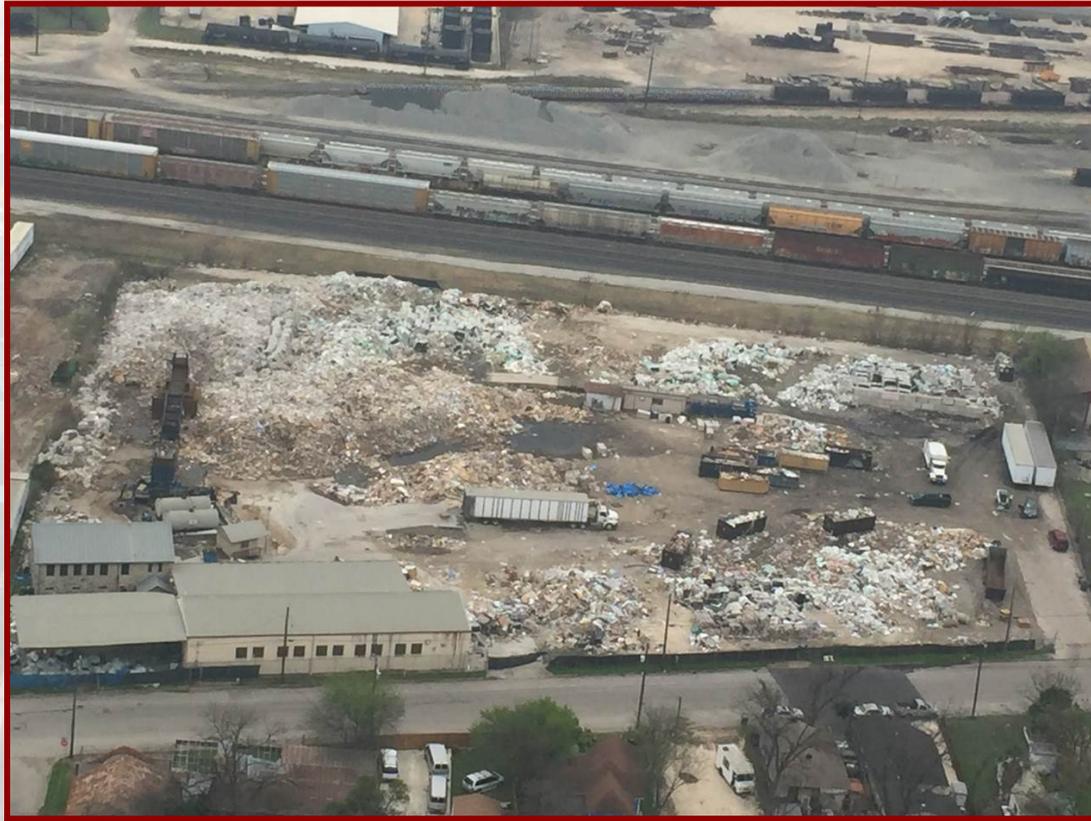
LICENSING AUTO AND METAL RECYCLERS



- Yearly permit
- Follow State regulations:
 - Maintain State license
 - TCEQ permit
 - SAWs Permit
- Proper Zoning I-2 S or Non-Conforming Use
- Have monthly inspections



ASCENT RECYCLING – 326 SEGUIN RD.



ENFORCEMENT

ACTION

- These tools have assisted in compelling owners to clean their properties
- Administrative Hearing Officer citations and Class C criminal citations
- District Court
- Coordinating with:
 - Community residents
 - City departments
 - State inspectors
- City costs saving of ~ \$1.2 million dollars



ADDITIONAL INFORMATION

- How to get a permit, request a variance, request a zoning change or check for NCD & Historic?
 - Call 210-207-1111
- Where can I pull permits?
 - 1901 S. Alamo
 - Our website
 - www.sanantonio.gov/dsd





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