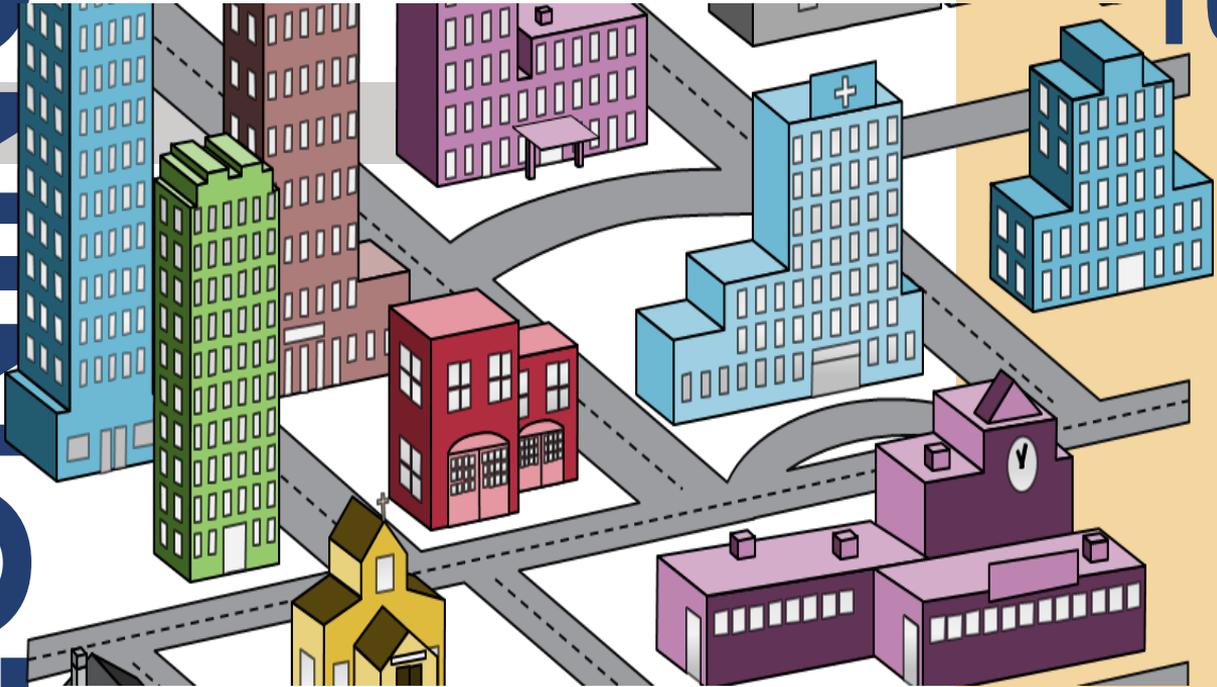


ZONING



101

DSD ACADEMY
07.20.19

PRESENTED BY:
CATHERINE HERNANDEZ
ADMINISTRATOR



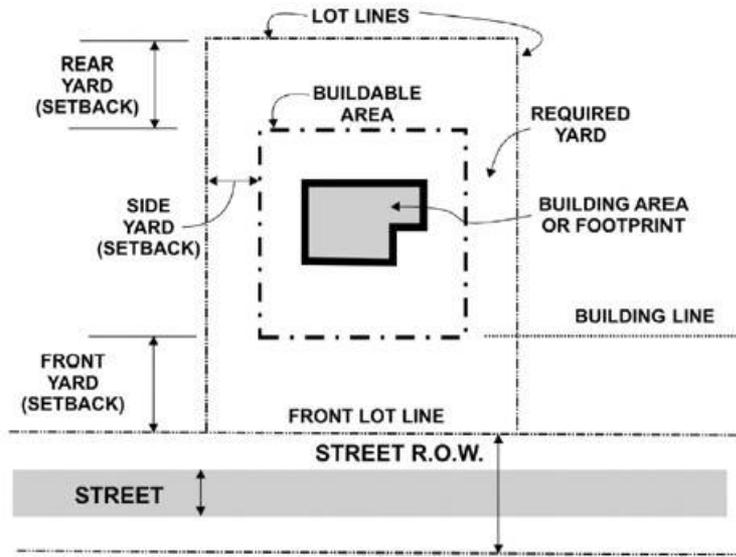
It's all about the zoning



- Legal use of the land
 - Can I build my home?
 - Can I open my business?
- Encourages orderly development
 - Using planning policy and principles
- Address incompatibility of adjacent land use
 - Intense industrial uses and single family residential

Unified Development Code

EXAMPLE:



- Identifies zoning districts
 - Defines
 - Explains rules that apply in each
 - Heights, setbacks, density
 - Allowed uses
 - Additional guidelines for some uses and districts

Art. III

Map online

[sa.Gov Home](#) > Development Services Home

DEVELOPMENT SERVICES HOME

ABOUT >

BOARDS AND COMMISSIONS >

BUILDSA PROJECT

BUSINESS OWNERS >

CONSTRUCTING IN SAN ANTONIO >

CONTRACTOR REGISTRATION & LICENSING

CODE ENFORCEMENT >

RESOURCES >

ONLINE SERVICES >



MICHAEL SHANNON, PE, CBO
DIRECTOR
Michael Shannon was appointed Director of the Development Services Dept. in May 2017... >

SA.GOV RELATED SITES

FIRE MARSHAL

OFFICE OF HISTORIC PRESERVATION

STORM WATER

MORE LINKS...

HELPFUL LINKS

New & Improved
ONE-STOP MAP

NEW AND IMPROVED ONE-STOP MAP
Development Services has created a new One-Stop Interactive Map which includes all existing features plus improved functionality.

< ● ● ● ● ● >

Development Services Department
Liked 1.1K likes



Development Services Department
San Antonio
on Tuesday

Zoning guides what you can and cannot do in and with your property. DSD Academy's Zoning 101 is a great overview of San Antonio's zoning history and process. Join us Saturday, Jul. 20, 9 - 11 a.m. at 1901 S. Alamo.

Seating is limited, so register today at <http://events.constantcontact.com/register/event...>

Connect with the
**DEVELOPMENT SERVICES
DEPARTMENT**



Take Our Survey



ONLINE SERVICES - QUICK LINKS



UPCOMING

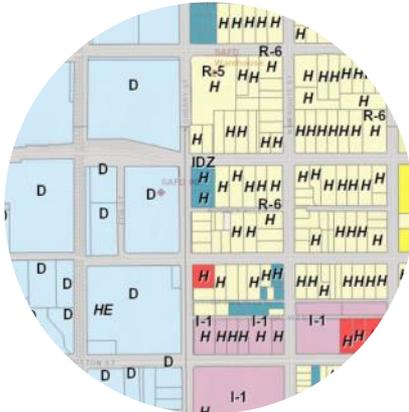
[Tentative Zoning Cases](#)
[Tentative BOA Cases](#)
[Tentative PC Agenda](#)
[Street Name Change Applications](#)



www.sanantonio.gov/DSD

Zoning Districts

base

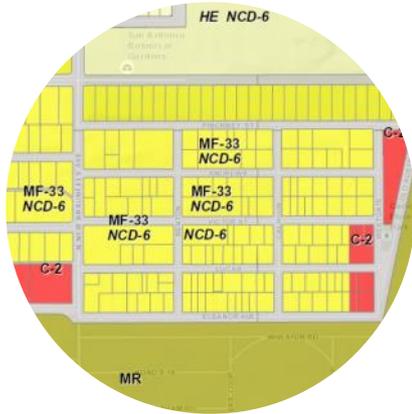


Allow specified range of uses

RESIDENTIAL Single-Family & Mixed	•R-5, R-6 •RM-4, RM-5
MULTI-FAMILY	•MF-18, MF-33, MF-65
OFFICE	•O-1, O-2
COMMERCIAL	•C-1, C-2, C-3
INDUSTRIAL	•I-1, I-2
FLEX	•FR, M-1

Zoning Districts

overlay

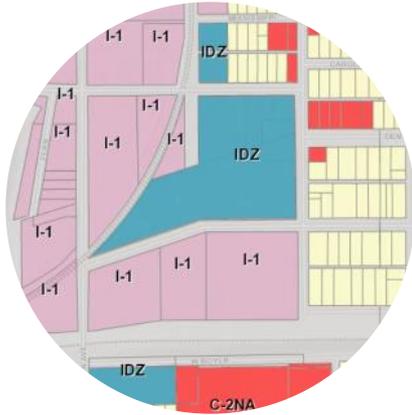


Additional development guidelines for compatibility – most do NOT regulate use

HD	•Historic
NCD	•Neighborhood Conservation
MLOD/MSAO	•Military Lighting and Sound
RIO	•River Improvement
ERZD	•Edwards Recharge Zone

Zoning Districts

special



MPCD & MXD

- Large, mixed-use developments

QD & G

- Limited use districts

IDZ

- Infill Development

PUD

- Planned Unit Development

For unique situations – they replace the standards and requirements of base zoning

Options

CONDITIONAL USE

- Individual use into a lower zoning district
 - Uses in “C-1” permitted by right, may be allowed in any residential districts with a “CD”
- Requires a site plan
- Allows Conditions as part of the Ordinance
 - Enforced by the city

SPECIFIC USE AUTHORIZATION

- Additional level of review for certain uses not allowed “by-right” due to:
 - unique characteristics
 - potential impacts on adjacent land uses
- Requires a site plan
- Allows Conditions as part of the Ordinance
 - Enforced by the city

master plans

- Rezoning applications are reviewed for consistency with adopted Master Plans listed as consistency plans
 - Future Land-use plan of neighborhood, community, perimeter or sector plan
- If **not** consistent:
 - amendment is required
 - Planning Commission considers request *prior* to the Zoning Commission

CENTRAL SECTOR

SECTOR PLAN

Sector Plan not available

DESIGN OVERLAY DISTRICTS

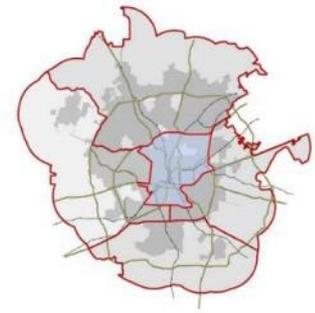
- [Alta Vista NCD \(PDF\)](#)
- [Beacon Hill NCD \(PDF\)](#)
- [Jefferson NCD \(PDF\)](#)
- [Mahncke Park NCD \(PDF\)](#)
- [S. Presa/ St. Mary's Street NCD \(PDF\)](#)

COMMUNITY PLANS

- [Arena District \(PDF\)](#)
- [Greater Delview \(PDF\)](#)
- [Guadalupe Westside \(PDF\)](#)
- [Kelly/ South San Pueblo \(PDF\)](#)
- [Near Northwest \(PDF\)](#)
- [Nogalitos/ South Zarzamora \(PDF\)](#)
- [North Central \(PDF\)](#)
- [San Antonio International Airport Vicinity \(PDF\)](#)
- [South Central \(PDF\)](#)

NEIGHBORHOOD PLANS

- [Dignowity Hill \(PDF\)](#)
- [Downtown \(PDF\)](#)
- [Government Hill \(PDF\)](#)
- [Lavaca \(PDF\)](#)
- [Mahncke Park \(PDF\)](#)
- [Mahncke Park/ Westfort \(PDF\)](#)
- [Midtown \(PDF\)](#)
- [Monte Vista \(PDF\)](#)
- [Northeast Inner Loop \(PDF\)](#)
- [River Road \(PDF\)](#)
- [Tobin Hill \(PDF\)](#)
- [Westfort Alliance \(PDF\)](#)



CENTRAL SECTOR

EAST SECTOR

HERITAGE SOUTH SECTOR

NORTH SECTOR

WEST SECTOR

Neighborhood, Community, Perimeter & Sector Master Plans

Changing zoning & plan amendments





- Stay informed
- Keep an eye out for signs
- Respond to notices
- View and go to Public Hearings
- Sign up on Constant Contact

Upcoming cases

DEVELOPMENT SERVICES HOME

ABOUT >

BOARDS AND COMMISSIONS >

BUILDSA PROJECT

BUSINESS OWNERS >

CONSTRUCTING IN SAN ANTONIO >

CONTRACTOR REGISTRATION & LICENSING

CODE ENFORCEMENT >

RESOURCES >

ONLINE SERVICES >



MICHAEL SHANNON, PE, CBO

DIRECTOR

Michael Shannon was appointed Director of the Development Services Dept. in May 2017... >

SA.GOV RELATED SITES

FIRE MARSHAL

OFFICE OF HISTORIC PRESERVATION

STORM WATER

MORE LINKS...

HELPFUL LINKS



INTERNATIONAL CODE COUNCIL (ICC) 2018 UPDATES

Effective October 1, 2018, City Council approved the adoption of the 2018 International Code Council (ICC) Building-related, Fire and property Maintenance codes and local amendments.



Connect with the
DEVELOPMENT SERVICES
DEPARTMENT



Take Our Survey

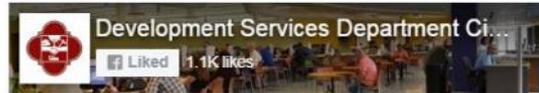


ONLINE SERVICES - QUICK LINKS



UPCOMING

- [Tentative Zoning Cases](#)
- [Tentative BOA Cases](#)
- [Tentative PC Agenda](#)
- [Street Name Change Applications](#)



Development Services Department City of San Antonio

on Tuesday

Zoning guides what you can and cannot do in and around your property. DSD Academy's Zoning 101 is an overview of San Antonio's zoning history and how to use it. Join us Saturday, Jul. 20, 9 - 11 a.m. at 1301 S. Alamo.

Seating is limited, so register today at <http://events.constantcontact.com/register/event...>

www.sanantonio.gov/DSD

be on the lookout



City of San Antonio Development Services Department
 Cliff Morton Development and Business Services Center
 PO Box 839966, San Antonio, Texas 78283-3066
 1901 South Alamo Street, San Antonio, Texas 78204

Case Manager: [Name], Planner Phone Number: 210.207. [ext]
 E-mail Address: [Email] Department Website: www.sanantonio.gov/dsd

Notice of a Zoning Commission Public Hearing Regarding Case [Case#]

The City of San Antonio's Development Services Department has received an application proposing the zoning change described below. You are invited to attend an important public hearing because you are an owner of property within 200 feet of this proposed property zoning change, representative of a registered neighborhood association, or a member of an applicable planning team. By attending this hearing, you will have the opportunity to express your opinion either in support or opposition to the proposed zoning change detailed below. You may also submit written support or opposition to the zoning change request by mailing the response portion of this notice, or by submitting a written response by mail, email or fax. You may contact the case manager (listed above) if you have questions or need further information. Your participation in this process is encouraged.

Meeting Location: **CLIFF MORTON DEVELOPMENT & BUSINESS SERVICES CENTER**
 1901 SOUTH ALAMO STREET (78204)
 BOARD ROOM

Date and Time: **TUESDAY, [ZC Date] - 1:00 PM (may be considered after this time)**

The Development and Business Services Center at wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested forty-eight (48) hours prior to the meeting by calling (210) 207-5245 VTTT for assistance.

ZONING CHANGE REQUEST

PROPERTY DESCRIPTION: [Legal Desc], [Address], located [Location].
 PROPOSED ZONING: FROM [Current Zoning]
 DISTRICT CHANGE: TO [Requested Zoning]
 AUTHORIZED AGENT: [App or Rep]
 FOR PROPERTY OWNER: [Phone #]

Several cases will be considered at this public hearing. Each case will be allocated a maximum hearing time of one hour. Proponents and opponents of the rezoning case will each be allotted time to provide a statement before the Commission (a maximum time of 3 minutes per speaker). The Agent for the property owner will have the opportunity to then provide a 3 minute rebuttal. The Commission will then vote on a recommendation, which will be forwarded to the City Council for final consideration. If you would like to utilize audio/video capabilities during your statement, the Planner assigned to this case must receive all material at least 24 hours prior to the public hearing.

Any additional information you may require regarding the zoning process may be obtained from the Planner listed above between the hours of 7:45 AM and 4:30 PM. Please provide the case number at the top of this page when you call or leave a message.

**Este aviso contiene información muy importante, por favor devuélvala antes de la audiencia pública.
 Para obtener más información en español, favor comunicarse teléfono 207-5245.*

*Language interpreters are available and must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-5245. *El ay servicios de traducción simultánea disponibles. Estos servicios deben ser pedidos con 48 horas de*

Zoning Commission Response Form -- Zoning Case [Case#]

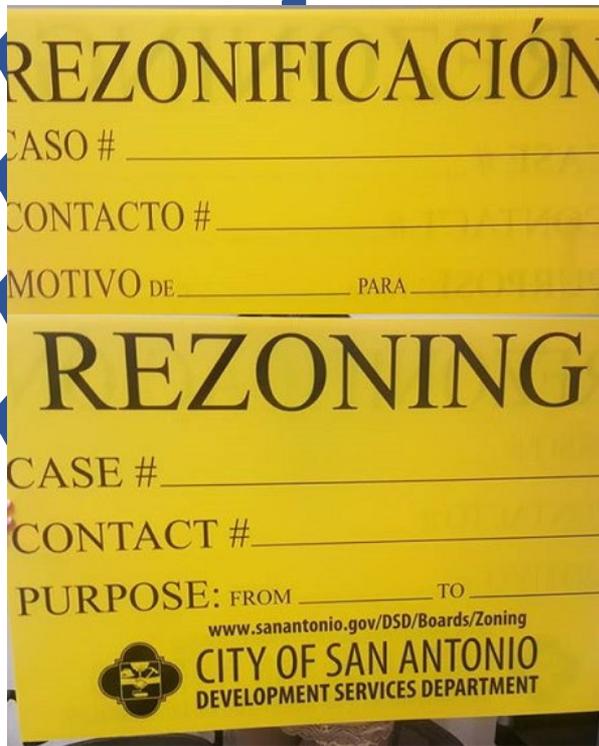
If you wish to comment on this rezoning case, please complete, clip out and return this portion of the notice to the address above prior to the date of the public hearing, or email your comments, along with your name and address, to the Planner at their e-mail address indicated above.

**Si usted desea hacer un comentario, por favor devuélvala antes de la audiencia pública.*

Name/Nombre: _____ Telephone/Teléfono: _____
 Address/Dirección: _____
 () In Favor/A Favor () In Opposition/En Oposición
 Comments/Comentarios: _____

Property Owner's Signature (required) _____

Case Manager: [Name] _____



Posted agendas

The screenshot displays the City of San Antonio website with several key sections:

- SASPEAKUP**: It's Your City. Let's Talk. Includes a "GET ENGAGED >>>" link.
- MAYOR AND COUNCIL INFORMATION**: A navigation menu with "CITY COUNCIL & COMMITTEE MEETING AGENDAS" highlighted in blue.
- RON NIRENBERG**: Mayor profile with a photo and text: "Ron Nirenberg is the mayor of San Antonio, the fastest growing city with the 7th largest population in the United States... >"
- ERIK WALSH**: City Manager profile with a photo and text: "Erik Walsh is the City Manager of San Antonio, the nation's seventh largest city. As the chief executive officer..."
- CITY SPOTLIGHT**: A featured article titled "SCOOTER UPDATE" with the subtext "Riding scooters on sidewalks is prohibited." and a "LEARN MORE" button. Below the article is a navigation bar with five red dots, the second of which is black, indicating the current page.
- BUDGET RESULTS**: A section with a "SASPEAKUP" logo and the text "View SASpeakUp's FY2020 Budget Survey Results." with a play button icon.
- FY19 ADOPTED BUDGET**: A section with the text "FY 2019 Adopted Operating and Capital Budget." and a play button icon.
- CONNECT WITH THE CITY OF SAN ANTONIO**: Social media icons for email, Facebook, Twitter, YouTube, Instagram, and LinkedIn.
- EMERGENCY INFORMATION**: Links for "FIRE • POLICE • STREET CLOSURES • EMERGENCY MANAGEMENT".
- 311 ONLINE CITY SERVICES**: Text: "By phone: dial 311 or 210.207.6000".
- REPORTS AND MEDIA**: A navigation menu with "CITY CALENDARS", "POLICE REPORTS", and "TVSA NETWORK".
- HEALTHY NEIGHBORHOOD...**: A video player thumbnail with a play button.
- FEATURED INFORMATION**: A section at the bottom of the page.

www.sanantonio.gov

Sign up

[sa.Gov Home](#) > Development Services Home

DEVELOPMENT SERVICES HOME

ABOUT >

BOARDS AND COMMISSIONS >

BUILDSA PROJECT

BUSINESS OWNERS >

CONSTRUCTING IN SAN ANTONIO >

CONTRACTOR REGISTRATION & LICENSING

CODE ENFORCEMENT >

RESOURCES >

ONLINE SERVICES >



MICHAEL SHANNON, PE, CBO
DIRECTOR
Michael Shannon was appointed Director of the Development Services Dept. in May 2017... >

SA.GOV RELATED SITES

FIRE MARSHAL

OFFICE OF HISTORIC PRESERVATION

STORM WATER

MORE LINKS...

HELPFUL LINKS

New & Improved ONE-STOP MAP

NEW AND IMPROVED ONE-STOP MAP
Development Services has created a new One-Stop Interactive Map which includes all existing features plus improved functionality.



Development Services Department City of San Antonio

on Tuesday

Zoning guides what you can and cannot do in and with your property. DSD Academy's Zoning 101 is a great overview of San Antonio's zoning history and process. Join us Saturday, Jul. 20, 9 - 11 a.m. at 1901 S. Alamo.

Seating is limited, so register today at <http://events.constantcontact.com/register/event...>

Connect with the
**DEVELOPMENT SERVICES
DEPARTMENT**



SIGN UP



Take Our Survey

CONTRACTOR CONNECT

ONLINE SERVICES - QUICK LINKS

PERMIT INSPECTION STATUS

INSPECTIONS

EASY ACCESS

Build SA LOGIN

ONE-STOP ZONING MAP

DOCUMENTS ONLINE

UPCOMING

[Tentative Zoning Cases](#)
[Tentative BOA Cases](#)
[Tentative PC Agenda](#)
[Street Name Change Applications](#)



www.sanantonio.gov/DSD

It's online

[SA.GOV HOME](#) > [Development Services Home](#)

- DEVELOPMENT SERVICES HOME
- ABOUT >
- BOARDS AND COMMISSIONS >
- BUILDSA PROJECT
- BUSINESS OWNERS >
- CONSTRUCTING IN SAN ANTONIO >
- CONTRACTOR REGISTRATION & LICENSING
- CODE ENFORCEMENT >
- RESOURCES >
- ONLINE SERVICES >



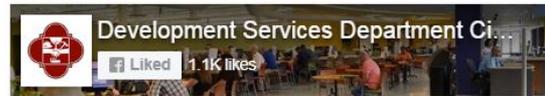
MICHAEL SHANNON, PE, CBO
DIRECTOR
Michael Shannon was appointed Director of the Development Services Dept. in May 2017... >

- SA.GOV RELATED SITES
- FIRE MARSHAL
- OFFICE OF HISTORIC PRESERVATION
- STORM WATER
- MORE LINKS...



DSD ACADEMY

As part of our efforts to increase and improve our partnership with our community, we've started DSD Academy to help residents understand the various aspects of development.



Development Services Department City of San Antonio
on Tuesday

Zoning guides what you can and cannot do in and with your property. DSD Academy's Zoning 101 is a great overview of San Antonio's zoning history and process. Join us Saturday, Jul. 20, 9 - 11 a.m. at 1901 S. Alamo.

Connect with the
**DEVELOPMENT SERVICES
DEPARTMENT**



Take Our Survey



ONLINE SERVICES - QUICK LINKS

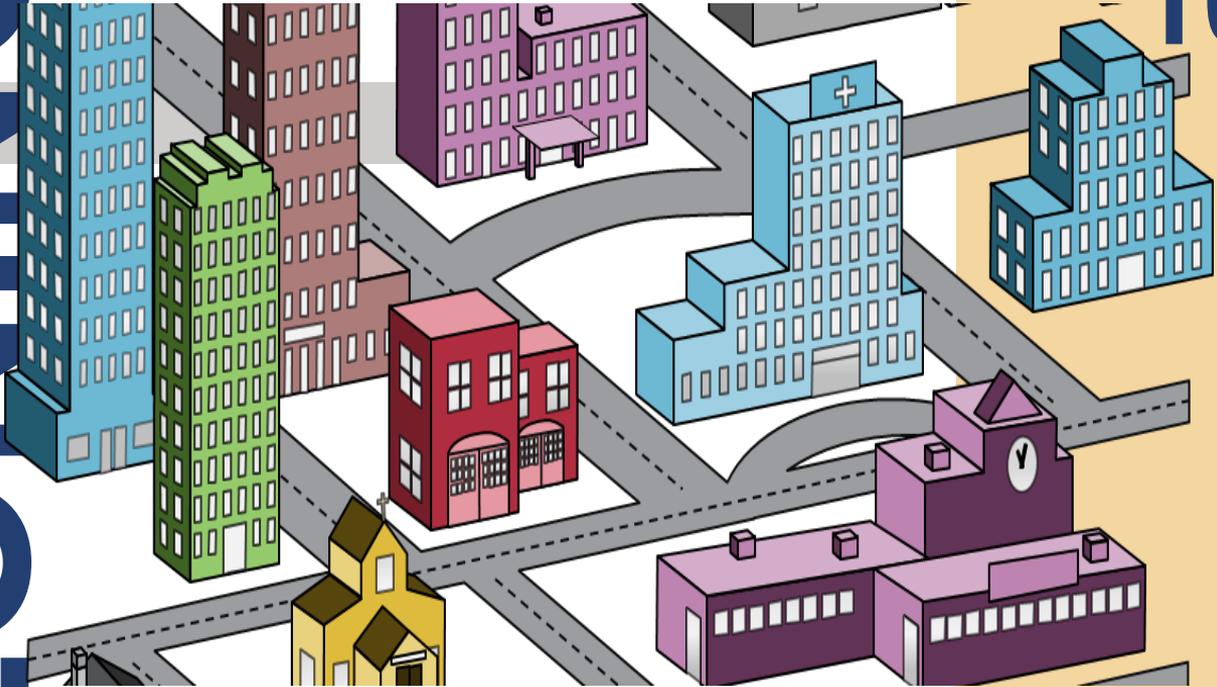
 PERMIT INSPECTION STATUS	 INSPECTIONS	 EASY ACCESS
 BuildSA LOGIN	 ONE-STOP ZONING MAP	 DOCUMENTS ONLINE

UPCOMING

- [Tentative Zoning Cases](#)
- [Tentative BOA Cases](#)
- [Tentative PC Agenda](#)
- [Street Name Change Applications](#)

www.sanantonio.gov/DSD

ZONING



101

DSD ACADEMY
07.20.19

PRESENTED BY:
CATHERINE HERNANDEZ
ADMINISTRATOR

