

ZONING 101



WEBSITE

UDC
CH. 35



ZONING

QUESTIONS



PRESENTED BY:
CATHERINE HERNANDEZ, DSD ADMINISTRATOR

DEVELOPMENT SERVICES

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
Engineer

Andrew Espinoza, MCP, CBO
Customer Svc & Permitting
Manager

Patricia Cavazos
BuildSA Sr. Special Projects
Manager

FIELD SERVICES

Amin Tohmaz, PE, CBO
Assistant Director

School Team Sr. Engineer

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

Jim Flood
Administrator
Training/Special Projects

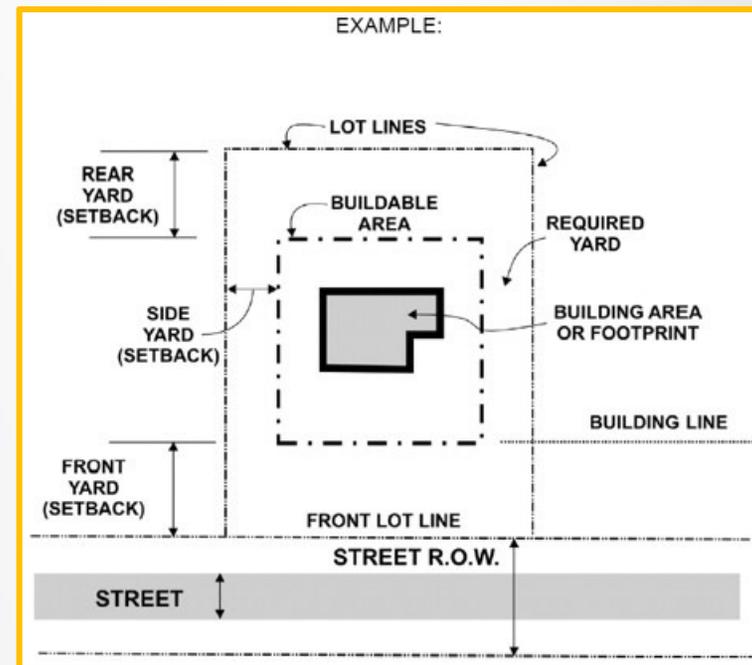
IT'S ALL ABOUT THE ZONING

- The 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



ZONING - UDC ARTICLE III

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



ZONING MAP - ONLINE

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DIRECTOR

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CUSTOMER WAIT TIMES

Business Area	Customers In Queue	Wait Times
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Certificate of Occupancy	0	0

UPCOMING ORDINANCES

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



ZONING DISTRICTS

Base Districts

- Allows a specified range of uses
 - Residential Single-Family and Residential Mixed
 - *R-6, R-5, RM-4, RM-6*
 - 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*

Overlay Districts

- Additional development guidelines
 - Address 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 Districts

- Address unique situations
 - replace standards and requirements of the base zoning districts
 - “MPCD” and “MXD” - large, mixed-use developments
 - “QD” and “G” limited use districts
 - “IDZ” Infill Development
 - “PUD” Planned Unit Development

ADDITIONAL ZONING DISTRICT 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

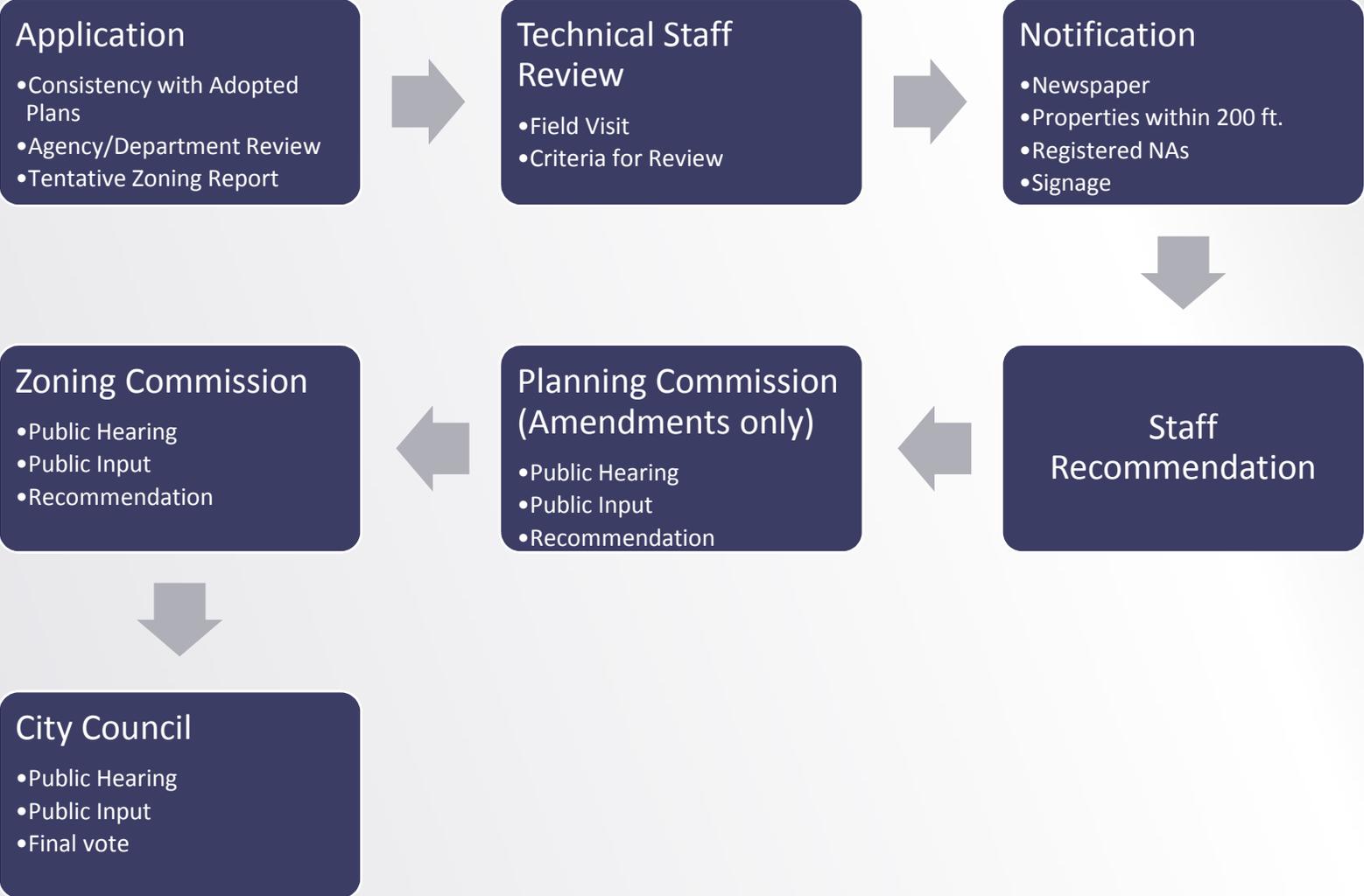
- Additional level of review for certain uses not allowed “by-right” due to:
 - unique characteristics
 - potential impacts on adjacent land uses
- Requires a site plan
- Allows Conditions as part of the Ordinance
 - Enforced by the city

MASTER PLANS

NEIGHBORHOOD, COMMUNITY, PERIMETER AND SECTOR MASTER PLANS

- All 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

HOW TO CHANGE ZONING AND PLAN AMENDMENTS



PROCESS ALLOWS YOU TO PARTICIPATE



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

CHECKING UPCOMING CASES

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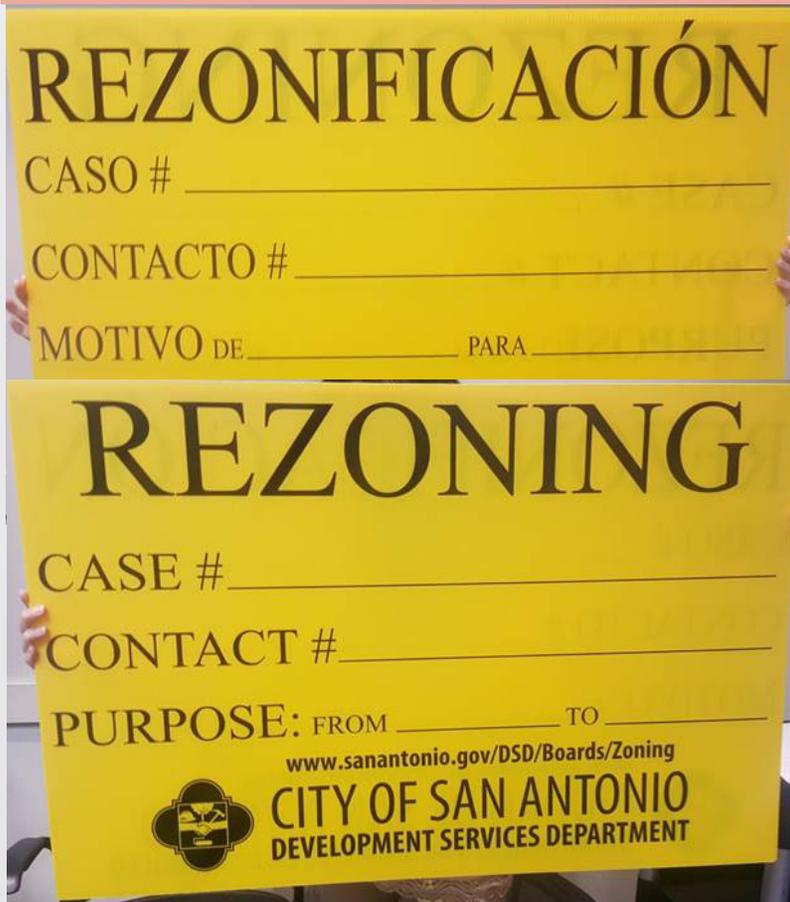
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BE ON THE LOOK OUT

Signs in English & Spanish



Cutout portion of notice



City of San Antonio Development Services Department
Cliff Morton Development and Business Services Center
PO Box 839966, San Antonio, Texas 78283-9966
1901 South Alamo Street, San Antonio, Texas 78204

Case Manager: [Name], Planner
E-mail Address: [Email]

Phone Number: 210-207-[x1]
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
BOARD ROOM
1901 SOUTH ALAMO STREET (#8204)**

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

The Development and Business Services Center is 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) 207-7443 (TDD) for assistance.

ZONING CHANGE REQUEST

PROPERTY DESCRIPTION: [Legal Desc], [Address], located [Location].

PROPOSED ZONING: FROM [Current Zoning]
DISTRICT CHANGE: TO [Requested Zoning]

AUTHORIZED AGENT FOR PROPERTY OWNER: [App or Rep], [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.

*Para obtener más información muy importante, si cual pueda afectar su propiedad.

Para obtener más información en español, favor comunicarse telefónicamente: 210-207-7443.

Language interpreters are available and must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-7443. *El servicio de traducción simultánea disponible. Estos servicios deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207-7443.

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 devuelva esta tarjeta antes de la audiencia pública.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Dirección: _____
() In Favor/A Favor () In Opposition/En Oposición

Comments/Comentarios: _____

Property Owner's Signature (required) _____ Case Manager: [Name]



CHECKING POSTED AGENDAS

GET CONNECTED //

RON NIRENBERG
MAYOR
Ron Nirenberg was elected mayor of San Antonio on June 10, 2017. He has been committed to public service most of his life... >

MAYOR AND COUNCIL INFORMATION

CITY COUNCIL & COMMITTEE MEETING AGENDAS

FIND YOUR CITY COUNCIL MEMBER

CHARTER REVIEW COMMISSION

SERVICIOS DE TRADUCCIÓN EN ESPAÑOL

WATCH CITY COUNCIL MEETINGS & B-SESSIONS

SHERYL SCULLEY
CITY MANAGER
Sheryl Sculley began serving as City Manager of San Antonio, Texas effective November 7, 2005. With 40 years... >

CITY FOCUS

JOB VACANCIES

SA BETTER!
ALAMODOME CLEAR BAG POLICY

ALAMODOME CLEAR BAG POLICY
To provide a safer environment for the public and to expand into the Alamodome. The new policy will take effect June...

FY 2018 BUDGET
City of San Antonio
PROPOSED OPERATING & CAPITAL BUDGET
FISCAL YEAR 2018
FY 2018 budget proposal to City Council.

SA SPEAKUP EVENTS
Resident invited to attend Community Nights events.

EMERGENCY INFORMATION
FIRE • POLICE • STREET CLOSURES • EMERGENCY MANAGEMENT

311 ONLINE CITY SERVICES
By phone: dial 311 or 210.207.8000

REPORTS AND MEDIA
CITY CALENDARS
POLICE REPORTS
SA-CAN DIGITAL STUDIOS

SA2U - City Council Update,...

FEATURED INFORMATION
ANIMAL CARE SERVICES
BIRTH CERTIFICATES
E-SURPLUS-SA

TRANSPARENCY SA

2017-2022 BOND

SIGN UP FOR CONSTANT CONTACT

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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

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