What is Zoning?

- The legal use of the land
- The division of property, within a municipality, into districts that regulate land use
  - Encourages orderly development
  - Prevents incompatibility of adjacent land uses and promotes public safety
  - Lot specific
Article III - Zoning

- Identifies the different zoning districts and explains the rules that apply to each district:
  - Definition or description of each zoning district
    - Height, setback and density regulations
    - List of allowed uses: Residential Use Matrix and Nonresidential Use Matrix
    - Additional standards and guidelines for some districts and uses, including parking, landscape buffers, etc...
How to get to the Online Zoning Map
Zoning Districts

• **Base districts** – each allows a specified range of uses
  – Residential Single-Family and Residential Mixed Districts
  – Multi-Family Districts
  – Office Districts
  – Commercial Districts
  – Industrial Districts
  – Flex Districts

• **Overlay districts** – additional development guidelines
  – Applies design and development guidelines to address compatibility issues
  – Most Overlay Districts do not regulate use
  – Examples include “MLOD” and “MSAO” Military lighting and sound; “ERZD” aquifer recharge zone; “HD” Historic; “NCD” Neighborhood Conservation; “RIO” River Improvement; and others

• **Special districts**
  – Address unique situations that replace the standards and requirements of the base zoning districts
  – Examples include “MPCD” and “MXD” for large, mixed-use developments; “QD” and “G” limited use districts; “IDZ” Infill Development; “PUD” Planned Unit Development; and others
Zoning Districts

• “CD” Conditional Use
  – Provides a way to pull an individual use into a lower zoning district
  – Availability determined by Table 422-1 which specifies uses permitted by right in districts may be permitted with a Conditional Use District
    – i.e. Uses in C-1 permitted by right may be permitted in any residential districts with a “CD”
  – Requires submittal of site plan that shows location of buildings, parking areas, fencing, ingress/egress
  – Allows Conditions as part of the Ordinance and enforced by the city such as hours of operation, landscaping buffers, location of parking, screening
Zoning Districts

• “S” Specific Use Authorization
  – Provides additional level of review for certain uses which are not permitted by-right in a zoning district because of their unique characteristics or potential impacts on adjacent land uses
  – Availability determined by the zoning use matrices (35.311 Permitted Use Matrix)
  – Requires submittal of site plan that shows location of buildings, parking areas, fencing, ingress/egress
  – Allows Conditions as part of the Ordinance and enforced by the city such as hours of operation, landscaping buffers, location of parking, screening
Master Plan Consistency

• All applications for rezoning require determination by Development Services Department regarding consistency
  – Adopted Land Use Plan of the adopted neighborhood, community, or sector plan

• Request is inconsistent with Plan
  – Master Plan Amendment is required to amend land use designation
  – Planning Commission must consider request prior to Zoning Commission
Zoning and Plan Amendment Change

Process is outlined in State Statute and UDC – and is designed to ensure it is a public process

- Application and fee
- Staff review
- Newspaper Publication
- Notification (properties within 200’ and registered NAs, signage)
- Staff recommendation
- Planning Commission Consideration for Plan Amendments only
  - Public Hearing
  - Recommendation
- Zoning Commission Consideration
  - Public hearing
  - Recommendation
- City Council Consideration (final decision)
  - Public hearing
  - Final vote
How can citizens be involved?

• Stay Informed!
  – View submitted Zoning Cases early on in the process

• Keep an eye out!
  – Signs are posted on the property that is proposed for a rezoning

• Respond to Notices!
  – Notices for Zoning Commission and City Council include cutout portion to complete and mail or email back
  – Notices include Case Manager contact email and phone number for questions about the case

• View and Attend Public Hearings!
  – Zoning Commission Meetings
  – City Council Meetings
How to view upcoming cases
Rezoning Signs

**Rezoning**

CASE #

CONTACT #

PURPOSE: FROM ______ TO ______

www-sanantonio-gov/DSD/Boards/Zoning

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

**Rezonificación**

CASO #

CONTACTO #

MOTIVO DE ______ PARA ______

www-sanantonio-gov/DSD/Boards/Zoning

CIUDAD DE SAN ANTONIO
DEPARTAMENTO DE SERVICIOS DE DESARROLLO
Respond to Notices

City of San Antonio Development Services Department
Cliff Morton Development and Business Services Center
P.O. Box 105906, San Antonio, Texas 78210
1901 South Alamo Street, San Antonio, Texas 78204

Case Manager: [Name]  Phone Number: 210-207-6500
E-mail Address: [E-mail]  Department Website: www.sanantonio.gov/dh

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 the proposed property. A zoning change, representative of a neighborhood association, or a member of an applicable planning group. By attending this hearing, you will have the opportunity to express your opinion either in support or opposition to the proposed zoning change described 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:
1901 SOUTH ALAMO STREET (78204)
BOARD ROOM

Date and Time:
TUESDAY, [DATE] - 7:00 PM (may be considered over this time)

The Development and Business Services Center is wheelchair accessible. Audio/visual equipment is located at the north and south sides of the building. Wheelchair and assistance are available by request. Interpretation for the deaf must be requested forty-eight (48) hours prior to the meeting by calling 210-207-7383 (TTY) for assistance.

ZONING CHANGE REQUEST

PROPERTY DESCRIPTION: [Legal Description Address:] located in [Location:]

PROPOSED ZONING: FROM [Current Zoning:]
DISTRICT CHANGE: TO (Proposed 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. Proposers and opponents of the pending case will each be allotted time to provide a statement before the Commission (maximum time is 3 minutes per person). The Agent for the property owner will have the opportunity to then provide a 5-minute rebuttal. The Commission will then vote on an accommodation, 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 materials 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 7:00 AM and 4:30 PM. Please provide the case number at the top of this page when you call for more information.

*It is advisable to provide any documents or supporting information as attachments.

Language interpreters are available and must be requested 48 hours prior to the hearing. For more information or to request an interpreter, call 210-207-7384. *Español: intérpretes de la comunidad están disponibles. Para more information or to request an interpreter, call 210-207-7384. *Français: interprètes de la communauté sont disponibles. Pour plus d'informations ou pour demander un interprète, appelez 210-207-7384.

Zoning Commission Response Form - Zoning Case [Case #]

If you wish to comment on this hearing, 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 [E-mail address] indicated above.

[Signature] ( ) In Favor ( ) In Opposition
Comments/Concerns:

Property Owner's Signature (required)  Case Manager: [Name]
How to view Posted Agendas

Step 1
### How to view Posted Agendas

**Step 2**

1. **Select Language**
2. **Home**
3. **Legislation**
4. **Calendar**
5. **City Council**
6. **Departments**
7. **People**
8. **Archived Agendas**

#### Search:
- **List View**
- **Calendar View**
- **Search:**
  - All Years
  - All Departments
  - [notes]
  - [closed captions]

#### Search Calendar:
- **Help**
- **Export**

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<th>Name</th>
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<th>Meeting Time</th>
<th>Meeting Location</th>
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<th>Minutes</th>
<th>Agenda on español</th>
<th>Video</th>
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<td>Citizen’s Environmental Advisory Committee</td>
<td>2/3/2017</td>
<td>8:00 AM</td>
<td>1400 S. Flores, Main Conference Room</td>
<td>Meeting details</td>
<td>Agenda</td>
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<td>Community Action Advisory Board</td>
<td>2/2/2017</td>
<td>5:30 PM</td>
<td>2805 E Commerce St. Rm. 16, San Antonio TX 78203</td>
<td>Meeting details</td>
<td>Agenda</td>
<td>Not available</td>
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<td>San Antonio Arts Commission</td>
<td>2/2/2017</td>
<td>3:30 PM</td>
<td>115 Plaza de Armas- Suite 101 Film Committee</td>
<td>Meeting details</td>
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<td>City Council &amp; Session</td>
<td>2/2/2017</td>
<td>9:00 AM</td>
<td>Municipal Plaza Building</td>
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<td>Agenda</td>
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<td>Historic and Design Review Commission</td>
<td>2/1/2017</td>
<td>3:00 PM</td>
<td>1901 S. Alamo</td>
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Infill Development Zone

- Goal of the district is to encourage redevelopment of lots in the inner city area
- It includes “locational criteria” such as the original CRAG area, 10% of the structures in census tract are abandoned, or 10% of lots are vacant; within Loop 410
- San Antonio Housing Authority’s Victoria Courts was first IDZ district processed within the 1st year of the UDC adoption
- Ideal for lots that were developed many years ago where structures were built prior to setback or parking requirements
• IDZ can be used as a *Base Zoning District* where the applicant specifies a list of allowed uses
  – For example, IDZ with uses permitted in “C-1” Light Commercial District, or, IDZ with 10 detached single family dwellings
  – When used as a base district, a site plan must be submitted showing location of uses, ingress/egress and streets

• IDZ used as a Base Zoning District must meet minimum lot and building specifications
  – Detached Single Family lots must meet minimum lot size of 1250 square feet
  – Use of an access easement for frontage
  – Rear Setback of 5 feet
  – Front setback within 10% of median for blockface
• Or IDZ can be used as an **Overlay District**, where the applicant keeps the uses in the base district (like C-2)
  – Parking is eliminated
  – Development standards (where not relaxed) for the base district remain in effect. (i.e. height, number of units)
  – No site plan is required when IDZ is used as an Overlay District
• When IDZ is used as a Base District or Overlay District, “compatibility design” requirements apply to ensure that the proposal shares design features with neighboring structures.
  – These design requirements do not apply if the abutting properties are vacant
• Compatibility standards allow applicant to pick 2 of 5 requirements:
  1. Setbacks between buildings
  2. Proportion of windows & doorways
  3. Similarity of façade size
  4. Location & treatment of entryway
  5. Building height (limited to 10% difference)
• Through a rezoning case, the applicant can prepare an exhibit to indicate their urban design proposal and this will be used as a guide when building permit applications are submitted.
• TIA and Parking Requirements
  – Traffic Impact Analysis is not required, however a scoping meeting is encouraged and the TIA worksheet is required at time of rezoning
  – Minimum Parking Requirements do not apply
• Parkland Dedication Requirements
  – Parks and Open Space standards shall not apply to infill development
  – Zoning Applications are sent to Parks Department for comment when a property is within 200 feet of a park
• Bufferyard Requirements
  – Bufferyard requirements do not apply
  – Landscape and streetscape planting standards do apply
CeVallos Lofts 2008
Refugio Project 2006
Southtown Flats 2015
Southeast Flats parking garage
Single Family Infill
Ogden Village rear on Myrtle
IDZ Concerns

• Setbacks
  – Concerns related to proximity of structures along side yard
  – No side yard setbacks, however fire rated materials are required

• Parking Requirements
  – Concerns with eliminating all minimum parking standards
  – Look at waiving 50% instead and allowing Council to waive remaining requirements at rezoning

• Scale
  – With option to choose 2 of the design standards, height may not be chosen
  – Development of lot within neighborhood could result in height not consistent with development pattern

• Design within Overlay Districts
  – IDZ rezoning may result in structures unable to comply with standards
CITY OF SAN ANTONIO
Zoning Presentation
Development Services Department
December 10, 2016