





Welcome



The Interactive Development Process Manual outlines a series of steps designed to guide you through the process of developing your land, through constructing a building and occupying your building. Your first contact should be the Cliff Morton Development Business Service Center also known as the “One Stop”, where you can obtain information, and forms, ask questions and file applications for permits. You can cover a significant amount of the development process for most projects with just one call or visit.


The purpose of the Interactive Development Process Manual and the One Stop is to simplify the construction and development application and review process and to allow individuals to conduct their transactions on-line or at one location. It provides a single location where citizens, contractors and developers can obtain the information and forms necessary to pursue [zoning](#), land use, [development](#), [plattin](#)g or construction. It is a service provided by the City of San Antonio to facilitate the development process in a customer friendly manner.   

Purpose of this Interactive Manual

The purpose of this Interactive Development Process Manual is to explain the various processes related to starting the land development and building construction process in the City of San Antonio and its [Extraterritorial Jurisdiction \(ETJ\)](#).  This document is intended to summarize relevant ordinances, but is not a substitute for the ordinances. If any conflict arises between the statements in this manual and an ordinance, the ordinance will prevail.

The development process is dynamic and subject to periodic revisions as the need arises. This manual is intended to provide as much certainty and clarity as possible in the development and construction process.

This manual presents tasks in the sequences necessary  if you were starting with a raw undeveloped, the incorrect [zoning](#), and an improperly [platted](#) tract of land. Your project may allow you to start in the middle of the manual or towards the end if you are simply applying for a [Certificate of Occupancy](#). 

When contemplating the improvements or development of a piece of property, you should consider many factors before purchasing the property to determine what the development requirements are that will affect your ability to complete your project. A  [Due Diligence check list](#) has been provided in the first chapter, that will help you evaluate your property.

We are committed to working with you in the development of your project

Roderick J. Sanchez, AICP, CBO, Director

ACKNOWLEDGEMENTS

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Interactive Development Process Manual

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Interactive Development Process Manual - Step-by-Step

Navigate the process for developing property in San Antonio by clicking on the numbered steps below. Learn the City's Planning and Development Services requirements and procedures from concept to completion for your project. Find out the key elements involved, tips to expedite the process, and quick access to the resources you will need along the way.



APPENDIX

