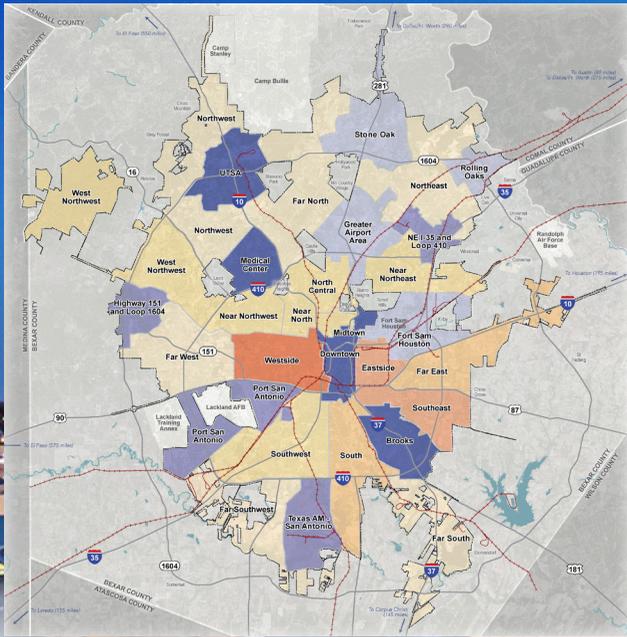


# SA TOMORROW SUB-AREA PLANS



## Regional Centers

- Brooks Area
- Downtown Area
- Fort Sam Houston Area
- Greater Airport Area
- Highway 151 and Loop 1604 Area
- Medical Center Area
- Midtown Area
- Northeast I-35 and Loop 410 Area
- Port San Antonio Area
- Rolling Oaks Area
- Stone Oak Area
- Texas A&M University–San Antonio Area
- UTSA Area

## Community Plans

- Eastside Area
- Far East Area
- Far North Area
- Far South Area
- Far Southwest Area
- Far West Area
- Near North Area
- Near Northeast Area
- Near Northwest Area
- North Central Area
- Northeast Area
- Northwest Area
- South Area
- Southwest Area
- Southeast Area
- West Northwest Area
- Westside Area



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[www.sanantonio.gov/planning](http://www.sanantonio.gov/planning)  
[www.satomorrow.com](http://www.satomorrow.com)



# COMPREHENSIVE REZONING PROCESS and FREQUENTLY ASKED QUESTIONS



## ABOUT SA TOMORROW

In 2016, the City of San Antonio adopted the SA Tomorrow Comprehensive Plan, the City's long-range policy document for future growth, development, land use, infrastructure, and public services for the entire city. The Comprehensive Plan shapes the places we will live, work, shop, and play. The Plan provides City departments, residents, institutions, businesses, and other stakeholders with a strategic direction for decision-making and community investment.

Since the adoption of the Comprehensive Plan, the Planning Department has been working to develop thirty (30) individual sub-area plans. Sub-area plans encompass smaller geographic areas within the city, and address existing issues as well as future vision and goals for the specific area. Sub-areas include neighborhoods, corridors, and other types of special districts with cohesive characteristics and similar opportunities. Sub-area plans deal with many of the same topics as the Comprehensive Plan, but include a greater level of detail.

As each sub-area plan is completed and adopted, the City will initiate a series of comprehensive rezoning cases. The SA Tomorrow Comprehensive Rezoning process is the process whereby changes are made to the Official Zoning Map of the City of San Antonio to ensure alignment and consistency with the adopted SA Tomorrow sub-area future land use maps.

**WHAT IS COMPREHENSIVE REZONING?**

Comprehensive rezoning occurs when City Council directs City staff to propose rezoning of properties in accordance with a Comprehensive Plan, annexation, or other public safety policy. City staff engages with property owners and stakeholders, prepares an appropriate rezoning proposal, submits the zoning change application, and manages the rezoning case through the public hearing processes.

**PUBLIC ADVERTISEMENT**

A public advertisement of the Zoning Commission and City Council public hearing is published in a newspaper of general circulation (typically, the San Antonio Express-News) approximately 18-20 days prior to the date of the public hearing.

**MAILED NOTIFICATION**

A notification of the zoning change request will be mailed to subject property owners and all owners of property within 200 feet of the subject properties. Property ownership and mailing addresses are determined by the most recently approved municipal tax roll. Notification will also be sent to registered neighborhood associations located within 200 feet of the subject properties. Notices are mailed at least 11 days prior to the date of the public hearing.

**PUBLIC HEARINGS**

All zoning cases require two public hearings. First, the Zoning Commission will hold a public hearing and make a recommendation regarding the zoning change request. Then, the City Council will hold a public hearing and make a final decision to approve or deny, in total or in part, the requested zoning change. The City of San Antonio Planning Department will serve as the "applicant" for these Comprehensive rezoning cases. As the applicant, Planning staff must be present at all public hearings to explain the purpose of the requested change, and to answer any questions from the Commissioners and Council Members. Both public hearings provide an opportunity for property owners, residents, and other interested members of the public to voice their concerns and opinions about the proposed zoning change.

**IF APPROVED?**

An ordinance is passed amending the City's official zoning map. Ordinances become effective ten days after City Council approval. Any new development will be subject to the requirements of the new zoning district.

**IF DENIED?**

The zoning of the property remains unchanged, and any new development on the property will continue to be subject to the requirements of the existing zoning district.

**WHAT IS ZONING?**

The purpose of zoning is to regulate the use and development of the property. San Antonio's zoning districts include categories such as residential, commercial and industrial. In addition to permitted uses, zoning district regulations may include other site requirements such as lot size, building setbacks, maximum building size and height, and location of parking. The City of San Antonio has a zoning ordinance that lists the regulations for each zoning district, as well as a zoning map that shows the zoning designation for each property within the city limits. Zoning is just one piece of the review process for any proposed development or project, which may also entail evaluation for planning criteria, building codes, and life safety codes. Per State of Texas Statute and City of San Antonio ordinance, zoning changes must be consistent with the adopted Comprehensive Plan.

**WHAT IS THE ZONING OF MY PROPERTY?**

Zoning is specific to individual properties; your property may have different zoning than your neighbor's property. The city has an interactive map where you can search by address or zoom in to an area of interest. The City of San Antonio's Interactive GIS Map can be found at the following link: <https://gis.sanantonio.gov/DSD/OneStop/Index.html>

The website includes a tutorial that demonstrates how to use the interactive map; however, you may also contact zoning staff in either the Development Services Department or Planning Department for assistance.

**HOW CAN I LEARN WHAT USES ARE ALLOWED AND WHAT CAN I BUILD ON MY PROPERTY?**

Once you know what zoning district applies to your property, you can find a list of "Permitted Uses" in the City of San Antonio's Unified Development Code, Section 35-11, Tables 311-1, 311-a, 311-2, and 311-2a.

**WHAT IS A BUILDING SETBACK?**

A building setback is a distance between a structure and the property line. Building setbacks can apply to any side of a building (front, side, or rear) and can include minimum required distance and/or maximum allowed distance. Building setbacks prevent structures from crowding too close together, creating a buffer between you and your neighbor. Building setbacks also protect property values by preventing the encroachment of similar or incompatible uses upon one another. Each zoning district has its own building setback requirements.

**IS LOT SIZE AFFECTED BY ZONING?**

Yes. Just as building setbacks vary from district to district, so does the minimum and maximum size of individual lots. Although lot size regulations are determined by zoning district, the regulations are enforced when a property is platted rather than when the property is rezoned.

**DOES ZONING CONTROL THE PRICE OF HOUSES?**

No. The zoning regulations in the City of San Antonio do not contain any reference to the pricing of houses or any other structure, and does not regulate price in any way.

**Within the Permitted Use Tables:**

- "P" means a use is permitted
- "S" indicates that the use may be permitted only with the approval of a Specific Use Authorization
- A blank cell indicates that the listed use is not allowed but may be approved through conditional zoning
- "NA" means the use is not allowed in the zoning district under any circumstance.

**UDC Section 35-311 Use Regulations can be found using the QR CODE here**