

# San Antonio Zoning Policy



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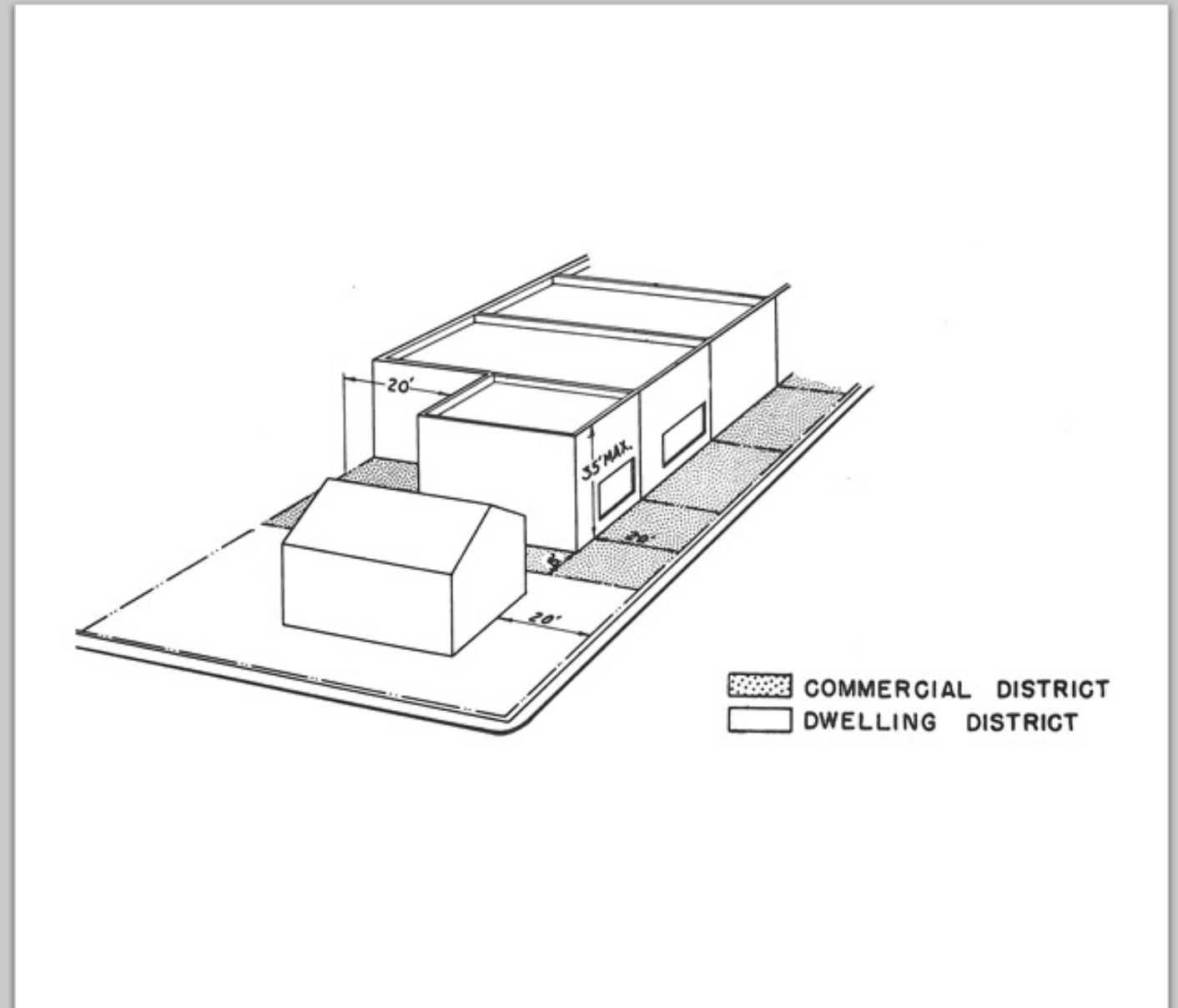
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# Findings

- zoning ordinances got more and more specific each time
- examples include separating residential (B and C in 1938 code) into different districts describing certain uses (1965's R-A, or "residence-ag") and # of families (2001's residential single-family (R-20, R-6, R-5, R-4) and multi-family (MF-25, MF-33, MF-40, MF-50)
- major amendments seem to coincide with the implementation of other plans including the comprehensive / master plan (adopted Dec 19, 1951) referenced in 1965 ordinance
- new comprehensive plan dated Jan 7, 2002- there was no overall comprehensive plan when it was referenced in the 1965 ordinance, these are drafted by community- this is interesting because it makes you wonder why this claim was included.
- influence of religion is interesting. see alc. licensed zoning vs. those not allowed to sell such products & fee for "sexually-oriented business" in 2001 ordinance

# What is a buffer?

- A **buffer zone** reduces the environmental and human health risks of high-intensity uses in residential areas and improves the overall landscape & scenic quality of the neighborhood.
  - Buffers tend to be more prevalent in more affluent neighborhoods.



## Policy Recommendations

- We suggest:
  - More buffers proximal to high-intensity uses  
→ translates to a greener & more scenic city, particularly in minority communities
  - More community involvement in zoning decisions. This includes improving awareness of changes and listening to the concerns raised by coalitions of community leaders
  - Try to amend historically harmful zoning codes and take them into consideration when creating new codes (learning from our mistakes)