CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION

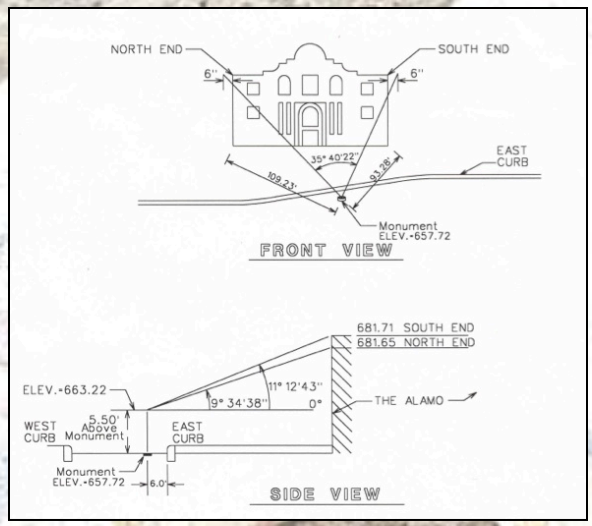
Mission Protection Overlay Zoning Districts

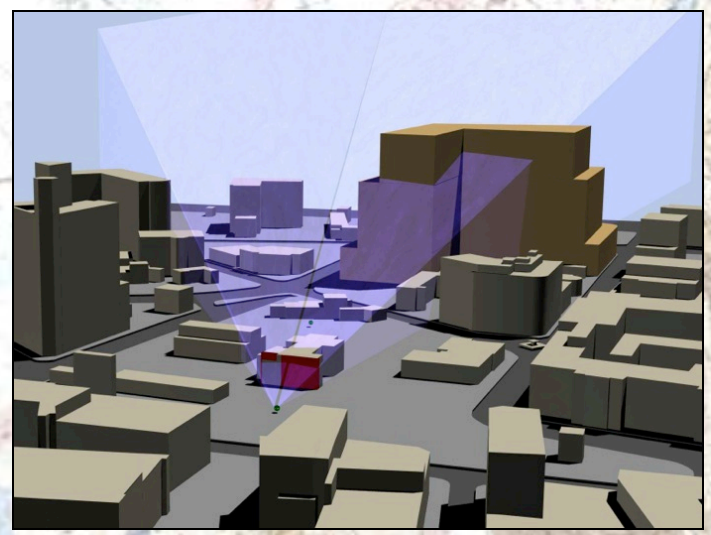
Origins

- Strategic Historic Preservation Plan (2009)
- World Heritage Nomination
  - Recognition of significance of mission sites
  - Support from City as a partner in nomination
- Began development in 2013 through stakeholder consultation

Current Viewshed Ordinance

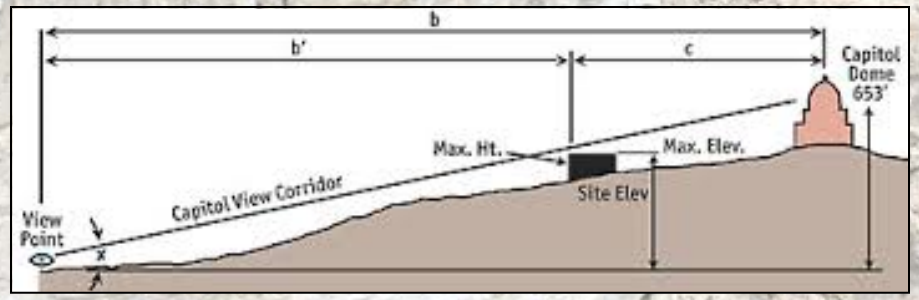
- **VP-1 Alamo Viewshed**
- **Regulates height within a singular "photographic" view only**





Other Examples

- Other examples / studies
  - Capitol Buildings in Austin, Madison and Sacramento
  - Georgetown, Colorado (natural views)
  - Seattle, Washington (multiple structures, sites and natural views)



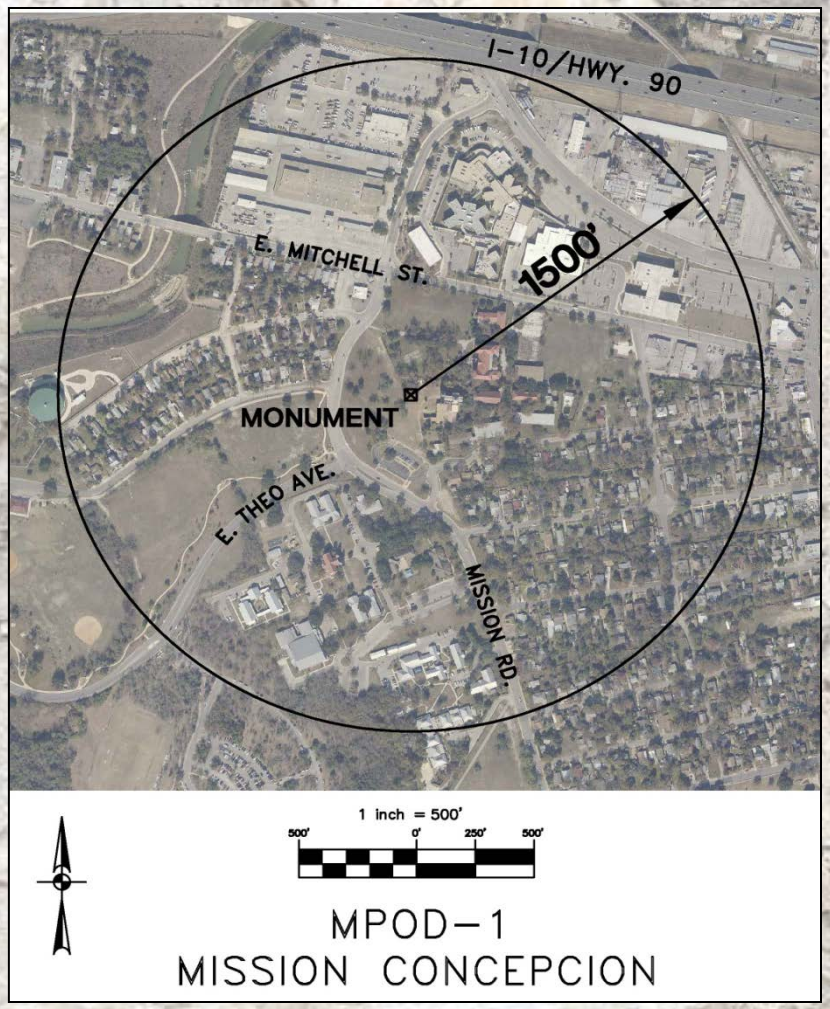
Goals for New Overlay

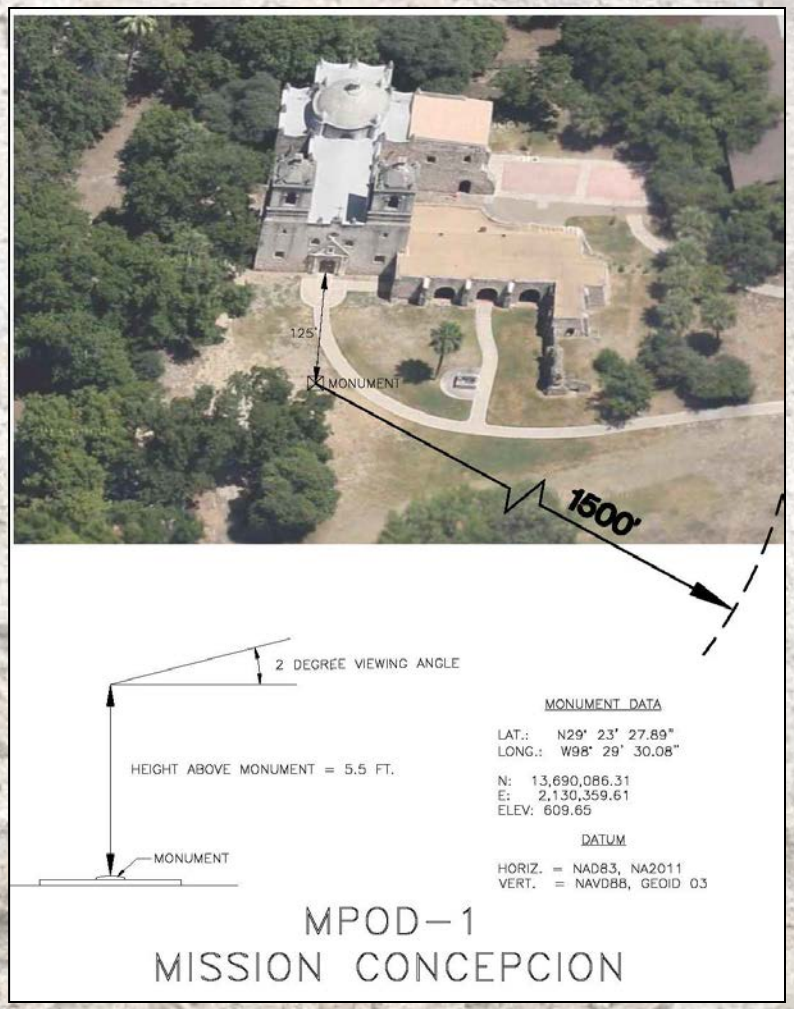
- Protect overall environment and setting for mission sites
- Protect inward and outward views
- Provide buffer for encroachment into Mission sites

Existing Controls

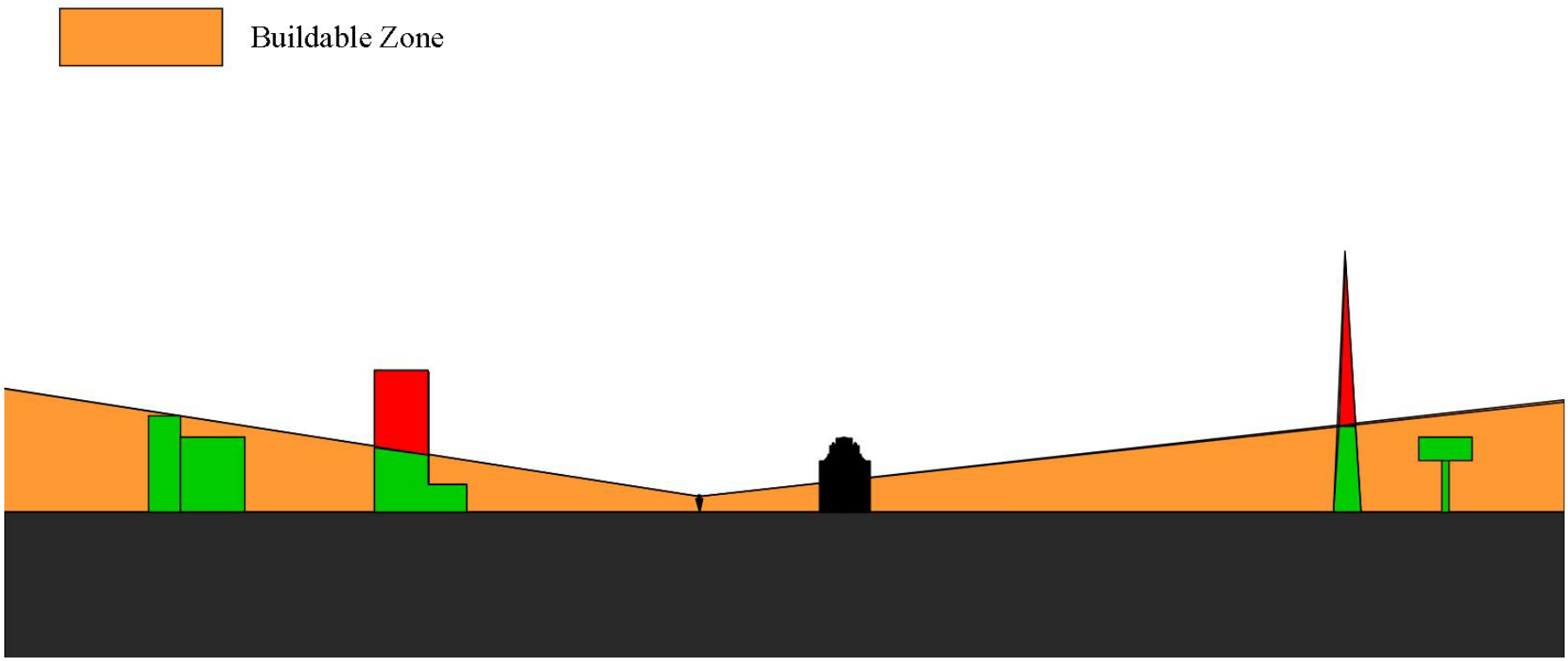
- Current base zoning and other overlays remain:
  - R4, R5, R6, FR (35' / 2.5 stories)
  - RIO-4 (84' / 7 stories)
  - RIO-5 (60' / 5 stories)
  - RIO-6 (50' / 4 stories)
- MPOD will offer more stringent height controls based on proximity to Missions

How it Works

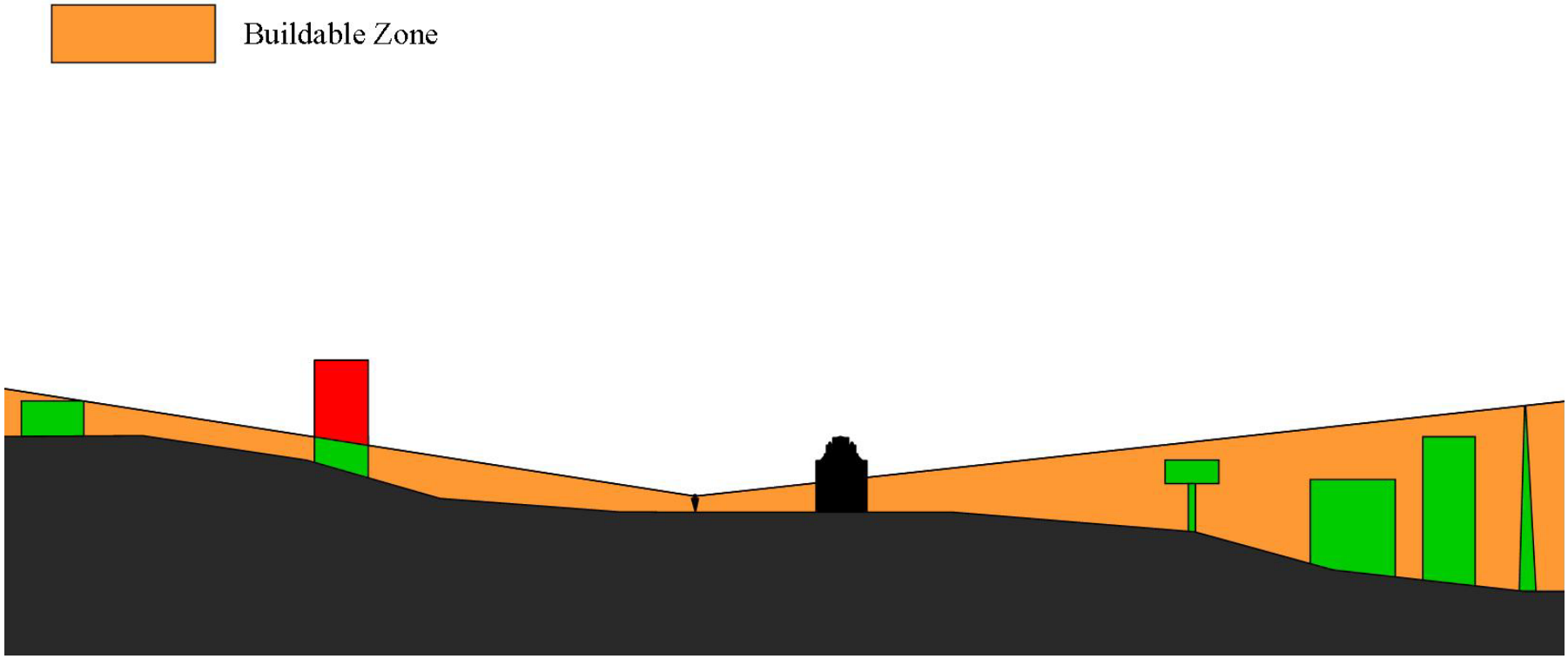

I-10/HWY. 90
E. MITCHELL ST.
1500'
MONUMENT
E. THEO AVE.
MISSION RD.
1 inch = 500'
500' 0' 250' 500'
MPOD-1
MISSION CONCEPCION


125'
MONUMENT
1500'
2 DEGREE VIEWING ANGLE
HEIGHT ABOVE MONUMENT = 5.5 FT.
MONUMENT
MONUMENT DATA
LAT.: N29° 23' 27.89"
LONG.: W98° 29' 30.08"
N: 13,690,086.31
E: 2,130,359.61
ELEV: 609.65
DATUM
HORIZ. = NAD83, NA2011
VERT. = NAVD88, GEOID 03
MPOD-1
MISSION CONCEPCION

How it Works



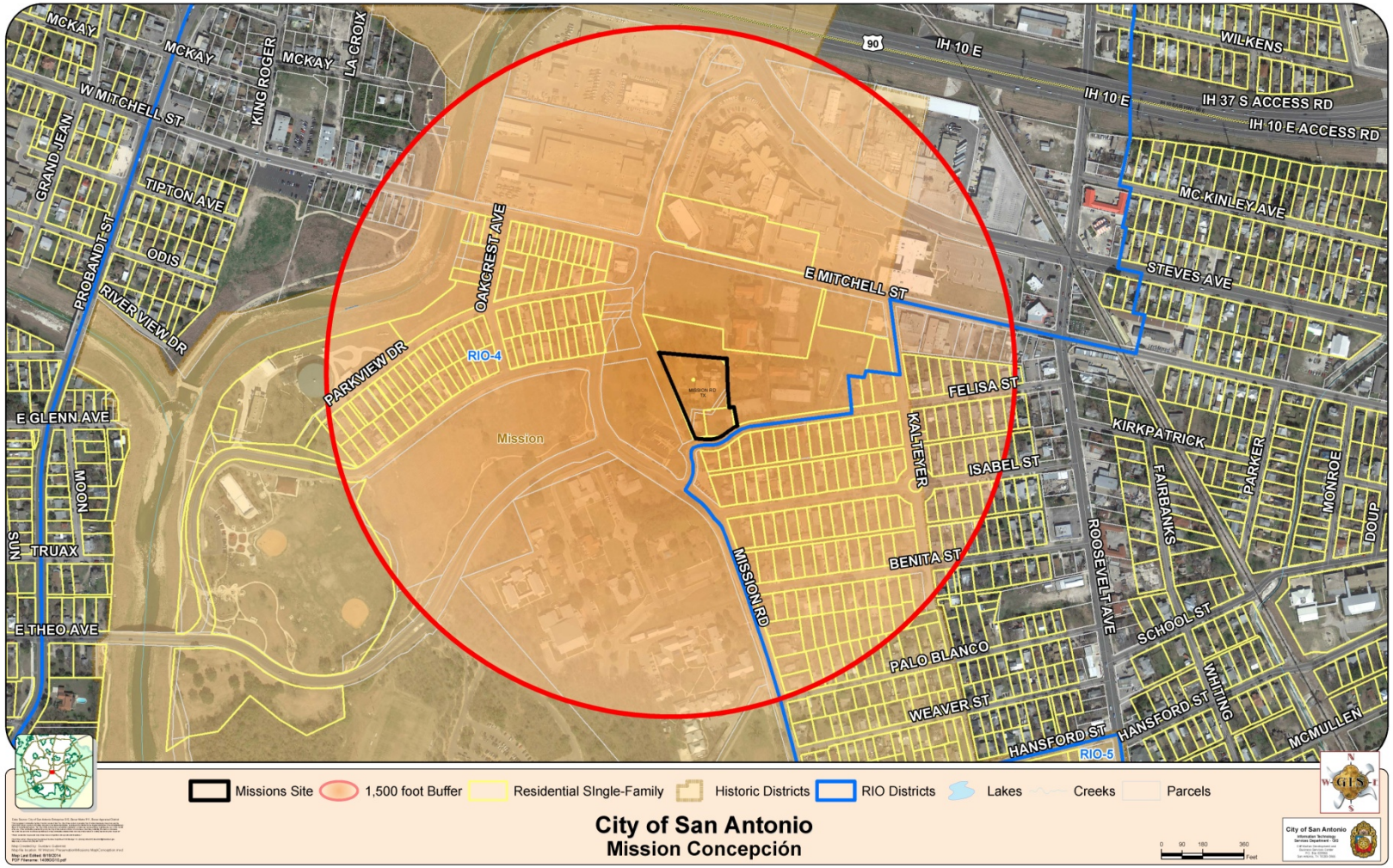
How it Works



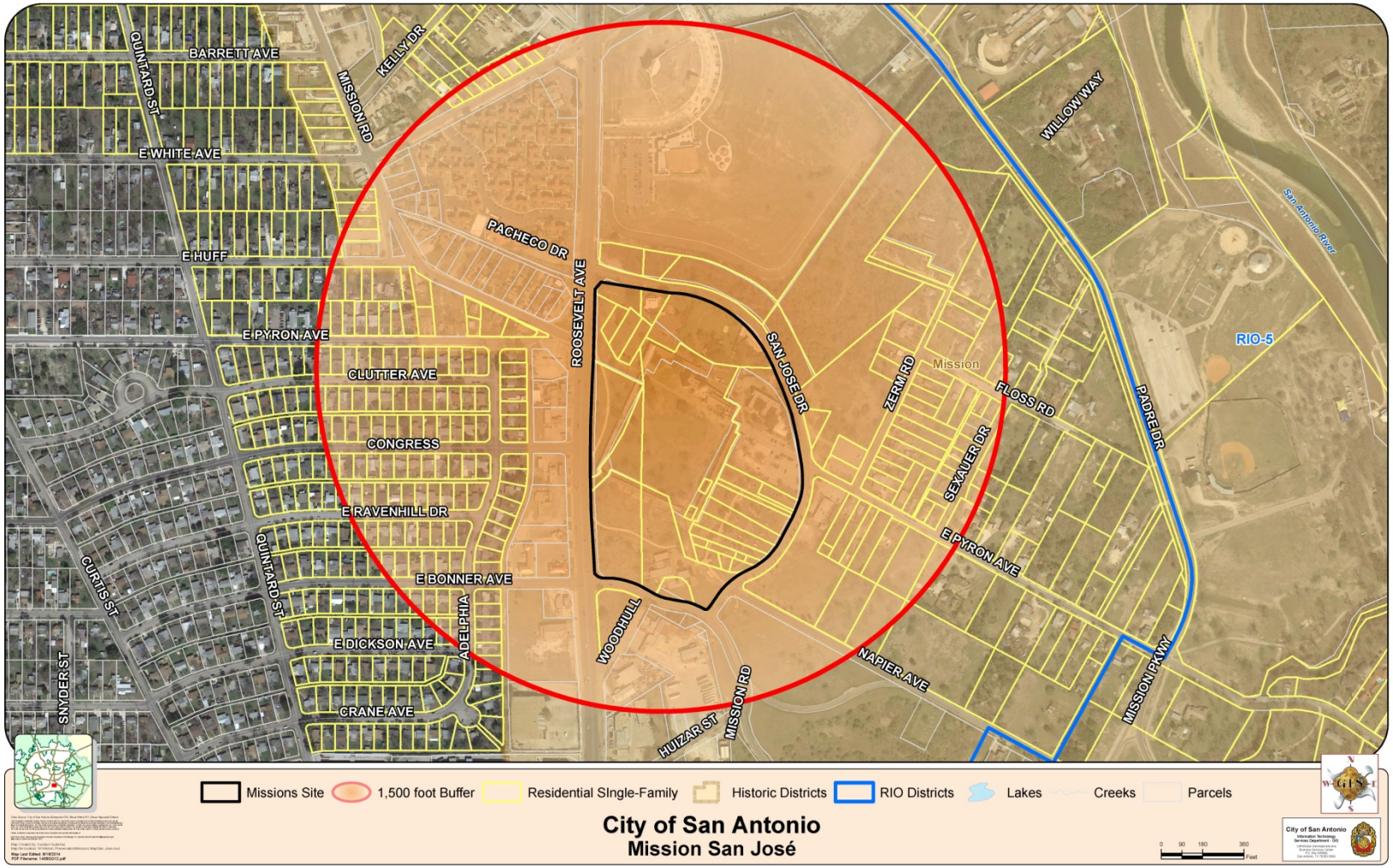
How it Works

- Projects that may conflict with a MPOD will be required to perform survey from brass disk

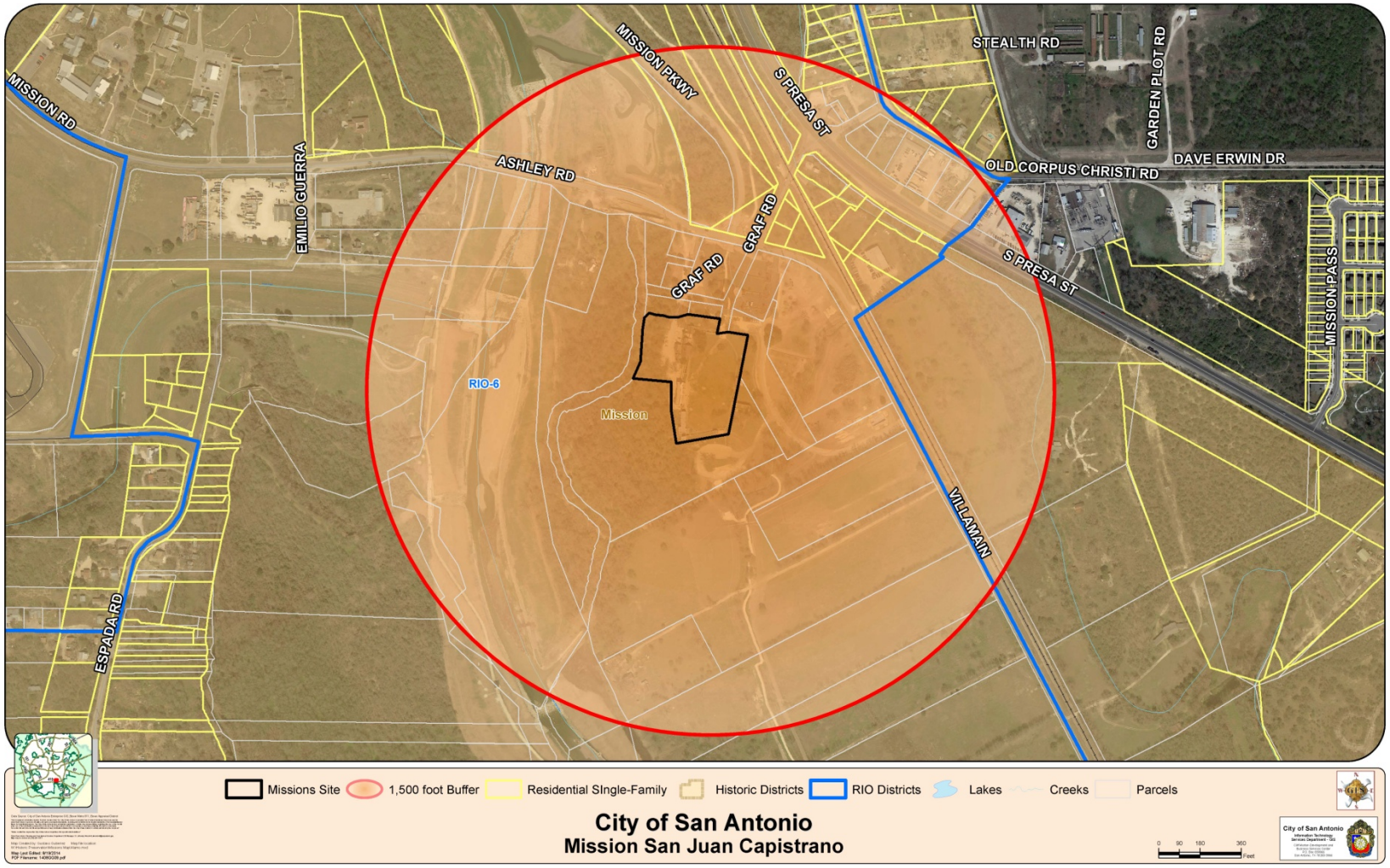
MPOD-1 Mission Concepcion



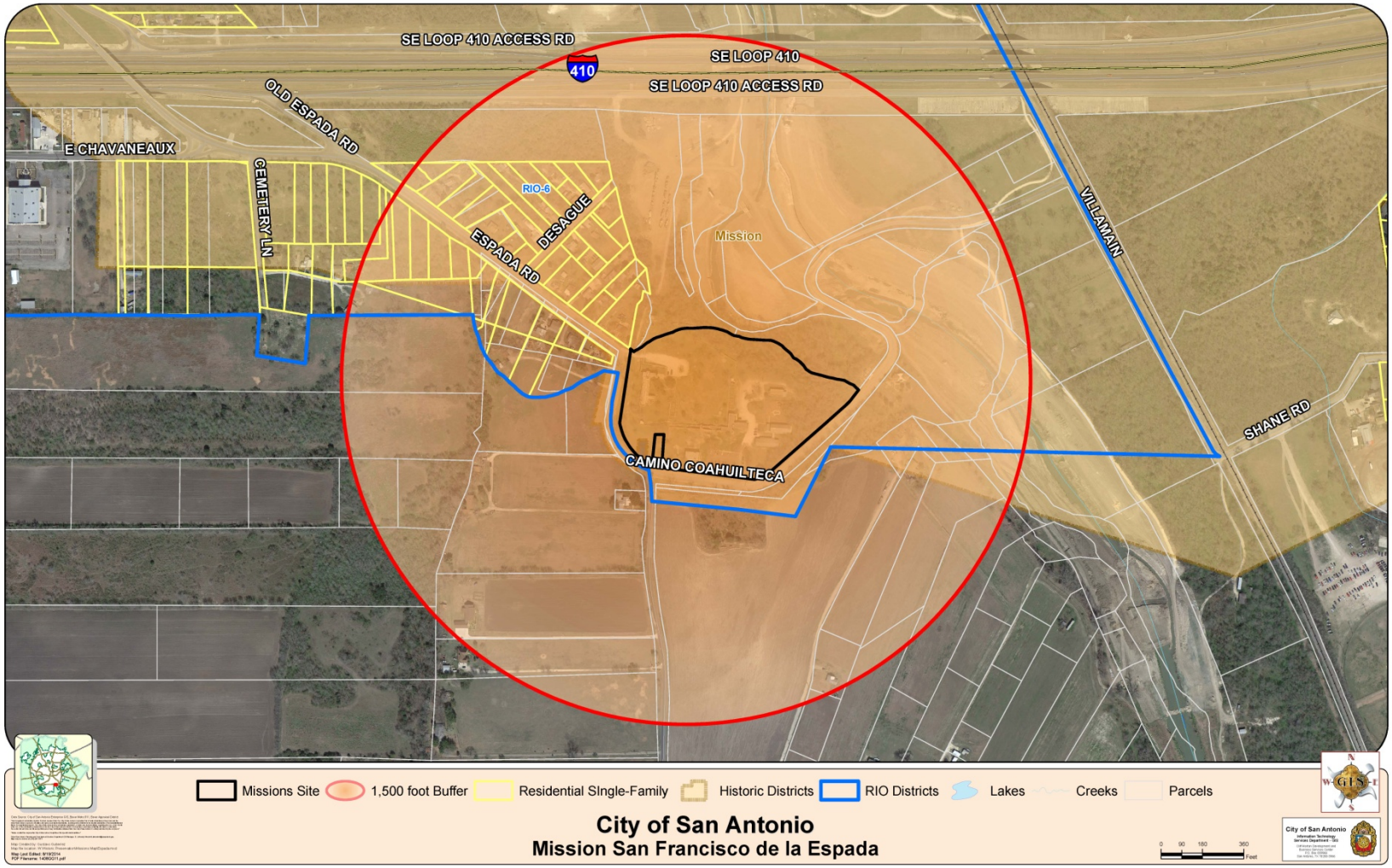
MPOD-2 Mission San Jose



MPOD-3 Mission San Juan



MPOD-4 Mission Espada



Timeline

2013 through 2014 - Stakeholder Meetings

March 17, 2014 – 1st Public Meeting

August 4, 2014 – 2nd Public Meeting

August 20 – HDRC recommendation

September 2 – Zoning Commission

September 17 – Infrastructure and Growth