



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: Theresa A. Ybanez Organization (if applicable): MSJNA, HWMRNA, Roosevelt NA & Villa Coronado NA
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: J.A. Ybanez, President MSJNA Date: 1/21/2022
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- ☐ Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC
(Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- ☒ Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- ☐ Completed Rule Interpretation Determination (RID)
- ☐ Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)

Part 3. Reason(s) for Update (check all that apply)

- ☐ Modify procedures and standards for workability and administrative efficiency
- ☐ Eliminate unnecessary development costs
- ☒ Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- ☐ See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

Sec.35-339.06 change to b.1. to better protect the Missions within the World Heritage Buffer Zone from encroaching development that would harm the Outstanding Universal Value, intangible heritage and authentic experience at and around the World Heritage site. The change would be in sync with SATomorrow plan and the community's goals.

Sec. 35.339.06 MPOD is attached with the suggested text.

UDC 2021 Proposed Amendment

Amendment 13-1**Applicant:** MSJNA, HWMRNA, Roosevelt NA, and Villa Coronado NA**Amendment Title** – ‘Sec. 35-339.06. - "MPOD" Mission Protection Overlay Districts.’**Amendment Language:***STATEMENT OF PURPOSE*

The San Antonio Missions and their historic grounds are an invaluable historic resource within the City of San Antonio. The City of San Antonio recognizes the positive cultural and economic benefits to preserving the scenic and environmental quality of the sites. A new zoning overlay for the four (4) Mission Sites (Mission Concepcion, Mission San Jose, Mission San Juan and Mission Espada) will regulate the height of new construction which may encroach upon or threaten the integrity of the historic mission sites.

Development and land use adjacent or near the Mission sites have the ability to negatively impact the scenic and environmental quality of these important sites. The purposes of these overlay districts is as follows:

- To create a more attractive, cohesive, and safe environment.*
- To safeguard San Antonio's heritage by preventing the despoliation of views of areas and buildings that reflect important elements of the city's cultural, natural, historic, and economic fabric.*
- To create favorable impressions of San Antonio as well as provide environmental enrichment for the citizens of the city.*
- To enhance San Antonio's image as a progressive, scenic, and livable community.*
- To preserve, protect, and enhance areas of high tourist and visitor visibility.*
- To enhance the appearance and economic viability of Mission Protection Overlay Districts.*
- To provide motorists, cyclists and pedestrians with attractive viewing opportunities.*
- To reduce visual clutter and limit distractions modern-day distractions within Mission Protection Districts.*
- To stabilize and strengthen property values within Mission Protection Districts.*

(b) Boundaries.

- (1) Boundaries established for MPOD-1, MPOD-2, MPOD-3 and MPOD-4.** Typically, Mission Protection Districts shall encompass all areas that are visible or potentially visible from a disc. This shall be defined as the area which falls within a 2,500-foot ~~4,500-foot~~ radius originating from a point located exactly one hundred twenty-five (125) feet from the front door of each Mission chapel, as marked by the disc.
