



City of San Antonio

Agenda Memorandum

Agenda Date: May 4, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Districts 3 & 5

SUBJECT:
ZONING CASE Z-2023-10700012

SUMMARY:

Current Zoning: Multiple Zoning Districts (all current base zoning districts will remain unchanged)

Requested Zoning: Apply the “MPOD” Mission Protection Overlay District (with all other existing overlay districts remaining unchanged)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 4, 2023

Case Manager: Forrest Wilson, Principal Planner

Property Owner: Multiple Owners

Applicant: Development Services Department, Office of Historic Preservation

Representative: Development Services Department, Office of Historic Preservation

Location: Properties generally bounded by Mission Road, Roosevelt Avenue and Espada Road and located between 1,500-feet and 1,800-feet from Mission Concepcion (MPOD-1), Mission San Jose (MPOD-2), Mission San Juan (MPOD-3), and Mission Espada (MPOD-4)

Legal Description: 1,378 acres out of NCB A-9, 20, A-20, 2852, 2853, 2854, 2929, 2961, 3975, 3976, 3977, 3978, 3979, 3980, 3981, 3982, 4283, 6513, 6514, 6515, 6516, 6517, 6916, 6917, 6918, 6919, 7657, 7658, 7659, 7660, 7661, 7664, 7667, 7668, 7670, 7671, 7675, 7676, 8619, 10919, 10922, 10923, 10924, 10932, 10933, 11041, 11081, 11173, 11174, 11918, 11919, 10879, 1919, and 6915

Total Acreage: Approximately 1,378 acres.

Notices Mailed

Owners of Property within 200 feet: 922

Registered Neighborhood Associations within 200 feet: Roosevelt Park, Villa Coronado, Lone Star, Mission San Jose, Hot Wells Mission Reach, St. Leo's, Harlandale-McCollum

Applicable Agencies: None

Property Details

Property History: The expanded overlay will apply the MPOD regulations to an additional 1,069 properties within council districts 3 and 5. A portion of properties was part of the original 36 square miles of the City of San Antonio and a portion was annexed after 1940 by multiple ordinances. The MPODs are a zoning overlay district which cover a 1,500-foot buffer area around Mission Concepcion, Mission San Jose, Mission San Juan, and Mission Espada. In November 2022, City Council approved code language as part of the 2022 UDC amendments which expands the buffer areas of the MPODS from a 1,500-foot radius to an 1,800-foot radius.

Topography: The subject property does not include any abnormal physical features.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Single-Family, Multi-Family, Commercial

Direction: East

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Single-Family, Multi-Family, Commercial

Direction: South

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Single-Family, Multi-Family, Commercial

Direction: West

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Single-Family, Multi-Family, Commercial

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

The "HL" Historic Landmark, "HS" Historic Significant or "HE" Historic Exceptional overlay district designation signifies the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Special District Information:

None.

Transportation

Thoroughfare: Mission Road

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Roosevelt Avenue

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Espada Road

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject properties.

Traffic Impact: TIA report is not required.

Parking Information: There is no parking requirement.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: Multiple Zoning Districts (all current base zoning districts will remain unchanged)

Proposed Zoning: Apply the "MPOD" Mission Protection Overlay District (with all other existing overlay districts remaining unchanged)

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

A portion of the subject properties are located within the Downtown and Brooks Regional Center, and a portion of properties are located within Premium Transit Corridors.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject properties are located within multiple community plan areas and the World Heritage Buffer. The expanded MPOD radius is consistent with the surrounding area and existing land use as the current base zoning districts will remain unchanged.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** There is no change to the base zoning districts with the application of the overlay district. The application of the overlay creates added viewshed protection of the historic mission sites.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The expanded overlay is consistent with the following goals and policies of the SA Tomorrow Comprehensive Plan.

Historic Preservation and Cultural Heritage Goals:

Goal 2: Historic preservation policies, initiatives and incentives are regularly reviewed to enhance performance and effectiveness and are incorporated into elements of all City plans.

Goal 8: San Antonio should develop design guidelines for each historic district that reinforces their unique character.

6. **Size of Tract:** The subject area is approximately 1,378 acres.
7. **Other Factors:** Since 2015, the City of San Antonio has had four Mission Protection Overlay Districts (MPOD). The MPODs are a zoning overlay district which cover a 1,500-foot buffer area around Mission Concepcion, Mission San Jose, Mission San Juan, and Mission Espada. These districts provide guidance for how tall new buildings and structures may be based on proximity to the historic mission sites and are an important tool in safeguarding current views and ensuring compatible scale.

In November 2022, City Council approved a UDC amendment which expands the buffer areas of the MPODS from a 1,500-foot radius to an 1,800-foot radius. This project originated with a UDC amendment submitted by a resident and representative of the Mission San Jose Neighborhood Association. A large area rezoning case has been initiated to add properties within the expanded radius to the zoning overlay. The expanded overlay will apply the MPOD regulations to an additional 1,069 properties. Staff held two (2) community meetings in collaboration with the surrounding neighborhood associations and the Office of Historic Preservation, to inform property owners and residents of the expanded overlay district.