




CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

VIEWSHED PROTECTION

APRIL 17, 2018
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DIRECTOR




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- Direction from City Council – CCR submitted November 2017
 - Discussion prompted by community concerns; topic of viewshed recurring issue at HDRC
 - OHP began a rigorous public input process; there is clear consensus regarding the “top” sites based on objective criteria



What is a Viewshed Protection District?

- Zoning overlay specific to preserving views
- Provides direction for building height and placement that are not addressed by other zoning regulations
- More strategic and less invasive than district-wide standards





Step 1: Amend UDC to include additional sites, designation criteria, methods, and procedures

Step 2: With Council direction, design and adopt individual zoning overlays



Goals of the Initiative

- Provide updates and clarifications to original ordinance
- Identify additional views and methods through public input
- Provide Council with appropriate tools for future decision making
- Facilitate public conversation



UDC Amendments

- Provide objective and fair evaluation process for current and future proposals
- Not about creating a long list of future viewsheds that are in queue, but it's important now to establish what is or isn't eligible
- Clarify initiation, process, limitations, and possible administrative exceptions



Recommended for further exploration

- San Fernando Cathedral
- Tower Life Building
- Hays Street Bridge
- Basilica of the Little Flower / Woodlawn Lake



Key Points

- Less than 2% of Downtown area
- All downtown locations already require design review / HDRC
- Viewsheds are a tool that put City in a position to negotiate best outcomes
- Everyone will have a seat at the table in the design of actual viewshed districts
- We intend to strategically place viewsheds to allow for pockets of development that also respect the goals for each location





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