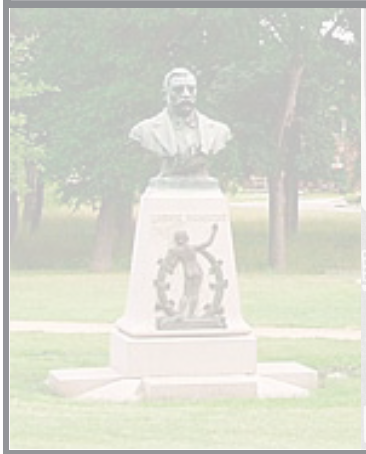
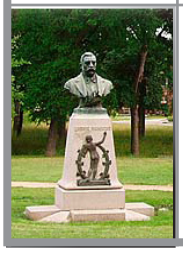
Mahncke Park

Neighborhood Conservation District Plan Update



April 11, 2019



Mahncke Park

Neighborhood Conservation District

April 11, 2019

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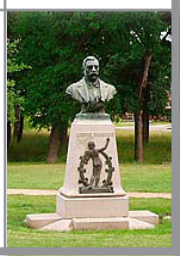
Mahncke Park

Neighborhood Conservation District



April 11, 2019

Executive Summary

The ordinance process was initiated on the basis of its recommendation found in the Mahncke Park Neighborhood Plan, adopted on October 12, 2001. There are 444.7 acres of land and 928 parcels within the proposed district. Neighborhood Conservation Districts can be established in areas that possess distinctive character-defining features, where at least 75% of the land area within the district contains structures that are at least 25 years old and at least 75% of the land area within the district is improved or developed. The Mahncke Park NCD area meets the ordinance requirements with 92.1% of the land area containing structures that are 25 years or older and 95.4% of the land area presently improved.

The residential architecture is dominated by Craftsman style (also called Bungalow style) homes with a good mixture of other architectural styles and building sizes across the geography of the NCD area. The commercial corridor along East Hildebrand Avenue and Broadway Street was not included in the NCD zoning overlay due to the fact the area already has a zoning overlay; the River Improvement Overlay (RIO-1), which emplaces design standards on those properties in the same functional manner as the NCD. While the architecture of the area, particularly in the residential areas, is an important feature, the design standards found in this plan are not designed to enforce architectural style, but are crafted to perpetuate historical arrangements of buildings, scale, massing of building volumes, celebrate the original character of buildings, de-emphasize and conceal spaces designed for the automobile, increase the number and quality of spaces designed for interaction between neighbors and improve the visual appeal of the entire area. While restrictive in nature, the design standards are not designed to make improvements
or development costly. The completion of the designation process brings to fruition the neighborhood's vision of protecting and preserving the unique character of the Mahncke Park neighborhood; an idea which was nurtured over the course of several years. In addi-tion, this designation meets the intent and upholds the spirit of Neighborhood Conserva-tion District Program.

2019 MAHNCKE PARK NCD REVISION PROCESS

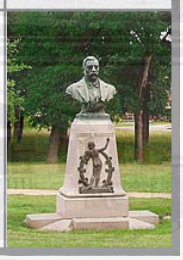
The Mahncke Park NCD was created in 2008. In March 2017, Council District 2 submitted a City Council Request to amend the Mahncke Park NCD language to ensure guidelines protect the integrity of the design standards of the neighborhood. Since that time, the Mahncke Park neighborhood has experienced significant revitalization and interest from private and public investments resulting in increased awareness in flaws or gaps in the original NCD. Development Services Department has met with a Taskforce, comprised of property owners within the neighborhood, to identify areas of the Mahncke Park NCD that need amendments, while ensuring consistency with the character of the neighborhood.

A kickoff meeting was held in October 2017 to introduce the process and expectations of the taskforce members. From February 2018 through December 2018, DSD staff and the Mahncke Park NCD Taskforce met 12 times and developed proposed revisions to the NCD. A draft of the proposed revisions was presented at the Mahncke Park Neighborhood Association Meeting on January 15, 2019 and at a community meeting on January 23, 2019. City Council adopted the proposed NCD-6 standards on April 11, 2019.

Residential Design Standards

Mahncke Park

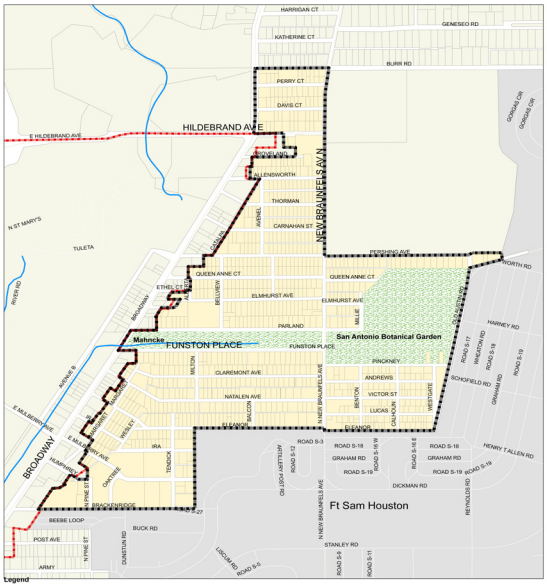
Neighborhood Conservation District



April 11, 2019

RESIDENTIAL DESIGN STANDARDS

The Residential Design Standards encompass a wide range of architectural elements of houses, such as porches, garages and auto storage structures and exterior building materials. The Craftsman style is the most common architectural style in the NCD Area. Examples of Folk Victorian, Neoclassical, Prairie, and Spanish Eclectic architectural styles also can be found within the neighborhood.



Mahncke Park NCD Boundary

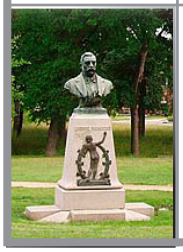
While there are a number historical styles that exist in the neighborhood, the intent of the design standards is not to replicate the styles, but to ensure the historically common site/building configurations are perpetuated in the future. Substantial porch areas located in the front of the primary structure, walkways that lead directly to an entry space from the street, garages located to the rear of the primary dwelling structure, regular building setbacks across block faces, and vertically oriented windows are some of the common site and building features that are regulated through the Residential Design Standards.

Example of Spanish Eclectic style home

Rather than addressing architectural style, the design standards maintain the existing development patterns of the neighborhood, which could be compromised by construction of new residential structures that are currently allowed by UDC development standards and typically found in suburban areas of San Antonio. This is accomplished through regulation of building placement, massing of building volumes, relationships of accessory structures to the principal structures, building details and accommodations for automobiles, to list a few found in this document.

Example of Bungalow style home

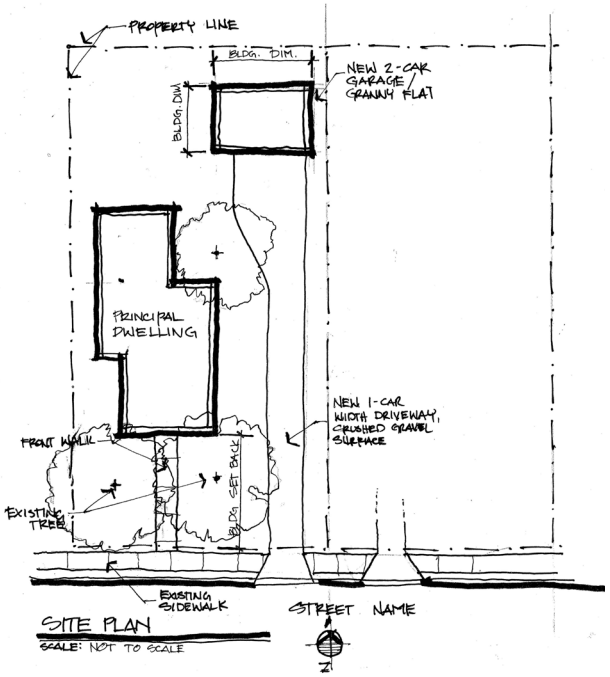
The rationale for creating the Residential Design Standards is further validated by the Building Characteristics Maps found in Appendix D of this plan. The Building Characteristics Maps depict the frequency of site and building characteristics found in this NCD Area. The NCD design standards are specific and finite in nature, but maintain a level of flexibility that will allow for continued variety in the architecture and allow for creative design in the future.



HOW TO USE THIS DOCUMENT:

The Mahncke Park Neighborhood Conservation District Plan is divided into three major sections: the Residential Design Standards, Residential Design Guidelines, and Appendices.

The Residential Design Standards specifically address design−related requirements for properties that contain residential uses ranging from single−family residential uses up to the common high density residential uses. The Residential Design Guidelines target the same residential properties, but offer suggested means and methods of addressing design issues specific to the neighborhood conditions. While the design guidelines are not enforceable, the guidelines represent the community's values and appropriate design solutions which will further the cause of preserving the neighborhood character.

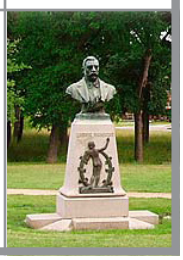


Example of minimal site plan requirements for NCD approvals

There are no design standards that apply to non-residential uses with structures originally designed for commercial use within the district. As of the date of the adoption of the ordinance, non-residential structures that were originally designed as commercial structures may not have to comply with the NCD Design Standards, though could be if the district standards were to be amended to include commercial or non-residential structures in the future. However, structures within the district that were originally built for residential use, but converted to commercial use shall be required to comply with NCD standards. Original residential use shall be determined through the Sanborn Fire Insurance Maps and City Directories.

In each section, several design issues are addressed in accordance with the comments and information gathered during the public meeting process. On many of the pages, notes and definitions are annotated to provide the user information about the character of the neighborhood as it pertains to a specific development item or defines a specific term that applies to as particular design standard. The definitions found in the *Glossary Section (Appendix A)* are explained in accepted language found in architectural and construction publications, which includes the City of San Antonio Unified Development Code. The *Design Guidelines Section*, which describes certain building or design techniques that are desired in the area, are not enforceable conditions of approval or denial of a requested permit.

The final sections of note in this document are the map appendix, *Neighborhood and Building Characteristics Maps Section (Appendix B)* which helps to graphically identify the character defining features found in the neighborhood; and the *Property Owners Listing (Appendix C)*, which is a required component of the NCD plan as set forth by UDC Section 35−335, Neighborhood Conservation Districts.



1. General

The Mahncke Park Neighborhood Conservation District (NCD) design stan-dards apply to new construction projects and to improvements or renova-tions to existing structures where the work requires a building permit and is specifically governed by the NCD design standards. In the case of ordinary repair and maintenance, existing non-compliant structures or conditions shall not be required to conform to the design standards, although any modifications shall not increase

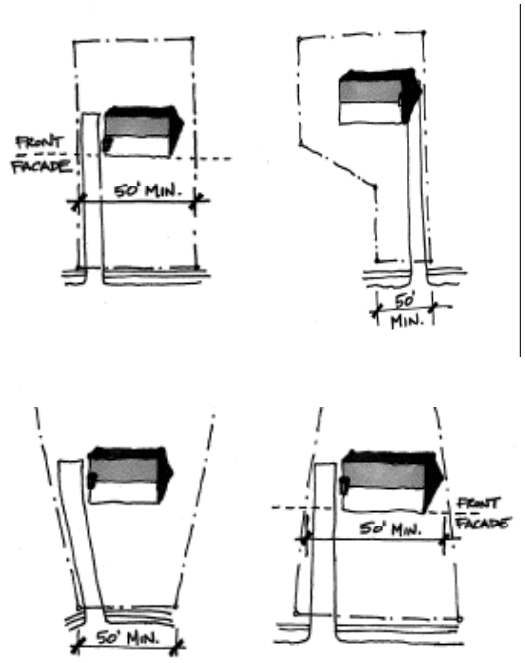
the non-conforming condition.

2. Lot Size and Coverage

For lots currently platted 50 feet in width: Minimum re-platted lot widths shall not be less than fifty feet (50'-0") measured at the lesser of the lot width parallel to the plane of the front facade of the proposed principal dwelling or at the lot frontage adjacent to the primary street.

For lots currently platted less than 50 feet in width: When combining or aggregating lots, minimum re-platted lot widths shall not be less than thirty five feet (35'-0").

Maximum lot width for any re-platted parcel with a single-family or multi-family use shall be 75 feet.



Diagrams of minimum lot width requirements

Lot Frontage -

Primary Streets: Defined as the street a property is addressed on.

Single or multi-family structures with 4 or fewer units shall maintain a front elevation and entries along only one primary street.

Multi-family structures with 5 or more units, which have frontage on more than one primary street, shall maintain front entries along both primary streets.

Lots within the district shall have primary frontage and access on the primary streets (generally east-west streets), except in the cases of the following streets:

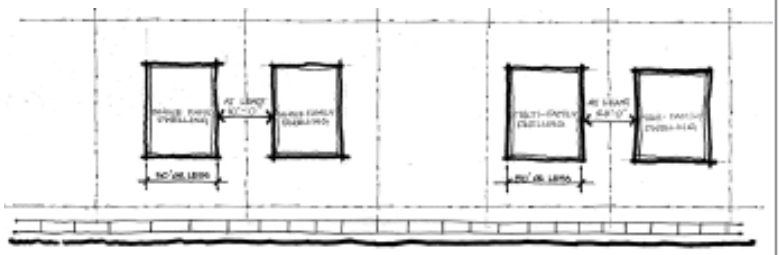
West frontage of Catalpa, Margaret North of Natalen, West frontage of Margaret between Ira and Eleanor, Broadway St., Avenue 'B', Tendick, Belleview,
North – South streets south of Pinckney and east of N. New Braunfels Ave.
(Benton St.., Calhoun St.., Westgate St.), North Side of the 400 block of Ira, and Wesley St.

3. Building Size and Massing

Residential dwelling structures with four (4) or fewer units shall not exceed fifty feet (50’-0”) in width within 10 feet of the front facade and shall be separated from other single family structures, on separate lots, by not less than ten feet (10’-0”). Should the adjacent single-family structure have a non-conforming side setback of less than 5 feet, the setback shall be minimum of 5 feet.

Multi-family structures with 5 or more units shall not exceed eighty feet (80’-0”) in width within ten (10'-0") feet of the front facade, and shall be separated from adjacent structures, on separate lots, by at least twenty feet (20’-0”). Should the adjacent residential structure have a non-conforming side setback of less than five (5'-0") feet, the setback shall be a minimum of fifteen (15'-0") feet.

Diagram of building sizes and separation distances for single family and multifamily residential structures



Existing multi-family structures with 5 or more units which are separated from adjacent structures by less than twenty (20'-0") feet may be replaced with new multi-family structures with 5 or more units and shall be separated from adjacent structures by not less than the original separation and must meet minimum 5 feet side setback.

4. Building Height

Single family or multi-family dwellings (with 4 or fewer units) shall not exceed thirty-five feet (35’-0”) in height.

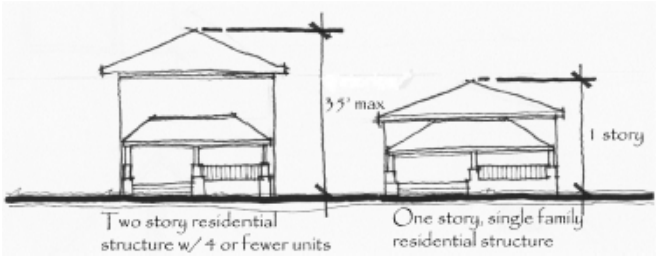


Diagram of building heights allowed for multifamily and single family residential dwellings

Multi-family dwellings with five (5) or more units shall not exceed 2 ½ stories nor thirty-five feet (35’-0”) in height except for structures on Brackenridge Rd. and E. Mulberry where those multi-family dwellings may not exceed three (3) stories or forty feet (40’-0”) in height. Additionally, structures fronting Broadway (north of E. Hildebrand only) may not exceed five (5) stories or sixty feet (60’-0”) in height.

5. Building Setbacks

The front setback shall be within five feet (5’-0”) of the median setback of developed lots for the block face and shall be measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the blockface.

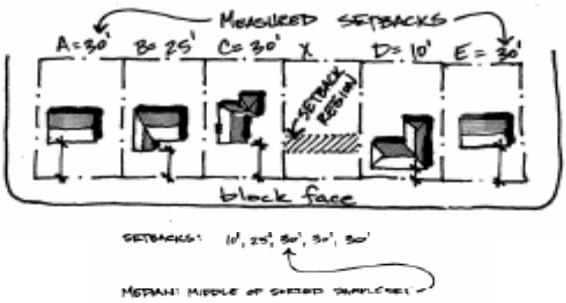


Diagram of median front set back requirements across a blockface within the district.

For corner lots the front setback from the secondary or side street shall be within five feet (5’-0”) of the median setback of developed lots for that secondary or side street block face.

Minimum rear setback for multi-family structures shall be twenty feet (20’-0”).

6. Building Materials

~~Exterior building materials for additions shall match those of the existing structure in scale, proportion, placement and profile.~~

Note: Texas HB 2439 restricts the ability of a municipality to regulate the use, installation, or method of using building materials if that building product or material is approved for use by a national model code published within the last three code cycles. This law is effective for the ordinances that were adopted subsequent to April 1, 2019 in the City of San Antonio.

7. Front Walkways

A mandatory front walk shall be separated from the driveway by at least four feet (4'-0"). This walk shall connect the front entry(s) of the primary structure to the back of curb. A path may be made between the front walk and the driveway. Sidewalks shall be constructed to UDC standards.

Existing walkways may be repaired or replaced in their original footprint and location.

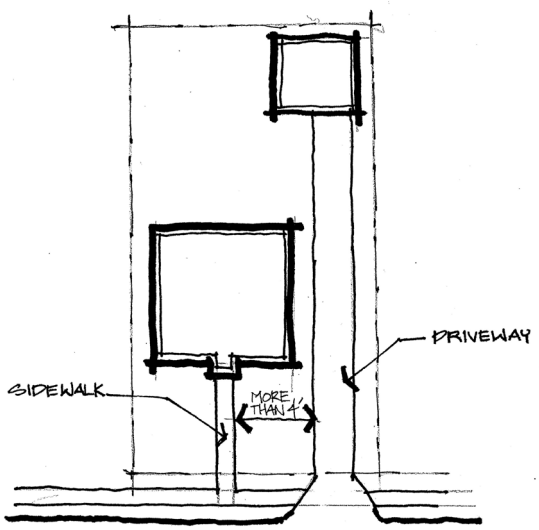


Diagram of separation distance of front walk and driveway

Example of appropriate replacement of front walk and installation of new sidewalk meeting Front Walkways standards

8. Porches / Transition Space / Window Fenestration

First floor finish elevation shall be a minimum of one foot (1'-0") above grade. Except as noted for Porte Cocheres, the front facade of the principal dwelling structure of detached single-family or multi-family development, shall not be elevated above grade to allow for parking of vehicles below and component living space.

The front entry for all new dwelling units shall be on the first floor and shall be placed so that the dwelling is accessed from the primary street. For
Single family dwellings (four units or less) the front entry for all dwelling units shall be on the first floor and shall be placed so that dwelling is accessed
from the primary street. For multifamily dwellings (five units or more), for buildings facing the primary street the front entry for all new dwelling units shall be on the first floor and shall be placed so that the dwelling is accessed from the primary street.

Transition Space - A transition space must be designed or placed as a component of a dwelling's front facade so that front entry is accessed through the 'transition space'. A transition space may consist of one of the following: porch, stoop, alcove, court or nook (Illustrations below).

A minimum six feet (6'-0") deep by eight feet wide covered, unclosed porch, or stoop.

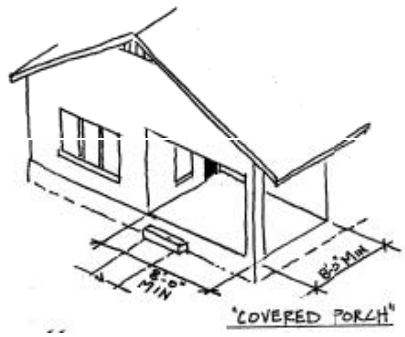


Illustration of an example of a covered porch

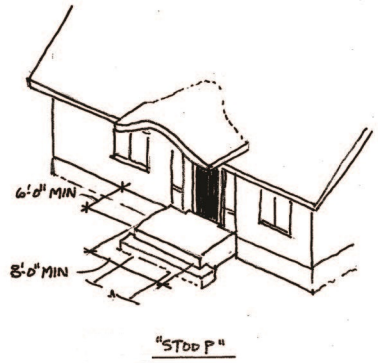


Illustration of an example of a stoop

A minimum six feet (6'-0") deep by eight feet (8'-0") wide walled court (meeting the front yard fencing standards).

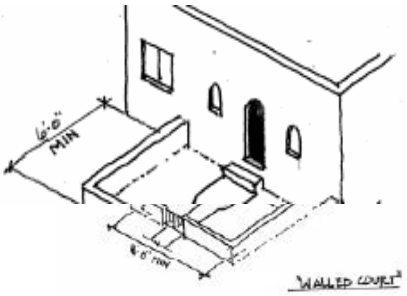
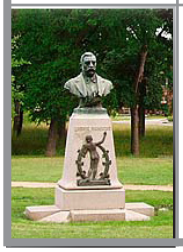


Illustration of an example of a walled court



A minimum eight feet *8'-0") by eight feet (8’-0”) court with building structure on three sides.

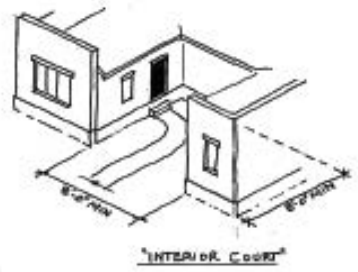


Illustration of an example of a court formed by the principal dwelling structure

A minimum three feet (3'-0") deep by four feet (4’-0”) wide partially enclosed alcove or nook, with not less than 50% of the solid walls’ surface area(s) having openings or fenestra-tions.

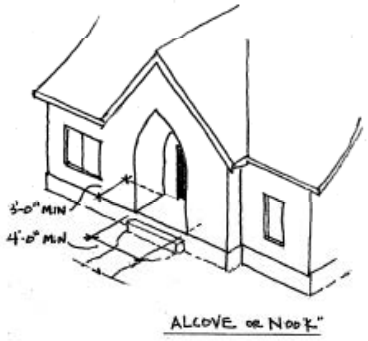
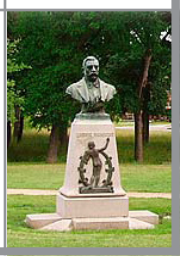


Illustration of an example of an alcove or nook

Wall Openings / Fenestration -
The sum of the surface areas of first floor glazing, doors, and other fenestrations shall be at least 20% and not more than 50% of the first floor front eleva-tion’s surface area.

Illustration of wall openings and fenestrations meeting the required percentages

For additions, windows on the façade(s) fronting a primary street (and secondary street in the case of corner lots) shall match the height to width dimensional proportions, configuration (e.g. 1 over 1 light division), and appearance (e.g. recess, trim, and sill) of existing windows. For renovations, when repairing/replacing original windows, the original window opening size and shape maybe maintained or maybe enlarged. Salvaged windows may be used.



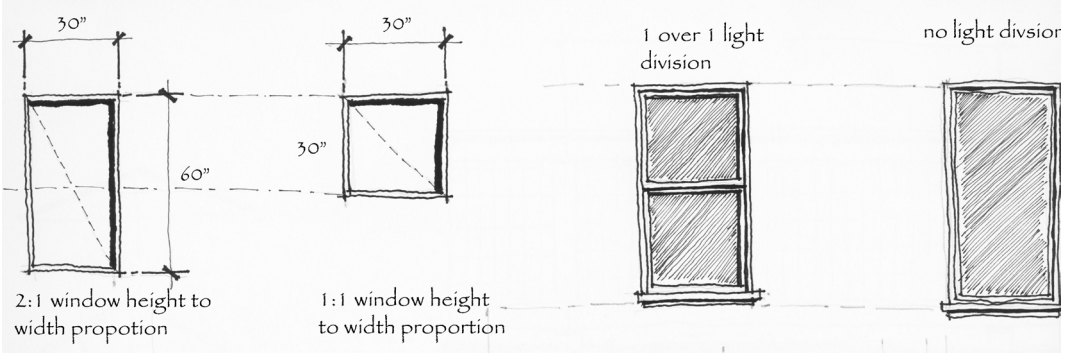


Illustration of window proportions and light division

For multi-family dwellings of five or more units, the following shall also apply:

Elevations of the front facade shall not be longer than thirty-five feet (35') without an offset of at least two feet (2'-0").

Transition spaces may be combined. The transition space must remain in the entry sequence in between the front walk and the front access of the residential dwelling spaces.

9. Roof

Roofs for additions or repair shall match the pitch, configuration and style of the existing structure.

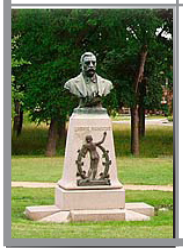
Roof coverings may be entirely replaced with materials other than the original material and must comply with this section. See commentary in Design Guidelines & Commentary Section

Note: Texas HB 2439 restricts the ability of a municipality to regulate the use, installation, or method of using building materials if that building product or material is approved for use by a national model code published within the last three code cycles. This law is effective for the ordinances that were adopted subsequent to April 1, 2019 in the City of San Antonio

10. Driveways and Curb Cuts

New residential structures must have a driveway that leads past the front facade of the principal dwelling (does not apply to lots less than or equal to 110'-0" feet deep or lots less than 35'-0" feet wide.) Driveways shall be constructed of either impervious material (concrete, asphalt, brick, or concrete or clay tile pavers), or pervious materials which are either bordered by durable impervious materials or graded/treated to prevent erosion. Driveway runway/ribbons less than 2 1/2 feet wide are allowed.

Except at corner lots, driveway curb cuts shall not exceed fifteen feet (15'-0") in width. There shall be no more than one curb cut in each lot for each seventy-five feet (75'-0") of primary-street frontage. Behind the curb cut, driveways shall be not less than eight feet (8'-0") and not more than twelve feet (12'-0") in width. Driveways shall extend



on only one side of the principal dwelling.

At corner lots if the curb cut is on the primary street, driveways shall comply with the requirements above. If the driveway curb cut is located on the secondary or side street:

- Curb cuts shall not exceed twenty-four feet (24'-0") (two car width) in width.
- There shall not be more than one curb cut to the secondary or side street regardless of frontage.

Existing driveways and curb cuts may be maintained, repaired or replaced in their original footprint and location.

11. Parking

For single and two-family dwellings, parking for a minimum of 2 vehicles per dwelling unit shall be required.

For dwellings with three or more units, parking for a minimum of 1.5 cars per dwelling unit shall be required.

Example of appropriate accommodations for vehicles with garage placed in the rear yard and minimal driveway width meeting Parking and Driveway standards

12. Garages, Carports, Accessory Structures and Accessory Dwellings

Location & Orientation-
When a garage or carport entry faces in the same direction as the front façade of the principal dwelling, the garage or carport shall be detached from the principal structure and located behind the principal dwelling.

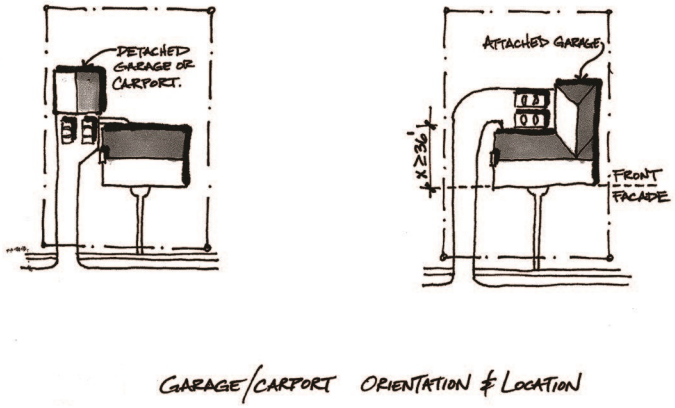


Illustration of correct garage / carport orientation/location

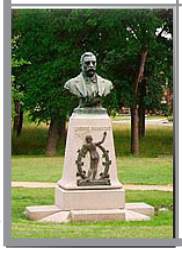
All other garage doors and carports not facing the same direction as the front façade of the principal dwelling may be integrated or attached but shall be located grater than or equal to twenty feet (20'-0") behind the vertical plane of the front façade of the principal dwellings.

Standards above do not apply to lots less than or equal to one hundred ten feet (110’-0”) deep or lots less than or equal to thirty-five feet (35’-0”) wide.

Temporary carports are not permitted.

Porte Cocheres may be flush with the principal structure's front facade and shall maintain the same roof-pitch as the principal structure’s roof when attached to single story structure. Porte Cocheres may be placed underneath a portion of the second story living spaces when attached to multistory structures. Vertical support or structural elements of porte cocheres shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

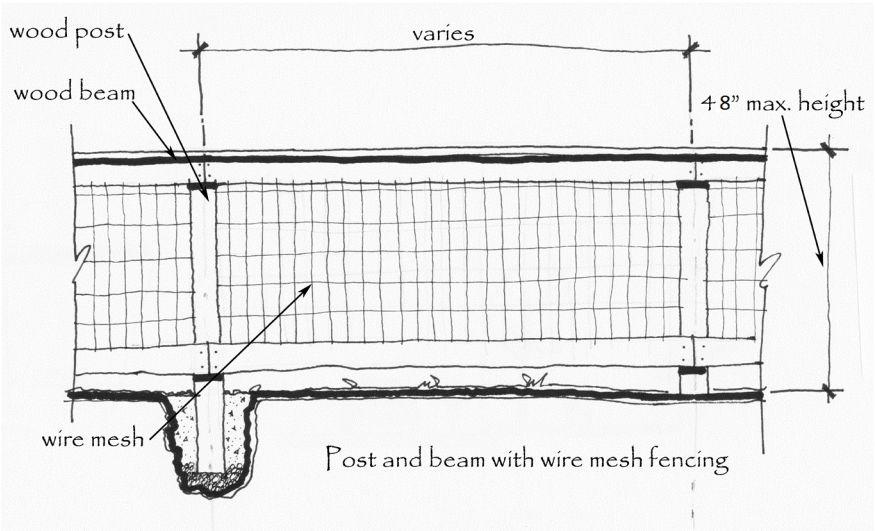
New accessory structures shall comply with standards set in UDC, except that those structures larger than 400 square feet shall match the primary structure in terms of exterior building materials, window materials, size and proportion, and roof pitch. The overall size of the new structure shall be limited to no more than 40% of the gross floor area of the principal residential structure’s footprint, excluding patios and garages.



13. Fences and Walls

New front yard fences and free standing wall materials may not include chain link (metal or vinyl covered), deformed reinforcing (steel bar) mats, razor or barbed wire, pre-cast concrete systems (e.g. fence-crete), exposed CMU with visible joints, or unfinished concrete.

New front yard fences shall be not more than four feet (48") tall and separated from existing sidewalk by not less than two feet (2'-0").



Example of appropriate front yard fencing size and material

Unless a greater distance is specified in the UDC, standards for front yard fences and walls shall apply to all such elements between the right-of-way and the front facade of the principal structure. Rearward of the front facade, there are no required NCD standards.

For corner lots, new front and side yard fences shall match in construction materials and proportion. The height of side yard fencing shall match the front yard fence height (maximum of 48") to a point of ten feet (10'-0") behind the vertical plane of the front façade of the principal dwelling structure. From the point ten feet (10'-0") behind the vertical plane of the front facade, side yard fencing and rear yard fencing shall comply with UDC 35-314 Fences and Walls requirements.

Existing fences and walls may be repaired or replaced in the same footprint and with the same material, and comply with existing UDC regulations.

14. Trash Receptacles

Refuse containers (for pick up/delivery) on multi-family (5 or more dwelling units) structure parcels, shall be located behind primary-structure (outside buffer yards), completely screened from public view of the streetscape.

15. Utilities

Mechanical systems for multi-family dwellings shall be screened from view from the primary street through the construction of solid walls matching primary building materials of adjacent structures, or ever-green planting material or solid screen fence.

16. Lighting

Area Lighting-

Light Trespass: All new lighting shall be aimed, located, designed, shielded, fitted and maintained so as not to project light onto neighboring use or property.

For new area lighting fixtures mounted overhead on poles, mounting height shall not exceed fifteen feet (15'-0"), and the axis of illumination shall be adjusted to an angle not more than twenty (20) degrees from the vertical line be-tween the fixture and the ground.

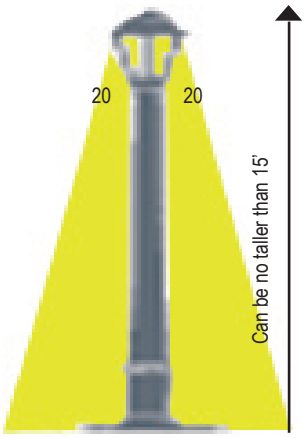


Diagram of area light-ing with correct cut-off angles and overall height meeting the required standard

For new area lighting using fixtures having an output of more than 1800 lumens, mounted at or near ground level and used to light a struc-ture or other object, the axis of illumination shall be adjusted to minimize the amount of light escaping above, below and to the sides of the illuminated object.

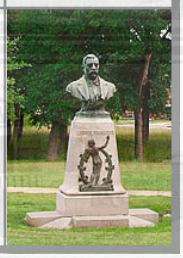
Examples of appropriate wall-mounted light fixtures (wall packs) meeting the reference standard

Glare –
New outdoor fixtures having a total output of more than 1800 lumens must be full-cut-off fixtures.

Residential Design Guidelines & Commentary

Mahncke Park

Neighborhood Conservation District



C1. General Commentary

C1.1. The intent of this document is to promote those common predominant features of the neighborhood so that those features may be preserved and perhaps enhanced in future developments for future generations to enjoy. It is not intended to interfere with maintenance or upkeep, regardless of the compliance of the existing property, nor is it intended to prevent development or renewal within or among the existing fabric.

C2. Site Development Commentary

C2.1. Lot Size and Coverage

The neighborhood hopes to maintain the scale and rhythm of the existing streetscape. This relationship between the building mass and the space between the building (solid/void ratio) informs and guides these standards. Two conditions are intentionally discouraged although not prohibited: 1.) the aggregation of single-family lots into larger lots, whereby a property owner could build a structure of a scale inconsistent with adjacent existing structures; 2.) the aggregation and then subdivision of lots into smaller lots, inconsistent with the adjacent structures and existing subdivision pattern.

C2.2. Landscaping

The neighborhood's stock of mature trees is well documented and is often mentioned as one of its appealing characteristics. The neighborhood hopes: to preserve mature versions of certain species; promote the installation of new, geographically appropriate, long-lived, canopy-type trees; and encourage pedestrian-friendly paths.

C2.3. Utilities

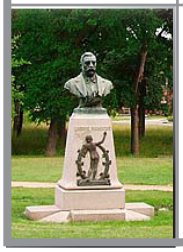
Recent utility improvements have resulted in incompatible elements and continued infringement on useful public and private spaces.

C2.4. Parking

The neighborhood hopes to increase accommodations for off-street parking for all dwelling types, recognizing that modern families likely own more than one vehicle. Consistent with the rest of this document, the neighborhood expects conservation of existing streetscape, including front-yard play areas and high visibility for backing cars and crossing pedestrian traffic.

C2.5. Driveways

The neighborhood hopes to promote the surprising consistency of existing driveway configurations and composition. Furthermore, it is intended to limit the percent of pervious front-yard coverage, promote the existing rhythm of narrow driveways and landscape, and to promote barrier-free pedestrian access across a lot. Single car "ribbon" type driveways were found to be prevalent in the neighborhood and are strongly encouraged.



C2.6. Sidewalks and Front Walks

The neighborhood presently accommodates comfortable pedestrian movements, and every effort should be made to promote this character. Proximity of fencing and landscaping, tree canopy, condition of the sidewalk, and proximity to parked cars or street traffic all impact the decision of a pedestrian to walk along a path. Landscaping is encouraged and paving discouraged in front of the structures.

C2.7. Fences and walls

The open streetscape is predominant in the neighborhood, with few structures between the street and the front face of the buildings. Fences in general, unnaturally obscure the streetscape and are discouraged. Front yard fencing, when found to be necessary, should complement the structure, reinforce the existing conditions, promote visibility, and enhance the pedestrian experience along the sidewalk. Retaining walls and other solid walls in general are strongly discouraged.

C2.8. Mail boxes

As noted above, the open streetscape is predominant. Mailboxes are presently attached to the primary structures or are attached to the front yard fence. This pattern should be continued. Free-standing mail collection structures are inappropriate.

C2.9. Lighting

The neighborhood hopes to encourage security practices which do not unnecessarily compete with pedestrian or adjacent property owner comforts. This text is compiled from several successful urban codes which share this intent.

C3. Building Commentary

C3.1. Building Size and Massing

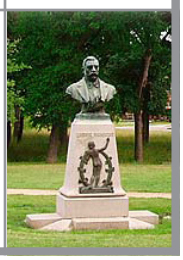
The predominant single-family structure is thirty-five feet (35’-0”) in width. Significantly larger structures would be considered inconsistent. The scale of multi-family structures is limited to remain somewhat consistent with potentially adjacent single-family uses.

C3.2. Building Height

No commentary.

C3.3. Building Materials

The neighborhood does not have one single characteristic building material. However, there are predominant materials: horizontal wood siding, wood shingles, brick, stone, and stucco. The use of these materials is strongly encouraged in new construction. Though consistency of improvements to an existing structure is upheld, the neighborhood provides no other standards for building materials.



C3.4. Principal Elevation Features

Style is specifically avoided in this Conservation District. However, predominant features in the neighborhood include a moderate void ratio and transition space. The entry sequence and transition space is an imperative key to the front-yard community space mentioned above. Front doors need not face the primary street, as they are often oriented perpendicular to it, but should be obvious from the primary street and should conclude the entry sequence. Vertically oriented or square windows, especially in pairs or triplets, are strongly encouraged, as they are found predominantly in the neighborhood. Accommodations for deep sills, wide trim, and/or decorative screens might also be considered, depending upon the intended architectural style of the new structure or the architectural style of an existing one.

C3.5. Roof

Although roofs in the neighborhood might be categorized into predominant forms, it is believed that the roof should be consistent with the style of the new structure but do not believe a standard is appropriate. Roofs of moderate slope (4:12 to 7:12) are encouraged and parapets are strongly encouraged for the front façade of flat roofed structures.

C3.6. Garages, Carports, Accessory Structures and Accessory Dwellings

Garages are found predominantly detached and in the rear of the properties. This arrangement contributes to the front-yard space promoted above. Accessory structures are a popular means of improving existing properties. An inconsistency of the UDC standards and the neighborhood's physical character was found by the neighborhood regarding definitions of "accessory dwellings" and "accessory structures" which permitted large additions to properties for which a physical relationship to the primary structure was not required. The neighborhood intends that all major additions and substantial rehabilitations/improvements relate to and compliment the architecture of principal structure in form, scale, material and detailing.

Appendix A

Glossary

Mahncke Park

Neighborhood Conservation District

Introduction

The following definitions are excerpted from UDC Section 35-A101, *Definitions*, which describes terms and development conditions which are affected by the zoning overlay standards. For the purpose of this zoning overlay, additional terms marked with an asterisk (*) are defined to explain architectural and construction terminology and conditions not specified in the City of San Antonio Unified Development Code (UDC) and are accepted definitions found in architectural/construction publications. The UDC further prescribes the following commentary regarding definitions affecting this zoning overlay plan.

35-A101 Generally

Words, phrases and terms defined in this chapter shall be given the defined meaning as set forth below. Words, phrases and terms not defined in this chapter, but defined in the building code adopted by chapter 6 of this code shall be given their usual and customary meanings except where the context clearly indicates a different meaning. Words, phrases and terms neither defined in this chapter nor in the building code shall be given their usual and customary meanings except where the context clearly indicates a different meaning.

The text of this chapter shall control captions, titles and maps.

The word "shall" is mandatory and not permissive; the word "may" is permissive and not mandatory. Words used in the singular include the plural and words used in the plural include the singular. Words used in the present tense include the future tense and words used in the future tense include the present tense.

Within this chapter, subsections prefaced "Commentary" are included. Each commentary is intended as an official statement of legislative finding or purpose. Whenever a section of this chapter is deemed to require clarification, explanation of its intent or further elaboration, that section is followed by a commentary. The commentaries have been legislatively adopted together with the formal text of this chapter. They are intended as a guide to the administration and interpretation of the chapter and shall be treated in the same manner as other aspects of legislative history.

In their interpretation and application, the provisions of this chapter shall be deemed to be minimal in nature and whenever the provisions, standards or requirements of any other applicable chapter of this Code are higher or more restrictive, the latter shall control.

Accessory detached dwelling unit - A dwelling unit that is accessory, supplementary, and secondary to the principal dwelling that may be constructed as an addition to the principal structure or as an accessory to the principal structure. An accessory dwelling unit is detached from the principal dwelling.

Accessory dwelling - An accessory detached dwelling unit or an accessory apartment.

Accessory dwelling standards - See § 35-371 of the UDC

Accessory use or building - A subordinate use or building customarily incident to and located on the same lot with the main use or building.Addition - A completely new structure or new component to an existing structure.

Adjacent - Two (2) properties, lots or parcels are “adjacent” where they abut, or where they are nearby and are separated by a dissimilar type of manmade or geologic feature including but not limited to a Roadway or Street, Right-of-Way, or railroad line, or any stream, river, canal, lake, or other body of water. Adjacent may or may not imply contact but always implies absence of anything of the same kind in between.

Alley - A minor public right-of-way not intended to provide the primary means of access to the abutting lots, which is used for vehicular service access to the back or sides of properties otherwise abutting on a public street.

Alteration - (Generally, as applied to a building or structure): A change or rearrangement in the structural parts or an enlargement, whether by extending on a side or by increasing in height, or the moving from one (1) location or position to another.

Alteration - For purposes of Historic Preservation & Urban Design, Article 6, any construction or change of the exterior of a building, object, site, or structure, or of an interior space designated as a landmark. For buildings, objects, sites or structures, alteration shall include, but is not limited to, the changing of roofing or siding materials; changing, eliminating, or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies, signs, or other ornamentation; the changing of paint color; regrading; fill; imploding, or exploding, or other use of explosives or external forces. Alteration shall not include ordinary repair and maintenance.

Apartment - See Dwelling, multi-family.

Base zoning district - Any of the zoning districts established pursuant to § 35-302(a) of the UDC.

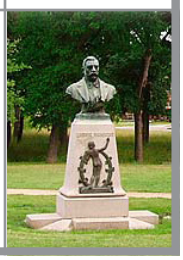
Block face - The properties abutting one (1) side of a street and laying between the two (2) nearest intersecting or intercepting streets, or nearest intersection or intercepting street and/or railroad right-of-way, undid ivied land, water course or city boundary.

Building - A structure designed, built or occupied as a shelter or roofed enclosure for persons, animals or property. For the purpose of this definition, “roof” shall include an awning or other similar coverings, whether or not permanent in nature. Without limiting the generality of the foregoing, the following shall be considered a “building”: a house, barn, church, hotel, warehouse, or similar structure, or a historically related complex, such as a courthouse and jail or a house and barn.

Building elevation - The view of any building or other structure from any one of four sides showing features such as construction materials, design, height, dimensions, windows, doors, other architectural features, and the relationship of grade to floor level.

Building footprint - The horizontal area measured within the outside of the exterior walls of the ground floor of the main structure.

Building setback line - See Setback line.



Carport - Space for the housing or storage of motor vehicles and enclosed on not more than two (2) sides by walls.

Commercial property - A building, site, or structure whose use after rehabilitation or restoration (for ad valorem tax exemption) will be for other than residential use, i.e., for a single family, duplex, three or four family dwelling or greater for the puposes of this zoning overlay only.

Construction - The act of adding an addition to an existing building or structure, or the erection of a new principal or accessory building or structure on a lot or property, or the addition of walks, driveways or parking lots, or the addition of appurtenances to a building or structure.

Courtyard - A space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by the walls of a building.

Cutoff angle - The angle formed by a line drawn from the direction of light rays at the light source and a line perpendicular to the ground from the light source, above which no light is emitted.

Demolition - The complete or partial removal of a structure from a site.

Detached structure - A structure having no party wall or common wall with another structure
unless it is an accessory structure.

Development - Any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or, drilling operations or storage of equipment or materials.

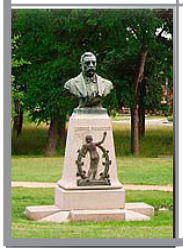
District - A geographically definable area, urban or rural, possessing a significant concentration,linkage, or continuity of buildings, objects, sites, or structures united by past events or aesthetically by plan or physical development which may also comprise individual elements separated geographically but thematically linked by association or history.

Driveway - Entrance to and exit from premises where it is possible to park completely off the street, and which is not open for vehicular traffic except by permission of the owner of such
private property.

Driveway approach - A way or place including paving and curb returns between the street travel lanes and private property which provides vehicular access between the roadway and such private property.

Driveway, front-loaded - A driveway which begins at, or abuts, the front property line of a lot or parcel.

Duplex - See Dwelling two-family.



Dwelling, Single-Family Attached (Townhouse) - A building that has one-family dwelling units
erected in a row as a singe building on adjoining lots, each being separated from the adjoining unit or units by a fire wall (constructed in accordance with city codes and ordinances), along the dividing lot line, and each such building being separated from any other building by space on all sides. Each unit maintains a separate lot.

Dwelling, Single-Family Detached - A one-family dwelling that is not attached to any other dwelling by any means and is surrounded by open space or yards.

Dwelling, two-family (duplex) - A detached house (on a platted single lot) designed for and occupied exclusively as the residence of not more than two (2) families, each living as an independent housekeeping unit.

Dwelling, three-family (triplex) - A detached house (on a platted single lot) designed for and occupied exclusively as the residence of not more than three (3) families, each living as an independent housekeeping unit.

Dwelling, four-family (quadruplexes) - A detached house with common walls between the units, designed for and occupied exclusively as the residence of not more than four (4) families, each living as an independent housekeeping unit.

Dwelling, multi-family - A dwelling or group of dwellings on one (1) lot containing separate living units for five (5) or more families, but which may have joint services or facilities.

Dwelling unit - One (1) or more rooms providing complete living facilities for one (1) family, including kitchen facilities or equipment for cooking or provisions for the same, and including room or rooms for living, sleeping, bathing and eating.

Easement - A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.

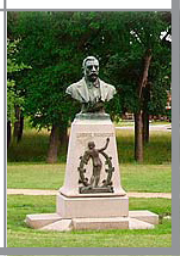
(*)Façade - The exterior wall(s) of a building exposed to public view or that wall viewed by persons not within the building.

(*)Façade Surface Area - the measure of the exposed area of front wall(s) calculated by geometric area formula of the shapes of those exposed wall(s).

Fenestration - Window treatment in a building or façade.

Floor area - The sum of the gross horizontal areas of all floors of a structure, including interior balconies and mezzanines, measured from the exterior face of exterior walls, or from the centerline of a wall separating two (2) structures. The floor area shall include the area of roofed porches having more than one (1) wall and of accessory structures on the same lot. Stairwells and elevator shafts shall be excluded.

Front yard - An area extending the full width of a lot between the front lot line and the nearest principal structure.



(*) Frontage - The frontage of a parcel of land or building is that distance where a property line is common with a street right-of-way line.

Garage, private - A building or part thereof accessory to a main building and providing for the storage of automobiles and in which no occupation or business for profit is carried on, enclosed on all four (4) sides, and pierced only by windows and customary doors.

Glare - The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility.

(*)Glazing - the clear translucent material through which light can pass into a building through an opening in a building's exterior wall (usually a door or window), typically glass but can be made of other similar materials.

Green space - Land shown on an urban corridor site plan which may be improved or maintained in a natural state and which is reserved for preservation, recreation, or landscaping.

Half story - An uppermost story usually lighted by dormer windows, in which a sloping roof replaces the upper part of the front wall, and habitable areas on the uppermost story do not exceed a floor area derived by multiplying the floor area of the ground floor by fifty percent (50%).

Height, building - The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the deckline of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof.

Impervious cover - Roads, parking areas, buildings, pools, patios, sheds, driveways, private sidewalks, and other impermeable construction covering the natural land surface; this shall include, but not [be] limited to, all streets and pavement within the subdivision. "Percent impervious cover" is calculated as the area of impervious cover within a lot, tract, or parcel or within the total site being developed, divided by the total area within the perimeter of such lot, tract, parcel or development. Vegetated water quality basins, vegetated swales, other vegetated conveyances for overland drainage, and public sidewalks shall not be calculated as impervious cover.

Land use category - A classification of uses as set forth in the use matrix (see key to use matrix for rules of interpretation)

Landscaping - The process or product of site development including grading, installation of plant materials and seeding of turf or ground cover.

Lot - A designated parcel or area of land established by plat to be used, developed, or built upon as a unit.

Lot, corner - A lot or parcel of land abutting upon two (2) or more streets at their intersection, or upon two (2) parts of the same street forming an interior angle of less than one hundred

thirty-five (135) degrees.

Lot depth - The mean horizontal distance between the front and rear lot lines.

Lot design standards - See Residential Design Standards of this document and § 35-603 of the UDC.

Lot, reversed corner - A corner lot, the rear of which abuts upon the side of another lot whether across an alley or not.

Lot width - The width of a lot at the front setback line.

Manufactured home or manufactured housing - A HUD-code manufactured home. For purposes of the floodplain ordinance, a “manufactured home” means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term “manufactured home” does not include a “recreational vehicle”.

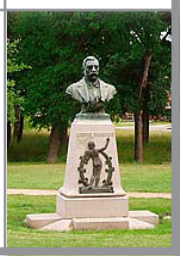
Mass - The size, height, symmetry and overall proportion of a structure in relation to the original style and/or to surrounding structures.

New construction - For the purpose of determining insurance rates, structures for which the “start of construction” commenced on or after the effective date of an initial FIRM or after December 31,1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, “new construction” means structures for which the “start of construction” commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New development - Any new demand which increases the number of equivalent dwelling units including, but not limited to, the subdivision and/or resubdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land, any of which increases the number of equivalent dwelling units. [Commentary: The subdivision and/or resubdivision of land, the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land which does not increase the number of equivalent dwelling units is not considered new development and is not subject to payment of additional impact fees. However, the previous applicable impact fees must have been paid.]

Nonconforming structure - Any existing structure which was erected according to all applicable city ordinances at the time, but which does not now comply with all the regulations applicable to the district in which the structure is located.

Ordinary repair and maintenance (2) - Any work, the purpose and effect of which is to correct any deterioration or decay of or damage to a building, object or structure or any part thereof and to restore the same, as nearly as may be practicable, to its condition prior to such deterioration, decay or damage, using the same materials or those materials available which are as close as possible to the original.



Overlay district - A zoning district established by this chapter prescribing regulations to be applied to a site in combination with a base zoning district.

Permit - A license, certificate, approval, registration, consent, permit, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought. (Source: VTCA Local Government Code § 245.001). A “development permit” includes any of the following: a subdivision plat, a conditional use permit, a building permit, or a certificate of occupancy. A “development permit” does not include a certification of completeness, a letter of certification, an amendment to the text of this chapter, or a rezoning. A determination of property status, including but not limited to, utility availability, zoning, rights under Article VII of this chapter, etc., is not a permit.

Permit rights - The right of a property owner or developer to complete a project under the rules, regulations and ordinances in effect at the time the project was initiated through a permit as herein defined. When permit rights exist for property within the boundaries of a project, ordinances passed after the date the project is initiated shall not apply to the project except as specifically provided within this section.

Pervious pavement - A pavement system with traditional strength characteristics, but which allows rainfall to percolate through it rather than running off. A permeable pavement system utilizes either porous asphalt, pervious concrete, or plastic pavers interlaid in a running bond pattern and either pinned or interlocked in place. Porous asphalt consists of an open graded course aggregate held together by asphalt with sufficient interconnected voids to provide a high rate of permeability. Pervious concrete is a discontinuous mixture of Portland cement, coarse aggregate, admixtures, and water which allow for passage of runoff and air. Examples of permeable pavement systems include Grasspave2®, Gravelpave2®, Turfstone®, and UNI Eco-stone®. (See Watershed Management Institute, Inc. and U.S. Environmental Protection Agency, Office of Water, Operation, Maintenance & Management of Stormwater Management (Aug. 1997), at 2-32; Booth & Leavitt, Field Evaluation of Permeable Pavement Systems for Improved Stormwater Management, 65 J. Am. Planning Ass’n 314 (Summer 1999), at 314-325.

Pitch - The slope of a roof as determined by the vertical rise in inches for every horizontal twelve inch (12”) length (called the “run”). Pitch is expressed with the rise mentioned first and the run mentioned second. For instance, a roof with a four inch (4”) rise for every horizontal foot has a 4:12 pitch.

Porch - A roofed area, which may be glazed or screened, attached to or part of and with direct access to or from a structure and usually located on the front or side of the structure.

Principal building or principal structure - A building or structure or, where the context so indicates, a group of buildings or structures, in which the principal use of a lot or parcel is conducted. This shall include any buildings which are attached to the principal structure by a covered structure.

Principal dwelling - A dwelling unit which constitutes the principal building or principal structure on a lot or parcel.

Principal structure - See Principal building or principal structure.

Property owner - The person, entity, corporation, or partnership in whose name a certificate of occupancy issued, or the current owner of the property if a certificate of occupancy is no longer valid, or, if the current owner cannot be contacted after due diligence, the lessee/occupant of the property who is in apparent control of such property.

(*) Proportion: The relationship of the size, shape, and location of a building element to all the other building elements.

Proposed development - The uses, structures, buildings, and/or other development proposed by an application for development approval.

Public right-of-way - A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and used or intended to be used, wholly or in part, as a public street, alley, walkway, drain or public utility line.

Public right-of-way (2) - An area or strip of land, either public or private, occupied or intended to be occupied by a street, walkway, railroad, utility line, drainage channel, or other similar uses.

Quadruplexes - See Dwelling four-family.

Reconstruction - The act or process of reassembling, reproducing, or replacing by new construction, the form, detail, and appearance of property and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or by reuse of original materials.

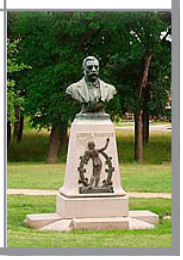
Rehabilitation - The act or process of returning a building, object, site, or structure to a state of utility through repair, remodeling, or alteration that makes possible an efficient contemporary use while preserving those portions or features of the building, object, site, or structure that are significant to its historical, architectural, and cultural values.

Relocation - Any change of the location of a building, object or structure in its present setting or to another setting.

Residential development - All areas zoned as “R-3”, “R-4”, “R-5”, “R-6”, “R-20”, “RE”, “RM-4”, “RM-5”, “RM-6”, “MF-24”, “MF-33”, “MF-40” or “MF-50”, or otherwise zoned or devoted primarily to residential use, and shall include all other areas not zoned or used primarily for commercial or industrial use.

Residential district or residential zoning district - Any of the following zoning districts: “R-3”, “R-4”, “R-5”, “R-6”, “R-20”, “RE”, “RM-4”, “RM-5”, “RM-6”, “MF-24”, “MF-33”, “MF-40” or “MF-50”.

Residential driveway approach - A driveway which provides access to property on which a single-family residence, duplex, or multifamily building containing five or fewer dwelling units is located.



Residential property - A building, site, or structure whose use after rehabilitation or restoration (for ad valorem tax exemption) will be for residential uses, i.e., for single family, duplex, three, or four family dwelling or more dwellings for the purposes of this zoning overlay plan only.

Residential streets - Street routes that provide access to local property owners and which connect property to the major thoroughfare or other collector street networks.

Residential structure - A single-family home, apartment house, townhouse, condominium or any type of dwelling unit.

Right-of-way - Property that is publicly owned or upon which a governmental entity has an express or implied property interest (e.g. fee title, easement, etc.) held for a public purpose.

Examples of such public purpose include, by way of example and not limitation, a highway, a street, sidewalks, drainage facilities, sewerage and water facilities.

Screen - Vegetation, fence, wall, berm or a combination of any or all of these which partially or completely blocks the view of and provides spatial separation of a portion or all of a site from an adjacent property or right-of-way.

Setback - A line within a lot parallel to and measured from a corresponding lot line, establishing the minimum required yard and governing the placement of structures and uses on the lot.

Side yard - An area extending the depth of a lot from the front yard to the rear yard between the side lot line and the nearest principal structure.

Sidewalk - The portion of a municipal street between the curb lines or lateral lines of a roadway and the adjacent property lines that is improved and designed for or is ordinarily used for pedestrian travel. [Source: VTCA Transportation Code § 316.001]

Single-family dwelling - See Dwelling, one-family.

Single-family residential development - A development consisting of a lot or lots, containing only one dwelling unit. The dwelling unit may be detached or attached, townhouse, small lot, home, manufactured home, or mobile home.

Site - The location of a significant event, a prehistoric or historic occupation or activity, or a building, structure, or cluster, whether standing, ruined, or vanished, where the location itself maintains historical, architectural, archaeological, or cultural value regardless of the value of any existing structure.

Story - That part of a building between the surface of a floor and the ceiling immediately above.

*Street-facing façade - That portion or portions of a wall of any permanent structure that is visible from and oriented parallel to a dedicated public right of way. For a structure that is not oriented parallel to the right of way, the street wall façade shall include all of the facades visible from the right of way and oriented at an angle greater than zero degrees but less than 60 degrees to the right of way.

Streetscape - The general appearance of a block or group of blocks with respect to the structures, setbacks from public rights-of-way, open space and the number and proportion of trees and other vegetation.

Structure - A walled and roofed building, including a gas or liquid storage tank, which is principally above ground, as well as a manufactured home.

Substantial improvement - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before “start of construction” of the improvement. This includes structures which have incurred “repetitive loss” or “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions or (2) Any alteration of a “historic structure”, provided that the alteration will not preclude the structure’s continued designation as a “historic structure.”

Subject property - The property subject to an application for development approval.

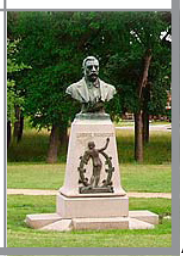
Substantial rehabilitation - Certified improvements to a historic building in which the cost of the project is equal to or greater than fifty (50) percent of the appraised pre-rehabilitation improvement value of the property and which constitutes major work on enhancing existing mechanical or structural systems that preserve the historical integrity, while extending the life of the building.

Transparent - Capable of transmitting light in a manner which permits a person standing outside of a building to view shapes, tones, and objects inside a building. A tinted window is considered “transparent” if it meets the requirements recited herein.

Use - The purpose for which land or structures thereon is designed, arranged or intended to be occupied or used, or for which it is occupied, maintained, rented or leased.

Window - An opening constructed in a wall and which admits light or air to an enclosure, is framed and spanned with glass, and which may be mounted to permit opening and closing.

Yard - An area on a lot between the lot line and the nearest principal structure, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in the UDC.



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Mahncke Park

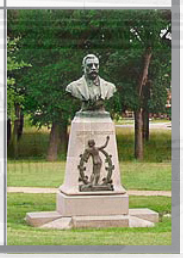
Neighborhood Conservation District

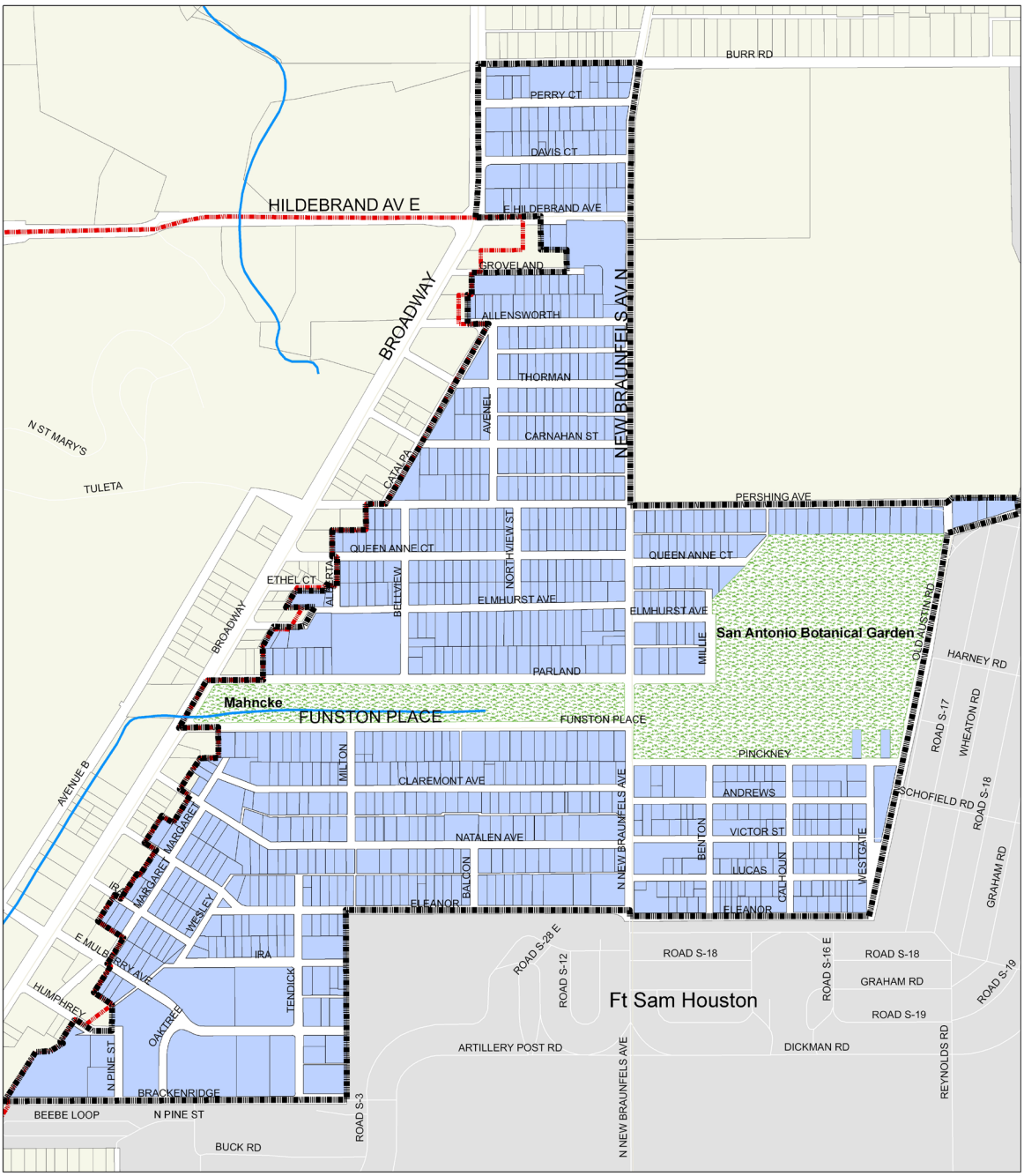
Appendix B

Neighborhood & Building Characteristics Maps

Mahncke Park

Neighborhood Conservation District





Legend

- River Improvement Overlay Districts
- Mahncke Park NCD Boundary
- Mahncke Park Neighborhood Parks

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Map Created by: Chris Garcia / Lauren Bidlund
Map Creation Date: 01 November 2007
Map file location: Z:\neighds\ARCVIEW\Neighborhood Conservation Districts\Mahncke Park\GIS
PDF Filename:

Mahncke Park NCD

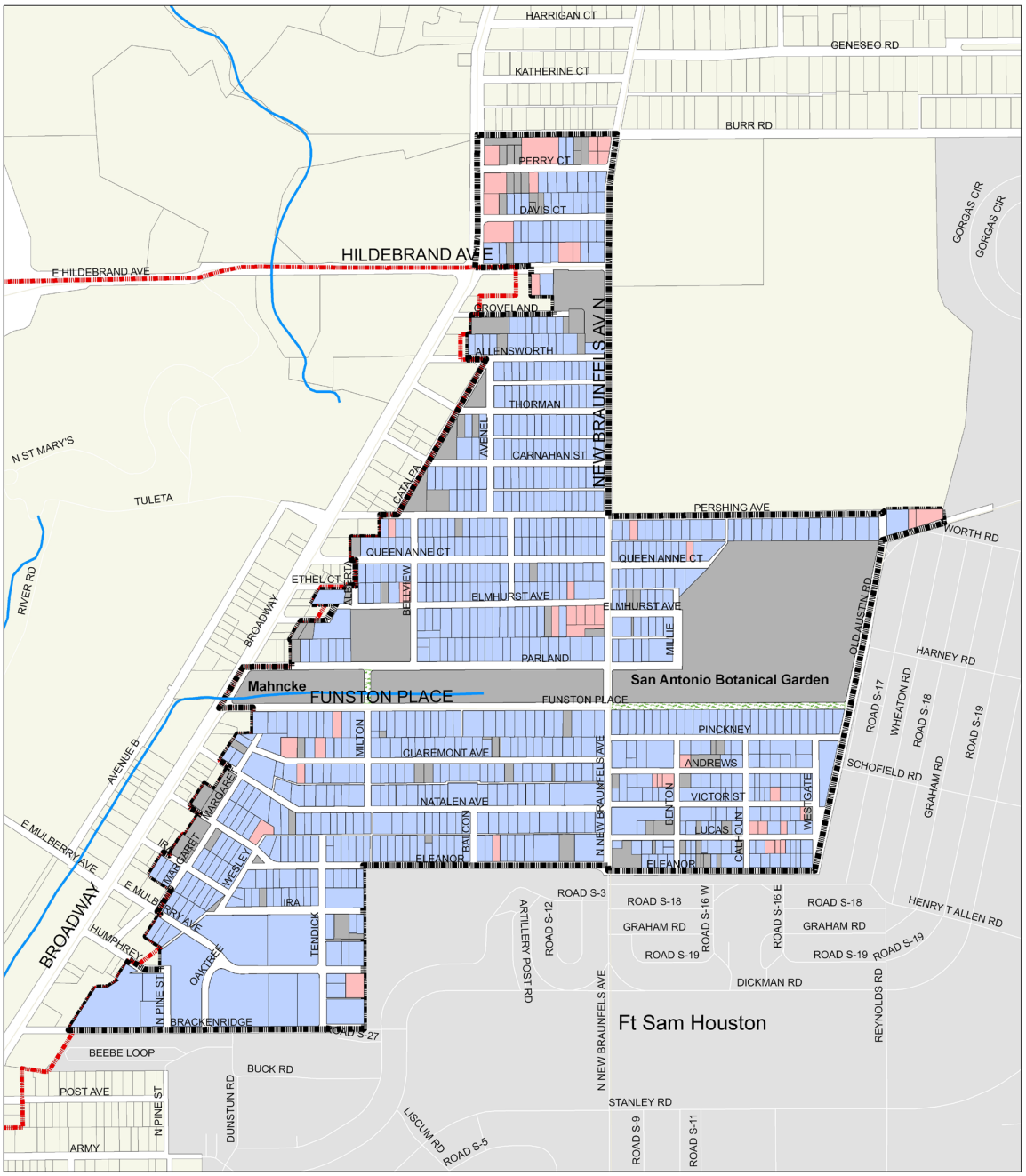
Boundary Map

City of San Antonio

City of San Antonio Planning Department
Emil R. Moncivais, AICP, AIA
Director, Planning Department
Development Business Service Center
1901 S. Alamo
San Antonio, TX 78205

Mahncke Park

Neighborhood Conservation District



Legend

- TxDOT_RiversStreams
- River Improvement Overlay Districts
- Mahncke Park NCD Boundary
- Mahncke Park Neighborhood Parks

Age_of_structures
- <all other values>

Year_Built
- Unknown
- Qualifying (25 Yrs. or Older)
- Non-Qualifying (Less Than 25 Yrs.)

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Mahncke Park NCD

Age of Structures

City of San Antonio

City of San Antonio Planning Department
Emil R. Moncivais, AICP, AIA
Director, Planning Department

Development Business Service Center
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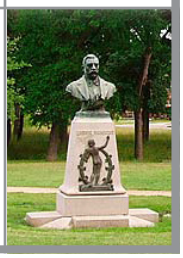
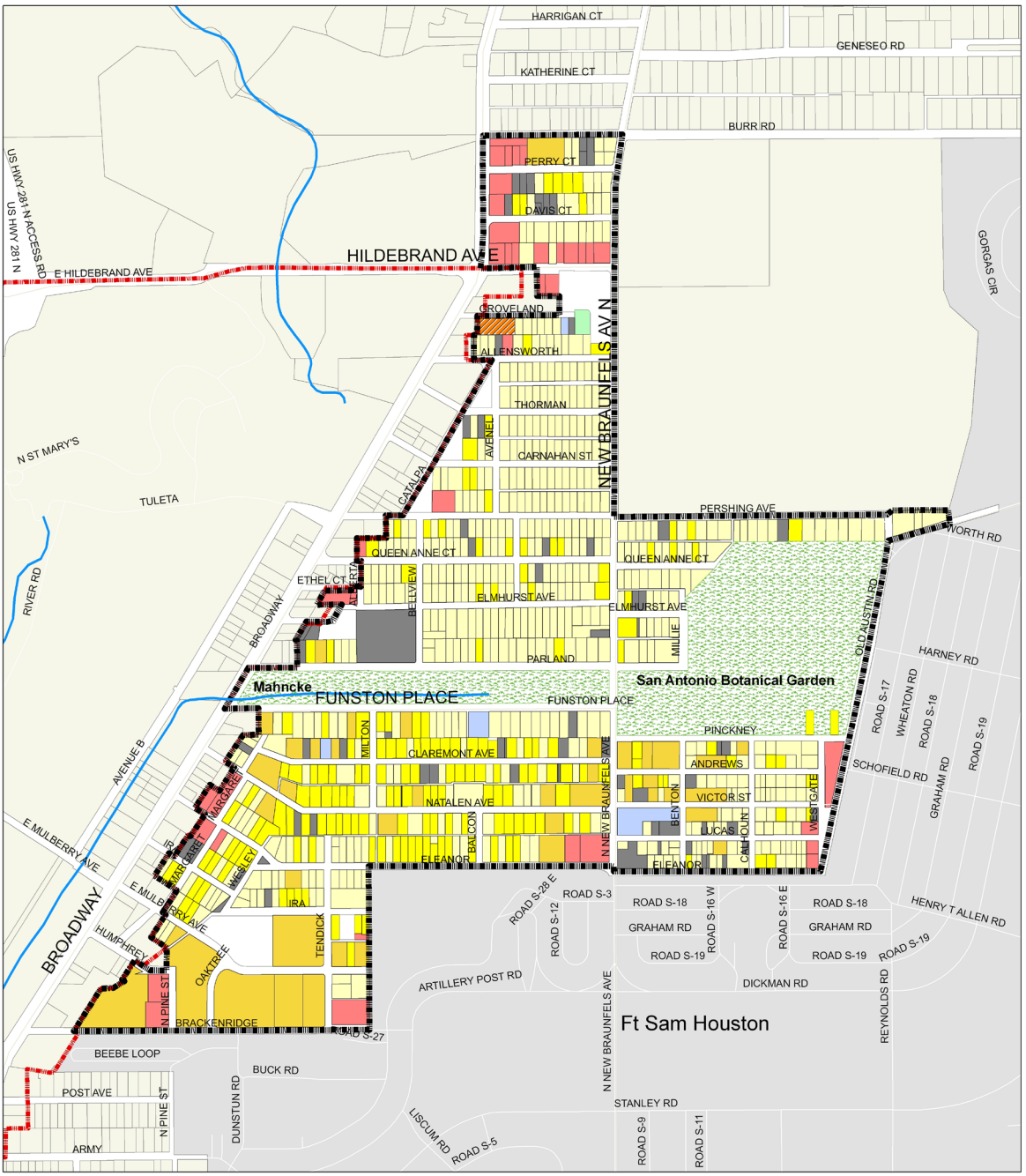
San Antonio, TX 78205

The Age of Structures Maps depicts the parcels containing structures that are 25 years old or older (colored in blue) and those with structures that are less than 25 years old (colored in red). This Geographic Information Systems (GIS) product is used to determine whether or not a proposed district meets the UDC specified minimum 75% of the land area containing structures that are at least 25 years old (according to Bexar County Appraisal Data. In this case, the Mahncke Park NCD Planning Area meets the designation criteria with 90.1% of the land area contain structures meeting the age requirement.

Mahncke Park

Neighborhood Conservation District





Legend

River Improvement Overlay Districts
Mahncke Park NCD Boundary
Mahncke Park Neighborhood Parks

Unverified Existing Land Use Land Use Category
Low Density Residential
Medium Density Residential
High Density Residential
Vacant Land - Undeveloped
Commercial Real Property
Nominal Ancillary Improvements
Utility
Public/Institutional
Other / Unknown

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Mahncke Park NCD

Existing Land Use (Unverified)

City of San Antonio

City of San Antonio Planning Department
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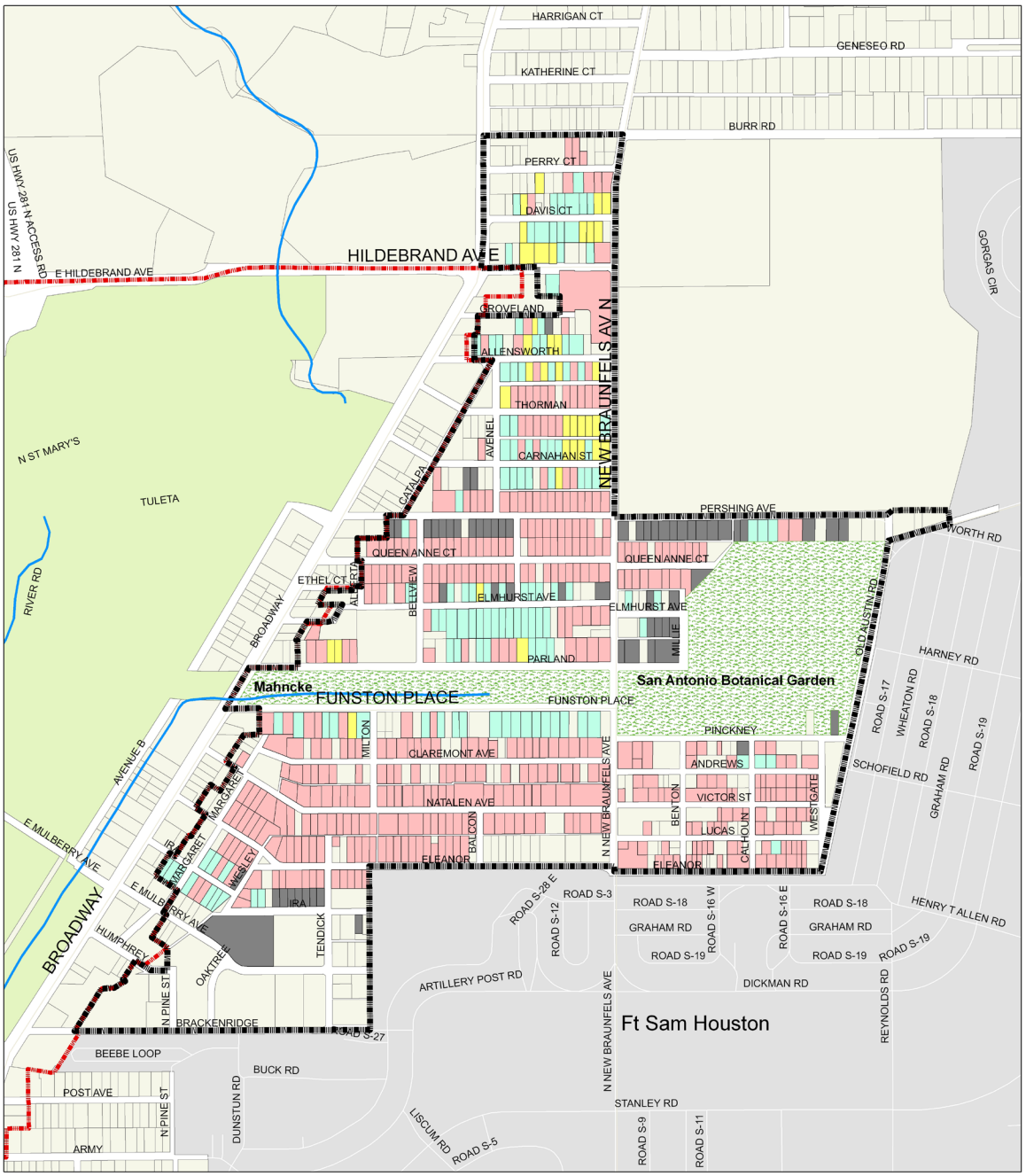
San Antonio, TX 78205

The Existing Land Use Map provides a depiction of current land uses within the district and helped guide the design standards development by providing insight to the types of uses and structures that exist the neighborhood. This graphic shows a mixture of residential uses of varying intensities and a very small contingent of non-residential/commercial uses. Consequently, the design standards clearly focus on the residential uses and further guided creation of design standards that are sensitive to both single-family and multi-family residential uses or varying intensities and volumetric scales.

Mahncke Park

Neighborhood Conservation District



Legend

Mahncke Park NCD Boundary
River Improvement Overlay Districts
Mahncke Park Neighbohrood Parks
Parks

Sidewalk Condition
SIDEWALK.SIDEWALK
Good
Minor Repairs
Major Repairs
No Sidewalk

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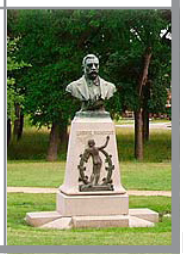
Mahncke Park NCD
Sidewalk Condition
City of San Antonio

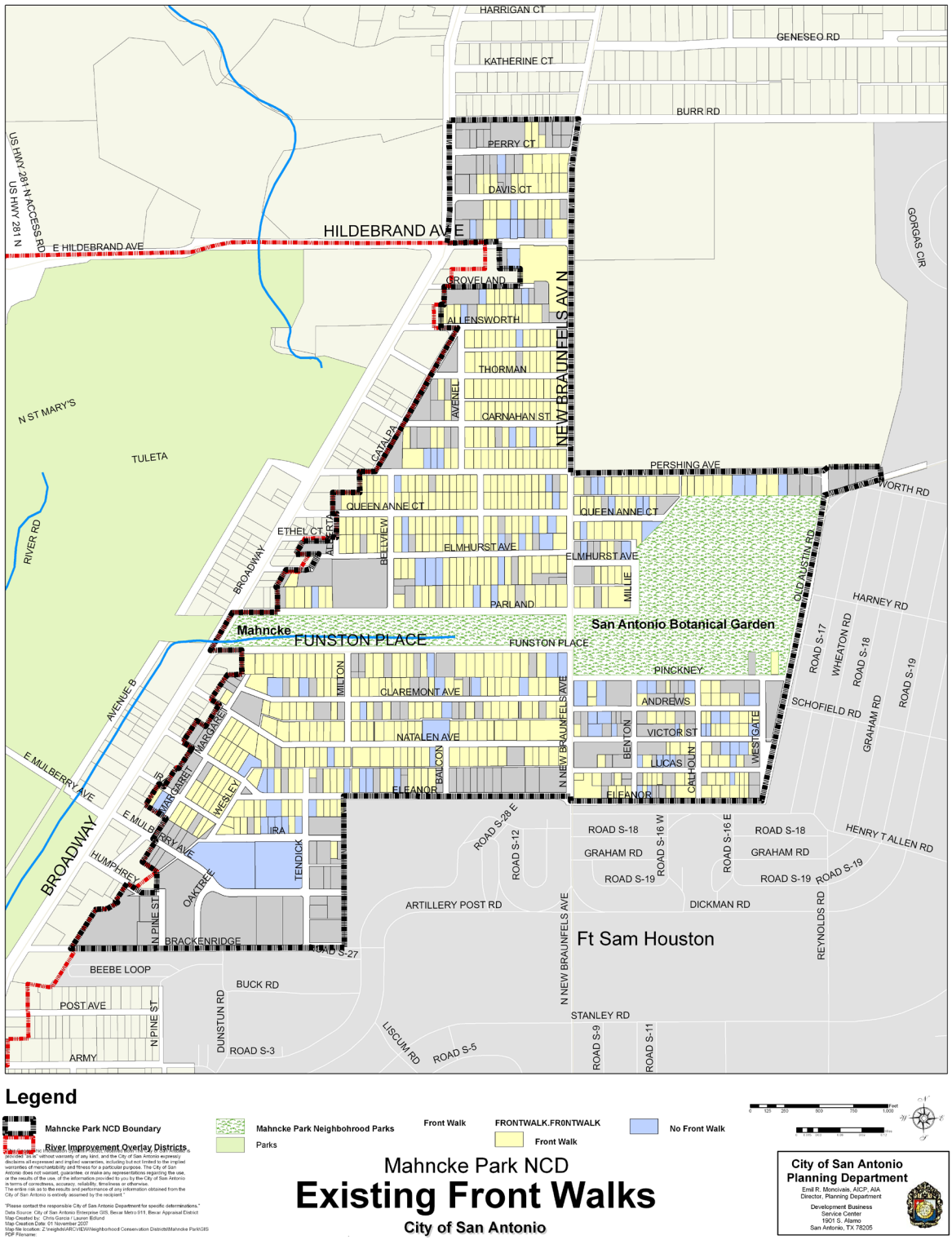
City of San Antonio Planning Department
Emil R. Moncivais, AICP, AIA
Director, Planning Department
Development Business Service Center
1901 S. Alamo
San Antonio, TX 78205

The Sidewalk Condition Map simply depicts the overall condition (good, fair, bad or non-existent) of sidewalks within the district. As the light red color would indicate, the majority of the sidewalks in the neighborhood are in serviceable condition, however the are multiple areas with fair, bad or no existing sidewalks. The NCD design standards regulate the design of new sidewalks and integration of new sidewalks with existing ones.

Mahncke Park

Neighborhood Conservation District

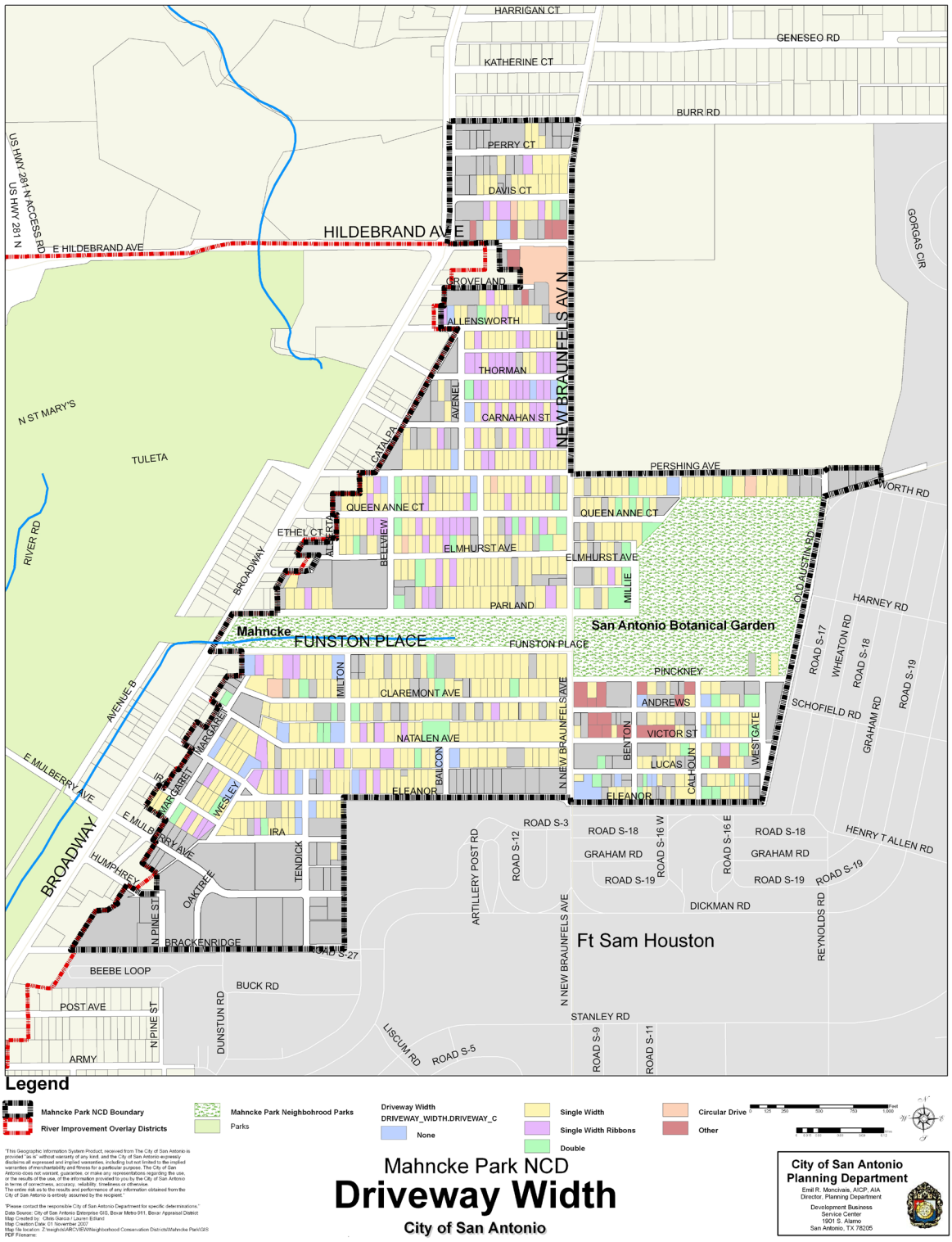




The map above illustrates the existence of a front walk leading from the curb or existing sidewalks to the front entry space or transition space on residential properties. The overwhelming frequency of this condition led to the development of a design standard that specifically requires this element which preserves and perpetuates the feature in the Mahncke Park Neighborhood.

Mahncke Park

Neighborhood Conservation District



Legend

- Mahncke Park NCD Boundary
- River Improvement Overlay Districts
- Mahncke Park Neighbohrood Parks
- Parks
- Driveway Width DRIVEWAY_WIDTH.DRIVEWAY_C
- None
- Single Width
- Single Width Ribbons
- Double
- Circular Drive
- Other

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Mahncke Park NCD

Driveway Width

City of San Antonio

City of San Antonio Planning Department
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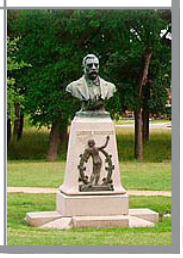
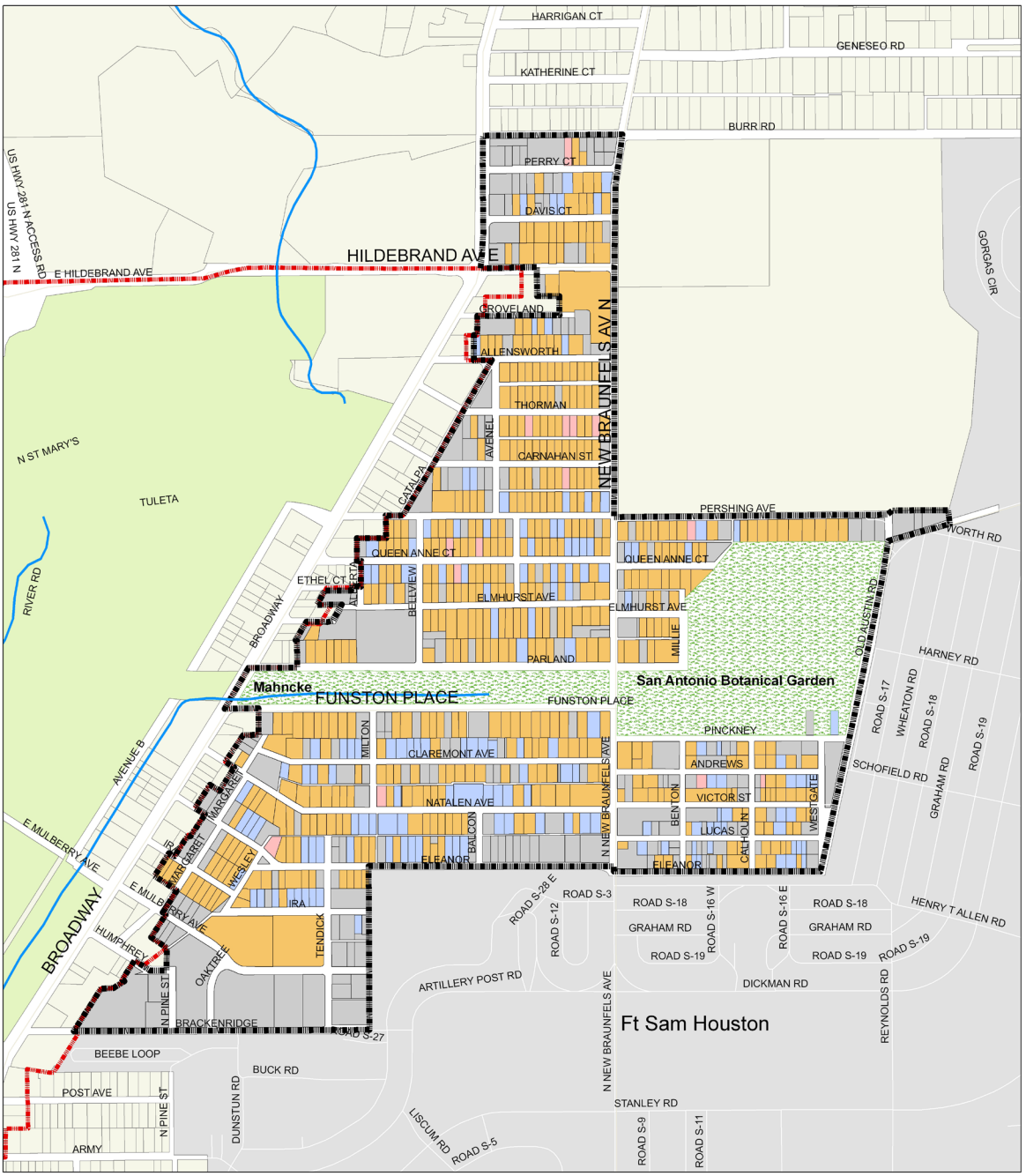
San Antonio, TX 78205

The Driveway Width Map illustrates an obvious feature in most residential neighborhoods, but helps to draw some conclusions on the amount of paving and parcel coverage used for the storage and placement of vehicles. The frequency of the single width driveways and driveways with ribbons indicates that the original development was not as vehicle oriented as typical suburban neighborhoods of today. Recognizing this historical pattern, design standards were written to accommodate vehicles on parcels, but to visually de-emphasize structures and visible accommodations for vehicles.





Legend

- Mahncke Park NCD Boundary
- River Improvement Overlay Districts
- Mahncke Park Neighbohrood Parks
- Parks
- Driveway Material
- DRIVEWAY_MAT.DRIVEWAYMA
- Gravel/Pebble
- Concrete
- Brick Stone

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Mahncke Park NCD

Driveway Material

City of San Antonio

City of San Antonio
Planning Department
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Director, Planning Department
Development Business
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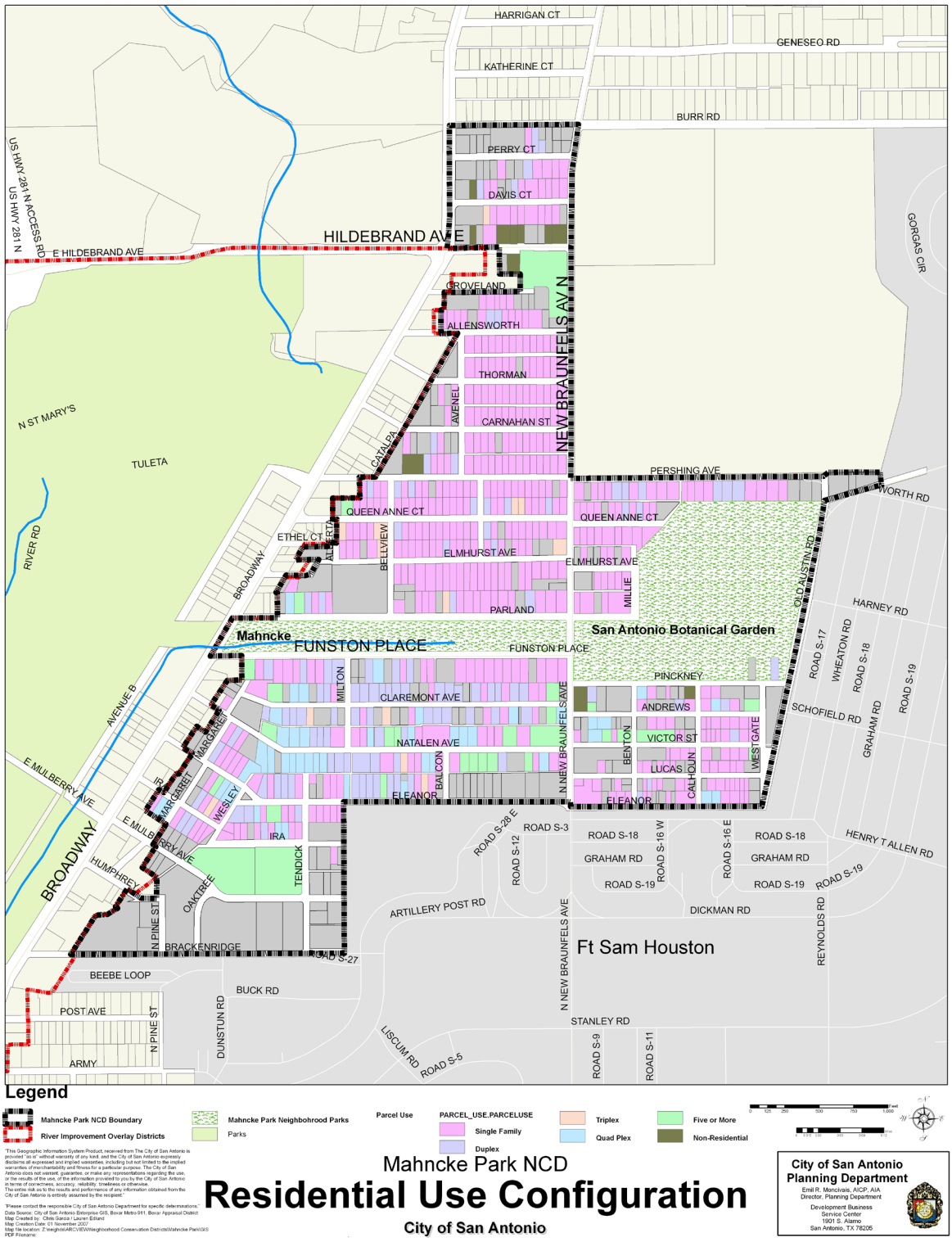
San Antonio, TX 78205

Mahncke Park

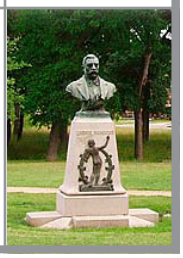
Neighborhood Conservation District

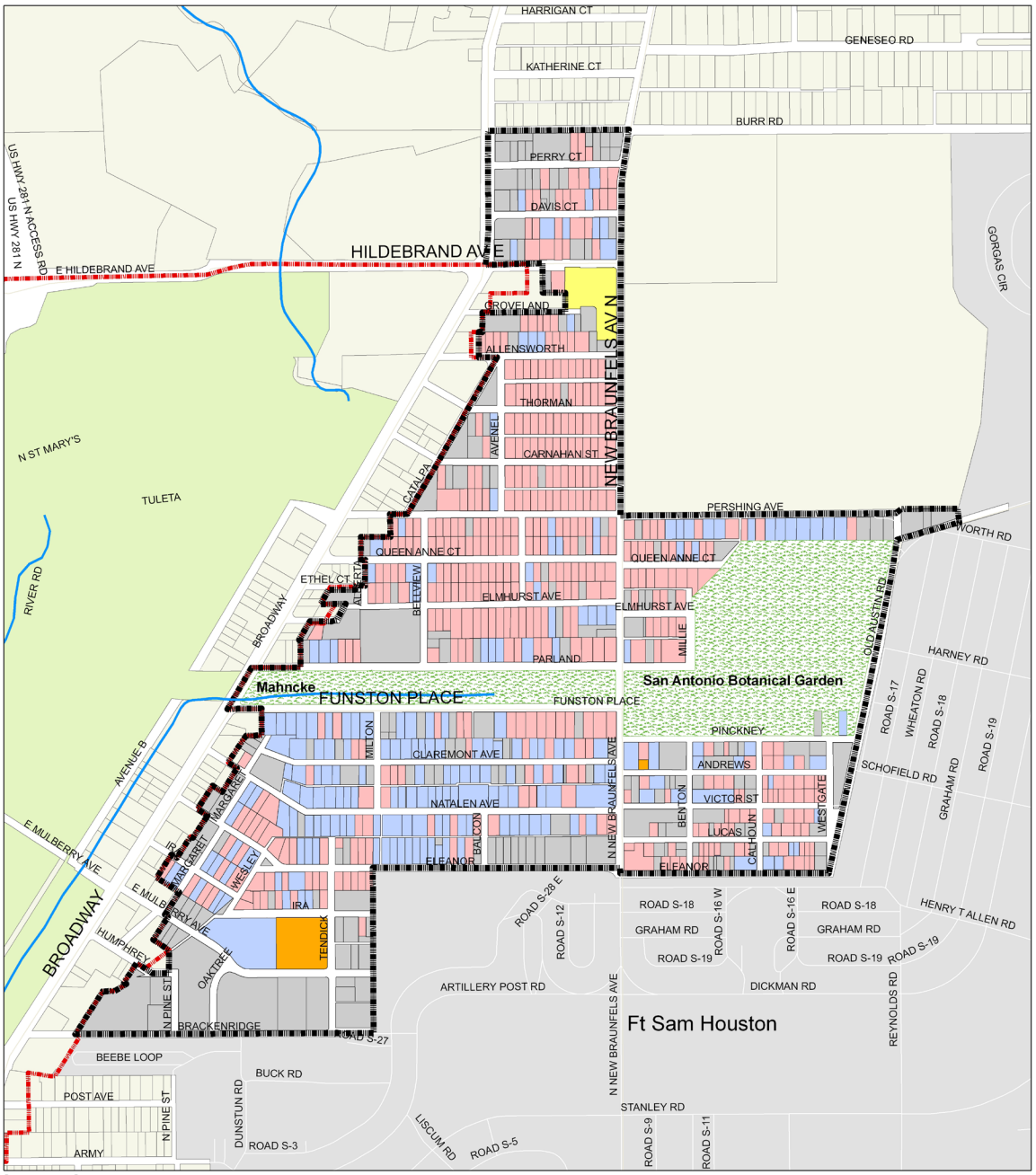


Similar to the Existing Land Use Map, the map above helps to further describe the residential uses and building types and the their concentrations. This evaluation of residential development was completed in order to ensure that design standards were developed in a manner sensitive to the historical and existing residential building types and densities.

Mahncke Park

Neighborhood Conservation District





Legend

- Mahncke Park NCD Boundary
- River Improvement Overlay Districts
- Mahncke Park Neighbohrood Parks
- Parks

Building Height

BUILDING_HEIGHT.BUILDINGHE

- One Story
- Two Stories
- Three Stories
- Four or More

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Mahncke Park NCD
Building Height
City of San Antonio

City of San Antonio Planning Department
Emil R. Moncivais, AICP, AIA
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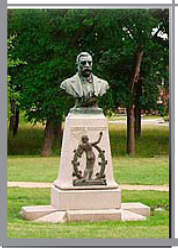
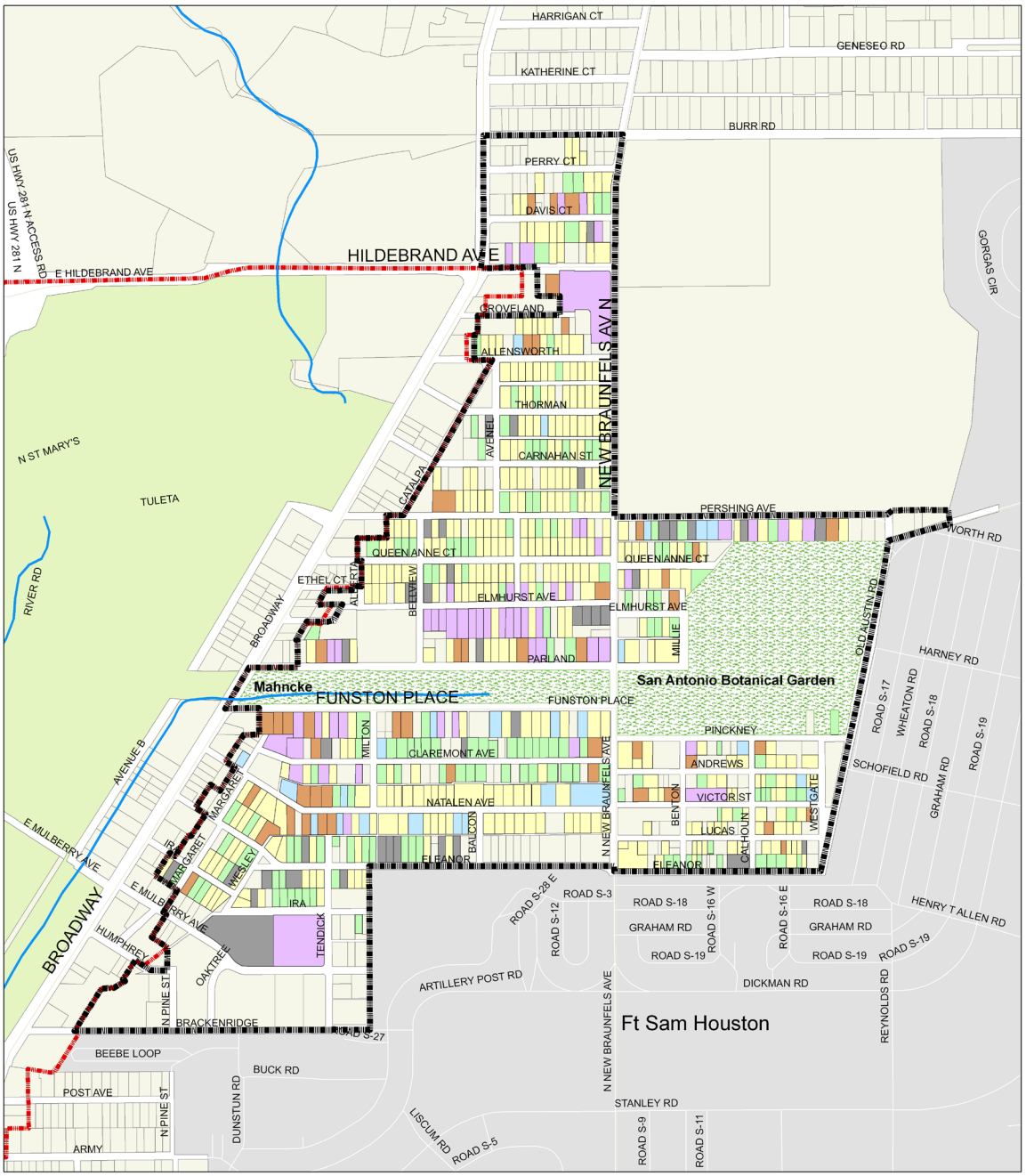
Development Business Service Center
1901 S. Alamo
San Antonio, TX 78205

The Building Height map clearly illustrates the predominance of one-story structures in the neighborhood's northern sector and a slight majority of two-story structures in the southern sector. The design standards were crafted to allow for appropriate heights of buildings to maintain a sense of scale in the neighborhood and compatibility of building masses with adjacent structures.



Mahncke Park

Neighborhood Conservation District



Legend

- Mahncke Park NCD Boundary
- River Improvement Overlay Districts
- Mahncke Park Neighbohrood Parks
- Parks

Exterior Material: Wood, Asbestos, Stone, Brick, Stucco, Other

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PDF Filename:

Mahncke Park NCD

Exterior Building Material

City of San Antonio

City of San Antonio Planning Department
Emil R. Moncivais, AICP, AIA
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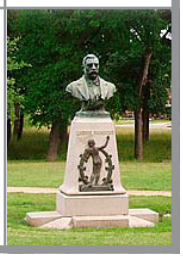
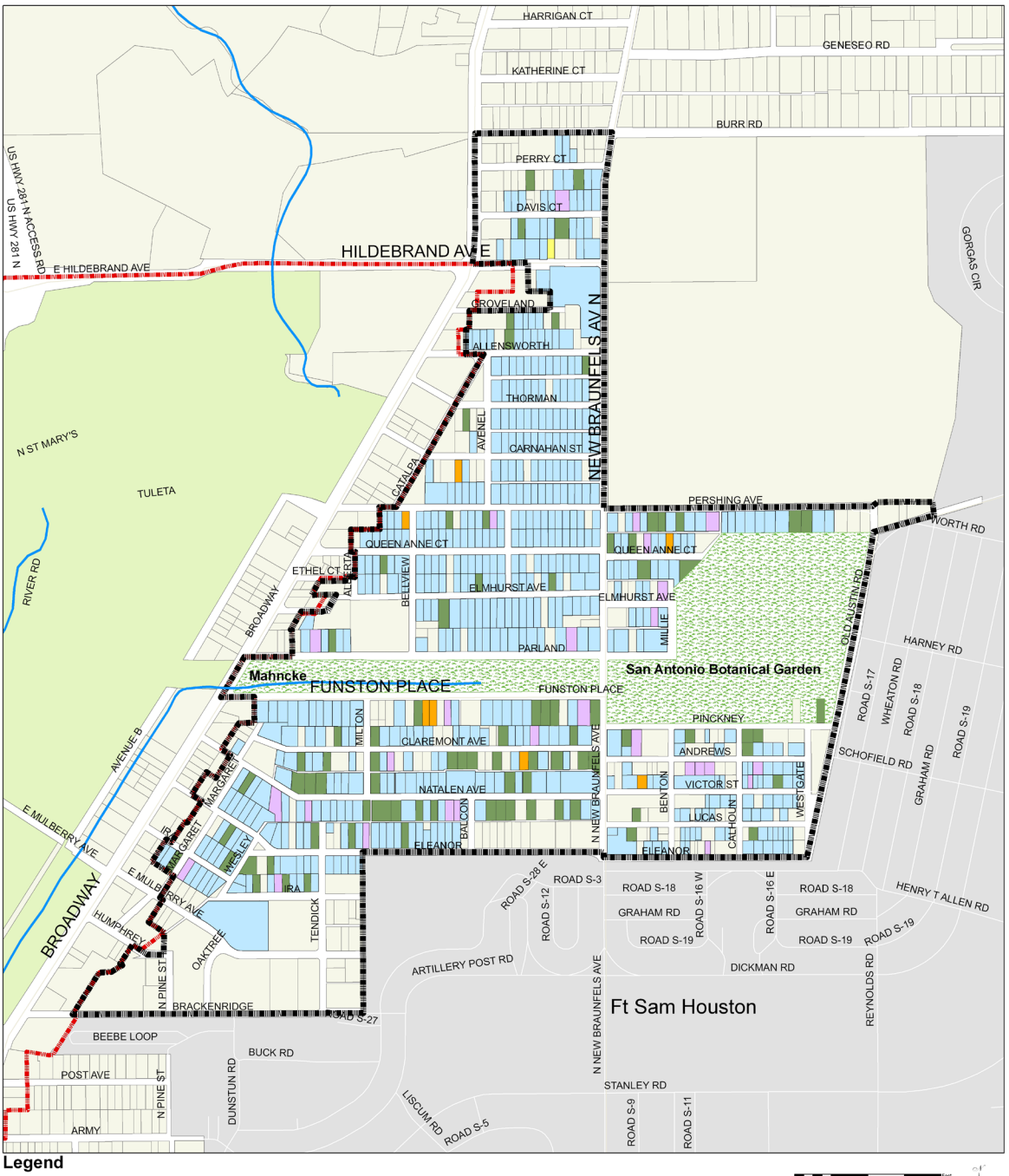
Development Business Service Center
1901 S. Alamo
San Antonio, TX 78205

The Exterior Building Materials Map illustrates a predominance of wood siding in the neighborhood with a mixture of brick, stone, asbestos siding and stucco. While the predominant material is wood, the design standards development process recognized that the there are a variety of materials found throughout the district by allowing a small palette of materials while restricting inappropriate materials such as vinyl and asbestos siding.

Mahncke Park

Neighborhood Conservation District





Legend

- Mahncke Park NCD Boundary
- River Improvement Overlay Districts
- Mahncke Park Neighborhood Parks
- Parks
- Window Proportion
- WINDOW_PROPORTION.WINDOW_PRO
  - Vertical
  - Square
  - Horizontal
  - Circular
  - Other

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PDF Filename:

Mahncke Park NCD

Window Proportion

City of San Antonio

City of San Antonio Planning Department
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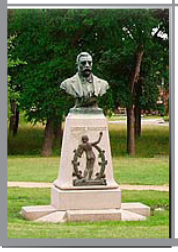
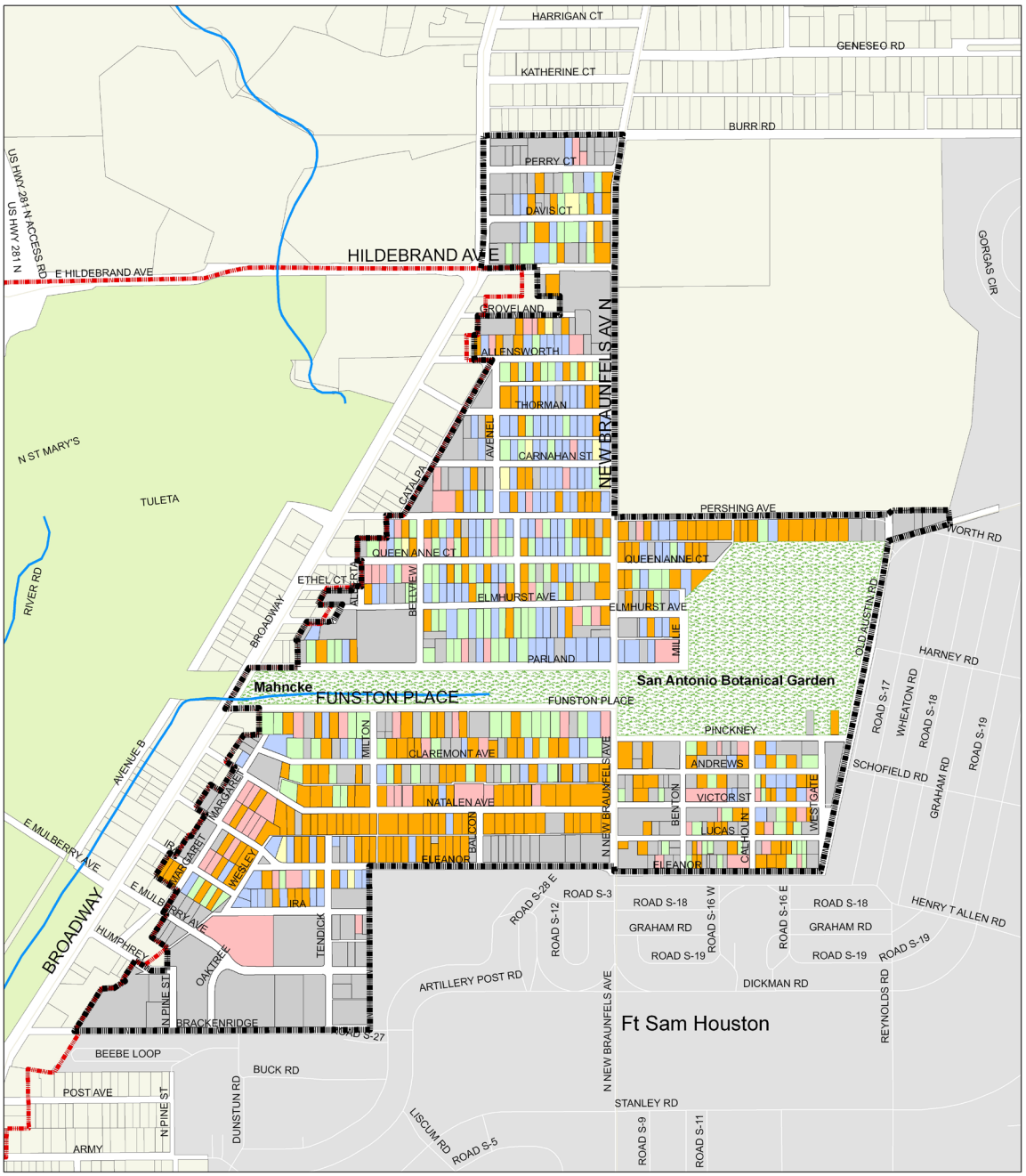


Mahncke Park

Neighborhood Conservation District



Legend

- Mahncke Park NCD Boundary
- River Improvement Overlay Districts
- Mahncke Park Neighbohrood Parks
- Parks
- Front Porch Configuration
- FRONT_PORCH.PORCH
- Full Front
- L-Shaped
- Wrap Around
- Attached
- None/Stoop

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Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
Map Created by: Chris Garcia / Lauren Eiklund
Map Creation Date: 01 November 2007
Map file location: Z:\neighds\ARCVIEW\Neighborhood Conservation Districts\Mahncke Park\GIS
PDF Filename:

Mahncke Park NCD

Front Porch Configuration

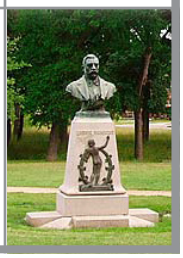
City of San Antonio

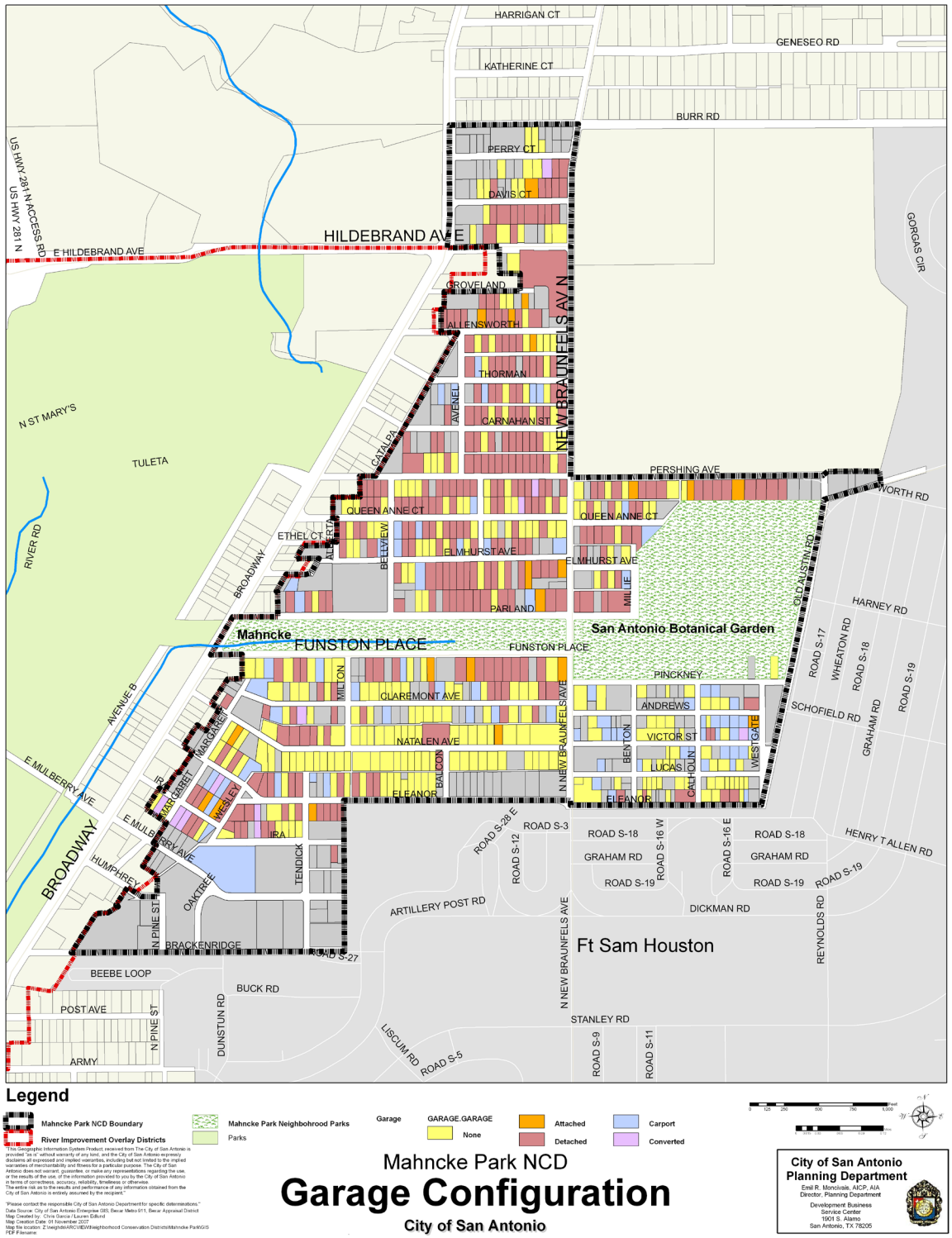
City of San Antonio Planning Department
Emil R. Moncivais, AICP, AIA
Director, Planning Department
Development Business Service Center
1901 S. Alamo
San Antonio, TX 78205

The NCD design standards seek to perpetuate the existence of a 'transition' space which helps define a sequence of the experience of entry into buildings within this district from street to yard to a porch, stoop, nook, court or alcove (a transition space as defined in the NCD standards) to the inside of residential structures. This common sequence is signified by the frequency of 'transition' spaces depicted in the Front Porch Configuration.

Mahncke Park

Neighborhood Conservation District





Legend

- Mahncke Park NCD Boundary
- River Improvement Overlay Districts
- Mahncke Park Neighborhood Parks
- Parks
- Garage
- GARAGE.GARAGE
- None
- Attached
- Detached
- Carport
- Converted

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Map Created by: Chris Garcia / Lauren Edlund
Map Creation Date: 01 November 2007
Map file location: Z:\neighdist-NRC\NEW\Neighborhood Conservation Districts\Mahncke Park\GIS
PDF Filename:

Mahncke Park NCD

Garage Configuration

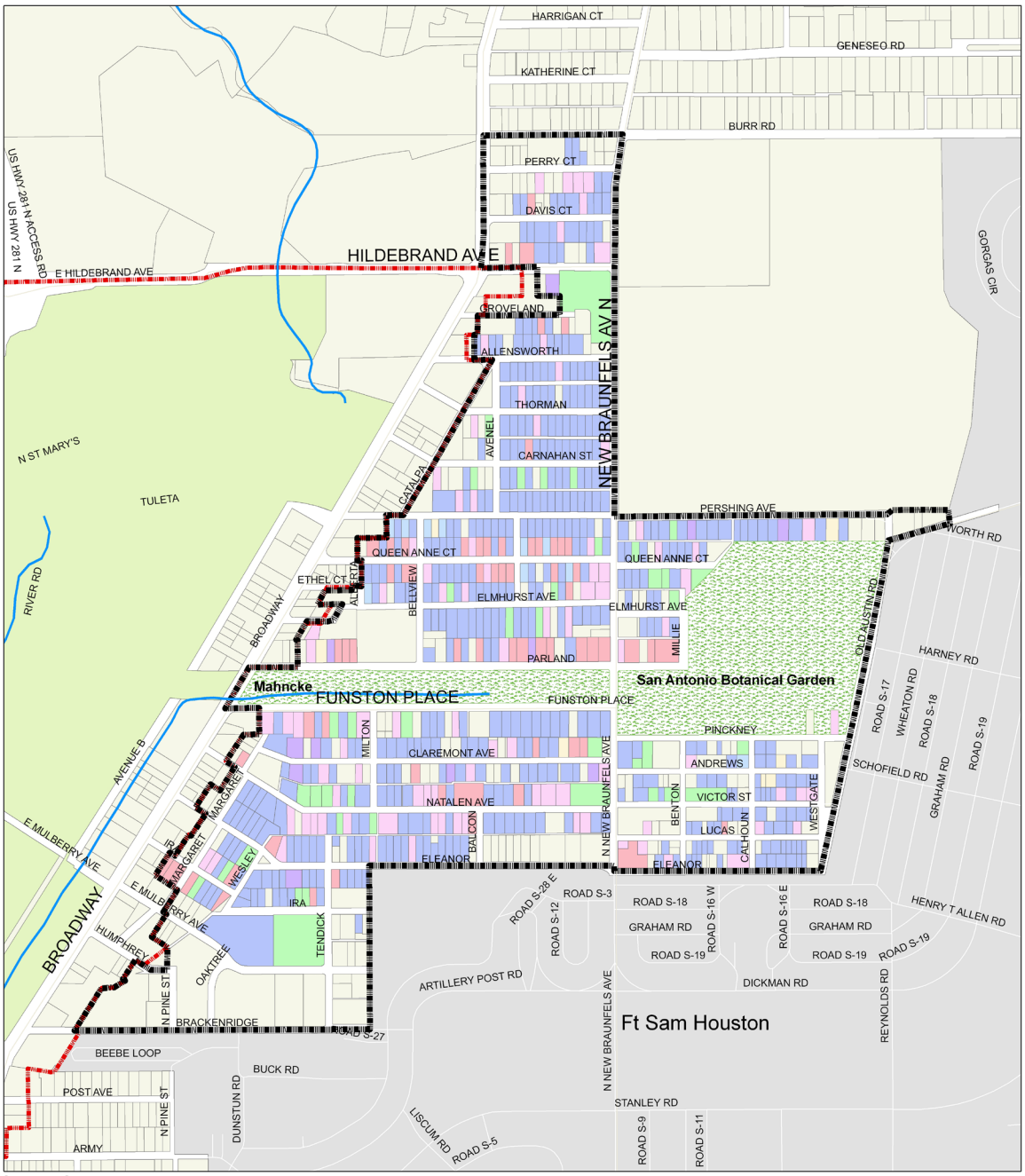
City of San Antonio

City of San Antonio Planning Department
Emil R. Moncivais, AICP, AIA
Director, Planning Department
Development Business Service Center
1901 S. Alamo
San Antonio, TX 78205

The Garage Configuration Map shows the frequency of detached garages throughout the neighborhood as well as the existence of carports. Consequently, the NCD design standards offer regulations for accommodating automobiles so as to allow for garages and carports, but ensure that they are either visually de-emphasized or well integrated with the principal dwelling with matching material and location so as not to detract from the visual appeal of individual structures and the streescapes of the neighborhood.

Mahncke Park

Neighborhood Conservation District



Legend

- Mahncke Park NCD Boundary
- River Improvement Overlay Districts
- Mahncke Park Neighbohrood Parks
- Parks

Roof Type — roof_type.ROOFTYPE: Hip; Gable; Cambrel; Parapet; Flat; Combination; Other

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Map Created by: Chris Garcia / Lauren Edlund
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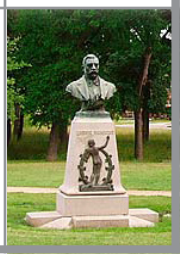
PDF Filename:

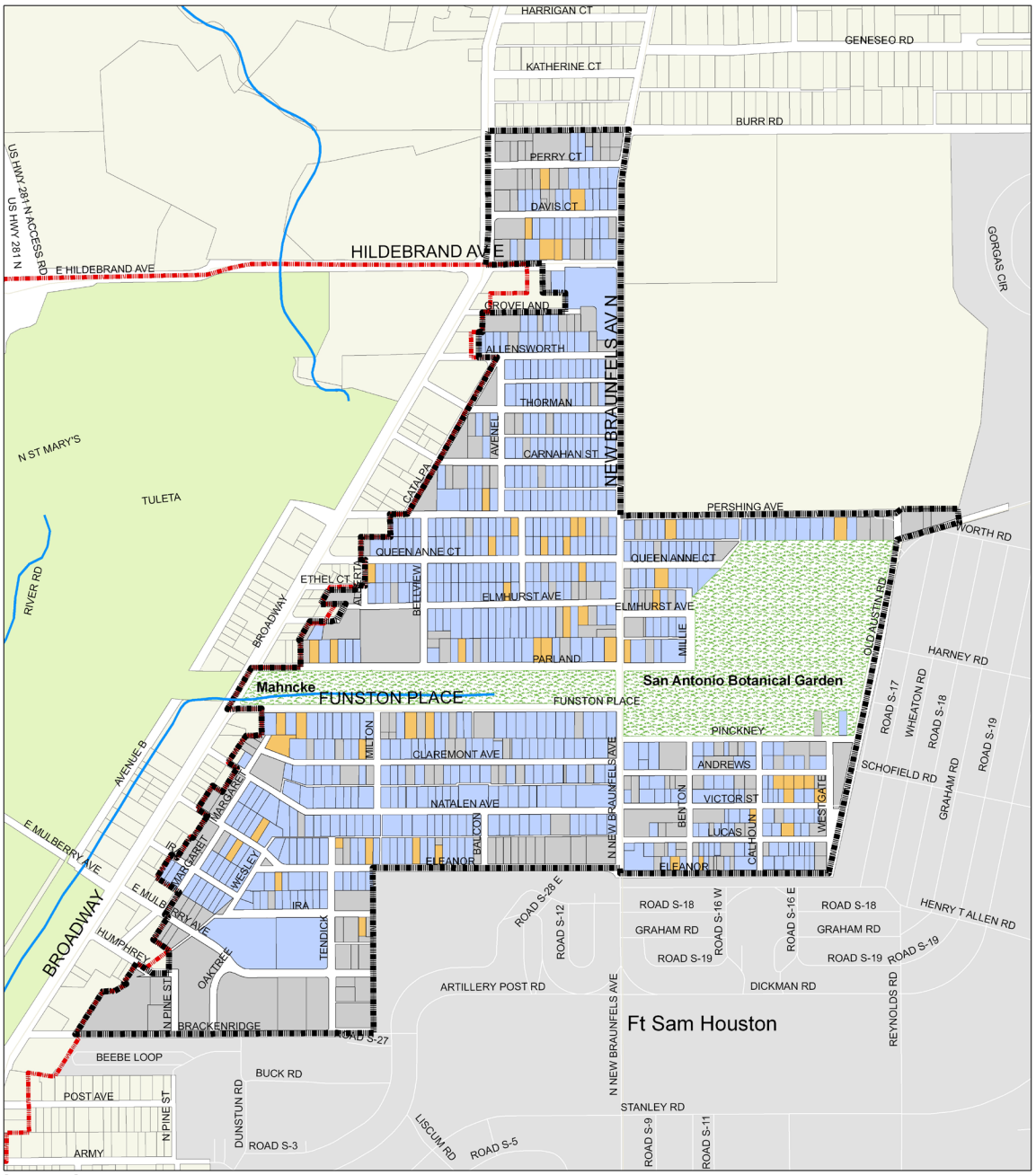
Mahncke Park NCD
Roof Type
City of San Antonio

City of San Antonio Planning Department
Emil R. Moncivais, AICP, AIA
Director, Planning Department
Development Business Service Center
1901 S. Alamo
San Antonio, TX 78205

Mahncke Park

Neighborhood Conservation District





Legend

- Mahncke Park NCD Boundary
- River Improvement Overlay Districts
- Mahncke Park Neighbohrood Parks
- Parks
- Accessory Dwelling Structures
- ACCESSORY_DWELL1.ACCESSORYD
  - Dwelling On Site
  - No Accessory

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PDF Filename:

Mahncke Park NCD

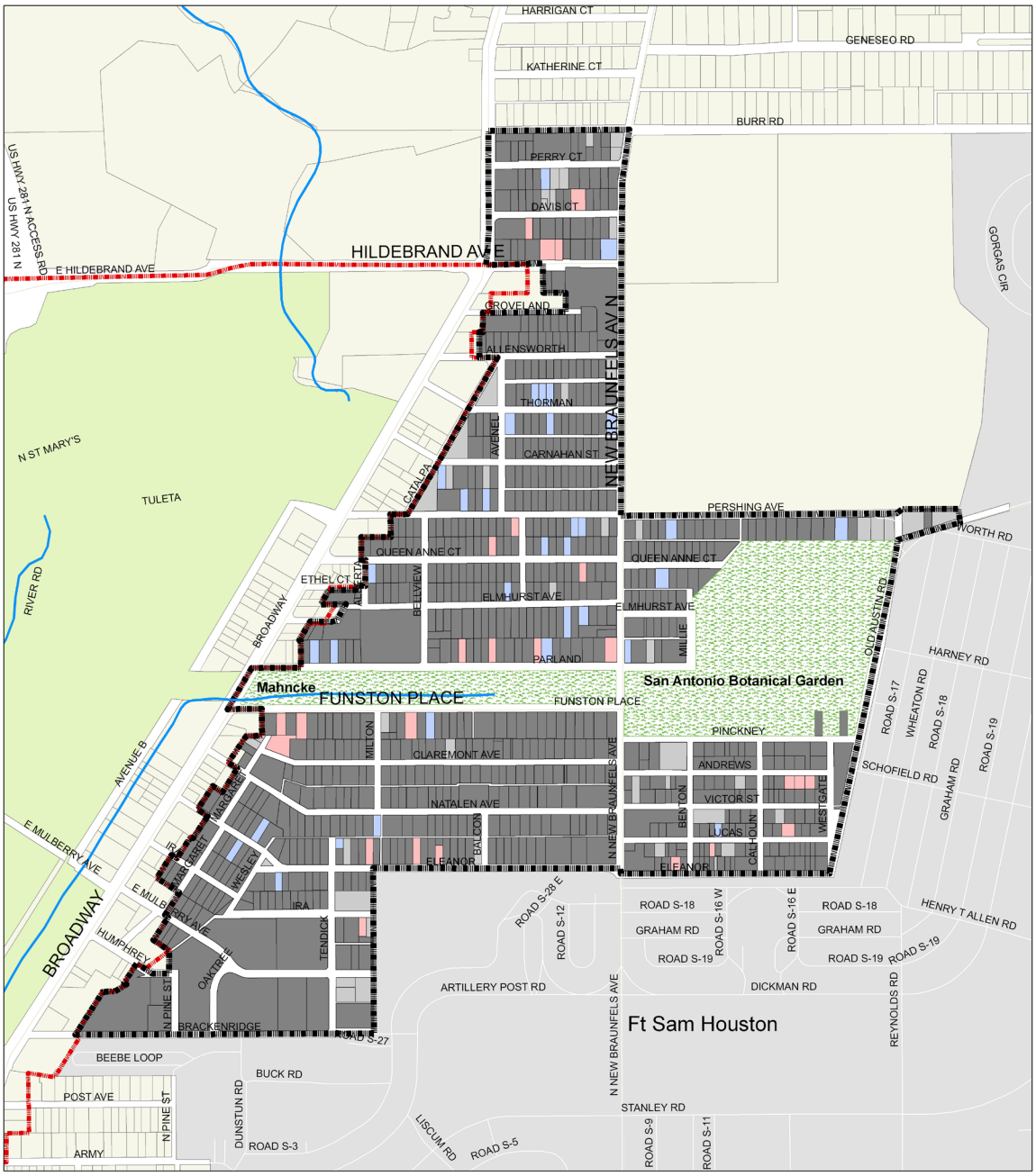
Accessory Dwelling Structures

City of San Antonio

City of San Antonio
Planning Department
Emil R. Monolivais, AICP, AIA
Director, Planning Department
Development Business
Service Center
1901 S. Alamo
San Antonio, TX 78205

Mahncke Park

Neighborhood Conservation District



Legend

- Mahncke Park NCD Boundary
- River Improvement Overlay Districts
- Mahncke Park Neighbohrood Parks
- Parks
- Acc. Dwelling Structure Height ACCESS_DWELLING2.ACCESSOR_1
- One Story
- Two Stories
- No Accessory Dwelling

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Mahncke Park NCD

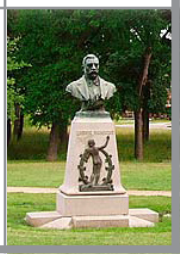
Acc. Dwelling Structure Height

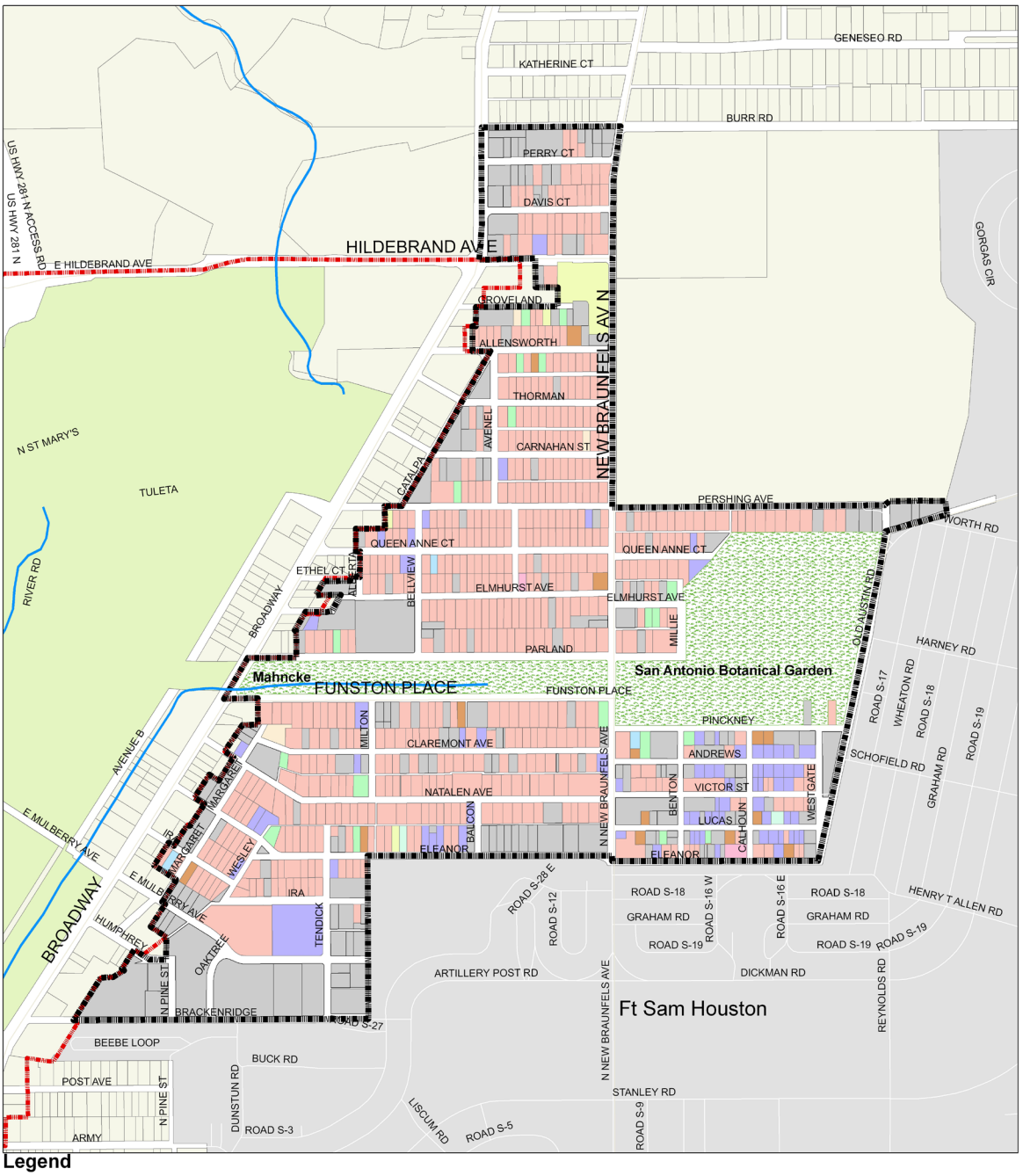
City of San Antonio

City of San Antonio
Planning Department
Emil R. Moncivais, AICP, AIA
Director, Planning Department
Development Business
Service Center
1901 S. Alamo
San Antonio, TX 78205

Mahncke Park

Neighborhood Conservation District





Legend

- Mahncke Park NCD Boundary
- River Improvement Overlay Districts
- Mahncke Park Neighbohrood Parks
- Parks

Fence Type
FENCE_TYPE.FENCE
- None
- Wrough Iron
- Post/Beam
- Chain-Link
- Cedar
- Wood Pick/Slat
- Solid Masonry
- Combination
- Other

Feet 0 125 250 500 750 1,000

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PDF Filename:

Mahncke Park NCD
Fence Material
City of San Antonio

City of San Antonio Planning Department
Emil R. Moncivais, AICP, AIA
Director, Planning Department
Development Business Service Center
1901 S. Alamo
San Antonio, TX 78205

Typically, most properties within the district do not have front yard fencing. Over the course of time, the item was placed on properties with regularity in the southeastern section of the neighborhood, the NCD design standards make allowances for the installation of front yard fencing, which has occurred over time in the district. While there are allowance for this trend, the standards ensure that fencing installed is as visually appealing as possible.

Mahncke Park

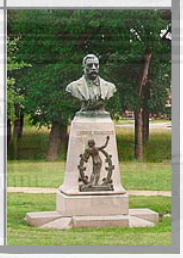
Neighborhood Conservation District

Appendix C

Property Owners Listing

Mahncke Park

Neighborhood Conservation District



Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
CITY OF SAN ANTONIO	FUNSTON PL	SAN ANTONIO	TX	78209
125 DAVIS COURT LP ATTN RICHARD S SINGLETON	127 DAVIS CT	SAN ANTONIO	TX	78209
125 DAVIS COURT LP ATTN RICHARD S SINGLETON	DAVIS CT	SAN ANTONIO	TX	78209
125 DAVIS COURT LP ATTN RICHARD S SINGLETON	DAVIS CT	SAN ANTONIO	TX	78209
125 VICTOR LAND TRUST	125 VICTOR ST	SAN ANTONIO	TX	78209
219 ANDREWS LAND TRUST	219 ANDREWS	SAN ANTONIO	TX	78209
322 ANDREWS TRUST C/O GLENN MIKE TRUSTEE	322 ANDREWS	SAN ANTONIO	TX	78209
352 CLAREMONT LAND TRUST, C/O ANTEX INVESTMENT GROUP INC	352 CLAREMONT AVE	SAN ANTONIO	TX	78209
355 CLAREMONT LAND TRUST	355 CLAREMONT AVE	SAN ANTONIO	TX	78209
4001 COUNCIL OF CO-OWNERS	158 GROVELAND	SAN ANTONIO	TX	78209
4001 COUNCIL OF CO-OWNERS	249 ALLENSWORTH	SAN ANTONIO	TX	78209
4001 N NEW BRAUNFELS CONDO	4001 N NEW BRAUNFELS AVE	SAN ANTONIO	TX	78209
ABDO MARY J	431 ELEANOR	SAN ANTONIO	TX	78209
ACOSTA ELPIDIO E	106 PINCKNEY	SAN ANTONIO	TX	78209
ACOSTA ELPIDIO E	109 ANDREWS	SAN ANTONIO	TX	78209
ADAMS JERRY D	103 ANDREWS	SAN ANTONIO	TX	78209
ADAMS VALENTINA E	315 PERSHING AVE	SAN ANTONIO	TX	78209
ADAMSON JASON IVAN & ELIZABETH MARTIN	406 ELEANOR	SAN ANTONIO	TX	78209
AGUILAR MARIA GOMEZ	307 ANDREWS	SAN ANTONIO	TX	78209
AGUILAR MOSES V	138 PERRY CT	SAN ANTONIO	TX	78209
AGUILAR RAYMOND A	313 LUCAS	SAN ANTONIO	TX	78209
AH SATX LLC	322 QUEEN ANNE CT	SAN ANTONIO	TX	78209
ALAMO HEIGHTS INN LLC C/O BYRON C. TROTT	2147 E HILDEBRAND AVE	SAN ANTONIO	TX	78209
ALEMAN LEON & GLORIA	335 ELMHURST AVE	SAN ANTONIO	TX	78209
ALLEN DANIEL E.	420 FUNSTON PL	SAN ANTONIO	TX	78209
ALLEN SARA ANN	347 NATALEN AVE	SAN ANTONIO	TX	78209
ALLENDE HECTOR D & GRISELDA S	208 QUEEN ANNE CT	SAN ANTONIO	TX	78209
ALLENDE HECTOR D & GRISELDA S	331 PERSHING AVE	SAN ANTONIO	TX	78209
ALMOND KILLIS P JR	149 PERRY CT	SAN ANTONIO	TX	78209
ALMOND KILLIS P JR	BURR RD	SAN ANTONIO	TX	78209
ALSTON ALICIA T EST OF % MOORE BERTHA ETAL	322 ELMHURST AVE	SAN ANTONIO	TX	78209
AL-TAKROURI EIAD A & MARIA	1405 BENTON	SAN ANTONIO	TX	78209
ALVARADO MARTIN H	1407 BENTON	SAN ANTONIO	TX	78209
ALVARADO NOE & CYNTHIA	126 LUCAS	SAN ANTONIO	TX	78209
ALVARADO NOE H & CYNTHIA	126 LUCAS	SAN ANTONIO	TX	78209

Mahncke Park

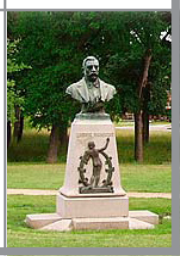
Neighborhood Conservation District

Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
ALVAREZ IVAN ARREOLA	150 HUMPHREY	SAN ANTONIO	TX	78209
ALVAREZ IVAN ARREOLA	150 HUMPHREY	SAN ANTONIO	TX	78209
AMAYA NICOLASA & SOCORRO	435 QUEEN ANNE CT	SAN ANTONIO	TX	78209
AMEN HENRY J III & KATHLEEN L	330 PERSHING AVE	SAN ANTONIO	TX	78209
AMES GEORGE SCOTT	317 QUEEN ANNE CT	SAN ANTONIO	TX	78209
ANAYA CHARLES E & MARIA	147 PARLAND	SAN ANTONIO	TX	78209
ANDERA JOSEPHINE ANN	3402 N NEW BRAUNFELS AVE	SAN ANTONIO	TX	78209
ANDERSON JEFFREY L	231 CARNAHAN ST	SAN ANTONIO	TX	78209
ANDREWS LAND TRUST	113 ANDREWS	SAN ANTONIO	TX	78209
ANSARI EDDIE T	349 CLAREMONT AVE	SAN ANTONIO	TX	78209
ANZOATEGUI KARLOS C	555 QUEEN ANNE CT	SAN ANTONIO	TX	78209
ARECCHI JUSTIN V & FIONA M	301 CARNAHAN ST	SAN ANTONIO	TX	78209
ARELLANO LEONARDO JR & CYNTHIA FLORES	302 ELMHURST AVE	SAN ANTONIO	TX	78209
ARIAS MANUEL B	210 NATALEN AVE	SAN ANTONIO	TX	78209
ARIZMENDI GIL T & ALICIA H	224 QUEEN ANNE CT	SAN ANTONIO	TX	78209
ARMSTRONG KAM	232 FUNSTON PL 1	SAN ANTONIO	TX	78209
ARMSTRONG KAM & ROBERT L	133 CLAREMONT AVE	SAN ANTONIO	TX	78209
ARMSTRONG KAM C	136 CLAREMONT AVE	SAN ANTONIO	TX	78209
ARRIAGA LETICIA	204 LUCAS	SAN ANTONIO	TX	78209
ASTON KIMBERLY	507 QUEEN ANNE CT	SAN ANTONIO	TX	78209
AYALA ESTHER R & CROUCH, VIRGINIA R	459 ELEANOR	SAN ANTONIO	TX	78209
B & B RENOVATIONS LTD	325 NATALEN AVE	SAN ANTONIO	TX	78209
B V & K INVESTORS L L C % BRAUN RAYMOND	337 PARLAND	SAN ANTONIO	TX	78209
BAILEY FANNYE M % WILLIE MARTIN JR	336 QUEEN ANNE CT	SAN ANTONIO	TX	78209
BAIN CHRISTOPHER LEE &WATTS LAUREL ELAINE	318 ELEANOR	SAN ANTONIO	TX	78209
BAKER RILDA LOUISE TRUST	314 PERSHING AVE	SAN ANTONIO	TX	78209
BAKER SUSAN R & MOORE JESI	315 QUEEN ANNE CT	SAN ANTONIO	TX	78209
BAKER TERRI A	3901 N NEW BRAUNFELS AVE	SAN ANTONIO	TX	78209
BAKSH BETTYCLAIRE & DUSTN	446 NATALEN AVE	SAN ANTONIO	TX	78209
BAKSH HANIF & BETTY CLAIRE	323 CLAREMONT AVE	SAN ANTONIO	TX	78209
BAKSH HANIF & SHAZAM MOHAMMED	401 NATALEN AVE	SAN ANTONIO	TX	78209
BAKSH HANIF & SHAZAM MOHAMMED	407 NATALEN AVE	SAN ANTONIO	TX	78209
BAKSH HANIF & SHAZAM MOHAMMED	413 NATALEN AVE	SAN ANTONIO	TX	78209
BAKSH HANIF & SHAZAM MOHAMMED & BAKSH DUSTIN	424 NATALEN AVE	SAN ANTONIO	TX	78209
BANDA DENICIO & ALICIA S	415 ELEANOR	SAN ANTONIO	TX	78209
BANKS JEFFREY A & BRENNER ALEXANDER K	114 PERSHING AVE	SAN ANTONIO	TX	78209

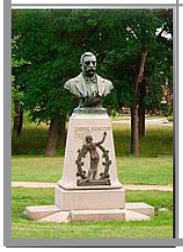
Mahncke Park

Neighborhood Conservation District



Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
BARNES CARL A	302 PERSHING AVE	SAN ANTONIO	TX	78209
BARNES TRACY DALLAS TRUST % DEBRA BARNES TRUSTEE	434 PERSHING AVE	SAN ANTONIO	TX	78209
BARR BURT	204 IRA	SAN ANTONIO	TX	78209
BARTEL H J	218 ALLENSWORTH	SAN ANTONIO	TX	78209
BARTELS MICHAEL A	228 NATALEN AVE	SAN ANTONIO	TX	78209
BARTELS MICHAEL ANTHONY JOHN	116 IRA	SAN ANTONIO	TX	78209
BASORE TERRANCE L & LAURA	258 NATALEN AVE	SAN ANTONIO	TX	78209
BAUTISTA RODOLFO	445 NATALEN AVE	SAN ANTONIO	TX	78209
BEALL CINDY	506 QUEEN ANNE CT	SAN ANTONIO	TX	78209
BEALL CINDY W	447 QUEEN ANNE CT	SAN ANTONIO	TX	78209
BEALL WILLIAM S JR & CYNTHIA	648 FUNSTON PL	SAN ANTONIO	TX	78209
BECK RON	402 PERSHING AVE	SAN ANTONIO	TX	78209
BENDER MARY J & ALBERT PEREZ TR	111 DAVIS CT	SAN ANTONIO	TX	78209
BERKOWITZ CARL M & COLWELL ANGELIA D	511 PARLAND	SAN ANTONIO	TX	78209
BERLET MISSY & MICHAEL	427 ELMHURST AVE	SAN ANTONIO	TX	78209
BERRIDGE MARK & HELEN H	577 PERSHING AVE	SAN ANTONIO	TX	78209
BESHUR SHEILA C	442 QUEEN ANNE CT	SAN ANTONIO	TX	78209
BETHEA SALLY	207 ELMHURST AVE	SAN ANTONIO	TX	78209
BEXAR COUNTY	340 CLAREMONT AVE	SAN ANTONIO	TX	78209
BILL MILLER BAR B Q INC.	4500 BROADWAY	SAN ANTONIO	TX	78209
BILL MILLER BAR B Q INC.	4500 BROADWAY	SAN ANTONIO	TX	78209
BILL MILLER BAR B Q INC.	4500 BROADWAY	SAN ANTONIO	TX	78209
BILL MILLER BAR-B-Q	4500 BROADWAY	SAN ANTONIO	TX	78209
BILL MILLER BAR-B-Q INC.	4500 BROADWAY	SAN ANTONIO	TX	78209
BITTER JOELA W & AFFLECK E	307 CLAREMONT AVE	SAN ANTONIO	TX	78209
BONDURANT SARAH P	438 ELMHURST AVE	SAN ANTONIO	TX	78209
BONNARDEL NEIL S & EDYVI ANNE	114 ANDREWS	SAN ANTONIO	TX	78209
BORDELON PATRICIA & BILL	522 ELMHURST AVE	SAN ANTONIO	TX	78209
BORDELON PATRICIA L & WILLIAM J	526 ELMHURST AVE	SAN ANTONIO	TX	78209
BRANNON MICHAEL & CINDY DOERR & JEAN BRANNON	207 ELEANOR	SAN ANTONIO	TX	78209
BRANUM HELEN M	302 ELEANOR	SAN ANTONIO	TX	78209
BRISENO CESARIA V	1612 BENTON	SAN ANTONIO	TX	78209
BROCK BEN	314 QUEEN ANNE CT	SAN ANTONIO	TX	78209
BRONSON BELLE M	1001 WESTGATE	SAN ANTONIO	TX	78209
BROOKS JOAN M & LAWRENCE I	134 DAVIS CT	SAN ANTONIO	TX	78209
BROOKS KAREN E	434 QUEEN ANNE CT	SAN ANTONIO	TX	78209
BUCKELEW MILTON & VIRGINIA	322 PERSHING AVE	SAN ANTONIO	TX	78209

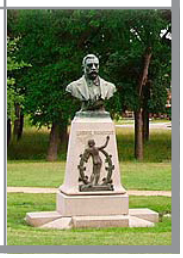


Mahncke Park

Neighborhood Conservation District

Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
BUENDIA EMILIANO S & MARIA, & JESUS S BUENDIA	365 CLAREMONT AVE	SAN ANTONIO	TX	78209
BUFFALO-ROUND ROCK ASSOCIATE, C/ O CVS PHARMACY INC	261 CLAREMONT AVE	SAN ANTONIO	TX	78209
BULGRIN JAMES R & DEBORAH L	214 ALLENSWORTH	SAN ANTONIO	TX	78209
BURGE SANDRA K	220 IRA	SAN ANTONIO	TX	78209
BURGE SANDRA K	220 IRA	SAN ANTONIO	TX	78209
BURGER JOSEPH D	526 PERSHING AVE	SAN ANTONIO	TX	78209
BUTLER CAROLYN NESRSTA	230 CARNAHAN ST	SAN ANTONIO	TX	78209
C GROUP INVESTMENTS L L C	241 CLAREMONT AVE	SAN ANTONIO	TX	78209
C GROUP INVESTMENTS LLC	240 CLAREMONT AVE	SAN ANTONIO	TX	78209
CABANILLA-CRUZ LAURA & RODOLFO G CRUZ	574 PERSHING AVE	SAN ANTONIO	TX	78209
CAMMACK JULIA E	2127 E HILDEBRAND AVE	SAN ANTONIO	TX	78209
CAPE HORN HOLDINGS LLC % GARY M POENISCH	1130 E MULBERRY AVE	SAN ANTONIO	TX	78209
CARDENAS CARLOS	414 ELEANOR	SAN ANTONIO	TX	78209
CAREY DERECK & SABRINA	422 PERSHING AVE	SAN ANTONIO	TX	78209
CARRANZA JOSEPH A	220 PINCKNEY	SAN ANTONIO	TX	78209
CARROLL TRACY L	323 CARNAHAN ST	SAN ANTONIO	TX	78209
CARTWRIGHT JEFFREY J	353 CLAREMONT AVE	SAN ANTONIO	TX	78209
CASE GEORGE D	819 OLD AUSTIN RD	SAN ANTONIO	TX	78209
CASILLAS CARMEN V	300 QUEEN ANNE CT	SAN ANTONIO	TX	78209
CASILLAS VICTOR S & BEATRICE P	209 CLAREMONT AVE	SAN ANTONIO	TX	78209
CASILLAS VICTOR S & BEATRICE P	213 CLAREMONT AVE	SAN ANTONIO	TX	78209
CASILLAS VICTOR S & BEATRICE P	219 CLAREMONT AVE	SAN ANTONIO	TX	78209
CASILLAS VICTOR S JR & BEATRICE	223 CLAREMONT AVE	SAN ANTONIO	TX	78209
CASILLAS VICTOR S JR & BEATRICE	235 CLAREMONT AVE	SAN ANTONIO	TX	78209
CASILLAS VICTOR S JR & BEATRICE	254 CLAREMONT AVE	SAN ANTONIO	TX	78209
CASMAER MONICA L	315 CARNAHAN ST	SAN ANTONIO	TX	78209
CASTANEDA CARLOS O	339 QUEEN ANNE CT	SAN ANTONIO	TX	78209
CASTILLO VINCENTE	321 QUEEN ANNE CT	SAN ANTONIO	TX	78209
CERVERA OSCAR JR & SANDRA	344 CLAREMONT AVE	SAN ANTONIO	TX	78209
CEVALLOS ROBERT	343 CARNAHAN ST	SAN ANTONIO	TX	78209
CHACON ERNESTO & LUTECIA GONZALEZ	133 DAVIS CT	SAN ANTONIO	TX	78209
CHAMBERS RYAN	142 GROVELAND	SAN ANTONIO	TX	78209
CHASE MICHAEL OWEN	310 FUNSTON PL	SAN ANTONIO	TX	78209
CHAVEZ JAVIER & ELSA	121 VICTOR ST	SAN ANTONIO	TX	78209
CHAVEZ JAVIER & ELSA	123 VICTOR ST	SAN ANTONIO	TX	78209
CHESHIRE BARBARA R & KEITH D	311 ELMHURST AVE	SAN ANTONIO	TX	78209
CHIN MARK	308 ELEANOR	SAN ANTONIO	TX	78209



Mahncke Park Neighborhood Convservation District Property Owners Listing

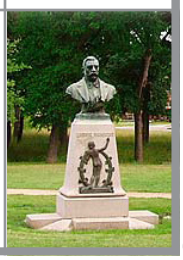
Property Owner	Property Address			
CIRCLE SCHOOL	217 PERSHING AVE	SAN ANTONIO	TX	78209
CISNEROS LIVING TRUST	205 QUEEN ANNE CT	SAN ANTONIO	TX	78209
CISNEROS LIVING TRUST	242 CLAREMONT AVE	SAN ANTONIO	TX	78209
CISNEROS LIVING TRUST	276 CLAREMONT AVE	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	114 ELMHURST AVE	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	119 PARLAND	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	330 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	500 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	504 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	508 ELMHURST AVE	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	508 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	512 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	516 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	520 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	524 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	528 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	532 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	536 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	540 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	544 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	548 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	552 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	555 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	600 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	604 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	608 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	612 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	616 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	620 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	624 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	628 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	632 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	640 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	644 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	652 FUNSTON PL	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	ELEANOR	SAN ANTONIO	TX	78209
CITY OF SAN ANTONIO	FUNSTON PL	SAN ANTONIO	TX	78209
CLAREMONT LAND TRUST	249 CLAREMONT AVE	SAN ANTONIO	TX	78209

Mahncke Park

Neighborhood Conservation District

Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
CLARK JAYNE S & JOHN STEVEN WOOD	438 PERSHING AVE	SAN ANTONIO	TX	78209
CLEAR TRUSTIN	341 ELMHURST AVE	SAN ANTONIO	TX	78209
COLLINS CHANDA S	327 PARLAND	SAN ANTONIO	TX	78209
COLUNGA ENEMENCIO & MARY	150 FUNSTON PL	SAN ANTONIO	TX	78209
CONNOLLY IOLANI M & KEITH P	218 CARNAHAN ST	SAN ANTONIO	TX	78209
CONNOLLY PATRICK M	409 ELEANOR	SAN ANTONIO	TX	78209
COOPER CHRISTOPHER	428 QUEEN ANNE CT	SAN ANTONIO	TX	78209
COOPER ROBERT E	235 ALLENSWORTH	SAN ANTONIO	TX	78209
COOTEY JOHN L & DUPNICK LILLIAN COOTEY	206 NATALEN AVE	SAN ANTONIO	TX	78209
COPELAND LAUREL A	426 ELMHURST AVE	SAN ANTONIO	TX	78209
CORNELIUS WALTER EST OF NANCY MASCORRO IND EXEC	331 CLAREMONT AVE	SAN ANTONIO	TX	78209
CORONADO ESTEBAN	126 CLAREMONT AVE	SAN ANTONIO	TX	78209
CORONADO ESTEBAN H & EVA CORONADO	123 CLAREMONT AVE	SAN ANTONIO	TX	78209
CORONADO YAEL ARREDONDO	120 CLAREMONT AVE	SAN ANTONIO	TX	78209
CORRIGAN HELEN G	143 PERRY CT	SAN ANTONIO	TX	78209
CORTEZ JOHN F & GLADYS	511 BRACKENRIDGE	SAN ANTONIO	TX	78209
COSTELLO JOHN A	437 QUEEN ANNE CT	SAN ANTONIO	TX	78209
COX GARY W & MICHAEL J SIMON	558 PERSHING AVE	SAN ANTONIO	TX	78209
CRANE MICHAEL & DORSEY C/O, MIRELES ANDREW C & YVETTE M	517 ELEANOR	SAN ANTONIO	TX	78209
CRISWELL STEPHEN E	410 ELMHURST AVE	SAN ANTONIO	TX	78209
CROSS STEVEN M & ALMA P	416 FUNSTON PL	SAN ANTONIO	TX	78209
CUASAY RAMON S & LOURDES & CATHERINE L CUASAY	138 DAVIS CT	SAN ANTONIO	TX	78209
CURRY MARTELIA SELMAN	335 CARNAHAN ST	SAN ANTONIO	TX	78209
DAHLMAN MARCIA R	110 WESLEY	SAN ANTONIO	TX	78209
DAIKER DOROTHY A	450 FUNSTON PL	SAN ANTONIO	TX	78209
DAVIS CRAIG	218 CLAREMONT AVE	SAN ANTONIO	TX	78209
DAVIS CRAIG L & CHERYL R	261 CLAREMONT AVE	SAN ANTONIO	TX	78209
DAVIS CRAIG L & CHERYL R	333 NATALEN AVE	SAN ANTONIO	TX	78209
DAVIS CRAIG L & CHERYL R	340 NATALEN AVE	SAN ANTONIO	TX	78209
DAVIS CRAIG L & CHERYL R	435 ELEANOR	SAN ANTONIO	TX	78209
DAVIS DIXIE LEE	321 ELEANOR	SAN ANTONIO	TX	78209
DAVIS JOHN A & ROXANNE P	310 THORMAN	SAN ANTONIO	TX	78209
DAY SCOTT &	615 ELEANOR	SAN ANTONIO	TX	78209
DAY SCOTT W	351 THORMAN	SAN ANTONIO	TX	78209
DAY SCOTT W	354 THORMAN	SAN ANTONIO	TX	78209
DAY WILLIAM GRATTON	318 QUEEN ANNE CT	SAN ANTONIO	TX	78209

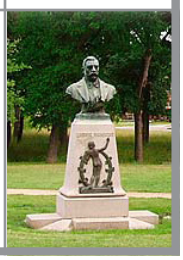


Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
DE LEON ANTONIO	201 LUCAS	SAN ANTONIO	TX	78209
DEALEJANDRO EDIKA	403 ELMHURST AVE	SAN ANTONIO	TX	78209
DEAN BEATRIZ Z	314 THORMAN	SAN ANTONIO	TX	78209
DEAN BEATRIZ Z	321 ANDREWS	SAN ANTONIO	TX	78209
DEAN THOMAS	208 CLAREMONT AVE	SAN ANTONIO	TX	78209
DEGASPERI JOSEPH A	332 ELEANOR	SAN ANTONIO	TX	78209
DEHOYOS OLGA F	209 ELEANOR	SAN ANTONIO	TX	78209
DELACRUZ JOHN & HEATHER	242 ALLENSWORTH	SAN ANTONIO	TX	78209
DELEON MARY LOU	205 LUCAS	SAN ANTONIO	TX	78209
DELUNA CARLOS	303 QUEEN ANNE CT	SAN ANTONIO	TX	78209
DELWICHE AARON	405 ELEANOR	SAN ANTONIO	TX	78209
DENNEY PETER BLACK	155 DAVIS CT	SAN ANTONIO	TX	78209
DERRINGTON CHRISTOPHER & MONIQUE	118 PERSHING AVE	SAN ANTONIO	TX	78209
DERRINGTON WILLIAM T & CARPENTER CRYSTAL M	311 CARNAHAN ST	SAN ANTONIO	TX	78209
DEUTSCHMANN JEFFREY & DIANE EAGAN	205 ELEANOR	SAN ANTONIO	TX	78209
DEXTER DENNIS D & DEXTER DOUGLAS D & COURTNEY A	432 QUEEN ANNE CT	SAN ANTONIO	TX	78209
DIAZ STEPHANIE FERRARO	307 PERSHING AVE	SAN ANTONIO	TX	78209
DIETRICK ELIZABETH L & DAVID R MALEY	339 CARNAHAN ST	SAN ANTONIO	TX	78209
DIETZMANN SUSAN R	118 DAVIS CT	SAN ANTONIO	TX	78209
DO MINH GIA	327 THORMAN	SAN ANTONIO	TX	78209
DOMBROWSKI ROBERT E	322 FUNSTON PL	SAN ANTONIO	TX	78209
DOMINGUEZ RENE & HENRIETTA	145 DAVIS CT	SAN ANTONIO	TX	78209
DOMINGUEZ RENE I & HENRIETTA	139 DAVIS CT	SAN ANTONIO	TX	78209
DONAHO CINDY DENHAM	154 DAVIS CT	SAN ANTONIO	TX	78209
DOROSHUK DENISE & PAUL	217 NATALEN AVE	SAN ANTONIO	TX	78209
DOUGLAS ALEXANDER JOSHUA	446 QUEEN ANNE CT	SAN ANTONIO	TX	78209
DOW LAURA & SCOTT	355 THORMAN	SAN ANTONIO	TX	78209
DOWNEY DINAH WHITNEY	348 FUNSTON PL	SAN ANTONIO	TX	78209
DOYLE FRANCES EST OF, ANDERWALD ROBERT D EXEC	2109 E HILDEBRAND AVE	SAN ANTONIO	TX	78209
DROMGOOLE JACK D & REBECCA	219 ALLENSWORTH	SAN ANTONIO	TX	78209
DROUGHT HENRY PATRICK	210 ALLENSWORTH	SAN ANTONIO	TX	78209
DRYDEN RICHARD E & MARY L	122 DAVIS CT	SAN ANTONIO	TX	78209
DUARTE MANUEL M	226 VICTOR ST	SAN ANTONIO	TX	78209
DUDA TIMOTHY E & RIVERS SUSAN N	338 QUEEN ANNE CT	SAN ANTONIO	TX	78209
DUDA TIMOTHY EDWARD	340 QUEEN ANNE CT	SAN ANTONIO	TX	78209
DUE DORA ZORAIDA	503 ELMHURST AVE	SAN ANTONIO	TX	78209
DUE WILLIAM F & DORA Z	419 NATALEN AVE	SAN ANTONIO	TX	78209

Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
DUE WILLIAM F & DORA Z	507 ELMHURST AVE	SAN ANTONIO	TX	78209
DUE WILLIAM F & DORA Z	511 ELMHURST AVE	SAN ANTONIO	TX	78209
DUE WILLIAM F & DORA Z	515 ELMHURST AVE	SAN ANTONIO	TX	78209
DUNNE MATTHEW R	415 ELMHURST AVE	SAN ANTONIO	TX	78209
DVOROZNAK MARY LOU	210 ANDREWS	SAN ANTONIO	TX	78209
EAGAN DIANE & JEFFREY DEUTSCHMANN	203 ELEANOR	SAN ANTONIO	TX	78209
EDWARDS GRAEME M & EVELYN B H	215 ELEANOR	SAN ANTONIO	TX	78209
EGUIA JOSE ANGEL & MARIA DEL ROSARIO	300 PINCKNEY	SAN ANTONIO	TX	78209
EL MANANTIAL BAPTIST CHURCH	3004 N NEW BRAUNFELS AVE	SAN ANTONIO	TX	78209
EL-BEHERI MARY M & RHODA AUERBACH	507 PARLAND	SAN ANTONIO	TX	78209
ELEANOR APARTMENTS LTD	539 ELEANOR	SAN ANTONIO	TX	78209
ELIZARDE MARIA MARGARITA	305 IRA	SAN ANTONIO	TX	78209
ELIZONDO MARIA A & MAYRA I	220 PERSHING AVE	SAN ANTONIO	TX	78209
ELLIOTT CAROLYN	314 NATALEN AVE	SAN ANTONIO	TX	78209
ELLIOTT CAROLYN	414 IRA	SAN ANTONIO	TX	78209
ELLIOTT CAROLYN	418 IRA	SAN ANTONIO	TX	78209
ELSESSER LOYD C	325 ELEANOR	SAN ANTONIO	TX	78209
EMANUEL INVESTORS LLC % MULBERRY VILLAGE APARTMENTS	1202 E MULBERRY AVE	SAN ANTONIO	TX	78209
EMANUEL INVESTORS LLC % MULBERRY VILLAGE APARTMENTS	1234 E MULBERRY AVE	SAN ANTONIO	TX	78209
EMANUEL INVESTORS LLC % MULBERRY VILLAGE APARTMENTS	1250 E MULBERRY AVE	SAN ANTONIO	TX	78209
ENRIQUEZ ELMO	817 ELEANOR	SAN ANTONIO	TX	78209
ENRIQUEZ ELMO G	819 ELEANOR	SAN ANTONIO	TX	78209
ENRIQUEZ ELMO G & JUSTINA S	200 OLD AUSTIN RD	SAN ANTONIO	TX	78209
ERO LLC	254 ALLENSWORTH	SAN ANTONIO	TX	78209
ESPINOZA PATRICIO G	312 FUNSTON PL	SAN ANTONIO	TX	78209
EVANS DAVID MONTGOMERY	200 IRA	SAN ANTONIO	TX	78209
EVANS JAMES W & MELIDA	315 ANDREWS	SAN ANTONIO	TX	78209
EVANS MARY	431 QUEEN ANNE CT	SAN ANTONIO	TX	78209
EVERETT JOHN L	323 PERSHING AVE	SAN ANTONIO	TX	78209
F & S CAPITAL LLC	467 ELEANOR	SAN ANTONIO	TX	78209
FADNESS WENDY S & FORD THEODORE F	358 PERSHING AVE	SAN ANTONIO	TX	78209
FANCHER JEANNINE D	318 THORMAN	SAN ANTONIO	TX	78209
FANT CHARLES L & KATHY	211 ELEANOR	SAN ANTONIO	TX	78209
FARMER SUSAN E	418 ELMHURST AVE	SAN ANTONIO	TX	78209
FASSOLD MARK A	128 PERRY CT	SAN ANTONIO	TX	78209
FAUSNIGHT KERMIT	201 CLAREMONT AVE	SAN ANTONIO	TX	78209
FAUSNIGHT KERMIT	305 NATALEN AVE	SAN ANTONIO	TX	78209



Mahncke Park Neighborhood Convservation District Property Owners Listing

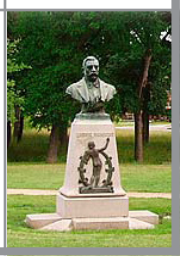
Property Owner	Property Address			
FAUSNIGHT KERMIT	433 NATALEN AVE	SAN ANTONIO	TX	78209
FELTER JOYCE Z	419 PARLAND	SAN ANTONIO	TX	78209
FERGUSON SCOT & CYNTHIA C	711 ELEANOR	SAN ANTONIO	TX	78209
FERGUSON SCOT ALAN	715 ELEANOR	SAN ANTONIO	TX	78209
FERMIN ARMAND A & ALICE, AMEDD CENTER & SCHOOL	523 ELMHURST AVE	SAN ANTONIO	TX	78209
FERNANDEZ JORGE	202 LUCAS	SAN ANTONIO	TX	78209
FILLEY FREDERICK D	157 DAVIS CT	SAN ANTONIO	TX	78209
FISHER RICHARD H	627 ELEANOR	SAN ANTONIO	TX	78209
FITZGERALD RODRIC E	225 ELMHURST AVE	SAN ANTONIO	TX	78209
FLORES ANNA MARIA	347 VICTOR ST	SAN ANTONIO	TX	78209
FLORES FAUSTINO G C/O LYNNE KOTTMAN	154 CLAREMONT AVE	SAN ANTONIO	TX	78209
FLORES FRANCES R	150 DAVIS CT	SAN ANTONIO	TX	78209
FLORES HIGINIO & ANNA	331 VICTOR ST	SAN ANTONIO	TX	78209
FLORES JOHN C & ROSALINDA G	214 ELEANOR	SAN ANTONIO	TX	78209
FLORES JOHN C & ROSALINDA G	447 ELEANOR	SAN ANTONIO	TX	78209
FLORES MICHAEL A & SUSAN R PETERS	334 THORMAN	SAN ANTONIO	TX	78209
FLORES RICHARD E	342 ELMHURST AVE	SAN ANTONIO	TX	78209
FLORES RUDOLPH	322 CARNAHAN ST	SAN ANTONIO	TX	78209
FLORES RUDOLPH E	319 CARNAHAN ST	SAN ANTONIO	TX	78209
FORBRICH PATRICIA R	210 LUCAS	SAN ANTONIO	TX	78209
FOY DANIEL V	222 VICTOR ST	SAN ANTONIO	TX	78209
FOY FRANK V	308 VICTOR ST	SAN ANTONIO	TX	78209
FOY JEANETTE M	220 VICTOR ST	SAN ANTONIO	TX	78209
FOY JEANETTE M & DANIEL V FOY	304 VICTOR ST	SAN ANTONIO	TX	78209
FRANCO ALICIA O	308 LUCAS	SAN ANTONIO	TX	78209
FRAZEE BRUCE M REV L/TR	151 DAVIS CT	SAN ANTONIO	TX	78209
FRAZIER KATHLEEN S	334 ELMHURST AVE	SAN ANTONIO	TX	78209
FRAZZINI KEVIN R & UNGER AMY E	218 IRA	SAN ANTONIO	TX	78209
FRIEDLAND JOHN T & SUZANNE	146 DAVIS CT	SAN ANTONIO	TX	78209
FROST DAIVD & LUCINDA	338 ELMHURST AVE	SAN ANTONIO	TX	78209
FULMER HOWARD MICHAEL	128 CLAREMONT AVE	SAN ANTONIO	TX	78209
FUNSTON LC	242 FUNSTON PL	SAN ANTONIO	TX	78209
FUTRAL TOM	1207 WESTGATE	SAN ANTONIO	TX	78209
GADDY PHILLIP & JULIA	164 BURR RD	SAN ANTONIO	TX	78209
GAFFNEY JAMES	330 ELEANOR	SAN ANTONIO	TX	78209
GAGE WILLIAM R	311 PARLAND	SAN ANTONIO	TX	78209
GALAZ RUTH L	132 PERRY CT	SAN ANTONIO	TX	78209
GALINDO ELIDA	227 ELMHURST AVE	SAN ANTONIO	TX	78209

Mahncke Park

Neighborhood Conservation District

Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
GALINDO MIKE C & DORA A ALVAREZ	317 LUCAS	SAN ANTONIO	TX	78209
GAMBOA GONZALO III	126 FUNSTON PL	SAN ANTONIO	TX	78209
GAMBUZZA JOHN RAYMOND % NINA D CANNON	318 FUNSTON PL	SAN ANTONIO	TX	78209
GAONA CESAR V	303 VICTOR ST	SAN ANTONIO	TX	78209
GARCIA ALICE	218 PINCKNEY	SAN ANTONIO	TX	78209
GARCIA ISABEL B	413 QUEEN ANNE CT	SAN ANTONIO	TX	78209
GARCIA ISRAEL	418 ELEANOR	SAN ANTONIO	TX	78209
GARCIA LUIS DELGADO	318 LUCAS	SAN ANTONIO	TX	78209
GARRISON BRIAN S & COURTNEY M	215 IRA	SAN ANTONIO	TX	78209
GARY FAMILY TRUST	214 FUNSTON PL	SAN ANTONIO	TX	78209
GARZA ENCARNACION JR & REBECCA	412 QUEEN ANNE CT	SAN ANTONIO	TX	78209
GARZA JANET V	207 QUEEN ANNE CT	SAN ANTONIO	TX	78209
GARZA MARIA A & MARIBEL C LARA	212 ANDREWS	SAN ANTONIO	TX	78209
GARZA OSCAR & MINERVA L/TR	342 PERSHING AVE	SAN ANTONIO	TX	78209
GARZA RICARDO C & ELIDA C	327 ELMHURST AVE	SAN ANTONIO	TX	78209
GEARY RICHARD A GENERATION SKIPPING TRU*	202 CLAREMONT AVE	SAN ANTONIO	TX	78209
GEE WILLIAM	209 QUEEN ANNE CT	SAN ANTONIO	TX	78209
GEE WILLIAM	211 QUEEN ANNE CT	SAN ANTONIO	TX	78209
GILLESPIE DAVID A	310 CARNAHAN ST	SAN ANTONIO	TX	78209
GIOLMA JOHN P & THERESA K	344 FUNSTON PL	SAN ANTONIO	TX	78209
GIPSON LAURA M	405 QUEEN ANNE CT	SAN ANTONIO	TX	78209
GLASS J & ALLENE	201 IRA	SAN ANTONIO	TX	78209
GOLAS KATHERINE C	520 QUEEN ANNE CT	SAN ANTONIO	TX	78209
GOLFF MARIA ELIZABETH	234 ALLENSWORTH	SAN ANTONIO	TX	78209
GOMEZ HERIBERTO & CASTULA F	309 VICTOR ST	SAN ANTONIO	TX	78209
GOMEZ RAUL M & MARIA S	311 LUCAS	SAN ANTONIO	TX	78209
GONZALES ALFONSO A	208 ELEANOR	SAN ANTONIO	TX	78209
GONZALES EVARISTO A & IRENE	411 ELMHURST AVE	SAN ANTONIO	TX	78209
GONZALES EZEKIEL & FLORENCE	330 ELMHURST AVE	SAN ANTONIO	TX	78209
GONZALES RAUL	304 ANDREWS	SAN ANTONIO	TX	78209
GONZALES ROGER R	235 NATALEN AVE	SAN ANTONIO	TX	78209
GONZALEZ CONCHITA PINEDA	215 LUCAS	SAN ANTONIO	TX	78209
GONZALEZ CONCHITA PINEDA	219 LUCAS	SAN ANTONIO	TX	78209
GONZALEZ CONCHITA PINEDA	231 LUCAS	SAN ANTONIO	TX	78209
GONZALEZ GUSTAVO	204 PINCKNEY	SAN ANTONIO	TX	78209
GONZALEZ JOSE	334 CARNAHAN ST	SAN ANTONIO	TX	78209
GONZALEZ JUAN G & HORTENCIA	216 MILTON	SAN ANTONIO	TX	78209



Mahncke Park Neighborhood Convservation District Property Owners Listing

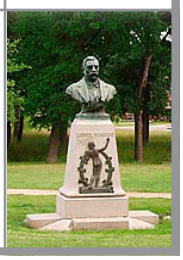
Property Owner	Property Address			
GONZALEZ RAFAEL R & JUANITA P	218 PERSHING AVE	SAN ANTONIO	TX	78209
GOODSPEED KENNETH	236 NATALEN AVE	SAN ANTONIO	TX	78209
GOODSPEED KENNETH	244 NATALEN AVE	SAN ANTONIO	TX	78209
GOODSPEED KENNETH S	232 NATALEN AVE	SAN ANTONIO	TX	78209
GOODSPEED KENNETH S	240 NATALEN AVE	SAN ANTONIO	TX	78209
GORSUCH PAUL L & E	564 PERSHING AVE	SAN ANTONIO	TX	78209
GOTTFRIED E J	414 ELMHURST AVE	SAN ANTONIO	TX	78209
GOVER GLORIA	1318 E MULBERRY AVE	SAN ANTONIO	TX	78209
GRAVES L M & WF	323 THORMAN	SAN ANTONIO	TX	78209
GRAY NAYLOR BARRINGTON & LAURA GOODMAN GRAY	530 ELMHURST AVE	SAN ANTONIO	TX	78209
GREEN ELISABETH U	347 PERSHING AVE	SAN ANTONIO	TX	78209
GREENE MAUREEN J	311 PERSHING AVE	SAN ANTONIO	TX	78209
GREENPOINT MORTGAGE FUNDING INC	110 ANDREWS	SAN ANTONIO	TX	78209
GRIFFIN ANNE & EDDINGS MARK H	439 QUEEN ANNE CT	SAN ANTONIO	TX	78209
GRIMES GEORGE E JR	1103 E MULBERRY AVE	SAN ANTONIO	TX	78209
GRIMES GEORGE E JR	415 PARLAND	SAN ANTONIO	TX	78209
GRUTTER YVETTE M	520 PERSHING AVE	SAN ANTONIO	TX	78209
GUAJARDO ANTHONY JR	540 PERSHING AVE	SAN ANTONIO	TX	78209
GUAJARDO ANTHONY SR	418 PERSHING AVE	SAN ANTONIO	TX	78209
GUAJARDO GUILLERMO U & EUNICE G	443 PARLAND	SAN ANTONIO	TX	78209
GUERRA CHRISTOPHER	245 ALLENSWORTH	SAN ANTONIO	TX	78209
GUERRA ROY FRANK II	411 PARLAND	SAN ANTONIO	TX	78209
GUTH JODEANE C	351 CARNAHAN ST	SAN ANTONIO	TX	78209
GUTIERREZ ALFREDO JR & AMPARO G	215 CARNAHAN ST	SAN ANTONIO	TX	78209
GUTIERREZ DIANA M & RAYMOND R	414 QUEEN ANNE CT	SAN ANTONIO	TX	78209
GUZMAN RAUL S & GLORIA R	202 NATALEN AVE	SAN ANTONIO	TX	78209
GUZMAN STELLA	108 CLAREMONT AVE	SAN ANTONIO	TX	78209
HALBARDIER MALCOLM C	272 CLAREMONT AVE	SAN ANTONIO	TX	78209
HAMMAN ROBERT H	402 ELMHURST AVE	SAN ANTONIO	TX	78209
HAPER BETTINA	234 CLAREMONT AVE	SAN ANTONIO	TX	78209
HARLAN DOUGLAS S	2906 N NEW BRAUNFELS AVE	SAN ANTONIO	TX	78209
HARLEY PAUL W & ALICIA T % TROY & NICHOLS INC	336 VICTOR ST	SAN ANTONIO	TX	78209
HARLEY PAUL W & ALICIA T % TROY & NICHOLS INC	338 VICTOR ST	SAN ANTONIO	TX	78209
HARMON MARCIA S	327 PERSHING AVE	SAN ANTONIO	TX	78209
HARRIS ANTHONY R & JACQUELINE S	271 NATALEN AVE	SAN ANTONIO	TX	78209
HARSHANEY SAMUEL TRUST B, C/O JACQUELYN HARSHANEY TRUSTEE	427 NATALEN AVE	SAN ANTONIO	TX	78209
HARTLOVE ROBERTA	214 LUCAS	SAN ANTONIO	TX	78209

Mahncke Park

Neighborhood Conservation District

Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
HARTMAN MILDRED L	121 DAVIS CT	SAN ANTONIO	TX	78209
HARTMAN PROPERTIES INC	255 CLAREMONT AVE	SAN ANTONIO	TX	78209
HASSMANN JEFFRY S & JENNIFER B BABCOCK	330 QUEEN ANNE CT	SAN ANTONIO	TX	78209
HASSMANN STEVEN A & SUSAN	531 ELMHURST AVE	SAN ANTONIO	TX	78209
HEFTY WILLIAM C	319 PARLAND	SAN ANTONIO	TX	78209
HEJI ROBERT L & MARY E	238 PERSHING AVE	SAN ANTONIO	TX	78209
HENSARLING CAROLYN B	510 PERSHING AVE	SAN ANTONIO	TX	78209
HERN RACHEL J L/E, C/O PATRICIA HUTZLER & RUSSELL S HERN	510 QUEEN ANNE CT	SAN ANTONIO	TX	78209
HERNANDEZ CARLOS LUIS & BARBARA	333 QUEEN ANNE CT	SAN ANTONIO	TX	78209
HERNANDEZ CESAR D	1110 E MULBERRY AVE	SAN ANTONIO	TX	78209
HERNANDEZ IRMA & JOSE IBARRA	336 NATALEN AVE	SAN ANTONIO	TX	78209
HERNANDEZ JESSE M	319 ELMHURST AVE	SAN ANTONIO	TX	78209
HERNANDEZ LEOPOLDO S	210 QUEEN ANNE CT	SAN ANTONIO	TX	78209
HERNANDEZ MARGIL & LOUISE O	127 LUCAS	SAN ANTONIO	TX	78209
HERNANDEZ MARIA ISABEL C	325 QUEEN ANNE CT	SAN ANTONIO	TX	78209
HERRERA OSCAR	214 CLAREMONT AVE	SAN ANTONIO	TX	78209
HIGDON JEFFREY A	406 ELMHURST AVE	SAN ANTONIO	TX	78209
HIGHT STEPHEN & CHRISTINE N	504 ELMHURST AVE	SAN ANTONIO	TX	78209
HIGHTOWER TIM	210 PERSHING AVE	SAN ANTONIO	TX	78209
HILTON CAROLYN JO & SCOTT PETERS	142 FUNSTON PL	SAN ANTONIO	TX	78209
HIRSCHFELD NICOLLE E	318 PERSHING AVE	SAN ANTONIO	TX	78209
HODGE BARBARA A	307 CARNAHAN ST	SAN ANTONIO	TX	78209
HODGE RYAN C & HEIDI J	318 CARNAHAN ST	SAN ANTONIO	TX	78209
HOGAN KATHLEEN	158 PERRY CT	SAN ANTONIO	TX	78209
HOLLIMON MOLLY B	809 ELEANOR	SAN ANTONIO	TX	78209
HOLLON DELOIS	518 ELMHURST AVE	SAN ANTONIO	TX	78209
HOLLOWAY ROSEMARY A & RALPH L HOLLOWAY	419 ELMHURST AVE	SAN ANTONIO	TX	78209
HOLMES GLEN H & SARAH J	204 QUEEN ANNE CT	SAN ANTONIO	TX	78209
HOLSONBACK LINDA KAY	112 PERSHING AVE	SAN ANTONIO	TX	78209
HOMER HERSHEL H	219 ELMHURST AVE	SAN ANTONIO	TX	78209
HONG FONG LTD	200 ELMHURST AVE	SAN ANTONIO	TX	78209
HOOFMAN PENNIE L P & JOHN R	430 ELMHURST AVE	SAN ANTONIO	TX	78209
HOPE ACTION CARE(HAC)	1201 E MULBERRY AVE	SAN ANTONIO	TX	78209
HORNUNG HERBERT S	335 OLD AUSTIN RD	SAN ANTONIO	TX	78209
HORSLEY PEARL L	350 CLAREMONT AVE	SAN ANTONIO	TX	78209
HOUSTON SAMUEL V III & LORI A	306 CARNAHAN ST	SAN ANTONIO	TX	78209
HOWARD KATHLEEN M	142 PERRY CT	SAN ANTONIO	TX	78209



Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
HOWARD STEVEN M & DIANE	214 NATALEN AVE	SAN ANTONIO	TX	78209
HOWARD STEVEN M & DIANE	331 PARLAND	SAN ANTONIO	TX	78209
HOWARD STEVEN M & DIANE	336 CLAREMONT AVE	SAN ANTONIO	TX	78209
HOWARTH JOHN B	534 PERSHING AVE	SAN ANTONIO	TX	78209
HUNDERE ELIZABETH	214 IRA	SAN ANTONIO	TX	78209
IRA TOWNHOMES CONDOMINIUM	408 IRA	SAN ANTONIO	TX	78209
JAAP RON & SONJA GARZA	422 ELMHURST AVE	SAN ANTONIO	TX	78209
JACOBS ELIZABETH HUGHES	162 BURR RD	SAN ANTONIO	TX	78209
JACOBSON ONE LLC	208 VICTOR ST	SAN ANTONIO	TX	78209
JACOBSON ONE LLC	209 VICTOR ST	SAN ANTONIO	TX	78209
JAHNKE BERNICE L	326 ELMHURST AVE	SAN ANTONIO	TX	78209
JDR ENTERPRISES LLC	211 NATALEN AVE	SAN ANTONIO	TX	78209
JENKS JEAN C	302 THORMAN	SAN ANTONIO	TX	78209
JOHNSON BRADLEY L & KELLY E	400 QUEEN ANNE CT	SAN ANTONIO	TX	78209
JOHNSON CAROL A	347 THORMAN	SAN ANTONIO	TX	78209
JOHNSON EMILY	159 DAVIS CT	SAN ANTONIO	TX	78209
JOHNSON GEORGE H	555 ELEANOR	SAN ANTONIO	TX	78209
JONES RICHARD A & KAREN A	202 THORMAN	SAN ANTONIO	TX	78209
JONES RICHARD A & KAREN A	206 THORMAN	SAN ANTONIO	TX	78209
JONES RICHARD A & KAREN A	210 THORMAN	SAN ANTONIO	TX	78209
JOSEPH JOHN R	452 NATALEN AVE	SAN ANTONIO	TX	78209
JOSEPH JOHN R	462 NATALEN AVE	SAN ANTONIO	TX	78209
JUAREZ RAUL	446 FUNSTON PL	SAN ANTONIO	TX	78209
KARKOSKA THOMAS L & LAURA F	523 ELEANOR	SAN ANTONIO	TX	78209
KARLIS JOHN C	206 ANDREWS	SAN ANTONIO	TX	78209
KARLIS MICHAEL G & JOANNE S & KARLIS JOHN C	430 NATALEN AVE	SAN ANTONIO	TX	78209
KEITH FRANCISCA M	123 PARLAND 1	SAN ANTONIO	TX	78209
KEITH FRANCISCA M	133 PARLAND	SAN ANTONIO	TX	78209
KELLY ADRIANA C LUCAS & FRANK L	410 PERSHING AVE	SAN ANTONIO	TX	78209
KELLY ANDREW B ETAL	506 PERSHING AVE	SAN ANTONIO	TX	78209
KELLY LAURA C	223 PERSHING AVE	SAN ANTONIO	TX	78209
KELSO JIMMY	106 ANDREWS	SAN ANTONIO	TX	78209
KEY LANCE & LISA I	351 PERSHING AVE	SAN ANTONIO	TX	78209
KHADEMROHANIZAD HOSSEIN	1115 E MULBERRY AVE	SAN ANTONIO	TX	78209
KING KARISA L	301 QUEEN ANNE CT	SAN ANTONIO	TX	78209
KING ROYAL W JR & BETTY P	160 BURR RD	SAN ANTONIO	TX	78209
KIRK JAMES W	815 ELEANOR	SAN ANTONIO	TX	78209
KITTLE ANDREW P	502 PERSHING AVE	SAN ANTONIO	TX	78209

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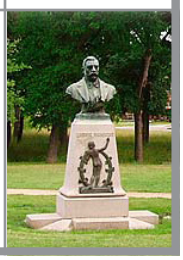
Property Owner	Property Address			
KLEIN WILLIAM WESLEY II & JULIE ANN	350 ELMHURST AVE	SAN ANTONIO	TX	78209
KOCUREK KRISTEN & DIANE JONES	450 PERSHING AVE	SAN ANTONIO	TX	78209
KRIEGER KENNETH & STACY	358 CLAREMONT AVE	SAN ANTONIO	TX	78209
KRUEGER GLENDA L	408 FUNSTON PL	SAN ANTONIO	TX	78209
KUBECKA BOHUMIR EDWARD	120 IRA	SAN ANTONIO	TX	78209
KUNG-DONG JOSEFINA	636 FUNSTON PL	SAN ANTONIO	TX	78209
LACROIX WILLIAM R JR & NANCY	220 CARNAHAN ST	SAN ANTONIO	TX	78209
LALANNE THOMAS E & MARY C	310 QUEEN ANNE CT	SAN ANTONIO	TX	78209
LANZEN THOMAS & JANEL ANITA	115 CLAREMONT AVE	SAN ANTONIO	TX	78209
LANZEN THOMAS L & JANEL A	118 CLAREMONT AVE	SAN ANTONIO	TX	78209
LARA BALTAZAR M	1610 CALHOUN	SAN ANTONIO	TX	78209
LARA BALTAZAR M	303 LUCAS	SAN ANTONIO	TX	78209
LARA BALTAZAR M & BERTHA C	304 LUCAS	SAN ANTONIO	TX	78209
LARA RAFAEL & MARIBEL C	310 LUCAS	SAN ANTONIO	TX	78209
LARCADE JOHN & MARGARET	331 CARNAHAN ST	SAN ANTONIO	TX	78209
LAUREANO ORLANDO	206 FUNSTON PL	SAN ANTONIO	TX	78209
LAUREANO ORLANDO	401 ELEANOR	SAN ANTONIO	TX	78209
LAZARIN ROGERIO & SELINA A	314 ELEANOR	SAN ANTONIO	TX	78209
LEE DON H	421 ELEANOR	SAN ANTONIO	TX	78209
LEE GARY R CORPORATION	2150 E HILDEBRAND AVE	SAN ANTONIO	TX	78209
LEE RUSSELL G	346 THORMAN	SAN ANTONIO	TX	78209
LESLIE JESSICA BROUGHTON	346 CARNAHAN ST	SAN ANTONIO	TX	78209
LESLIE ROY F III & JESSICA B	339 ELMHURST AVE	SAN ANTONIO	TX	78209
LESLIE ROY F JR	102 ANDREWS	SAN ANTONIO	TX	78209
LESSIN DANIEL GREGORY & COLANGELO-LESSIN NICOLE	230 ALLENSWORTH	SAN ANTONIO	TX	78209
LEWENTHAL CARMEN C & LANCE M	137 PARLAND	SAN ANTONIO	TX	78209
LEYVA GABRIEL & ROCHELLE	334 PERSHING AVE	SAN ANTONIO	TX	78209
LIBBY ROBERT F & KAREN C	419 QUEEN ANNE CT	SAN ANTONIO	TX	78209
LILIENTHAL DAMMIE H & HUK SUN	312 NATALEN AVE	SAN ANTONIO	TX	78209
LINDSEY RANDEL L & FOREST	326 CARNAHAN ST	SAN ANTONIO	TX	78209
LITOFSKY ANA	503 QUEEN ANNE CT	SAN ANTONIO	TX	78209
LITOFSKY ANA	537 QUEEN ANNE CT	SAN ANTONIO	TX	78209
LITTLE SHAUN & SARAH	343 PERSHING AVE	SAN ANTONIO	TX	78209
LONG BEACH MORTGAGE LOAN TR 2000-1 US BANK NA TRUSTEE	339 PERSHING AVE	SAN ANTONIO	TX	78209
LOPEZ BLANCA YOLANDA	1805 CALHOUN	SAN ANTONIO	TX	78209
LOPEZ DANIEL L & KRISTIN B. TRAVIS	355 CARNAHAN ST	SAN ANTONIO	TX	78209
LOPEZ GABRIELA	466 NATALEN AVE	SAN ANTONIO	TX	78209



Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
LOPEZ JOSE JR	211 ELMHURST AVE	SAN ANTONIO	TX	78209
LOPEZ JOSE JR	215 ELMHURST AVE	SAN ANTONIO	TX	78209
LOPEZ JUVENCIO	308 PINCKNEY	SAN ANTONIO	TX	78209
LOPEZ MARIA INEZ	312 ANDREWS	SAN ANTONIO	TX	78209
LOY MAMIE R	223 VICTOR ST	SAN ANTONIO	TX	78209
LOZADA ALMA IRIS	303 NATALEN AVE	SAN ANTONIO	TX	78209
LOZANO ARTHUR L/E, IODER ESTHER L L/E	314 ANDREWS	SAN ANTONIO	TX	78209
LOZANO CLEMENCIA R	314 LUCAS	SAN ANTONIO	TX	78209
LUCAS LAWRENCE C	406 PERSHING AVE	SAN ANTONIO	TX	78209
LUKEN GERALD & KATHLEEN	518 QUEEN ANNE CT	SAN ANTONIO	TX	78209
LUNA ROLAND	346 ELMHURST AVE	SAN ANTONIO	TX	78209
LUSK LEONARD D & LYNN W	306 QUEEN ANNE CT	SAN ANTONIO	TX	78209
LY JUSTIN Q & JULIANN C	130 LUCAS	SAN ANTONIO	TX	78209
M I W E LP	1112 E MULBERRY AVE	SAN ANTONIO	TX	78209
MACCHIA STEPHANIE	427 ELMHURST AVE	SAN ANTONIO	TX	78209
MAHONEY DEBORAH LEE	421 ELMHURST AVE	SAN ANTONIO	TX	78209
MALDONADO RUBEN & ANNA M	205 CLAREMONT AVE	SAN ANTONIO	TX	78209
MALONE DEBRA A	206 ALLENSWORTH	SAN ANTONIO	TX	78209
MANN ELIZABETH A	335 PERSHING AVE	SAN ANTONIO	TX	78209
MARANTO SHREVE L & MARY F RADICKE	401 QUEEN ANNE CT	SAN ANTONIO	TX	78209
MARCHBANKS LIVING TRUST, MARCHBANKS PEGGY J TRUSTEE	315 ELMHURST AVE	SAN ANTONIO	TX	78209
MARINES REBECCA G ET AL ATTN EMIILIO C GARCIA	216 PINCKNEY	SAN ANTONIO	TX	78209
MARINES REBECCA G ET AL ATTN EMIILIO C GARCIA	226 LUCAS	SAN ANTONIO	TX	78209
MARTIN BRUCE M & BARBARA A CHEANY	458 PERSHING AVE	SAN ANTONIO	TX	78209
MARTINEZ BERNARDO V & BERTHA S	214 CARNAHAN ST	SAN ANTONIO	TX	78209
MARTINEZ BERNARDO V SR & BERTHA	204 CARNAHAN ST	SAN ANTONIO	TX	78209
MARTINEZ CELESTINO & EVANGELINA	312 LUCAS	SAN ANTONIO	TX	78209
MASSEY JEFFIE J	242 PERSHING AVE	SAN ANTONIO	TX	78209
MAUZE DAVID K	349 PARLAND	SAN ANTONIO	TX	78209
MAVERICK JULIA O	314 ELMHURST AVE	SAN ANTONIO	TX	78209
MAYES LANA SUE F	404 QUEEN ANNE CT	SAN ANTONIO	TX	78209
MAYES ROSE M % CARL MAYES	342 THORMAN	SAN ANTONIO	TX	78209
MAYFIELD JESS L TR	531 QUEEN ANNE CT	SAN ANTONIO	TX	78209
MCCLINTOCK REED & NANCY	210 ELEANOR	SAN ANTONIO	TX	78209
MCCLINTOCK REED & NANCY	333 ELEANOR	SAN ANTONIO	TX	78209
MCCORD V MAXINE	354 CARNAHAN ST	SAN ANTONIO	TX	78209
MCDONALD LYN & LAUREN	339 THORMAN	SAN ANTONIO	TX	78209

Mahncke Park

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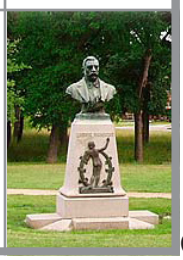
Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
MCDONAUGH BARCLAY D & KATHERINE C TERRAZAS	434 ELMHURST AVE	SAN ANTONIO	TX	78209
MCFADIN FAMILY LTD PTSHP	123 BRACKENRIDGE	SAN ANTONIO	TX	78209
MCFALL PATRICK D	345 QUEEN ANNE CT	SAN ANTONIO	TX	78209
MCGEE DAVID J & JACQUELINE MARIA	1305 E MULBERRY AVE	SAN ANTONIO	TX	78209
MCGEE DAVID J & JACQUELINE MARIA	1311 E MULBERRY AVE	SAN ANTONIO	TX	78209
MCGEE MULBERRY LLC	1315 E MULBERRY AVE	SAN ANTONIO	TX	78209
MCGEE MULBERRY LLC	1315 E MULBERRY AVE	SAN ANTONIO	TX	78209
MCGUIRE ROY W & DORIS	153 CLAREMONT AVE	SAN ANTONIO	TX	78209
MCGUIRE ROY W & DORIS W	208 PINCKNEY	SAN ANTONIO	TX	78209
MCGUIRE ROY W & DORIS W	211 ANDREWS	SAN ANTONIO	TX	78209
MCGUIRE ROY W & DORIS W	229 CLAREMONT AVE	SAN ANTONIO	TX	78209
MCGUIRE ROY W & DORIS W	250 CLAREMONT AVE	SAN ANTONIO	TX	78209
MCGUIRE ROY W & DORIS W	408 NATALEN AVE	SAN ANTONIO	TX	78209
MCGUIRE ROY W & DORIS W	412 NATALEN AVE	SAN ANTONIO	TX	78209
MCKENZIE ANDREW JACKSON IV	444 PERSHING AVE	SAN ANTONIO	TX	78209
MCLELLAND DEBRA P	205 ALLENSWORTH	SAN ANTONIO	TX	78209
MCMASTERS THOMAS O & SUSAN E	411 QUEEN ANNE CT	SAN ANTONIO	TX	78209
MCNEEL PRESTON	458 NATALEN AVE	SAN ANTONIO	TX	78209
MEDINA ALFRED R	221 IRA	SAN ANTONIO	TX	78209
MEDINGER ROD	309 NATALEN AVE	SAN ANTONIO	TX	78209
MEDRANO HENRY IV & AMY	801 ELEANOR	SAN ANTONIO	TX	78209
MEDRANO HENRY IV & AMY	805 ELEANOR	SAN ANTONIO	TX	78209
MEEGAN KELLY P & AMBER R	246 ALLENSWORTH	SAN ANTONIO	TX	78209
MELTON BRADLEY L	547 QUEEN ANNE CT	SAN ANTONIO	TX	78209
MENCHACA DAVID LEONEL & DIANA	208 LUCAS	SAN ANTONIO	TX	78209
MENDOZA DORA M	427 QUEEN ANNE CT	SAN ANTONIO	TX	78209
MERCED - ELMHURST LLC	130 ELMHURST AVE	SAN ANTONIO	TX	78209
MERCED HOUSING TEXAS	324 ELEANOR	SAN ANTONIO	TX	78209
MERLO MARK	343 THORMAN	SAN ANTONIO	TX	78209
MERY MICHAEL E & LAURA B	519 ELMHURST AVE	SAN ANTONIO	TX	78209
MILK RICHARD & ANALISA NAZARENO	418 QUEEN ANNE CT	SAN ANTONIO	TX	78209
MILLENER JUDITH	500 QUEEN ANNE CT	SAN ANTONIO	TX	78209
MILLER JULIA B	219 IRA	SAN ANTONIO	TX	78209
MILLER RONALD J	155 CLAREMONT AVE	SAN ANTONIO	TX	78209
MIRELES ANDREW C & YVETTE M	511 ELEANOR	SAN ANTONIO	TX	78209
MIRELES LORENZO D & THERESA FRAGOSO	527 ELEANOR	SAN ANTONIO	TX	78209
MIRELES LORENZO D & THERESA FRAGOSO	647 ELEANOR	SAN ANTONIO	TX	78209



Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
MIRELES MARIA DE JESUS	328 ELEANOR	SAN ANTONIO	TX	78209
MIRELES ROLAND CORTEZ	202 IRA	SAN ANTONIO	TX	78209
MIXON MARIE D	306 ELMHURST AVE	SAN ANTONIO	TX	78209
MOJICA TONY E	232 VICTOR ST	SAN ANTONIO	TX	78209
MOLONEY JOSEPH F	139 CLAREMONT AVE	SAN ANTONIO	TX	78209
MONCIER JOSEPHINE	221 VICTOR ST	SAN ANTONIO	TX	78209
MONTES LIDIA	327 CARNAHAN ST	SAN ANTONIO	TX	78209
MONTGOMERY MARILYN J	206 QUEEN ANNE CT	SAN ANTONIO	TX	78209
MOREN WILLABETH MAXINE	580 PERSHING AVE	SAN ANTONIO	TX	78209
MORENO RAMON	118 ANDREWS	SAN ANTONIO	TX	78209
MORONES MARGARITO & OLGA D	402 NATALEN AVE	SAN ANTONIO	TX	78209
MORRISON-MOORE PROPERTIES LTD	563 ELEANOR	SAN ANTONIO	TX	78209
MORTON KEVIN J	318 NATALEN AVE	SAN ANTONIO	TX	78209
MOWERY CHRISTOPHER A & PATRICIA	444 ELMHURST AVE	SAN ANTONIO	TX	78209
MUEGGE TINA OAKES	343 ANDREWS	SAN ANTONIO	TX	78209
MUI OT WAI	268 NATALEN AVE	SAN ANTONIO	TX	78209
MUIR CAROL S	3415 N NEW BRAUNFELS AVE	SAN ANTONIO	TX	78209
MUIR CAROL S	3419 N NEW BRAUNFELS AVE	SAN ANTONIO	TX	78209
MULNIX JUDY G	222 ALLENSWORTH	SAN ANTONIO	TX	78209
MUNOZ HENRY JR & PENNY L	439 PARLAND	SAN ANTONIO	TX	78209
MUNOZ STELLA G	120 LUCAS	SAN ANTONIO	TX	78209
MURPHY PAUL P & TAMAKI	345 ELMHURST AVE	SAN ANTONIO	TX	78209
MURRAY CHARLES & LODUVINA H	138 FUNSTON PL	SAN ANTONIO	TX	78209
MUSGRAVE THOMAS C III & KATHRYNE E	825 OLD AUSTIN RD	SAN ANTONIO	TX	78209
MYERS MICHAEL B & DEBORAH	338 PERSHING AVE	SAN ANTONIO	TX	78209
NATALAN TERRACE LLC	451 NATALEN AVE	SAN ANTONIO	TX	78209
NATHANSON STEPHEN A	301 PERSHING AVE	SAN ANTONIO	TX	78209
NEGRA BEN	216 LUCAS	SAN ANTONIO	TX	78209
NELSON JACQUELINE	150 PERRY CT	SAN ANTONIO	TX	78209
NEWTON JAMES W	110 BELLVIEW	SAN ANTONIO	TX	78209
NEWTON JAMES W	301 PARLAND	SAN ANTONIO	TX	78209
NOTEBOOM STEPHEN M	158 DAVIS CT	SAN ANTONIO	TX	78209
NOVOSAD SUSIE	214 THORMAN	SAN ANTONIO	TX	78209
NOVOSAD SUSIE	314 CARNAHAN ST	SAN ANTONIO	TX	78209
NOVOSAD SUSIE	331 IRA	SAN ANTONIO	TX	78209
NOVOSAD SUSIE	339 IRA	SAN ANTONIO	TX	78209
NOWAK CRAIG	255 NATALEN AVE	SAN ANTONIO	TX	78209
OAKES MICHAEL C & SANDRA L	343 PARLAND	SAN ANTONIO	TX	78209

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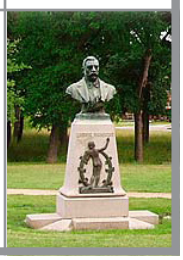
Property Owner	Property Address			
OBADAL RONALD K	310 PERSHING AVE	SAN ANTONIO	TX	78209
OCONNELL ROBERT ERIC L/TR ROBERT & BARBARA OCONNELL TR	400 ELEANOR	SAN ANTONIO	TX	78209
OCONNOR PATRICK ALAN	309 QUEEN ANNE CT	SAN ANTONIO	TX	78209
OHNEMUS TOM F & RACHEL H	552 PERSHING AVE	SAN ANTONIO	TX	78209
OLIVAREZ MARIA NORA	147 PERRY CT	SAN ANTONIO	TX	78209
ORTEGON JUAN G JR & CORINNA A	229 CARNAHAN ST	SAN ANTONIO	TX	78209
ORTIZ JOSE L & ALMA D	327 VICTOR ST	SAN ANTONIO	TX	78209
OTERO PABLO A & ROSA M	501 ELEANOR	SAN ANTONIO	TX	78209
PADILLA FRANCISCO S & CLAUDIA MANZANARES	305 VICTOR ST	SAN ANTONIO	TX	78209
PAPE GREGORY S	324 CLAREMONT AVE	SAN ANTONIO	TX	78209
PAPE GREGORY S	325 CLAREMONT AVE	SAN ANTONIO	TX	78209
PARGAS JOSE LUIS JR	326 QUEEN ANNE CT	SAN ANTONIO	TX	78209
PEARSON ANTHONY & MELISSA	245 CLAREMONT AVE	SAN ANTONIO	TX	78209
PENN DORIS E	428 PERSHING AVE	SAN ANTONIO	TX	78209
PEPPER MARCUS	222 CARNAHAN ST	SAN ANTONIO	TX	78209
PERALTA JONEL K	226 ALLENSWORTH	SAN ANTONIO	TX	78209
PERETZ PAUL & JEAN REITH	237 PERSHING AVE	SAN ANTONIO	TX	78209
PEREZ ADOLF D	229 ELMHURST AVE	SAN ANTONIO	TX	78209
PEREZ ALBERT R	4400 BROADWAY	SAN ANTONIO	TX	78209
PEREZ FAMILY MANAGEMENT TR	201 QUEEN ANNE CT	SAN ANTONIO	TX	78209
PEREZ FAMILY MANAGEMENT TR ALBERT R PEREZ JR TRUSTEE	119 DAVIS CT	SAN ANTONIO	TX	78209
PEREZ FAMILY MANAGEMENT TR ALBERT R PEREZ JR TRUSTEE	122 PERRY CT	SAN ANTONIO	TX	78209
PEREZ FAMILY MANAGEMENT TR ALBERT R PEREZ JR TRUSTEE	126 PERRY CT	SAN ANTONIO	TX	78209
PEREZ FAMILY MANAGEMENT TR, ALBERT R PEREZ JR TRUSTEE	106 PERRY CT	SAN ANTONIO	TX	78209
PEREZ FAMILY MANAGEMENT TR, ALBERT R PEREZ JR TRUSTEE	115 DAVIS CT	SAN ANTONIO	TX	78209
PEREZ FAMILY MANAGEMENT TR, ALBERT R PEREZ JR TRUSTEE	120 PERRY CT	SAN ANTONIO	TX	78209
PEREZ MIGUEL A & CARMEN P	211 ALLENSWORTH	SAN ANTONIO	TX	78209
PEREZ MIGUEL A & CARMEN P	217 ALLENSWORTH	SAN ANTONIO	TX	78209
PERRY DIANA F	355 PERSHING AVE	SAN ANTONIO	TX	78209
PERRY PEGGY G &	125 LUCAS	SAN ANTONIO	TX	78209
PIERCE THOMAS J & DORIS E	166 BURR RD	SAN ANTONIO	TX	78209
PIEZ FRANK RAYMOND & GEORGIA LYNN	527 ELMHURST AVE	SAN ANTONIO	TX	78209
PINEDA MAURICE & ANABEL R	211 LUCAS	SAN ANTONIO	TX	78209
PIPIA GIOVANNI	524 QUEEN ANNE CT	SAN ANTONIO	TX	78209
PIPIA GIOVANNI A	445 ELMHURST AVE	SAN ANTONIO	TX	78209



Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
PONCE ESTHER	513 ELEANOR	SAN ANTONIO	TX	78209
PONCE JAVIER & CELESTE M % BERTHA DODD-MARBUK	407 PARLAND	SAN ANTONIO	TX	78209
PONCE PROPERTY MANAGEMENT TR, PONCE ESTHER SUCCESSOR TRSTE	519 QUEEN ANNE CT	SAN ANTONIO	TX	78209
PONCE PROPERTY MANAGEMENT TR, PONCE ESTHER SUCCESSOR TRSTE	543 QUEEN ANNE CT	SAN ANTONIO	TX	78209
POORE JEANETTE L	116 ELMHURST AVE	SAN ANTONIO	TX	78209
POOSER WILLIAM C & PATRICIA A	317 IRA	SAN ANTONIO	TX	78209
POZO GONZALO & FLORA M	106 WESLEY	SAN ANTONIO	TX	78209
POZO GONZALO & FLORA M	425 PARLAND	SAN ANTONIO	TX	78209
PRICE MORGAN	227 PERSHING AVE	SAN ANTONIO	TX	78209
PRUETT FINIS R & ARMSTRON KAM	115 VICTOR ST	SAN ANTONIO	TX	78209
QUIROS EVAN J	153 PERRY CT	SAN ANTONIO	TX	78209
RADICKE MARY F & MARANTO SHREVE L	108 TENDICK	SAN ANTONIO	TX	78209
RADMANN FRANCILLE	310 ELMHURST AVE	SAN ANTONIO	TX	78209
RAMIREZ MARTIN E & ROSARIO	301 ELMHURST AVE	SAN ANTONIO	TX	78209
RAMIREZ RENE M	303 IRA	SAN ANTONIO	TX	78209
RAMIREZ RICARDO V & MARIA	202 CARNAHAN ST	SAN ANTONIO	TX	78209
RAMON RICHARD	103 VICTOR ST	SAN ANTONIO	TX	78209
RAMOS MARIA G	530 QUEEN ANNE CT	SAN ANTONIO	TX	78209
RANGEL STANLEY & MARINA J	250 NATALEN AVE	SAN ANTONIO	TX	78209
RAY WILLIAM D & ROLLIE D ODUM JR	119 NATALEN AVE	SAN ANTONIO	TX	78209
REDMON BARBARA A	347 CARNAHAN ST	SAN ANTONIO	TX	78209
REED MARY L	230 PERSHING AVE	SAN ANTONIO	TX	78209
REICHEL LYDIA E DBA TOMATILLO'S RESTAURANT	216 ELEANOR	SAN ANTONIO	TX	78209
REYES HERLINDA	707 ELEANOR	SAN ANTONIO	TX	78209
REYES HERLINDA C	309 LUCAS	SAN ANTONIO	TX	78209
REYES RICHARD JR	1107 E MULBERRY AVE	SAN ANTONIO	TX	78209
RICHARDSON TERRY S	262 CLAREMONT AVE	SAN ANTONIO	TX	78209
RICKELS LAWRENCE & BRANDI P	306 THORMAN	SAN ANTONIO	TX	78209
RICKS CARLYNN	326 PERSHING AVE	SAN ANTONIO	TX	78209
RIDDICK WILLIAM P	305 IRA	SAN ANTONIO	TX	78209
RIEGEL HERMAN H IV & THERESA F	413 ELEANOR	SAN ANTONIO	TX	78209
RIEPLE PAULA M	329 QUEEN ANNE CT	SAN ANTONIO	TX	78209
RIOJAS GLORIA G	302 ANDREWS	SAN ANTONIO	TX	78209
RIOS KATHLEEN D & JESSE JR	423 ELEANOR	SAN ANTONIO	TX	78209
RIVERS SUSAN N	346 QUEEN ANNE CT	SAN ANTONIO	TX	78209
ROBERTS CLARA C	308 ANDREWS	SAN ANTONIO	TX	78209
ROBERTS JOHN EARL	143 PARLAND	SAN ANTONIO	TX	78209

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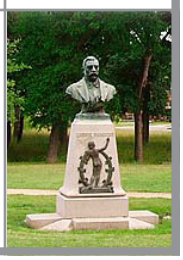
Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
ROBINSON ANN	423 NATALEN AVE	SAN ANTONIO	TX	78209
ROBINSON CYNTHIA A	302 FUNSTON PL	SAN ANTONIO	TX	78209
RODRIGUES VIDA V	514 ELMHURST AVE	SAN ANTONIO	TX	78209
RODRIGUEZ AMY ELAINE	246 PERSHING AVE	SAN ANTONIO	TX	78209
RODRIGUEZ DAVID L & CARMODY JAMIE M	206 PERSHING AVE	SAN ANTONIO	TX	78209
RODRIGUEZ ISABEL	350 THORMAN	SAN ANTONIO	TX	78209
RODRIGUEZ JOSE G & CLARA	205 ANDREWS	SAN ANTONIO	TX	78209
RODRIGUEZ JOSE M & MANUELA N	223 ANDREWS	SAN ANTONIO	TX	78209
RODRIGUEZ MARGARET L	200 QUEEN ANNE CT	SAN ANTONIO	TX	78209
RODRIGUEZ MARIO M & MARIA I	202 ALLENSWORTH	SAN ANTONIO	TX	78209
RODRIGUEZ MARTIN J & AUGUSTINA	334 CLAREMONT AVE	SAN ANTONIO	TX	78209
RODRIGUEZ MIGUEL ANGEL & ANA M ALCANTAR	224 LUCAS	SAN ANTONIO	TX	78209
RODRIGUEZ OSCAR & FIDELIA	316 LUCAS	SAN ANTONIO	TX	78209
RODRIQUEZ OVED D & MARIE E MORALES	323 VICTOR ST	SAN ANTONIO	TX	78209
ROEL FIDEL JR & BETTY JO	326 FUNSTON PL	SAN ANTONIO	TX	78209
ROGERS AMBERSON PARTNERS LTD	2139 E HILDEBRAND AVE	SAN ANTONIO	TX	78209
ROGERS AMBERSON PARTNERS LTD	2141 E HILDEBRAND AVE	SAN ANTONIO	TX	78209
ROMEO DEBORAH R	214 PERSHING AVE	SAN ANTONIO	TX	78209
ROTHROCK MARY M	144 CLAREMONT AVE	SAN ANTONIO	TX	78209
RUBALCAVA GEORGE R & LAURENCIA	435 PARLAND	SAN ANTONIO	TX	78209
RUBINSTEIN MORRIS M & FANCHER JEANNINE D	424 FUNSTON PL	SAN ANTONIO	TX	78209
RUGEN BARBARA C	410 ELEANOR	SAN ANTONIO	TX	78209
RUSSELL MARTY C & DIANE A	130 DAVIS CT	SAN ANTONIO	TX	78209
RUSSELL RICK C & SMITH KATHLEEN A	209 IRA	SAN ANTONIO	TX	78209
RUTKOSKI JOHN T & JOAN L	205 IRA	SAN ANTONIO	TX	78209
RWNKC LLC	122 ANDREWS	SAN ANTONIO	TX	78209
S K & W PROPERTIES LLC	162 DAVIS CT	SAN ANTONIO	TX	78209
SADA AUGUSTO H & ERIKA B	319 PERSHING AVE	SAN ANTONIO	TX	78209
SAENZ STEVE TRUSTEE, EVA GLADYS SAENZ L/E	415 MARGARET	SAN ANTONIO	TX	78209
SALMERON C ELIZABETH & BENIGNO J FERNANDEZ	2143 E HILDEBRAND AVE	SAN ANTONIO	TX	78209
SAN ANTONIO HOUSING OPPORTUNITIES CORP	131 CLAREMONT AVE	SAN ANTONIO	TX	78209
SAN ANTONIO I S D	201 PARLAND	SAN ANTONIO	TX	78209
SANCHEZ HOPE M	143 LUCAS	SAN ANTONIO	TX	78209
SANCHEZ IGNACIO III	1106 E MULBERRY AVE	SAN ANTONIO	TX	78209
SANDOVAL CHRISTOPHER ANDREW	523 QUEEN ANNE CT	SAN ANTONIO	TX	78209
SANDOVAL JESUS MONTOYA	417 ELEANOR	SAN ANTONIO	TX	78209



Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
SANDOVAL OSCAR & CELIA S	2103 E HILDEBRAND AVE	SAN ANTONIO	TX	78209
SANDOVAL OSCAR L	2105 E HILDEBRAND AVE	SAN ANTONIO	TX	78209
SANDOVAL RUBEN M & LESLIE M	317 ELMHURST AVE	SAN ANTONIO	TX	78209
SATEL SELMA A	322 LUCAS	SAN ANTONIO	TX	78209
SAUCEDO ARTHUR	225 ALLENSWORTH	SAN ANTONIO	TX	78209
SAUCEDO JUAN	310 VICTOR ST	SAN ANTONIO	TX	78209
SAUCEDO JUAN	326 VICTOR ST	SAN ANTONIO	TX	78209
SAULMON MICHAEL L	238 ALLENSWORTH	SAN ANTONIO	TX	78209
SAVOY GERALD THOMAS	307 THORMAN	SAN ANTONIO	TX	78209
SAWYER JEANETTE	116 PERSHING AVE	SAN ANTONIO	TX	78209
SCHABACKER KERRY L & STEVEN W	215 QUEEN ANNE CT	SAN ANTONIO	TX	78209
SCHABACKER KERRY L & STEVEN W	338 THORMAN	SAN ANTONIO	TX	78209
SCHROEDERS JAMES A	341 ELEANOR	SAN ANTONIO	TX	78209
SCHULER FLORENCE	410 QUEEN ANNE CT	SAN ANTONIO	TX	78209
SCHULZE JOHN W & LEAH J LARSON	213 QUEEN ANNE CT	SAN ANTONIO	TX	78209
SCIALDO ANTONIA & PENEE	224 CLAREMONT AVE	SAN ANTONIO	TX	78209
SCIALDO ANTONIA & PENEE	230 CLAREMONT AVE	SAN ANTONIO	TX	78209
SCOTT MILLIE GRACE EST OF C/O NORA SCOTT	531 PARLAND	SAN ANTONIO	TX	78209
SEEBURGER MARIE L ET AL	514 PERSHING AVE	SAN ANTONIO	TX	78209
SEGAL TRUST	329 ELMHURST AVE	SAN ANTONIO	TX	78209
SENTINEL POINTE LP	1235 E MULBERRY AVE	SAN ANTONIO	TX	78209
SERINGER MICHAEL J & KATE HUNGER	527 QUEEN ANNE CT	SAN ANTONIO	TX	78209
SERRATOS FRANCISCO P & ARICELI R	643 ELEANOR	SAN ANTONIO	TX	78209
SERRATOS VALENTINE & MARIA, SERRATOS, FELIPE & EDELTRAUT	631 ELEANOR	SAN ANTONIO	TX	78209
SHANK JULIE & EMBODY CHARLES JAY	347 PARLAND	SAN ANTONIO	TX	78209
SHANNON PHILIP C	134 FUNSTON PL	SAN ANTONIO	TX	78209
SHANNON PHILIP C	252 NATALEN AVE	SAN ANTONIO	TX	78209
SHANNON PHILIP C	313 NATALEN AVE	SAN ANTONIO	TX	78209
SHANNON PHILIP C	323 NATALEN AVE	SAN ANTONIO	TX	78209
SHANNON PHILIP C	330 NATALEN AVE	SAN ANTONIO	TX	78209
SHANNON PHILIP C	330 NATALEN AVE	SAN ANTONIO	TX	78209
SHANNON PHILIP C	339 NATALEN AVE	SAN ANTONIO	TX	78209
SHANNON PHILIP C	362 CLAREMONT AVE	SAN ANTONIO	TX	78209
SHAPIRO NABIL BENJAMIN & JESSICA NEL	343 QUEEN ANNE CT	SAN ANTONIO	TX	78209
SHAW ERIC & SUSAN LTD PRTNSHP	2131 E HILDEBRAND AVE	SAN ANTONIO	TX	78209
SHERWOOD LOREEN MARIE	303 ELEANOR	SAN ANTONIO	TX	78209
SHERWOOD WILLIE MAE	118 FUNSTON PL	SAN ANTONIO	TX	78209
SHERWOOD WILLIE MAE	417 MARGARET	SAN ANTONIO	TX	78209

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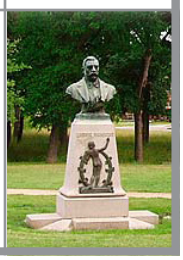
Property Owner	Property Address			
SHIPMAN BRADLEY N	536 QUEEN ANNE CT	SAN ANTONIO	TX	78209
SHOKRIAN MICHAEL HASSAN	302 CARNAHAN ST	SAN ANTONIO	TX	78209
SIERRA SILVERIO A & LUCY ELIZABETH	315 CLAREMONT AVE	SAN ANTONIO	TX	78209
SIKES WILLAIM A & DAIZ CORAL	451 PARLAND	SAN ANTONIO	TX	78209
SILVA MARSHA & RICARDO, C/O PITTS LAURA	220 FUNSTON PL	SAN ANTONIO	TX	78209
SIMMONS THOMAS G	234 PERSHING AVE	SAN ANTONIO	TX	78209
SIRIUS 389 LIMITED LLC	436 NATALEN AVE	SAN ANTONIO	TX	78209
SKINNER DAVID P & ANNA M	223 NATALEN AVE	SAN ANTONIO	TX	78209
SLANGAL CURT L	435 ELMHURST AVE	SAN ANTONIO	TX	78209
SMITH GERALD & SUSAN	246 CLAREMONT AVE	SAN ANTONIO	TX	78209
SMITH GERALD R & SUSAN C	143 CLAREMONT AVE	SAN ANTONIO	TX	78209
SMITH GERALD R & SUSAN C	224 NATALEN AVE	SAN ANTONIO	TX	78209
SMITH GERALD R & SUSAN C	266 CLAREMONT AVE	SAN ANTONIO	TX	78209
SMITH JAMES P	321 CLAREMONT AVE	SAN ANTONIO	TX	78209
SMITH KENNETH MICHAEL	4302 BROADWAY	SAN ANTONIO	TX	78209
SMITH WILSON	346 NATALEN AVE	SAN ANTONIO	TX	78209
SNAGGS PATRICK & TAYLOR MARTHA	234 FUNSTON PL 1	SAN ANTONIO	TX	78209
SOSA ROBERT O	238 FUNSTON PL	SAN ANTONIO	TX	78209
SOUTHWESTERN BELL TEL CO	106 GROVELAND	SAN ANTONIO	TX	78209
SOUTHWESTERN BELL TEL CO	209 ALLENSWORTH	SAN ANTONIO	TX	78209
SOUTHWIND LAND TRUST	119 ANDREWS	SAN ANTONIO	TX	78209
SPARKS HOWARD M MRS	1803 CALHOUN	SAN ANTONIO	TX	78209
SPARKS JAMES P & TENA L	318 ANDREWS	SAN ANTONIO	TX	78209
SPENCER FRANCISCA L	112 IRA	SAN ANTONIO	TX	78209
SPIELHAGEN & SPIELHAGEN PROPERTIES	327 ELEANOR	SAN ANTONIO	TX	78209
SPIRO RESOURCES LTD	2119 E HILDEBRAND AVE	SAN ANTONIO	TX	78209
STATE OF TEXAS	309 CLAREMONT AVE	SAN ANTONIO	TX	78209
STATE OF TEXAS	340 CLAREMONT AVE	SAN ANTONIO	TX	78209
STEPHENS LORI R & GARNER LAURA L	219 PERSHING AVE	SAN ANTONIO	TX	78209
STERNER JAMES G & ANA	330 THORMAN	SAN ANTONIO	TX	78209
STEWART CARL	463 ELEANOR	SAN ANTONIO	TX	78209
STEWART CLIFTON A	120 ETHEL CT	SAN ANTONIO	TX	78209
STEWART CLIFTON A EST OF	203 ELMHURST AVE	SAN ANTONIO	TX	78209
STEWART MICHELLE D	423 QUEEN ANNE CT	SAN ANTONIO	TX	78209
STINCHCOMB CLINT	125 CLAREMONT AVE	SAN ANTONIO	TX	78209
STITELER EDGAR & LAURIE	210 FUNSTON PL	SAN ANTONIO	TX	78209
STONE GEORGE ROBERT & SANDRA KAY	144 PERRY CT	SAN ANTONIO	TX	78209
STONE PAULA D	229 NATALEN AVE	SAN ANTONIO	TX	78209



Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
STOTHERT IAN B MAURER	115 NATALEN AVE	SAN ANTONIO	TX	78209
STOTT JACQUELINE NELSON	156 PERRY CT	SAN ANTONIO	TX	78209
STOUT I MARIE	329 NATALEN AVE	SAN ANTONIO	TX	78209
STOUT IVA MARIE	261 NATALEN AVE	SAN ANTONIO	TX	78209
STUBBS DIANE P	401 ELEANOR	SAN ANTONIO	TX	78209
SULLIVAN LORI K	144 FUNSTON PL	SAN ANTONIO	TX	78209
SWANSON JEFFERY & KATHLEEN	239 ALLENSWORTH	SAN ANTONIO	TX	78209
TAFOLLA JOHN & MARY A	511 QUEEN ANNE CT	SAN ANTONIO	TX	78209
TAVERA CRISELDA & FLORENCIO	535 QUEEN ANNE CT	SAN ANTONIO	TX	78209
TAYLOR CHARLES A	418 NATALEN AVE	SAN ANTONIO	TX	78209
TENORIO BLAS & ESPERANZA REVOC LIVING TRUST	226 PERSHING AVE	SAN ANTONIO	TX	78209
TEX CANTINA INC DBA TOMATILLO'S RESTAURANT	117 IRA	SAN ANTONIO	TX	78209
TEX CANTINA INC DBA TOMATILLO'S RESTAURANT	119 IRA	SAN ANTONIO	TX	78209
TEX CANTINA INC DBA TOMATILLO'S RESTAURANT	3130 BROADWAY	SAN ANTONIO	TX	78209
TEX CANTINA INC, DBA TOMATILLO'S RESTAURANT	309 MARGARET	SAN ANTONIO	TX	78209
TEXCANTINA INC	120 NATALEN AVE	SAN ANTONIO	TX	78209
TEXCANTINA INC	121 IRA	SAN ANTONIO	TX	78209
TEXCANTINA INC	3210 BROADWAY	SAN ANTONIO	TX	78209
TEXCANTINA INC	3210 BROADWAY	SAN ANTONIO	TX	78209
THOMPSON DEATRA M	546 PERSHING AVE	SAN ANTONIO	TX	78209
THOMPSON LEWIS H	1609 CALHOUN	SAN ANTONIO	TX	78209
THOMPSON ROBERT C & KELLY S	315 PARLAND	SAN ANTONIO	TX	78209
THREE OAKS LAND & DEV CORP	455 ELEANOR	SAN ANTONIO	TX	78209
TIJERINA JESSE & WF	342 CARNAHAN ST	SAN ANTONIO	TX	78209
TIMELESS RENOVATIONS LTD	326 THORMAN	SAN ANTONIO	TX	78209
TIMELESS RENOVATIONS LTD	331 THORMAN	SAN ANTONIO	TX	78209
TIMELESS RENOVATIONS LTD	335 THORMAN	SAN ANTONIO	TX	78209
TOMATILLOS INC	202 ELEANOR	SAN ANTONIO	TX	78209
TORRES ALBINO & CINDY	123 ALLENSWORTH	SAN ANTONIO	TX	78209
TORRES ALBINO & CINDY JO	229 ALLENSWORTH	SAN ANTONIO	TX	78209
TORRES CARMEN R	202 PINCKNEY	SAN ANTONIO	TX	78209
TORRES OCTAVIO	1613 BENTON	SAN ANTONIO	TX	78209
TOTSOBS PARTNERSHIP	2120 E HILDEBRAND AVE	SAN ANTONIO	TX	78209
TOWNSHIP	122 BURR RD	SAN ANTONIO	TX	78209
TREVINO AIDA C	331 ANDREWS	SAN ANTONIO	TX	78209
TREVINO ERIK L & ROSA ALONSO	1703 CALHOUN	SAN ANTONIO	TX	78209

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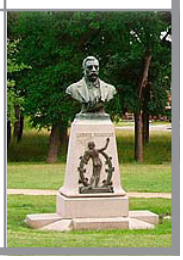
Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
TREVINO JUAN A & MARY	302 VICTOR ST	SAN ANTONIO	TX	78209
TREVINO PRISCILLA ANN	307 VICTOR ST	SAN ANTONIO	TX	78209
TREVINO RUDY G	311 THORMAN	SAN ANTONIO	TX	78209
TURNER ALICE KAY	306 FUNSTON PL	SAN ANTONIO	TX	78209
TURNER MICHAEL	322 THORMAN	SAN ANTONIO	TX	78209
TYER DONALD L	303 ELMHURST AVE	SAN ANTONIO	TX	78209
U S BANK NATIONAL ASSOCIATION	451 ELEANOR	SAN ANTONIO	TX	78209
U S BANK NATIONAL ASSOCIATION	703 ELEANOR	SAN ANTONIO	TX	78209
UNDERWOOD JOHN S	743 ELEANOR	SAN ANTONIO	TX	78209
UNDERWOOD JOHN STACY	218 LUCAS	SAN ANTONIO	TX	78209
UNDERWOOD JOHN STACY	715.1 ELEANOR	SAN ANTONIO	TX	78209
UNDERWOOD JOHN STACY	719 ELEANOR	SAN ANTONIO	TX	78209
UNDERWOOD JOHN STACY	731 ELEANOR	SAN ANTONIO	TX	78209
UNDERWOOD RACHEL THEONA	723 ELEANOR	SAN ANTONIO	TX	78209
UNIVERSITY OF THE INCARNATE WORD OF SAN ANTONIO	146 GROVELAND	SAN ANTONIO	TX	78209
UNIVERSITY OF THE INCARNATE WORD OF SAN ANTONIO	150 GROVELAND	SAN ANTONIO	TX	78209
UNIVERSITY OF THE INCARNATE WORD OF SAN ANTONIO	154 GROVELAND	SAN ANTONIO	TX	78209
UNKNOWN	338 CARNAHAN ST	SAN ANTONIO	TX	78209
UNKNOWN	515 QUEEN ANNE CT	SAN ANTONIO	TX	78209
VACCARO LAURA J	306 PERSHING AVE	SAN ANTONIO	TX	78209
VAIL ROBERT K & MARY K	206 CLAREMONT AVE	SAN ANTONIO	TX	78209
VALDEZ SELMA G	235 PERSHING AVE	SAN ANTONIO	TX	78209
VAN DYKE VICTOR J & LINDA A	402 IRA	SAN ANTONIO	TX	78209
VANDYKE BRYAN, VANDYKE LINDA & VANDYKE VICTOR	323 IRA	SAN ANTONIO	TX	78209
VASQUEZ ROSA E NERIA	250 ALLENSWORTH	SAN ANTONIO	TX	78209
VAUGHN CO % TERRANCE L BASORE	264 NATALEN AVE	SAN ANTONIO	TX	78209
VAUGHN PAUL J & RUTH A RODRIQUEZ	315 THORMAN	SAN ANTONIO	TX	78209
VEGA ELIZABETH & ENRIQUE	138 GROVELAND	SAN ANTONIO	TX	78209
VELASQUEZ HECTOR E & AIDA R	237 LUCAS	SAN ANTONIO	TX	78209
VELASQUEZ MARIA B	214 ANDREWS	SAN ANTONIO	TX	78209
VELO LOUISE V	515 PARLAND	SAN ANTONIO	TX	78209
VELTMAN ROBERT L & RENATE N	103 CLAREMONT AVE	SAN ANTONIO	TX	78209
VERNER MARILYN T	323 PARLAND	SAN ANTONIO	TX	78209
VILLARREAL DAVID & OLGA	343 IRA	SAN ANTONIO	TX	78209
VILLARREAL MARIA S	306 PINCKNEY	SAN ANTONIO	TX	78209
VITAL FUNDS LTD	334 NATALEN AVE	SAN ANTONIO	TX	78209



Mahncke Park Neighborhood Convservation District Property Owners Listing

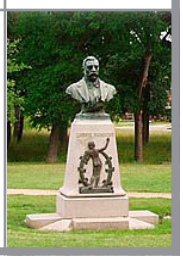
Property Owner	Property Address			
VIZZA WASH INC	4318 BROADWAY	SAN ANTONIO	TX	78209
VONFRITSCH KARINE	427 ELEANOR	SAN ANTONIO	TX	78209
VONFRITSCH KARINE	439 ELEANOR	SAN ANTONIO	TX	78209
VONFRITSCH KARINE	443 ELEANOR	SAN ANTONIO	TX	78209
VONFRITSCH KARINE	505 ELEANOR	SAN ANTONIO	TX	78209
VOSS PAUL CARROLL	401 ELMHURST AVE	SAN ANTONIO	TX	78209
W C O LIMITED L L C	212 PINCKNEY	SAN ANTONIO	TX	78209
WAGNER TIM	416 PERSHING AVE	SAN ANTONIO	TX	78209
WALDROP WILLIAM G & CHARLOTTE ANNE LUCAS	424 FUNSTON PL 1	SAN ANTONIO	TX	78209
WALDROP WILLIAM G & CHARLOTTE ANNE LUCAS	434 FUNSTON PL	SAN ANTONIO	TX	78209
WALLACE BRIAN	126 GROVELAND	SAN ANTONIO	TX	78209
WALLACE BRIAN	130 GROVELAND	SAN ANTONIO	TX	78209
WALLACE ROBERT E JR	345 CLAREMONT AVE	SAN ANTONIO	TX	78209
WAYSIDE REAL ESTATE INVESTMENTS LLC	335 IRA	SAN ANTONIO	TX	78209
WAYSIDE REAL ESTATE INVESTMENTS LLC	337 IRA	SAN ANTONIO	TX	78209
WEI OT INC	411 MARGARET	SAN ANTONIO	TX	78209
WENZEL SUSAN T & THOMAS R	330 CARNAHAN ST	SAN ANTONIO	TX	78209
WENZINGER JAMES P	200 PERSHING AVE	SAN ANTONIO	TX	78209
WESTON RICHARD H & LYNEA S WEATHERLY	407 IRA	SAN ANTONIO	TX	78209
WESTRICH JANICE	402 FUNSTON PL	SAN ANTONIO	TX	78209
WESTRICH JANICE L	412 FUNSTON PL	SAN ANTONIO	TX	78209
WHEELER JENIFER L	110 TENDICK	SAN ANTONIO	TX	78209
WHITE TIANA H & EZEIKIKEL ADAM	139 PARLAND	SAN ANTONIO	TX	78209
WHITELEY THADDEUS G & JOAN	350 NATALEN AVE	SAN ANTONIO	TX	78209
WIEGAND E A & MARGARET N % GEORGE M MALONE	234 FUNSTON PL	SAN ANTONIO	TX	78209
WIESER MARCUS & ABEL DEAN	339 CLAREMONT AVE	SAN ANTONIO	TX	78209
WILLIAMS LEE E	350 CARNAHAN ST	SAN ANTONIO	TX	78209
WILMA ALISA R	276 NATALEN AVE	SAN ANTONIO	TX	78209
WILSON JOHN A	251 NATALEN AVE	SAN ANTONIO	TX	78209
WILSON JOHN A	307 CLAREMONT AVE	SAN ANTONIO	TX	78209
WILSON MARTHA & BRYAN	303 THORMAN	SAN ANTONIO	TX	78209
WITHEROW CRAIG	114 BELLVIEW	SAN ANTONIO	TX	78209
WITHEROW CRAIG F	337 ELEANOR	SAN ANTONIO	TX	78209
WOODSON DORRIE MEESE	319 THORMAN	SAN ANTONIO	TX	78209
YANEZ MARTHA	1109 E MULBERRY AVE	SAN ANTONIO	TX	78209
YANOSCHIK PHILIP C JR	540 QUEEN ANNE CT	SAN ANTONIO	TX	78209

Mahncke Park

Neighborhood Conservation District

Mahncke Park Neighborhood Convservation District Property Owners Listing

Property Owner	Property Address			
YATES MICHAEL W	201 ALLENSWORTH	SAN ANTONIO	TX	78209
YOUNGER DEWEY G JR	119 ALLENSWORTH	SAN ANTONIO	TX	78209
ZACCARIA JAMES A	328 NATALEN AVE	SAN ANTONIO	TX	78209
ZAPATA RUBEN & IVONNE ROMO	150 CLAREMONT AVE	SAN ANTONIO	TX	78209
ZSOHAR ISABEL	134 GROVELAND	SAN ANTONIO	TX	78209



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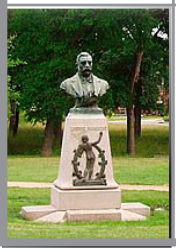


Mahncke Park

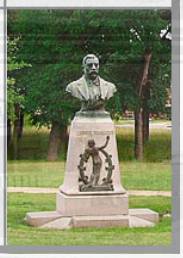
Neighborhood Conservation District

Appendix D

NCD Meeting Schedule

Mahncke Park

Neighborhood Conservation District



NCD Meeting Schedule

Public Meetings

First Public Meeting	June 21, 2005
Second Public Meeting	September 20, 2005,
Third Public Meeting	November 1, 2005
Open House	October 17, 2006

Planning Team Meetings

December 14, 2004

March 28, 2005

May 26, 2005

July 14, 2005

August 16, 2005

October 17, 2005

November 17, 2005

May 17, 2006

August 31, 2006

March 22, 2007

Zoning Commission Meetings

Work Session (Staff Only)	December 4, 2007
Public Hearing & Consideration	December 18, 2007

City Council Meeting

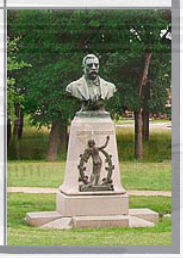
Public Hearing & Consideration	January 17, 2008

Attachments 1 & 2

Zoning Commission Documents and City Council Ordinance

Mahncke Park

Neighborhood Conservation District



ATTACHMENT 1: SUMMARY OF ZONING COMMISSION ACTION

ZONING CASE NUMBER Z2008041 (Council District 9 & 2): The request of City of San Antonio, Planning & Community Development Department, Applicant, for Multiple Property Owners, Owner(s), for a change in zoning from “R-4” Residential Single-Family District; “R-4” HS Residential Single-Family District, Historic Significance; “R-4” (CD-Triplex) Residential Single-Family District with a Conditional Use for a Triplex; “RM-4” Residential Mixed District; “MF-33” Multi-Family District; PUD “MF-33” Planned Unit Development Multi-Family District; “O-1” Office District; “O-2” Office District; “C-1” Light Commercial District; “C-1” HS Light Commercial District, Historic Significance; “C-2” Commercial District; “C-3NA” General Commercial District, Non-Alcoholic Sales to “R-4” NCD-6 Residential Single-Family Neighborhood Conservation District-6; “R-4” NCD-6 HS Residential Single-Family Neighborhood Conservation District-6, Historic Significance; “R-4” NCD-6 (CD-Triplex) Residential Single-Family Neighborhood Conservation District-6 with a Conditional Use for a Triplex; “RM-4” NCD-6 Residential Mixed Neighborhood Conservation District-6; “MF-33” NCD-6 Multi-Family Neighborhood Conservation District-6; PUD “MF-33” NCD-6 Planned Unit Development Multi-Family Neighborhood Conservation District-6; “O-1” NCD-6 Office Neighborhood Conservation District-6; “O-2” NCD-6 Office Neighborhood Conservation District-6; “C-1” NCD-6 Light Commercial Neighborhood Conservation District-6; “C-1” NCD-6 HS Light Commercial Neighborhood Conservation District-6, Historic Significance; “C-2” NCD-6 Commercial Neighborhood Conservation District-6; “C-3NA” NCD-6 General Commercial Neighborhood Conservation District-6, Non-Alcoholic Sales on multiple properties within Block 3, NCB 6229; Block 2, NCB 6228; Block 1, NCB 6227; NCB 6015; NCB 6096; NCB 6562; NCB 6561; Block 5, NCB 3081; Block 6, NCB 3081; NCB 6560; Block 1, NCB 6089; Block 6, NCB 6094; Block 7, NCB 6095; Block 1, NCB 6145; NCB 6144; NCB 6570; NCB 6138; Block 2, NCB 6090; Block 3, NCB 6091; Block 5, NCB 6093; Block 4, NCB 6092; NCB 6569; NCB 6568; NCB 6137; NCB 6136; Block 1, NCB 6524; Block 2, NCB 6525; Block 4, NCB 6527; Block 5, NCB 6528; Block 3, NCB A-50; NCB 7186; Block 3, NCB 6526; Block 2, NCB 6139; NCB 6142; Block 1, NCB 6779; Block 4, NCB 6782; Block 5, NCB 3859; Block 6, NCB 3860; Block 8, NCB 3862; Block 7, NCB 3861; Block 5, NCB 6783; Block 7, NCB 6212; Block 6, NCB 6212; Block 2, NCB 6139; NCB 6141; NCB 6140; Block 2, NCB 6780; Block 3, NCB 6781, Block 6, NCB 6784; Block 7, NCB 6785; Block 1, NCB 1074; Block 2, NCB 1075; Block 3, NCB 1076; Block 6, NCB 1079; Block 5, NCB 1078; Block 4, NCB 1077; Block 7, NCB 1080; Block 8, NCB 1081; Block 9, NCB 1082; Block 12, NCB 1085; Block 11, NCB 1084; Block 10, NCB 1083; NCB 65; Block 10, NCB 3864; Block 9, NCB 3863; Block 5, NCB 1056; Block 12, NCB 3866; Block 11, NCB 3865; Block 2, NCB 9020; Block 3, NCB 9021; Block 13, NCB 3867; Block 1, NCB 9019; Block 14, NCB 1067; Block 15, NCB 1067; NCB 1055; Block 4, NCB 1057; Block 7, NCB 1064; Block 8, NCB 1070, 122 through 166 Burr Road; 120 through 158 Perry Court; 111 through 162 Davis Court; 2103 through 2150 East Hildebrand Avenue; 106 through 158 Groveland; 119 through 254 Allensworth; 202, 206, 210, 214, 302 through 355 Thorman; 202, 204, 214, 215, 218, 220, 222, 229, 230, 231, 301 through 355 Carnahan Street; 112, 114, 116, 118, 200 through 580 Pershing Avenue; 819, 825 Old Austin Road; 120 Ethel Court; 201 through 555 Queen Anne Court; 112, 114, 116, 120, 130, 200 through 531 Elmhurst Avenue; 110, 114 Bellview; 119, 123, 133, 137, 139, 143, 147, 201, 301 through 531 Parland; 118 through 652 Funston Place; 309, 411, 415, 417 Margaret; 103 through 365 Claremont Avenue; 102 through 122, 205 through 223, 302 through 327, 343 An-

drews; 200, 335 Old Austin Road; 115, 119, 120, 202 through 276, 303 through 350, 401 through 466 Natalen Avenue; 1407, 1405, 1612, 1613 Benton; 1609, 1610, 1703, 1803, 1805 Calhoun; 106, 202 through 220, 300 through 308 Pinckney; 120, 125, 126, 127, 143, 201 through 237, 303 through 322 Lucas; 202 through 220, 302 through 341, 400 through 467, 501 through 563, 615 through 647, 703 through 743, 801 through 819 Eleanor; 103 through 125, 208, 209, 220 through 232, 302 through 347 Victor Street; 1001, 1207 Westgate; 1103 through 1112, 1130, 1201, 1202, 1234, 1235, 1250, 1305 through 1318 East Mulberry Avenue; 108, 110 Tendick; 112 through 121, 200 through 221, 303 through 343, 400 through 420 Ira; 150 Humphrey; 123 Brackenridge; 106, 110 Wesley; 2906, 3004, 3402, 3419, 3415, 3901, 4001 North New Braunfels; 3130, 3210, 4318, 4302, 4400, 4418, 4500 Broadway. Staff recommends approval.

City staff represented this case.

The following citizen(s) appeared to speak:

Isabel Zsohar, spoke in favor.

Larry Rickels, spoke in favor.

JodyWilliams, spoke in favor.

Herbert Hornung, spoke in opposition.

Deatra Thomspon, spoke in opposition.

Mary Rothrock, spoke in opposition.

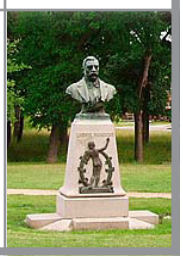
Staff stated there were 1,073 notices mailed out to the surrounding property owners, 21 returned in opposition and 48 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Hawkins to recommend approval of amending Chapter 35 of the City Code by amending Unified Development Code (UDC) §35-304 pertaining to the “Official Zoning Map” to establish Neighborhood Conservation District 6 (NCD-6) Zoning Overlay generally bound by Burr Road on the north, North New Braunfels and Old Austin Road on the east, Eleanor and Brackenridge Road on the south and the existing boundary of the River Improvement Overlay District (RIO-1), which is located along Broadway on the west; to provide for a Neighborhood Conservation District Plan and provide for those zoning changes.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Gray
NAYS: None

THE MOTION CARRIED



SG/lj
04/11/2019
Item No. 14

AN ORDINANCE 2019-04-11-0307

AMENDING CHAPTER 35 UNIFIED DEVELOPMENT CODE OF THE CITY CODE OF SAN ANTONIO, TEXAS SECTION 35-335 AND BY AMENDING AND RESTATING THE MAHNCKE PARK NEIGHBORHOOD CONSERVATION DISTRICT "NCD-6" AS REQUESTED BY COUNCIL DISTRICT 2.

* * * * *

WHEREAS, the Mahncke Park Neighborhood Conservation District was adopted by the City Council in 2003; and

WHEREAS, on March 2, 2017, Council District 2 submitted a Council Consideration Request to review and update Section 35-335 of the San Antonio City Code regarding Mahncke Park Neighborhood Conservation District "NCD-6"; and

WHEREAS, a Taskforce was formed consisting of property owners within the "NCD-6" boundaries to review and proposed updates to the Mahncke Park Neighborhood Conservation District "NCD-6"; and

WHEREAS, the some Taskforce members discussed development of different standards for different parts of the neighborhood that recognizes different architectural types in the neighborhood; and

WHEREAS, the purpose of the review was due to Mahncke Park seeing significant revitalization and interest from private and public investments resulting in increased awareness in flaws or gaps in the current "NCD-6"; and

WHEREAS, the public hearings were held by the Zoning Commission on February 19, 2019 and March 19, 2019 regarding the amended Mahncke Park Neighborhood Conservation District "NCD-6" at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNICL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Mahncke Park Neighborhood Conservation District "NCD-6" is amended by adding language that is underlined (added) and deleting the language that is stricken (deleted) to the existing text as set forth in Attachment "I". A copy of Attachment "I" is attached hereto and incorporated herein for all purposes.

SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 3. The Director of Development Services shall change the zoning records in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This Ordinance shall become effective immediately upon passage by eight or more affirmative votes; otherwise it shall become effective on the tenth day after passage.

PASSED AND APPROVED 11th day of April, 2019.

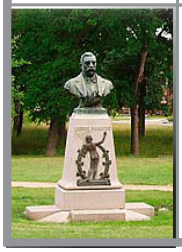
M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney



Mahncke Park

Neighborhood Conservation District

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