




**INGRAM HILLS NEIGHBORHOOD AREA**  
**NEIGHBORHOOD CONSERVATION DISTRICT (NCD-3)**



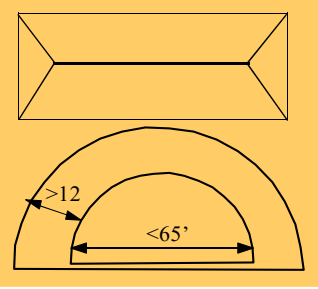

**Design Standards**  
**Amended and Restated October 20, 2022**

ISSUE	RESIDENTIAL DESIGN STANDARD	ILLUSTRATIONS																					
Lot Size	Minimum lot size shall conform to the lot size designated by the zoning classification.																						
Front and Side Yard Setbacks	<p><b>PRIMARY STRUCTURE:</b>  Minimum/maximum setbacks are based on zoning designation.</p> <table> <tr> <td><b>R4, RM-4</b></td><td>25' min. Front</td><td>10' min. Side</td></tr> <tr> <td><b>R5, RM-5</b></td><td>25' min. Front</td><td>10' min. Side</td></tr> <tr> <td><b>R6, RM-6:</b></td><td>25' min. Front</td><td>10' min. Side</td></tr> <tr> <td><b>NP-8:</b></td><td>25'-40' min.-max. Front</td><td>10' min. Side</td></tr> <tr> <td><b>NP-10</b></td><td>30'-40' min.-max. Front</td><td>10' min. Side</td></tr> <tr> <td><b>R20</b></td><td>50' min. Front</td><td>15' min. Side</td></tr> <tr> <td><b>RE</b></td><td>50' min. Front</td><td>15' min. Side</td></tr> </table> <p><b>ANCILLARY (non-dwelling) STRUCTURE:</b>  The front facing facade of an ancillary structure, excluding carports, must be located within the rear 35% of the parcel.</p>	<b>R4, RM-4</b>	25' min. Front	10' min. Side	<b>R5, RM-5</b>	25' min. Front	10' min. Side	<b>R6, RM-6:</b>	25' min. Front	10' min. Side	<b>NP-8:</b>	25'-40' min.-max. Front	10' min. Side	<b>NP-10</b>	30'-40' min.-max. Front	10' min. Side	<b>R20</b>	50' min. Front	15' min. Side	<b>RE</b>	50' min. Front	15' min. Side	
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Fences	No fences shall be constructed within the front yard (and side yard, if corner lot) on parcels with residential zoning classifications other than R20 and RE.																						
<b>2022 Amendment</b>	On parcels with an R20 or RE zoning designation, a <del>four (4) foot tall</del> fence may be constructed, with the required <u>height and</u> transparency ratio per the UDC.																						
Carports	Carports may be constructed within the required NCD-3 setback, but a carport must, at minimum, adhere to the setback standards established by the UDC. <i>(Property owners should reference deed restrictions regarding setbacks)</i>																						
<b>Due to Texas HB 2439, building materials are no longer enforced if NCDs are amended after April 1, 2019.</b>	<del>All carports constructed must be constructed of materials that match the primary structure materials, at a minimum 85% match, in like proportion. The carport roof pitch must also match that of the primary structure. No metal pole vertical supports are allowed.</del>																						

**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 within the City of San Antonio.

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**NEIGHBORHOOD CONSERVATION DISTRICT (NCD-3)**

**Design Standards**  
**Amended and Restated October 20, 2022**

ISSUE	RESIDENTIAL DESIGN STANDARD	ILLUSTRATIONS																					
Paving, Hardscape Covering	<p><b>DRIVEWAY WIDTHS:</b>            Driveway widths on parcels zoned R4, RM-4, R5, RM-5, R6, or RM-6 shall not exceed twenty-five (25) feet, and shall not interfere with a clear path of travel to the front entry.</p> <p><b>ADDITIONAL CURB CUT ENTRANCES:</b>            Dual entrances on a single parcel must be separated by a minimum distance of forty (40) feet for a driveway width twelve (12) feet or less, or separated by a minimum distance of sixty-five (65) feet for a driveway width greater than twelve (12) feet. Additional paving (other than that of a front door walkway path, four (4') wide or less), is prohibited. <i>See front yard maximum impervious cover standard.</i></p> <p><b>STREET WIDTHS:</b>            Existing street pavement widths <i>(with the exception of perimeter arterial roads)</i> and sidewalk/greenway components shall be maintained.</p> <p><b>IMPERVIOUS COVER:</b>            The maximum total impervious cover, including the total front yard impervious cover requirement, is as follows:</p> <table border="0"> <tr> <td><b>R4, RM4:</b></td><td>75% Total</td><td>40% Front yard</td></tr> <tr> <td><b>R5, RM-5:</b></td><td>65% Total</td><td>40% Front yard</td></tr> <tr> <td><b>R6, RM-6:</b></td><td>65% Total</td><td>40% Front yard</td></tr> <tr> <td><b>NP-8:</b></td><td>35% Total</td><td>35% Front yard</td></tr> <tr> <td><b>NP-10:</b></td><td>35% Total</td><td>35% Front yard</td></tr> <tr> <td><b>R20:</b></td><td>25% Total</td><td>25% Front yard</td></tr> <tr> <td><b>RE:</b></td><td>20% Total</td><td>20% Front yard</td></tr> </table>	<b>R4, RM4:</b>	75% Total	40% Front yard	<b>R5, RM-5:</b>	65% Total	40% Front yard	<b>R6, RM-6:</b>	65% Total	40% Front yard	<b>NP-8:</b>	35% Total	35% Front yard	<b>NP-10:</b>	35% Total	35% Front yard	<b>R20:</b>	25% Total	25% Front yard	<b>RE:</b>	20% Total	20% Front yard	   
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Landscaping	<p>The neighborhood strongly supports the goals of the Tree and Landscaping Ordinances, in an effort to maintain the large expanses of green space and tree cover throughout the neighborhood. Property owners are encouraged to adhere to the Recommended Tree/Planting list, per the Tree Ordinance.</p>																						

**INGRAM HILLS NEIGHBORHOOD AREA**  
**NEIGHBORHOOD CONSERVATION DISTRICT (NCD-3)**  
**Design Standards**  
**Amended and Restated October 20, 2022**

ISSUE	RESIDENTIAL DESIGN STANDARD	ILLUSTRATIONS
OTHER REQUIRED DESIGN STANDARDS		
Building Height, Number of Stories	None required per NCD	
Building Size, Massing	None required per NCD	
Principal Elevation Features	None required per NCD	
Roof Line/Pitch	None required per NCD	
Off-street Parking/ Loading	None required per NCD	

**Note:** *There are deed restrictions that govern most of the property within the Ingram Hills NCD neighborhood area. These deed restrictions should be consulted for additional building development restrictions that may affect specific properties within the Ingram Hills neighborhood. The City of San Antonio does not enforce deed restrictions.*



ORDINANCE 2022-10-20-0804

**AMENDING THE INGRAM HILLS NEIGHBORHOOD CONSERVATION DISTRICT (NCD-3) STANDARDS FOR FENCING AND CARPORTS AMENDING CHAPTER 35 (UNIFIED DEVELOPMENT CODE) SECTION 35-335 (c)(C) OF THE CITY CODE TO RELECT THE AMENDMENT DATE.**

\* \* \* \* \*

**WHEREAS**, the Ingram Hills Neighborhood Conservation District was adopted by the City Council in 2004; and

**WHEREAS**, on June 2022, Council District 7 submitted a City Council Consideration Request to review and update Section 35-335 of the San Antonio City Code regarding the Ingram Hills Neighborhood Conservation District "NCD-3"; and

**WHEREAS**, the public hearings were held by the Zoning Commission on September 6, 2022 regarding the amended Ingram Hills Neighborhood Conservation District "NCD-3" 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 to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Ingram Hills Neighborhood Conservation District "NCD-3" Design Standards are amended by adding the language that is underlined and deleting the language that is stricken as set forth in Attachment "I" which is attached hereto and incorporated herein for all purposes.

**SECTION 2.** Chapter 35 of the City Code (Unified Development Code), Section 35-335 (c) (C) is amended by adding the language underlined below:

C. Ingram Hills "NCD-3," September 9, 2004. Amended and Restated October 20, 2022.

**SECTION 3.** The Director of Development Services shall change the zoning records and maps 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 its passage by eight (8) affirmative votes of the City Council. If less than eight (8) affirmative votes are received, then

AZJ/lj  
10/20/2022  
# 2

this Ordinance shall be effective ten (10) days after passage.

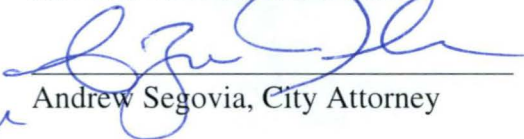
**PASSED AND APPROVED** this 20<sup>th</sup> day of October.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting October 20, 2022

**2.**

**2022-10-20-0804**

Ingram Hills Neighborhood Conservation District - NCD 3 (Council District 7): Ordinance amending the "Ingram Hills Neighborhood Conservation District (NCD-3)" standards for fencing and carports and amending Chapter 35 (Unified Development Code) Section 35-335(c)(C) of the city code to reflect the amendment date. Staff and Zoning Commission recommends Approval.

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

<b>Aye:</b>	Nirenberg, Bravo, Viagran, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage
<b>Absent:</b>	McKee-Rodriguez, Rocha Garcia, Perry







AN ORDINANCE

99689

**AMENDING CHAPTER THIRTY FIVE of THE CITY CODE BY AMENDING SECTION 35-304, OFFICIAL ZONING MAP, OF THE CITY CODE OF SAN ANTONIO, TEXAS TO ESTABLISH NEIGHBORHOOD CONSERVATION DISTRICT 3 (NCD-3) OVERLAY DISTRICT GENERALLY BOUNDED BY CALLAGHAN ROAD AND BANDERA ROAD ON THE NORTH, THE REAR PROPERTY LINE OF PROPERTIES ON THE EAST SIDE OF BENRUS ROAD AND RIDGE DRIVE ON THE EAST, WEST QUILL DRIVE AND INGRAM ROAD ON THE SOUTH, AND CALLAGHAN ROAD ON THE WEST, AS DESCRIBED HEREIN AND TO PROVIDE FOR A NEIGHBORHOOD CONSERVATION PLAN.**

\* \* \* \* \*

**WHEREAS**, the Neighborhood Conservation District Overlay District is provided for in Chapter 35-335 of the Unified Development Code; and

**WHEREAS**, a Neighborhood Conservation District Overlay District may be instituted to preserve, protect, enhance and perpetuate the value of unique and distinctive residential neighborhoods or commercial districts; and

**WHEREAS**, on July 26, 2001, the Planning Director accepted an application submitted by the Ingram Hills Neighborhood Association, to develop a Neighborhood Conservation District Overlay District to be located in the Ingram Hills neighborhood area, hereafter described as Neighborhood Conservation District 3 (NCD-3); and

**WHEREAS**, the Neighborhood Conservation District 3 (NCD-3) was identified and initiated pursuant to a neighborhood petition process involving more than 51% of affected property owners; and

**WHEREAS**, Neighborhood Conservation District 3 (NCD-3) satisfies the designation criteria of Chapter 35-335 (b) in that:

- (1) It contains a minimum of one blockface (all the lots on one side of a block);
- (2) at least 75% of the land area in the proposed district was improved at least 25 years ago, and is presently improved; and
- (3) it possesses distinctive features that create a cohesive identifiable setting, character or association; and

**WHEREAS**, a Neighborhood Conservation District Plan was developed, and all property owners within the proposed district were afforded the opportunity to participate in drafting the Neighborhood Conservation District Plan; and

**WHEREAS**, the Zoning Commission on August 3, 2004 held a public hearing allowing parties in interest and citizens an opportunity to be heard and recommended that Neighborhood Conservation District 3 (NCD-3) be approved by the City Council; and



**WHEREAS**, the City Council aims to preserve, enhance, and perpetuate the value of this distinctive neighborhood;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the following described change of zoning classification of the following property:

**CASE NO. Z2004123**

The rezoning and reclassification of property to designate a Neighborhood Conservation District 3 "NCD-3" on the property described as follows:

Beginning at the intersection of the centerlines of Callaghan Road and Ingram Road;

Thence, following the centerline of Callaghan Road north and then east to its intersection with the centerline of Woodside Drive;

Thence, following the centerline of Woodside Drive south to its intersection with the centerline of Silvercrest Drive;

Thence, following the centerline of Silvercrest Drive southeast to its intersection with the centerline of Majestic Drive;

Thence, following the centerline of Majestic Drive northeast to its intersection with the centerline of East Horseshoe Bend;

Thence, following the centerline of East Horseshoe Bend north to its intersection with the centerline of Callaghan Road;

Thence, following the centerline of Callaghan Road east to its intersection with the northeast corner of

NCB 11543 Blk E North 125 Feet of Lot 110;

Thence, following the west property line south along the rear and/or side property lines of:

NCB 11543 Blk E Lot S 115 Feet of 110  
NCB 11543 Blk E Lot 108  
NCB 11543 Blk E Lot 107  
NCB 11543 Blk E Lot 106  
NCB 11543 Blk E Lot 104 and 105  
NCB 11543 Blk E Lot 103  
NCB 11543 Blk E Lot 102  
NCB 11543 Blk E Lot 101

to its intersection with the north property line of NCB 11543 Blk E Lot 97;

Thence, following the north property line east along the rear and/or side property lines of:

NCB 11543 Blk E Lot 96 and 97  
NCB 11543 Blk E West Irregular 13.96 Feet of Lot 95 (DRAINAGE ROW)  
NCB 11543 Blk E Lot 94 and East Irregular 86.04 Feet of Lot 95  
NCB 11543 Blk E Lot 117

**NJH: 09-09-04**

**Item #4.2 L.**

NCB 11543 Blk E Lot 116  
NCB 11543 Blk E East 148.16 Feet of Lot 52 and  
NCB 11543 Blk E Lot 55 and Lot 56

to its intersection with the centerline of Parkway Drive;

Thence, from the centerline of Parkway Drive to its intersection with the northwest corner of NCB 11544 Blk E Lot 90;

Thence, from the northwest corner of NCB 11544 Blk E Lot 90 northeast following the rear and/or side property lines of:

NCB 11544 Blk E Lot 90  
NCB 11544 Blk E Lot 91  
NCB 11544 Blk E Lot 92  
NCB 11544 Blk E Lot 68 and the East 40.39 Feet of Lot 78  
NCB 11544 Blk E Lot 79  
NCB 11544 Blk E Lot 80 and Lot 81  
NCB 11544 Blk E Lot 82  
NCB 11544 Blk E Lot 83  
NCB 11544 Blk E Lot 84  
NCB 11544 Blk E Lot 85  
NCB 11544 Blk E Lot 86  
NCB 11544 Blk E Lot 87  
NCB 11544 Blk E Lot 95

to its intersection with the centerline of Bandera Road;

Thence, following the centerline of Bandera Road southeast to its intersection with a point on Bandera Road that is the easternmost point of

NCB 11529 Blk A Lot 26B;

Thence, following a meandering southern direction along the rear and/or side property lines of:

NCB 11529 Blk A Lot 26B  
NCB 11529 Blk A Lot 26C  
NCB 11529 Blk A Lot 27 F and Lot 27 G  
NCB 11529 Blk A Lot 27A and West 30 Feet of Lot 27B  
NCB 11529 Blk A Lot 47  
NCB 11529 Blk A South 1/2 of Lot 28  
NCB 11529 Blk A Lot 1A  
NCB 11529 Blk A Lot 1B  
NCB 11529 Blk A Lot SW Irregular 309.32 Feet of West 376.90 Feet of Lot 29 ARB 2  
NCB 11501 Blk 2 Lot 5  
NCB 11501 Blk 2 Lot 4  
NCB 11501 Blk 2 Lot 3  
NCB 11501 Blk 2 Lot 2  
NCB 11501 Blk 2 Lot 1  
NCB 11500 Blk 1 Lot 5, North 68.02 Feet of Lot 4 and West Irregular 8.68 Feet of Lot 7  
NCB 11500 Blk 1 Lot 3, S 15 Feet of 4 # C55-12971  
NCB 11500 Blk 1 Lot 2  
NCB 11500 Blk 1 Lot SW Irregular 208.62 Feet of NW 75 Feet of Lot 1  
NCB 11500 Blk 1 Lot SE Irregular 167.07 Feet of Lot 1  
NCB 11500 Blk 1 Lot 16  
NCB 11500 Blk 1 Lot 15  
NCB 11500 Blk 1 Lot 14  
NCB 11500 Blk 1 Lot 13  
NCB 11529 Blk A Lot 34B  
NCB 12541 Blk 4 Lot 27  
NCB 11529 Blk A Lot 34A # C55-14184  
NCB 11529 Blk A Lot North Irregular Portion of Lot 11A and SE 551.75 of Lot 11B NCB 12546 Blk 5 Tract A  
NCB 11529 Blk A West 193.7 of South 153.48 of North 222.43 of Lot 11 ARB 11D  
NCB 11529 Blk A South Irregular 114.5 Feet of Lot 11 and Lot 11C  
NCB 11529 Blk A Lot 10A and North Irregular 109.59 Feet of Lot 10E



**NJH: 09-09-04**  
**Item #4.2 L.**

NCB 11529 Blk A Lot 10B and SW Irregular 109.59 Feet of Lot 10E  
NCB 11529 Blk A Lot 10C  
NCB 11529 Blk A Lot 10D

to its intersection with the centerline of West Quill Drive;

Thence, following the centerline of West Quill Drive west to its intersection with the centerline of Benrus Boulevard;

Thence, following the centerline of Benrus Boulevard south to its intersection with the centerline of Ingram Road;

Thence, following the centerline of Ingram Road west and northwest to the point of beginning;

A map of such tract being shown in EXHIBIT "A" attached hereto and incorporated herein for all purposes.

**SECTION 2.** The Neighborhood Conservation Plan that provides design standards for Neighborhood Conservation District 3 (NCD-3) is hereby approved. The Neighborhood Conservation Plan is more particularly described in EXHIBIT "B" attached hereto and incorporated herein for all purposes.

**SECTION 3.** All other provisions of Chapter 35, as amended shall remain in full force and effect, including the penalties for violations as provided in 35-335(g) and Section 35-491.

**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

**PASSED and APPROVED this 9th day of September, 2004**



**M A Y O R**

**EDWARD D. GARZA**

**ATTEST:**

  
City Clerk

**APPROVED AS TO FORM:**

  
City Attorney

# Agenda Voting Results

Name: 4L. 99689

Date: 09/09/04

Time: 03:56:14 PM

Vote Type: Multiple selection

**Description:** L. ZONING CASE NUMBER Z2004123 : The request of City of San Antonio, Applicant, for Multiple Property Owners, for a change in zoning to establish a Neighborhood Conservation District 3 "NCD-3" Overlay on an area bound by Callaghan Road and Bandera Road to the north, Benrus and Ridge Drive to the east, West Quill Drive and Ingram Road to the south, and Callaghan Road to the west. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 7)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
JOEL WILLIAMS	DISTRICT 2		x		
RON H. SEGOVIA	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
CARROLL SCHUBERT	DISTRICT 9		x		
CHRISTOPHER "CHIP" HAAS	DISTRICT_10		x		
MAYOR ED GARZA	MAYOR	Not present			