


MAHNCKE PARK NEIGHBORHOOD CONSERVATION DISTRICT (NCD) 6

Mahncke Park (Voluntary)

Mahncke Park NCD (NCD-6)

Neighborhood Association NCD Update Briefing

January 15, 2019



The map shows a grid of streets including Burr Rd, Perry Ct, Davis Ct, Thorman, Carnahan St, Pershing Ave, Millie Ln, Funston Place, Pinckney St, Andrews, Victor St, Lucas, Westgate, Road S-17, Road S-18, Road S-19, Road S-20, Road S-21, Road S-22, Road S-23, Road S-24, Road S-25, Road S-26, Road S-27, Road S-28, Road S-29, Road S-30, Road S-31, Road S-32, Road S-33, Road S-34, Road S-35, Road S-36, Road S-37, Road S-38, Road S-39, Road S-40, Road S-41, Road S-42, Road S-43, Road S-44, Road S-45, Road S-46, Road S-47, Road S-48, Road S-49, Road S-50, Road S-51, Road S-52, Road S-53, Road S-54, Road S-55, Road S-56, Road S-57, Road S-58, Road S-59, Road S-60, Road S-61, Road S-62, Road S-63, Road S-64, Road S-65, Road S-66, Road S-67, Road S-68, Road S-69, Road S-70, Road S-71, Road S-72, Road S-73, Road S-74, Road S-75, Road S-76, Road S-77, Road S-78, Road S-79, Road S-80, Road S-81, Road S-82, Road S-83, Road S-84, Road S-85, Road S-86, Road S-87, Road S-88, Road S-89, Road S-90, Road S-91, Road S-92, Road S-93, Road S-94, Road S-95, Road S-96, Road S-97, Road S-98, Road S-99, Road S-100. Other streets include E Hildebrand Ave, Tuleta, Broadway, Avonell, Milburn, Funston Place, Pinckney St, Andrews, Victor St, Lucas, Westgate, Road S-17, Road S-18, Road S-19, Road S-20, Road S-21, Road S-22, Road S-23, Road S-24, Road S-25, Road S-26, Road S-27, Road S-28, Road S-29, Road S-30, Road S-31, Road S-32, Road S-33, Road S-34, Road S-35, Road S-36, Road S-37, Road S-38, Road S-39, Road S-40, Road S-41, Road S-42, Road S-43, Road S-44, Road S-45, Road S-46, Road S-47, Road S-48, Road S-49, Road S-50, Road S-51, Road S-52, Road S-53, Road S-54, Road S-55, Road S-56, Road S-57, Road S-58, Road S-59, Road S-60, Road S-61, Road S-62, Road S-63, Road S-64, Road S-65, Road S-66, Road S-67, Road S-68, Road S-69, Road S-70, Road S-71, Road S-72, Road S-73, Road S-74, Road S-75, Road S-76, Road S-77, Road S-78, Road S-79, Road S-80, Road S-81, Road S-82, Road S-83, Road S-84, Road S-85, Road S-86, Road S-87, Road S-88, Road S-89, Road S-90, Road S-91, Road S-92, Road S-93, Road S-94, Road S-95, Road S-96, Road S-97, Road S-98, Road S-99, Road S-100. The map also shows the Tuleta river and the Ft Sam Houston area.

BRIEFING

- ✓ 1 **BACKGROUND**
- ✓ 2 **PROCESS**
- ✓ 3 **OVERVIEW**
- ✓ 4 **NEXT STEPS**

2

BACKGROUND

- Mahncke Park NCD created in 2008
 - Significant revitalization and interest from private and public investments resulting in increased awareness in flaws or gaps in the current NCD
- Council Consideration Request (CCR) in March 2017
 - Sponsored by Councilman Alan Warrick (CD2)
 - To amend Mahncke Park NCD
 - Ensure guidelines protect the integrity of the design standards of the neighborhood



3

PROCESS

- Team identified areas of concern
 - Working since Oct. 2017 with:
 - Neighborhood Stakeholders
- Amendment process:
 - Meetings:
 - **13** Taskforce meetings
 - **2** Neighborhood Association meetings
 - **1** Public meeting



4

PROPOSED RESIDENTIAL DESIGN STANDARDS

- Changes to Article 3 of the Unified Development Code (UDC)
 - Final amendments made to NCD standards
 - No affect on commercial development
- Affects design standards only
 - Does **not** affect:
 - Zoning
 - NCD boundaries



5

CURRENT RESIDENTIAL DESIGN STANDARDS

- Lot Size/Coverage
- Landscaping
- Utilities
- Parking
- Driveways
- Sidewalks and Front Walkways
- Fences and Walls
- Front Yard Structures
- Lighting
- Building Size/Massing
- Building Height
- Building Materials
- Principal Elevation Features
- Roof
- Garages, Carports, Accessory Structures and Accessory Dwellings

15



6

NCD DESIGN STANDARDS – OVERVIEW

- Discussed all 15 sections of design standards
 - Several standards received majority support such as
 - Building Height
 - Parking
 - Dumpster Screening for Multifamily
 - Standards removed
 - Landscaping
 - Sidewalks
 - Trash refuse placement for single family residential
 - Mailbox placement
 - Lighting wall packs



7

NCD DESIGN STANDARDS – OVERVIEW

- Standards were recommended to allow repair or replacement to maintain existing
 - Driveways
 - Front walkways
 - Roofs
 - Fencing



8

NCD DESIGN STANDARDS – OVERVIEW

- 3 Sections with Major Proposed Changes
 - Lot Size/Coverage
 - Minimum and maximum platted lots
 - Changes to setback measurement and when setbacks are required
 - Building Size/Massing
 - Building width requirement changes
 - Side setback changes when abutting a Nonconforming structure
 - Garages, Carports, Accessory Structures and Accessory Dwellings
 - Changes to garage placement
 - Changes to exemption language
 - Changes to building materials for Porte-Cocheres



9

NEXT STEPS

- Community Meeting: January 23, 2019
- Zoning Commission: February 2019
- City Council Subcommittee: March 2019
- City Council: March 2019



10

CITY OF SAN ANTONIO

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CODES & ORDINANCES

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CODES & ORDINANCES OVERVIEW

Development in the City of San Antonio requires conformance with all adopted building codes, land use regulations and the City's design and construction standards.

On June 21, 2018, San Antonio City Council approved the adoption of the 2018 International Code Council (ICC) Building-related, Fire and Property Maintenance codes with local amendments, with an effective date of October 1, 2018.

CODES/ORDINANCES | ICC CODE UPDATES | ZONING UPDATES | UNIFIED DEVELOPMENT CODE

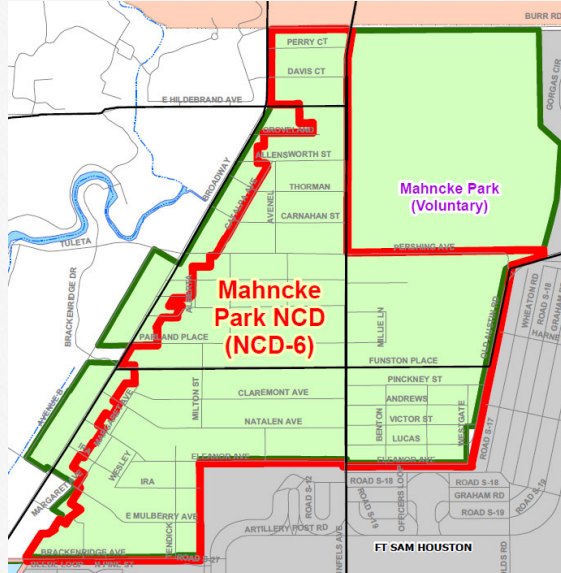
ALTA VISTA NCD • INFILL DEVELOPMENT ZONE (IDZ) • MAHNCKE PARK NCD

In March 2017 former Councilman Alan E. Warrick II, issued a City Council Consideration Request (CCR) for city staff to review the Mahncke Park Neighborhood Conservation District standards for possible update.

11

Thank you to all the stakeholders and residents that participated in this process!

12



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Proposed Standards are on DSD Website:

<https://www.sanantonio.gov/DSD/Resources/Codes#233872883-mahncke-park-ncd>

