MAHNCKE PARK
NEIGHBORHOOD
CONSERVATION
DISTRICT (NCD) 6

Neighborhood Association
NCD Update Briefing
January 15, 2019

BRIEFING

1. BACKGROUND
2. PROCESS
3. OVERVIEW
4. NEXT STEPS
**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

**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
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

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
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

NCD DESIGN STANDARDS – OVERVIEW

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

NEXT STEPS

- Community Meeting: January 23, 2019
- Zoning Commission: February 2019
- City Council Subcommittee: March 2019
- City Council: March 2019
Thank you to all the stakeholders and residents that participated in this process!
Proposed Standards are on DSD Website:
https://www.sanantonio.gov/DSD/Resources/Codes#233872883-mahncke-park-ncd