NCD Meeting 1/23/19

1. Why were most of the recommended changes north of S. Parland Pl. and east of New Braunfels?
2. Plats don’t define neighborhood, houses do
   a. Most houses in the neighborhood are built across property lines
3. Can metal windows be used as opposed to original wood windows?
   a. 3.4.6 only need windows in the front of the house
4. Does fire approve of the setback requirement?
   a. Yes, 5 ft. setback meets code
5. Trustee/developer has concerns that the NCD will lead neighbors to reporting each other
   a. Escalate/cause conflict among neighborhood residents
6. There should be a mechanism for loosening the standards of the NCD
   a. Restricts ability to build
   b. Worried about decrease in MF
   c. Driveway restrictions
   d. Duplex concerns
   e. “enforcing HOA restrictions” as adopted code/law
   f. Thinks board is dictating/creating code
7. No flexibility in rules
   a. Worried that there is not enough room for cars to park
8. What is the process going forward?
   a. Meetings, input, etc.
   b. Does staff recommendation matter at Zoning Commission?
   c. Does zoning board decide?
9. How often does Zoning Commission go against the staff recommendation?
10. Difference of opinion between developers and residents
11. Is Funston in antiquated plat area?
12. Concerns regarding different treatment of areas within the same neighborhood
    a. Why are standards not the same across the entire neighborhood?
13. Is subcommittee meeting (with City Council) made available to the public?
    a. When is it?
14. Homes should have the same protections as that of Mahnke Park
    a. Should have same protections as trees
    b. All areas of the neighborhood should be treated the same
15. There needs to be a balance between Property Rights and neighborhood conservation
16. Setback concerns
    a. Setbacks should be different for every block/street
    b. Each block/street has its’ own character
17. Task group members are not representative of the community
a. Meetings during work hours
b. Not accessible for everybody

18. Why were sidewalk requirements removed?
19. Driveway requirements are not clear
   a. Edit: new residential dwelling units/developments must have a driveway that leads to the back of the unit

20. Why does COSA recommend 35 ft. lots for platting?
Mahncke Park NCD Community Comments

- I am confused: 80' wide structures are allowed south of Mahncke Park ... but lot widths are limited to 75' ??
- I live in the house I own. I feel very strongly that the characteristics of the neighborhood should be conserved. The property owners who do not live here have only a financial interest in regulations, so naturally they want much flexibility — or few regulations. Iza Avenue has both multi-family & single family structures & they have separation by driveways & parking in the rear. It is possible to sustain both types of housing & comply with the NCD standards.

Name: [Redacted]  Address: [Redacted]
Phone #: [Redacted]  Email: [Redacted]

Do you own property or live in Mahncke Park? Yes.
You stated that "property owners" have the same investment— but I believe that people who live in their property have an investment in the home, but also an investment in community. When you live here, the people around you, and the homes around you are also important. When you own property as an investment, you have less interest in community.
Mahncke Park NCD Community Comments

- The Smith Boundary should be Funston (not parlavano).
- The bungalow 50' wide lot district.
- This allows a consistent height of buildings on both sides of Funston.
- There are multi-family structures on Funston.
- Parland as well as an Elementary Sch.
- The Park (green space) is our garden.
- Best feature surrounded by some of the oldest homes. They need to be equally protected.
- Parland and Funston.

Name: [Redacted]  Address: [Redacted]
Phone: [Redacted]  Email: [Redacted]
Do you own property or live in Mahncke Park? Yes I own.
Mahncke Park NCD Community Comments

- Gunston is not materially different from Portland. I do not see why the division is "north of Portland". Gunston is on Mahncke Park!
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Do you own property or live in Mahncke Park? [ ] Yes
Mahncke Park NCD Community Comments

- I agree with all DSD Staff Recommendations.
- Keep 5' setback (2.1.1), decrease relief to 35' south of the park. Accept Staff Recommendations for George.
- Specs (3.1.6). Same for 3.1.1.

Name:
Address:
Phone #:
Email:

Do you own property or live in Mahncke Park? Yes
Mahncke Park NCD Community Comments

- Replacement of windows to ENERGY WINDOWS
  NOT THE WOOD.

- 2.1.2 Should Be 8 Feet Against STAFF

- 3.1.1 Only 8 Feet Between (Fire Code)

Name: [Handwritten]
Address: [Handwritten]
Phone: [Handwritten]
Email: [Handwritten]

Do you own property or live in Mahncke Park? Own 4/2/14
Dear Councilman Hall and COSA Staff:

Please share my comments below with the Task Force so they may finalize their work in drafting rules for the Mahncke Park Neighborhood Conservation District. A narrow majority seem to be willing to revise the NCD extensively enough to embrace and legitimize Mahncke Park’s diversity—please encourage them to continue!

Rule 2.1.6. The “primary street” should simply be defined as “the street a property is addressed on.”

Rules 2.5 and 2.6. Properties with multiple dwellings should be allowed multiple driveways and multiple front walks so cars don’t block each other, and so residents can park / walk near their own unit. Driveways should get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere.

Rule 2.8.2. It is better to have apartment dumpsters by the street—where children are less likely to get run over by the dump truck and where tenants can’t smell it—rather than interior to a complex. Leave the old language but take out the words “new independent waste containers” so everyone stops breaking the law by setting trash / recycle bins to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

Rule 2.9. Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night!

Rules 3.2.2; 3.4.4. and 2.1.12. These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that tenants must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

Rule 3.3.1. To avoid confusion, specify: “This rule does NOT apply when repacing all the siding on a structure.”

Rule 3.4.2. We don’t need a rule making 2-story homes with garages / carports illegitimate. Remove this.

Rule 3.4.6. People should be allowed to use replacement windows made from whatever frame material they prefer & can afford. Even window size should have some wiggle room in order to allow standard-sized windows to be used and mis-matched / off-center windows to be altered and enhance the neighborhood’s streetscapes.

Rules 3.6.1 – 3.6.4. Do not mandate detached garages and porte cochères on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock.

Boundaries sub-dividing the NCD, such as “North of Parland and West of N New Braunfels Ave,” should be adjusted to apply the stricter standards only to the tract homes “north of Pershing Ave, in the original ‘Country Club’ plats.” The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse—as an urban neighborhood should be.

Rules not representative of the whole neighborhood must be modified or removed. It should be expressly clarified that “the NCD only governs the street view, therefore no restrictions apply beyond the street-facing façade[s].” Rules which only govern “any new ____” seem to make a point of separating the future from its past, and therefore subvert the NCD’s purpose of encouraging the retention of current aesthetics.

Respectfully,
**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.**
Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
Hello,

Attached you will find a letter expressing my concerns with N.C.D. Please take it into consideration while reviewing N.C.D.

Thank you kindly.

**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
Legitimize existing workforce housing in order to preserve our neighborhood!

I live in an apartment in Mahncke Park, one typical of what the neighborhood offers, but which the law made “non-conforming.” My building, and many others like it, have been declared inappropriate by an insensitive Neighborhood Conservation District. Please remove all the multifamily provisions during your current revision process. Perhaps not forever, but certainly so long as it takes for them to be re-written and proven to fully reflect and embrace existing apartment options. There will be a need for development and for substantial rehabilitation of units for people who work in the businesses up and down Broadway in restaurants, retail, banks, museums, etc. The N.C.D. seeks to rob us of that, and will hurt the entire Broadway corridor if you let it do so.

Demand that the N.C.D. conform to the neighborhood. Where it won’t conform, demand it be silent. Forcing blue collar housing out of Mahncke Park over time, in favor of high-dollar homes and condos, will hurt area business, schools, and neighborhood families. It will also destroy a unique ecosystem of diversified housing that has thrived here for over half a century. Without residents like us, Mahncke Park would be a far less interesting place. Mahncke Park is our home too. Being “non-conforming” is like living on the endangered species list. Care enough about us and our homes to make the apartments we live in legitimate again.
Dear Councilman Art Hall and Development Services Director Michael Shannon:
Thank you for this opportunity! Please include my comments as proposed changes from Stakeholders for consideration. The Mahncke Park Neighborhood Conservation District must undergo a substantial rewrite in order to embrace and legitimize the neighborhood’s uniquely diverse housing stock / income levels. Modifications must be general enough to honor 100+ years of varied architectural purposes, while being clear enough to facilitate future development representative of the people and places in the neighborhood. Rules which force broad swaths of existing housing stock into “non-conforming” status must be modified or removed. It should be expressly clarified that “the NCD only governs the street-view, therefore no restrictions apply beyond the street-facing façade(s).” Rules which only govern “any new _____” make a point of distancing the future from the past, subverting the NCD’s purpose of encouraging the retention of current aesthetics.

Rule 2.1.6. The “primary street” should simply be defined as “the street a property is addressed on.”

Rules 2.5 and 2.6. Allow multiple driveways and multiple front walks at properties with multiple dwellings so cars don’t block each other, and so residents can park / walk near their own unit. Clarify that driveways may get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere.

Rule 2.8.2. It is better to have apartment dumpsters by the street--where children are less likely to get run over by the dump truck and where tenants can’t smell it--rather than interior to a complex. Leave the old language but take out the words “new independent waste containers” so everyone stops breaking the law by setting trash / recycle bins to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

Rule 2.9. Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night!

Rules 3.2.2; 3.4.4. and 2.1.1.2. These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that renters must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

Rule 3.3.1. To avoid confusion, specify: “This rule does NOT apply when replacing all the siding on a structure.”

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Rules 3.6.1 – 3.6.4. Do not mandate detached garages and porte cocheres on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having far less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock. Boundaries sub-dividing the NCD, such as “North of Parland and West of N New Braunfels Ave,” should be adjusted to apply the stricter standards only to the tract homes “north of Pershing Ave, in the original
“Country Club’ plats.” The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse.
Quite honestly, I see this whole business as (1). A power grab by city staffers to feather their position to add more employees and consequently higher salaries. And (2). A move by a few in the neighborhood to attempt to elevate their social status in the community. We fought and won a campaign to prevent designating this neighborhood into a Historical District and we have no wish to be anything other than an older, quite neighborhood of citizens. We don’t want “Big Brother” to take care of us anymore than he is already.
Respectfully,
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Dear Mr. Solis:

I am a home owner and resident of Mahncke Park (Ct) as well as past president of the MPNA. I am concerned that the Working Group established to review the Mahncke Park Neighborhood Conservation District (NCD) guidelines was dominated by developers and non-residential property owners who view Mahncke Park as an investment only. Their goal was to weaken the NCD guidelines in clear violation of the original CCR approved by the City Council. It is especially unfortunate that three of the nineteen primary members of Working Group were two members of the same family, and their business associate.

It is simply outrageous that this was allowed to happen. Many of the recommendations do not reflect consensus, but "majority" votes within one or two vote margins depending on who showed up for the meeting.

I urge the City to reject the Working Group recommendations and adopt instead the attached "Mahncke Park Neighborhood Conservation District Residential Design Standards January 24, 2019."

Kind regards –

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Mahncke Park
Neighborhood Conservation District
Residential Design Standards
January 24, 2019

1. General

1.1. The Mahncke Park Neighborhood Conservation District (NCD) design standards apply to new construction and to improvements or renovations 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 structure or conditions shall not be required to conform to the design standards, although any modifications shall not increase the non-conforming condition.

2. Land Development and Site Design Standards

2.1. Lot size and coverage

2.1.1. Except as provided in 2.1.1, 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.

2.1.1.1. Except for the following streets east of North New Braunfels: Pershing, Queen Anne Court, Elmhurst and Parland Place; when combining lots 30'-0' or less in width, minimum re-platted lot widths shall be not less than 35'-0''

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

2.1.2. The front setback shall be within 5'-0" of the median setback of developed lots for the block face as set out on Exhibit A. Setbacks are measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the block face.

2.1.3. 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.

2.1.4. Minimum rear setback for multifamily structures shall be twenty feet (20'-0")

2.1.5. Primary Streets:

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

2.1.5.2. Multifamily structures with 5 or more units, which have frontage on more than one primary street, shall maintain front entries along both primary streets.
2.1.6. 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 Street; Avenue B; Tendick; Belleview, North - South street south of Pinckney and east of N. New Braunfels Avenue (Benton Street, Calhoun Street, Westgate Street); North side of the 400 block of Ira; and Wesley Street.

2.2 Landscaping **Deleted in 2019 revision.**

2.2.1. The provisions of the UDC §35-523 (version in use at the time of adoption of this zoning overlay district, included for reference) shall be upheld as minimum landscaping standards for all new projects. City Staff shall review tree preservation and help to propose alternative site and building arrangements prior to pursuit of any degree of mitigation.

2.3 Utilities

2.3.1. Mechanical Units for multifamily structures shall be screened from view from the primary street through the construction of solid walls matching primary building materials of adjacent structures, evergreen planting material or solid screen fence.

2.4 Parking, Garages, Carports

2.4.1. For single and two family dwellings, parking for a minimum of 2 vehicles per dwelling unit shall be required and shall be accommodated or stored in a parking structure. The parking accommodation/structure shall be behind the vertical plane of the principal facade facing the adjacent primary street. This accommodation/parking structure may include a garage or a porte cochere. No accommodations/parking structures shall be constructed within the front yard (other than the driveway meeting standards 2.5) for parking. (UDC Division 6, §35-526 stipulates a minimum of 1 off-street parking space required for single-family or two-family dwellings, with no restrictions of the location on the parcel).

2.4.2. For dwellings with three or more four units, parking for a minimum of 1.5 car per dwelling unit shall be required, in accordance with UDC Table 526-3a and accommodated behind the vertical plane of the primary facade. (UDC stipulated 1.5 parking spaces)

2.4.3. For dwelling structures with four or more units, parking for a minimum of 1.5 parking spaces per dwelling unit shall be provided and shall occur behind the vertical plane of the primary facade.

2.4.3.1. 2.6.1.1 When 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.

2.4.3.2. 2.6.1.2 When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36'-0" behind the vertical plane of the front façade of the principal dwellings.
All other garage doors or carports not visible when viewing the front façade of the principal dwelling from the principal street may be integrated or attached but shall be located greater to or equal to 20'-0" behind the vertical plane or the front façade of the principal dwelling.

2.4.3.2 Standards 2.4.3.1, 3.6.1.1 and 2.4.3.2 3.6.1.2 and 2.5.1 do not apply to existing lots less than or equal to 110'-0" deep or existing lots less than or equal to 35'-0" 45'-0" wide.

2.4.4.3.2 Temporary carports are not permitted.

2.4.5 2.6.2. Porte Cocheres may be flush with the principal structure’s front façade and shall maintain the same roof-pitch as the principal structure’s roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte-cocheres shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

2.5 Driveways

2.5.1. Except at corner lots where the curb cut is on the secondary or side street, new residential dwellings must have a driveway extending a minimum of 20’0” beyond the rear façade of the primary structure.

2.5.1. 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 ½ feet wide are allowed.

2.5.2. Except at corner lots, driveway curb cuts shall not exceed 15’ in width. There shall be no more than one curb cut in each lot for each 75’ of primary-street frontage. Behind the curb cut, driveways shall be not less than 8’ and not more than 12’ in width. Driveways shall extend on only one side of the principal dwelling structure.

2.5.3. At Corner Lots if the curb cut is on the primary street, driveways shall comply with the requirements of 2.5.1 above. If the Driveway curb cut is located on the secondary or side street:

2.5.3.1. The curb cut shall not exceed 24’ (two car width) in width;

2.5.3.2. There shall not be more than one curb cut to the secondary or side street regardless of frontage.

2.5.4. 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 ½ feet wide are allowed.

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

2.6 Sidewalks and Front Walks

2.6.1. Where an adjacent sidewalk is wider than required by the UDC, new sidewalks shall match adjacent sidewalks in width.

2.6.2. Sidewalks shall be located such that:
2.6.2.1. New sidewalks shall match distance from curb and green strip configurations of adjacent sidewalks, where they exist, or

2.6.2.2. If no adjacent sidewalk exists, the edge of sidewalk closest to the structure shall be placed on the property line, and the paving for sidewalk shall be a maximum of 4’-0” wide.

2.6.13. A mandatory front walk shall be separated from the driveway by at least 4 feet. 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.

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

2.7 Fences and Walls

2.7.1. 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. Paint may not be considered a finished surface.

2.7.2. New front yard fences and walls shall be not more than 48” 42” tall and separated from the sidewalk by not less than 2’-0”.

2.7.3. 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, no standards are proposed, except as noted in 2.7.4.

2.7.4. For corner lots, new front and side yard fences shall match in construction materials and proportion. The height of the side yard shall match the front yard fence height (maximum of 48” 42” per 2.7.2) to a point of ten feet begin the vertical plane of the principal dwelling structure. From the point ten feet 10’ behind the vertical plane of the front facade, side yard fencing and rear yard fencing shall comply with UDC 35-514 requirements.

2.7.5. New retaining walls (both public and private) greater than 2’-0” tall shall be finished in a manner deterring or facilitating removal of vandalism.

2.7.5. Existing fences and walls may be repaired or replaces with the same material.

2.8. Front Yard Structures

2.8.1. Except as otherwise required by United States Postal Service requirement, freestanding mailbox structures are not permitted. Mailboxes may be attached directly to the primary structure, or may be incorporated into the front yard fence structure.

2.8.2. Except for waste containers serviced by the City of San Antonio Solid Waste Department, neither new independent waste containers, foundations for, nor storage structures for waste containers are permitted within the front yard or within the public right of way adjacent to the frontage along primary or secondary streets.
Waste containers on multi-family dwelling parcels shall be located behind the primary structure, outside buffer yards, completely screened from public view of the streetscape.

2.9. Lighting

2.9.1. Area Lighting

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

2.9.1.2. For new area lighting fixtures mounted overhead on poles, mounting height shall not exceed 15’-0”, and the axis of illumination shall be adjusted to an angle not more than 20 degrees from the vertical line between the fixture and the ground.

2.9.1.3. 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 structure 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.

2.9.1.3. Wall packs shall be adjusted to minimize the amount of light emitted above the horizontal.

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

3. Building/Construction Standards

3.1 Building Size and Massing

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

3.1.2. New residential dwelling Multi-family structures with 5 or more units shall not exceed 80 feet in width and shall be separated from adjacent structures on separate lots by at least 20’-0”. Should the adjacent residential structure have a non-confirming side setback of less than 5 feet, the setback shall be a minimum of 15 feet.

3.1.3. Existing residential dwelling multi-family structures with 5 or more units which are separated from adjacent structures by less than 20’-0” may be replaced with new multi-family structures with 5 or more units and shall be separated from the adjacent structure by not less than the original separation and must meet a minimum, 5’ side setback.

3.2 Building Height

3.2.1. Single family or multi-family dwelling (with 4 or fewer units) shall not exceed 2 stories or 35 feet in height.

5
3.2.2. Multi family dwelling structures with 5 or more units shall not exceed 2 ½ stories nor 35 feet in height except for such structures on Brackenridge Rd. and E. Mulberry where those dwellings structures may not exceed 3 stories or 40 feet in height. Additionally, structures fronting Broadway (north of E. Hildebrand only) may not exceed 5 stories or 60 feet in height.

3.3 Building Materials

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

3.4 Principal Elevation Features

3.4.1. First floor shall be a minimum of 1'-0" above grade.

3.4.2. Except as noted for Porte Cocheres in 2.4.5 3.6-3, the front facade of the principal dwelling structure of detached single-family or multifamily development, shall not be elevated above grade to allow for parking of vehicles below any component living space.

3.4.3. 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 elevation's surface area.

3.4.4. 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 dwellings of four units or less, 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 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.

3.4.5. Transition Space - A transition space must be designed or placed as a component of a dwelling 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.

3.4.5.1. A minimum 6'-0" deep by 8'-0" wide covered, unenclosed porch, or stoop. 3.4.5.2. A minimum 6'-0" deep by 8'-0" wide walled court (meeting the front yard fencing standards).

3.4.5.3. A minimum 8'-0" by 8'-0" court with building structure on three sides

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

3.4.6. For additions or renovations to existing structures, windows on the facade(s) fronting a primary street (and secondary street in the case of corner lots) shall match the height to width dimensional proportions (e.g. 2:1), configuration (e.g. 1 over 1 light division), and appearance (e.g. recess, trim, and sill) of existing windows. Replaced windows shall also match the existing window(s) in framing and material as found on existing or adjacent structures on site.

3.4.7. For multifamily structures of five or more units, the following shall also apply:
3.4.7.1. Elevations of the front façade shall not be longer than 35’ without an offset of at least 2’-0” in plan from the plane of the front façade.

3.4.7.2. Transition spaces may be combined into a plan area equal to one entry space per 2 residences. The transition space must remain in the entry sequence in between the front walk and the front access of the residential dwelling spaces.

3.5. Roof

3.5.1. Roofs for Additions or Renovations Repair shall match the pitch, configuration (e.g. gable, hip or flat) and style (e.g. open eaves) of the existing structure.

3.5.2. Roofs materials coverings may be entirely replaced with materials other than the original material and must comply with 3.5.1.

3.6 GARAGES, CARPORTS, ACCESSORY STRUCTURES AND ACCESSORY DWELLINGS

3.6.1. Location & Orientation

3.6.1.1. When 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.

3.6.1.2. When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36’-0” behind the vertical plane of the front façade of the principal dwellings.

All other garage doors or carports not visible from front façade of the principal dwelling may be integrated or attached but shall be located greater to or equal to 20’-0” behind the vertical plane or the front façade of the principal dwelling.

3.6.1.3. Standards 3.6.1.1 and 3.6.1.2 do not apply to existing lots less than or equal to 110’-0” deep or existing lots less than or equal to 35’-45’-0” wide.

3.6.2. Temporary carports are not permitted.

3.6.3. Porte Cocheres shall maintain the same roof pitch as the principal structure’s roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte-cocheres shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

3.6.1-3.6.4. New accessory structures and dwellings shall comply with standards set in UDC 2006, except that those structures and dwellings 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.
Exhibit A

[List of each block face with dimension of median setback and what it is measured from, e.g.:

<table>
<thead>
<tr>
<th>Street</th>
<th>Block</th>
<th>Measured from</th>
<th>Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parland</td>
<td>400</td>
<td>Inside of sidewalk</td>
<td>&quot;</td>
</tr>
<tr>
<td>Persing</td>
<td>400</td>
<td>Edge of pavement</td>
<td>&quot;</td>
</tr>
</tbody>
</table>

Measurements to be made by MPNA volunteers using digital measuring instruments]
Attached are the changes we would like to see in the MP NCD. Additions are underlined and in blue type and deletions are in strikeout and red type.
Mahncke Park
Neighborhood Conservation District
Residential Design Standards
January 24, 2019

1. General

1.1. The Mahncke Park Neighborhood Conservation District (NCD) design standards apply to new construction and to improvements or renovations 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 structure or conditions shall not be required to conform to the design standards, although any modifications shall not increase the non-conforming condition.

2. Land Development and Site Design Standards

2.1. Lot size and coverage

2.1.1. Except as provided in 2.1.1.1, 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.

2.1.1.1 Except for the following streets east of North New Braunfels: Pershing, Queen Anne Court, Elmhurst and Parland Place; when combining lots 30'-0" or less in width, minimum re-platted lot widths shall be not less than 35'-0".

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

2.1.2. The front setback shall be within 5'-0" of the median setback of developed lots for the block face as set out on Exhibit A. Setbacks are measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the block face.

2.1.3. 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.

2.1.4. Minimum rear setback for multifamily structures shall be twenty feet (20'-0")

2.1.5. Primary Streets:

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

2.1.5.2. Multifamily structures with 5 or more units, which have frontage on more than one primary street, shall maintain front entries along both primary streets.
2.1.6. 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 Street; Avenue B; Tendick; Bellevue, North - South street south of Pinckney and east of N. New Braunfels Avenue (Benton Street, Calhoun Street, Westgate Street); North side of the 400 block of Ira; and Wesley Street.

2.2 Landscaping. Deleted in 2019 revision.

2.2.1. The provisions of the UDC §35-523 (version in use at the time of adoption of this zoning overlay district, included for reference) shall be upheld as minimum landscaping standards for all new projects. City staff shall review tree preservation and help to propose alternative site and building arrangements prior to pursuit of any degree of mitigation.

2.3 Utilities

2.3.1. Mechanical Units for multifamily structures shall be screened from view from the primary street through the construction of solid walls matching primary building materials of adjacent structures, evergreen planting material or solid screen fence.

2.4 Parking. Garages, Carports

2.4.1. For single and two family dwellings, parking for a minimum of 2 vehicles per dwelling unit shall be required and shall be accommodated or stored in a parking structure. The parking accommodation/structure shall be behind the vertical plane of the principal façade facing the adjacent primary street. This accommodation/parking structure may include a garage or a porte cochere. No accommodations/parking structures shall be constructed within the front yard (other than the driveway meeting standards 2.5) for parking. (UDC Division 6, 35-526 stipulates a minimum of 1 off-street parking space required for single-family or two-family dwellings, with no restrictions of the location on the parcel).

2.4.2. For dwellings with three or more units, parking for a minimum of 1.5 car per dwelling unit shall be required, in accordance with UDC Table 526.3a and accommodated behind the vertical plane of the primary façade. (UDC stipulated 1.5 parking spaces)

2.4.3. For dwelling structures with four or more units, parking for a minimum of 1.5 parking spaces per dwelling unit shall be provided and shall occur behind the vertical plane of the primary facade.

2.4.3.1. 3.6.1.1. When 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.

2.4.3.2. 3.6.1.2. When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36°-0° behind the vertical plane of the front façade of the principal dwellings.
All other garage doors or carports not visible when viewing the front façade of the principal dwelling from the principal street may be integrated or attached but shall be located greater to or equal to 20’-0” behind the vertical plane or the front façade of the principal dwelling.

2.4.3.3, 2.6.1.2. Standards 2.4.3.1, 2.6.1.1 and 2.4.3.2 2.6.1.2 and 2.5.1 do not apply to existing lots less than or equal to 110’-0” deep or existing lots less than or equal to 35’-0” 45’-0” wide.

2.4.4, 3.6.1.2. Temporary carports are not permitted.

2.4.5 3.6.3. Porte Cocheres may be flush with the principal structure’s front façade and shall maintain the same roof-pitch as the principal structure’s roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte-cocheres shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

2.5 Driveways

2.5.1. Except at corner lots where the curb cut is on the secondary or side street, new residential dwellings must have a driveway extending a minimum of 20’-0” beyond the rear façade of the primary structure.

2.5.1. 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 runways/ribbons less than 2.5 feet wide are allowed.

2.5.2. Except at corner lots, driveway curb cuts shall not exceed 15’ in width. There shall be no more than one curb cut in each lot for each 75’ of primary-street frontage. Behind the curb cut, driveways shall be not less than 8’ and not more than 12’ in width. Driveways shall extend on only one side of the principal dwelling structure.

2.5.3. At Corner Lots if the curb cut is on the primary street, driveways shall comply with the requirements of 2.5.1 above. If the Driveway curb cut is located on the secondary or side street:

2.5.3.1. The curb cut shall not exceed 24’ (two car width) in width;

2.5.3.2. There shall not be more than one curb cut to the secondary or side street regardless of frontage.

2.5.4. 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 runways/ribbons less than 2.5 feet wide are allowed.

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

2.6 Sidewalks and Front Walks

2.6.1. Where an adjacent sidewalk is wider than required by the UDC, new sidewalks shall match adjacent sidewalks in width.

2.6.2. Sidewalks shall be located such that:
3.2.2. Multi-family dwelling structures with 5 or more units shall not exceed 2 ½ stories nor 35 feet in height except for such structures on Brackenridge Rd. and E. Mulberry where those dwellings structures may not exceed 3 stories or 40 feet in height. Additionally, structures fronting Broadway (north of E. Hildebrand only) may not exceed 5 stories or 60 feet in height.

3.3 Building Materials

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

3.4 Principal Elevation Features

3.4.1. First floor shall be a minimum of 1'-0" above grade.

3.4.2. Except as noted for Porte Cocheres in 2.4.5 2.b.2, the front facade of the principal dwelling structure of detached single-family or multifamily development, shall not be elevated above grade to allow for parking of vehicles below any component living space.

3.4.3. 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 elevation’s surface area.

3.4.4. 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. Except as noted in 2.1.6, for dwellings of four units or less, 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 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.

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3.4.5.1. A minimum 6'-0" deep by 8'-0" wide covered, unenclosed porch, or stoop.

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3.4.5.3. A minimum 8'-0" by 8'-0" court with building structure on three sides.

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

3.4.6. For additions or renovations to existing structures, windows on the facade(s) fronting a primary street (and secondary street in the case of corner lots) shall match the height to width dimensional proportions (e.g. 2:1), configuration (e.g. 1 over 1 light division), and appearance (e.g. recess, trim, and sill) of existing windows. Replaced windows shall also match the existing window(s) in framing and material as found on existing or adjacent structures on site.

3.4.7. For multifamily structures of five or more units, the following shall also apply:

6
3.4.7.1. Elevations of the front façade shall not be longer than 35’ without an offset of at least 2’-0” in plan from the plane of the front façade.

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3.6.1.2. When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36’-0” behind the vertical plane of the front façade of the principal dwellings.

All other garage doors or carports not visible from front façade of the principal dwelling may be integrated or attached but shall be located greater to or equal to 20’-0” behind the vertical plane of the front façade of the principal dwelling.

3.6.1.3. Standards 3.6.1.1 and 3.6.1.2 do not apply to existing lots less than or equal to 110’-0” deep or existing lots less than or equal to 35.45’-0” wide.

3.6.2. Temporary carports are not permitted.

3.6.3. Porte Cochetes shall maintain the same roof-pitch as the principal structure’s roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte-cochetes shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

3.6.4. New accessory structures and dwellings shall comply with standards set in UDC-2006, except that those structures and dwellings 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.
Exhibit A

[List of each block face with dimension of median setback and what it is measured from, e.g.:

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<td>400</td>
<td>Inside of sidewalk</td>
<td>&quot;</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
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*Measurements to be made by MPNA volunteers using digital measuring instruments.*)
requests from Stakeholders for
to undergo a substantial rewrite in
correlation with income levels.

purposes, while being clear
in the neighborhood. Rules
**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
Dear Councilman Art Hall and Development Services Director Michael Shannon:

Thank you for this opportunity! Please include my comments as proposed changes from Stakeholders for consideration. The Mahncke Park Neighborhood Conservation District must undergo a substantial rewrite in order to embrace and legitimize the neighborhood’s uniquely diverse housing stock / income levels.

Modifications must be general enough to honor 100+ years of varied architectural purposes, while being clear enough to facilitate future development representative of the people and places in the neighborhood. Rules which force broad swaths of existing housing stock into “non-conforming” status must be modified or removed. It should be expressly clarified that “the NCD only governs the street-view, therefore no restrictions apply beyond the street-facing façade(s).” Rules which only govern “any new ___” make a point of distancing the future from the past, subverting the NCD’s purpose of encouraging the retention of current aesthetics.

Rule 2.1.6. The “primary street” should simply be defined as “the street a property is addressed on.”

Rules 2.5 and 2.6. Allow multiple driveways and multiple front walks at properties with multiple dwellings so cars don’t block each other, and so residents can park / walk near their own unit. Clarify that driveways may get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere.

Rule 2.8.2. It is better to have apartment dumpsters by the street—where children are less likely to get run over by the dump truck and where tenants can’t smell it—rather than interior to a complex. Leave the old language but take out the words “new independent waste containers” so everyone stops breaking the law by setting trash / recycle bins to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

Rule 2.9. Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night!

Rules 3.2.2; 3.4.4; and 2.1.1.2. These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that renters must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

Rule 3.3.1. To avoid confusion, specify: “This rule does NOT apply when replacing all the siding on a structure.”

Rule 3.4.2. We don’t need a rule making 2-story homes with garages / carports illegitimate. Remove this.

Rule 3.4.6. People must be allowed to use replacement windows made from whatever frame material they prefer & can afford. Even window size should have some wiggle room in order to allow standard-sized windows to be used and mis-matched / off-center windows to be altered, enhancing the neighborhood’s streetscapes.

Rules 3.6.1 – 3.6.4. Do not mandate detached garages and porte cocheres on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having far less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleys. Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock.

Boundaries sub-dividing the NCD, such as “North of Parkland and West of N New Braunfels Ave,” should be adjusted to apply the stricter standards only to the tract homes “north of Pershing Ave, in the original ‘Country Club’ plats.” The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse.

Respectfully,
Hello Art, Michael, Zeon, and Others,

Please see attached letter regarding Mahncke Park discussions on NCD.

Please reach out to me by phone or email if you have any questions.

Respectfully,

**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
January 31, 2019

Art Hall
Councilman for District 2
P.O. Box 839966
San Antonio, TX 78283

Michael Shannon
Cliff Morton Development and Business Services Center
1901 South Alamo Street
San Antonio, TX 78204

Re: Mahncke Park NCD

Dear Councilman Hall and Mr. Shannon:

Hello. I am writing you because a few neighbors who are on the Mahncke Park Neighborhood Task Force for the NCD rules asked for my input regarding the upcoming changes have.

While I am not privy to all the information and the meetings that have taken place over the past year regarding the NCD; I do find the need to share my position: rules directly impacting neighborhoods should reflect a balance for the entire neighborhood. In this case, the beloved Mahncke Park is home to a diverse style of homes including: historically custom-built, mission revival, Mediterranean style, stucco, classical revival, four-square, duplexes, and most recently new construction. Mahncke Park is unique. Many people want to live in Mahncke Park and they want to harmoniously live side by side with their neighbors for years, if not decades.

On October 10, 2018 I wrote all our city council members expressing my concern for the Future Land Use changes. I shared that then, as I will share now, land use becomes an important tool to create consistency and fairness for current neighborhoods as well as future development. Again, I stress that it is imperative new plans, and in this case, new rules have structure, are balanced and well-established. Mr. Michael Lockridge and others have shared with me a suggested list of updates to rules (see the attached document) which should be considered before finalizing the new NCD. The language Mr. Lockridge invites to the conversation allows for a broader stroke thereby making it balanced for all residential styles.

I believe there is a fair argument to be made that rules not representative of the whole neighborhood should be removed or modified and rules only for new development creates an “us versus them” mentality which makes for negative discourse, and long-term ill feelings.
Through this letter I am asking for Mr. Shannon’s team as well as any other players be open for more dialogues so when rules are applied, they are thoughtful and balanced and take into consideration what is truly important.

Many other neighborhood leaders and concerned residents look at decisions being made now in places like Mahncke Park, Beacon Hill, Lone Star and how zoning, rules, and FLU will impact their neighborhoods long-term. Therefore, please review and allow the suggestions provided by Mr. Lockridge to be considered in deeper conversation before making any final decisions.

Should you have any questions or comments, please feel free to contact me at or on my cell at

Respectfully submitted,

Attachment: Sample Letter from boundaries outlining suggestions to Rules 2.1.6-3.6.4 and
Dear Councilman Hall and COSA Staff:

Please share my comments below with the Task Force so they may finalize their work in drafting rules for the Mahncke Park Neighborhood Conservation District. A narrow majority seem to be willing to revise the NCD extensively enough to embrace and legitimize Mahncke Park’s diversity—please encourage them to keep it up!

**Rule 2.1.6.** The “primary street” should simply be defined as “the street a property is addressed on.”

**Rules 2.5 and 2.6.** Properties with multiple dwellings should be allowed multiple driveways and multiple front walks so cars don’t block each other, and so residents can park / walk near their own unit. Driveways should get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere.

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Respectfully,
Legitimize existing workforce housing in order to preserve our neighborhood.
I live in an apartment in Mahncke Park, one typical of what the neighborhood offers, but which the law made “non-conforming.” My building, and many others like it, have been declared inappropriate by an insensitive Neighborhood Conservation District. Please remove all the multifamily provisions during your current revision process. Perhaps not forever, but certainly so long as it takes for them to be re-written and proven to fully reflect and embrace existing apartment options. There will be a need for development and for substantial rehabilitation of units for people who work in the businesses up and down Broadway in restaurants, retail, banks, museums, etc. The N.C.D. seeks to rob us of that, and will hurt the entire Broadway corridor if you let it do so.
Demand that the N.C.D. conform to the neighborhood. Where it won’t conform, demand it be silent. Forcing blue-collar housing out of Mahncke Park over time, in favor of high-dollar homes and condos, will hurt area business, schools, and neighborhood families. It will also destroy a unique ecosystem of diversified housing that has thrived here for over half a century. Without residents like us, Mahncke Park would be a far less interesting place. Mahncke Park is our home too. Being “non-conforming” is like living on the endangered species list. Care enough about us and our homes to make the apartments we live in legitimate again.
Sent from my iPhone
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Dear Councilman Hall and COSA Staff:

Please share my comments below with the Task Force so they may finalize their work in drafting rules for the Mahonie Park Neighborhood Conservation District. A narrow majority seem to be willing to revise the NCD extensively enough to embrace and legitimize Mahonie Park’s diversity—please encourage them to continue!

Rule 2.1.6. The “primary street” should simply be defined as “the street a property is addressed on.”

Rules 2.5 and 2.6. Properties with multiple dwellings should be allowed multiple driveways and multiple front walks so cars don’t block each other, and so residents can park/walk near their own unit. Driveways should get as wide as they need behind the front wall and/or approaching any garage/carpot/porter cocheer.

Rule 2.8.2. It is better to have apartment dumpsters by the street—where children are less likely to get run over by the dump truck and where tenants can’t smell it—rather than interior to a complex. Leave the old language but take out the words “new independent waste containers” so everyone stops breaking the law by setting trash/recycle bins to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

Rule 2.9. Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night.

Rules 3.2.2, 3.4.4, and 2.1.1.2. These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that tenants must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimate current work-force housing.

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Respectfully,
Please see my comments attached.

Thank you,

Mahncke Park Homeowner*

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Dear Councilman Art Hall and Development Services Director Michael Shannon:
Thank you for this opportunity! Please include my comments as proposed changes from Stakeholders
for consideration. The Mahncke Park Neighborhood Conservation District must undergo a substantial rewrite in order to embrace and legitimize the neighborhood’s uniquely diverse housing stock / income levels. Modifications must be general enough to honor 100+ years of varied architectural purposes, while being clear enough to facilitate future development representative of the people and places in the neighborhood. Rules which force broad swaths of existing housing stock into “non-conforming” status must be modified or removed. It should be expressly clarified that “the NCD only governs the street-view, therefore no restrictions apply beyond the street-facing façade(s).” Rules which only govern “any new _____” make a point of distancing the future from the past, subverting the NCD’s purpose of encouraging the retention of current aesthetics.

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San Antonio TX 78209

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Mahncke Park NCD Community Comments

- I SUPPORT THE NCD REVISIONS
- PROPOSED IN THE ATTACHED DOCUMENT
- "MAHNCKE PARK N’HOOD CONSERVATION DISTRICT RESIDENTIAL DESIGN STANDARDS, JAN. 24, 2019"
- WHERE THERE IS CONFLICT BETWEEN THE PROPOSED CHANGES TO CODE LANGUAGE IN THE "MAHNCKE PK N’HOOD CONSERVATION DISTRICT DESIGN STANDARDS COMPARISON MATRIX, 1/22/2019"
- THE DOCUMENT ABOVE *, I SUPPORT THE DOCUMENT ABOVE * (THAT IS ATTACHED TO THIS PAGE).

Name: ______________________ Address: ________________

Phone #: __________________ Email: ____________________

Do you own property or live in Mahncke Park? Yes, I OWN PROPERTY AND LIVE IN MAHNCKE PARK.
Here is my proposed addition to the MP NCD

Keep all of 1.5.1 as proposed and add as 1.5.1:

New residential dwellings must have a driveway that leads to the rear of the property.

Thank you for your leadership last night,
I agree with the attached "Mahncke Park Neighborhood Conservation District Residential Design Standards January 24, 2019"

Sincerely

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Mahncke Park
Neighborhood Conservation District
Residential Design Standards
January 24, 2019

1. General

1.1. The Mahncke Park Neighborhood Conservation District (NCD) design standards apply to new construction and to improvements or renovations 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 structure or conditions shall not be required to conform to the design standards, although any modifications shall not increase the non-conforming condition.

2. Land Development and Site Design Standards

2.1. Lot size and coverage

2.1.1. Except as provided in 2.1.1.1, 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.

2.1.1.1 Except for the following streets east of North New Braunfels: Pershing, Queen Anne Court, Elmhurst and Parland Place; when combining lots 30'-0' or less in width, minimum re-platted lot widths shall be not less than 35'-0'.

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

2.1.2. The front setback shall be within 5'-0" of the median setback of developed lots for the block face as set out on Exhibit A. Setbacks are measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the block face.

2.1.3. 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.

2.1.4. Minimum rear setback for multifamily structures shall be twenty feet (20'-0")

2.1.5. Primary Streets:

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

2.1.5.2. Multifamily structures with 5 or more units, which have frontage on more than one primary street, shall maintain front entries along both primary streets.
2.1.6. 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 Street; Avenue B; Tendick; Bellevue, North - South street south of Pinckney and east of N. New Braunfels Avenue (Benton Street, Calhoun Street, Westgate Street); North side of the 400 block of Ira; and Wesley Street.

2.2 Landscaping Deleted in 2019 revision.

2.2.1. The provisions of the UDC 535-523 (version in use at the time of adoption of this zoning overlay district, included for reference) shall be upheld as minimum landscaping standards for all new projects. City Staff shall review tree preservation and help to propose alternative site and building arrangements prior to pursuit of any degree of mitigation.

2.3 Utilities

2.3.1. Mechanical Units for multifamily structures shall be screened from view from the primary street through the construction of solid walls matching primary building materials of adjacent structures, evergreen planting material or solid screen fence.

2.4 Parking, Garages, Carports

2.4.1. For single and two family dwellings, parking for a minimum of 2 vehicles per dwelling unit shall be required and shall be accommodated or stored in a parking structure. The parking accommodation/structure shall be behind the vertical plane of the principal façade facing the adjacent primary street. This accommodation/parking structure may include a garage or a porte cochere. No accommodations/parking structures shall be constructed within the front yard (other than the driveway meeting standards 2.5) for parking (UDC Division 6, 35-526 stipulates a minimum of 1 off-street parking space required for single-family or two-family dwellings, with no restrictions of the location on the parcel).

2.4.2. For dwellings with three or more four units, parking for a minimum of 1.5 car per dwelling unit shall be required, in accordance with UDC Table 526-3a and accommodated behind the vertical plane of the primary façade. (UDC stipulated 1.5 parking spaces)

2.4.3. For dwelling structures with four or more units, parking for a minimum of 1.5 parking spaces per dwelling unit shall be provided and shall occur behind the vertical plane of the primary facade.

2.4.3.1. 2.6.1.1. When 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.

2.4.3.2. 2.6.1.2. When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36" - 0" behind the vertical plane of the front façade of the principal dwellings.
All other garage doors or carports not visible when viewing the front facade of the principal dwelling from the principal street may be integrated or attached but shall be located greater to or equal to 20'-0” behind the vertical plane or the front facade of the principal dwelling.

2.4.3.3, 3.6.1.3. Standards 2.4.3.1, 3.6.1.1 and 2.4.3.2, 3.6.1.2, and 2.5.1 do not apply to existing lots less than or equal to 110'-0” deep or existing lots less than or equal to 35'-0” 45'-0” wide.

2.4.4, 3.6.2. Temporary carports are not permitted.

2.4.5 3.6.3. 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 or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte-cochères shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

2.5 Driveways

2.5.1. Except at corner lots where the curb cut is on the secondary or side street, new residential dwellings must have a driveway extending a minimum of 20'-0” beyond the rear facade of the primary structure.

2.5.1. 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 ½ feet wide are allowed.

2.5.2. Except at corner lots, driveway curb cuts shall not exceed 15’ in width. There shall be no more than one curb cut in each lot for each 75’ of primary-street frontage. Behind the curb cut, driveways shall be not less than 8’ and not more than 12’ in width. Driveways shall extend on only one side of the principal dwelling structure.

2.5.3. At Corner Lots if the curb cut is on the primary street, driveways shall comply with the requirements of 2.5.1 above. If the Driveway curb cut is located on the secondary or side street:

2.5.3.1. The curb cut shall not exceed 24’ (two car width) in width;

2.5.3.2. There shall not be more than one curb cut to the secondary or side street regardless of frontage.

2.5.4. 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 ½ feet wide are allowed.

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

2.6 Sidewalks and Front Walks

2.6.1. Where an adjacent sidewalk is wider than required by the UDC, new sidewalks shall match adjacent sidewalks in width.

2.6.2. Sidewalks shall be located such that:
2.6.2.1. New sidewalks shall match distance from curb and green strip configurations of adjacent sidewalks, where they exist, or

2.6.2.2. If no adjacent sidewalk exists, the edge of sidewalk closest to the structure shall be placed on the property line, and the paving for sidewalk shall be a maximum of 4'-0" wide.

2.6.3. A mandatory front walk shall be separated from the driveway by at least 4 feet. 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.

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

2.7 Fences and Walls

2.7.1. 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. Paint may not be considered a finished surface.

2.7.2. New front yard fences and walls shall be not more than 48" 42" tall and separated from the sidewalk by not less than 2'-0".

2.7.3. 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, no standards are proposed, except as noted in 2.7.4.

2.7.4. For corner lots, new front and side yard fences shall match in construction materials and proportion. The height of the side yard shall match the front yard fence height (maximum of 48" 42" per 2.7.2) to a point of ten feet begin the vertical plane of the principal dwelling structure. From the point ten feet 10' behind the vertical plane of the front facade, side yard fencing and rear yard fencing shall comply with UDC 35-514 requirements.

2.7.5. New retaining walls (both public and private) greater than 2'-0" tall shall be finished in a manner deterring or facilitating removal of vandalism.

2.7.5. Existing fences and walls may be repaired or replaces with the same material.

2.8. Front Yard Structures

2.8.1. Except as otherwise required by United States Postal Service requirement, freestanding mail box structures are not permitted. Mailboxes may be attached directly to the primary structure, or may be incorporated into the front yard fence structure.

2.8.2. Except for waste containers serviced by the City of San Antonio Solid Waste Department, neither new independent waste containers, foundations for, nor storage structures for waste containers are permitted within the front yard or within the public right-of-way adjacent to the frontage along primary or secondary streets.
Waste containers on multi-family dwelling parcels shall be located behind the primary structure, outside buffer yards, completely screened from public view of the streetscape.

2.9. Lighting

2.9.1. Area Lighting

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

2.9.1.2. For new area lighting fixtures mounted overhead on poles, mounting height shall not exceed 15’-0”, and the axis of illumination shall be adjusted to an angle not more than 20 degrees from the vertical line between the fixture and the ground.

2.9.1.3. 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 structure 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.

2.9.1.4. Wall packs shall be adjusted to minimize the amount of light emitted above the horizontal.

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

3. Building/Construction Standards

3.1 Building Size and Massing

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

3.1.2. New residential dwelling Multi-family structures with 5 or more units shall not exceed 80 feet in width and shall be separated from adjacent structures on separate lots by at least 20’-0”. Should the adjacent residential structure have a non-conforming side setback of less than 5 feet, the setback shall be a minimum of 15 feet.

3.1.3. Existing residential dwelling Multi-family structures with 5 or more units which are separated from adjacent structures by less than 20’-0” may be replaced with new multi-family structures with 5 or more units and shall be separated from the adjacent structure by not less than the original separation and must meet a minimum, 5’ side setback.

3.2 Building Height

3.2.1. Single family or multi-family dwelling (with 4 or fewer units) shall not exceed 2 stories or 35 feet in height.
3.2.2. Multi family dwelling structures with 5 or more units shall not exceed 2 ½ stories nor 35 feet in height except for such structures on Brackenridge Rd. and E. Mulberry where those dwellings structures may not exceed 3 stories or 40 feet in height. Additionally, structures fronting Broadway (north of E. Hildebrand only) may not exceed 5 stories or 60 feet in height.

3.3 Building Materials

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

3.4 Principal Elevation Features

3.4.1. First floor shall be a minimum of 1’-0” above grade.

3.4.2. Except as noted for Porte Cocheres in 2.4.3 2-6-3, the front facade of the principal dwelling structure of detached single-family or multifamily development, shall not be elevated above grade to allow for parking of vehicles below any component living space.

3.4.3. 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 elevation’s surface area.

3.4.4. 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. Exception: for dwellings of four units or less, 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 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.

3.4.5. Transition Space - A transition space must be designed or placed as a component of a dwelling 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.

3.4.5.1. A minimum 6’-0” deep by 8'-0" wide covered, unenclosed porch, or stoop. 3.4.5.2. A minimum 6’-0” deep by 8'-0" wide walled court (meeting the front yard fencing standards).

3.4.5.3. A minimum 8’-0” by 8'-0” court with building structure on three sides.

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

3.4.6. For additions or renovations to existing structures, windows on the facade(s) fronting a primary street (and secondary street in the case of corner lots) shall match the height to width dimensional proportions (e.g. 2:1), configuration (e.g. 1 over 1 light division), and appearance (e.g. recess, trim, and sill) of existing windows. Replaced windows shall also match the existing window(s) in framing and material as found on existing or adjacent structures on site.

3.4.7. For multifamily structures of five or more units, the following shall also apply:
3.4.7.1. Elevations of the front facade shall not be longer than 35’ without an offset of at least 2'-0" in plan from the plane of the front facade.

3.4.7.2. Transition spaces may be combined into a plan area equal to one entry space per 2 residences. The transition space must remain in the entry sequence in between the front walk and the front access of the residential dwelling spaces.

3.5. Roof

3.5.1. Roofs for Additions or Renovations Repair shall match the pitch, configuration (e.g. gable, hip or flat) and style (e.g. open eaves) of the existing structure.

3.5.2. Roofs materials coverings may be entirely replaced with materials other than the original material and must comply with 3.5.1.

3.6 GARAGES, CARPORTS, ACCESSORY STRUCTURES AND ACCESSORY DWELLINGS

3.6.1. Location & Orientation

3.6.1.1. When garage or carport entry faces in the same direction as the front facade of the principal dwelling, the garage or carport shall be detached from the principal structure and located behind the principal dwelling.

3.6.1.2. When garage doors or carport entry face perpendicular to the direction faced by the front facade, garages and carports may be integrated or attached but shall be located not less than 36'-0" behind the vertical plane of the front facade of the principal dwellings.

All other garage doors or carports not visible from front facade of the principal dwelling may be integrated or attached but shall be located greater to or equal to 20'-0" behind the vertical plane or the front facade or the principal dwelling.

3.6.1.3. Standards 3.6.1.1 and 3.6.1.2 do not apply to existing lots less than or equal to 110'-0" deep or existing lots less than or equal to 35'-45' wide.

3.6.2. Temporary carports are not permitted.

3.6.3. Porte Cochere shall maintain the same roof pitch as the principal structure’s roof or may be placed underneath a portion of the second-story living spaces. Vertical support and structural elements of porte-cochere shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

3.6.4. New accessory structures and dwellings shall comply with standards set in UDC-2006, except that those structures and dwellings 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.
Exhibit A

[List of each block face with dimension of median setback and what it is measured from, e.g.:

<table>
<thead>
<tr>
<th>Street</th>
<th>Block</th>
<th>Measured from</th>
<th>Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parland</td>
<td>400</td>
<td>Inside of sidewalk</td>
<td>&quot;</td>
</tr>
<tr>
<td>Pershing</td>
<td>400</td>
<td>Edge of pavement</td>
<td>&quot;</td>
</tr>
</tbody>
</table>

Measurements to be made by MPNA volunteers using digital measuring instruments.]
Zenon Solis (DSD)

From: 
Sent: Thursday, January 31, 2019 8:31 PM 
To: Zenon Solis (DSD) 
Subject: [EXTERNAL] Mahncke Park NDC 

Please approve the proposed attached revisions to the Mahncke Park NCD 

Sent from my iPad 
**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
Mahncke Park
Neighborhood Conservation District
Residential Design Standards
January 24, 2019

1. General

1.1. The Mahncke Park Neighborhood Conservation District (NCD) design standards apply to new construction and to improvements or renovations 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 structure or conditions shall not be required to conform to the design standards, although any modifications shall not increase the non-conforming condition.

2. Land Development and Site Design Standards

2.1. Lot size and coverage

2.1.1. Except as provided in 2.1.1.1, 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.

2.1.1.1. Except for the following streets east of North New Braunfels: Pershing, Queen Anne Court, Elmhurst and Parland Place; when combining lots 30'-0' or less in width, minimum re-platted lot widths shall be not less than 35'-0".

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

2.1.2. The front setback shall be within 5'-0" of the median setback of developed lots for the block face as set out on Exhibit A. Setbacks are measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the block face.

2.1.3. 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.

2.1.4. Minimum rear setback for multifamily structures shall be twenty feet (20'-0")

2.1.5. Primary Streets:

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

2.1.5.2. Multifamily structures with 5 or more units, which have frontage on more than one primary street, shall maintain front entries along both primary streets.
2.1.6. 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 Street; Avenue B; Tendick; Bellevue, North - South street south of Pinckney and east of N. New Braunfels Avenue (Benton Street, Calhoun Street, Westgate Street); North side of the 400 block of Ira; and Wesley Street.

2.2 Landscaping Deleted in 2019 revision.

2.2.1. The provisions of the UDC §35-523 (version in use at the time of adoption of this zoning overlay district, included for reference) shall be upheld as minimum landscaping standards for all new projects. City Staff shall review tree preservation and help to propose alternative site and building arrangements prior to pursuit of any degree of mitigation.

2.3 Utilities

2.3.1. Mechanical Units for multifamily structures shall be screened from view from the primary street through the construction of solid walls matching primary building materials of adjacent structures, evergreen planting material or solid screen fence.

2.4 Parking, Garages, Carports

2.4.1. For single and two family dwellings, parking for a minimum of 2 vehicles per dwelling unit shall be required and shall be accommodated or stored in a parking structure. The parking accommodation/structure shall be behind the vertical plane of the principal facade facing the adjacent primary street. This accommodation/parking structure may include a garage or a porte-cochere. No accommodations/parking structures shall be constructed within the front yard (other than the driveway meeting standards 2.5) for parking. UDC Division 6, 35-526 stipulates a minimum of 1 off-street parking space required for single-family or two-family dwellings, with no restrictions of the location on the parcel.

2.4.2. For dwellings with three or more units, parking for a minimum of 1.5 car per dwelling unit shall be required, in accordance with UDC Table 526-3a and accommodated behind the vertical plane of the primary façade. (UDC stipulated 1.5 parking spaces)

2.4.3. For dwelling structures with four or more units, parking for a minimum of 1.5 parking spaces per dwelling unit shall be provided and shall occur behind the vertical plane of the primary façade.

2.4.3.1. 3.6.1.1. When 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.

2.4.3.2. 3.6.1.2. When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36°0" behind the vertical plane of the front façade of the principal dwellings.
All other garage doors or carports not visible when viewing the front façade of the principal dwelling from the principal street may be integrated or attached but shall be located greater to or equal to 20′-0″ behind the vertical plane or the front façade of the principal dwelling.

2.4.3.3. 3.6.1.3 Standards 2.4.3.1, 3.6.1.1 and 2.4.3.2 3.6.1.2 and 2.5.1 do not apply to existing lots less than or equal to 110′-0″ deep or existing lots less than or equal to 35′-0″ 45′-0″ wide.

2.4.4. 3.6.2. Temporary carports are not permitted.

2.4.5 3.6.3. Porte Coheres may be flush with the principal structure’s front façade and shall maintain the same roof-pitch as the principal structure’s roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte-cochères shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

2.5 Driveways

2.5.1. Except at corner lots where the curb cut is on the secondary or side street, new residential dwellings must have a driveway extending a minimum of 20′-0″ beyond the rear façade of the primary structure.

2.5.2. 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 runways/ribbons less than 2 1/2 feet wide are allowed.

2.5.2. Except at corner lots, driveway curb cuts shall not exceed 15′ in width. There shall be no more than one curb cut in each lot for each 75′ of primary-street frontage. Behind the curb cut, driveways shall be not less than 8′ and not more than 12′ in width. Driveways shall extend on only one side of the principal dwelling structure.

2.5.3. At Corner Lots if the curb cut is on the primary street, driveways shall comply with the requirements of 2.5.1 above. If the Driveway curb cut is located on the secondary or side street:

2.5.3.1. The curb cut shall not exceed 24′ (two car width) in width;

2.5.3.2. There shall not be more than one curb cut to the secondary or side street regardless of frontage.

2.5.4. 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 runways/ribbons less than 2 1/2 feet wide are allowed.

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

2.6 Sidewalks and Front Walks

2.6.1. Where an adjacent sidewalk is wider than required by the UDC, new sidewalks shall match adjacent sidewalks in width.

2.6.2. Sidewalks shall be located such that:
2.6.2.1. New sidewalks shall match distance from curb and green strip configurations of adjacent sidewalks, where they exist, or

2.6.2.2. If no adjacent sidewalk exists, the edge of sidewalk closest to the structure shall be placed on the property line, and the paving for sidewalk shall be a maximum of 4' 0" wide.

2.6.13. A mandatory front walk shall be separated from the driveway by at least 4 feet. 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.

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

2.7 Fences and Walls

2.7.1. 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. Paint may not be considered a finished surface.

2.7.2. New front yard fences and walls shall be not more than \(48''\ 42\frac{1}{2}\) tall and separated from the sidewalk by not less than \(2'-0''\).

2.7.3. 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, no standards are proposed, except as noted in 2.7.4.

2.7.4. For corner lots, new front and side yard fences shall match in construction materials and proportion. The height of the side yard shall match the front yard fence height (maximum of \(48''\ 42\frac{1}{2}\) per 2.7.2) to a point of ten feet begin the vertical plane of the principal dwelling structure. From the point ten feet \(10'\) behind the vertical plane of the front facade, side yard fencing and rear yard fencing shall comply with UDC 35-514 requirements.

2.7.5. New retaining walls (both public and private) greater than \(2'-0''\) tall shall be finished in a manner deterring or facilitating removal of vandalism.

2.7.5. Existing fences and walls may be repaired or replaces with the same material.

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2.8.1. Except as otherwise required by United States Postal Service requirement, freestanding mail box structures are not permitted. Mailboxes may be attached directly to the primary structure, or may be incorporated into the front yard fence structure.

2.8.2. Except for waste containers serviced by the City of San Antonio Solid Waste Department, neither new independent waste containers, foundations for, nor storage structures for waste containers are permitted within the front yard or within the public right-of-way adjacent to the frontage along primary or secondary streets.
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3.1.3. Existing residential dwelling multi-family structures with 5 or more units which are separated from adjacent structures by less than 20'-0” may be replaced with new multi-family structures with 5 or more units and shall be separated from the adjacent structure by not less than the original separation and must meet a minimum, 5’ side setback.

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3.2.1. Single family or multi-family dwelling (with 4 or fewer units) shall not exceed 2-stories or 35 feet in height.
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3.3.1. Exterior building materials for additions and/or renovations shall match those of the existing structure in scale, proportion, placement and profile.

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3.4.1. First floor shall be a minimum of 1'-0" above grade.

3.4.2. Except as noted for Porte Cochères in 2.4.5.3.6.3, the front facade of the principal dwelling structure of detached single-family or multifamily development, shall not be elevated above grade to allow for parking of vehicles below any component living space.

3.4.3. 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 elevation’s surface area.

3.4.4. 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, except as noted in 2.1.6. For dwellings of four units or less, 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 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.

3.4.5. Transition Space - A transition space must be designed or placed as a component of a dwelling 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.

3.4.5.1. A minimum 6'-0" deep by 8'-0" wide covered, unenclosed porch, or stoop. 3.4.5.2. A minimum 6'-0" deep by 8'-0" wide walled court (meeting the front yard fencing standards).

3.4.5.3. A minimum 8'-0" by 8'-0" court with building structure on three sides.

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3.4.6. For additions or renovations to existing structures, windows on the facade(s) fronting a primary street (and secondary street in the case of corner lots) shall match the height to width dimensional proportions (e.g. 2:1), configuration (e.g. 1 over 1 light division), and appearance (e.g. recess, trim, and sill) of existing windows. Replaced windows shall also match the existing window(s) in framing and material as found on existing or adjacent structures on site.

3.4.7. For multifamily structures of five or more units, the following shall also apply:
3.4.7.1. Elevations of the front façade shall not be longer than 35’ without an offset of at least 2’-0” in plan from the plane of the front façade.

3.4.7.2. Transition spaces may be combined into a plan area equal to one entry space per 2 residences. The transition space must remain in the entry sequence in between the front walk and the front access of the residential dwelling spaces.

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3.5.1. Roofs for Additions or Renovations Repair shall match the pitch, configuration (e.g. gable, hip or flat) and style (e.g. open eaves) of the existing structure.

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3.6.1.1. When 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.

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All other garage doors or carports not visible from front façade of the principal dwelling may be integrated or attached but shall be located greater to or equal to 20'-0" behind the vertical plane of the front façade or the principal dwelling.

3.6.1.3. Standards 3.6.1.1 and 3.6.1.2 do not apply to existing lots less than or equal to 110’-0” deep or existing lots less than or equal to 35’-45’-0” wide.

3.6.2. Temporary carports are not permitted.

3.6.3. Porte Cocheres shall maintain the same roof pitch as the principal structure’s roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte cocheres shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

3.6.1.3 3.6.4. New accessory structures and dwellings shall comply with standards set in UDC-2006, except that those structures and dwellings 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.
**Exhibit A**

[List of each block face with dimension of median setback and what it is measured from, e.g.:

<table>
<thead>
<tr>
<th>Street</th>
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*Measurements to be made by MPNA volunteers using digital measuring instruments.*]
Dear Councilman Hall and COSA Staff:

I have resided in and owned property in Mahncke Park since 2002. Currently I own!

Please share my comments below with the Task Force so they may finalize their work in drafting rules for the Mahncke Park Neighborhood Conservation District. A narrow majority seem to be willing to revise the NCD extensively enough to embrace and legitimize Mahncke Park’s diversity—please encourage them to continue!

Rule 2.1.6. The “primary street” should simply be defined as “the street a property is addressed on.”

Rules 2.5 and 2.6. Properties with multiple dwellings should be allowed multiple driveways and multiple front walks so cars don’t block each other, and so residents can park/ walk near their own unit. Driveways should get as wide as they need behind the front wall and/or approaching any garage/ carport/ porte cochere.

Rule 2.8.2. It is better to have apartment dumpsters by the street—where children are less likely to get run over by the dump truck and where tenants can’t smell it—rather than interior to a complex. Leave the old language but take out the words “new independent waste containers” so everyone stops breaking the law by setting trash/ recycle bins to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

Rule 2.9. Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night!

Rules 3.2.2; 3.4.4. and 2.1.1.2. These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that tenants must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

Rule 3.3.1. To avoid confusion, specify: “This rule does NOT apply when replacing all the siding on a structure.”

Rule 3.4.2. We don’t need a rule making 2-story homes with garages/ carports illegitimate. Remove this.

Rule 3.4.6. People should be allowed to use replacement windows made from whatever frame material they prefer & can afford. Even window size should have some wiggle room in order to allow standard-sized windows to be used and mis-matched/ off-center windows to be altered and enhance the neighborhood’s streetscapes.

Rules 3.6.1 – 3.6.4. Do not mandate detached garages and porte cocheres on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways/ curb cuts common among the neighborhood’s working-class housing stock.
Boundaries sub-dividing the NCD, such as “North of Parland and West of N New Braunfels Ave,” should be adjusted to apply the stricter standards only to the tract homes “north of Pershing Ave, in the original ‘Country Club’ plats.” The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse.

Rules not representative of the whole neighborhood must be modified or removed. It should be expressly clarified that “the NCD only governs the street view, therefore no restrictions apply beyond the street-facing façade(s).” Rules which only govern “any new ____” seem to make a point of separating the future from its past, and therefore subvert the NCD’s purpose of encouraging the retention of current aesthetics.

Respectfully,
Mr. Solis,

I live at [address] in Mahncke Park and have for the past 35 years. I support the attached revisions to the Mahncke Park NCD. I encourage you to help us carry through the Zoning Commission and City Council.

**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
1. **General**

1.1. The Mahncke Park Neighborhood Conservation District (NCD) design standards apply to new construction and to improvements or renovations 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 structure or conditions shall not be required to conform to the design standards, although any modifications shall not increase the non-conforming condition.

2. **Land Development and Site Design Standards**

2.1. **Lot size and coverage**

2.1.1. *Except as provided in 2.1.1, 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.*

2.1.1.1 *Except for the following streets east of North New Braunfels: Pershing, Queen Anne Court, Elmhurst and Parland Place; when combining lots 30'-0' or less in width, minimum re-platted lot widths shall be not less than 35'-0''.*

2.1.1.2 *Maximum lot width for any re-platted parcel with a single-family or multi-family use shall be seventy-five (75) feet.*

2.1.2. The front setback shall be within 5'-0'' of the median setback of developed lots for the block face as set out on Exhibit A. Setbacks are measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the block face.

2.1.3. 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.

2.1.4. Minimum rear setback for multifamily structures shall be twenty feet (20'-0'').

2.1.5. **Primary Streets:**

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

2.1.5.2. Multifamily structures with 5 or more units, which have frontage on more than one primary street, shall maintain front entries along both primary streets.
2.1.6. 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 Street; Avenue B; Tendick; Bellevue, North - South street south of Pinckney and east of N. New Braunfels Avenue (Benton Street, Calhoun Street, Westgate Street); North side of the 400 block of Ira; and Wesley Street.

2.2 Landscaping Deleted in 2019 revision.

2.2.1. The provisions of the UDC §35-523 (version in use at the time of adoption of this zoning overlay district, included for reference) shall be upheld as minimum landscaping standards for all new projects. City Staff shall review tree preservation and help to propose alternative site and building arrangements prior to pursuit of any degree of mitigation.

2.3 Utilities

2.3.1. Mechanical Units for multifamily structures shall be screened from view from the primary street through the construction of solid walls matching primary building materials of adjacent structures, evergreen planting material or solid screen fence.

2.4 Parking Garages, Carports

2.4.1. For single and two family dwellings, parking for a minimum of 2 vehicles per dwelling unit shall be required and shall be accommodated or stored in a parking structure. The parking accommodation/structure shall be behind the vertical plane of the principal facade facing the adjacent primary street. This accommodation/parking structure may include a garage or a porte cochere. No accommodations/parking structures shall be constructed within the front yard (other than the driveway meeting standards 2.5) for parking (UDC Division 6, §35-526 stipulates a minimum of 1 off-street parking space required for single-family or two-family dwellings, with no restrictions of the location on the parcel).

2.4.2. For dwellings with three or more four units, parking for a minimum of 1.5 car per dwelling unit shall be required, in accordance with UDC Table 526-3a and accommodated behind the vertical plane of the primary facade. (UDC stipulated 1.5 parking spaces)

2.4.3. For dwelling structures with four or more units, parking for a minimum of 1.5 parking spaces per dwelling unit shall be provided and shall occur behind the vertical plane of the primary facade.

2.4.3.1. Garage, Carport and Porte-Cochere location and orientation

2.4.3.1.1. When garage or carport entry faces in the same direction as the front facade of the principal dwelling, the garage or carport shall be detached from the principal structure and located behind the principal dwelling.

2.4.3.2. When garage doors or carport entry face perpendicular to the direction faced by the front facade, garages and carports may be integrated or attached but shall be located not less than 36'-0" behind the vertical plane of the front facade of the principal dwellings.
All other garage doors or carports not visible when viewing the front façade of the principal dwelling from the principal street may be integrated or attached but shall be located greater to or equal to 20'-0" behind the vertical plane or the front façade of the principal dwelling.

2.4.3.3. Standards 2.4.3.1, 3.6.1.1 and 2.4.3.2 3.6.1.2 and 2.5.1 do not apply to existing lots less than or equal to 110'-0" deep or existing lots less than or equal to 35'-0" 46'-0" wide.

2.4.4. 3.6.2. Temporary carports are not permitted.

2.4.5 3.6.3. Porte Cocheres may be flush with the principal structure's front façade and shall maintain the same roof-pitch as the principal structure’s roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte-cocheres shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

2.5 Driveways

2.5.1. Except at corner lots where the curb cut is on the secondary or side street, new residential dwellings must have a driveway extending a minimum of 20'-0" beyond the rear façade of the primary structure.

2.5.1. 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 ½ feet wide are allowed.

2.5.2. Except at corner lots, driveway curb cuts shall not exceed 15’ in width. There shall be no more than one curb cut in each lot for each 75’ of primary-street frontage. Behind the curb cut, driveways shall be not less than 8’ and not more than 12’ in width. Driveways shall extend on only one side of the principal dwelling structure.

2.5.3. At Corner Lots if the curb cut is on the primary street, driveways shall comply with the requirements of 2.5.1 above. If the Driveway curb cut is located on the secondary or side street:

2.5.3.1. The curb cut shall not exceed 24’ (two car width) in width;

2.5.3.2. There shall not be more than one curb cut to the secondary or side street regardless of frontage.

2.5.4. 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 ½ feet wide are allowed.

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

2.6 Sidewalks and Front Walks

2.6.1. Where an adjacent sidewalk is wider than required by the UDC, new sidewalks shall match adjacent sidewalks in width.

2.6.2. Sidewalks shall be located such that:
2.6.2.1. New sidewalks shall match distance from curb and green strip configurations of adjacent sidewalks, where they exist, or

2.6.2.2. If no adjacent sidewalk exists, the edge of sidewalk closest to the structure shall be placed on the property line, and the paving for sidewalk shall be a maximum of 4’-0’’ wide.

2.6.13. A mandatory front walk shall be separated from the driveway by at least 4 feet. 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.

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

2.7 Fences and Walls

2.7.1. 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. Paint may not be considered a finished surface.

2.7.2. New front yard fences and walls shall be not more than 48”-42” tall and separated from the sidewalk by not less than 2’-0’’.

2.7.3. 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, no standards are proposed, except as noted in 2.7.4.

2.7.4. For corner lots, new front and side yard fences shall match in construction materials and proportion. The height of the side yard shall match the front yard fence height (maximum of 48”-42” per 2.7.2) to a point of ten feet begin the vertical plane of the principal dwelling structure. From the point ten feet 10’ behind the vertical plane of the front facade, side yard fencing and rear yard fencing shall comply with UDC 35-514 requirements.

2.7.5. New retaining walls (both public and private) greater than 2’-0’’ tall shall be finished in a manner deterring or facilitating removal of vandalism.

2.7.5. Existing fences and walls may be repaired or replaces with the same material.

2.8. Front Yard Structures

2.8.1. Except as otherwise required by United States Postal Service requirement, freestanding mail box structures are not permitted. Mailboxes may be attached directly to the primary structure, or may be incorporated into the front yard fence structure.

2.8.2. Except for waste containers serviced by the City of San Antonio Solid Waste Department, neither new independent waste containers, foundations for, nor storage structures for waste containers are permitted within the front yard or within the public right of way adjacent to the frontage along primary or secondary streets.
Waste containers on multi-family dwelling parcels shall be located behind the primary structure, outside buffer yards, completely screened from public view of the streetscape.

2.9. Lighting

2.9.1. Area Lighting

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

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

2.9.1.3. 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 structure 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.

2.9.1.4. Wall packs shall be adjusted to minimize the amount of light emitted above the horizontal.

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

3. Building/Construction Standards

3.1 Building Size and Massing

3.1.1. Residential Single-family or multifamily dwelling structures with 4 or fewer units shall not exceed 50 feet in width and shall be separated from other single family structures on separate lots by not less than 10'-0". Should the adjacent single family structure have a non-conforming side setback, the setback shall be a minimum of 5 feet.

3.1.2. New residential dwelling Multi-family structures with 5 or more units shall not exceed 80 feet in width and shall be separated from adjacent structures on separate lots by at least 20'-0". Should the adjacent residential structure have a non-conforming side setback of less than 5 feet, the setback shall be a minimum of 15 feet.

3.1.3. Existing residential dwelling Multi-family structures with 5 or more units which are separated from adjacent structures by less than 20'-0" may be replaced with new multi-family structures with 5 or more units and shall be separated from the adjacent structure by not less than the original separation and must meet a minimum, 5’ side setback.

3.2 Building Height

3.2.1. Single family or multi-family dwelling (with 4 or fewer units) shall not exceed 2 stories or 35 feet in height.
3.2.2. Multi family dwelling structures with 5 or more units shall not exceed 2 1/2 stories nor 35 feet in height except for such structures on Brackenridge Rd. and E. Mulberry where those dwellings structures may not exceed 3 stories or 40 feet in height. Additionally, structures fronting Broadway (north of E. Hildebrand only) may not exceed 5 stories or 60 feet in height.

3.3 Building Materials

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

3.4 Principal Elevation Features

3.4.1. First floor shall be a minimum of 1'-0" above grade.

3.4.2. Except as noted for Porte Cochere in 2.4.5 3.6.3, the front facade of the principal dwelling structure of detached single-family or multifamily development, shall not be elevated above grade to allow for parking of vehicles below any component living space.

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

3.4.4. 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, except as noted in 2.1.6. For dwellings of four units or less, 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 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.

3.4.5. Transition Space - A transition space must be designed or placed as a component of a dwelling 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.

3.4.5.1. A minimum 6'-0" deep by 8'-0" wide covered, unenclosed porch, or stoop. 3.4.5.2. A minimum 6'-0" deep by 8'-0" wide walled court (meeting the front yard fencing standards).

3.4.5.3. A minimum 8'-0" by 8'-0" court with building structure on three sides.

3.4.5.4. A minimum 3'-0" deep by 4'-0" wide partially enclosed alcove or nook, with not less than 50% of the solid walls' surface area(s) having openings or fenestrations.

3.4.6. For additions or renovations to existing structures, windows on the facade(s) fronting a primary street (and secondary street in the case of corner lots) shall match the height to width dimensional proportions (e.g. 2:1), configuration (e.g. 1 over 1 light division), and appearance (e.g. recess, trim, and sill) of existing windows. Replaced windows shall also match the existing window(s) in framing and material as found on existing or adjacent structures on site.

3.4.7. For multifamily structures of five or more units, the following shall also apply:
3.4.7.1. Elevations of the front façade shall not be longer than 35’ without an offset of at least 2’-0” in plan from the plane of the front façade.

3.4.7.2. Transition spaces may be combined into a plan area equal to one entry space per 2 residences. The transition space must remain in the entry sequence in between the front walk and the front access of the residential dwelling spaces.

3.5. Roof

3.5.1. Roofs for Additions or Renovations Repair shall match the pitch, configuration (e.g. gable, hip or flat) and style (e.g. open-eaves) of the existing structure.

3.5.2. Roofs materials coverings may be entirely replaced with materials other than the original material and must comply with 3.5.1.

3.6 GARAGES, CARPORTS, ACCESSORY STRUCTURES AND ACCESSORY DWELLINGS

3.6.1 Location & Orientation

3.6.1.1. When 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.

3.6.1.2. When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36’-0” behind the vertical plane of the front façade of the principal dwellings.

All other garage doors or carports not visible from front façade of the principal dwelling may be integrated or attached but shall be located greater to or equal to 20’-0” behind the vertical plane or the front façade or the principal dwelling.

3.6.1.3. Standards 3.6.1.1 and 3.6.1.2 do not apply to existing lots less than or equal to 110’-0” deep or existing lots less than or equal to 35’-45’-0” wide.

3.6.2 Temporary carports are not permitted.

3.6.3. Porte Cochere shall maintain the same roof-pitch as the principal structure’s roof or may be placed beneath a portion of the second-story living spaces. Vertical support or structural elements of porte-cochere shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

3.6.1.3.4. New accessory structures and dwellings shall comply with standards set in UDC-2006, except that those structures and dwellings 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.
**Exhibit A**

[List of each block face with dimension of median setback and what it is measured from, e.g.:

<table>
<thead>
<tr>
<th>Street</th>
<th>Block</th>
<th>Measured from</th>
<th>Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parland</td>
<td>400</td>
<td>Inside of sidewalk</td>
<td>’’</td>
</tr>
<tr>
<td>Pershing</td>
<td>400</td>
<td>Edge of pavement</td>
<td>’’</td>
</tr>
</tbody>
</table>

*Measurements to be made by MPNA volunteers using digital measuring instruments.*]
Dear Councilman Hall and COSA Staff:

Please share my comments below with the Task Force so they may finalize their work in drafting rules for the Mahncke Park Neighborhood Conservation District. A narrow majority seem to be willing to revise the NCD extensively enough to embrace and legitimize Mahncke Park’s diversity—please encourage them to continue! Whatever major rule changes are proposed, should be made public record and all residents should have sufficient time to study and determine whether these rules are in their best efforts. This short notice makes it difficult for my tenants to respond as well and voice their opinion.

The following rules do NOT have my support as a property owner and I urge you to review:

Rule 2.1.6. The "primary street" should simply be defined as "the street a property is addressed on."

Rules 2.5 and 2.6. Properties with multiple dwellings should be allowed multiple driveways and multiple front walks so cars don’t block each other, and so residents can park / walk near their own unit. Driveways should get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere. To restrict this or alter this, creates a potential hazard in the event of emergency. My insurance company would have an issue with your change and this could impact my opportunity for liability insurance.

Rule 2.8.2. It is better to have apartment dumpsters by the street--where children are less likely to get run over by the dump truck and where tenants can’t smell it--rather than interior to a complex. Leave the old language but take out the words “new independent waste containers” so everyone stops breaking the law by setting trash / recycle bins to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

Rule 2.9. Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night!

Rules 3.2.2; 3.4.4. and 2.1.1.2. These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that tenants must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

Rule 3.3.1. To avoid confusion, specify: “This rule does NOT apply when replacing all the siding on a structure.”

Rule 3.4.2. We don’t need a rule making 2-story homes with garages / carports illegitimate. Remove this. With recent harsh weather/hail storms, carports/garages are very important for the safety of residents’ cars. All homes should have the right to have these structures.

Rules 3.6.1 - 3.6.4. Do not mandate detached garages and porte cochere on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock.

Boundaries sub-dividing the NCD, such as "North of Parland and West of N New Braunfels Ave," should be adjusted to apply the stricter standards only to the tract homes "north of Pershing Ave, in the original 'Country Club' plats." The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse.

Rules not representative of the whole neighborhood must be modified or removed. It should be expressly clarified that “the NCD only governs the street view, therefore no restrictions apply beyond the street-facing façade(s).” Rules which only govern “any new ____” seem to make a point of separating the future from its past, and therefore subvert the NCD’s purpose of encouraging the retention of current aesthetics.

Respectfully,
Please note: I am currently out of the country and do not have a printer. Please accept this email as my signed refusal to support the proposed rules.

zenon.solis@sanantonio.gov this is the Development services staff member collecting comments
art.hall@sanantonio.gov this is the Councilman for the neighborhood
pcdcomments@LFAccess.net this is so we can hold the city accountable to report your emails accurately
Dear Councilman Hall and COSA Staff:

Please share my comments below with the Task Force so they may finalize their work in drafting rules for the Mahncke Park Neighborhood Conservation District. A narrow majority seem to be willing to revise the NCD extensively enough to embrace and legitimate Mahncke Park’s diversity—please encourage them to continue!

**Rule 2.1.6.** The “primary street” should simply be defined as “the street a property is addressed on.”

**Rules 2.5 and 2.6.** Properties with multiple dwellings should be allowed multiple driveways and multiple front walks so cars don’t block each other, and so residents can park / walk near their own unit. Driveways should get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere.

**Rule 2.8.2.** It is better to have apartment dumpsters by the street--where children are less likely to get run over by the dump truck and where tenants can’t smell it--rather than interior to a complex. Leave the old language but take out the words “new independent waste containers” so everyone stops breaking the law by setting trash / recycle bins to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

**Rule 2.9.** Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night!

**Rules 3.2.2; 3.4.4. and 2.1.1.2.** These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that tenants must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

**Rule 3.3.1.** To avoid confusion, specify: “This rule does NOT apply when replacing all the siding on a structure.”

**Rule 3.4.2.** We don’t need a rule making 2-story homes with garages / carports illegitimate. Remove this.

**Rule 3.4.6.** People should be allowed to use replacement windows made from whatever frame material they prefer & can afford. Even window size should have some wiggle room in order to allow standard-sized windows to be used and mis-matched / off-center windows to be altered and enhance the neighborhood’s streetscapes.

**Rules 3.5.1 – 3.6.4.** Do not mandate detached garages and porte cocheres on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock.

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Respectfully,

Sent from Windows Mail
Legitimize existing workforce housing in order to preserve our neighborhood. I live in an apartment in Mahncke Park, one typical of what the neighborhood offers, but which the law made “non-conforming.” My building, and many others like it, have been declared inappropriate by an insensitive Neighborhood Conservation District. Please remove all the multifamily provisions during your current revision process. Perhaps not forever, but certainly so long as it takes for them to be re-written and proven to fully reflect and embrace existing apartment options. There will be a need for development and for substantial rehabilitation of units for people who work in the businesses up and down Broadway in restaurants, retail, banks, museums, etc. The N.C.D. seeks to rob us of that, and will hurt the entire Broadway corridor if you let it do so.

Demand that the N.C.D. conform to the neighborhood. Where it won’t conform, demand it be silent. Forcing blue collar housing out of Mahncke Park over time, in favor of high-dollar homes and condos, will hurt area business, schools, and neighborhood families. It will also destroy a unique ecosystem of diversified housing that has thrived here for over half a century. Without residents like us, Mahncke Park would be a far less interesting place. Mahncke Park is our home too. Being “non-conforming” is like living on the endangered species list. Care enough about us and our homes to make the apartments we live in legitimate again.

Sent from my iPhone
Dear Councilman Hall and COSA Staff:

I own Mahncke Park.

I am writing to state that I agree with and support the comments set forth below. I ask you to share them with the Task Force so they may finalize their work in drafting rules for the Mahncke Park Neighborhood Conservation District.

Rule 2.1.6. The “primary street” should simply be defined as “the street a property is addressed on.”

Rules 2.5 and 2.6. Properties with multiple dwellings should be allowed multiple driveways and multiple front walks so cars don’t block each other, and so residents can park / walk near their own unit. Driveways should get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere.

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Rules 3.6.1 – 3.6.4. Do not mandate detached garages and porte cochere on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an
opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock.

Boundaries sub-dividing the NCD, such as “North of Parland and West of N New Braunfels Ave,” should be adjusted to apply the stricter standards only to the tract homes “north of Pershing Ave, in the original ‘Country Club’ plats.” The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse.

Rules not representative of the whole neighborhood must be modified or removed. It should be expressly clarified that “the NCD only governs the street view, therefore no restrictions apply beyond the street-facing façade(s).” Rules which only govern “any new ____” seem to make a point of separating the future from its past, and therefore subvert the NCD’s purpose of encouraging the retention of current aesthetics.

Respectfully,
To whom it may concern,

My name is ___________________ and I am the property owner at ___________________ in Mahncke Park. Below please consider my comments to the proposed changes to the MP NCD Guidelines.

2.1.1 & 2.1.1.1. The Working Group proposed changes (“Column 3” of the matrix) applies the limit to lots “south of Parland Place”. However, the lots on Pershing, Queen Anne Court, Elmhurst and Parland east of North New Braunsfels are platted as 25’. This language would take that area out of the 35’ minimum. That is, re-platted lots in this area would have a minimum width of 50’. As noted in my previous version, neither this change nor anything else in the NCD would prohibit 15’ wide houses on 25’ lots in this area. The COSA Staff position is that the NCD cannot prohibit the construction of residences on otherwise legally zoned and platted lots.

I am in agreement with this change since historically, Mahncke Park was never developed utilizing 25’ or 35’ lots. The 25’ lot is a new phenomenon that clashes with the predominant development pattern of the neighborhood.

2.1.1.2. This is a new provision, limiting re-platted lots to 75’, would have the effect of prohibiting new single family or multi-family structures longer that 65’ in width.

I am in agreement with this change for the same reason as above. By not providing lot limitations there is a possibility that “McMansions” would be built, which again are not compatible with the character of the neighborhood.

2.1.2. This is a revision from “Column 3” of the matrix suggested by Scott Day. It would require volunteers from the neighborhood to measure the setback on each block face, establish the median, and list the median in feet and inches in Exhibit A. Staff likes this because it makes it easier to check plans and avoids the issue of front façade versus front overhang. It also has the advantage of preventing “creep” in front yard setbacks as new structures are built forward of the median.

I am in agreement with this change, but would suggest that the COSA distribute a flyer to each residence informing them of the effort and it would be prudent to have a Development Services Representative or SAPD present while the volunteers are taking measurements (even if only from the Right of Way).

2.7.2 and 2.7.4. COSA Staff agreed to this change because apparently standard ornamental fence material is available in one-foot increments (36”, 48”, 60”) and a 42” limit would increase the cost of fences due to custom fabrication.

I DO NOT agree with this change. A 48” tall fence will be quite imposing and affect the experience of walking on the adjacent sidewalk negatively. Front yard fences should be considered a decorative gesture as a 48” fence offers no more privacy or security than a 42” tall fence.

3.1.3. This change would permit re-building multi-family structures on the same footprint if the adjacent structure has a non-conforming side yard setback (i.e., less than 5’).
I DO NOT agree with this change. While the guidelines cannot be applied to existing structures, ALL guideline should apply to ALL new structures.

3.4.4. This change would permit multi family structures (5 or more units) to have a single front entry, regardless of the number of units.
I DO NOT agree with this change. Each unit should have a transition space to reinforce the character of the neighborhood. The concept of units not having a individual transitions spaces is an example of sub-par architectural practice. Regardless of location or District, each dwelling unit should be required to have a transition space – this should not be considered an amenity, it is a basic component of any structure.

In general, the Guidelines for any Neighborhood Conservation District should offer developers and property owners a roadmap to building and renovating structures that serve to preserve the established character that makes each District unique and a historical marker for the City of San Antonio. Guidelines should not be viewed as restrictive, they should be viewed as an essential part of preserving the history of San Antonio. Additionally, NCD Guidelines should be formulated to preserve essential characteristics of individual structures and the comprehensive architectural language that they contribute to. In that regard, it should be understood that an NCD is a neighborhood that is essentially an Historic District in waiting. If the NCD Guidelines fail to provide adequate protection for a neighborhood, it will slowly or quickly deteriorate to the point that its eligibility for historic designation will be lost along with everything that would have once made it a cultural element worth preserving.

Thank you for your consideration.

**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
Dear Councilman Art Hall and Development Services Director Michael Shannon:
Thank you for this opportunity! Please include my comments as proposed changes from Stakeholders for consideration. The Mahncke Park Neighborhood Conservation District must undergo a substantial rewrite in order to embrace and legitimize the neighborhood’s uniquely diverse housing stock / income levels. Modifications must be general enough to honor 100+ years of varied architectural purposes, while being clear enough to facilitate future development representative of the people and places in the neighborhood. Rules which force broad swaths of existing housing stock into “non-conforming” status must be modified or removed. It should be expressly clarified that “the NCD only governs the street-view, therefore no restrictions apply beyond the street-facing façade(s).” Rules which only govern “any new _____” make a point of distancing the future from the past, subverting the NCD’s purpose of encouraging the retention of current aesthetics.

Rule 2.1.6. The “primary street” should simply be defined as “the street a property is addressed on.”

Rule 2.5 and 2.6. Allow multiple driveways and multiple front walks at properties with multiple dwellings so cars don’t block each other, and so residents can park / walk near their own unit. Clarify that driveways may get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere.

Rule 2.8.2. It is better to have apartment dumpsters by the street—where children are less likely to get run over by the dump truck and where tenants can’t smell it--rather than interior to a complex. Leave the old language but take out the words “new independent waste containers” so everyone stops breaking the law by setting trash / recycle bins to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

Rule 2.9. Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night!

Rules 3.2.2; 3.4.4. and 2.1.1.2. These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that renters must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

Rule 3.3.1. To avoid confusion, specify: “This rule does NOT apply when replacing all the siding on a structure.”

Rule 3.4.2. We don’t need a rule making 2-story homes with garages / carports illegitimate. Remove this.

Rule 3.4.6. People must be allowed to use replacement windows made from whatever frame material they prefer & can afford. Even window size should have some wiggle room in order to allow standard-sized windows to be used and mis-matched / off-center windows to be altered, enhancing the neighborhood’s streetscapes.

Rules 3.6.1 – 3.6.4. Do not mandate detached garages and porte cochere on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having far less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock.
Boundaries sub-dividing the NCD, such as “North of Parland and West of N New Braunfels Ave,” should be adjusted to apply the stricter standards only to the tract homes “north of Pershing Ave, in the original ‘Country Club’ plats.” The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse.
Respectfully,

Ave, 78209
Mr. Solis,

We respectfully submit the attached document, dated January 24, 2019, as our comments to the Mahncke Park NCD amendments.

Thank you,

San Antonio, TX 78209

**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
Mahncke Park
Neighborhood Conservation District
Residential Design Standards
January 24, 2019

1. General

1.1. The Mahncke Park Neighborhood Conservation District (NCD) design standards apply to new construction and to improvements or renovations 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 structure or conditions shall not be required to conform to the design standards, although any modifications shall not increase the non-conforming condition.

2. Land Development and Site Design Standards

2.1. Lot size and coverage

2.1.1. Except as provided in 2.1.1.1, minimum replatted 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.

2.1.1.1 Except for the following streets east of North New Braunfels: Pershing, Queen Anne Court, Elmhurst and Parland Place; when combining lots 30'-0" or less in width, minimum replatted lot widths shall be not less than 35'-0".

2.1.1.2 Maximum lot width for any replatted parcel with a single-family or multi-family use shall be seventy-five (75) feet.

2.1.2. The front setback shall be within 5'-0" of the median setback of developed lots for the block face as set out on Exhibit A. Setbacks are measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the block face.

2.1.3. 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.

2.1.4. Minimum rear setback for multifamily structures shall be twenty feet (20'-0")

2.1.5. Primary Streets:

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

2.1.5.2. Multifamily structures with 5 or more units, which have frontage on more than one primary street, shall maintain front entries along both primary streets.
2.1.6. 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 Natale; West frontage of Margaret between Ira and Eleanor; Broadway Street; Avenue B; Tendick; Bellevue, North - South street south of Pinckney and east of N. New Braunfels Avenue (Benton Street, Calhoun Street, Westgate Street); North side of the 400 block of Ira; and Wesley Street.

2.2 Landscaping **Deleted in 2019 revision.**

2.2.1. The provisions of the UDC §35-523 (version in use at the time of adoption of this zoning overlay district, included for reference) shall be upheld as minimum landscaping standards for all new projects. City Staff shall review tree preservation and help to propose alternative site and building arrangements prior to pursuit of any degree of mitigation.

2.3 Utilities

2.3.1. Mechanical Units for multifamily structures shall be screened from view from the primary street through the construction of solid walls matching primary building materials of adjacent structures, evergreen planting material or solid screen fence.

2.4 Parking, Garages, Carports

2.4.1. For single and two family dwellings, parking for a minimum of 2 vehicles per dwelling unit shall be **required and shall be accommodated** or stored in a parking structure. The parking accommodation/structure shall be behind the vertical plane of the principal facade facing the adjacent primary street. This accommodation/parking structure may include a garage or a porte-cochere. No accommodations/parking structures shall be constructed within the front yard (other than the driveway meeting standards 2.5) for parking (UDC Division 6, 35-526 stipulates a minimum of 1 off-street parking space required for single family or two family dwellings, with no restrictions of the location on the parcel).

2.4.2. For dwellings with three or more four units, parking for a minimum of **1.5 car per dwelling unit shall be required, in accordance with UDC Table 526.3a and accommodated behind the vertical plane of the primary façade.** *(UDC stipulated 1.5 parking spaces)*

2.4.3. For dwelling structures with four or more units, parking for a minimum of 1.5 parking spaces per dwelling unit shall be provided and shall occur behind the vertical plane of the primary facade.

2.4.3.1. **Garage, Carport and Porte-Cochere location and orientation**

2.4.3.1.1. When 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.

2.4.3.2. **When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36-0" behind the vertical plane of the front façade of the principal dwellings.**
All other garage doors or carports not visible when viewing the front façade of the principal dwelling from the principal street may be integrated or attached but shall be located greater to or equal to 20’-0” behind the vertical plane or the front façade of the principal dwelling.

2.4.3.3. 3.6.1.3. Standards 2.4.3.1, 3.6.1.1 and 2.4.3.2 2.6.1.2 and 2.5.1 do not apply to existing lots less than or equal to 110’-0” deep or existing lots less than or equal to 35’-0” 45’-0” wide.

2.4.4. 3.6.2. Temporary carports are not permitted.

2.4.5 3.6.3. Porte Cocheres may be flush with the principal structure’s front façade and shall maintain the same roof-pitch as the principal structure’s roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte-cocheres shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

2.5 Driveways

2.5.1. Except at corner lots where the curb cut is on the secondary or side street, new residential dwellings must have a driveway extending a minimum of 20’-0” beyond the rear façade of the primary structure.

2.5.1.1. 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 ½ feet wide are allowed.

2.5.2. Except at corner lots, driveway curb cuts shall not exceed 15’ in width. There shall be no more than one curb cut in each lot for each 75’ of primary-street frontage. Behind the curb cut, driveways shall be not less than 8’ and not more than 12’ in width. Driveways shall extend on only one side of the principal dwelling structure.

2.5.3. At Corner Lots if the curb cut is on the primary street, driveways shall comply with the requirements of 2.5.1 above. If the Driveway curb cut is located on the secondary or side street:

2.5.3.1. The curb cut shall not exceed 24’ (two car width) in width;

2.5.3.2. There shall not be more than one curb cut to the secondary or side street regardless of frontage.

2.5.4. 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 ½ feet wide are allowed.

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

2.6 Sidewalks and Front Walks

2.6.1. Where an adjacent sidewalk is wider than required by the UDC, new sidewalks shall match adjacent sidewalks in width.

2.6.2. Sidewalks shall be located such that:
2.6.2.1. New sidewalks shall match distance from curb and green strip configurations of adjacent sidewalks, where they exist, or

2.6.2.2. If no adjacent sidewalk exists, the edge of sidewalk closest to the structure shall be placed on the property line, and the paving for sidewalk shall be a maximum of 4'-0" wide.

2.6.13. A mandatory front walk shall be separated from the driveway by at least 4 feet. 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.

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

2.7 Fences and Walls

2.7.1. 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. Paint may not be considered a finished surface.

2.7.2. New front yard fences and walls shall be not more than 48" 42") tall and separated from the sidewalk by not less than 2'-0".

2.7.3. 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, no standards are proposed, except as noted in 2.7.4.

2.7.4. For corner lots, new front and side yard fences shall match in construction materials and proportion. The height of the side yard shall match the front yard fence height (maximum of 48" 42") per 2.7.2) to a point of ten feet begin the vertical plane of the principal dwelling structure. From the point ten feet 10' behind the vertical plane of the front facade, side yard fencing and rear yard fencing shall comply with UDC 35-514 requirements.

2.7.5. New retaining walls (both public and private) greater than 2'-0" tall shall be finished in a manner deterring or facilitating removal of vandalism.

2.7.5. Existing fences and walls may be repaired or replaces with the same material.

2.8. Front Yard Structures

2.8.1. Except as otherwise required by United States Postal Service requirement, freestanding mailbox structures are not permitted. Mailboxes may be attached directly to the primary structure, or may be incorporated into the front yard fence structure.

2.8.2. Except for waste containers serviced by the City of San Antonio Solid Waste Department. Neither new independent waste containers, foundations for, nor storage structures for waste containers are permitted within the front yard or within the public right-of-way adjacent to the frontage along primary or secondary streets.
Waste containers on multi-family dwelling parcels shall be located behind the primary structure, outside buffer yards, completely screened from public view of the streetscape.

2.9. Lighting

2.9.1. Area Lighting

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

2.9.1.24. For new area lighting fixtures mounted overhead on poles, mounting height shall not exceed 15’-0”, and the axis of illumination shall be adjusted to an angle not more than 20 degrees from the vertical line between the fixture and the ground.

2.9.1.32. 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 structure 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.

2.9.1.33. Wall packs shall be adjusted to minimize the amount of light emitted above the horizontal.

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

3. Building/Construction Standards

3.1 Building Size and Massing

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

3.1.2. New residential dwelling. Multi-family structures with 5 or more units shall not exceed 80 feet in width and shall be separated from adjacent structures on separate lots by at least 20’-0”. Should the adjacent residential structure have a non-conforming side setback of less than 5 feet, the setback shall be a minimum of 15 feet.

3.1.3. Existing residential dwelling. Multi-family structures with 5 or more units which are separated from adjacent structures by less than 20’-0” may be replaced with new multi-family structures with 5 or more units and shall be separated from the adjacent structure by not less than the original separation and must meet a minimum, 5’ side setback.

3.2 Building Height

3.2.1. Single family or multi-family dwelling (with 4 or fewer units) shall not exceed 2 stories or 35 feet in height.
3.2.2. Multi family dwelling structures with 5 or more units shall not exceed 2 1/2 stories nor 35 feet in height except for such structures on Brackenridge Rd. and E. Mulberry where those dwellings structures may not exceed 3 stories or 40 feet in height. Additionally, structures fronting Broadway (north of E. Hildebrard only) may not exceed 5 stories or 60 feet in height.

3.3 Building Materials

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

3.4 Principal Elevation Features

3.4.1. First floor shall be a minimum of 1'-0" above grade.

3.4.2. Except as noted for Porte Cocheres in 2.4.5 2.6.2, the front facade of the principal dwelling structure of detached single-family or multifamily development, shall not be elevated above grade to allow for parking of vehicles below any component living space.

3.4.3. 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 elevation’s surface area.

3.4.4. 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, except as noted in 2.1.6. For dwellings of four units or less, 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 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.

3.4.5. Transition Space - A transition space must be designed or placed as a component of a dwelling 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.

3.4.5.1. A minimum 6'-0" deep by 8'-0" wide covered, unenclosed porch, or stoop. 3.4.5.2. A minimum 6'-0" deep by 8'-0" wide walled court (meeting the front yard fencing standards).

3.4.5.3. A minimum 8'-0" by 8'-0" court with building structure on three sides.

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

3.4.6. For additions or renovations to existing structures, windows on the facade(s) fronting a primary street (and secondary street in the case of corner lots) shall match the height to width dimensional proportions (e.g. 2:1), configuration (e.g. 1 over 1 light division), and appearance (e.g. recess, triom, and sill) of existing windows. Replaced windows shall also match the existing window(s) in framing and material as found on existing or adjacent structures on site.

3.4.7. For multifamily structures of five or more units, the following shall also apply:
3.4.7.1. Elevations of the front façade shall not be longer than 35’ without an offset of at least 2’-0” in plan from the plane of the front façade.

3.4.7.2. Transition spaces may be combined into a plan area equal to one entry space per 2 residences. The transition space must remain in the entry sequence in between the front walk and the front access of the residential dwelling spaces.

3.5. Roof

3.5.1. Roofs for Additions or Renovations Repair shall match the pitch, configuration (e.g., gable, hip or flat) and style (e.g., open eaves) of the existing structure.

3.5.2. Roofs materials coverings may be entirely replaced with materials other than the original material and must comply with 3.5.1.

3.6 GARAGES, CARPORTS, ACCESSORY STRUCTURES AND ACCESSORY DWELLINGS

3.6.1. Location & Orientation

3.6.1.1. When 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.

3.6.1.2. When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36’-0” behind the vertical plane of the front façade of the principal dwellings.

All other garage doors or carports not visible from front façade of the principal dwelling may be integrated or attached but shall be located greater to or equal to 20’-0” behind the vertical plane or the front façade or the principal dwelling.

3.6.1.3. Standards 3.6.1.1 and 3.6.1.2 do not apply to existing lots less than or equal to 110’-0” deep or existing lots less than or equal to 35’-45”-0” wide.

3.6.2. Temporary carports are not permitted.

3.6.3. Porte Cocheres shall maintain the same roof pitch as the principal structure’s roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte cocheres shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

3.6.4. New accessory structures and dwellings shall comply with standards set in UDC 2006, except that those structures and dwellings 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.
**Exhibit A**

[List of each block face with dimension of median setback and what it is measured from. e.g.:

<table>
<thead>
<tr>
<th>Street</th>
<th>Block</th>
<th>Measured from</th>
<th>Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parland</td>
<td>400</td>
<td>Inside of sidewalk</td>
<td>’ ’</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pershing</td>
<td>400</td>
<td>Edge of pavement</td>
<td>’ ’</td>
</tr>
<tr>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

*Measurements to be made by MPNA volunteers using digital measuring instruments.*]
Hello,

Legitimize existing workforce housing in order to preserve our neighborhood.

I live in an apartment in Mahncke Park, one typical of what the neighborhood offers, but which the law made “non-conforming.” My building, and many others like it, have been declared inappropriate by an insensitive Neighborhood Conservation District. Please remove all the multifamily provisions during your current revision process. Perhaps not forever, but certainly so long as it takes for them to be re-written and proven to fully reflect and embrace existing apartment options. There will be a need for development and for substantial rehabilitation of units for people who work in the businesses up and down Broadway in restaurants, retail, banks, museums, etc. The N.C.D. seeks to rob us of that, and will hurt the entire Broadway corridor if you let it do so.

Demand that the N.C.D. conform to the neighborhood. Where it won’t conform, demand it be silent. Forcing blue collar housing out of Mahncke Park over time, in favor of high-dollar homes and condos, will hurt area business, schools, and neighborhood families. It will also destroy a unique ecosystem of diversified housing that has thrived here for over half a century. Without residents like us, Mahncke Park would be a far less interesting place. Mahncke Park is our home too. Being “non-conforming” is like living on the endangered species list. Care enough about us and our homes to make the apartments we live in legitimate again.
Zenon Solis (DSD)

From: 
Sent: Friday, February 01, 2019 3:43 PM
To: 
Cc: Zenon Solis (DSD); Art A. Hail (City Council); Michael Shannon (DSD); I

Subject: [EXTERNAL] Re: Reply to the meeting for NCD

Thank you I agree with every word.

Sent from my iPhone

On Feb 1, 2019, at 3:22 PM, " " wrote:

Good afternoon

Here are my comments about the NCD public review and community MPNA meetings. Please enter this e-mail to the comments.

Cat did a great job maintaining the purpose and control of a very heated subject.

I grew up in the house on Funston Place that her dad built and has been connected with the community even after the house became ours from her mother estate as I pointed out at the meeting. She did not point out that we have purchased a second home on Funston Place and have attempt to maintain the look and feel of the neighborhood in these two properties.

See my attached comments especially about our windows.

If the neighborhood has done a super job with an NCD, why did the NCD allow the new style homes in our neighborhood. Janice and I feel the imagine homes are far better than the fallen down, fire danger, insect and other infestations homes that were there.

Opinions will always be apart of this community. In 2007 the committee was comprise of ten members believing in only a bundelow one size fits all community and one other member that was looking for a more diverse NCD. < I was outvoted 10-1. >

The 2018 task-force had a much better cross representation of owners of Mahncke Park. I am so sorry that you think it was disjoned but the members from the 2007 team was outvoted most of the time on the re-write. Developmental service staff did everything they could to change the consensus of will of the majority mostly simply avoiding the subjects
and offering Departmental Service opinions.

I am available for discussing via e-mail or phone.

<Public Comment to Mahneke Park NCD.docx>
Cat & Zenon, attached is a memo dated January 24, 2019 regarding clarification of some sections or the proposed amended NCD design standards. Please review and let me know what you think. Thanks.

**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.**
Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
Memo

Date: January 24, 2019

To: Cat Hernandez, Zenon Solis COSA/DSD

From:

Cc:

Re: Design Standards Comparison Matrix

Cat and Zenon:

This is to clarify a few items on the “Proposed Changes/Staff Recommendations” (by section number).

2.4.1. By deleting “shall be accommodated or stored in a parking structure”, there is no requirement for any protection (garage, carport, porte-cochere, etc.) for vehicles, right? Is there any requirement for protection of vehicles in the UDC? If not, would Staff recommend the NCD include a requirement for some type of protection? If so, would it apply to single-family, two-family, three-family, four-family, five or more?

2.5.1. As proposed in the public meeting this would read: “New residential structures must have a driveway that leads to the rear of the property.” I understand this is language used in another NCD. Is this clear enough for plan review? What does “leads to the rear of the property” mean? Could it be interpreted to mean the rear property line? If not, what distance? What about corner lots where the driveway comes in from the side street? What about something like:

“2.5.1. Except for corner lots, new residential structures must have a driveway extending a minimum of 20'-0" [or whatever the UDC provides for a single car length] beyond the rear façade of the primary structure.”

3.4.6. At the public meeting, Tony Westrich asked about replacement of windows; specifically, could he replace original wood windows with new vinyl-clad windows. This section reads: “For additions or renovations to existing structures, windows on the facade(s) fronting a primary street (and secondary street in the case of corner lots) shall match the height to width dimensional proportions (e.g. 2:1), configuration (e.g. 1 over 1 light division), and appearance (e.g. recess, trim, and sill) of existing windows. Replaced windows shall also match the existing window(s) in framing and material as found on existing or adjacent structures on site. As I understand it, plan review staff does not read “and materials” to mean the same materials (wood for wood, steel for steel), as long as the replacement window looks like the window it replaced. For example, a house on Tendick replaced a steel casement window with a single plate glass window, but because it had mullions that matched the appearance of the replaced casement window, it was compliant. Right?
3.6.1.2. Reads: “All other garage doors or carports not visible from front facade may be integrated or attached but shall be located greater than or equal to 20'-0" behind the vertical plane of the front facade of the principal dwellings.” Is it clear that this means the garage doors or carport are not visible when viewing the front facade from the primary street? That is, can someone argue that if the garage doors are not visible when standing at the front facade and viewing the primary street, this applies? Would it be clearer to say: “All other garage doors or carports not visible when viewing the front facade from the primary street may be integrated or attached but shall be located greater than or equal to 20'-0" behind the vertical plane of the front facade of the principal dwellings.”
Zenon Solis (DSD)

From:       
Sent:       Tuesday, January 29, 2019 9:47 AM
To:         Zenon Solis (DSD)
Subject:    [EXTERNAL] Mahncke Park Neighborhood Conservation District

Zenon, I own a house and a rental there in the Mahncke Park neighborhood. I served on the original NCD planning term and am currently on the "working group" for the NCD update.

**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
1. General

1.1. The Mahncke Park Neighborhood Conservation District (NCD) design standards apply to new construction and to improvements or renovations 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 structure or conditions shall not be required to conform to the design standards, although any modifications shall not increase the non-conforming condition.

2. Land Development and Site Design Standards

2.1. Lot size and coverage

2.1.1. Except as provided in 2.1.1.1, 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.

2.1.1.1 Except for the following streets east of North New Braunfels: Pershing, Queen Anne Court, Elmhurst and Parland Place, when combining lots 30'-0' or less in width, minimum re-platted lot widths shall be not less than 35'-0''.

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

2.1.2. The front setback shall be within 5'-0" of the median setback of developed lots for the block face as set out on Exhibit A. Setbacks are measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the block face.

2.1.3. 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.

2.1.4. Minimum rear setback for multifamily structures shall be twenty feet (20'-0'."

2.1.5. Primary Streets:

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

2.1.5.2. Multifamily structures with 5 or more units, which have frontage on more than one primary street, shall maintain front entries along both primary streets.
3.2.2. Multi family dwelling structures with 5 or more units shall not exceed 2 ½ stories nor 35 feet in height except for such structures on Brackenridge Rd. and E. Mulberry where those dwellings structures may not exceed 3 stories or 40 feet in height. Additionally, structures fronting Broadway (north of E. Hildebrand only) may not exceed 5 stories or 60 feet in height.

3.3 Building Materials

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

3.4 Principal Elevation Features

3.4.1. First floor shall be a minimum of 1’-0” above grade.

3.4.2. Except as noted for Porte Cochere in 2.4.5 3.6.3, the front facade of the principal dwelling structure of detached single-family or multifamily development, shall not be elevated above grade to allow for parking of vehicles below any component living space.

3.4.3. 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 elevation’s surface area.

3.4.4. 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, except as noted in 2.1.6. For dwellings of four units or less, 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 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.

3.4.5. Transition Space - A transition space must be designed or placed as a component of a dwelling 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.

3.4.5.1. A minimum 6’-0” deep by 8’-0” wide covered, unenclosed porch, or stoop. 3.4.5.2. A minimum 6’-0” deep by 8’-0” wide walled court (meeting the front yard fencing standards).

3.4.5.3. A minimum 8’-0” by 8’-0” court with building structure on three sides.

3.4.5.4. A minimum 3’-0” deep by 4’-0” wide partially enclosed alcove or nook, with not less than 50% of the solid walls’ surface area(s) having openings or fenestrations.

3.4.6. For additions or renovations to existing structures, windows on the facade(s) fronting a primary street (and secondary street in the case of corner lots) shall match the height to width dimensional proportions (e.g. 2:1), configuration (e.g. 1 over 1 light division), and appearance (e.g. recess, trim, and sill) of existing windows. Replaced windows shall also match the existing window(s) in framing and material as found on existing or adjacent structures on site.

3.4.7. For multifamily structures of five or more units, the following shall also apply:
3.4.7.1. Elevations of the front façade shall not be longer than 35' without an offset of at least 2'-0" in plan from the plane of the front façade.

3.4.7.2. Transition spaces may be combined into a plan area equal to one entry space per 2 residences. The transition space must remain in the entry sequence in between the front walk and the front access of the residential dwelling spaces.

3.5. Roof

3.5.1. Roofs for Additions or Renovations Repair shall match the pitch, configuration (e.g. gable, hip or flat) and style (e.g. open eaves) of the existing structure.

3.5.2. Roofs materials coverings may be entirely replaced with materials other than the original material and must comply with 3.5.1.

3.6 GARAGES, CARPORTS, ACCESSORY STRUCTURES AND ACCESSORY DWELLINGS

3.6.1. Location & Orientation

3.6.1.1. When 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.

3.6.1.2. When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36'-0" behind the vertical plane of the front façade of the principal dwellings.

All other garage doors or carports not visible from front façade of the principal dwelling may be integrated or attached but shall be located greater to or equal to 20'-0" behind the vertical plane or the front façade of the principal dwelling.

3.6.1.3. Standards 3.6.1.1 and 3.6.1.2 do not apply to existing lots less than or equal to 110'-0" deep or existing lots less than or equal to 35'-45'-0" wide.

3.6.2. Temporary carports are not permitted.

3.6.3. Porte Cochere shall maintain the same roof pitch as the principal structure’s roof or may be placed underneath a portion of the second-story living spaces. Vertical support or structural elements of porte cochere shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

3.6.1 3.6.4. New accessory structures and dwellings shall comply with standards set in UDC 2006, except that those structures and dwellings 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.
Hello,
Legitimize existing workforce housing in order to preserve our neighborhood. I live in an apartment in Mahncke Park, one typical of what the neighborhood offers, but which the law made "non-conforming." My building, and many others like it, have been declared inappropriate by an insensitive Neighborhood Conservation District. Please remove all the multifamily provisions during your current revision process. Perhaps not forever, but certainly so long as it takes for them to be re-written and proven to fully reflect and embrace existing apartment options. There will be a need for development and for substantial rehabilitation of units for people who work in the businesses up and down Broadway in restaurants, retail, banks, museums, etc. The N.C.D. seeks to rob us of that, and will hurt the entire Broadway corridor if you let it do so. Demand that the N.C.D. conform to the neighborhood. Where it won’t conform, demand it be silent. Forcing blue collar housing out of Mahncke Park over time, in favor of high-dollar homes and condos, will hurt area business, schools, and neighborhood families. It will also destroy a unique ecosystem of diversified housing that has thrived here for over half a century. Without residents like us, Mahncke Park would be a far less interesting place. Mahncke Park is our home too. Being "non-conforming" is like living on the endangered species list. Care enough about us and our homes to make the apartments we live in legitimate again.
Sent from my iPhone
Dear Councilman Art Hall and Development Services Director Michael Shannon:

Thank you for this opportunity! Please include my comments as proposed changes from Stakeholders for consideration. The Mahncke Park Neighborhood Conservation District must undergo a substantial rewrite in order to embrace and legitimize the neighborhood’s uniquely diverse housing stock / income levels. Modifications must be general enough to honor 100+ years of varied architectural purposes, while being clear enough to facilitate future development representative of the people and places in the neighborhood. Rules which force broad swaths of existing housing stock into “non-conforming” status must be modified or removed. It should be expressly clarified that “the NCD only governs the street-view, therefore no restrictions apply beyond the street-facing façade(s).” Rules which only govern “any new ___” make a point of distancing the future from the past, subverting the NCD’s purpose of encouraging the retention of current aesthetics.

Rule 2.1.6. The “primary street” should simply be defined as “the street a property is addressed on.”

Rules 2.5 and 2.6. Allow multiple driveways and multiple front walks at properties with multiple dwellings so cars don’t block each other, and so residents can park / walk near their own unit. Clarify that driveways may get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere.

Rule 2.8.2. It is better to have apartment dumpsters by the street--where children are less likely to get run over by the dump truck and where tenants can’t smell it--rather than interior to a complex. Leave the old language but take out the words “new independent waste containers” so everyone stops breaking the law by setting trash / recycle bins to the curb for weekly collection. The new language is inappropriate and potently dangerous.

Rule 2.9. Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night!

Rules 3.2.2; 3.4.4. and 2.1.1.2. These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that renters must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

Rule 3.3.1. To avoid confusion, specify: “This rule does NOT apply when replacing all the siding on a structure.”

Rule 3.4.2. We don’t need a rule making 2-story homes with garages / carports illegitimate. Remove this.

Rule 3.4.6. People must be allowed to use replacement windows made from whatever frame material they prefer & can afford. Even window size should have some wiggle room in order to allow standard-sized windows to be used and mis-matched / off-center windows to be altered, enhancing the neighborhood’s streetscapes.

Rules 3.6.1 – 3.6.4. Do not mandate detached garages and porte cochere on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having far less park-space for
children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. **Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock.**

Boundaries sub-dividing the NCD, such as “North of Parland and West of N New Braunfels Ave,” should be adjusted to apply the stricter standards only to the tract homes **“north of Pershing Ave, in the original ‘Country Club’ plats.”** The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse.

With all honesty, the city council should be focusing on dealing with the absurd hikes in property taxes... some of us have been living in this area before it was trendy, funky or desirable... why not try to work on something to protect resident like us? I know you'll point at the county for this hike in property taxes, but you all in the city council should be focusing your energy and attention on more significant problems...

Respectfully,
The word “conservation” appears to have been largely disregarded in the changes. One especially egregious example is allowing lots south of Parland, especially those on Funston, to be replatted to 35’. The only purpose served by going to a smaller lot size is to build types of housing that do not currently exist on Funston which is platted at 50’. I am opposed to this! Only a developer who wants to destroy typical Mahncke Park housing could benefit.

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Please see the attached letter addressing concerns for changes to the NCD.

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Respectfully,
Legitimize existing workforce housing in order to preserve our neighborhood.

I live in an apartment in Mahncke Park, one typical of what the neighborhood offers, but which the law made "non-conforming." My building, and many others like it, have been declared inappropriate by an insensitive Neighborhood Conservation District. Please remove all the multifamily provisions during your current revision process. Perhaps not forever, but certainly so long as it takes for them to be re-written and proven to fully reflect and embrace existing apartment options. There will be a need for development and for substantial rehabilitation of units for people who work in the businesses up and down Broadway in restaurants, retail, banks, museums, etc. The N.C.D. seeks to rob us of that, and will hurt the entire Broadway corridor if you let it do so.

Demand that the N.C.D. conform to the neighborhood. Where it won’t conform, demand it be silent. Forcing blue collar housing out of Mahncke Park over time, in favor of high-dollar homes and condos, will hurt area business, schools, and neighborhood families. It will also destroy a unique ecosystem of diversified housing that has thrived here for over half a century. Without residents like us, Mahncke Park would be a far less interesting place. Mahncke Park is our home too. Being "non-conforming" is like living on the endangered species list. Care enough about us and our homes to make the apartments we live in legitimate again.

Furthermore, I am concerned that many in our society are unwittingly contributing to problems they would complain about. There is a growing gulf between the rich and the poor and I feel strongly that there are those in prominent national political offices that use this class warfare to seek and retain power. The damage done has been immense and will grow into something irreparable.

On one hand, there is much to gain from bringing in new and upscale housing. Real estate values are greatly affected by the millionaire next door versus dilapidated dwellings and empty stores. There is a growing "us"
versus “them” society even between the middle class and the poor. Having the unique perspective of living and working amongst the poorest of the poor and the most powerful of the uber-rich makes me sympathetic to both sides. However the long term effects of pushing these groups apart will come back to haunt both. Especially as so many powerful seek to punish wealth and so many are so far removed.

Having more disadvantaged but working and honorable families in nice neighborhoods and their kids in good schools leads to more Americans coming out of poverty. Every parent wants a life for their children that’s better than the one they know. That’s what we all work for. Public parks safe to play in, streets they can ride a bicycle down, schools they can walk to, stores that are full of fresh and healthy food, and neighbors busting their butt to raise their kids right and live the American dream. The more families that have that experience, the better for us all. As they say, “Once you’ve seen Paree,” you realize it’s within reach. Where we learn to emulate those living that dream because we see it and realize they aren’t that different. Most of the time they just have different habits and different environments encouraging success. It’s easier to slide down than climb up. Having had my family in a homeless shelter, slept in a car and on the street, and made $100k in the same lifetime, I definitely can speak to this. I’m on my way back because I have seen what it takes to succeed and I’m not lazy. I hope that others like me see the same road forward. My first priority was a safe neighborhood for my wife and children to live and thrive that Mancke Park neighborhood provided.

Upscale neighborhoods tend to have more two parent families (especially fathers in the home, which has a profound impact on inner cities today), teens choosing higher education, and small business openings. We all know what we’re exposed to and this exposure is critical for those on that critical path of upward mobility. The best way up is to surround yourself by those on the way up. The best way down is unfortunately the opposite. Nothing is impossible, but the odds stack up. While many like Ben Carson and Oprah have defied that, the statistics are glaring. But they can change. As we seek to truly integrate as a people with a common purpose. Not a handout but a hand up. Or teach a man to fish are both appropriate.

So while profit motives of entrepreneurialism, justifiable concerns of assets and community, and understandable concerns of the unknown and uncomfortable may be the strongest motivators, we must not turn our back on the ripple effects we are having on the world around us. Encourage capital improvements of blighted neighborhoods. Don’t drive them out. Bring them up. The landlords that won’t. Drive them out. The landlords that can’t provide opportunity as business leaders and community to come together. Move great neighborhoods outward by raising society, not just prices. Everyone benefits. Great neighborhoods bring in great businesses and concurrently higher wages for those work within them. Leading to movement between income demographics. Encourage business growth with lower taxes through less irresponsible spending. Let government do what government was intended to do and encourage businesses and people to take the lead in the rest. They do a better job much of the time. When government takes less money, people have more money. The same as businesses. So people have more
money in their pocket to dream and build. To spend in the world around them so others work and spend. I believe the greatest compassion is defined by how many people never need help again, not by how many need help forever. We help those that can't help themselves and collaborate to help those that will. Then we will see our neighborhoods improve across the board, rather than isolating the communities already in those brackets.

I am thankful to have found a property company in Midtown SA with who have committed their lives and business to this goal. Making the world a better place by understanding that a rising tide truly lifts all boats. They informed me that they ran background checks on every tenant and sought families as residents when possible. Then walked the talk by showing up at meetings just like this one coming up to engage in this important cause. Now Bluebonnet Property Management comes in with affordable housing for rising families and a portfolio ranging up to the luxury properties for them to rise into eventually. Our communities are better for this vision and purpose.

Thank you for your time in this matter. My family and I could not be more grateful for your valuable time and efforts spent in these daily dealings which have such profound effect on so many. Realizing the kaleidoscope of pros and cons and those passionate and influential on both sides, I appreciate the difficulty and complexity in any decision forthcoming.

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Dear Councilman Hall and COSA Staff:

Please share my comments below with the Task Force so they may finalize their work in drafting rules for the Mahncke Park Neighborhood Conservation District. A narrow majority seem to be willing to revise the NCD extensively enough to embrace and legitimize Mahncke Park’s diversity—please encourage them to continue!

Rule 2.1.6. The "primary street" should simply be defined as "the street a property is addressed on."

Rules 2.5 and 2.6. Properties with multiple dwellings should be allowed multiple driveways and multiple front walks so cars don’t block each other, and so residents can park / walk near their own unit. Driveways should get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere.

Rule 2.8.2. It is better to have apartment dumpsters by the street--where children are less likely to get run over by the dump truck and where tenants can’t smell it—rather than interior to a complex. Leave the old language but take out the words "new independent waste containers" so everyone stops breaking the law by setting trash / recycle bins to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

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Rules 3.2.2; 3.4.4. and 2.1.1.2. These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that tenants must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

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Rules 3.6.1 – 3.6.4. Do not mandate detached garages and porte cochere on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock.

Boundaries sub-dividing the NCD, such as "North of Parland and West of N New Braunfels Ave," should be adjusted to apply the stricter standards only to the tract homes "north of Pershing Ave, in the original 'Country Club' plats." The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse. Rules not representative of the whole neighborhood must be modified or removed. It should be expressly clarified that "the NCD only governs the street view, therefore no restrictions apply beyond the street-facing façade(s)." Rules which only govern "any new ____" seem to make a point of separating the future from its past, and therefore subvert the NCD’s purpose of encouraging the retention of current aesthetics.

Respectfully,
Internet has been intermittent all day...sorry for the delay.

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Mahncke Park NCD Community Comments

- Property rights must always be considered. And property owners have been eliminated from City benefits, like free windows, which is discriminatory.
- Ground rules explaining the history and how the neighborhood was created, over time, by the adoption of approximately 13 plats and with different zonings might have clarified the objective of the committee and that there were reasons for the incorporated areas to be established as such. “One size does not fit all”.
- The Fair and Equal Housing Rules were introduced and submitted for the record, but not explained or ignored when reference was made to them. In fact, I had the impression that the “original members of the 2008 committee” had no real or sincere interest in abiding by such rules, or listening to sections that applied to their comments and votes. In fact, it has been requested to post these Rules on the website.
- The City Development Services Department hereinafter referred to as (CITY) “solicited” members from 2008 to participate and uninvited members who had already been approved in an informal meeting to serve.
- At a neighborhood meeting, a member from 2008 announced that there were approximately 55 members on the original committee...so why uninvite interested property owners/tenants? Just add more.
- Members from 2008 want the neighborhood to exist as it always has and pursues “rules and regulation” that violate property rights and have caused the neighborhood to be a “hodge podge” of different designs. For the record, I think that the rules and regulations adopted in 2008 have worked to damage the “character” of the neighborhood they say they want to protect.
- The members from 2008 feel justified in their intractant stance to have a “one size fits all” approach, which is neither practical nor fair.
- The CITY gives too much relevance and power to the neighborhood association members that control the MP Neighborhood Association, and they do not represent “the will of the people who live in the neighborhood”...remember the “historic district” outcome. (Note: at one point the CITY was going to allow 30% of the neighborhood to decide its fate and not the majority. Not a good thing when trying to build trust and a sense of fair play.
- It saddens me to think that a small number of folks, sometimes, in my opinion, aided and abetted by the CITY, feel justified in toughening and tightening the rules as they apply to our homes, etc.
- I understand that we all want a beautiful and “friendly” environment for ourselves and children, but sometimes the process can be hijacked and oft times, the CITY, zoning, etc. seem to be accomplices.
- The development of downtown San Antonio has caused the neighborhood prices to increase and caused fear in the hearts of certain neighborhood people.
- The neighborhood association people, the existing NCD have had no success in preventing development as the developer always wins. (The Broadway, the homes near Broadway, etc.)
- Also, south of Mahncke Park was zoned multi-family and cannot, in all fairness, be subjected to the “one size fits all” rule desired by the 2008 committee who remained inflexible at all of our meetings.
- Most homes are not in compliance by today’s NCD rules.
- The neighborhood exists as it is and maybe that is a good thing and adds to its charm.

Respectfully submitted,
Hello,

Legitimize existing workforce housing in order to preserve our neighborhood.

I live in an apartment in Mahncke Park, one typical of what the neighborhood offers, but which the law made “non-conforming.” My building, and many others like it, have been declared inappropriate by an insensitive Neighborhood Conservation District. Please remove all the multifamily provisions during your current revision process. Perhaps not forever, but certainly so long as it takes for them to be re-written and proven to fully reflect and embrace existing apartment options. There will be a need for development and for substantial rehabilitation of units for people who work in the businesses up and down Broadway in restaurants, retail, banks, museums, etc. The N.C.D. seeks to rob us of that, and will hurt the entire Broadway corridor if you let it do so.

Demand that the N.C.D. conform to the neighborhood. Where it won’t conform, demand it be silent. Forcing blue collar housing out of Mahncke Park over time, in favor of high-dollar homes and condos, will hurt area business, schools, and neighborhood families. It will also destroy a unique ecosystem of diversified housing that has thrived here for over half a century. Without residents like us, Mahncke Park would be a far less interesting place. Mahncke Park is our home too. Being “non-conforming” is like living on the endangered species list. Care enough about us and our homes to make the apartments we live in legitimate again.

--
Dear Councilman Hall and COSA Staff,

Please read the attachments and my concern for the Mahonke Park Neighborhood Conservation District.

----------- Forwarded message ----------
From: <4>
Date: Fri, Feb 1, 2019 at 1:19 PM
Subject: Message from "RNP002673E9AAB3"
To: 

This E-mail was sent from "RNP002673E9AAB3" (MP C4504ex).

Scan Date: 02.01.2019 13:10:47 (-0500)
Queries to:

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<optional position/job title>
<optional ministry/location>
<optional phone>

<optional web site>

**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
Dear Councilman Hall and COSA Staff:

Please share my comments below with the Task Force so they may finalize their work in drafting rules for the Mahncke Park Neighborhood Conservation District. A narrow majority seem to be willing to revise the NCD extensively enough to embrace and legitimize Mahncke Park’s diversity—please encourage them to continue!

Rule 2.1.6. The “primary street” should simply be defined as “the street a property is addressed on.”

Rules 2.5 and 2.6. Properties with multiple dwellings should be allowed multiple driveways and multiple front walks so cars don’t block each other, and so residents can park / walk near their own unit. Driveways should get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere.

Rule 2.8.2. It is better to have apartment dumpsters by the street—where children are less likely to get run over by the dump truck and where tenants can’t smell it—rather than interior to a complex. Leave the old language but take out the words “new independent waste containers” so everyone stops breaking the law by setting trash / recycle bins to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

Rule 2.9. Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night!

Rules 3.2.2; 3.4.4. and 2.1.1.2. These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that tenants must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

Rule 3.3.1. To avoid confusion, specify: “This rule does NOT apply when replacing all the siding on a structure.”

Rule 3.4.2. We don’t need a rule making 2-story homes with garages / carports illegitimate. Remove this.

Rule 3.4.6. People should be allowed to use replacement windows made from whatever frame material they prefer & can afford. Even window size should have some wiggle room in order to allow standard-sized windows to be used and mis-matched / off-center windows to be altered and enhance the neighborhood’s streetscapes.

Rules 3.6.1 – 3.6.4. Do not mandate detached garages and porte cocheres on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock.

Boundaries sub-dividing the NCD, such as “North of Parland and West of N New Braunfels Ave,” should be adjusted to apply the stricter standards only to the tract homes “north of Pershing Ave, in the original ‘Country Club’ plats.” The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse.

Rules not representative of the whole neighborhood must be modified or removed. It should be expressly clarified that “the NCD only governs the street view, therefore no restrictions apply beyond the street-facing façade(s).” Rules which only govern “any new _____” seem to make a point of separating the future from its past, and therefore subvert the NCD’s purpose of encouraging the retention of current aesthetics.

Respectfully,
Dear Councilman Hall and COSA Staff:

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Respectfully,
Zehe,

Thank you for all of your work on this project. My concern for this process was very little emphasis on strengthening the document. As we had votes in these sessions, I do not agree with the anti NCD people. I’ve attached a document that the pro NCD group agreed on as my comments.

In my limited experience it feels like “the city” is always on the developers side. I’m hoping this document will reduce the damage developers are doing. In some ways I feel like it is already too late, the Imagine Homes skinny houses have forever destroyed our streetscape.

Sorry for the complaints!

Again, Thank you

**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
Mahncke Park
Neighborhood Conservation District
Residential Design Standards
January 2447, 2019

1. General

1.1. The Mahncke Park Neighborhood Conservation District (NCD) design standards apply to new
collection and to improvements or renovations 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 structure or conditions shall not be required to conform to the
design standards, although any modifications shall not increase the non-conforming condition.

2. Land Development and Site Design Standards

2.1. Lot size and coverage

2.1.1. Except as provided in 2.1.1.1, 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.

2.1.1.1 Except for the following streets east of North New Braunfels: Pershing, Queen Anne Court,
Elmhurst and Parlance Place; when combining lots 30'-0" or less in width, minimum re-platted lot widths
shall be not less than 35'-0".

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

2.1.2. The front setback shall be within 5'-0" of the median setback of developed lots for the block face
as set out on Exhibit A. Setbacks are measured from the front building facade to the front curb, inside of
the sidewalk or property line, whichever is consistent across the block face.

2.1.3. 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.

2.1.4. Minimum rear setback for multifamily structures shall be twenty feet (20'-0").

2.1.5. Primary Streets:

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

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

1
2.1.6. 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 Street; Avenue B; Tendick; Belleview, North - South street south of Pinkney and east of N. New Braunfels Avenue (Benton Street, Calhoun Street, Westgate Street); North side of the 400 block of Ira; and Wesley Street.

2.2 Landscaping **Deleted in 2019 revision.**

2.2.1. The provisions of the UDC §35-523 (version in use at the time of adoption of this zoning overlay district, included for reference) shall be upheld as minimum landscaping standards for all new projects. City Staff shall review tree preservation and help to propose alternative site and building arrangements prior to pursuit of any degree of mitigation.

2.3 Utilities

2.3.1. Mechanical Units for multifamily structures shall be screened from view from the primary street through the construction of solid walls matching primary building materials of adjacent structures, evergreen planting material or solid screen fence.

2.4 Parking, Garages, Carports

2.4.1. For single and two family dwellings, parking for a minimum of 2 vehicles per dwelling unit shall be **required and shall be accommodated or stored in a parking structure.** The parking accommodation/structure shall be behind the vertical plane of the principal facade facing the adjacent primary street. This accommodation/parking structure may include a garage or a porte-cochere. No accommodations/parking structures shall be constructed within the front yard (other than the driveway meeting standards 2.5) for parking. (UDC Division 6, §35-526 stipulates a minimum of 1 off-street parking space required for single-family or two-family dwellings, with no restrictions of the location on the parcel).

2.4.2. For dwellings with three or more four units, parking for a minimum of 1.5 car per dwelling unit shall be required, in accordance with UDC Table §26-3a and accommodated behind the vertical plane of the primary façade. (UDC stipulated 1.5 parking spaces)

2.4.3. For dwellings structures with four or more units, parking for a minimum of 1.5 parking spaces per dwelling unit shall be provided and shall occur behind the vertical plane of the primary façade.

2.4.3. Garage, Carport and Porte-Cochere location and orientation

2.4.3.1. **3.6.1.1 When 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.**

2.4.3.2. **3.6.1.2 When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36'-0" behind the vertical plane of the front façade of the principal dwellings.**
All other garage doors or carports not visible when viewing the front façade of the principal dwelling from the principal street may be integrated or attached but shall be located greater to or equal to 20'-0" behind the vertical plane or the front façade of the principal dwelling.

2.4.3.3 3.6.1.3 Standards 2.4.3.1, 3.6.1.1 and 2.4.3.2 3.6.1.3 and 2.5.1 do not apply to existing lots less than or equal to 110'-0" deep or existing lots less than or equal to 35'-0" 4½'-0" wide.

2.4.4 3.6.2 Temporarily carports are not permitted.

2.4.5 3.6.3 Porte Cochere may be flush with the principal structure’s front facade and shall maintain the same roof-pitch as the principal structure’s roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte-cochères shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

2.5 Driveways

2.5.1 Except at corner lots where the curb cut is on the secondary or side street, new residential dwellings must have a driveway extending a minimum of 20'-0" beyond the rear façade of the primary structure.

2.5.1.1 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 2½ feet wide are allowed.

2.5.2 Except at corner lots, driveway curb cuts shall not exceed 15'-0" in width. There shall be no more than one curb cut in each lot for each 75'-0" of primary-street frontage. Behind the curb cut, driveways shall be not less than 8'-0" and not more than 12'-0" in width. Driveways shall extend on only one side of the principal dwelling structure.

2.5.3 At Corner Lots if the curb cut is on the primary street, driveways shall comply with the requirements of 2.5.1 above. If the Driveway curb cut is located on the secondary or side street:

2.5.3.1 The curb cut shall not exceed 24'-0" (two car width) in width;

2.5.3.2 There shall not be more than one curb cut to the secondary or side street regardless of frontage.

2.5.4 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 2½ feet wide are allowed.

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

2.6 Sidewalks and Front Walks

2.6.1 Where an adjacent sidewalk is wider than required by the UDC, new sidewalks shall match adjacent sidewalks in width.

2.6.2 Sidewalks shall be located such that:
2.6.2.1. New sidewalks shall match distance from curb and green strip configurations of adjacent sidewalks, where they exist, or

2.6.2.2. If no adjacent sidewalk exists, the edge of sidewalk closest to the structure shall be placed on the property line, and the paving for sidewalk shall be a maximum of 4'-0" wide.

2.6.13. A mandatory front walk shall be separated from the driveway by at least 4 feet. 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.

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

2.7 Fences and Walls

2.7.1. 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. Paint may not be considered a finished surface.

2.7.2. New front yard fences and walls shall be not more than 48" 42" tall and separated from the sidewalk by not less than 2'-0".

2.7.3. 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, no standards are proposed, except as noted in 2.7.4.

2.7.4. For corner lots, new front and side yard fences shall match in construction materials and proportion. The height of the side yard shall match the front yard fence height (maximum of 48" 42" per 2.7.2) to a point of ten feet begin the vertical plane of the principal dwelling structure. From the point ten feet 10' behind the vertical plane of the front facade, side yard fencing and rear yard fencing shall comply with UDC 35-514 requirements.

2.7.5. New retaining walls (both public and private) greater than 2'-0" tall shall be finished in a manner deterring or facilitating removal of vandalism.

2.7.5. Existing fences and walls may be repaired or replaces with the same material.

2.8 Front Yard Structures

2.8.1. Except as otherwise required by United States Postal Service requirement, freestanding mail box structures are not permitted. Mailboxes may be attached directly to the primary structure, or may be incorporated into the front yard-fence structure.

2.8.2. Except for waste containers serviced by the City of San Antonio Solid Waste Department, neither new independent waste containers, foundations for, nor storage structures for waste containers are permitted within the front yard or within the public right-of-way adjacent to the frontage along primary or secondary streets.
Waste containers on multi-family dwelling parcels shall be located behind the primary structure, outside buffer yards, completely screened from public view of the streetscape.

2.9. Lighting

2.9.1. Area Lighting

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

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

2.9.1.3. 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 structure 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.

2.9.1.4. Wall packs shall be adjusted to minimize the amount of light emitted above the horizontal.

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

3. Building/Construction Standards

3.1 Building Size and Massing

3.1.1. Residential Single family or multifamily dwelling structures with 4 or fewer units shall not exceed 50 feet in width and shall be separated from other single family structures on separate lots by not less than 10'-0". Should the adjacent single family structure have a non-conforming side setback, the setback shall be a minimum of 5 feet.

3.1.2. New residential dwelling Multi-family structures with 5 or more units shall not exceed 80 feet in width and shall be separated from adjacent structures on separate lots by at least 20'-0". Should the adjacent residential structure have a non-conforming side setback of less than 5 feet, the setback shall be a minimum of 15 feet.

3.1.3. Existing residential dwelling Multi-family structures with 5 or more units which are separated from adjacent structures by less than 20'-0" may be replaced with new multi-family structures with 5 or more units and shall be separated from the adjacent structure by not less than the original separation and must meet a minimum, 5' side setback.

3.2 Building Height

3.2.1. Single family or multi-family dwelling (with 4 or fewer units) shall not exceed 2 stories or 35 feet in height.
3.2.2. Multi family dwelling structures with 5 or more units shall not exceed 2 1⁄2 stories nor 35 feet in height except for such structures on Brackenridge Rd. and E. Mulberry where those dwellings structures may not exceed 3 stories or 40 feet in height. Additionally, structures fronting Broadway (north of E. Hildebrand only) may not exceed 5 stories or 60 feet in height.

3.3 Building Materials

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

3.4 Principal Elevation Features

3.4.1. First floor shall be a minimum of 1'-0" above grade.

3.4.2. Except as noted for Porte Cochere in 2.4.5, 3.4.3, the front facade of the principal dwelling structure of detached single-family or multifamily development, shall not be elevated above grade to allow for parking of vehicles below any component living space.

3.4.3. 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 elevation’s surface area.

3.4.4. 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, except as noted in 2.1.6. For dwellings of four units or less, 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 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.

3.4.5. Transition Space - A transition space must be designed or placed as a component of a dwelling 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.

3.4.5.1. A minimum 6'-0" deep by 8'-0" wide covered, unenclosed porch, or stoop. 3.4.5.2. A minimum 6'-0" deep by 8'-0" wide walled court (meeting the front yard fencing standards).

3.4.5.3. A minimum 8'-0" by 8'-0" court with building structure on three sides.

3.4.5.4. A minimum 3'-0" deep by 4'-0" wide partially enclosed alcove or nook, with not less than 50% of the solid walls' surface area(s) having openings or fenestrations.

3.4.6. For additions or renovations to existing structures, windows on the facade(s) fronting a primary street (and secondary street in the case of corner lots) shall match the height to width dimensional proportions (e.g. 2:1), configuration (e.g. 1 over 1 light division), and appearance (e.g. recess, trim, and sill) of existing windows. Replaced windows shall also match the existing window(s) in framing and material as found on existing or adjacent structures on site.

3.4.7. For multifamily structures of five or more units, the following shall also apply:
3.4.7.1. Elevations of the front façade shall not be longer than 35’ without an offset of at least 2’-0” in plan from the plane of the front façade.

3.4.7.2. Transition spaces may be combined into a plan area equal to one entry space per 2 residences. The transition space must remain in the entry sequence in between the front walk and the front access of the residential dwelling spaces.

3.5. Roof

3.5.1. Roofs for Additions or Renovations Repair shall match the pitch, configuration (e.g. gable, hip or flat) and style (e.g. open eaves) of the existing structure.

3.5.2. Roofs materials coverings may be entirely replaced with materials other than the original material and must comply with 3.5.1.

3.6 GARAGES, CARPORTS, ACCESSORY STRUCTURES AND ACCESSORY DWELLINGS

3.6.1. Location & Orientation

3.6.1.1. When 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.

3.6.1.2. When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36'-0” behind the vertical plane of the front façade of the principal dwellings.

All other garage doors or carports not visible from front façade of the principal dwelling may be integrated or attached but shall be located greater to or equal to 20'-0” behind the vertical plane or the front façade of the principal dwelling.

3.6.1.3. Standards 3.6.1.1 and 3.6.1.2 do not apply to existing lots less than or equal to 110'-0” deep or existing lots less than or equal to 35'-45’-0” wide.

3.6.2. Temporary carports are not permitted.

3.6.3. Porte Cocheres shall maintain the same roof pitch as the principal structure’s roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte cocheres shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

3.6.4. New accessory structures and dwellings shall comply with standards set in UDC-2006, except that those structures and dwellings 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.
Exhibit A

[List of each block face with dimension of median setback and what it is measured from, e.g.:

<table>
<thead>
<tr>
<th>Street</th>
<th>Block</th>
<th>Measured from</th>
<th>Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parland</td>
<td>400</td>
<td>Inside of sidewalk</td>
<td>&quot;</td>
</tr>
<tr>
<td>Pershing</td>
<td>400</td>
<td>Edge of pavement</td>
<td>&quot;</td>
</tr>
</tbody>
</table>

Measurements to be made by MPNA volunteers using digital measuring instruments.]
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**Rule 3.3.1.** To avoid confusion, specify: “This rule does NOT apply when replacing all the siding on a structure.”

**Rule 3.4.2.** We don’t need a rule making 2-story homes with garages / carports illegitimate. Remove this.

**Rule 3.4.6.** People should be allowed to use replacement windows made from whatever frame material they prefer & can afford. Even window size should have some wiggle room in order to allow standard-sized windows to be used and mis-matched / off-center windows to be altered and enhance the neighborhood’s streetscapes.

**Rules 3.6.1 – 3.6.4.** Do not mandate detached garages and porte cocheres on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an
opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock.

Boundaries sub-dividing the NCD, such as “North of Parland and West of N New Braunfels Ave,” should be adjusted to apply the stricter standards only to the tract homes “north of Pershing Ave, in the original ‘Country Club’ plats.” The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse.

Rules not representative of the whole neighborhood must be modified or removed. It should be expressly clarified that “the NCD only governs the street view, therefore no restrictions apply beyond the street-facing façade(s).” Rules which only govern “any new ____” seem to make a point of separating the future from its past, and therefore subvert the NCD’s purpose of encouraging the retention of current aesthetics.

Respectfully,
Legitimize existing workforce housing in order to preserve our neighborhood. I live in an apartment in Mahncke Park, one typical of what the neighborhood offers, but which the law made “non-conforming.” My building, and many others like it, have been declared inappropriate by an insensitive Neighborhood Conservation District. Please remove all the multifamily provisions during your current revision process. Perhaps not forever, but certainly so long as it takes for them to be re-written and proven to fully reflect and embrace existing apartment options. There will be a need for development and for substantial rehabilitation of units for people who work in the businesses up and down Broadway in restaurants, retail, banks, museums, etc. The N.C.D. seeks to rob us of that, and will hurt the entire Broadway corridor if you let it do so.

Demand that the N.C.D. conform to the neighborhood. Where it won’t conform, demand it be silent. Forcing blue collar housing out of Mahncke Park over time, in favor of high-dollar homes and condos, will hurt area business, schools, and neighborhood families. It will also destroy a unique ecosystem of diversified housing that has thrived here for over half a century. Without residents like us, Mahncke Park would be a far less interesting place. Mahncke Park is our home too. Being “non-conforming” is like living on the endangered species list. Care enough about us and our homes to make the apartments we live in legitimate again.

Sincerely,

1/31/19
I am [name], an alternate for the 2018 NCD Working Group. I live at [address] in a home that I own.

I agree with the changes put forth in these attachments and would not wish to see the NCD weakened by outside development.

Thank you,

[Signature]

**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
Mahncke Park
Neighborhood Conservation District
Residential Design Standards
January 24, 2019

1. General

1.1. The Mahncke Park Neighborhood Conservation District (NCD) design standards apply to new construction and to improvements or renovations 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 structure or conditions shall not be required to conform to the design standards, although any modifications shall not increase the non-conforming condition.

2. Land Development and Site Design Standards

2.1. Lot size and coverage

2.1.1. Except as provided in 2.1.1.1, 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.

2.1.1.1 Except for the following streets east of North New Braunfels: Pershing, Queen Anne Court, Elmhurst and Parland Place; when combining lots 30'-0' or less in width, minimum re-platted lot widths shall be not less than 35'-0'.'

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

2.1.2. The front setback shall be within 5'-0' of the median setback of developed lots for the block face as set out on Exhibit A. Setbacks are measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the block face.

2.1.3. 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.

2.1.4. Minimum rear setback for multifamily structures shall be twenty feet (20'-0'').

2.1.5. Primary Streets:

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

2.1.5.2. Multifamily structures with 5 or more units, which have frontage on more than one primary street, shall maintain front entries along both primary streets.
2.1.6. 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 Natale; West frontage of Margaret between Ira and Eleanor; Broadway Street; Avenue B; Tendick; Bellevue, North - South street south of Pinckney and east of N. New Braunfels Avenue (Benton Street, Calhoun Street, Westgate Street); North side of the 400 block of Ira; and Wesley Street.

2.2 Landscaping. **Deleted in 2019 revision.**

2.2.1. The provisions of the UEC §35-523 (version in use at the time of adoption of this zoning overlay district, included for reference) shall be upheld as minimum landscaping standards for all new projects. City Staff shall review tree preservation and help to propose alternative site and building arrangements prior to pursuit of any degree of mitigation.

2.3 Utilities

2.3.1. Mechanical Units for multifamily structures shall be screened from view from the primary street through the construction of solid walls matching primary building materials of adjacent structures, evergreen planting material or solid screen fence.

2.4 Parking. **Garages, Carports**

2.4.1. For single and two family dwellings, parking for a minimum of 2 vehicles per dwelling unit shall be required and shall be accommodated or stored in a parking structure. The parking accommodation/structure shall be behind the vertical plane of the principal facade facing the adjacent primary street. This accommodation/parking structure may include a garage or a porte cochere. No accommodations/parking structures shall be constructed within the front yard (other than the driveway meeting standards 2.5) for parking. (UDC Division 6.35-526 stipulates a minimum of 1 off-street parking space required for single-family or two-family dwellings, with no restrictions of the location on the parcel.)

2.4.2. For dwellings with three or more four units, parking for a minimum of 1.5 car per dwelling unit shall be required, in accordance with UDC Table 526.3a and accommodated behind the vertical plane of the primary façade. (UDC stipulated 1.5 parking spaces)

2.4.3. For dwelling structures with four or more units, parking for a minimum of 1.5 parking spaces per dwelling unit shall be provided and shall occur behind the vertical plane of the primary façade.

2.4.3.1. **4.6.1.1** When 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.

2.4.3.2. **4.6.1.2** When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36°-0" behind the vertical plane of the front façade of the principal dwellings.
All other garage doors or carports not visible when viewing the front façade of the principal dwelling from the principal street may be integrated or attached but shall be located greater to or equal to 20'-0" behind the vertical plane or the front façade of the principal dwelling.

2.4.3.3. 2.6.1.3. Standards 2.4.3.1, 3.6.1.1 and 2.4.3.2 2.6.1.2 and 2.5.1 do not apply to existing lots less than or equal to 110'-0" deep or existing lots less than or equal to 35'-0" 45'-0" wide.

2.4.4. 3.6.2. Temporary carports are not permitted.

2.4.5 3.6.3. 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 or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte-cocheres shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

2.5 Driveways

2.5.1. Except at corner lots where the curb cut is on the secondary or side street, new residential dwellings must have a driveway extending a minimum of 20'0" beyond the rear façade of the primary structure.

2.5.1. 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 runways/ribbons less than 2 1/2 feet wide are allowed.

2.5.2. Except at corner lots, driveway curb cuts shall not exceed 15' in width. There shall be no more than one curb cut in each lot for each 75' of primary-street frontage. Behind the curb cut, driveways shall be not less than 8' and not more than 12' in width. Driveways shall extend on only one side of the principal dwelling structure.

2.5.3. At Corner Lots if the curb cut is on the primary street, driveways shall comply with the requirements of 2.5.1 above. If the Driveway curb cut is located on the secondary or side street:

2.5.3.1. The curb cut shall not exceed 24' (two car width) in width;

2.5.3.2. There shall not be more than one curb cut to the secondary or side street regardless of frontage.

2.5.4. 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 runways/ribbons less than 2 1/2 feet wide are allowed.

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

2.6 Sidewalks and Front Walks

2.6.1. Where an adjacent sidewalk is wider than required by the UDC, new sidewalks shall match adjacent sidewalks in width.

2.6.2. Sidewalks shall be located such that:
2.6.2.1. New sidewalks shall match distance from curb and green strip configurations of adjacent sidewalks, where they exist, or

2.6.2.2. If no adjacent sidewalk exists, the edge of sidewalk closest to the structure shall be placed on the property line, and the paving for sidewalk shall be a maximum of 4'-0" wide.

2.6.1. A mandatory front walk shall be separated from the driveway by at least 4 feet. 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.

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

2.7 Fences and Walls

2.7.1. 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. Paint may not be considered a finished surface.

2.7.2. New front yard fences and walls shall be not more than 48'-42" tall and separated from the sidewalk by not less than 2'-0".

2.7.3. 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, no standards are proposed, except as noted in 2.7.4.

2.7.4. For corner lots, new front and side yard fences shall match in construction materials and proportion. The height of the side yard shall match the front yard fence height (maximum of 48'-42" per 2.7.2) to a point of ten feet begin the vertical plane of the principal dwelling structure. From the point ten feet 10' behind the vertical plane of the font facade, side yard fencing and rear yard fencing shall comply with UDC 35-514 requirements.

2.7.5. New retaining walls (both public and private) greater than 2'-0" tall shall be finished in a manner deterring or facilitating removal of vandalism.

2.7.5. Existing fences and walls may be repaired or replaces with the same material.

2.8. Front Yard Structures

2.8.1. Except as otherwise required by United States Postal Service requirement, freestanding mail box structures are not permitted. Mailboxes may be attached directly to the primary structure, or may be incorporated into the front yard fence structure.

2.8.2. Except for waste containers serviced by the City of San Antonio Solid Waste Department. Neither new independent waste containers, foundations for, nor storage structures for waste containers are permitted within the front yard or within the public right-of-way adjacent to the frontage along primary or secondary streets.
Waste containers on multi-family dwelling parcels shall be located behind the primary structure, outside buffer yards, completely screened from public view of the streetscape.

2.9. Lighting

2.9.1. Area Lighting

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

2.9.1.14 For new area lighting fixtures mounted overhead on poles, mounting height shall not exceed 15’-0”, and the axis of illumination shall be adjusted to an angle not more than 20 degrees from the vertical line between the fixture and the ground.

2.9.1.15 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 structure 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.

2.9.1.16 Wall packs shall be adjusted to minimize the amount of light emitted above the horizontal.

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

3. Building/Construction Standards

3.1 Building Size and Massing

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

3.1.2. New residential dwelling Multi-family structures with 5 or more units shall not exceed 80 feet in width and shall be separated from adjacent structures on separate lots by at least 20’-0”. Should the adjacent residential structure have a non-conforming side setback of less than 5 feet, the setback shall be a minimum of 15 feet.

3.1.3. Existing residential dwelling Multi-family structures with 5 or more units which are separated from adjacent structures by less than 20’-0” may be replaced with new multi-family structures with 5 or more units and shall be separated from the adjacent structure by not less than the original separation and must meet a minimum, 5’ side setback.

3.2 Building Height

3.2.1. Single family or multi-family dwelling (with 4 or fewer units) shall not exceed 35 feet in height.
3.2.2. Multi family dwelling structures with 5 or more units shall not exceed 2 ½ stories nor 35 feet in height except for such structures on Brackenridge Rd. and E. Mulberry where those dwellings structures may not exceed 3 stories or 40 feet in height. Additionally, structures fronting Broadway (north of E. Hildebrand only) may not exceed 5 stories or 60 feet in height.

3.3 Building Materials

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

3.4 Principal Elevation Features

3.4.1. First floor shall be a minimum of 1'-0" above grade.

3.4.2. Except as noted for Porte Cocheres in 2.4.5 3.5.3, the front facade of the principal dwelling structure of detached single-family or multifamily development, shall not be elevated above grade to allow for parking of vehicles below any component living space.

3.4.3. 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 elevation’s surface area.

3.4.4. 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. Except as noted in 2.1.6, For dwellings of four units or less, 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 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.

3.4.5. Transition Space - A transition space must be designed or placed as a component of a dwelling 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.

3.4.5.1. A minimum 6'-0" deep by 8'-0" wide covered, unenclosed porch, or stoop. 3.4.5.2. A minimum 6'-0" deep by 8'-0" wide walled court (meeting the front yard fencing standards).

3.4.5.3. A minimum 8'-0" by 8'-0" court with building structure on three sides.

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

3.4.6. For additions or renovations to existing structures, windows on the facade(s) fronting a primary street (and secondary street in the case of corner lots) shall match the height to width dimensional proportions (e.g. 2:1), configuration (e.g. 1 over 1 light division), and appearance (e.g. recess, trim, and sill) of existing windows. Replaced windows shall also match the existing window(s) in framing and material as found on existing or adjacent structures on site.

3.4.7. For multifamily structures of five or more units, the following shall also apply:
3.4.7.1. Elevations of the front facade shall not be longer than 35’ without an offset of at least 2'-0" in plan from the plane of the front façade.

3.4.7.2. Transition spaces may be combined into a plan area equal to one entry space per 2 residences. The transition space must remain in the entry sequence in between the front walk and the front access of the residential dwelling spaces.

3.5. Roof

3.5.1. Roofs for Additions or Renovations Repair shall match the pitch, configuration (e.g., gable, hip or flat), and style (e.g., open eaves) of the existing structure.

3.5.2. Roofs' materials covering may be entirely replaced with materials other than the original material and must comply with 3.5.1.

3.6 GARAGES, CARPORTS, ACCESSORY STRUCTURES AND ACCESSORY DWELLINGS

3.6.1. Location & Orientation

3.6.1.1. When 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.

3.6.1.2. When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36'-0" behind the vertical plane of the front façade of the principal dwellings.

All other garage doors or carports not visible from front façade of the principal dwelling may be integrated or attached but shall be located greater to or equal to 20'-0" behind the vertical plane or the front façade or the principal dwelling.

3.6.1.3. Standards 3.6.1.1 and 3.6.1.2 do not apply to existing lots less than or equal to 110'-0" deep or existing lots less than or equal to 35'-45'-0" wide.

3.6.2. Temporary carports are not permitted.

3.6.3. Porte Cochères shall maintain the same roof pitch as the principal structure’s roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte cochères shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

3.6.4. New accessory structures and dwellings shall comply with standards set in UDC-2006, except that those structures and dwellings 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.
**Exhibit A**

[List of each block face with dimension of median setback and what it is measured from, e.g.:

<table>
<thead>
<tr>
<th>Street</th>
<th>Block</th>
<th>Measured from</th>
<th>Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parland</td>
<td>400</td>
<td>Inside of sidewalk</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>&quot;</td>
</tr>
<tr>
<td>Pershing</td>
<td>400</td>
<td>Edge of pavement</td>
<td></td>
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<td></td>
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<td>&quot;</td>
</tr>
</tbody>
</table>

*Measurements to be made by MPNA volunteers using digital measuring instruments.*]
Memo

Date: January 28, 2019

To: Mahncke Park Friends and Neighbors

From:

Re: Proposed revisions dated January 24, 2019

Mahncke Park Friends and Neighbors:

Attached are revised proposed changes to the NCD Residential Design Guidelines. Once we (working group members) have agreed on the proposed changes, I suggest the MPNA Board act on them to send to COSA Staff as the MPNA’s official response and email them to interested property owners (i.e., the ones Francille emailed about the public meeting) so each of them individually can send them to Staff. My previous version of the changes, dated January 17, 2019, contained some notes (in brackets and green type). I have deleted those notes so interested persons may submit this proposal to Staff. My comments on the changes, by section number, follow:

2.1.1 & 2.1.1.1. The Working Group proposed changes (“Column 3” of the matrix) applies the limit to lots “south of Parland Place”. However, the lots on Pershing, Queen Anne Court, Elmhurst and Parland east of North New Braunfels are platted as 25’. This language would take that area out of the 35’ minimum. That is, replatted lots in this area would have a minimum width of 50’. As noted in my previous version, neither this change nor anything else in the NCD would prohibit 15’ wide houses on 25’ lots in this area. The COAS Staff position is that the NCD cannot prohibit the construction of residences on otherwise legally zoned and platted lots.

2.1.1.2. This is a new provision, limiting replatted lots to 75’, would have the effect of prohibiting new single family or multi-family structures longer that 65’ in width.

2.1.2. This is a revision from “Column 3” of the matrix suggested by . It would require volunteers from the neighborhood to measure the setback on each block face, establish the median, and list the median in feet and inches in Exhibit A. Staff likes this because it makes it easier to check plans and avoids the issue of front façade versus front overhang. It also has the advantage of preventing “creep” in front yard setbacks as new structures are built forward of the median.

2.2. Deleted because it is governed by the UDC. I added “Deleted in 2019 revision.” To preserve the subsequent numbering.

2.4. I have proposed moving former sections 3.6.1 to section 2.4.3 because they go together.
2.4.1. "Column 3" deleted the language requiring "accommodation" for a minimum of 2 vehicles behind the front façade. COSA Staff said they did not read this as requiring a driveway extending along the side of the yard and suggested the language in 2.5.1. I reinstated part of the language. However, this language omits any requirement for a garage, carport, porte-cochere or other protective structures for cars on new construction. I have asked COSA Staff if this is otherwise a requirement of the UDC, and if not, if it is Staff’s intent. Because many of the original carports have been demolished over the years, I don’t know that is objectionable.

2.4.3. This is the language from section 3.6.1.

2.4.3.2. The Working Group agreed to this change because there was confusion about "perpendicular" in the prior language and we were not concerned about garage doors not visible from the street.

2.4.3.3. I added 2.5.1 as an exception to the driveway requirement as requested by the COSA Staff, see 2.1.1 above.

2.5.1. Added this language (COSA Staff said it was from another NCD, modified slightly) because of the change in language in 2.4.1.

2.5.5. Although it is set out in section 1.1, COSA Staff wanted to add to clarify standards do not apply to repair of replacement of non-conforming conditions.

2.6.1-2.6.2.2. COSA Staff wants to delete because UDC does not govern sidewalks on public right-of-way.

2.6.2. Same as 2.5.5.

2.7.2 and 2.7.4. COSA Staff agreed to this change because apparently standard ornamental fence material is available in one-foot increments (36", 48" 60") and a 42" limit would increase the cost of fences due to custom fabrication.

2.7.5. Same as 2.5.5.

2.8.1. COSA Staff says mail box locations are governed US Postal Service standards and NCD cannot regulate.

2.8.2. The original language would arguably apply to City waste, recycling and green carts which the Staff said they cannot prohibit in front yards. Revised language regulates dumpsters on multi-family properties, which was the original intent of the 2008 NCD.

2.9. Moved "Light Trespass" to first section, 2.9.1.3 is redundant.

3.1.1. "Column 3" would permit residential structures to be wider than 50' if the additional width was set back 10'. This would permit a building 62' wide on a 75' lot; I don’t believe there any less-than-5 unit residential structures this wide. I have not included this change.
3.1.3. This change would permit re-building multi-family structures on the same footprint if the adjacent structure has a non-conforming side yard setback (i.e., less than 5').

3.4.4. This change would permit multi family structures (5 or more units) to have a single front entry, regardless of the number of units.

3.4.7.2. This change would permit multi family structures to have a single transition space regardless of the number of units.

3.6. Garages and Carports moved to section 2.4.3.

3.6.1. Clarifies that the requirement for materials matching the primary structure applies to both assessor structures and dwellings larger than 400 square feet.

Exhibit A. This is a sample of the setback dimension referred to in section 2.1.2.
Legitimize existing workforce housing in order to preserve our neighborhood.
I live in an apartment in Mahncke Park, one typical of what the neighborhood offers, but which the law made “non-conforming.” My building, and many others like it, have been declared inappropriate by an insensitive Neighborhood Conservation District. Please remove all the multifamily provisions during your current revision process. Perhaps not forever, but certainly so long as it takes for them to be re-written and proven to fully reflect and embrace existing apartment options. There will be a need for development and for substantial rehabilitation of units for people who work in the businesses up and down Broadway in restaurants, retail, banks, museums, etc. The N.C.D. seeks to rob us of that, and will hurt the entire Broadway corridor if you let it do so.
Demand that the N.C.D. conform to the neighborhood. Where it won’t conform, demand it be silent. Forcing blue collar housing out of Mahncke Park over time, in favor of high-dollar homes and condos, will hurt area business, schools, and neighborhood families. It will also destroy a unique ecosystem of diversified housing that has thrived here for over half a century. Without residents like us, Mahncke Park would be a far less interesting place. Mahncke Park is our home too. Being “non-conforming” is like living on the endangered species list. Care enough about us and our homes to make the apartments we live in legitimate again.
Sent from my iPhone
To Whom It May Concern:

On July 18, 2014, I moved into this wonderful neighborhood. Our neighborhood is close to museums, downtown, the Pearl; it is a progressive neighborhood that is always evolving. In 2014, not even 30 percent of the neighbors wanted to be deemed historic. Even after the pro-historic residents redrew the lines of Mahncke Park (more commonly known as gerrymandering), they still could not get 30% of needed signatures. Then the ruling was fairly changed to require 50% of residents to approve our neighborhood historic. Obviously, this did not happen.

What seems to be the case now is that the NCD is trying to enter through the back door by saying the new guidelines will be NCD guidelines, when in fact, they appear to be the same as the historic guidelines that were clearly voted down.

The irony for me is that many, if not most, of the pro-historic neighbors, often have two story guesthouses, a few have new windows, which according to NCD wishes would be outlawed. Many dear friends who are pro-historic have made changes to their homes recently that would not fit the NDC or historic guidelines. One architect who is amazing and was pro-historic just built a huge two-story guest house for someone, and a second story for another (done beautifully) and more additions on other houses. I think they all look lovely and don’t offend the integrity of the area, but they would not fit into the NDC guidelines. So why are these people pro-historic? Are they pro NDC? I don’t know. I think our neighbors need to fight some aspects of growth but not blanket-fight anything new or fresh or perhaps practical. NDC is now just another game to pull off historic rules in an area that voted it down. Fair? Not in my mind.

Thank you for your time, thoughts and consideration.

**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
Dear Councilman Hall and COSA Staff:

Please share my comments below with the Task Force so they may finalize their work in drafting rules for the Mahncke Park Neighborhood Conservation District. A narrow majority seem to be willing to revise the NCD extensively enough to embrace and legitimize Mahncke Park’s diversity—please encourage them to continue!

Rule 2.1.6. The “primary street” should simply be defined as “the street a property is addressed on.”

Rules 2.5 and 2.6. Properties with multiple dwellings should be allowed multiple driveways and multiple front walks so cars can’t block each other, and so residents can park / walk near their own unit. Driveways should get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere.

Rule 2.8.2. It is better to have apartment dumpsters by the street—where children are less likely to get run over by the dump truck and where tenants can’t smell it—rather than interior to a complex. Leave the old language but take out the words “new independent waste containers” so everyone stops breaking the law by setting trash / recycle bins to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

Rule 2.9. Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night!

Rules 3.2.2; 3.4.4. and 2.1.1.2. These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that tenants must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

Rule 3.3.1. To avoid confusion, specify: “This rule does NOT apply when replacing all the siding on a structure.”

Rule 3.4.2. We don’t need a rule making 2-story homes with garages / carports illegitimate. Remove this.

Rule 3.4.6. People should be allowed to use replacement windows made from whatever frame material they prefer & can afford. Even window size should have some wiggle room in order to allow standard-sized windows to be used and mis-matched / off-center windows to be altered and enhance the neighborhood’s streetscapes.

Rules 3.6.1 – 3.6.4. Do not mandate detached garages and porte cocheres on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock.

Boundaries sub-dividing the NCD, such as “North of Parland and West of N New Braunfels Ave,” should be adjusted to apply the stricter standards only to the tract homes “north of Pershing Ave, in the original ‘Country Club’ plats.” The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse.

Rules not representative of the whole neighborhood must be modified or removed. It should be expressly clarified that “the NCD only governs the street view, therefore no restrictions apply beyond the street-facing façade(s).” Rules which only govern “any new _____” seem to make a point of separating the future from its past, and therefore subvert the NCD’s purpose of encouraging the retention of current aesthetics.

Respectfully,
Dear Councilman Hall and COSA Staff:

Please share my comments below with the Task Force so they may finalize their work in drafting rules for the Mahncke Park Neighborhood Conservation District. A narrow majority seem to be willing to revise the NCD extensively enough to embrace and legitimize Mahncke Park’s diversity—please encourage them to continue!

**Rule 2.1.6.** The “primary street” should simply be defined as “the street a property is addressed on.”

**Rules 2.5 and 2.6.** Properties with multiple dwellings should be allowed multiple driveways and multiple front walks so cars don’t block each other, and so residents can park / walk near their own unit. Driveways should get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere.

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which only govern "any new ____" seem to make a point of separating the future from its past, and therefore subvert the NCD's purpose of encouraging the retention of current aesthetics.

Respectfully,

San Antonio, TX 78209
We MUST use this opportunity to re-legitimize the work-force housing in Mahncke Park. Dozens of homes, illegitimized by the NCD, have been demolished in the last few years. The plan presented at the Community Meeting will help Imagine Built Homes charge an extra $50,000 per new build, but does very little to legitimize the homes they will tear down in the process.

Please find my comments, attached, and include them in your notes from community stakeholders.
Dear Councilman Art Hall and Development Services Director Michael Shannon:

Thank you for this opportunity! Please include my comments as proposed changes from Stakeholders for consideration. We MUST legitimize the work-force housing in Mahncke Park before the rest of it is demolished, or all of the Broadway Corridor will suffer! The Mahncke Park Neighborhood Conservation District must undergo a substantial rewrite in order to embrace and legitimize the neighborhood’s uniquely diverse housing stock / income levels. Rules which force broad swaths of existing housing into “non-conforming” status must be removed, or the boundaries must be constricted, to avoid pitting alternate generations of architectural purpose against one another. Also, rules which only govern “any new _____” subvert the NCD’s purpose and must be deleted.

Everything west of Bellview / Catalpa should be excluded from the NCD. Unless massive revisions are made to the document presented at the community meeting, so should everything east of N. New Braunfels Ave.

Rule 2.1.6. The “primary street” should simply be defined as “the street a property is addressed on.”

Rules 2.5 and 2.6. Allow multiple driveways and multiple front walks at properties with multiple dwellings so cars don’t block each other, and so residents can park / walk near their own unit. Clarify that driveways may get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere.

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Rule 3.3.1. To avoid confusion, specify: “This rule does NOT apply when replacing all the siding on a structure.”

Rule 3.4.2. We don’t need a rule making 2-story homes with garages / carports illegitimate. Remove this.

Rule 3.4.6. Change to: Replacement windows on the street-facing facade(s) shall match within 75% the height and width of windows being replaced, and shall match also the light division, configuration, recess, trim, and sill of existing windows on the same façade when the existing windows are uniform.

Rules 3.6.1 – 3.6.4. Remove all but the prohibition on “temporary carports.” Only a small portion of lower and eastern M.P. feature detached garages as their “primary parking accommodation.” Do not put children at risk by mandating detached garages!

Boundaries sub-dividing the NCD, such as “North of Parland and West of N New Braunfels Ave,” should be adjusted to apply the stricter standards only to the tract homes “north of Pershing Ave, in the original ‘Country Club’ plats.” The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse.

Respectfully,
PLEASE MAKE NOTE OF MY COMMENTS. THANK YOU

**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.**
Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**
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Respectfully,
Dear Councilman Hall and COSA Staff,

As a member of the Mahncke Park NCD Review Task Force, I want to thank and recognize COSA Staff who were involved in working with us in our review meetings and for meeting twice now, with Mahncke Park residents to review the Task Force’s proposed changes to the NCDs. I would specifically like to recognize Katherine Hernandez and Zeke Solis for their professionalism and, often, patience in conducting and managing these meetings. I generally found it to be a very positive experience.

Given that, there are a number of considerations that I don’t recall being discussed in the meetings. I did miss one, so it’s possible they were discussed in hat meeting, but also possible that we ran out of time in others and didn’t get to come back around to some discussions that had been tabled. Following are points that I’d like to bring to your attention for consideration as the proposed NCD revisions are brought before the Zoning Commission and City Council.

Please note that these comprise a subset of points being circulated by others in Mahncke Park for your consideration. Those not included in this email are:

- those which I personally do not feel strongly about,
- those with which I disagree, and/or
- those that I do not feel qualified to address; I will leave such discussion to others.

MP NCD Section 3.3.1. I suggest this be deleted or at least be modified so that the rule does not apply when replacing ALL the siding on a structure. Deletion of the rule altogether will allow property owners some creativity in their front elevation. Changing the rule as suggested will allow material updates: for example, there is asbestos siding on many of the older homes, and asbestos siding is no longer available for purchase. Further, asbestos has such a bad reputation now that if safer, “asbestos-appearing” siding could be found, potential home buyers may not be interested in purchasing a home updated with such siding.

MP NCD Section 3.4.5. In regard to “Replaced windows,” I suggest deletion of “and material” to allow for the installation of more modern, efficient windows. Eventually, as old wood frame windows rot and fall apart to the point they cannot be repaired, it will either be impossible to replace them as they become more scarce for purchase, or prohibitively expensive to have a craftsman reconstruct them. Further, window size should have some flexibility to allow purchase and installation of standard-sized windows that may not conform to window sizes more common when the older homes were built.

MP NCD Sections 3.6. Backyard detached garages and parking do not seem to me typical of the area of Mahncke Park below Funston and east of North New Braunfels. Yes, there is such parking, but it is far from typical. Also, dedicating space in a backyard for a garage/parking takes away space for children to play safely outdoors. I don’t have a suggestion for altering the text of this section, but am pointing it out because it is indicative of the use of the original NCDs to describe an aesthetic as “typical” throughout the neighborhood when in fact it is not.

Also re 3.6.1 and 3.6.4: Having failed in Task Force meetings to gain acceptance of such a suggestion, one of the Task Force members present in last week’s community review of the proposed changes suggested that “all” parking, even on the originally-platted 25-foot wide lots be behind the dwelling.

1. This was a clear shot at the Imagine Homes houses on Claremont and Natanen that have front-loaded garages and which are in compliance with the Universal Design Codes and current NCDs, while the Imagine Homes houses are NCD-compliant, it seems there are a number of community residents that have hoped to use the NCD review and change process to make these houses retroactively non-compliant. This is patently unfair to owners of such homes. I don’t know whether Imagine Homes and/or other developers plan to build more such homes in the future beyond those already in place, but this rule would stifle future development in the neighborhood.
2. With five-foot side setbacks required by the NCDs, and allowing eight feet of width for a driveway, seven feet of lot width will be available for a dwelling. This will deprive owners of 25-foot wide lots a reasonable ability to build a home on such a lot without purchasing an adjoining lot, which may or may not be for sale.
Finally, rules not representative of the whole neighborhood really should be modified or removed. The NCDs' purpose, as I understand, is to encourage the retention of current aesthetics, but as noted already the "typical" aesthetics below Funston and east of North New Braunfels are considerably different from those found from Parland and points north.

Thank you very much for your time and consideration of these points.

Respectfully,
From: Robert Acosta (DSD)  
Sent: Tuesday, January 29, 2019 12:10 PM  
To: Zenon Solis (DSD)  
Subject: FW: Online Feedback Submission: UDC & NCD guidelines for perimeter fences

From: Mary Lou Aguilar (DSD)  
Sent: Tuesday, January 29, 2019 9:57 AM  
To: Robert Acosta (DSD); Erica Greene (DSD)  
Subject: FW: Online Feedback Submission: UDC & NCD guidelines for perimeter fences

Will you please assist customer below?

Thank you,

Mary Lou Aguilar  
Sr. Development Services Specialist  
210-207-1111

"Partnersing with our community to build and maintain a safer San Antonio"

Please take a moment to complete our customer service survey

http://www.sanantonio.gov/DSD/About/Survey.aspx

From: no-reply@sanantonio.gov [mailto:no-reply@sanantonio.gov]  
Sent: Friday, January 18, 2019 4:30 PM  
To: Development Services Customer Service  
Cc:  
Subject: Online feedback Submission: UDC & NCD guidelines for perimeter fences

Contact Us

Name:  
Phone Number:  
Email:  
Contact Pref: Email  
Subject: UDC & NCD guidelines for perimeter fences
Comments or Question: Hello, Per recently published item, "2.7.4. For corner lots, new front and side yard fences...The height of the side yard shall match the front yard fence height (maximum of 42 48" per 2.7.2)". Is this a typo or is the rule that a privacy fence around the perimeter of my home in Mahncke cannot be higher than four (4) feet? Thanks for any clarification,
Hello Mr. Solis,

I am writing to support strengthening the Mahncke Park NCD design overlay. I have attached the proposal that I support.

As a past member of the board of the MPNA and a member of the Mayor's Housing Task Force panel on the production of housing, I have been concerned to preserve the unique residential quality of the neighborhood, including its affordability and historical housing stock.

The demolition of affordable housing in the southern part of the neighborhood and their replacement with boutique houses that are priced well above the city’s median house price has been a travesty of the City leaders' stated intentions. The new houses also violate the NCD, although I understand the City's position is that the developer can exploit the original platting to do so, despite never having been used in that way before.

The least we can do now is preserve the neighborhood qualities that still exist.

I ask DSD staff to support the enclosed proposal in its recommendation to the Zoning Commission.

Sincerely,

San Antonio, Texas 78209
1. General

1.1. The Mahncke Park Neighborhood Conservation District (NCD) design standards apply to new construction and to improvements or renovations 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 structure or conditions shall not be required to conform to the design standards, although any modifications shall not increase the non-conforming condition.

2. Land Development and Site Design Standards

2.1. Lot size and coverage

2.1.1. Except as provided in 2.1.1.1, 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.

2.1.1.1 Except for the following streets east of North New Braunfels: Pershing, Queen Anne Court, Elmhurst and Parlade Place, when combining lots 30'-0' or less in width, minimum re-platted lot widths shall be not less than 35'-0".

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

2.1.2. The front setback shall be within 5'-0" of the median setback of developed lots for the block face as set out on Exhibit A. Setbacks are measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the block face.

2.1.3. 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.

2.1.4. Minimum rear setback for multifamily structures shall be twenty feet (20'-0")

2.1.5. Primary Streets:

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

2.1.5.2. Multifamily structures with 5 or more units, which have frontage on more than one primary street, shall maintain front entries along both primary streets.
2.1.6. 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 Street; Avenue B; Tendick; Bellevue, North - South street south of Pinckney and east of N. New Braunfels Avenue (Benton Street, Calhoun Street, Westgate Street); North side of the 400 block of Ira; and Wesley Street.

2.2 Landscaping Deleted in 2019 revision.

2.2.1. The provisions of the UDC §35-523 (version in use at the time of adoption of this zoning overlay district, included for reference) shall be upheld as minimum landscaping standards for all new projects. City Staff shall review tree preservation and help to propose alternative site and building arrangements prior to pursuit of any degree of mitigation.

2.3 Utilities

2.3.1. Mechanical Units for multifamily structures shall be screened from view from the primary street through the construction of solid walls matching primary building materials of adjacent structures, evergreen planting material or solid screen fence.

2.4 Parking, Garages, Carports

2.4.1. For single and two family dwellings, parking for a minimum of 2 vehicles per dwelling unit shall be required and shall be accommodated or stored in a parking structure. The parking accommodation/structure shall be behind the vertical plane of the principal facade facing the adjacent primary street. This accommodation/parking structure may include a garage or a porte cochere. No accommodations/parking structures shall be constructed within the front yard (other than the driveway meeting standards 2.5) for parking. UDC Division 6, §35-526 stipulates a minimum of 1 off-street parking space required for single-family or two-family dwellings, with no restrictions of the location on the parcel.

2.4.2. For dwellings with three or more four units, parking for a minimum of 1.5 car per dwelling unit shall be required, in accordance with UDC Table §26-3a and accommodated behind the vertical plane of the primary façade. (UDC stipulated 1.5 parking spaces)

2.4.3. For dwelling structures with four or more units, parking for a minimum of 1.5 parking spaces per dwelling unit shall be provided and shall occur behind the vertical plane of the primary facade.

2.4.3.1. 3.6.1.1. When 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.

2.4.3.2. 3.6.1.2. When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36'-0" behind the vertical plane of the front façade of the principal dwellings.
All other garage doors or carports not visible when viewing the front facade of the principal dwelling from the principal street may be integrated or attached but shall be located greater to or equal to 20'-0" behind the vertical plane or the front facade of the principal dwelling.

2.4.3.3. 3.6.1.3. Standards 2.4.3.1, 3.6.1.1 and 2.4.3.2 3.6.1.2 and 2.5.1 do not apply to existing lots less than or equal to 110'-0" deep or existing lots less than or equal to 35'-0" 45'-0" wide.

2.4.4. 3.6.2. Temporary carports are not permitted.

2.4.5 3.6.3. Porte Cochere may be flush with the principal structure’s front facade and shall maintain the same roof-pitch as the principal structure’s roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte-cochere shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

2.5 Driveways

2.5.1. Except at corner lots where the curb cut is on the secondary or side street, new residential dwellings must have a driveway extending a minimum of 20'-0" beyond the rear facade of the primary structure.

2.5.1. 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 runways/ribbons less than 2 ½ feet wide are allowed.

2.5.2. Except at corner lots, driveway curb cuts shall not exceed 15’ in width. There shall be no more than one curb cut in each lot for each 75’ of primary-street frontage. Behind the curb cut, driveways shall be not less than 8’ and not more than 12’ in width. Driveways shall extend on only one side of the principal dwelling structure.

2.5.3. At Corner Lots if the curb cut is on the primary street, driveways shall comply with the requirements of 2.5.1 above. If the Driveway curb cut is located on the secondary or side street:

2.5.3.1. The curb cut shall not exceed 24’ (two car width) in width;

2.5.3.2. There shall not be more than one curb cut to the secondary or side street regardless of frontage.

2.5.4. 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 runways/ribbons less than 2 ½ feet wide are allowed.

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

2.6 Sidewalks and Front Walks

2.6.1. Where an adjacent sidewalk is wider than required by the UDC, new sidewalks shall match adjacent sidewalks in width.

2.6.2. Sidewalks shall be located such that:
2.6.2.1. New sidewalks shall match distance from curb and green strip configurations of adjacent sidewalks, where they exist; or

2.6.2.2. If no adjacent sidewalk exists, the edge of sidewalk closest to the structure shall be placed on the property line and the paving for sidewalk shall be a maximum of 4'-0" wide.

2.6.13. A mandatory front walk shall be separated from the driveway by at least 4 feet. 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.

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

2.7 Fences and Walls

2.7.1. 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. Paint may not be considered a finished surface.

2.7.2. New front yard fences and walls shall be not more than 48" 42" tall and separated from the sidewalk by not less than 2'-0".

2.7.3. 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, no standards are proposed, except as noted in 2.7.4.

2.7.4. For corner lots, new front and side yard fences shall match in construction materials and proportion. The height of the side yard shall match the front yard fence height (maximum of 48" 42" per 2.7.2) to a point of ten feet begin the vertical plane of the principal dwelling structure. From the point ten feet 10' behind the vertical plane of the front facade, side yard fencing and rear yard fencing shall comply with UDC 35-514 requirements.

2.7.5. New retaining walls (both public and private) greater than 2'-0" tall shall be finished in a manner deterring or facilitating removal of vandalism.

2.7.5. Existing fences and walls may be repaired or replaces with the same material.

2.8. Front Yard Structures

2.8.1. Except as otherwise required by United States Postal Service requirement, freestanding mail box structures are not permitted. Mailboxes may be attached directly to the primary structure, or may be incorporated into the front yard fence structure.

2.8.2. Except for waste containers serviced by the City of San Antonio Solid Waste Department, new independent waste containers, foundations for, no storage structures for waste containers are permitted within the front yard or within the public right-of-way adjacent to the frontage along primary or secondary streets.
Waste containers on multi-family dwelling parcels shall be located behind the primary structure, outside buffer yards, completely screened from public view of the streetscape.

2.9. Lighting

2.9.1. Area Lighting

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

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

2.9.1.32. 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 structure 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.

2.9.1.33. Wall packs shall be adjusted to minimize the amount of light emitted above the horizontal.

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

3. Building/Construction Standards

3.1 Building Size and Massing

3.1.1. Residential Single family or multifamily dwelling structures with 4 or fewer units shall not exceed 50 feet in width and shall be separated from other single family structures on separate lots by not less than 10'-0". Should the adjacent single family structure have a non-conforming side setback, the setback shall be a minimum of 5 feet.

3.1.2. New residential dwelling. Multi-family structures with 5 or more units shall not exceed 80 feet in width and shall be separated from adjacent structures on separate lots by at least 20'-0". Should the adjacent residential structure have a non-conforming side setback of less than 5 feet, the setback shall be a minimum of 15 feet.

3.1.3. Existing residential dwelling. Multi-family structures with 5 or more units which are separated from adjacent structures by less than 20'-0" may be replaced with new multi-family structures with 5 or more units and shall be separated from the adjacent structure by not less than the original separation and must meet a minimum, 5' side setback.

3.2 Building Height

3.2.1. Single family or multi-family dwelling (with 4 or fewer units) shall not exceed 2 stories or 35 feet in height.
3.2.2. Multi family dwelling structures with 5 or more units shall not exceed 2 1/2 stories nor 35 feet in height except for such structures on Brackenridge Rd. and E. Mulberry where those dwellings structures may not exceed 3 stories or 40 feet in height. Additionally, structures fronting Broadway (north of E. Hildebrand only) may not exceed 5 stories or 60 feet in height.

3.3 Building Materials

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

3.4 Principal Elevation Features

3.4.1. First floor shall be a minimum of 1'-0" above grade.

3.4.2. Except as noted for Porte Cocheres in 2.4.5 3.6.6, the front facade of the principal dwelling structure of detached single-family or multifamily development, shall not be elevated above grade to allow for parking of vehicles below any component living space.

3.4.3. 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 elevation’s surface area.

3.4.4. 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, except as noted in 2.1.6. For dwellings of four units or less, the front entry for all new dwelling units shall be on the first floor and shall be places so that the 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.

3.4.5. Transition Space - A transition space must be designed or placed as a component of a dwelling 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.

3.4.5.1. A minimum 6'-0" deep by 8'-0" wide covered, unenclosed porch, or stoop. 3.4.5.2. A minimum 6'-0" deep by 8'-0" wide walled court (meeting the front yard fencing standards). 3.4.5.3. A minimum 8'-0" by 8'-0" court with building structure on three sides.

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

3.4.6. For additions or renovations to existing structures, windows on the facade(s) fronting a primary street (and secondary street in the case of corner lots) shall match the height to width dimensional proportions (e.g. 2:1), configuration (e.g. 1 over 1 light division), and appearance (e.g. recess, trim, and sill) of existing windows. Replaced windows shall also match the existing window(s) in framing and material as found on existing or adjacent structures on site.

3.4.7. For multifamily structures of five or more units, the following shall also apply:
3.4.7.1. Elevations of the front façade shall not be longer than 35′ without an offset of at least 2′-0″ in plan from the plane of the front façade.

3.4.7.2. Transition spaces may be combined into a plan area equal to one entry space per 2 residences. The transition space must remain in the entry sequence in between the front walk and the front access of the residential dwelling spaces.

3.5. Roof

3.5.1. Roofs for Additions or Renovations Repair shall match the pitch, configuration (e.g. gable, hip or flat) and style (e.g. open eaves) of the existing structure.

3.5.2. Roofs materials coverings may be entirely replaced with materials other than the original material and must comply with 3.5.1.

3.6 GARAGES, CARPORTS, ACCESSORY STRUCTURES AND ACCESSORY DWELLINGS

3.6.1. Location & Orientation

3.6.1.1. When 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.

3.6.1.2. When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36′-0″ behind the vertical plane of the front façade of the principal dwellings.

All other garage doors or carports not-visible from front façade of the principal dwelling may be integrated or attached but shall be located greater to or equal to 20′-0″ behind the vertical plane or the front façade or the principal dwelling.

3.6.1.3. Standards 3.6.1.1 and 3.6.1.2 do not apply to existing lots less than or equal to 110′-0″ deep or existing lots less than or equal to 35′-45′-0″ wide.

3.6.2. Temporary carports are not permitted.

3.6.3. Porte Cocheres shall maintain the same roof pitch as the principal structure’s roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte cochere shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

3.6.4. New accessory structures and dwellings shall comply with standards set in UDC-2006, except that those structures and dwellings 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.
**Exhibit A**

[List of each block face with dimension of median setback and what it is measured from, e.g.:]

<table>
<thead>
<tr>
<th>Street</th>
<th>Block</th>
<th>Measured from</th>
<th>Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parland</td>
<td>400</td>
<td>Inside of sidewalk</td>
<td>&quot;</td>
</tr>
<tr>
<td>Pershing</td>
<td>400</td>
<td>Edge of pavement</td>
<td>&quot;</td>
</tr>
</tbody>
</table>

*Measurements to be made by MPNA volunteers using digital measuring instruments.*
Legitimize existing workforce housing in order to preserve our neighborhood.

I live in an apartment in Mahncke Park, one typical of what the neighborhood offers, but which the law made “non-conforming.” My building, and many others like it, have been declared inappropriate by an insensitive Neighborhood Conservation District. Please remove all the multifamily provisions during your current revision process. Perhaps not forever, but certainly so long as it takes for them to be re-written and proven to fully reflect and embrace existing apartment options. There will be a need for development and for substantial rehabilitation of units for people who work in the businesses up and down Broadway in restaurants, retail, banks, museums, etc. The N.C.D. seeks to rob us of that, and will hurt the entire Broadway corridor if you let it do so.

Demand that the N.C.D. conform to the neighborhood. Where it won’t conform, demand it be silent. Forcing blue collar housing out of Mahncke Park over time, in favor of high-dollar homes and condos, will hurt area business, schools, and neighborhood families. It will also destroy a unique ecosystem of diversified housing that has thrived here for over half a century. Without residents like us, Mahncke Park would be a far less interesting place. Mahncke Park is our home too. Being “non-conforming” is like living on the endangered species list. Care enough about us and our homes to make the apartments we live in legitimate again.

Furthermore, I am concerned that many in our society are unwittingly contributing to problems they would complain about. There is a growing gulf between the rich and the poor and I feel strongly that there are those in prominent national political offices that use this class warfare to seek and retain power. The damage done has been immense and will grow into something irreparable.

On one hand, there is much to gain from bringing in new and upscale housing. Real estate values are greatly affected by the millionaire next door versus dilapidated dwellings and empty stores. There is a growing “us” versus “them” society even between the middle class and the poor. Having the unique perspective of living and working amongst the poorest of the poor and the most powerful of the uber-rich makes me sympathetic to both sides. However the long term effects of pushing these groups apart will come back to haunt both. Especially as so many powerful seek to punish wealth and so many are so far removed.

Having more disadvantaged but working and honorable families in nice neighborhoods and their kids in good schools leads to more Americans coming out of poverty. Every parent wants a life for their children that’s better than the one they know. That’s what we all work for. Public parks safe to play in, streets they can ride a bicycle down, schools they can walk to, stores that are full of fresh and healthy food, and neighbors busting their butt to raise their kids right and live the American dream. The more families that have that experience, the better for us all. As they say, “Once you’ve seen Paree, “ you realize it’s within reach. Where we learn to emulate those living that dream because we see it and realize they aren’t that different. Most of the time they just have different habits and different environments encouraging success. It’s easier to slide down than climb up. Having had my family in a homeless shelter, slept in a car and on the street, and made $100k in the same lifetime, I definitely can speak to this. I’m on my way back because I have seen what it takes to succeed and I’m not lazy. I hope that others like me see the same road forward. My first priority was a safe neighborhood for my wife and children to live and thrive that Mancke Park neighborhood provided.

Upscale neighborhoods tend to have more two parent families (especially fathers in the home, which has a profound impact on inner cities today), teens choosing higher education, and small business openings. We all know what we’re exposed to and this exposure is critical for those on that critical path of upward mobility. The best way up is to surround yourself by those on the way up. The best way down is unfortunately the opposite. Nothing is impossible, but the odds...
stack up. While many like Ben Carson and Oprah have defied that, the statistics are glaring. But they can change. As we seek to truly integrate as a people with a common purpose. Not a handout but a hand up. Or teach a man to fish are both appropriate.

So while profit motives of entrepreneurialism, justifiable concerns of assets and community, and understandable concerns of the unknown and uncomfortable may be the strongest motivators, we must not turn our back on the ripple effects we are having on the world around us. Encourage capital improvements of blighted neighborhoods. Don’t drive them out. Bring them up. The landlords that won’t. Drive them out. The landlords that can’t provide opportunity as business leaders and community to come together. Move great neighborhoods outward by raising society, not just prices. Everyone benefits. Great neighborhoods bring in great businesses and concurrently higher wages for those work within them. Leading to movement between income demographics. Encourage business growth with lower taxes through less irresponsible spending. Let government do what government was intended to do and encourage businesses and people to take the lead in the rest. They do a better job much of the time. When government takes less money, people have more money. The same as businesses. So people have more money in their pocket to dream and build. To spend in the world around them so others work and spend. I believe the greatest compassion is defined by how many people never need help again, not by how many need help forever. We help those that can’t help themselves and collaborate to help those that will. Then we will see our neighborhoods improve across the board, rather than isolating the communities already in those brackets.

I am thankful to have found a property company in Midtown SA with ... who have committed their lives and business to this goal. Making the world a better place by understanding that a rising tide truly lifts all boats. They informed me that they ran background checks on every tenant and sought families as residents when possible. Then walked the talk by showing up at meetings just like this one coming up to engage in this important cause. Now Bluebonnet Property Management comes in with affordable housing for rising families and our community is better for it.

Thank you for your time in this matter. My family and I could not be more grateful for your valuable time and efforts spent in these daily dealings which have such profound effect on so many. Realizing the kaleidoscope of pros and cons and those passionate and influential on both sides, I appreciate the difficulty and complexity in any decision forthcoming.
I live in an apartment in Mahncke Park, one typical of what the neighborhood offers, but which the law made “non-conforming.” My building, and many others like it, have been declared inappropriate by an insensitive Neighborhood Conservation District. Please remove all the multifamily provisions during your current revision process. Perhaps not forever, but certainly so long as it takes for them to be re-written and proven to fully reflect and embrace existing apartment options. There will be a need for development and for substantial rehabilitation of units for people who work in the businesses up and down Broadway in restaurants, retail, banks, museums, etc. The N.C.D. seeks to rob us of that, and will hurt the entire Broadway corridor if you let it do so. Demand that the N.C.D. conform to the neighborhood. Where it won’t conform, demand it be silent. Forcing blue collar housing out of Mahncke Park over time, in favor of high-dollar homes and condos, will hurt area business, schools, and neighborhood families. It will also destroy a unique ecosystem of diversified housing that has thrived here for over half a century. Without residents like us, Mahncke Park would be a far less interesting place. Mahncke Park is our home too. Being “non-conforming” is like living on the endangered species list. Care enough about us and our homes to make the apartments we live in legitimate.

Thank you,
Dear Councilman Art Hall and Development Services Director Michael Shannon:

I strongly urge the MP Conservation District to undergo a substantial rewrite in order to allow property owners due process, fairness in housing, and to embrace and legitimize diverse housing stock and income levels. It should be expressly clarified that the NCO only governs the street view, therefore no restrictions apply beyond the street-facing facades. This is a diverse community with differing income levels. Long-time home owners, landlords and tenants should not be penalized with the strict rules you are trying to impose. Use this opportunity to legitimize, rather than penalize attached parking structure, wider parking pads, and multiple driveways, curb cuts among the neighborhood’s working-class house stock.

Respectfully,

Owner
Dear Councilman Art Hall and Development Services Director Michael Shannon:

Thank you for this opportunity! Please include my comments as proposed changes from Stakeholders for consideration. The Mahncke Park Neighborhood Conservation District must undergo a substantial rewrite in order to embrace and legitimize the neighborhood’s uniquely diverse housing stock / income levels. Modifications must be general enough to honor 100+ years of varied architectural purposes, while being clear enough to facilitate future development representative of the people and places in the neighborhood. Rules which force broad swaths of existing housing stock into “non-conforming” status must be modified or removed. It should be expressly clarified that “the NCD only governs the street-view, therefore no restrictions apply beyond the street-facing façade(s).” Rules which only govern “any new _____” make a point of distancing the future from the past, subverting the NCD’s purpose of encouraging the retention of current aesthetics.

Rule 2.1.6. The “primary street” should simply be defined as “the street a property is addressed on.”

Rules 2.5 and 2.6. Allow multiple driveways and multiple front walks at properties with multiple dwellings so cars don’t block each other, and so residents can park / walk near their own unit. Clarify that driveways may get as wide as they need behind the front wall and/or approaching any garage / carport / porte cocher.

Rule 2.8.2. It is better to have apartment dumpsters by the street--where children are less likely to get run over by the dump truck anc where tenants can’t smell it--rather than interior to a complex. Leave the old language but take out the words “new independent waste containers” so everyone stops breaking the law by setting trash / recycle bins to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

Rule 2.9. Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night!

Rules 3.2.2; 3.4.4. and 2.1.1.2. These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that renters must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

Rule 3.3.1. To avoid confusion, specify: “This rule does NOT apply when replacing all the siding on a structure.”

Rule 3.4.2. We don’t need a rule making 2-story homes with garages / carports illegitimate. Remove this.

Rule 3.4.6. People must be allowed to use replacement windows made from whatever frame material they prefer & can afford. Even window size should have some wiggle room in order to allow standard-sized windows to be used and mismatched / off-center windows to be altered, enhancing the neighborhood’s streetscapes.

Rules 3.6.1 – 3.6.4. Do not mandate detached garages and porte cochere on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having far less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock.

Boundaries sub-dividing the NCD, such as “North of Parland and West of N New Braunfels Ave,” should be adjusted to apply the stricter standards only to the tract homes “north of Pershing Ave, in the original ‘Country Club’ plats.” The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse.
Respectfully,

[Signature]
Good afternoon

Here are my comments about the NCD public review and community MPNA meetings. Please enter this e-mail to the comments.

Cat did a great job maintaining the purpose and control of a very heated subject.

Janice grew up in the house on Funston Place that her dad built and has been connected with the community even after the house became ours from her mother estate as M. Radmann pointed out at the meeting. She did not point out that we have purchased a second home on Funston Place and have attempt to maintain the LOOK and FEEL of the neighborhood in these two properties.

See my attached comments especially about our windows.

If the neighborhood has done a super job with an NCD, why did the NCD allow the new style homes in our neighborhood.
Janice and I feel the Imagine homes are far better than the fallen down, fire danger, insect and other infestations homes that were there.

Opinions will always be apart of this community. In 2007 the committee was comprise of ten members believing in only a bundeow one size fits all community and one other member that was looking for a more diverse NCD. <i was outvoted 10-1. >

The 2018 task-force had a much better cross representation of owners of Mahnecke Park. I am so sorry that you think it was disjoined but the members from the 2007 team was outvoted most of the time on the re-write.
Developmental service staff did everything they could to change the consensus of will of the majority mostly simply avoiding the subjects and offering Departmental Service opinions.

I am available for discussing via e-mail of phone
**THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.**
Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**)
Mahncke Park is a great neighborhood and needs design standards to maintain the LOOK AND FEEL

That's what makes the neighborhood unique. I had the honor of serving on both the 2007/8 and 2018/9 design standard NCD developments.

My wife was born on Funston in the forties when her Dad built the house. (70+ years ago) In addition to our inheritance we purchased a second home on Funston Place. We have been connected with the association and the people in the community the whole time. As property owners we spend time and dollars maintaining our homes and volunteering for the association.

We maintained the external part of the home by scraping the clap boards and putting siding w/insulation to assist in the protecting and beauty of the home which was outlawed in 2008. Drive by 402 and 412 Funston Place and see if you think we have maintained the LOOK and FEEL. Therefore, the materials we used should not be an issue. The next improvement we are considering is the windows. Energy efficient windows can maintain the look and feel and should be allowed. Rule 3.4.6 suggestion below. The repair or replacement of the old-style windows are expensive and are not the best concertation for GREEN.

(Development Services has already given permission without a variance to use metal windows) Development Service was to re-write 3.4.6 to incorporate the wishes of the majority of the task force vote but chose not to do so.

We simply will replace just the back and side windows and let the front windows ROT.

In addition to materials clause We suggest modifications to rules talked about at the Task-force meetings.

Rule 2.1.6. The “primary street” should simply be defined as “the street a property is addressed on.”

Rule 2.8.2. It is better to have apartment dumpsters by the street--where children are less likely to get run over by the dump truck and where tenants can’t smell it--rather than interior to a complex. Leave the old language but take out the words “new independent waste containers” so everyone stops breaking the law by setting trash / recycle bins to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

Rule 2.9. Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night!

Rules 3.2.2; 3.4.4. and 2.1.1.2. These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that tenants must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

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Rules 3.6.1 – 3.6.4. Do not mandate detached garages and porte cocheres on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock.

Boundaries sub-dividing the NCD, such as “North of Parland and West of N New Braunfels Ave,” should be adjusted to apply the stricter standards only to the tract homes “north of Pershing Ave, in the original ‘Country Club’ plats.” The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse.

Important: The current use zoning (R-4 on Parland and north) (MF-33 on Funston and south)

If you want Funston Place to be included in the Bundelow district then change the use zone to R-4)

Suggestions submitted in response to request from public meeting.
To whom it may concern:

The NCD law promotes exclusionary housing policies that displace San Antonio residents who cannot afford to live in high-priced, single-family housing. I don't make much money - this policy directly affects me, and I am happy with the current housing situation. I'm sure many people are, since the area is affordable, historical, and still beautiful. Please don't push me and others out in favor of wealthy families.

Thank you for your consideration.
Legitimize existing workforce housing in order to preserve our neighborhood.

I live in an apartment in Mahncke Park, one typical of what the neighborhood offers, but which the law made “non-conforming.” My building, and many others like it, have been declared inappropriate by an insensitive Neighborhood Conservation District. Please remove all the multifamily provisions during your current revision process. Perhaps not forever, but certainly so long as it takes for them to be re-written and proven to fully reflect and embrace existing apartment options. There will be a need for development and for substantial rehabilitation of units for people who work in the businesses up and down Broadway in restaurants, retail, banks, museums, etc. The N.C.D. seeks to rob us of that, and will hurt the entire Broadway corridor if you let it do so.

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Please copy and paste the text above into an email or print, sign, scan and then email the .pdf to the following email addresses NOT LATER THAN 4:30 PM THIS FRIDAY: FEB 1. City staff has only given a few days for citizens voices to be heard.

zenon.solis@sanantonio.gov  this is the Development services staff member collecting comments
art.hall@sanantonio.gov    this is the Councilman for the neighborhood
ncdcomments@LFAccess.net  this is so we can hold the city accountable to record your emails accurately
The neighborhood has voted no on making this an historic district repeatedly. I don't understand why this is being brought up again under a new name. NO means NO.

* * * THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY. Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information. * * *

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Zenon Solis (DSD)

From:
Sent: Friday, February 01, 2019 11:16 AM
To: Zenon Solis (DSD); Art A. Hall (City Council); ncdcomments@LFAccess.net
Subject: [EXTERNAL] drafting rules for Mahncke Park Neighborhood Conservation District
Attachments: mahncke park neighborhood assoc002.jpg
Dear Councilman Hall and COSA Staff:

Please share my comments below with the Task Force so they may finalize their work in drafting rules for the Mahncke Park Neighborhood Conservation District. A narrow majority seem to be willing to revise the NCD extensively enough to embrace and legitimize Mahncke Park’s diversity—please encourage them to continue.

*Rule 2.1.6.* The “primary street” should simply be defined as “the street a property is addressed on.”

*Rules 2.5 and 2.6.* Properties with multiple dwellings should be allowed multiple driveways and multiple front walkso for cars don’t block each other, and so residents can park / walk near their own unit. Driveways should be wide as they need behind the front wall and /or approaching any garage / carport / porte cochere.

*Rule 2.8.2.* It is better to have apartment dumpsters by the street—where children are less likely to get run over by the dump truck and where tenants can’t smell it—rather than interior to a complex. Leave the old language in place: use the words “new independent waste containers” so everyone stops breaking the law by setting recyclables to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

*Rule 2.9.* Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night.

*Rules 3.2.2; 3.4.4. and 2.1.1.2.* These should apply to single-family housing only. It doesn’t make sense to separate the height and sit on the same size lot as single-family homes, nor that tenants enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

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*Rules* not representative of the whole neighborhood must be modified or removed. It should be expressly clarified that “the NCD only governs the street view, therefore no restrictions apply beyond the street-facing facade(s).” Rules which only govern “any new ______” seem to make a point of separating the future from its past and therefore subvert the NCD’s purpose of encouraging the retention of current aesthetics.

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**Rule 3.4.2.** We don't need a rule making 2-story homes with garages / carpors illegitimate. Remove this.

**Rule 3.4.6.** People should be allowed to use replacement windows made from whatever frame material they prefer & can afford. Even window size should have some wiggle room in order to allow standard-sized windows to be used and mis-matched / off-center windows to be altered and enhance the neighborhood's streetscapes.

**Rules 3.6.1 - 3.6.4.** Do not mandate detached garages and porte cocheres on the whole neighborhood! They aren't typical of the southern or eastern two-thirds of the neighborhood—where having less park-space for children to play outdoors safely is offset by more open backyards. Please don't force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood's working-class housing stock.

Boundaries sub-dividing the NCD, such as "North of Parland and West of N New Braunfels Ave," should be adjusted to apply the stricter standards only to the tract homes "north of Pershing Ave, in the original 'Country Club' plats." The rest of the neighborhood is historically custom-built, blue-collar, and far more diverse.

Rules not representative of the whole neighborhood must be modified or removed. It should be expressly clarified that "the NCD only governs the street view, therefore no restrictions apply beyond the street-facing façade(s)." Rules which only govern "any new ___" seem to make a point of separating the future from its past, and therefore subvert the NCD's purpose of encouraging the retention of current aesthetics.
Respectfully,

San Anotino, Texas 78209

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Dear Councilman Hall and COSA Staff:

Please share my comments below with the Task Force so they may finalize their work in drafting rules for the Mahncke Park Neighborhood Conservation District. A narrow majority seem to be willing to revise the NCD extensively enough to embrace and legitimize Mahncke Park’s diversity—please encourage them to continue!

**Rule 2.1.6.** The “primary street” should simply be defined as “the street a property is addressed on.”

**Rules 2.5 and 2.6.** Properties with multiple dwellings should be allowed multiple driveways and multiple front walks so cars don’t block each other, and so residents can park / walk near their own unit. Driveways should get as wide as they need behind the front wall and/or approaching any garage / carport / porte cochere.

**Rule 2.8.2.** It is better to have apartment dumpsters by the street—where children are less likely to get run over by the dump truck and where tenants can’t smell it—rather than interior to a complex. Leave the old language but take out the words “new independent waste containers” so everyone stops breaking the law by setting trash / recycle bins to the curb for weekly collection. The new language is inappropriate and potentially dangerous.

**Rule 2.9.** Take out the “Light Trespass” provision. Enforcing it would make the neighborhood less safe at night!

**Rules 3.2.2; 3.4.4. and 2.1.1.2.** These should apply to single-family housing only. It doesn’t make sense to say apartments must be the same height and sit on the same size lot as single-family homes, nor that tenants must enter their dwelling unit from the street level no matter what floor they live on! These don’t embrace common apartment aesthetics, don’t enhance resident safety, and don’t legitimize current work-force housing.

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**Rules 3.6.1 – 3.6.4.** Do not mandate detached garages and porte cocherees on the whole neighborhood! They aren’t typical of the southern or eastern two-thirds of the neighborhood—where having less park-space for children to play outdoors safely is offset by more open backyards. Please don’t force the aesthetics of the Country Club plat gentrification upon blocks without the same car-width alleyways. Use this as an opportunity to legitimize [rather than penalize] the attached parking structures, wider parking pads, and multiple driveways / curb cuts common among the neighborhood’s working-class housing stock.
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Respectfully,

Pershing Ave