

ORDINANCE 2021-05-06-0309

AMENDING THE SAN ANTONIO CITY CODE CHAPTER 35, UNIFIED DEVELOPMENT CODE, TO ADOPT SECTION 35-335(c)(J) ESTABLISHING MONTE VISTA TERRACE NEIGHBORHOOD CONSERVATION DISTRICT 10 (NCD-10), ADOPTING THE ASSOCIATED PLAN DOCUMENT, AND AMENDING SECTION 35-304, OFFICIAL ZONING MAP, BY APPLYING THE ZONING OVERLAY DISTRICT TO PROPERTIES GENERALLY BOUNDED BY SAN PEDRO AVENUE AND RAILROAD TRACKS TO THE WEST, EAST AND WEST HILDEBRAND AVENUE TO THE SOUTH, MCCULLOUGH AVENUE TO THE EAST, AND WEST OLMOS DRIVE TO THE NORTH, LOCATED IN THE MONTE VISTA TERRACE NEIGHBORHOOD.

* * * * *

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

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

WHEREAS, on January 8, 2019, the City Council resolved to initiate the request by the Monte Vista Terrace Neighborhood Association to develop a Neighborhood Conservation District Zoning District and Overlay to be located in the Monte Vista Terrace, hereafter described as Neighborhood Conservation District 10 (NCD-10); and

WHEREAS, the Neighborhood Conservation District 10 (NCD-10) was identified and initiated pursuant to a neighborhood petition process, involving affirmative responses to proceed, from more than 51% of affected property owners; and

WHEREAS, Neighborhood Conservation District 10 (NCD-10) satisfies the designation criteria of Chapter 35-335 (b) because:

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

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

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WHEREAS, the Zoning Commission on April 6, 2021 held a public hearing allowing parties in interest and citizens an opportunity to be heard and recommended that Monte Vista Neighborhood Conservation District 10 (NCD-10) be approved by the City Council; and

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

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

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning map, of the City Code of San Antonio, Texas, is amended so that it shall include the following described change of zoning classification for properties within approximately 55 acres generally bound by San Pedro Avenue and Railroad Tracks to the west, East and West Hildebrand Avenue to the south, McCullough Avenue to the east, and West Olmos Drive to the north, and further identified by adding the “NCD-10” zoning overlay district to the base zoning district of the following properties:

Property ID#	Legal Description
379040	NCB 6550 BLK 8 LOT 1&2
379041	NCB 6550 BLK 8 LOT 3&4
379042	NCB 6550 BLK 8 LOT 5,6, 7
379043	NCB 6550 BLK 8 LOT 8,9,10 & 11
379044	NCB 6550 BLK 8 LOT 12& 13
379045	NCB 6550 BLK 8 LOT 14& 15
379050	NCB 6551 BLK 9 LOT 1&2
379046	NCB 6550 BLK 8 LOT 16 & 17
379048	NCB 6550 BLK 8 LOT 18 & 19
379051	NCB 6551 BLK 9 LOT 3 THRU 6
379052	NCB 6551 BLK 9 LOT 7&8
379049	NCB 6550 BLK 8 LOT 20 & 21
379053	NCB 6551 BLK 9 LOT 9 & 10
379054	NCB 6551 BLK 9 LOT 11 & 12 & 13
379055	NCB 6551 BLK 9 LOT 14& 15 AND 16
379056	NCB 6551 BLK 9 LOT 17& 18
379057	NCB 6551 BLK 9 LOT 19& 20
379058	NCB 6551 BLK 9 LOT 21 THRU 24
379059	NCB 6551 BLK 9 LOT 25 THRU 28
379060	NCB 6551 BLK 9 LOT 29& 30
379061	NCB 6551 BLK 9 LOT 31 THRU 33
379062	NCB 6551 BLK 9 LOT 34& 35
379063	NCB 6551 BLK 9 LOT 36& 37

379064 NCB 6551 BLK 9 LOT 38 & 39
379140 NCB 6554 BLK 6 LOT 35& 36
379139 NCB 6554 BLK 6 LOT 33& 34
379138 NCB 6554 BLK 6 LOT 31& 32
379137 NCB 6554 BLK 6 LOT 29& 30
379136 NCB 6554 BLK 6 LOT 27, AND 28
379135 NCB 6554 BLK 6 LOT 25& 26
379134 NCB 6554 BLK 6 LOT 23& 24
379122 NCB 6553 BLK 5 LOT 40 THRU 42
379121 NCB 6553 BLK 5 LOT 38, 39 & W 12.5 FT OF 37
379120 NCB 6553 BLK 5 LOT 35- 36 & E 12.5 FT OF 37
379119 NCB 6553 BLK 5 LOT 33& 34
379118 NCB 6553 BLK 5 LOT 31& 32
379117 NCB 6553 BLK 5 LOT 29& 30
379103 NCB 6552 BLK 4 LOT 89& 90
379116 NCB 6553 BLK 5 LOT 27 & 28
379102 NCB 6552 BLK 4 LOT 87& 88
379115 NCB 6553 BLK 5 LOT 25& 26
379101 NCB 6552 BLK 4 LOT 84 THRU 86
379114 NCB 6553 BLK 5 LOT 22 23 &24
379100 NCB 6552 BLK 4 LOT 82& 83
379099 NCB 6552 BLK 4 LOT 80& 81
379098 NCB 6552 BLK 4 LOT 78& 79
379097 NCB 6552 BLK 4 LOT 76 77
379096 NCB 6552 BLK 4 LOT 73, 74 & 75
379095 NCB 6552 BLK 4 LOT 70 THRU 72
379094 NCB 6552 BLK 4 LOT 68- 69
379093 NCB 6552 BLK 4 LOT 66, 67
379092 NCB 6552 BLK 4 LOT 63 THRU 65
379091 NCB 6552 BLK 4 LOT 59 THRU 62
379090 NCB 6552 BLK 4 LOT 57- 58
379089 NCB 6552 BLK 4 LOT 55, 56 & W 12.5 FT OF 54
379088 NCB 6552 BLK 4 LOT 52- 53 & E 12.5 FT OF 54
379124 NCB 6554 BLK 6 LOT 3&4
379125 NCB 6554 BLK 6 LOT 5&6
379126 NCB 6554 BLK 6 LOT 7&8
379127 NCB 6554 BLK 6 LOT 9&10
379128 NCB 6554 BLK 6 LOT 11& 12
379129 NCB 6554 BLK 6 LOT 13& 14
379130 NCB 6554 BLK 6 LOT 15& 16
379131 NCB 6554 BLK 6 LOT 17& 18
379132 NCB 6554 BLK 6 LOT 19& 20

379133 NCB 6554 BLK 6 LOT 21& 22
379107 NCB 6553 BLK 5 LOT 7&8
379108 NCB 6553 BLK 5 LOT 9 & 10
379106 NCB 6553 BLK 5 LOT 5&6
379104 NCB 6553 BLK 5 LOT 1&2
379105 NCB 6553 BLK 5 LOT 3&4
379111 NCB 6553 BLK 5 LOT 15& 16
379109 NCB 6553 BLK 5 LOT 11& 12
379110 NCB 6553 BLK 5 LOT 13& 14
379112 NCB 6553 BLK 5 LOT 17, 18 & W 10.5 FT OF 19
379113 NCB 6553 BLK 5 LOT 20- 21 & E 14.5 FT OF 19
379068 NCB 6552 BLK 4 LOT 1 THRU 4
379069 NCB 6552 BLK 4 LOT 5&6
379070 NCB 6552 BLK 4 LOT 7&8
379071 NCB 6552 BLK 4 LOT 9-10
379072 NCB 6552 BLK 4 LOT 11& 12
379073 NCB 6552 BLK 4 LOT 13- 14
379074 NCB 6552 BLK 4 LOT 15 THRU 17
379075 NCB 6552 BLK 4 LOT 18 & 19
379076 NCB 6552 BLK 4 LOT 20 & 21
379077 NCB 6552 BLK 4 LOT 22& 23
379078 NCB 6552 BLK 4 LOT 24 & 25
379079 NCB 6552 BLK 4 LOT 26,27,&28
379080 NCB 6552 BLK 4 LOT 29- AND 30
379081 NCB 6552 BLK 4 LOT 31& 32
379082 NCB 6552 BLK 4 LOT 33 THRU 35
379083 NCB 6552 BLK 4 LOT 36, 37 & 38
379084 NCB 6552 BLK 4 LOT 39- 40 W 15 FEET OF 41
379144 NCB 6555 BLK 1 LOT S 67.5 FT OF 3 THRU 6
379146 NCB 6555 BLK 1 LOT 7, 8 & N 78.5 FT OF 3, 4, 5, & 6
379147 NCB 6555 BLK 1 LOT 9&10
379148 NCB 6555 BLK 1 LOT 11& 12
379149 NCB 6555 BLK 1 LOT 13 & 14
379175 NCB 6557 BLK 3 LOT 46 NORTHRIDGE SUBD
379153 NCB 6555 BLK 1 LOT 21 & 22
379176 NCB 6557 BLK 3 LOT 47 NORTHRIDGE SUBD
379177 NCB 6557 BLK 3 LOT 48 NORTHRIDGE SUBD
379163 NCB 6557 BLK 3 LOT 10 THRU 12
379164 NCB 6557 BLK 3 LOT 13& 14
379167 NCB 6557 BLK 3 LOT 24& 25
1085150 NCB 6557 BLK 3 LOT 26 & 27
379170 NCB 6557 BLK 3 LOT 28& 29

379165 NCB 6557 BLK 3 LOT 15 THRU 18
379166 NCB 6557 BLK 3 LOT 19- 20 21 22 AND 23
379171 NCB 6557 BLK 3 LOT 30& 31
379172 NCB 6557 BLK 3 LOT 32& 33
379173 NCB 6557 BLK 3 LOT 34 & 35
379174 NCB 6557 BLK 3 LOT 36, 37 & W 9 FT OF 38
379154 NCB 6556 BLK 2 LOT 1, 2 W 10 FT OF 3
379155 NCB 6556 BLK 2 LOT 4, 5 & E 15 FT OF 3
379156 NCB 6556 BLK 2 LOT 6&7
379157 NCB 6556 BLK 2 LOT 8&9
379158 NCB 6556 BLK 2 LOT 10 THRU 13
379159 NCB 6556 BLK 2 LOT 14& 15
379160 NCB 6556 BLK 2 LOT 16 & 17
379161 NCB 6556 BLK 2 LOT 18 & 19
379162 NCB 6556 BLK 2 LOT 20 & 21
417729 NCB 8566 BLK LOT ALL OF BLK
390400 NCB 7301 ALL OF BLK NCB 7302 BLK 2 LOT 12 & 13
390421 NCB 7303 BLK 3 LOT W IRR 44.5 OF 10
NCB 7303 BLK 3 LOT E IRR 5.5 FT OF 10 & W 44.3 FT OF
390422 11
NCB 7303 BLK 3 LOT E IRR 5.7 FT OF 11 & W IRR 44.5 OF
390423 12
390424 NCB 7303 BLK 3 LOT 13 AND E IRR. 5.7 OF 12
390425 NCB 7303 BLK 3 LOT 14
390426 NCB 7303 BLK 3 LOT 15
390427 NCB 7303 BLK 3 LOT 16
390428 NCB 7303 BLK 3 LOT 17
390441 NCB 7304 BLK 4 LOT 26
390429 NCB 7303 BLK LOT 18
390440 NCB 7304 BLK 4 LOT 25
390439 NCB 7304 BLK 4 LOT 24
390438 NCB 7304 BLK 4 LOT 23 & W 25 FT OF 22
417714 NCB 8564 BLK LOT 46
417715 NCB 8564 BLK LOT 47
417716 NCB 8564 BLK LOT 48
417717 NCB 8564 BLK LOT 49
417718 NCB 8564 BLK LOT 50
417719 NCB 8564 BLK LOT 51
417720 NCB 8564 BLK LOT 52
417721 NCB 8564 BLK LOT 53
417722 NCB 8564 BLK LOT 54
417723 NCB 8564 BLK LOT 55

417724	NCB 8564 BLK LOT 56
417726	NCB 8564 BLK LOT 60
417727	NCB 8564 BLK LOT 61
417725	NCB 8564 BLK LOT E 62.5 FT OF 59
379035	NCB 6549 BLK 7 LOT 14& 15
379036	NCB 6549 BLK 7 LOT 16& 17
379037	NCB 6549 BLK 7 LOT 18& 19 AND 20
379038	NCB 6549 BLK 7 LOT 21& 22
1275854	NCB 6555 BLOCK 1 LOT 23
379150	NCB 6555 BLK 1 LOT 15& 16
379152	NCB 6555 BLK 1 LOT 19& 20
390415	NCB 7303 BLK 3 LOT 1,2 & 3
417674	NCB 8563 BLK 2 LOT 14
417672	NCB 8563 BLK 2 LOT 12
417670	NCB 8563 BLK 2 LOT 10
417668	NCB 8563 BLK 2 LOT 8
417666	NCB 8563 BLK 2 LOT 6
417664	NCB 8563 BLK 2 LOT 3 & 4
417676	NCB 8563 BLK 2 LOT 16 & W 40 FT OF 17
390436	NCB 7304 BLK 4 LOT 7&8
417675	NCB 8563 BLK 2 LOT 15
390434	NCB 7304 BLK 4 LOT 5
417673	NCB 8563 BLK 2 LOT 13
390432	NCB 7304 BLK 4 LOT 3
390431	NCB 7304 BLK 4 LOT 2
417671	NCB 8563 BLK 2 LOT 11
390430	NCB 7304 BLK 4 LOT 1
417669	NCB 8563 BLK 2 LOT 9
390420	NCB 7303 BLK 3 LOT 9
417667	NCB 8563 BLK 2 LOT 7
417665	NCB 8563 BLK 2 LOT 5
417663	NCB 8563 BLK 2 LOT 2
417662	NCB 8563 BLK 2 LOT 1
390435	NCB 7304 BLK 4 LOT 6
390433	NCB 7304 BLK 4 LOT 4
390419	NCB 7303 BLK 3 LOT 8
390418	NCB 7303 BLK 3 LOT 6&7
390417	NCB 7303 BLK 3 LOT 5
390416	NCB 7303 BLK 3 LOT 4
417730	NCB 8567 BLK LOT 1

SECTION 2. The Neighborhood Conservation Plan that provides design standards for Monte Vista Terrace Neighborhood Conservation District” (NCD-10) is hereby approved. The Neighborhood Conservation Plan is more particularly described in **EXHIBIT “A”** attached hereto and incorporated herein for all purposes.

SECTION 3. Chapter 35, Section 35-335(c), Zoning Authority is amended by adding (J) Monte Vista Terrace Neighborhood Conservation District (NCD-10) as follows:

* * * * *

J. Monte Vista Terrace “NCD-10”

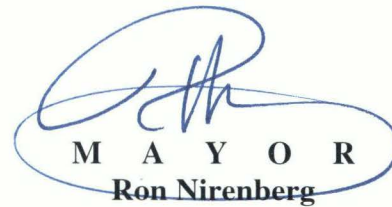
SECTION 4. All other provisions of Chapter 35, as amended shall remain in full force and effect, including the penalties for violations as provided in 35-335 (g) and Section 35-491.

SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code.


SECTION 7. This ordinance shall become effective May 16, 2021.

PASSED AND APPROVED this 6th day of May, 2021.




M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council

May 06, 2021

Item: Z-1

Enactment Number:

File Number: 21-3006

2021-05-06-0309

ZONING CASE Z-2021-10700055 (Council District 1): Ordinance amending San Antonio City Code Chapter 35, Unified Development Code, to adopt Section 35-335(c)(J) establishing the Monte Vista Terrace Neighborhood Conservation District "NCD-10", adopting the associated Plan document, and applying the zoning overlay district of "NCD-10" (all base zoning districts and other overlay districts remain unchanged) to approximately 55 acres out of NCBs 6549, 6550, 6551, 6552, 6553, 6554, 6555, 6556, 6557, 7301, 7303, 7304, 8563, 8564, 8566, 8567, properties generally bounded by West Hildebrand Avenue to the south, San Pedro Avenue and Railroad tracks to the west, West Olmos Drive to the north, and McCullough Avenue to the east, located in the Monte Vista Terrace Neighborhood. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
05/06/2021
Item No. Z-1

Exhibit “A”

Monte Vista Terrace

NEIGHBORHOOD CONSERVATION DISTRICT

SAN ANTONIO, TX | APRIL 2021



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TASKFORCE MEMBERS:

AMANDA MURRAY

DAVE WASSON

EDWINA SCINTA

GERARDO ITUARTE

HOLLY FRINDELL

JAMES SMITH

JEFF MURRAY

JIM GRIFFIN

JIM SMITH

KENNETH FOWLER

MARGO GRIFFIN

MARY JOHNSON

SHARON GARCIA

SYDELL BROOKS, COUNCIL DISTRICT 1 STAFF

DEVELOPMENT SERVICES DEPARTMENT STAFF:

MICHAEL SHANNON, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

MELISSA RAMIREZ, ASSISTANT DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

CATHERINE HERNANDEZ, DEVELOPMENT SERVICES ADMINISTRATOR

KRISTIE FLORES, ZONING MANAGER

JOHN OSTEN, PLANNING COORDINATOR AND NCD-10 PROJECT MANAGER

TYLER SORRELLS, PLANNER

EXECUTIVE SUMMARY

City of San Antonio's Neighborhood Conservation District (NCD) Program was designed to be a proactive tool to address neighborhood sustainability through compatible infill construction and rehabilitation in unique areas of the city. Since the adoption of the NCD enabling ordinance and development of the NCD Program, nine (9) NCDs have been designated by the City Council since 2002.

Within the last decade or so, inner-city neighborhoods of San Antonio have witnessed ever increasing pressure for infill residential development and rehabilitation of existing housing stock. Such level of interest by developers and property owners has caused these established communities to find ways to preserve the appearance and character of their neighborhoods. Upon a successful petition by the Monte Vista Terrace Neighborhood Association, and direction from the City Council through adoption of a Resolution, The Monte Vista Terrace Neighborhood Conservation District (NCD-10) standards have been developed by a Taskforce comprised of property owners and residents within the neighborhood.

There are 187 residential lots covering approximately 50 acres of land within the NCD boundary which sits just north of the Monte Vista Historic District. Neighborhood Conservation Districts can be established in areas that possess distinctive character-defining features, where at least 75% of the land area within the district is improved or developed and the land area containing structures that are at least 25 years old and presently improved. According to Bexar County Appraisal data, most of the Monte Vista Terrace neighborhood is developed with structures that were built between 1930s and 1950s around the World War II.

Even though it's a relatively small neighborhood by acreage, Monte Vista Terrace has many different housing styles from the Mid-20th Century-era architecture: from Colonial to Craftsman, and from Neoclassical to Ranch Style, so many different of them coexist in the neighborhood. The variety in the neighborhood is not limited only to architectural styles, there are also many multi-unit two-story structures in the neighborhood. They blend into the neighborhood's character so well that it's almost impossible to notice that they are not single-family structures.

The standards in this document apply to residential uses, properties zoned residential, and residential structures converting to commercial uses (after any applicable zoning change). Commercial buildings along San Pedro Avenue to the west, West Olmos Drive to the north, and McCullough Avenue to the east are exempt from these standards. A group of residential structures that are zoned "O-2" High-Rise Office District on West Ridgewood Court are included into the NCD-10. The completion of the designation process fulfills the neighborhood's desire to preserve the unique character of the Monte Vista Terrace neighborhood. This designation meets the intent and upholds the spirit of the Neighborhood Conservation District Program of the City of San Antonio.

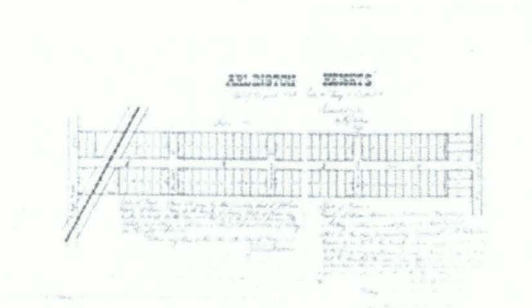
RESIDENTIAL STANDARDS

LOT SIZE/COVERAGE:

The minimum lot width for any re-platted parcel shall be fifty feet (50').

The maximum lot width for any re-platted parcel shall be seventy-five feet (75').

The minimum lot width for any parcel already platted and developed with a single-family or two-family residential use is twenty-five (25) feet.



An old subdivision plat of the area

DEFINITIONS:

Lot (platted): A designated area of land established by plat to be used, developed or built upon as a unit.

Parcel: Tract of land defined by boundaries established by a survey or metes and bounds.

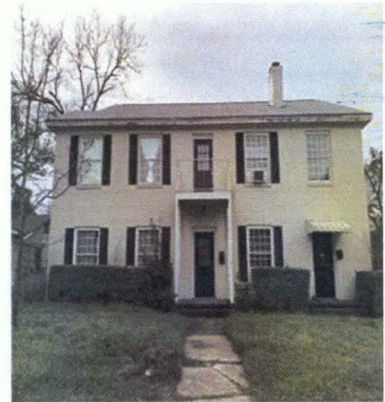
Subdivision Plat: A lot or a group of lots created by recording a map which meets the requirements of the state where it's located.

BUILDING SIZE/MASSING:

Multi-family (3 units or more) uses shall be contained in one structure. Multi-family properties already platted as one (1) acre or more in size are exempt from this standard.

BUILDING HEIGHT/NO. of STORIES:

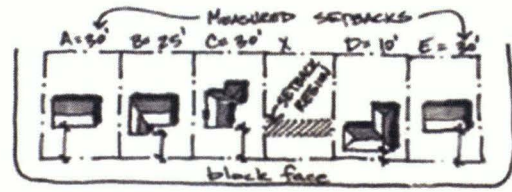
All residential structures shall be no taller than 2 1/2 stories and thirty-five feet (35') in height. New construction shall be limited to 1 1/2 story/15 feet max when developing on 25-foot-wide lots.



A 2-story multi-family building

FRONT, SIDE, AND REAR SETBACKS:

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



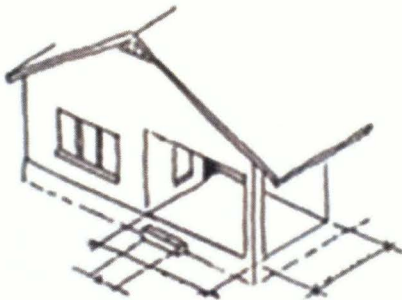
SETBACKS: 10', 25', 30', 30', 30'

MEDIAN: MIDDLE OF SORTED SAMPLE SET

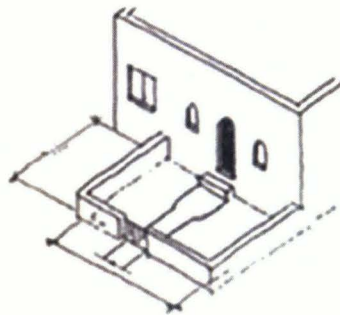
Median front setback will be calculated for each block face

PRINCIPAL ELEVATION FEATURES - TRANSITION SPACE:

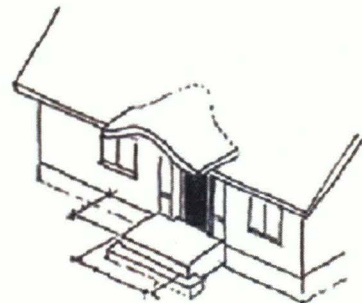
A transition space must be designed or placed as a component of a dwelling's front façade so that front entry is accessed through the "transition space". A transition space may consist of one of the following: porch, stoop, alcove, court or nook.



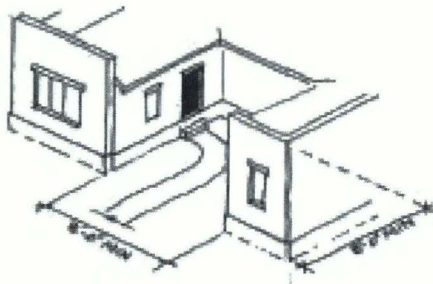
An example of a porch



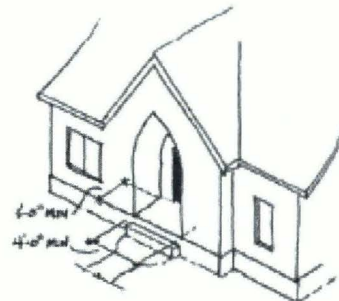
An example of a walled court



An example of a stoop



An example of a court



An example of a nook

PAVING - CURB CUTS:

Only one (1) driveway curb cut per residential lot is allowed and shall not exceed 15 feet in width.

PAVING - DRIVEWAYS:

Driveways shall not be more than twelve (12) feet in width. Driveways may be constructed of either impervious or pervious materials. Pervious materials shall be bordered by a durable curb-like material in order to prevent erosion. Driveway runway/ribbons less than two and a half (2 1/2) feet wide are allowed. Driveways shall be located on only one side of residential structures. Circular driveways and driveways that connect two or more streets are prohibited. Driveways must lead to the rear of the property (25' wide single-family zoned lots are exempt from this standard).



A driveway with a curb cut

Existing driveways may be repaired or rebuilt in the same footprint and location.

ACCESSORY STRUCTURES & ACCESSORY DWELLING UNITS:

Accessory structures that are less than 300 square feet do not require a building permit and are exempt from these standards. Accessory structures cannot be attached to the principal structure and shall be constructed in the rear yard. Accessory dwelling units cannot be attached to the principal structure and shall be constructed in the rear yard. The height of the accessory structure or accessory dwelling unit may match the principal structure but shall not exceed 25 feet.



A house with an accessory structure and the garage at the rear

GARAGES:

Attached garages are permitted but are not allowed under any living space. Detached garages shall be located to the rear yard of the property.

Existing garages may be repaired or maintained per Sec. 35-707 of the UDC.

CARPORTS:

Detached carports shall be located in the rear yard of the property.

Existing carports may be repaired or maintained per Sec. 35-707 of the UDC.

FENCES:

The maximum height of front yard fencing shall be 3 feet when constructed solid and 5 feet when constructed in a predominantly open manner allowing visibility to the yard. The maximum height of side and rear yard fences shall be up to 6 feet high. Chicken wire or any similar netting-type material, razor or barbed wire, exposed concrete masonry units (cinderblock), or unfinished concrete (paint is not considered a finished surface) shall be prohibited for new front yard fences. For corner lots, new street-facing front and side yard fences shall match each other in construction materials and proportion.



A house with a front yard fence

Residential properties abutting commercial, multi-family, and industrial properties are exempt from the NCD fencing height limitations along the shared property line. A fence may be erected or altered up to an eight (8) feet height, if it is located along a side or rear lot line which abuts an alley or a street with a classification other than a local street.

DEFINITIONS:

Yard: An area on a lot between the lot line and the nearest principal structure, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in the Unified Development Code (UDC), Chapter 35 of the municipal code.

Front Yard: Section of the yard between the front plane of the principal structure and the property line along the principal right-of-way where the property is addressed from.


Side Yard: Section of the yard between the front and rear plane of the principal structure and the side property line.

REAR Yard: Section of the yard between the rear plane of the principal structure and the rear property line.

MAP OF THE NCD-10 AREA:



CITY COUNCIL CONSIDERATION REQUEST:

	CITY OF SAN ANTONIO OFFICE OF THE CITY COUNCIL COUNCIL CONSIDERATION REQUEST	RECEIVED CITY OF SAN ANTONIO CITY CLERK

2019 JAN -9 AM 10: 10

TO: Mayor and City Council

FROM: Councilman Roberto C. Treviño, District 1

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Andy Segovia, City Attorney; John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council

SUBJECT: Initiating the creation of the Monte Vista Terrace Neighborhood Conservation District

DATE: January 8th 2019

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

Initiating the creation of the Monte Vista Terrace Neighborhood Conservation District (residential design standards) as a zoning overlay on the residential properties outlined in the attached map

Brief Background

On December 20th 2018, Councilman Trevino received a 101 signature (51.5%) petition of support from the residents of the Monte Vista Terrace neighborhood for the creation of a Neighborhood Conservation District to be applied to the residential properties in the attached map. Councilman Trevino's office reached out to the residents and property owners who had signed the petition and confirmed their support and understanding of this design overlay.

The Office of Historic Preservation has determined that this community would be eligible for both an Historic District or an NCD as summarized in the attached report, and an additional survey by city staff will be conducted as part of the review process. This area has a rich and vibrant history important to the City of San Antonio, and the residents of this community feel that an NCD is the most appropriate design overlay for preservation and future development. Chapter 15 of the SA Tomorrow Comprehensive Plan states our goal as a city to protect and preserve our historic resources, and the creation of this District would be a fulfillment of that goal.

Submitted for Council consideration by:



Councilman Roberto C. Treviño, District 1

RESOLUTION:

SG/J
08/08/2019
Item #17

RESOLUTION 2019-08-08-0046R

DIRECTING DEVELOPMENT SERVICES STAFF TO INITIATE THE CREATION OF A NEIGHBORHOOD CONSERVATION DISTRICT (NCD) ZONING OVERLAY DISTRICT FOR MONTE VISTA TERRACE AND TO INITIATE PLAN AMENDMENTS AND REZONING CASES AS APPROPRIATE FOR PROPERTIES GENERALLY LOCATED SOUTH OF OLMOS TERRACE, NORTH OF HILDEBRAND, EAST OF SAN PEDRO, AND WEST OF MCCULLOUGH, AS REQUESTED BY COUNCILMEMBER ROBERT C. TREVIÑO, DISTRICT 1.

* * * * *

WHEREAS, pursuant to the Unified Development Code, Section 35-335, Neighborhood Conservation Districts are created within the City of San Antonio for unique and distinctive residential neighborhoods which contribute significantly to the overall character and identity of the city; and

WHEREAS, on December 20, 2018, Councilmember Treviño received a petition of 51.5% of the residents of Monte Vista Terrace supporting the creation a Neighborhood Conservation District (NCD); and


WHEREAS, City Council desires to establish Monte Vista Terrace NCD-10 Zoning Overlay and amending the land use and zoning on properties encompassed by San Pedro Avenue, Howard Street, Olmos Drive, McCullough Avenue and West Hildebrand Avenue along Vassar Street, Melrose Place, North Main Avenue, East and West Norwood Court and East and West Ridgewood Court; **NOW THEREFORE;**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

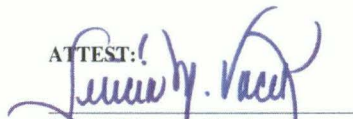
SECTION 1. The City Council hereby directs Development Services Staff to initiate the creation of the Monte Vista Terrace NCD-10 Zoning Overlay, amending the future land use plan, and zoning of properties encompassed by San Pedro Avenue, Howard Street, Olmos Drive, McCullough Avenue and West Hildebrand Avenue along Vassar Street, Melrose Place, North Main Avenue, East and West Norwood Court and East and West Ridgewood Court.

SECTION 2. This resolution shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.


PASSED AND APPROVED this 8th day of August, 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

ORDINANCE:

APPENDIX:
FRONT YARD SETBACK MEASUREMENTS

Melrose Place	100 Block			200 Block		
North	FROM OUTSIDE STREET CURB			FROM OUTSIDE STREET CURB		
	min	318	26' 06"	min	286	23' 10"
	max	548	45' 08"	max	1212	101' 00"
	mean	436	36' 04"	mean	486	40' 11"
	median	419	34' 11"	median	328	27' 04"
South	FROM OUTSIDE STREET CURB			FROM OUTSIDE STREET CURB		
	min	397	33' 01"	min	313	26' 01"
	max	485	40' 05"	max	591	49' 03"
	mean	456	38' 00"	mean	450	37' 06"
	median	472	39' 04"	median	447	37' 03"
Vassar Lane						
north	FROM OUTSIDE STREET CURB					
	min	312	26' 00"			
	max	572	47' 08"			
	mean	389	32' 05"			
	median	377	31' 05"			
south	FROM OUTSIDE STREET CURB					
	min	394	32' 10"			
	max	866	72' 02"			
	mean	476	39' 08"			
	median	447	37' 03"			

Ridgewood Court

McCullough to Howard	total setback from curb to structure (not including unenclosed porches etc)	setback to inside sidewalk edge
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NORTH SIDE				feet	inches	total inches
139 E	43	7	523	396		
133, 135 E	44	4	532	405		
129, 131 E	42	1	505	378		
121, 123 E	46	2	554	427		
119 E	46	2	554	427		
113, 115 E	44	8	536	409		
109, 111 E	43	7	523	396		
103 E	47	5	569	442		
101 W	42	0	504	377		
107 W	42	3	507	380		
111 W	42	4	508	381		
117 W	46	3	555	428		
121 W	45	10	550	423		
127 W	46	1	553	426		
133, 135 W	46	3	555	428		
137 W	46	9	561	434		

general statistics:

FROM OUTSIDE STREET CURB		
min	504	42' 00"
max	569	47' 05"
mean	537	44' 09"
median	543	45' 03"

FROM INSIDE SIDEWALK EDGE		
min	377	31' 05"
max	442	36' 10"
mean	410	34' 02"
median	416	34' 08"

SOUTH SIDE				feet	inches	total inches
138 E	36	5	437	306		
134 E	40	7	487	356		
128, 130 E	42	9	513	382		
126 E	27	3	327	196		
120 E	42	8	512	381		
114 E	29	9	357	226		
106 E	35	7	427	296		
102 E	36	3	435	304		
104 W	41	1	493	362		
108 W	40	8	488	357		
112 W	40	6	486	355		
118 W	40	10	490	359		
124 W	40	8	488	357		
128 W	38	6	462	331		
136 W	38	10	466	335		

general statistics

FROM OUTSIDE STREET CURB		
min	327	27' 03"
max	513	42' 09"
mean	458	38' 02"
median	486	40' 06"

FROM INSIDE SIDEWALK EDGE		
min	196	16' 04"
max	382	31' 10"
mean	327	27' 04"
median	355	29' 07"

*NB: curb to interior side walk = 10'7" or 127" on northside
curb to interior side walk = 10'11" or 131" on southside*

Ridgewood Court

Howard to Belnap	total setback from curb to structure (not including unenclosed porches etc)	setback to inside sidewalk edge
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NORTH SIDI	feet	inches	total inches	
203 W	39	9	477	350
209 W	39	3	471	344
213 W	38	4	460	333
215,217 W	36	5	437	310
219 W	41	5	497	370
225 W	36	0	432	305
227,229 W	41	6	498	371
231,233 W	41	4	496	369
241 W	40	6	486	359

general statistics:

FROM OUTSIDE STREET CURB		
min	432	36' 00"
max	498	41' 06"
mean	473	39' 05"
median	477	39' 09"

FROM INSIDE SIDEWALK EDGE		
min	305	25' 05"
max	371	30' 11"
mean	346	28' 10"
median	350	29' 02"

SOUTH SIDE	feet	inches	total inches	
202 W	46	6	558	440
204 W	39	4	472	354
210 W	39	11	479	361
214 W	40	1	481	363
218 W	40	4	484	366
228 W	47	6	570	452
232 W	36	5	437	319
236 W	42	8	512	394
240 W	41	8	500	382

general statistics:

FROM OUTSIDE STREET CURB		
min	437	36' 05"
max	570	47' 06"
mean	499	41' 07"
median	484	40' 04"

FROM INSIDE SIDEWALK EDGE		
min	319	16' 04"
max	452	31' 10"
mean	381	31' 09"
median	366	30' 06"

NB: curb to interior side walk = 10'7" or 127" on northside
 curb to interior side walk = 9'10" or 118" on southside

Norwood Court

McCullough to Howard	total setback from curb to structure (not including unenclosed porches etc)	setback to inside sidewalk edge
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NORTH SIDE

	feet	inches	total inches	
137 E	36	10	442	315
133 E	36	6	438	311
127,129 E	36	6	438	311
123,125 E	36	6	438	311
121 E	36	10	442	315
117 E	36	8	440	313
113 E	36	6	438	311
105,107 E	42	3	507	380
103,105 W	55	10	670	543
111 W	47	8	572	445
117 W	35	8	428	301
123,125 W	43	0	516	389
133 W	V	A	CANT	
145 W	40	0	480	353

general statistics:

FROM OUTSIDE STREET CURB		
min	428	35' 08"
max	670	55' 10"
mean	481	40' 01"
median	442	36' 10"
FROM INSIDE SIDEWALK EDGE		
min	301	25' 01"
max	543	45' 03"
mean	354	29' 06"
median	315	26' 03"

SOUTH SIDE

	feet	inches	total inches	
142 E	38	10	466	348
136 E	36	6	438	320
130 E	42	4	508	390
126 E	43	6	522	404
122 E	36	10	442	324
118 E	36	8	440	322
110,112 E	36	6	438	320
106 E	36	3	435	317
104 E	35	6	426	308
100 E	36	6	438	320
	V	A	CANT	
106 W	46	7	559	441
110 W	36	7	439	321
114 W	36	6	438	320
118 W	36	10	442	324
	V	A	CANT	
124,126 W	37	0	444	326
130 W	33	2	398	280

general statistics

FROM OUTSIDE STREET CURB		
min	398	33' 02"
max	559	46' 07"
mean	455	37' 11"
median	440	36' 08"
FROM INSIDE SIDEWALK EDGE		
min	280	23' 08"
max	441	36' 09"
mean	337	28' 01"
median	322	26' 10"

NB: curb to interior side walk = 10"7" or 127" on northside
 curb to interior side walk = 9'10" or 118" on southside

Norwood Court

Howard to Belnap	total setback from curb to structure (not including unenclosed porches etc)	setback to inside sidewalk edge
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NORTH SIDE					general statistics:	
	feet	inches	total inches			
201 W	38	3	459	332		
207 W	32	8	392	265	FROM OUTSIDE STREET (
211 W	34	9	417	290	min	392
215 W	34	5	413	286	max	486
223 W	36	0	432	305	mean	437
225, 227 W	35	8	428	301	median	428
231 W	35	5	425	298		
237 W	40	6	486	359		
241 W	40	4	484	357		
					FROM INSIDE SIDEWALK	
					min	265
					max	359
					mean	310
					median	301

SOUTH SIDE					general statistics	
202 W	39	6	474	346		
208 W	41	9	501	373	FROM OUTSIDE STREET (
212 W	39	9	477	349	min	432
216 W	42	5	509	381	max	509
220 W	41	2	494	366	mean	472
222, 224 W	41	3	495	367	median	476
228, 230 W	37	2	446	318		
232 W	37	3	447	319		
234 W	36	8	440	312		
240 W	36	0	432	376	FROM INSIDE SIDEWALK	
					min	312
					max	381
					mean	351
					median	358

NB: curb to interior side walk = 10'7" or 127" on northside
 curb to interior side walk = 10'8" or 128" on southside

NB: for 240 W, sidewalk inner edge is 56" from curb!!

Norwood Court

Belnap to San Pedro	total setback from curb to structure (not including unenclosed porches etc)	setback to inside sidewalk edge
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NORTH SIDE		feet	inches	total inches	general statistics:	
CURB	303 W	45	9	549	FROM OUTSIDE STREET (
	307 W	42	6	510		
	32' 08" 311 W	V	A	CANT		min 396
	40' 06" 313 W	41	3	495		max 549
	36' 05" 317, 319 W	41	9	501		mean 484
	35' 08" 321, 323 W	41	8	500		median 501
	325, 327 W	42	10	514		
		V	A	CANT		
	337 W	33	11	407		
	339 W	33	0	396		
(EDGE					FROM INSIDE SIDEWALK	
	22' 01"					min 0
	29' 11"					max 0
	25' 10"					mean #DIV/0!
	25' 01"					median #NUM!

SOUTH SIDE		feet	inches	total inches	general statistics	
CURB	304 W	35	1	421	FROM OUTSIDE STREET (
	308,310 W	35	11	431		
	33' 01" 312 W	35	7	427		min 353
	41' 09" 314 W	35	6	426		max 525
	37' 03" 320 W	35	1	421		mean 438
	38' 01" 324 W	35	4	424		median 426
	326 W	43	9	525		
	328,330 W	42	7	511		
	342 W	29	5	353		
(EDGE					FROM INSIDE SIDEWALK	
	22' 05"					min 0
	31' 04"					max 0
	29' 03"					mean #DIV/0!
	29' 09"					median #NUM!

NB: no sidewalks north side; one sidewalk inner edge was 10'3" from curb and another 4'10"...

Norwood Court

CURB

33' 00"
45' 09"
40' 04"
41' 09"

(EDGE

CURB

29' 05"
42' 09"
36' 06"
35' 06"

(EDGE

Melrose Place

CURB

23' 10"
101' 00"
40' 11"
27' 04"

CURB

26' 01"
49' 03"
37' 06"
37' 03"

Vassar Lane

McCullough to Howard	total setback from curb to structure (not including unenclosed porches etc)	
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NORTH SIDE feet inches total inches

103	26	0	312
107	26	2	314
111	26	4	316
113-115	26	6	318
119-123	47	8	572
125	26	7	319
129	36	3	435
133	30	4	364
137	36	7	439
141	36	1	433
145	32	6	390
149	30	4	364
153	36	5	437
157	36	5	437

general statistics:

FROM OUTSIDE STREET CURB

min	312	26' 00"
max	572	47' 08"
mean	389	32' 05"
median	377	31' 05"

SOUTH SIDE

102	41	5	497
112	72	2	866
116	46	1	553
118	46	0	552
120	34	9	417
122	34	6	414
124	37	7	451
126	32	10	394
130	34	10	418
132	39	11	479
134	V	A	CANT
136	37	3	447
138-140	33	4	400
142	37	2	446
146	37	9	453
150	33	7	403
154	35	11	431

general statistics

FROM OUTSIDE STREET CURB

min	394	32' 10"
max	866	72' 02"
mean	476	39' 08"
median	447	37' 03"

NB: too few sidewalks to measure
