



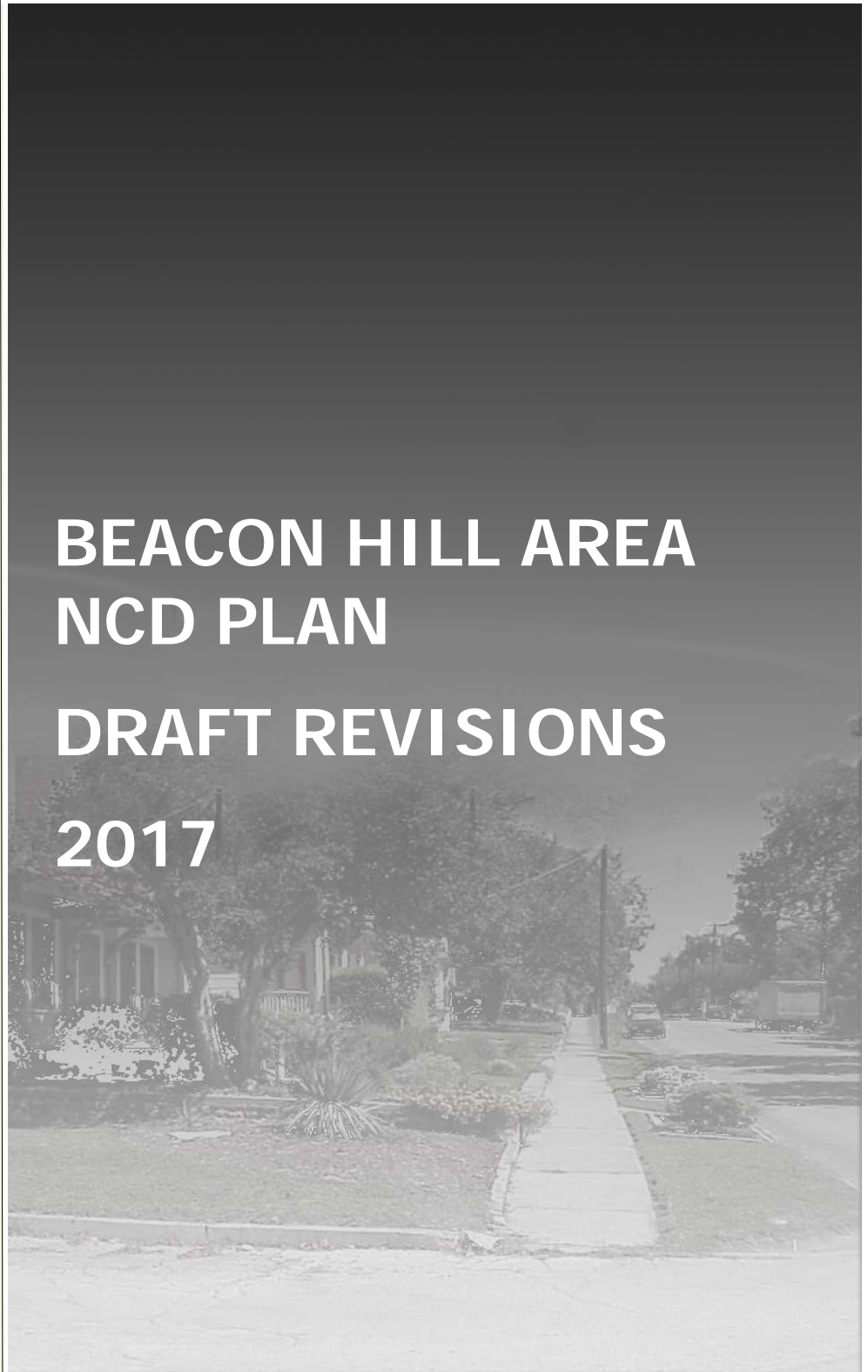
BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

BEACON HILL AREA NCD PLAN

DRAFT REVISIONS

2017





BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

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BEACON HILL AREA

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EXECUTIVE SUMMARY—2005

In response to the City's 1997 Master Plan and the 1998 Community Revitalization Action Group report, the concept of the Neighborhood Conservation District (NCD) was determined to be a proactive tool to use 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, four (4) NCD Ordinances have been approved by City Council – South Presa Street/South St. Mary's Street (NCD-1), Alta Vista (NCD-2), Ingram Hills (NCD-3) and Whispering Oaks (NCD-4).

The Beacon Hill neighborhood was selected to be the first neighborhood to begin the designation process for the 2004-2005 Fiscal Year. The ordinance process was initiated on the basis of its recommendation found in the Midtown Neighborhoods Plan, adopted on October 12, 2000.

There are 520.6 acres of land and 1,923 parcels within the proposed 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 contains structures that are at least 25 years old and at least 75% of the land area within the district is improved or developed. The proposed Beacon Hill Area NCD meets the ordinance requirements with 92.1% of the land area containing structures that are 25 years or older and 95.4% of the land area presently improved.

The residential architecture is dominated by Craftsman style (also called Bungalow style) homes with a good mixture of other architectural styles and building sizes across the geography of the NCD Area. The commercial corridors along West Hildebrand Avenue, Blanco Road and Fredericksburg Road possess unique scale and building configurations similar to other successful pedestrian-oriented environments in San Antonio.

While the architecture of the area, particularly in the residential areas, is an important feature, the design standards found in this plan are not designed to enforce architectural style, but are crafted to perpetuate historical arrangements of buildings, celebrate and prevent concealment of the original character of buildings, de-emphasize and conceal spaces designed for the automobile, increase the number and quality of spaces designed for interaction between neighbors and improve the visual appeal of the entire area. While restrictive in nature, the design standards are not designed to make improvements or development costly.

The completion of the designation process brings to fruition the neighborhood's idea of protecting and preserving the unique character of the Beacon Hill neighborhood; an idea which was nurtured over the course of several years. In addition, this designation meets the intent and upholds the spirit of Neighborhood Conservation District Program.

2017 BEACON HILL NCD REVISION PROCESS

In March 2016, a Council Consideration Request was submitted by Council District 1 to address the maximum front setback for commercial properties. Since that time, the neighborhood began experiencing different development patterns for residential projects that the language of the NCD does not address to ensure consistency with the character of the neighborhood. Development Services Department began working with the neighborhood to identify other areas of the Beacon Hill NCD that need amendments to update all the non-residential and residential standards.

The completion of the revisions to the NCD is the result of many meetings with neighborhood stakeholders, residential property owners and commercial property owners to update standards to address new forms of development that protect and preserve the character of the Beacon Hill neighborhood.

HOW TO USE THIS DOCUMENT:

The Beacon Hill Area Neighborhood Conservation District Plan is divided into three major sections: the Residential Design Standards, Non-Residential Design Standards, and Appendices.

The Residential Design Standards specifically address design-related issues for properties that contain residential uses ranging from single-family residential uses up to the less common high-density residential uses.

The Non-Residential Design Standards target parcels with uses other than residential, such as commercial, office and industrial (to a limited extent) uses.

In each section, several design issues are addressed in accordance with the comments and information gathered during the public meeting process. On many of the pages, notes and definitions are annotated to provide the user information about the character of the neighborhood as it pertains to a specific development item or define a specific term that applies to a particular design standard. The definitions are explained in accepted language found in architectural / construction publications, which includes the *Unified Development Code*. Recommendations are also found on some pages which describe certain building or design techniques that are desired in the area but not an enforceable condition of approval or denial of a requested permit.

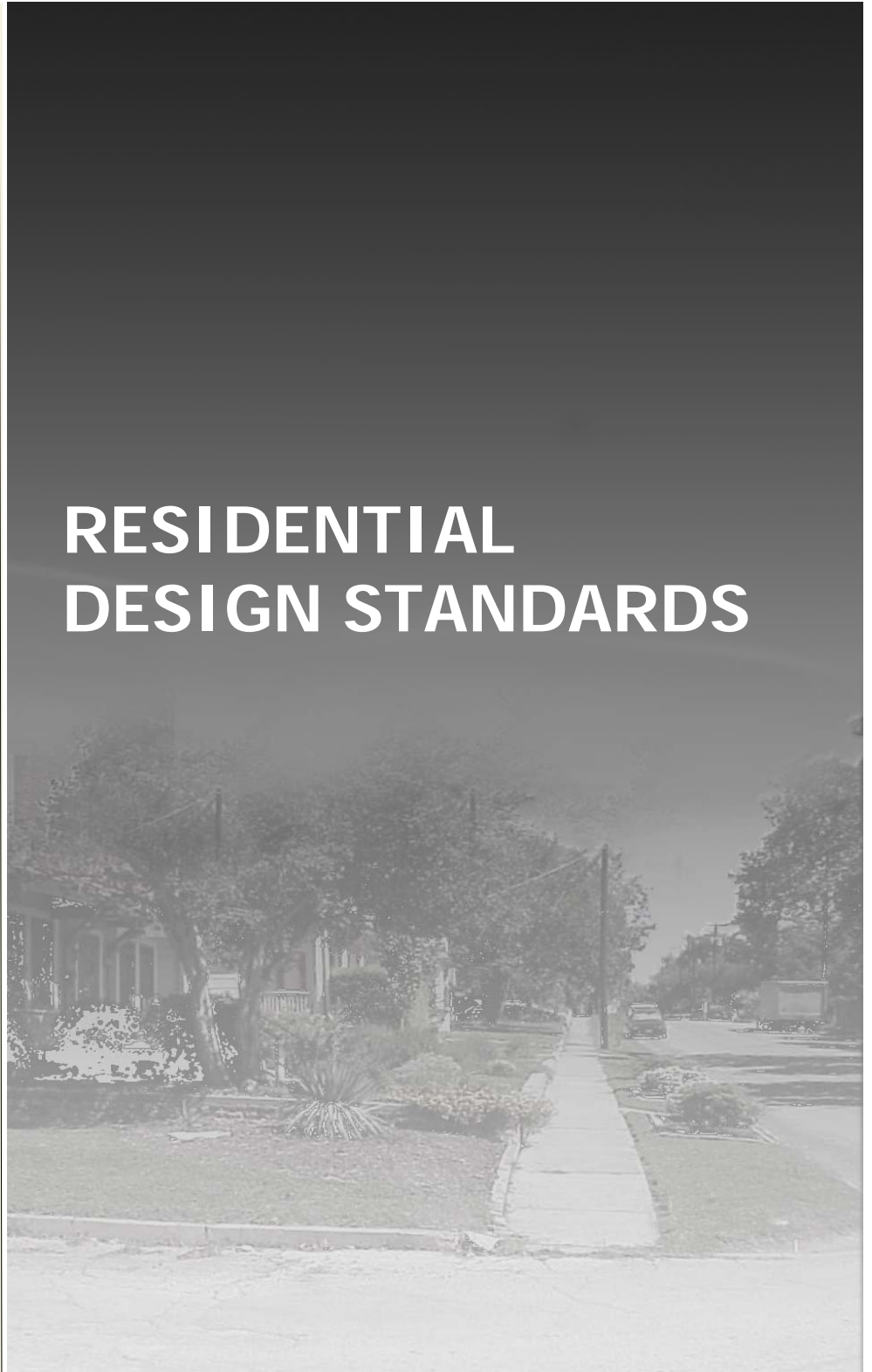
The final sections of this document are the Map Appendix, which helps to identify the character defining features found in the neighborhood, and the Property Owners Listing, which is a required component of the NCD Plan as set forth by *UDC Section 35-335, Neighborhood Conservation Districts*.



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

RESIDENTIAL DESIGN STANDARDS



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT



RESIDENTIAL DESIGN STANDARDS

The Residential Design Standards encompass a wide range of architectural elements of houses, such as porches, garages and auto storage structures and exterior building materials. The Craftsman style is the most common architectural style in the NCD Area. Examples of Folk Victorian, Neo-Classical, Prairie, and Spanish Eclectic architectural styles also can be found within the neighborhood.



Typical Craftsman style home found in the neighborhood

While there are a number historical styles exist in the neighborhood, the intent of the design standards is not to replicate the styles, but ensure the historically common site/building configurations are perpetuated in the future. Substantial porch areas located in the front of the primary structure, walkways that lead directly to a entry space from the street, garages located to the rear of the primary dwelling structure, regular building setbacks across block faces, and vertically-oriented windows are some of the common site and building features that are regulated through the Residential Design Standards.



Example of a less-common Prairie style home

The standards are less about architectural style and more about maintaining the development patterns in the neighborhood, which has been compromised by construction of new residential structures that are allowed by the current UDC development standards and typically found in suburban areas of San Antonio.



Example of a Spanish eclectic home found in the neighborhood

The rationale for creating the Residential Design Standards is further validated by the Building Characteristics Maps found in *Appendix A* of this plan. The Building Characteristics Maps depict the frequency of site and building characteristics found in this NCD Area.

The NCD design standards are specific and finite in nature, but maintain a level of flexibility that will allow for continued variety in the architecture and allow for creative design in the future.



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Notes:

It is the desire of the neighborhood to maintain the scale and form of the existing streetscape. Although a variety of lot sizes exist throughout the neighborhood, the intent of managing lot size and coverage is to provide lot configurations appropriate to existing conditions.

For new development, including potentially large-scale redevelopment, the lot size and coverage design standards are intended to maintain and/or create an appropriately scaled lot layout by respecting the existing neighborhood form and lot arrangement.

If an existing lot size currently exceeds the design standard range, any portion of the lot may be re-platted to reduce the size of the original lot, even if the remaining portion of the lot exceeds the standard.

Notes:

There are a wide range of structure sizes throughout the neighborhood, therefore, it was determined that it would not be beneficial or practical to require minimum building size restrictions. However, introducing limitations to establish maximum massing standards can help to reinforce the character and consistency within the neighborhood.

LOT SIZE / COVERAGE

DESIGN STANDARDS

The minimum lot width for any parcel with a single-family and two-family residential use shall be twenty-five (25) feet.

The minimum width for any re-platted parcel for multi-family (3 units or greater) use shall be fifty (50) feet.

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

BUILDING SIZE /MASSING

DESIGN STANDARDS

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.

Provisions for all accessory structures are in the Accessory Structure standards found within this document.



Example of multi-family residential property at the appropriate massing



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Notes:

Generally there is a mix of residential building heights throughout the neighborhood. The Unified Development Code maximum building height (35 feet or 2½ stories for single family residential structures) will generally maintain the patterns of construction in the neighborhood. Multi-family structures within the district also maintain a similar scale throughout the neighborhood.

Definitions:

Height, Building: The vertical dimension from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the cases of a flat roof; to the deckline of the mansard roof, and the average height between the plate and ridge of a gable, hip, single slope or gambrel roof.

Story: that part of a building between the surface of the floor and the ceiling immediately above.

Definitions:

Setback: A line on a lot parallel to and measured from a corresponding lot line, establishing the minimum required yard and governing the placement of structures and uses on the lot. The setback is measured from the property line to the front wall plane or structural posts, whichever is closest to the front property line.

BUILDING HEIGHT / NO. OF STORIES

DESIGN STANDARDS

All residential structures shall be no taller than 2-1/2 stories, and 35' in height.

Multi-family properties one (1) acre or more in size are exempt from this standard.

Provisions for all accessory structures are in the Accessory Structure standards found within this document.



Typical single story residential structure



Typical two-and-a-half story residential structure



Typical two-story, multi-family residential structure

FRONT YARD SETBACK

DESIGN STANDARDS

The front setback for any residential structure (excluding accessory structures) shall be no less than 20 feet and no greater than 35 feet.

Provisions for all accessory structures are in the Accessory Structure standards found within this document.

BEACON HILL AREA

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PRINCIPAL ELEVATION FEATURES – FRONT WALKWAY

DESIGN STANDARDS

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

A mandatory front walkway shall connect the front entry(s) or porch of the new residential structure directly to the sidewalk and/or curb. This front walkway shall be separated from the driveway by at least 4 feet.

The walkway must be at least 3 feet wide for single-family and duplex structures and at least 4 feet wide for triplex and greater multi-family structures.

NOTES:

A typical condition in this neighborhood is the existence of a front walkway that leads from the principal structure or porch to the street, and/or sidewalk. If the front entry of a structure is rehabilitated, the design standard will be required. If the rehabilitation scope does not affect the front entry, the proposed standard is not required.



Typical example of front walkway on a residential property; Multi-family structures require a 4 foot walkway



Typical example of front walkway on a residential property; Single-family structures require a 3 foot walkway

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Notes:

Eighty percent of the structures within the neighborhood feature a front porch. (See *Building Characteristic Map—Front Porch Configuration, Appendix A*). Across the various styles and variations of residential architecture, the front porch remains a common architectural element that defines the entry to residential structures, and promotes social interaction between people along the street.

Definitions:

Porch: A roofed area with direct access to or from a structure, and usually located on the front or side of the structure.

Transparency percentage: Refers to the amount of surface area of a porch enclosure (walls or vertical surfaces) that must be constructed of transparent materials compared to the total surface area of the enclosure.

PRINCIPAL ELEVATION FEATURES - PORCHES

DESIGN STANDARDS

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

Porches may not be reduced in size, but may be enclosed. Front porches shall not be enclosed with materials such as glass, plexiglass, or any other solid material preventing the free flow of outside air. However, original architectural details should not be obscured by any screening.

New residential structures, or those structures that repairs or renovation costs exceed 50% of the replacement cost, shall include a front porch that is at least 4 feet deep and 30% of the principal dwelling structure width along the street facing façade.

New multi-family residential structures with three (3) or more units are exempted from depth and width requirement.



Residential structure's front porch with an appropriate enclosure and transparency ratio



Residential structure with a conforming porch width



BEACON HILL AREA

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PRINCIPAL ELEVATION FEATURES – WINDOWS AND DOORS

DESIGN STANDARDS—Windows

This section shall apply only to street facing windows.

When repairing/replacing original windows, the original window opening size and shape shall be maintained or may be enlarged.

Windows for new residential structures facing the street shall maintain a minimum vertical to horizontal dimension ratio of 2:1, and at least a 1-over-1 light division. Casement windows may also be used, provided the vertical dimension is maintained, regardless of the light division.

Glazing (glass) should not be reflective, bronzed, colored, tinted, or mirrored.

All windows are to be free from film, tint, aluminum foil, and similar coating materials. Glass with embedded tinting is permitted. Shutters, blinds, screens, and awnings are permitted.

A minimum of 25% of the surface area of each story on the front facade shall be dedicated to window openings.

Wood-framed window screens are preferred; however, aluminum, vinyl and other metal screen frames may be used.

DESIGN STANDARDS—Doors

French doors are permitted on any façade.
Glass sliding doors are prohibited on the front façade.



Appropriate window dimension and percentage of first floor dedicated to window openings



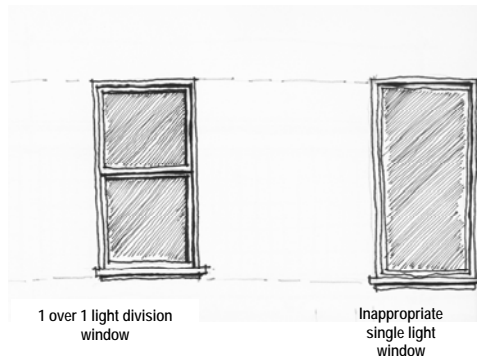
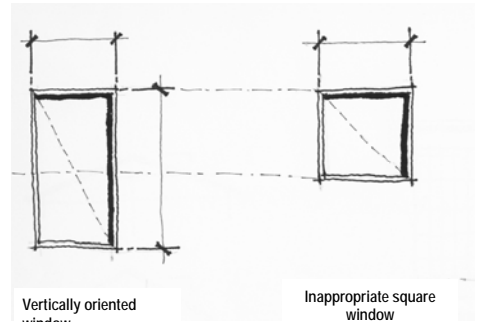
Appropriate wood window screens

Notes:

Facades throughout the neighborhood are articulated with substantial amounts of surface area dedicated to window and door openings with vertically oriented fenestrations.

The vertically oriented window is a very common feature of residential structures throughout the district, the windows may be hung in tandem creating openings that are more square in shape.

Diagrams of vertically-oriented window and square window shapes and examples of 1-over-1 and single light division windows.



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NOTES:

The dispersion and frequency of the various materials suggests that there was a consistent use of wood clapboard siding at a particular point in the development of this area, however over the course of time a variety of other materials were introduced. This may be attributed to variations of architectural styles and/or introduction of new styles.

Generally, there is a wide variety of roof shapes, pitches, and materials throughout the NCD Area. Therefore, it was determined that it would not be beneficial to require a standard for roof pitches; however, roofing materials are more common than diverse.

BUILDING MATERIALS- FACADE, ROOFS

DESIGN STANDARDS

BUILDING FACADE:

Repairs or additions shall match the existing scale, proportion and/or profile of the original siding materials or may use wood, stucco, brick, stone, or fiber cement.

New construction siding materials shall be wood, stucco, brick, stone, or fiber cement.

Prohibited siding materials include vinyl or similar siding, oriented strand board (OSB and also known as particle board), synthetic stone, EIFS, metal, aluminum, reflective or translucent material.

ROOF:

Permitted roofing materials are: composition shingle, metal, clay tile, and wood shingles.

Corrugated metal, corrugated composite material, and corrugated fiberglass are not allowed.

Green roofs (roofs with sod) and solar panels are acceptable.

Eaves shall be at least 18 inches from the face of the building. Larger eaves are encouraged to provide protection from the sun.

Provisions for all accessory structures are in the Accessory Structure standards found within this document.



Appropriate use of common building materials



Appropriate use of common building materials



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PAVING: DRIVEWAYS AND CURB CUTS

DESIGN STANDARDS

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

One (1) driveway curb cut per residential lot and shall not exceed 15 feet in width. Beyond the curb cut, driveways shall not be more than twelve feet in width.

Driveways may be constructed of either impervious or pervious materials. Use of asphalt is prohibited. Pervious materials shall be bordered by a durable curb-like material in order to prevent erosion. Driveway runway/ribbons less than 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 rear of the property. (25 foot wide single family zoned lots are exempt from this standard.)

NOTES:

Minimal use of impervious cover for driveways and the location of curbs is of major importance to this district. Typical separation of the curb and sidewalk is something that is valued in this district. In addition, single-car width driveways, and the use of driveway ribbons are common throughout the area.

DEFINITIONS:

Driveway: Entrance to and exit from premises where it is possible to park completely off the street and which is not open to vehicular traffic except by permission of the owner of such private property.



Typical sidewalk and driveway configuration conforming to design standards



Non-conforming driveway and sidewalk configuration

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NOTES:

The residential structures in this district have detached garages, detached or attached carports most commonly located in the side or rear yard, porte cocheres, or no vehicle storage structure.

The placement of garages and carports required by the NCD standards does not relieve the setback requirements set forth in the UDC.

There are a range of sizes for accessory structures, such as garages, carports, garage apartments, and sheds, throughout the area, which should correlate to the size of the principal structure.

DEFINITIONS:

Accessory Structure: A building, structure, or use on the same lot with, and of a nature customarily incidental and subordinate to, the principal building or use. Examples include tool sheds or garden sheds.

Garage: A building or a part thereof accessory to a main building and providing for the storage of automobiles and which no occupation or business for profit is carried on, enclosed on all four sides and pierced only by windows and customary doors.

Carport: A space for the housing or storage of motor vehicles and enclosed on not more than two sides.

Rear Yard: An area extending the full width of the lot between the rear lot line and the nearest principal structure.

Temporary structures: Those structures that do not possess or are not attached to a permanent foundation.

ACCESSORY STRUCTURES, GARAGES, AND CARPORTS

DESIGN STANDARDS

ACCESSORY STRUCTURES AND ACCESSORY DETACHED DWELLING UNITS:

Accessory structures that are less than 300 square feet that do not require a building permit are exempt from these standards.

Accessory structures cannot be attached to the principal structure and shall be constructed in the rear yard. Accessory structures shall be constructed or rehabilitated so as not to exceed a) 40% of the principal structure's building footprint; b) up to equal height to the principal structure if one story or 80% of the principal building structure's total height if two story; and c) shall match the exterior materials of the principal structure in scale, proportion, placement, and profile. Accessory detached dwelling units shall include a window on the front facade which complies with the dimension ratio requirements and match the roof pitch and materials of the principal structure.

GARAGES:

A garage cannot be attached to the principal residential structure. A garage may be constructed only in the rear yard and shall match the exterior materials of the principal structure in design, scale, proportion, placement, and profile. Garages shall match the roof pitch and materials of the principal structure and be up to the equal height to the principal structure if one story or 80% of the principal building structure's total height if two story.

CARPORTS/PORTE CHOCHERES:

A carport may be constructed as an attached and integral element of the principal structure, if it: a) is recessed a minimum of 5' behind the principal structure front facade, and b) vertical support or structural elements shall match the exterior materials of the principal structure in design, scale, proportion, placement, and profile, and c) has a roof that meets the principal structure below the principal structure's eaves. Flat roofs may be used when placed underneath a portion of the second story living spaces or deck.

TEMPORARY CARPORTS:

Temporary carport structures, such as those constructed of canvas or vinyl tent materials with pole supports, cloth, fiberglass, or metal are prohibited.



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FENCING / FENCE MATERIALS

DESIGN STANDARDS

New front yard walls constructed of solid materials shall be no more than two (2) feet in height. New predominately open front yard fences shall not be more than four (4) feet in height. Fencing or gate structures are not permitted across the driveway at any point in the front yard.

The height of side yard fencing shall match the front yard fence height (maximum of four (4) feet) to the front wall/plane of the principal residential structure. Beyond the front wall/plane, the side yard fencing and rear yard fencing shall be no more than six (6) feet in height.

For corner lots, new street-facing front and side yard fences shall match each other in construction materials and proportion.

Residential properties abutting commercial properties are exempt from the NCD fencing height limitations along the shared property line.

Chicken wire or any similar netting-type material, chain link (metal or vinyl-coated), razor or barbed wire, pre-cast concrete systems (e.g. fence-crete), exposed concrete masonry units (cinderblock), or unfinished concrete (paint is not considered a finished surface) shall be prohibited for new front yard fences.

NOTES: *UDC Section 35-514 Fences and Walls* specifies the requirements and limitations of fencing within the City of San Antonio.

Fencing in the front yard is a relatively common condition in the neighborhood, though it can inhibit social interaction of people along neighborhood streets. However, it was determined that front yard fencing should be allowed with some material limitations to improve the visual quality of front yards throughout the neighborhood.

DEFINITIONS:

Front Wall/Plane: The building facade facing the primary street right-of-way. If this facade contains wall articulation, the entire length of the articulated wall shall constitute the front wall plane. Structural posts for porches shall not be considered part of the front wall/plane.

Front Yard: An area extending the full width of the lot between the front lot line and the nearest principal structure.

Side Yard: An area extending the depth of the lot from the front yard to the rear yard between the side lot line and nearest principal structure.



Example (above and right) of appropriate fencing design and materials

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NON-RESIDENTIAL DESIGN STANDARDS

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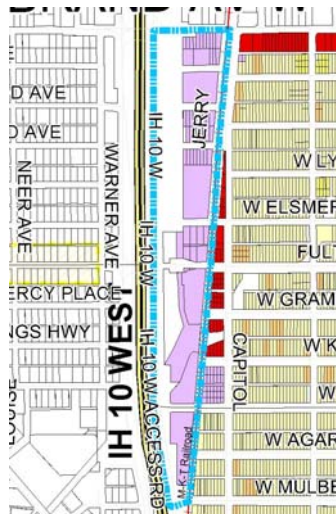
NON-RESIDENTIAL DESIGN STANDARDS

The Non-residential Design Standards found in this section of the *Beacon Hill Area NCD Plan* are focused on the interior commercial areas found along W. Hildebrand Ave., Blanco Rd. and Fredericksburg Rd. One of the particularly charming characteristics of this area is a pedestrian-oriented commercial center found along a northern section of Blanco Rd., formerly known as *Midtown on Blanco*. While other non-residential areas maintain some the characteristics of the *Midtown* area, much of the commercial areas lack important features, such as a consistent use of awnings, accentuating and articulating storefronts and business entries, and orienting buildings and exterior spaces to the pedestrian that have made the *Midtown* area a unique area in this neighborhood and in San Antonio.

The intent of the design standards is not to replicate the successful buildings in other areas of the neighborhood, but to replicate the spatial arrangement of buildings, parking areas, pedestrian areas and building configurations that are successful today and desired by the community for the future.

The design standards also delineate a different standard for properties that are already platted and exceed one (1) acre size. These properties are exempted from several NCD design standards related to building height and setback. The remaining standards related to entrances, windows, wall openings, etc. are still applicable to these properties so that building configurations reflect the desired streetscape.

Lastly, standards related to fencing apply to a certain area depicted in the map when the property is rezoned to a zoning district other than Industrial. This area is identified as parcels located within the boundary of W. Hildebrand Ave. to the north, the most western Union Pacific Railroad in the area to the east and IH-10 to the west.





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NOTES:

The Midtown Neighborhoods Plan (October 2000) encourages an increase in mixed-use development, which includes increased residential density along these corridors. The mixed-use configuration with small-scale commercial development on first floors with second and higher floors containing residential uses is highly recommended.

The existing character of the primary commercial corridors is identified by typical lot sizes of less than 1/2 acre.

The commercial developments east of the western-most Union Pacific Railroad have a smaller scale and are more pedestrian-oriented. The design standard limiting the parcel size in commercial areas is intended to maintain that pedestrian-oriented character.

RECOMMENDATION:

Commercial uses should occupy the ground floor and when feasible, residential uses should occupy the second or more floors of a commercial structure. Increased residential density throughout the commercial corridors is encouraged.

While there are substantially large non-residential structures in the Beacon Hill Area, they do maintain a pedestrian scale that is consistent throughout the NCD Area. A variety of structure heights is also desired and the design standards allow for this flexibility while ensuring the characteristic pedestrian scale.

LOT SIZE

DESIGN STANDARDS

Parcels shall not be aggregated through a replat process to a size greater than one half (1/2) acre.

BUILDING HEIGHT

The maximum building height for any new construction or vertical addition on a parcel that abuts Blanco Rd, Hildebrand Ave or Fredericksburg Rd, shall be no greater than four (4) stories. Additional height bonuses allowed through the Unified Development Code due to additional setbacks do not apply.

Properties exceeding one (1) acre in size are exempt from this standard.



Examples of mixed-use development depicting scale (height) desired in this district

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NOTES:

The commercial structures along Blanco and Fredericksburg Roads maintain shallow setbacks that bring the buildings close to the street creating a street edge that is more inviting to the passer-by than typical commercial development in other parts of the city. Maintaining the street edge is the focus of the setback standards. Avoiding the typical suburban condition of street, sidewalk, parking lot, building is the primary goal of the setback requirements. The design standards also allow for head-in parking or parallel along the street where it exists on the block faces in the commercial areas.

DEFINITIONS:

Buildings/Structures: A walled and roofed structure or enclosure for persons, animals or property.

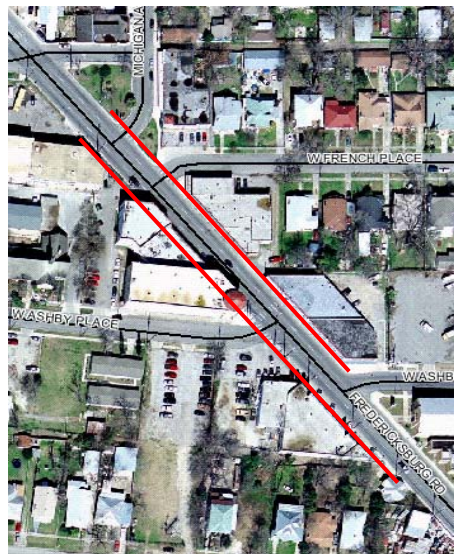
SETBACKS

DESIGN STANDARDS

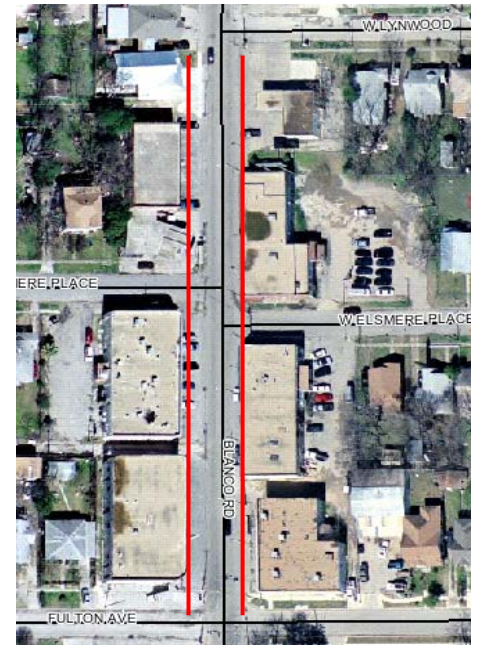
All buildings shall maintain a maximum front setback of twenty-five (25) feet.

Any building constructed on a corner lot shall maintain a maximum front setback of twenty-five (25) feet along the front and reverse front setbacks.

Properties exceeding one (1) acre in size shall only be required to locate one (1) principal structure at the maximum front setback.



Aerial view of Fredericksburg Road, depicting the shallow setbacks, and rear parking configurations.



Aerial view of Blanco Road, depicting the shallow setbacks, and head-in / rear parking configuration.



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NOTES:

Storefronts are a unique feature of urban commercial areas in San Antonio. The NCD area contains many structures that possess this building feature. Within this feature there are several elements that are consistent. One of these elements is the location, depth and composition of the building entrance. The storefront entrances of building and spaces within buildings are typically located along primary street facades, recessed from the plane of the primary façade 0' - 4' and contain some transparent materials in the entrance door (s).

PRINCIPAL ELEVATION FEATURES- ENTRANCES

DESIGN STANDARDS

Entrances doors or alcoves shall be located either along the primary street facade or at the corner of a structure facing two primary streets.

Entrance doors may be relocated, however a door is required along a primary street. Additional doors may be added.

Entrance doors shall be recessed no more than eight (8) feet. Entrance doors shall contain transparent glazing and shall not be covered, concealed or filled in with solid building materials.



Example of appropriate entrances and door openings



Example of inappropriate entrance configurations in a commercial area

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PRINCIPAL ELEVATION FEATURES- WALL OPENINGS AND WINDOWS

DESIGN STANDARDS

The area on a facade dedicated to transparent openings (windows, doors) shall be at least 30% of the first floor front façade (Finished floor to finished ceiling).

When replacing original windows or transoms, the original windows forms / profile shall be retained and utilized or enlarged, including the use of multi-frame windows, using transparent glass.

Transoms, sidelights, and storefront windows shall not be covered, concealed or filled in with solid building materials.

Use of non-transparent materials, mirrored glass, and burglar bars (exterior only) on storefronts is prohibited.

Storefront window bases bulkheads shall not be removed, altered or expanded. When repairing, a material of the same size, scale, proportion and composition shall be used on this building component.



Example of conforming window and door openings on a commercial structure



Non-conforming example of a commercial building that has window and door openings that have been partially covered with non-transparent materials



Non-conforming example of a commercial building with no window openings

NOTES:

Celebrating the storefront is a common goal for many of the design standards in this section of the NCD Plan. Using storefront windows and doors in combination with awnings or canopies is an effective solution to making buildings and tenant spaces inviting. In contrast, buildings with fewer wall openings and/or no shading devices are substantially under-utilized and frequented less often by pedestrians. The design standards are focused on maintaining window openings and celebrating the storefront on new buildings and buildings that already have this feature.



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NOTES:

Shading devices such as awnings are good ways of improving the physical environment just outside of building, which can make these spaces inviting to the passer-by. In addition to improving the environment adjacent to buildings by providing shade and perpetuating a common building technique found in many similar urban commercial areas, the intent of the standards to provide comfort for the pedestrian.

PRINCIPAL ELEVATION FEATURES- SHADING DEVICES

DESIGN STANDARDS

A shading device shall be incorporated to provide continuous sun protection at the midpoint of the sidewalk width. This may be accomplished through the use of building orientation, minimum 3 ft. deep building canopy or awning (metal, wood or fabric; no back-lit), or street trees (one tree for every 50 linear feet of building façade facing a street is required, if using trees to create shade). When renovating an existing structure, this requirement is only triggered when improvements exceed 50% of the replacement value of the entire structure.



(Above, above right and below) Examples of structures with awnings providing adequate shading for pedestrians along the street



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT



BUILDING MATERIALS

DESIGN STANDARDS

Covering of original brick or other masonry system details or facing materials on the front facade, with materials such as wood, metal or simulated wood siding or any other textured finish that conceal the original exterior system details is prohibited.

Existing buildings with other types of exterior skin systems shall be maintained and/or repaired or replaced with materials that match in physical composition, size, scale and proportion.

Additions may match existing building features.

NOTES:

Masonry materials are a common material for non-residential structures in this district. The intent of the design standard is to allow for use and creativity with new materials for new structures while maintaining the historical character of buildings that were constructed of masonry. The primary concern is to celebrate the traditional use of masonry by not allowing it to disappear visually by hiding it or covering it.



Example of new materials appropriate for this district



Example of new materials appropriate for this district



Example of traditional exterior material common to the district



Example of traditional exterior material common to the district



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

OFF STREET PARKING

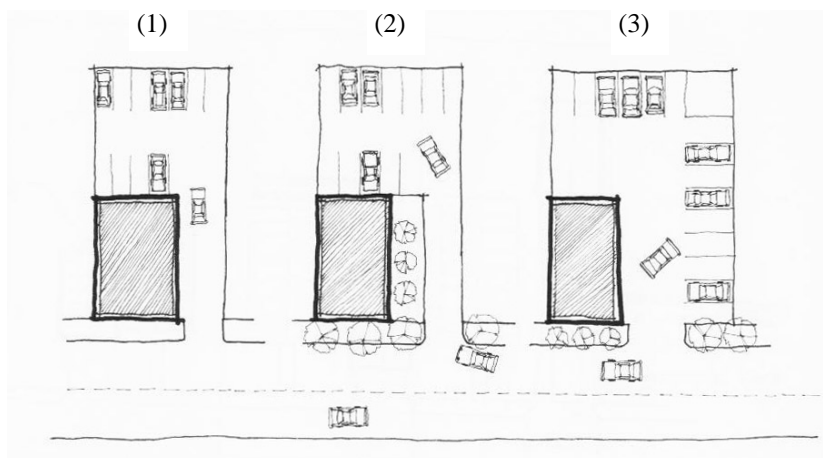
DESIGN STANDARDS

With the exception of head-in and parallel parking, parking shall be completely separated from the streetscape, and located behind buildings. Side-yard parking may be incorporated if a) at least 50% of the street frontage is occupied by the building, and b) the parking lot is no greater than 65 feet wide along the street. Access drives to parking areas shall be placed on secondary streets, where possible. Existing front yard parking can be maintained.



Desired head-in parking configuration

Surface parking lots shall be designed to screen parked cars from the public sidewalk. Screening shall be continuous on all public frontages using one or a combination of the following: a) building face, b) low wall (3' maximum height), or fence (no wooden) constructed of material similar to the building, c) street furniture, or d) landscaping.



NOTES:

As with other design standards within this section, creating and maintaining pedestrian-oriented environments in commercial areas is the focus of effort in the NCD Plan. The diagrams below depicts ways to configure the spatial arrangement of buildings and parking areas. Figure (1) and (2) show means of minimizing the visual impact of parking areas by confining the parking to the rear of the building. While Figure (3) does place some parking behind the building, it visually exposes the parking areas by placing them on the side of the building, which is less desirable than the other two schemes.

Shared parking arrangements are preferred as a means of reducing the amount of paved surface in the neighborhood.

Head-in and parallel parking along the street shall be encouraged throughout the neighborhood.

Minimum parking standards are encouraged. Parking areas that exceed the minimum space requirements are recommended to be constructed of pervious material.

Maximum parking limitations set forth in the *Unified Development Code* are not relieved by the NCD Standards.

BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

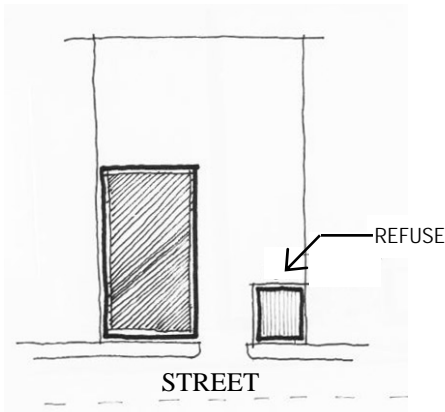


NOTES:

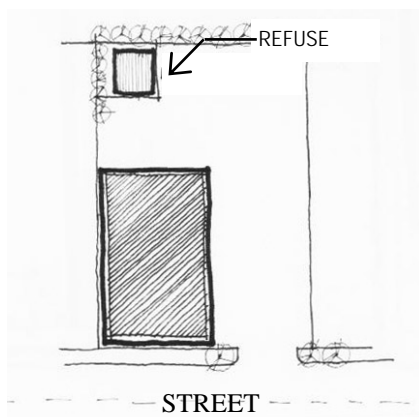
In addition to parking issues, placement and unsightliness of refuse containers is a concern in the commercial areas. While having refuse containers may be a necessity of doing business, concealing the refuse containers from view by placing them behind buildings or screening and/or enclosing the container entirely are good solutions to improving the visual quality of streetscapes in commercial areas.

LOADING/TRASH RECEPTACLES

Loading and refuse pick-up/delivery areas shall be located away from street so that maintenance can occur off public right of way. Location of dumpsters must maintain clear vision clearance and shall be screened from view of the streetscape.



(1) Non-Conforming Placement



(2) Conforming Placement



Example of non-conforming placement and visual exposure of refuse container



Example of conforming concealed refuse container



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

NOTES:

Light pollution is a common problem in the NCD area's commercial areas. The design standards are meant to curtail light pollution, improve the quality of lighting along the commercial corridors and allow business owners to illuminate their spaces to announce their business and provide security in low light conditions.

DEFINITIONS:

Glare: The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which cause annoyance or discomfort to the eyes or loss in visual performance and visibility.

LIGHTING

DESIGN STANDARDS

Site lighting shall be shielded so that light sources are not visible from public right-of-way, or from adjacent residential property; such that any off-site glare is prevented.

No exterior fluorescent lighting shall be used, unless hidden from view from the streetscape (indirect lighting). Lighting pole standards shall not exceed a height of twelve (12) feet.



Example of commercial property with appropriately shielded exterior light fixtures



Example of commercial property with non-conforming lighting that produces glare and 'spill over' light onto adjacent properties

BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT



FENCING

DESIGN STANDARDS

Predominately open fencing within the front yard area shall not exceed a height of five (5) feet, and any solid fencing material shall not exceed a height of two (2) feet.

The use of chain link, fencecrete, sheet metal, plastic, vinyl, barbed wire or horizontal metal pipe larger than 2" diameter is prohibited.



Example of conforming fencing (above and below)



Parcels with industrial zoning located within the boundary of W. Hildebrand Ave. to the north, the most western Union Pacific Railroad in the area to the east and IH-10 to the west are exempt from this requirement until the property is rezoned to a zoning district other than Industrial.

NOTES:

Fencing was deemed as an important feature for several reasons, such as security and signifying spatial relationship to buildings. While the capability to install fencing was important to property owners, the single most problematic characteristic of the existing fencing on properties within the NCD area is the visual quality for the materials used for fencing. The intent of the design standards is to improve the quality of the fencing in the commercial areas while allowing property owners to secure their business or property.



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

FENCING

Examples of non-conforming fences in front yard



Examples of non-conforming fence material



Examples of non-conforming fence material and height (right and below)



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT



SIGNAGE

DESIGN STANDARDS

Primary, individual building signage (1 sign per street facade with spacing no less than a 100 ft radius) shall consist of one of the following:

- 1) *one monument sign that is a) no greater than 8 feet in height, b) does not obscure building details such as transoms or sidelights, and c) is no greater than 40 sf (in surface area per side), or*
- 2) *one pole sign (free-standing) that is a) no greater than 18 feet in height, b) does not obscure building details such as transoms or sidelights, and c) is no greater than 32 sf (in surface area per side).*

Additional signage may also consist of one of the following:

- 1) *one projecting sign attached to principal structure that a) shall not project more than 3 feet horizontally from the face of the building, b) shall not obscure building details such as transoms or sidelights, and c) is no greater than 20 sf (in surface area per side)*
- 2) *one (1) wall sign that can consist of a band of lettering on the building's front façade or that may be installed on an existing building's sign board area if the sign board is an integral part of the building's original façade design. The total sign area shall not exceed twenty-five (25) percent of a building facade.*

Additional individual tenant signage shall not exceed a 8 sq. ft. maximum for each tenant space and shall consist of a) one sign under canopy/awning or b) one wall sign at entrance to tenant space. Window Signs shall not obscure more than 25% of the surface area. These signs shall not obscure building details such as transoms, sidelights, or architectural features such as columns, arches, porticos, articulation of fenestrations or exposed structure.

Temporary banner signs are permitted but shall be no greater than 40 square feet and are limited in duration by Chapter 28, Sign Code.

V-Type Signs (such as sandwich boards), shall be no greater than eight (8) sf maximum per side. Only one (1) sign per business.

Neon signs are permitted. Internally lit signs (reverse cut lettering where only copy can illuminate) with no background illumination are permitted. Flashing signs are prohibited.

NOTES:

Visual clutter created by excess signage and lighting was determined to be a issue of great concern of property owners within the commercial areas of the NCD Area. While business advertising is critical to helping maintain the economic health of the commercial areas, specific sign requirements are necessary to improve the visual appeal of individual tenant spaces and buildings as well as the overall appeal of the commercial corridors.

DEFINITIONS:

Sign: any device, fixture, placard or structure that uses any color, form, graphic illumination, symbol, or writing to advertise, announce the purpose, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

Sign Area: the entire advertising area excluding any framing, trim, moulding or supporting structure.

Street façade: an exterior wall that faces or is adjacent to a street.

Projecting signs: signs that project perpendicular or any angle other than parallel to a building facade.

Attached sign: signage or lettering or advertisement that is placed on the building façade or any sign structure constructed separately and affixed to a building façade.

Banner Sign: temporary, unframed sign made of various flexible materials.

Window Sign: any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.



BEACON HILL AREA

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DEFINITIONS (cont):

Wall Sign: means a sign fastened to, projected on, or painted on, the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign and which does not protrude more than twelve (12) inches from the building or structure.

V-type Sign: a structure composed of two (2) signs with the faces oriented in opposing directions and in the shape of the letter "V"; provided, however, that only one (1) face can be viewed from any one (1) direction.

SIGNAGE (CONTINUED)

Temporary signs (with the exception of Banner Signs and V-Type Signs), inflatable signs, animated signs, pennant flags, flag signs, feather signs, rooftop signs, portable (mobile) signs, digital signs, and billboard or off-premise signs are prohibited.

EXAMPLES OF LIT SIGNS WITH NO BACKGROUND ILLUMINATION



EXAMPLES OF NON-CONFORMING SIGNAGE



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT



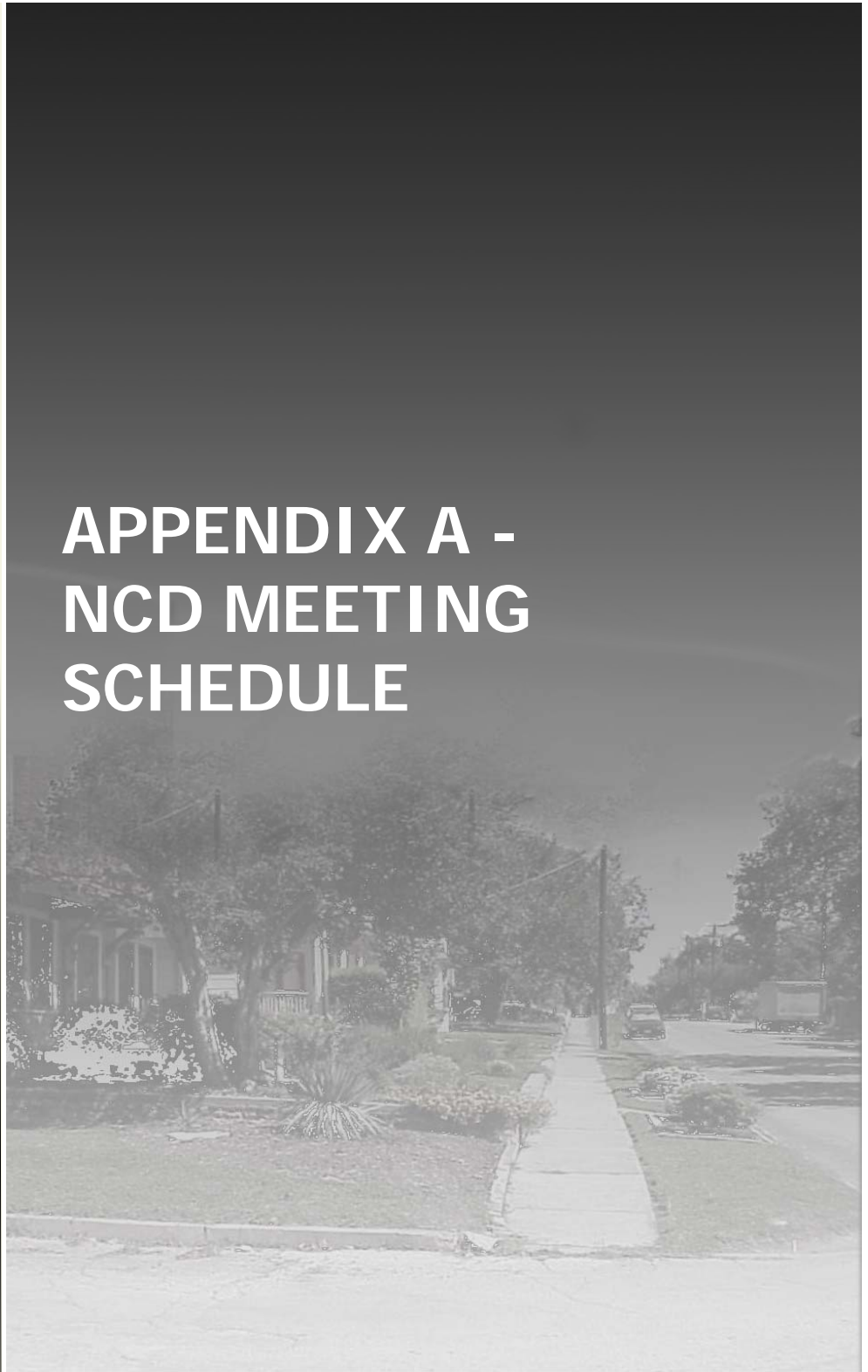
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BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

APPENDIX A - NCD MEETING SCHEDULE





BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

BEACON HILL AREA NCD MEETING SCHEDULE

Planning Team Meetings

December 7, 2004

January 3, 2005

February 7, 2005

February 28, 2005

April 4, 2005

April 12, 2005

June 20, 2005

August 3, 2005

August 22, 2005

Public Meetings

January 24, 2005

March 21, 2005

May 23, 2005

July 5, 2005—Commercial
Property Owners Meeting

August 29, 2005— Commercial
Property Owners Meeting

September 26, 2005—Open
House

Zoning Commission Hearing / Consideration

November 1, 2005

City Council Hearing / Consideration

December 15, 2005



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

2017 REVISIONS

BEACON HILL AREA NCD MEETING SCHEDULE

Planning Team Meetings

August 1, 2016

October 5, 2016

October 13, 2016

November 9, 2016

November 16, 2016

January 31, 2017

February 10, 2017

February 17, 2017

April 25, 2017

May 10, 2017

Zoning Commission Hearing / Consideration

June 6, 2017

City Council Hearing / Consideration

June 22, 2017

Public Meetings

Presentation to Neighborhood

March 20, 2017

April 3, 2017

April 5, 2017

May 24, 2017

May 25, 2017