



City of San Antonio

Legislation Details (With Text)

File #: 17-2817

Type: Staff Briefing - Without Ordinance

In control: Governance Committee

On agenda: 4/20/2017

Title: A Council Consideration Request by Councilmember Alan E. Warrick, II, District 2, regarding the review and update of the City's Unified Development Code's Neighborhood Conservation District Section including recommended amendments to the Mahncke Park Neighborhood Conservation District. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Department of Planning]

Sponsors:

Indexes: Unified Development Code Amendments

Code sections:

Attachments: 1. CCR - Review of the Mahncke Park Neighborhood Conservation District

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Department of Planning & Community Development

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Review and update of Section 35-335 "NCD" Neighborhood Conservation District including amendments to "NCD-6" Mahncke Park Neighborhood Conservation District.

SUMMARY:

An update on Councilman Alan E. Warrick, II, Council Consideration Request will be provided to the Governance Committee.

BACKGROUND INFORMATION:

On March 1, 2017, Councilman Alan E. Warrick, II, requested that the City of San Antonio review and update the "NCD-6" Mahncke Park Neighborhood Conservation District.

ISSUE:

The Mahncke Park NCD was created in 2008. On March 1, 2017, Councilman Alan E. Warrick, II, submitted a CCR to amend the Mahncke Park NCD language. The Mahncke park neighborhood has experienced different development patterns that the language of the NCD does not address to ensure consistency with the character of the neighborhood.

On February 8, 2017, the Governance Committee directed the Department of Planning and Community Development (DPCD) and the Development Services Department (DSD) to move forward with amendments to the Beacon Hill NCD, amendments to the Alta Vista NCD, and review and update of Section 35-335 in response to the Council Consideration Requests submitted by Councilman Roberto Trevino. Since that time, DSD has completed drafting proposed amendments to the Beacon Hill NCD based on discussions with neighborhood representatives and will brief the Neighborhoods and Livability Council Committee on April 17, 2017. In addition, staff from DPCD, DSD, the Office of Historic Preservation (OHP), and the City Attorney Office has begun work on review of Section 35-335. Staff is collaboratively developing the update process with public input from affected neighborhoods. Completion of this update will be followed by review of the Alta Vista NCD language.

The current NCDs should be reviewed periodically to identify the issues of development patterns which were not anticipated in development of these NCDs, and ensure consistency with the Comprehensive Plan. Further, this will give the DSD and the DPCD an opportunity to address specific issues of concern to the neighborhood. Review of Section 35-335 will also seek to streamline future NCD updates; incorporate a more graphic framework; consider additional standards not included in current NCDs and remove redundancies. Updating the NCDs will also include neighborhood input and will have a strategic outreach effort. The review and the update of the NCDs shall be coordinated with the Development Services Department to ensure that the standards are consistent with the current plan review process and other business practices.

ALTERNATIVES:

N/A

FISCAL IMPACT:

There is no fiscal impact associated with this briefing.

RECOMMENDATION:

Staff recommends moving forward with the amendments to the Mahncke Park NCD once Section 35-335 of the UDC has been reviewed and updated as necessary. The process to amend the NCD will include both residential and commercial property owner input, stakeholder meetings, Zoning Commission review and recommendation, Neighborhoods and Livability Committee discussion, and City Council approval.