



City of San Antonio

Legislation Details (With Text)

File #: 17-3148

Type: City Code Amendments

In control: City Council A Session

On agenda: 5/18/2017

Title: An Ordinance amending Chapter 35 of the City Code, specifically 35.403 and 35-A101 of the Unified Development Code to provide weekly reports to registered neighborhood associations with a Neighborhood Conservation District and Historic District zoning overlay, regarding permit applications and/or preliminary plan review meetings for projects located within their respective Neighborhood Conservation District and Historic District. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services]

Sponsors:

Indexes:

Code sections:

Attachments: 1. CCR - Request to provide weekly NCD Permit Reports to registered Neighborhood Associations, 2. Table 403-1 Amendment NCD Reports and Definitions, 3. Draft Ordinance, 4. Ordinance 2017-05-18-0344

Date	Ver.	Action By	Action	Result
5/18/2017	1	City Council A Session	Motion to Approve	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICT(S) IMPACTED: All

SUBJECT:

Consideration of an Ordinance amending the Unified Development Code to Provide Weekly Neighborhood Conservation District (NCD) and Historic District (HD) Permit Reports to Registered Neighborhood Associations

SUMMARY:

Councilmember Trevino initiated a Council Consideration Request (CCR) for Development Services staff to provide weekly reports to registered neighborhood associations with an NCD zoning overlay, regarding permit applications and/or preliminary plan review meetings for projects located within their respective NCD.

BACKGROUND INFORMATION:

Currently there are 9 NCDs that have been approved by City Council within the following Council Districts:

- NCD-1: South Presa/South St. Mary's Street NCD located in Council District 1
- NCD-2: Alta Vista NCD is located in Council District 1
- NCD-3: Ingram Hills NCD is located in Council District 7
- NCD-4: Whispering Oaks NCD is located in Council District 9

- NCD-5: Beacon Hill NCD is located in Council District 1
- NCD-6: Mahncke Park NCD is located in Council District 2
- NCD-7: Jefferson NCD is located in Council District 7
- NCD-8: The Woodlawn Lake Area NCD is located in Council District 7
- NCD-9: The Westfort Alliance NCD is located in Council District 2

Currently Development Services Department (DSD) website lists weekly reports:

- For all business and residences that have received utility releases from CPS Energy.
- All commercial and residential plans submitted for processing.
- Building permits that have been granted and new businesses that have opened.

Since August 26, 2016 DSD has been providing, by email, weekly reports on commercial, residential, and sign permits within all NCDs to Council District 1. These reports are posted online on the Development Services website. The Council Office has been forwarding the report to the Neighborhood Association Presidents since that time.

Community Stakeholder input was conducted with several community meetings. Meetings were held on February 27, 2017 and March 11, 2017 with registered neighborhood associations as well as with the Development Process Task Force on March 10, 2017 to present the proposed amendments and seek input. All input was incorporated into the proposed amendments.

ISSUE:

DSD proposes to bring forward a UDC amendment to the notification procedures in Article 4 of Chapter 35 that will provide weekly notification to registered neighborhood associations presidents for permits and preliminary plan review meetings. Historic District permits will also be included in the list of permit notifications. All reports will be identified on DSD website and on the City Council websites.

Weekly notification will be in the form of an email of the link to the website where all reports are already displayed. The email will be a courtesy notice to the registered neighborhood associations. Failure to send or receive the notification will not restrict the issuance of the permit. To help clarify "Courtesy Notice" an amendment to Appendix A, Definitions, is proposed to define "Courtesy Notice". DSD is working with ITSD on a long term solution for technology options to have the reports sent automatically to the registered Neighborhood Association Presidents.

ALTERNATIVES:

Denial of the proposed amendment will result in no email notification to registered neighborhood associations.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends approval of the UDC amendment to the Notification Procedures in Article 4 and Appendix A, Definitions, to provide weekly email notification of permits and plan review meetings to presidents of registered neighborhood associations.

On March 27, 2017, the proposed amendments were presented to the Planning Commission

Technical Advisory Committee (PCTAC) and the PCTAC recommended the amendments move forward through the adoption process.

On April 4, 2017, Zoning Commission considered the proposed amendments and recommended approval.