City of San Antonio

Agenda Memorandum

File Number: 19-2404

Agenda Item Number: 14.

Agenda Date: 4/11/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:
Consideration of an Ordinance amending the Unified Development Code (UDC) to update Section 35-335 "NCD" Neighborhood Conservation District including amendments to "NCD-6" Mahncke Park Neighborhood Conservation District.

SUMMARY:
Council District 2 initiated a Council Consideration Request (CCR) for Development Services staff to update the Mahncke Park Neighborhood Conservation District.

BACKGROUND INFORMATION:
In March 2017, Council District 2 requested that the City of San Antonio review and update the "NCD-6" Mahncke Park Neighborhood Conservation District. The Governance Committee was briefed on this item on April 20, 2017, and recommended that staff move forward with the community input process to amend the Mahncke Park NCD. On March 19, 2019, Zoning Commission recommended approval of the proposed revisions. On March 20, 2019, the Comprehensive Plan Committee was briefed and recommended the proposed revisions move forward to City Council for consideration.

ISSUE:
The Mahncke Park NCD was created in 2008. In March 2017, Council District 2 submitted a CCR to amend the Mahncke Park NCD language to ensure guidelines protect the integrity of the design standards of the neighborhood. Since that time, the Mahncke Park neighborhood has experienced significant revitalization and interest from private and public investments resulting in increased awareness in flaws or gaps in the current NCD. Since October 2017, the Development Services Department has met with a Taskforce, comprised of property owners within the neighborhood, to identify areas of the Mahncke Park NCD that need amendments, while ensuring consistency with the character of the neighborhood.

A kickoff meeting was held in October 2017 to introduce the process and expectations of the taskforce members. From February 2018 through December 2018, DSD staff and the Mahncke Park NCD Taskforce met 12 times and developed proposed revisions to the NCD. A draft of the proposed revisions was presented at the Mahncke Park Neighborhood Association Meeting on January 15, 2019 and at a community meeting on

January 23, 2019.

Public Input Engagement:
Prior to the Kickoff Meeting, staff mailed an invitation to the kickoff to 880 property owners currently within the Mahncke Park NCD. Approximately 30 community members attended. A Taskforce was formed that included 19 primary members and 9 alternate members. To engage affected property owners throughout the process, DSD created a website in which all progress of the taskforce was posted, including proposed revisions discussed at every taskforce meeting, research conducted by staff and taskforce members, and final documents and presentations. During the Taskforce process, discussions were at times divided but consensus did occur on many proposed amendments including: lot size and coverage related to lot width, building size/massing, and garage placement. There were some major changes that did not have consensus and staff's assessment was not to recommend some of those proposed changes. Several other changes were minor and did receive support from the taskforce. Staff briefed the Neighborhood Association at their meeting on January 15, 2019 with over 40 community members in attendance. Staff mailed notices of the community meeting to all property owners. 65 community members were in attendance at the community meeting.

At the community meeting, staff presented the proposed standards related to all residential structures to address the development patterns that have concerned the neighborhood. Owners were given an opportunity to provide comment at the meeting and invited to send in their comments and feedback to staff by February 1st. Staff received 62 comments by email and 5 comment cards with varying recommendations, feedback and/or concerns. Additionally, a survey link has been posted on the website and is included in the SASpeakUp Website, to continue to engage the community. All comments received were posted to the website, including a summary document that has consolidated the input received.

At the February 19, 2019 Zoning Commission Meeting, staff presented an assessment and alternate recommendation of some of the taskforce recommendations and comments received by the community. Additionally, several members of the Taskforce spoke and provided their own recommendations of the proposed changes. Zoning Commission continued the consideration of the amendments to the Mahncke Park NCD to March 19, 2019 and requested another worksession on March 5, with the hopes that a consensus can be reached and a concise document with the staff recommendations be presented to the Commission. Staff reached out to the members of the Taskforce that attended the Zoning Commission meeting and presented the proposed staff recommendations. Both groups had minor clarifying revisions that were made at the meetings and a consensus was reached. This document was presented at the March 5 Zoning Commission worksession and presented at the Zoning Commission meeting on March 19. Zoning Commission recommended approval.

ALTERNATIVES:
Denial of the proposed amendments will result in the current standards remaining in place.

FISCAL IMPACT:

There are no additional fees being proposed with this proposed update to the Mahncke Park NCD. Building permit fees are already in place for construction.

RECOMMENDATION:

Staff recommends approval of the proposed revisions to the Mahncke Park Neighborhood Conservation District standards.