



City of San Antonio

Agenda Memorandum

Agenda Date: September 6, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

Consideration of an amendment to the City’s Unified Development Code, Chapter 35, Section 35-335(c)(C), Ingram Hills Neighborhood Conservation District (NCD-3) related to updating standards regarding fencing and carports.

SUMMARY:

Councilmember Ana Sandoval initiated a Council Consideration Request (CCR) for Development Services staff to update the Ingram Hills Neighborhood Conservation District.

BACKGROUND INFORMATION:

In June 2022, Councilmember Sandoval requested a review and update of “NCD-3” Ingram Hills Neighborhood Conservation District 3, at the prompting of the Ingram Hills Neighborhood Association. The original Neighborhood Conservation District (NCD) overlay and design standards were adopted in 2004.

ISSUE:

The scope of the proposed update for NCD-3 includes the standards for front yard fencing on properties zoned “R-20” Residential Single-Family District and “RE” Residential Estate District to align with current UDC restrictions. The current standards for the NCD restrict the height for front yard fencing to 4 feet tall, with required transparency ratio per the UDC. The Neighborhood Association submitted support to amend this regulation to align with current UDC restrictions that include fence regulations of 3-foot solid screen fencing or 5-foot predominately open or combined fencing.

Additionally, as a result of the update there would be an impact in the ability to enforce building materials for carports within their NCD area. In 2019, House Bill 2439 signed into law restrictions in the ability of a municipality to regulate the use, installation, or method of using building

materials. The current standards of the Ingram Hills NCD require construction of carports with materials that match the primary structure materials by 85% and does not allow metal supports. With the proposed update, this provision would no longer be enforceable. However, roof pitch requirements could remain and would be enforceable as it is not related to building materials.

There will be no change to the current base zoning districts or overlays within NCD-3.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within or within ½ a mile from a Regional Center, but within ½ a mile from the Bandera Premium Transit Corridor.

RECOMMENDATION:

Staff recommends Approval of the proposed updates to the Ingram Hills Neighborhood Conservation District.

972 Notices were Mailed; 15 received in Favor; 6 received opposed and Ingram Hills Neighborhood Association is in support.