CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST

TO:	Mayor & City Council
FROM:	Councilman Roberto C. Treviño, District 1
COPIES TO:	Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Martha G. Sepeda, Acting City Attorney; John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council
SUBJECT:	Modification of the Beacon Hill Neighborhood Conservation District Guidelines
DATE:	March 30, 2016

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the City Council:

An ordinance amending Section 35.335(c)E.NCD-5 of the City Code, the Beacon Hill Area Neighborhood Conservation District ("NCD-5"), to ensure that NCD-5 is adequately and accurately serving its intended purpose of promoting pedestrian-oriented streetscapes.

Brief Background

The NCD-5 text on page 19 states that "Buildings shall maintain a front setback between 0' and 10% of the median setback of adjacent structures and shall not exceed 25 feet" and that "Any structure constructed on a corner lot shall be within 10% of the median setback of its adjacent structures along the front and reverse front setbacks." Further, the NCD-5 text on page 19 states that "Maintaining the street edge [and] [a]voiding the typical suburban condition of street, sidewalk, parking lot, building is the primary goal of the setback requirements." The goal of NCD-5 is very clear: to promote a pedestrian-friendly streetscape and require "shallow setbacks that bring the buildings close to the street creating a street edge that is more inviting to the passer-by." The definition of "building" found in Appendix A of the Unified Development Code ("UDC"), and the interchangeable use of "building" and "structure" within NCD-5, presents a loophole by which the NCD-5 guidelines can be met in such a way that is contrary to their intended purpose. Therefore, I seek a code amendment codifying the requirement of a walled and enclosed building or structure with a full façade, expressly defined within the NCD-5 document and without further reference to the definitions found in Appendix A of the UDC, close to the street edge within the appropriate front setback. I further request that other related sections of the NCD-5 text be amended as necessary to address this concern.

Submitted for Council consideration by:

Councilman Roberto C. Treviño, District 1

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Supporting Councilmembers' Signatures (4 only)	District No.
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