



**Ingram Hills Neighborhood Conservation District**  
**Parcels With Qualifying and**  
**Non-qualifying Structures**  
 City of San Antonio



**Legend**

**Parcels With HCD Property**

**Parcels With Qualifying Structures**

**Parcels With Non-qualifying Structures**

**Streets**

**Water**

**Other**

**City of San Antonio**

**City of San Antonio Planning Department**

**Map & Information, 2002**

**Department of Planning**

**San Antonio, TX 78204**

**City of San Antonio**  
**Planning Department**  
**Map & Information, 2002**  
**Department of Planning**  
**San Antonio, TX 78204**

# CASE NO: Z2004123

## Staff and Zoning Commission Recommendation - City Council

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**Date:** September 09, 2004

**Zoning Commission Meeting Date:** August 03, 2004

**Council District:** 7

**Ferguson Map:** 580 D6

**Appeal:** No

**Applicant:** Owner

City of San Antonio Multiple Property Owners

**Zoning Request:** To establish a Neighborhood Conservation District 3 (NCD-3) Overlay  
An area bound by Callaghan Road and Bandera Road to the north, Benrus and Ridge Drive to the east, West Quill Drive and Ingram Road to the south, Callaghan Road to the west

**Property Location:**  
As per exhibit map

**Proposal:** To establish a Neighborhood Conservation District

**Neighborhood Association:** Ingram Hills Neighborhood Association

**Neighborhood Plan:** Woodlawn Hills/Ingram Hills Community Plan

**TIA Statement:** A traffic impact analysis is not required

### Staff Recommendation:

Approval. The Ingram Hills Neighborhood meets the requirements for a Neighborhood conservation District. The Neighborhood Conservation District (NCD) Program was developed in response to the 1997 COSA Master Plan Goals that suggested the City develop criteria for infill development, and the 1998 CRAG Report Recommendation to create and designate Conservation Districts. The Ingram Hills NCD Plan satisfies the program criteria, which notes the NCD Plan area must a) be a minimum of one block face, b) have a minimum of 75% of the land area improved at least 25 years ago and presently improved and c) possess one or more distinctive neighborhood features. Property owners within the Ingram Hills NCD have developed a set of design standards that address and protect their unique neighborhood conditions and values. These standards provide a level of certainty for both property owners and developers, when addressing infill development. The Neighborhood Conservation District will preserve, protect, enhance and perpetuate the value of the residential neighborhood.

### Zoning Commission Recommendation

Approval

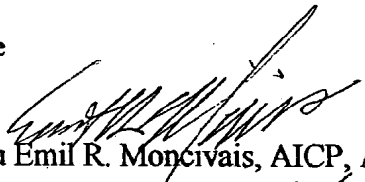

**CASE MANAGER :** Richard Ramirez 207-5018

### VOTE

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	1
<b>RECUSAL</b>	0

**CITY OF SAN ANTONIO  
PLANNING DEPARTMENT**

**Interdepartmental Correspondence**

**TO:** Roderick Sanchez, AICP, Assistant Director, thru Emil R. Moncivais, AICP, AIA   
**FROM:** Nina Nixon-Méndez, AICP, Planning Manager   
**COPY:** John Jacks, Planning Manager; Christine Vina, Special Projects Coordinator, file.  
**SUBJECT:** Request for agenda items for Zoning Commission meetings

**DATE:** April 22, 2004

I respectfully request the following items for upcoming Zoning Commission meetings and the associated requested captions for the Zoning Commission agendas:



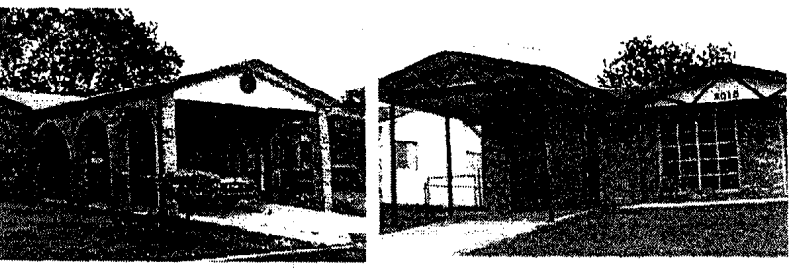
- 1) Zone case number for Ingram Hills Neighborhood Conservation District rezoning
- 2) May 4 – Work session – PowerPoint presentation providing summary of issues  
 Work session caption:  
 “Briefing on proposed NCD-3: Ingram Hills Neighborhood Conservation District”
- 3) May 18 - Zoning Commission meeting - Public Hearing caption: Public hearing and consideration of a resolution to recommend an ordinance amending chapter 35 of the City code by amending section 35-304 pertaining to “Official Zoning Map” to establish Neighborhood Conservation District 3 (NDC-3) Overlay District generally bounded by Callaghan Road and Bandera Road on the north, Benrus on the east, Ingram Road on the south, Callaghan Road on the west, and to provide for a Neighborhood Conservation Plan.”

Thank you for your consideration, and I look forward to hearing from you.

- Nina Nixon-Méndez  
 Planning Manager  
 Neighborhood and Urban Design  
 Division  
 Planning Department



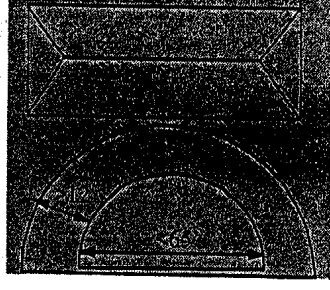

**INGRAM HILLS NEIGHBORHOOD AREA  
NEIGHBORHOOD CONSERVATION DISTRICT (NCD-3)**

**Design Standards**

ISSUE	RESIDENTIAL DESIGN STANDARD	ILLUSTRATIONS																					
Lot Size	Minimum lot size shall conform to the lot size designated by the zoning classification.																						
Front and Side Yard Setbacks	<p><b>PRIMARY STRUCTURE:</b> Minimum/maximum setbacks are based on zoning designation.</p> <table border="0"> <tr> <td>R4, RM-4</td><td>25' min. Front</td><td>10' min. Side</td></tr> <tr> <td>R5, RM-5</td><td>25' min. Front</td><td>10' min. Side</td></tr> <tr> <td>R6, RM-6:</td><td>25' min. Front</td><td>10' min. Side</td></tr> <tr> <td>NP-8:</td><td>25'-40' min.-max. Front</td><td>10' min. Side</td></tr> <tr> <td>NP-10</td><td>30'-40' min.-max. Front</td><td>10' min. Side</td></tr> <tr> <td>R20</td><td>50' min. Front</td><td>15' min. Side</td></tr> <tr> <td>RE</td><td>50' min. Front</td><td>15' min. Side</td></tr> </table> <p><b>ANCILLARY (non-dwelling) STRUCTURE:</b> The front facing facade of an ancillary structure, excluding carports, must be located within the rear 35% of the parcel.</p>	R4, RM-4	25' min. Front	10' min. Side	R5, RM-5	25' min. Front	10' min. Side	R6, RM-6:	25' min. Front	10' min. Side	NP-8:	25'-40' min.-max. Front	10' min. Side	NP-10	30'-40' min.-max. Front	10' min. Side	R20	50' min. Front	15' min. Side	RE	50' min. Front	15' min. Side	 <p>The illustrations for this section consist of four black and white photographs. The top-left photo shows a house with a large front yard and a tree. The top-right photo shows a house with a side yard and a tree. The bottom-left photo shows a house with a side yard and a tree. The bottom-right photo shows a house with a side yard and a tree.</p>
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Fences	<p>No fences shall be constructed within the front yard (and side yard, if corner lot) on parcels with residential zoning classifications other than R20 and RE.</p> <p>On parcels with an R20 or RE zoning designation, a four (4) foot tall fence may be constructed, with the required transparency ratio per the UDC.</p>	 <p>The illustrations for this section consist of two black and white photographs. The left photo shows a stone pillar and a fence. The right photo shows a fence in a yard.</p>																					
Carports	<p>Carports may be constructed within the required NCD-3 setback, but a carport must, at minimum, adhere to the setback standards established by the UDC. <i>(Property owners should reference deed restrictions regarding setbacks)</i></p> <p>All carports constructed must be constructed of materials that match the primary structure materials, at a minimum 85% match, in like proportion. The carport roof pitch must also match that of the primary structure. No metal pole vertical supports are allowed.</p>	 <p>The illustrations for this section consist of two black and white photographs. The left photo shows a carport attached to a house. The right photo shows a carport attached to a house.</p>																					

# NEIGHBORHOOD CONSERVATION DISTRICT (NCD-3)

## Design Standards

ISSUE	RESIDENTIAL DESIGN STANDARD	ILLUSTRATIONS																					
Paving, Hardscape Covering	<p><b>DRIVEWAY WIDTHS:</b> Driveway widths on parcels zoned R4, RM-4, R5, RM-5, R6, or RM-6 shall not exceed twenty-five (25) feet, and shall not interfere with a clear path of travel to the front entry.</p> <p><b>ADDITIONAL CURB CUT ENTRANCES:</b> Dual entrances on a single parcel must be separated by a minimum distance of forty (40) feet for a driveway width twelve (12) feet or less, or separated by a minimum distance of sixty-five (65) feet for a driveway width greater than twelve (12) feet. Additional paving (other than that of a front door walkway path, four (4") wide or less), is prohibited. <i>See front yard maximum impervious cover standard.</i></p> <p><b>STREET WIDTHS:</b> Existing street pavement widths (<i>with the exception of perimeter arterial roads</i>) and sidewalk/greenway components shall be maintained.</p> <p><b>IMPERVIOUS COVER:</b> The maximum total impervious cover, including the total front yard impervious cover requirement, is as follows:</p> <table border="0"> <tr> <td>R4, RM4:</td><td>75% Total</td><td>40% Front yard</td></tr> <tr> <td>R5, RM-5:</td><td>65% Total</td><td>40% Front yard</td></tr> <tr> <td>R6, RM-6:</td><td>65% Total</td><td>40% Front yard</td></tr> <tr> <td>NP-8:</td><td>35% Total</td><td>35% Front yard</td></tr> <tr> <td>NP-10:</td><td>35% Total</td><td>35% Front yard</td></tr> <tr> <td>R20:</td><td>25% Total</td><td>25% Front yard</td></tr> <tr> <td>RE:</td><td>20% Total</td><td>20% Front yard</td></tr> </table>	R4, RM4:	75% Total	40% Front yard	R5, RM-5:	65% Total	40% Front yard	R6, RM-6:	65% Total	40% Front yard	NP-8:	35% Total	35% Front yard	NP-10:	35% Total	35% Front yard	R20:	25% Total	25% Front yard	RE:	20% Total	20% Front yard	   
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Landscaping	<p>The neighborhood strongly supports the goals of the Tree Preservation and Landscaping Ordinances, in an effort to maintain the large expanses of green space and tree cover throughout the neighborhood. Property owners are encouraged to adhere to the Recommended Tree/Planting list, per the UDC.</p>																						

**Z2004123**

**ZONING CASE NO. Z2004123** – August 3, 2004

Applicant: City of San Antonio

Zoning Request: To establish a Neighborhood Conservation District (NCD-3) Overlay.

City staff represented this case.

Staff stated there were 1,106 notices mailed out to the surrounding property owners, 3 returned in opposition and 19 returned in favor and no response from Ingram Hills, Third World and Thunderbird Hills Neighborhood Associations.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Sherrill and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. An area bound by Callaghan Road and Bandera Road to the north, Benrus and Ridge Drive to the east, West Quill Drive and Ingram Road to the south, Callaghan Road to the west.
2. There were 1,106 notices mailed, 3 returned in opposition and 19 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, Avila, Stribling, Peel**

**NAYS: None**

**ABSTAIN: McAden**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.