

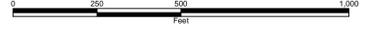
### Legend

- WO NCD Zoning Parcels
- WO NCD Boundary

Whispering Oaks Neighborhood Conservation District

# ZONING OVERLAY BOUNDARY MAP

City of San Antonio



**City of San Antonio**  
**Planning Department**  
 Neighborhood & Urban Design Division  
 Emil R. Moncivais, AICP, AIA  
 Director of Planning  
 Development and Business Services Center  
 1901 S. Alamo St.  
 San Antonio, TX 78205

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
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WHISPERING OAKS NEIGHBORHOOD  
CONSERVATION DISTRICT (NCD-4) DESIGN STANDARDS

FEATURE	RESIDENTIAL DESIGN STANDARD	CONFORMING / NON-CONFORMING ILLUSTRATIONS	
<p><b>Building Size / Massing</b></p>	<p>Minimum building sizes shall conform to standards noted in 'Whispering Oaks NCD Design Standard Matrix', which are determined by the geographic section of development as it historically occurred and are reflective of the current development standards generally recognized in this neighborhood.</p> <p>*Note: total floor areas of primary structure shall be calculated by measuring the dimensions of exterior walls exclusive of garages, open porches, patios or detached structures.</p>	 <p style="text-align: center;">Conforming</p>	 <p style="text-align: center;">Conforming</p>
<p><b>Lot Size</b></p>	<p>Minimum lot sizes shall conform to standards noted in 'Whispering Oaks NCD Design Standard Matrix', which are determined by the geographic section of development as it historically occurred and are reflective of the current development standards generally recognized in this neighborhood. Where the original required minimum lot sizes and dimensions for this area are numerically less than the requirements of the UDC or absent entirely, the UDC standards shall apply. Parcels shall not be aggregated for the purpose of building structures over two or more parcels. Parcels may be aggregated for the purpose of creating open space or park space whether public or private.</p>		
<p><b>Principal Elevation Features</b></p>	<p>Second Story additions shall include windows on facades, that are viewable from the street, in the same proportion as the existing structure's facades below the addition.</p> <p>Detached homes shall maintain an entry facing the front of the parcel.</p>	 <p style="text-align: center;">Conforming</p>	 <p style="text-align: center;">Conforming</p>
<p><b>Front and Side Yard Setbacks</b></p>	<p>Front Yard Setback: Minimum and maximum front setbacks shall conform to standards noted in 'Whispering Oaks NCD Design Standard Matrix', which are determined by the geographic section of development as it historically occurred and are reflective of the current development standards generally recognized in this neighborhood.</p> <p>Side Yard and Rear Setbacks: Where defined in 'Whispering Oaks NCD Design Standard Matrix' the side yard and rear setback will apply according to the matrix. Otherwise, the UDC applies per zoning category standards (generally 5'); except where zero lot lines exist, the opposite side must maintain 5' side setback .</p>		

WHISPERING OAKS NEIGHBORHOOD  
CONSERVATION DISTRICT (NCD-4) DESIGN STANDARDS

FEATURE	OPTIONAL RESIDENTIAL DESIGN STANDARD	CONFORMING / NON-CONFORMING ILLUSTRATIONS	
<b>Paving, Hardscape Covering</b>	Driveways must be constructed of concrete, asphalt or masonry materials, such as brick pavers, stone or any other material that is generally considered impervious. Driveways shall maintain a width no greater than the width plus 20% of the garage or carport opening.  No parcel shall contain more than 50% impervious cover in the front yard.	 Non-conforming	 Conforming
<b>Fences</b>	No fencing shall be allowed within the front yard. Chain link fencing shall be prohibited in this district.	 Non-conforming	 Conforming
<b>Building Materials</b>	All residential structures must maintain at least 75% masonry materials or masonry veneer (i.e. stucco, stone, brick, or other masonry unit material) on the first floor facades.	 Conforming	 Conforming

WHISPERING OAKS NEIGHBORHOOD  
CONSERVATION DISTRICT (NCD-4) DESIGN STANDARDS

<p><b>Garages / Carports</b></p>	<p>All residential properties shall maintain a carport or garage and must be sized for two standard sized cars. Carports shall be constructed of materials that match the primary dwelling structure's front façade in composition, size, proportion and location.</p>	 <p style="text-align: center;">Non-Conforming (Top) / Conforming (Bottom)</p>
<p><b>Recommended Signage:</b></p>	<p>Permanent signage on residential properties is not recommended in the district . Signage not requiring a permit in the front or side yards is recommended in the following amounts:          1 – Professional (Commercial) Sign per property not to exceed 1 s.f.. of signage area per side.           1 – Non-commercial (specifically- 'For Sale' / 'For Rent') per property not to exceed 5 s.f. of signage area per side.</p>	
<p><b>Temporary Structures</b></p>	<p>No temporary structures, such as greenhouses, portable tool sheds or portable carports or shade structures, are to be allowed within the district that are viewable from the street. Temporary structures shall be defined as structures that do not have a permanent foundation (whether a slab-on-grade, piers or piles, or post and beam) below grade that support a building structure.</p>	

WHISPERING OAKS NEIGHBORHOOD  
CONSERVATION DISTRICT (NCD-4) DESIGN STANDARDS

FEATURE	RESIDENTIAL DESIGN STANDARD	CONFORMING / NON-CONFORMING ILLUSTRATIONS
<b>OTHER REQUIRED DESIGN STANDARDS</b>		
Building Height, Number of Stories	None required per NCD; Unified Development Code standards apply	
Roof Line/Pitch	None required per NCD	
Off-street Parking/ Loading	None required per NCD; Unified Development Code standards apply	
Common Spaces	The common spaces, such as the swimming pool facilities, outdoor activity areas and tennis court facilities shall be exempt from the Whispering Oaks NCD standards contingent on perpetuation of the current use. Should the parcels where these facilities currently exist be used for residential land uses in the future, the residential design standards shall apply, using the standards of the geographic area closest to the common spaces and sharing the same type of residential development.	
FEATURE	NON-RESIDENTIAL DESIGN STANDARD	CONFORMING / NON-CONFORMING ILLUSTRATIONS
<b>NO NON-RESIDENTIAL STANDARDS ARE PROPOSED FOR THIS DISTRICT</b>		

WHISPERING OAKS  
NEIGHBORHOOD CONSERVATION DISTRICT (NCD-4) DESIGN STANDARDS MATRIX

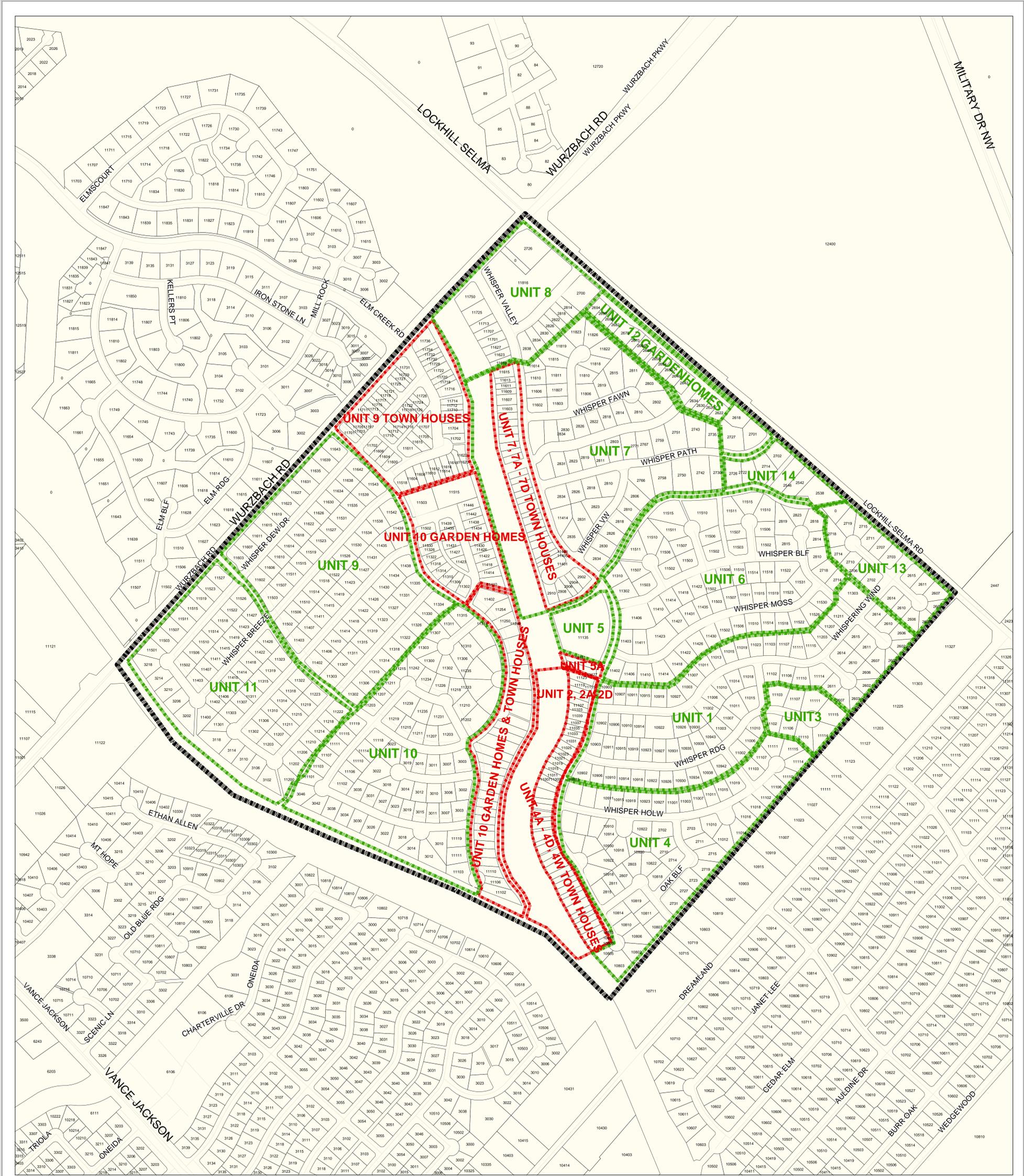
Whispering Oaks Geographic Location	Setback (ft.)				Building Size (sq. ft.)		Lot Dimensions		
	Front		Rear	Side	Floor Area		Area (sq. ft.)	Width (ft)	
	Min	Max	Min	Min	Min*	Max	Min	Min	
Whispering Oaks Unit 1, Lots 1-19 Block 1 NCB 14131, Lots 29-31 Block 1 NCB 14131, Lots 1-11 Block 4 NCB 14134, Lots 1-27 Block 5 NCB 14135, Lots 1-20 Block 6 NCB 14136, Lot 1 Block 7 NCB 14137	30	45	30	5 or 10***	1525 (1) / 1750 (2)		8600	75	***10' side setback only applies to parcels having a side street or corner lot condition
Whispering Oaks Unit 2 Lots 39-46 Block 2 NCB 14132	30	45	25	**	1525 (1) / 1750 (2)		8600	75	
Whispering Oaks Unit 10 Lots 10-32 Block 17 NCB 15077, Lots 1-8 Block 18 NCB 15078, Lots 41-60 Block 19 NCB 15079, Lots 1-27 Block 22 NCB 15082	20	45	15	5	1700 (1) / 1850 (2)		7200	40	
Whispering Oaks Unit 10 Lots 46-50 Block 23 NCB 15083, Lots 67-76 Block 23 NCB 15083	20	40	6	0 or 10	1500 (1) / 1600 (2)		5000	40	
Whispering Oaks Unit 10 Lots 1-14 Block 26 NCB 16473, Lots 34-45 Block 23 NCB 15083	20	40	6	**	1500 (1) / 1600 (2)		5000	40	
Whispering Oaks Unit 11 Lots 1-40 Block 19 NCB 15079, Lots 1-14 Block 20 NCB 15080, Lots 1-12 Block 21 NCB 15081	20	55	15	5	1800 (1) / 2000 (2)		7200	40	
Whispering Oaks Unit 12 Garden Houses Lots 56-73 Block 10 NCB 14140	10	50	12* (*or 0 where rear alleys are present)**		1450 (1) / 1600		3000	20	UDC Min Lot Size / Dimension apply
Whispering Oaks Unit 13 Lots 52-59 Block 1 NCB 14131, Lots 47-56 Block 7 NCB 14137	20	55	15	5	1800 (1) / 1900 (2)		7000	40	
Whispering Oaks Unit 14 Lots 57-62 Block 7 NCB 14137	25	100	15	5	1800 (1) / 1900 (2)		7000	40	
Whispering Oaks Unit 2 A Townhouses, Lots 56-60, Block 2 NCB 14132	20	30	15	**	1550 (1) / 1600 (2)		2500	25	UDC Min Lot Size / Dimension apply
Whispering Oaks Unit 2 B Townhouses, Lots 61-66, Block 2 NCB 14132	20	30	15	**	1550 (1) / 1600 (2)		2500	25	UDC Min Lot Size / Dimension apply

WHISPERING OAKS  
NEIGHBORHOOD CONSERVATION DISTRICT (NCD-4) DESIGN STANDARDS MATRIX

Whispering Oaks Geographic Location	Setback				Building Size		Lot Dimensions		
	Front		Rear	Side	Floor Area		Area	Width	
	Min	Max	Min	Min	Min*	Max	Min	Min	
Whispering Oaks Unit 3, Lots 20-27 Block 1 NCB 14131; Unit 4, Lots 32-51 Block 1 NCB 14131, Lots 1-7 Block 2 NCB 14132, Lots 1-20 Block 3 NCB 14133, Lots 12-24 Block 4 NCB 14134	30	45	15	5	2000 (2); Unit 4-1525 (1) / 1750 (2)		8600	75	
Whispering Oaks Unit 4A Townhouses Lots 67-72 Block 2 NCB 14132	20	30	15	**	1550 (1) / 1600 (2)		2500**	25**	UDC Min Lot Size / Dimension apply
Whispering Oaks Unit 4B Townhouses Lots 74-83 Block 2 NCB 14132	20	30	15	**	1550 (1) / 1600 (2)		2500**	23**	UDC Min Lot Size / Dimension apply
Whispering Oaks Unit 4C Townhouses Lots 84-86 Block 2 NCB 14132	20	30	15	**	1550 (1) / 1600 (2)		2500**	25**	UDC Min Lot Size / Dimension apply
Whispering Oaks Unit 4D Townhouses Lots 93 and 94 Block 2 NCB 14132	20	30	15	**	1450 (1) / 1600 (2)		2500**	23**	UDC Min Lot Size / Dimension apply
Whispering Oaks Unit 4E Townhouses Lots 95-97 Block 2 NCB 14132	20	30	15	**	1450 (1) / 1600 (2)		2500**	23**	UDC Min Lot Size / Dimension apply
Whispering Oaks Unit 4W Townhouses Lots 77-92 Block 2 NCB 14132	20	30	15	**	1450 (1) / 1600 (2)		2500**	23**	UDC Min Lot Size / Dimension apply
Whispering Oaks Unit 5A Townhouses Lots 54-55, Block 2 NCB 14132	20	30	15	**	1550 (1) / 1600 (2)		2500**	25**	UDC Min Lot Size / Dimension apply
Whispering Oaks Unit 6 Lots 21-36 Block 6 NCB 14136, Lots 3-32 Block 7 NCB 14137, Lots 1-26 Block 8 NCB 14138	30	45	15	5	1525 (1) / 1750 (2)		2000**	20**	UDC Min Lot Size / Dimension apply
Whispering Oaks Unit 7 Lots 33-44 Block 7 NCB 14137, Lots 1-40 Block 10 14140, Lots 1-8 Block 9 NCB 14139	30	50	15	5	1700 (1) / 2000 (2)		8600	70	
Whispering Oaks Unit 7 Townhouses Lots 16-23 Block 11 NCB 14141	10	30	15	5	1450 (1) / 1600 (2)		2000**	20**	UDC Min Lot Size / Dimension apply
Whispering Oaks Unit 7 Townhouses Lots 4-7, Block 11 NCB 14141	20	30	15	5	1450 (1) / 1600 (2)		2500**	23**	UDC Min Lot Size / Dimension apply

WHISPERING OAKS  
NEIGHBORHOOD CONSERVATION DISTRICT (NCD-4) DESIGN STANDARDS MATRIX

Whispering Oaks Geographic Location	Setback				Building Size		Lot Dimensions		
	Front		Rear	Side	Floor Area		Area	Width	
	Min	Max	Min	Min	Min*	Max	Min	Min	
Whispering Oaks Unit 7D Townhouses Lots 98-102 Block 2 NCB 14132	20	30	12	**	1450 (1) / 1600 (2)		2500**	23**	UDC Min Lot Size / Dimension apply
Whispering Oaks Unit 8 Townhouses Lots 44 and 41 Block 10 NCB 14140, Lot 50 Block 11 14141	25	**	**	**	No Minimum Bldg Size		**	**	UDC Min Lot Size / Dimension apply
Whispering Oaks Unit 9 Lots 1-11 Block 13 NCB 15073, Lots 1-22 Block 14 NCB 15074, Lots 1-21 Block 15 NCB 15075, Lots 1-19 Block 16 NCB 15076, Lots 1-9 Block 17 NCB 15077	30	45	15	5	1700 (1) / 2000 (2)		8600	70	
Whispering Oaks Unit 9 Lots 3-31 Block 23 NCB 15083, Lots 1-21 Block 24 NCB 16317, Lots 1-14, Block 25 NCB 16318	10	30	12	5	1450 (1) / 1600 (2)		2000**	20**	UDC Min Lot Size / Dimension apply
					* Note: (1) refers to single story structure and (2) refers to two story or split-level structures.				** Where Minimum Lots Areas, Lot Widths and Setbacks are less than the UDC requirements or absent entirely, the UDC standards shall apply per the appropriate base zoning category.



**Legend**

- Restrictive Covenants Coverage
- Restrictive Covenants Coverage Mixed Residential Uses
- WPC NCD Boundary



**Whispering Oaks Neighborhood Conservation District**  
**Design Standards**  
**Geographic Coverage**  
**City of San Antonio**



Data Source: City of San Antonio Enterprise GIS, Bearcat Metro 911, Bearcat Appraisal District  
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 Director of Planning

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 1901 S. Alamo St.  
 San Antonio, TX 78205

44

AN ORDINANCE 100480

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS TO ESTABLISH NEIGHBORHOOD CONSERVATION DISTRICT 4 (NCD-4) OVERLAY DISTRICT GENERALLY BOUNDED BY LOCKHILL-SELMA ROAD TO THE NORTHEAST, WURZBACH ROAD TO THE NORTHWEST, UNION PACIFIC RAILROAD RIGHT-OF-WAY TO THE SOUTHWEST AND THE NORTHWEST PARCEL LINES OF PARCELS THAT FRONT DREAMLAND TO THE SOUTHEAST, LOCATED IN THE WHISPERING OAKS NEIGHBORHOOD, AS DESCRIBED HEREIN AND TO PROVIDE FOR A NEIGHBORHOOD CONSERVATION PLAN.

\* \* \* \* \*

WHEREAS, the Neighborhood Conservation District Overlay District is provided for in Chapter 35-335 of the Unified Development Code; and

WHEREAS, a Neighborhood Conservation District Zoning Overlay may be instituted to preserve, protect, enhance and perpetuate the value of unique and distinctive residential neighborhoods or commercial districts; and

WHEREAS, on July 26, 2001, the Planning Director accepted an application submitted by the Whispering Oaks Neighborhood Association to develop a Neighborhood Conservation District Zoning Overlay to be located in the Whispering Oaks neighborhood area, hereafter described as Neighborhood Conservation District 4 (NCD-4); and

WHEREAS, the Neighborhood Conservation District 4 (NCD-4) was identified and initiated pursuant to a neighborhood petition process, involving affirmative responses to proceed, from more than 51% of affected property owners; and

WHEREAS, Neighborhood Conservation District 4 (NCD-4) satisfies the designation criteria of Chapter 35-335 (b) because:

- (1) it contains a minimum of one block face (all the lots on one side of a block);
  - (2) at least 75% of the land area in the proposed district was improved at least 25 years ago, and is presently improved;
  - (3) it possesses distinctive features that create a cohesive identifiable setting, character or association;
- and

WHEREAS, a Neighborhood Conservation District Plan was developed, and all property owners within the proposed district were afforded the opportunity to participate in drafting the Neighborhood Conservation District Plan; and

WHEREAS, the Zoning Commission on November 16, 2004 held a public hearing allowing parties in interest and citizens an opportunity to be heard and recommended that Neighborhood Conservation District 4 (NCD-4) be approved by the City Council; and

WHEREAS, the City Council aims to preserve, enhance, and perpetuate the value of this distinctive neighborhood;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning map, of the City Code of San Antonio, Texas, is amended so that it shall include the following described change of zoning classification of the following property:

**CASE NO. Z2004259**

The rezoning and reclassification of property to designate a "Neighborhood Conservation District 4 (NCD-4)" on the property described as follows:

Beginning at the intersection of the centerlines of Wurzbach Road and Lockhill-Selma Road;

Thence, following the centerline of Lockhill-Selma Road southeast to the intersection with a line perpendicular to the centerline of Lockhill-Selma Road and extended from the rear parcel lines of properties, specifically described as NCB 11670, Block 1, Lots 1-26, fronting Dreamland;

Thence, following the rear parcel lines of properties, specifically described as NCB 11670, Block 1, Lots 1-26 southwest to its intersection with the centerline of Union Pacific Railroad Right-of-Way;

Thence, following the centerline of Union Pacific Railroad Right-of-Way northwest to its intersection with the centerline of Wurzbach Road;

Thence, following the centerline of Wurzbach Road northeast to the point of beginning at the intersection of the centerlines of Wurzbach Road and Lockhill-Selma Road.

Such tract being more particularly described in EXHIBIT "A" attached hereto and incorporated herein for all purposes.

**SECTION 2.** The Neighborhood Conservation Plan that provides design standards for Neighborhood Conservation District 4 (NCD-4) is hereby approved. The Neighborhood Conservation Plan is more particularly described in EXHIBIT "B" attached hereto and incorporated herein for all purposes.

**SECTION 3:** All other provisions of Chapter 35, as amended shall remain in full force and effect, including the penalties for violations as provided in 35-335 (g) and Section 35-491.

**SECTION 4:** The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

**SECTION 5:** This ordinance shall become effective immediately upon passage if passed by eight or more votes; otherwise, this ordinance shall become effective March 6, 2005.

**PASSED AND APPROVED** this 24<sup>th</sup> day of February, 2005.



M A Y O R

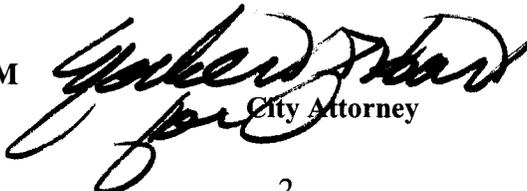
EDWARD D. GARZA

ATTEST



Leticia N. Vazquez  
City Clerk

APPROVED AS TO FORM



City Attorney

# Agenda Voting Results

**Name:** 4H.

**Date:** 02/24/05

**Time:** 03:25:25 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE NUMBER Z2004259: The request of City of San Antonio, Applicant, for Multiple Owners, for a change in zoning to establish Neighborhood Conservation District No. 4 (NCD-4) Overlay on property generally bound by Wurzbach Parkway on the northwest, Lockhill-Selma Road on the northeast, Dreamland on the southeast and the Union Pacific Railroad right-of-way on the southwest. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 8)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
JOEL WILLIAMS	DISTRICT 2		x		
RON H. SEGOVIA	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4	Not present			
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
CARROLL SCHUBERT	DISTRICT 9	Not present			
CHIP HAASS	DISTRICT_10	Not present			
MAYOR ED GARZA	MAYOR		x		