



MAHNCKE PARK

Neighborhood
Association

Established 1979

P.O. BOX 6544

SEPTEMBER 2022

THIS MONTH'S MEETING

Attend this month's meeting on September 20 at 7pm and learn about proposed changes to the waterway in Mahncke Park from the SA River Authority. Also hear updates from the SA Police Department.

**TUESDAY, SEPTEMBER 20, 7PM
LION'S FIELD CENTER, 2809 BROADWAY**

PALETA PARTY A GRAND SUCCESS!

Our back-to-school paleta party was much fun. Neighbors and families gathered in the comfortable shade of oaks and mesquites in Mahncke Park across from Lamar Elementary to enjoy delicious, frozen paletas from El Paraiso. There was plenty of visiting, tree-climbing, cornhole competition, and music to help beat the heat. Thanks to Naz Caporale of Claremont Avenue for sponsoring and promoting the event – thanks also to MPNA board members Ruth Rodriguez/Thorman Place, Josh Godwin/Allensworth Street, and Valerie Jeannin/Eleanor Avenue for organizing the event.

YOUR NEIGHBORHOOD IS CHANGING

Observant neighbors have noticed construction work at the NW corner of Carnahan Street and Catalpa Ave., across the street from both Chipotle Grill and Blue Grass Lawn Pocket Park. The project will add multiple residential units to the site. The unique, pebble-exterior duplex at 207-209 Catalpa adjacent to the construction site is proposed for demolition.

MAHNCKE PARK COMMUNITY GARDEN UPDATE

The Mahncke Park Community Garden on Funston Place is delighted to welcome five new gardeners for the fall. Each will receive one of the raised planting beds for the season. Fall planting is starting this month. If you, your family, or someone you know is interested in acquiring a bed for spring, send name and contact information to mpcgarden78209@gmail.com in order to be placed on the wait list.

Thanks to Che' Salone who recently completed new signage identifying the various areas of the garden. Please note that the raised beds closest to Funston Place are assigned beds and are not for public picking. However, neighbors are welcome to pick ripe fruits and vegetables located in the beds behind the large live oak tree.

The MPCG will be hosting a San Antonio Neighbors Together (formerly National Night Out Against Crime) event on Tuesday, October 4 at 6pm. Refreshments will be served. Come out and meet your neighbors! Hope to see you in the garden.

SHORT TERM RENTALS RAISE CONCERNS

The Tier One Neighborhood Coalition (T1NC), <https://t1nc.org>, is a group of over 50 neighborhoods within and around Loop 410. T1NC works on issues such as demolitions, zoning and land use, neighborhood resources, homeless and displacement. T1NC sponsored a meeting with the City's Dept. of Development Services to be updated on proposed amendments to the City's Uniform Development Code. T1NC had proposed a number of amendments, including some addressing short term rentals (STR). AirBnB is a popular STR.

STRs are residential dwelling units (house, apartment, condominium or accessory building) where sleeping areas are rented overnight for less than 30 days. There are two types of STRs, Type 1 is the primary residence of the owner, Type 2 is not occupied by the owner. Operators of STRs are required to get a city permit and pay Hotel Occupancy Tax.

There is no density limitation on Type 1 STRs; that is, every house on a street may operate as a short term rental if every house is the primary residence of the owner. Type 2 STRs are limited to not more than 12.5% per blockface (defined as one side of the street between intersections). Beyond this limit, a person seeking to legally operate a Type 2 STR must seek a variance from the City's Board of Adjustment.

Some neighborhoods are concerned about the increasing number of Type 2 STRs, which may be accompanied by noisy and disruptive behavior, increase in trash, parking issues and loss of affordable long term rental housing. In addition to Type 2 STRs with city permits, some feel there are many illegal Type 2 STRs - that is those operating without a required city permit. STR permits can be seen on the "One Stop Zoning Map" on the Department of Development Services website.

Citizens may report a suspected unpermitted STR by calling 311, going online to 311.sanantonio.gov or emailing DSDShortTermRentals@sanantonio.gov (include property address and an active listing from Airbnb, VRBO or Homeaway).

WRETCHED DROUGHT CLAIMS CYPRESS TREES

Multiple cypress trees in Mahncke Park have died as a result of this year's unusually dry weather. Most of the cypress trees in the park were planted alongside the waterway as part of park improvements funded by the City's 2007 bond issue. The handsome, native trees added diversity to the park and their striking reddish-brown foliage in late fall was a pleasure to see.

Note: Average SA rainfall from January-August is 21". This year's rainfall from January-August was 7.21".

VOLUNTEERS KEEP YOUR NEIGHBORHOOD STRONG

In addition to the work of Area Captains and Block Captains distributing monthly newsletters, some newsletters are mailed – mostly to elected officials, but also to individuals that choose to pay for this service. In many cases these are former neighbors wishing to keep up with goings on in Mahncke Park.

Beginning in 2020, Morgan Price has faithfully & promptly mailed the MPNA’s monthly newsletters. He is stepping aside from his role this month. Thank you, Morgan, for dedicating your time and attention to detail to this effort on behalf of the MPNA.

Susan Geery of Natalen Street has taken over mailing the MPNA’s monthly newsletters. Thank you and welcome, Susan. We appreciate your willingness to dedicate your time on behalf of our neighborhood!

YOUR TAX \$\$\$ AT WORK, PART 2,104,172,323.a

A “Saturday Code Enforcement Hot Line” at 210-207-2633 has been established by the City. The Hot Line will be answered every Saturday (except holidays) from 8am – 4pm. The Hot Line is intended for violations commonly seen on weekends such as illegal garage sales, illegal signs, construction work without permits, front yard parking and right-of-way obstructions.

YOUR TAX \$\$\$ AT WORK, PART 2,104,172,323.b

Is there a pothole in the street? It’s easy to fix.

1. Report it to 311 and write down the case number.
2. Call the District 2 office at 210-207-0950 and tell them your case number.
3. Public Works will typically fill in the pothole within 2 business days.

SAN ANTONIO NEIGHBORS TOGETHER, OCTOBER 4

San Antonio Neighbors Together, formerly known as National Night Out Against Crime, is an event focused on fostering local police-community relationships, connecting neighborhoods with key city departments, providing crime prevention tips, and enabling the opportunity for everyone to get more involved in their neighborhoods and community. The MPNA is encouraging neighbors to participate by hosting their own events and registering them with the SA Police Dept.

www.sanantonio.gov/sapd/Neighbors-Together#300014298-events

Host a bike ride, a BBQ, a school supply drive, & more!

MPNA BOARD OF DIRECTORS

Valerie Jeannin, Eleanor Avenue, President
Ruth Rodriguez, Thorman Place, Vice President
Josh Godwin, Allensworth Street, Treasurer
Liz Kish, Natalen Street, Secretary
Stephen Amberg, Allensworth Street
Kahlyne Fletcher, Pershing Avenue
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PUBLICATION NOTE

The printing of this newsletter is supported by the Circle School, 217 Pershing Ave. thecircleschool.org

LIONS FIELD ADULT CENTER – 210-207-5380

Lion’s Field Adult Center is a city-owned property at 2809 Broadway, which is open M-F, 8am – 9pm (on Fridays close at 5pm) and is managed by the SA Parks Dept. Upcoming events include:

Annual Art Show & Open House.

Friday, Sept. 16 from 1pm – 2:30pm. Enjoy the beauty of the Lions Field annual art show. Members from all City Parks Dept. senior centers may participate by bringing up to two artworks to Lions Field on Sept. 12 or 13. Works will be displayed through Sept. 30.

Bargains on Broadway.

Saturday, October 8 from 8am – 2pm. Rummage sale to be held in parking lot, Lions Field Adult Center.

SICLOVIA IS BACK ON SEPTEMBER 25, 10AM – 2PM

Siclovia is a free, family friendly event that closes city streets for four hours, turning them into a safe place to enjoy walking, biking, exercise classes, activities for youth, treats for pets, and food trucks. Siclovia will begin at Maverick Park near Broadway & Jones Ave., then head south. For a map and more info, visit ymcasatx.org

SAN ANTONIO POLICE DEPARTMENT

SAPD Officer Juan Hernandez patrols our neighborhood. He attended last month’s MPNA meeting and reported homeless persons gaining access to the former Picante Grill (now vacant) at 3810 Broadway is a recurring problem. Officer Hernandez reminded neighbors to ALWAYS lock their car doors to deter burglary by nefarious persons.

Officer Juan Hernandez’ duty hours are M-F, 7am-3pm. Contact him regarding concerns of illegal activity or to request a “patrol by” of your property while out of town.

Juan.hernandez3@sanantonio.gov

210-218-6939, cell

210-207-7413, Central Substation, SAFFE Office

2022 MAHNCKE PARK NEIGHBORHOOD ASSOCIATION MEMBERSHIP REGISTRATION

Membership is open to homeowners, renters, property owners, businesses or anyone having an interest in our area. Dues are \$10 per household & \$5 for retired neighbors per year. Non-resident dues are \$20 to help cover postage costs.

Name	
Address	
City, State, zip code	
Email address	
Phone	
Type membership	Regular____, Retired____, Nonresident____

Mail completed form & payment to:
MPNA, PO BOX 6752, SAN ANTONIO, TX 78209