

MAHNCKE PARK

NEIGHBORHOOD
ASSOCIATION
ESTABLISHED 1979



JUNE 2023

THIS MONTH'S MEETING

This month's meeting will feature Michael Amezcuita, Chief Appraiser for the Bexar County Appraisal District. He will provide helpful information and insights regarding the role of the appraisal district – in particular, key steps property owners should take to minimize their tax burden. Attending this meeting could save you \$\$\$.

JUNE 20, 7pm, LION'S FIELD CTR, 2809 BROADWAY

CARNAHAN STREET FESTIVAL

Carnahan Street residents are hosting a block party on Saturday, June 17, from 5-10 pm, and they have generously extended an invitation to all Mahncke Park residents. This family & pet-friendly gathering will occur in the 300 block of Carnahan Street. Live music and food trucks will be featured. Bring your own beverages and lawn chairs to enjoy the summer fun. NOTE: Vehicles are to be off Carnahan Street between Avenel and N. New Braunfels from 5-10 pm June 17.

CITY COUNCIL ELECTION RESULTS

District 2 City Councilman Jalen McKee-Rodriguez was re-elected to a second two-year term on May 6. McKee-Rodriguez received 4,895 of the 8,735 votes cast. By winning 56% of the votes, he avoided a runoff. Of the other nine candidates on the ballot for the District 2 position, Denise Gutierrez received the second-greatest number of votes with 1,281.

YOUR TAX \$\$\$ AT WORK, PART 2,108,244,087.g

According to the City's Public Works Dept., the "microsurface preservation treatment" to N. New Braunfels Avenue from Eleanor Avenue to Burr Road has not received an application of striping, crosswalks, and bike lanes due to "a combination of letting the microsurface cure and recent rainfall." The pavement work was completed in April at a cost of \$205,322.31.

NEW AREA CAPTAIN

Kali Kurth of Natalen Avenue is the new Area Captain for the delivery of the MPNA's monthly newsletter. Starting this month, she will be one of three Area Captains distributing newsletters to Block Captains. Thanks for stepping up to support our neighborhood and the MPNA newsletter, Kali!

We appreciate Jocelyn Ponce serving as Area Captain until her family's recent relocation. Her volunteer spirit and hard work to promptly deliver newsletters made our neighborhood stronger and better informed.

INDEPENDENCE DAY, TUESDAY, JULY 4

1. Plans are underway to create a July 4th parade – watch Mahncke Park's social media for details.
2. SA Country Club will host a fireworks display shortly after sunset on July 4.

KEVIN THE NEIGHBORHOOD BLUE PEACOCK

Kevin was a common sight in central Mahncke Park, often seen and heard in the yards on Pershing Avenue, Queen Anne Court, and Elmhurst Avenue – perhaps most frequently east of N. New Braunfels Avenue. But he enjoyed wandering and poking about the 300 block of Pershing Avenue, too, where the young children on that block were fond of Kevin, at a respectful distance and supervised by their parents. The kids in the 500 block of Elmhurst are credited with naming him, and the Adelman's even captured him and provided Kevin shelter during December's bitter freezing weather – very generous as blue peacocks are native to tropical India and Sri Lanka. In recent months, Kevin became a frequent visitor to the Botanical Garden, and photos of him were featured in the Garden's social media.

Unfortunately, on May 4, at the Botanical Garden, during the peacock mating season, a child got inside Kevin's comfort zone and cornered him, and Kevin objected. Soon after, another child from the same family also approached Kevin with the intention of petting the large blue bird. In both cases, there were pecking injuries that warranted treatment. The Botanical Garden officials called Animal Care Services, who captured and removed Kevin. Neighbors visited Kevin behind bars, where he reportedly became quite popular with Animal Care staff members. Soon after, he was relocated to Wildlife Rescue & Rehabilitation's sanctuary in Kendalia. A staff member there remarked on Kevin's substantial size. Then Wildlife Rescue connected with Signor Vineyards in Fredericksburg. They had room for him with their other peacocks in a lovely, natural setting, and he is again able to roam free as he did in Mahncke Park. He was released there May 16. A neighbor recently visited and reported it is an amazing property and an excellent home for Kevin.

Before Kevin's final placement, the residents of the 300 block of Pershing were upset that he had been taken away and organized a sign campaign with beautiful artwork by resident Alejandro Perez-Signini. Multiple signs saying "Don't Mess with Kevin" and "Hands Off Our Pecker - #Free Kevin" continue to adorn yards around the neighborhood.

Kevin received a tribute in the form of a haiku generated by artificial intelligence with Jose Salinas at the controls.

In garden's embrace,
Kevin's beauty catches eyes.
Cruelty tarnishes.

NEIGHBORHOOD CONSERVATION DISTRICT, PART 2

In the April newsletter, we described the planning process that resulted in the Mahncke Park Neighborhood Conservation District (NCD) in 2008 and its update in 2019. The NCD is a zoning overlay district which imposes standards in addition to zoning and building code requirements on new construction and additions/renovations to existing structures. The purposes of an NCD include "to protect and strengthen desirable and unique physical features, design characteristics and recognized identity and charm" of a neighborhood. In this Part 2, we will summarize some of the major standards in the NCD.

Curb Cuts There shall be no more than one curb cut (for a driveway) in each 75 feet of lot frontage.

Carpports Temporary carpports are not permitted.

Fences New front yard fences may not be chain link and may not exceed 4 feet in height.

Lighting New lighting shall not project light onto neighboring use or property. New lighting fixtures on overhead poles shall not exceed 15 feet in height.

NCD Standards Regarding New Construction, Additions & Accessory Buildings

Building Size and Massing New residential structures cannot exceed 50 feet in width (within 10 feet of the front façade). They must be separated from single family structures on separate lots by not less than 10 feet.

Building Height New single-family residential structures may not exceed 35 feet in height.

Building Setbacks Front setback must be within 5' of the median setback of structures in the block face.

Building Materials No requirements, except new accessory buildings.

Front Walkways Are required on new construction.

Porches/Transition Space On new construction, front transition spaces (porch, stoop, alcove, court or nook) are required.

Windows On new construction, front façade windows and doors must be between 20% and 50% of the façade.

Roof "Roofs for additions or repair shall match the pitch, configuration and style of the existing structure." There are no standards on material or color.

Driveways New residential structures must have a driveway that leads past the front façade of the principal dwelling. It does not apply to lots less than 35 feet in width or 110 feet in depth.

Parking For single and two-family dwellings parking for a minimum of 2 vehicles per dwelling shall be required.

Garages, Carpports When a garage or carport entry faces in the same direction as the front façade of the principal dwelling, the garage or carport shall be detached from the principal structure and located behind the principal dwelling. These standards do not apply to lots less than 35 feet in width or 110 feet in length.

New accessory structures larger than 400 square feet shall match the primary structure in terms of exterior building materials, window materials, size and proportion, and roof pitch. The overall size of the new structure shall be limited to no more than 40% of the gross floor area of the principal residential structure's footprint.

Thanks to George Grimes of Parland Place for preparing Parts 1 & 2 of the NCD summary.

LION'S FIELD CENTER, 2809 BROADWAY

Lion's Field Center is operated by the SA Parks Department and offers a variety of classes, including art, music, and exercise. Call 210-207-5380 to learn more.

Lion's Field has become an extremely convenient and popular location for early voting in elections.

SAN ANTONIO POLICE DEPARTMENT

SAPD Officer Juan Hernandez patrols our neighborhood. Officer Juan Hernandez' duty hours are M-F, 7am-3pm. He regularly attends the MPNA's monthly meetings and provides information regarding illegal activity. Contact him regarding concerns 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

SAN ANTONIO CODE COMPLIANCE

The Code Enforcement Officer for our area of San Antonio is Cynthia Santana. She regularly attends the MPNA's monthly meetings and is responsive to concerns from within our neighborhood.

Cynthia.Santana@sanantonio.gov

210-394-2544, Development Services Dept.

2023 MPNA BOARD OF DIRECTORS

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Email info@mahnckepark.org

NEWSLETTER EDITORS

Carlynn Ricks

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PUBLICATION NOTE

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

THIS MONTH'S NEWSLETTER SPONSOR

Your long time neighbor Patricia Bordelon, a Doctor of Physical Therapy with over 27 years of experience is pleased to offer you Physical Therapy in the comfort and privacy of your own home. Call, text, or email her at 210-386-1007 or ncptherapy@gmail.com to schedule an appointment.

We appreciate Patricia Bordelon's sponsorship of this month's newsletter and encourage neighbors to support our sponsors and area businesses.

IT IS EASY TO PAY YOUR ANNUAL MEMBERSHIP

The adjacent QR code to MPNA PayPal enables you to pay easily & electronically. Doing so supports the monthly newsletter & Mahncke Park activities. Thanks

