

Monticello Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



MPNA is a 501(c)3 Nonprofit Organization

November / December 2022

GENERAL ASSEMBLY MEETING

Nov 28th 7:00PM
Grace Presbyterian Church
950 Donaldson

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MEET THE NEIGHBORS

By Jan Peranteau



Frank Rodriguez and Linda Smith

Linda Smith and Frank Rodriguez closed on their quaint stone bungalow in August and jumped right into life in Monticello Park. One of their first big events was Halloween and dressed in full Hulk and Skeleton Face, they passed out candy on their front porch. And a busy night they had with princesses, ghosts, action heroes and witches parading the street.

Coming from the Dripping Springs area, where they owned 7 acres, life moved at a slower pace. "I liked it but Frank got antsy. He is a musician and there wasn't much

of that there. We had to go to Austin or another town to hear music." "What kind of music?" the reporter wondered. "We like jazz. Frank went to Burbank High School, played drums in the band, and has continued with it. He's played at clubs in Austin as well as San Antonio." So, after living in Dripping Springs 18 years, they decided to build a home on 3 acres of the property and sell the remaining 4 acres complete with a house on that part of the land. But the summer was so hot. They had 4 dogs and when Frank's daughter, Lucrecia, invited them to come into town

PRESIDENT'S MESSAGE

Neighbors,

Please join us for our next General Assembly meeting at Grace Presbyterian Church at 950 Donaldson Avenue on Monday, November 28th, 7:00 pm. We will be sharing updates on upcoming street and alley improvements, traffic mitigation concerns, and drainage, as well as electing the 2023 MPNA Board. Per MPNA bylaws, elections are held during the November General Assembly meeting and voting privileges are extended to all members who have paid their dues by January 31st. A listing of those eligible to vote will be available at the meeting.

During our September General Assembling meeting, a representative from Public Works attended to listen to concerns about traffic, speeding, and accidents that kept occurring at the same intersections. MPNA had previously requested and been turned down by Public Works to make those intersections four-way stops. In mid-October, members of the MPNA Board met with representatives from Public Works to share concerns in greater detail. We provided nearly five years of documentation on prior efforts to address the problem, to include copies of 311 reports, crash data, and photographs. We requested a holistic traffic study to fully evaluate traffic volume and patterns for the entire Monticello Park Historic District, not just the MPNA boundaries. We also asked that SAISD engage in these studies since much of the traffic is generated by our neighborhood schools. To date, we have not received any updates on what steps Public Works has taken to initiate these studies; however, we anticipate an update prior to our next General Assembly meeting.

A reminder about short-term rentals. STRs must be permitted in order to operate; an ADU, such as a casita, cannot be used as an STR unless the home is owner-occupied. There are limits to the number of Type II (non-owner/operator occupied) STRs allowed on a single block face. Although most of the STRs in our community are registered, in compliance with the City's ordinance, and respectful of surrounding neighbors, we are aware of an increase in the number of non-permitted STRs, as well as repeat violators operating in the neighborhood. Why should this matter to you? The revenue collected from the HOT is used to fund arts and cultural programs within the city, to include historic preservation. If you suspect an STR is operating without a permit, you can contact 311 by phone or online. To report a noise or parking concern, please call the SAPD Non-Emergency at 210-207-7273.

Thank you to all the neighbors who joined us for Neighbors Together last month and to everyone who has helped make trick-or-treating in Monticello Park a fun and spooky tradition! See you at the November General Assembly meeting.

President	Drea Garza
Vice President	Gary Hudman
Secretary	Pamela Carpenter
Treasurer	Larissa O'Connors

Board Members	Robin Foster Bianca Maldonado David Guerrero Tom Simmons Tony Sanchez
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Editor	Sabrina De La Rosa
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AD PRICING INFORMATION

Visit monticelloparkna.org

MPNA

P.O. Box 100315
San Antonio, TX 78201

BoardMPNA@gmail.com

HELPFUL PHONE NUMBERS

District 7 Council Office	210-207-7044
SAWS	210-424-7097
CPS	210-353-2222
Officer Vincent Cano	210-207-0803 (Cell) 210-394-1398
SAPD, West Substation	210-207-7420
SAPD, Non-emergency	210-207-7273
SAISD Truancy Office	210-223-2360
VIA Transit	210-362-2020
Code Compliance	311
Animal Control	311
Office of Historic Preservation	210-215-9274
Historic Building Enforcement Officer	report@sapreservation.com

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[Facebook.com/groups/MonticelloParkNA](https://www.facebook.com/groups/MonticelloParkNA)

MEET THE NEIGHBORS, CONTINUED FROM PAGE 1

and stay with her on Thomas Jefferson, while the construction took place, they said, “Yes”. At any rate, fate intervened. Walking back from HEB one day, Linda passed a house on Club that caught her eye. It had a “For Sale” sign out front and Linda was intrigued. Coincidentally, Lucrecia, had just gotten her real estate license so Linda asked her to investigate it. Suddenly life changed gears and Frank and Linda thought about how nice it would be to live near Lucrecia and be back in San Antonio again. Frank had grown up here, gone to school at Trinity University and Linda went to St. Mary’s for a degree in political science and a master’s degree from Our Lady of the Lake Worden School of Social Work. A new plan was formed. With Lucrecia’s help they got the house.

Now comes the hard part—getting things the way you want them. Linda wants the yard green. She waters with a sprinkler on her watering day. “I don’t care so much about particular plants; I just want green.” Lantana lines the walkway and Crown of Thorns plants sit on stone pedestals on the porch. A Fall wreath casually hangs on another pedestal to welcome guests. There is a front porch swing with white demask pillows that invite visitors to have a seat. Porch chairs make gathering outside in the evening a natural. “Only one problem,” says Linda, “It’s the mosquitoes. They seem to be everywhere.” She goes inside to get bug spray and the conversation continues. “They are attracted to light and there are lots of lights in San Antonio. “We didn’t have them much in Dripping Springs.”



Linda Smith

“I like this house. I like watching all the neighbors walking their dogs around the pocket park. It is a good place to be.”

Being retired, what leisure activities do they enjoy? “We just purchased E-bikes. Our first adventure was riding to Woodlawn Park—around the lake and back. There are so many trails in San Antonio. We want to explore them, but our big objective is to ride all the Mission trails.” The couple will be celebrating their 50th wedding anniversary soon. “We were married at Mission Estrada 48 years ago.” How will they celebrate their 50th? “We really haven’t thought that much about it. But I think we might do something in conjunction with Mission Estrada.” She said they had also toured state parks in their RV. “But that involves a lot of planning and work. With the E-Bike, it just has to be charged and you are ready to go.”

As for their family—there are 7 children between them. She had 3 small children when they married. He had one daughter. We adopted one child, and we had 2 children together. Linda announced proudly, “Six out of the 7 children have master’s degrees.”

As the evening comes in Linda reflects, “I like this house. I like watching all the neighbors walking their dogs around the pocket

SHORT TERM RENTALS (STRS)

<https://www.sanantonio.gov/DSD/Resources/Short-Term-Rental>

The Monticello Park Neighborhood Association has received many calls about the operation of short-term rentals in the community and we felt it would be beneficial to share information published by the City on STRs. Operating a STR requires obtaining a permit from the City and for the property owner to report/pay HOT tax monthly, HOT tax funds Historic Preservation and the Arts. A part of the City's STR permit process requires a 24-hour point of contact and a list of the properties within MPNA with permits and their 24 hour contacts are listed below.

DEFINITION AND TYPES OF SHORT TERM RENTALS

An STR is a residential dwelling unit, apartment, condominium, or accessory dwelling (refer to Sec. 35 - 101A) where sleeping areas are rented overnight to guests for less than 30 consecutive days (but not less than 12 hours).

There are two types of STRs permits:

- Type 1- primary residence of the owner or operator resides on the property and rents a room or accessory dwelling unit
- Type 2 - property is not occupied by owner or operator and the house is rented. Accessory Dwelling Units are not allowed to be rented short or long term if the property is not owner occupied.

WHERE AND HOW MANY ARE ALLOWED

STRs are allowed in any residential zoning district and in districts with established residential use..

The ordinance uses a "blockface," or one side of the street between intersections, in the calculations done to determine (the density) how many STRs are allowed.

- Type 1 - no density limitation
- Type 2 - allowed by right, up to 12.5% of units on blockface Only one is allowed by right on a blockface or multi-family unit.

Once the density limit is reached, a special exception for a permit is needed from Board of Adjustment and surrounding properties and MPNA are notified. **To see where permitted STRs are currently located**, use our <https://gis.sanantonio.gov/DSD/OneStop/Index.html> Expand and click on the "One-Stop" layer, click and expand the "Development", and click on "Short Term Rentals." Make sure to "zoom in" in order to view icons.

Permitted STRs in MPNA:

	Address	Permit Type	Permit Issued To	Emergency Contact #
<div style="border: 1px solid red; padding: 5px;"> (1) NEW and not operating/ advertising on a platform (2) One apartment may be used for a STR (3) Accessory Dwelling Unit may operate as a STR </div>	125 Leming Dr. (3).....	Type I.....	Juan Morin.....	469.528.5105
	228 Quentin Dr.	Type I.....	Ed Buys.....	210.224.2349
	314 Quentin Dr.	Type II.....	Alexandra Lowe.....	904.501.9695
	247 Club Dr.	Type II.....	Sudharmi Martin.....	210.982.9000
	130 Club Dr.	Type I.....	Patrick Putze.....	210.288.9370
	211 Mary Louise Dr.	Type II.....	Robert Varela.....	815.210.2533
	222 Mary Louise Dr. (1).....	Type II.....	Natalie Holzem.....	214.212.9159
	255 Mary Louise Dr. (1).....	Type I.....	Liza Negron.....	210.241.5356
	222 Furr Dr.	Type I.....	Michele English.....	210.705.3584
	354 Furr Dr.	Type I.....	Richard Weik.....	512.748.2609
	511 Furr Dr (2).....	Type II.....	Daniel Kang.....	210.672.3343
	342 Donaldson Ave	Type II.....	David Garza.....	281.408.9756
	344 Donaldson Ave	Type I.....	David Garza.....	281.408.9756
	440 Donaldson Ave (1)	Type II.....	Angela Sanchez.....	210.306.6747

ENFORCEMENT

All short term rentals are required to have a permit. Once a call is logged into the 311 system, the complaint is forwarded to the Code Enforcement Section and an inspection will take place within 3 days. A 14-day notice will be issued for an observed violation. If the violation has not been corrected at the time of reinspection, a citation is issued for up to \$500 per day the property remains in violation of the STR ordinance.

REPORTING A SUSPECTED UNPERMITTED STR

- **Call 3-1-1** and report a violation for a short term rental operating without a permit
- **Go online to** <https://311.sanantonio.gov/services> choose "Property Maintenance & Construction" and select "Short Term Rentals Permit"
- **Email:** <https://www.sanantonio.gov/DSD/About/Contact-Us?sendto=DSD-STR> Include the property address and, if possible, the active listing as shown on the advertising website (like Airbnb, VRBO, Homeaway).

REPORTING PROBLEM WITH A STR

To report a problem with an existing STR, here are a few helpful numbers:

- **Noise - 210.207.SAPD (7273).** Obtain case number and email to: <https://www.sanantonio.gov/DSD/About/Contact-Us?sendto=DSD-STR>
- **Trash** – Call 3-1-1
- **Parking - 210.207.SAPD (7273)** for street parking concerns, blocking driveways, parking on private property, parking too close to intersections, and parked vehicles impeding traffic on city streets.
- **24 hr. contact** - To access, please go to the Build SA: <https://aca.sanantonio.gov/CitizenAccess/Default.aspx>
 - Click on "Land Development" and input the STR Permit number in the "Application Number" Field, Click "Search", Click on "More Details" and look under "Related Contacts"

CONGRATULATIONS TO LUCY LU, GATO BELLO DE MONTICELLO 2022!

By Katrina Cook

Kittiana served as Gato Bello de Monticello 2021 and increased awareness about being watchful for cats while driving slowly in the neighborhood. She is now relinquishing her title to Lucy who will serve as Gato Bello de Monticello 2022. Gail Collins feeds several colonies of feral cats in the neighborhood. In 2017, when visiting a colony, a very small and very vocal cat at the colony kept following her. She brought her home and when her friend Ressie met the cat, she fell in love with her beautiful blue eyes and started calling her Lucy Lou. Ressie had recently lost a cat, but her husband, Charlie said no more cats. He believed that Paddy Cat, Draco (a Maine Coon), Max (a Collie), and Finn (a Golden Retriever), were enough pets in the house for the time being. However, since Ressie kept talking about Lucy and her blue eyes, Charlie finally decided to surprise her with Lucy as an early Christmas present. Lucy brightens the O'Connors' Christmas tree every year by being the prettiest ornament on the tree. During the rest of the year,



Lucy likes sleeping on the top of the antique stove and hanging out with Charlie. Lucy wants to remind all the humans in the neighborhood to take care of ferals and even adopt one into your home. An adopted stray cat could be the gift that gives forever, for both the cat and the humans!

FREDERICKSBURG ROAD FIRST PAVED IN 1927

History Corner By Gary Hudman

Today we are so accustomed to large interstate freeways and asphalt or concrete roads, that most of us can only image the early days of the automobile, when many roads were mostly dirt. The development of our neighborhood happened alongside the adoption of the automobile as a family's main form of transportation, and during the 1920s, many roads throughout San Antonio were not yet paved. Our original homeowners must have been quite happy when the city made plans to pave the main road leading to our area.

That thoroughfare was Fredericksburg Road, the route between San Antonio and its namesake town about 70 miles north of our city. For most of its history, Fredericksburg Road was a dirt and gravel road, but the city, state, and county began paving efforts as the automobile became more prevalent, and neighborhoods along its route, such as ours, benefited greatly. Here is a picture of Fredericksburg Road just north of San Antonio in 1921...nothing but dirt and gravel.

In March 1927, the city of San Antonio opened bids to pave part of Fredericksburg Road in asphalt, from its origin at Five Points northwest to Trinity Street. Trinity Street was at the current intersection of Fredericksburg Road and I-10, so Trinity is essentially today's access road.

One month later, the State of Texas was making plans to widen its portion of Fredericksburg Road to 100 feet, starting at the city limit near North Drive and proceeding 10 miles north to Leon Springs. In a strong act of solidarity and cooperation, those landowners along the route voted unanimously to deed the necessary land to the state and move back their fence lines to accept the newly widened road. The state would

pave that portion in asphalt but would also build a parallel gravel roadway. The news stories did not go into details, but perhaps that was in preparation for future lanes.

Then just two months later, in June 1927, the city began paving the remainder of its portion of the road, starting at Martinez Creek, near the Knowlton Dairy (now Oak Farms) and proceeding to the city limit at North Drive. That work was completed on September 26, 1927, in just 15 weeks, an amazing, record pace!

Just five days after completion of the new paving, the neighborhoods in the Woodlawn District celebrated by closing a portion of the new road and having a street dance! A committee chaired by local real estate developer C.M. Furr planned the event, which included band and orchestra music, speeches by local officials, and other "specially arranged festivities."

The street dance was held between Elmendorf and Donaldson, in front of what was called the Parkmoor Community Building, a large, block-long Spanish Revival building housing a grocery store, a tailor, a fruit stand, and the Parkmoor Drug Store. Half of this building still stands at 1909 Fredericksburg Road. Sadly, the second half was demolished many years ago.

What an exciting night that must have been, when residents of our neighborhood danced the night away celebrating their good fortunes to finally have a paved road to travel to and from their new houses. Anyone up for a new street dance in 2027, the 100th anniversary of the paving?



View of unpaved Fredericksburg Road, 1921 photo: TXDOT

NEIGHBORS TOGETHER AND HALLOWEEN



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Monticello Park
Neighborhood Association

invites you to our

Holiday PARTY

December 17, 2022

Hosted by Wayne Ehrisman

402 "Merry Louise" Drive

7 PM

Please bring a side dish,
dessert, or your favorite
beverage to share

