



Mahncke Park NCD Update Comments Summary

Number of Comments	Category	Comments
31	Lot Size/Coverage	2.1.6 The "primary street" should simply be defined as "the street a property is addressed on."
31	Driveways/Front Walks	2.5 & 2.6 Multiple dwellings should be allowed multiple driveways and multiple front walks. Driveways can expand behind front façade.
31	Trash Receptacles	2.8.2 Apartment dumpsters to be allowed by street. Leave old language but remove "new independent waste containers"
31	Lighting	2.9 Remove "Light trespass"
31	Lot Size/Coverage Building Height and Principal Elevation Features	2.1.1.2, 3.2.2 & 3.4.4 Should only apply to single family residential only
31	Building Materials	3.3.1 Specify "This rule does not apply when replacing all the siding on a structure"
31	Principal Elevation Features	3.4.2 Remove
34	Principal Elevation Features	3.4.6 Replacement windows of any material. Allow window size to be adjusted.
31	Garages/Carports	3.6.1 – 3.6.4 Do not mandate detached garages and port cocheres
31	Garages/Carports	Language to address nonconforming driveways, parking pads...
31	Lot Size/Coverage	Boundaries subdividing the NCD north of Parland Place should be adjusted to north of Pershing
31	All	NCD should only govern street view. No restrictions beyond street facing façade
13	All	Housing concerns
13	All	Remove all multifamily from NCD design standards
10	Lot Size/Coverage	2.1.1.1 Except for the following streets east of North New Braunfels: Pershing, Queen Anne Court, Elmhurst and Parland Place; when combining lots 30'-0" or less in width, minimum re-platted lot widths shall be not less than 35'-0".
10	Lot Size/Coverage	2.1.1.2 Maximum lot width shall be seventy-five (75) feet.
10	Lot Size/Coverage	2.1.2 NA to determine median per block
10	Landscaping	2.2 Remove landscaping
10	Parking	2.4.1 & 2.4.2 Language adjustments
10	Parking	2.4.3.2 change from 36' to 20' behind facade
10	Parking	2.4.3.3 change from 45' to less than 35' in width
10	Parking	2.4.5 Porte cocheres can be flush with façade
10	Driveways	2.5.1 Driveways to extend 20 feet behind façade
10	Driveways	2.5.5 Existing driveways and curb cuts may be repaired and replaced
10	Trash Receptacles	2.8.1 waste containers for multifamily behind primary structure and screened
10	Building Size/Massing	3.1.1 drops side setback to 5 feet
10	Building Size/Massing	3.1.2 5 or more units drops to 15 foot separation
1	Lot Size/Coverage	Request to change dividing line from Parland Place to including Funston
1	Building Materials	3.3.1 Allow the entire replacement of siding. Allows flexibility
1	Other	Recommendation to rezone Funston to protect it from MF

Public Meeting and Comments:

- Received 5 comment cards at meeting with various recommendations
 - 4 comments received by email from the same residents

- 62 comments received by email (3 primary letters received)
 - 31 of same letter from residents
 - Multiple driveways
 - Trash refuse up front
 - Allow varying window replacement

 - 13 of same letter from residents
 - Removal of all multifamily standards from NCD

 - 10 of same letter from residents
 - 8 pages of recommendations

 - 8 other independent comments from residents
 - Window replacement
 - Support of revisions
 - Mixed comments
 - Concerns
 - Questions