



Mahncke Park NCD Design Standards Update Summary

Timeline:

- October 26, 2017: Kickoff Meeting
 - Taskforce - 19 Members and 8 Alternates comprised of property owners from the neighborhood, which includes developers
- February 2018 to December 2018: 12 Taskforce Meetings
- January 15, 2019: Presentation to the Mahncke Park Neighborhood Association
- January 23, 2019: General Public Meeting (65 in attendance. February 1 deadline for comments.)
- February 5, 2019: Zoning Commission – Briefing
- February 19, 2019: Zoning Commission - Consideration
- March 2019: Comprehensive Planning Committee
- March 21, 2019: City Council Consideration

Background of CCR and Concerns with the NCD:

- March 1, 2017: Councilmember from Council District 2 initiated a Council Consideration Request (CCR) for Development Services staff to review and possibly update Section 35-335 (c) F, Mahncke Park “NCD-6” to ensure that the NCD is aligned with the intended goals to preserve and protect the integrity of the neighborhood.
- Mahncke Park is seeing significant revitalization and interest from private and public investments resulting in increased awareness in flaws or gaps in the current NCD.
- Neighborhood has concerns with the development of homes on 25 foot width platted lots. Garages become the prevalent feature in these developments. The neighborhood would like to see driveways that lead to the rear of the property to a detached/attached garage.
- Developers would like to provide this option, however, the Mahncke Park NCD replat constraints require a minimum of 50 foot width lot. Many of these 25 foot width lots are partly owned by two different owners and cannot be replatted to meet the minimum. This requires a variance.

Summary of Recommended Updates to the NCD Design Standards:

- Several standards were proposed by the Taskforce with more than a majority of support. These include building height, parking, and dumpster screening for multifamily developments.
- Some standards were recommended to remove as they are unenforceable as no permits are required for review or the UDC addresses these standards and they are not needed to conserve certain features. These include landscaping and mailboxes.
- Some standards were recommended to allow for repair or replacement to maintain such as driveways, front walks, roofs, and fencing.
- The standards below are highlighted as major changes. Some of these proposed revisions did not have consensus among the Taskforce for changes and staff does not recommend changes to these standards. For other proposed revisions, staff recommends the proposed changes as it will address the issues that resulted in this review process.

Current NCD Categories	Taskforce Proposed Revision Highlights
<ul style="list-style-type: none"> • Lot Size/Coverage 	<ul style="list-style-type: none"> • Proposed changes decrease the minimum 50 foot width for a replat to 35 feet for properties south of Parland Place and all lots East of New Braunfels. • Establishes a maximum width of 75 feet • Defines the measurement for the front setback. Measurement will be from front façade to the front of curb, inside of the sidewalk or property line, whichever is more consistent.
<ul style="list-style-type: none"> • Lot Size/Coverage (Front Setback) 	<ul style="list-style-type: none"> • Modifies median front setback from 5 Ft to 8 Ft of median block-face. • Proposed revisions that applies the median setback only if a minimum of 5 existing single family residential structures on the block-face.
<ul style="list-style-type: none"> • Building Size/Massing 	<ul style="list-style-type: none"> • Allows single family residential dwelling structures to extend in width (exceed 50 feet in width) 10 feet of the front façade. • Applies the 80 foot width restrictions for multifamily developments only to properties north of Parland and west of New Braunfels. • Maintains minimum width separations between structures on adjacent lots, but now allows development to meet the minimum 5 foot side setback if the adjacent structure is non-conforming and less than 5 feet.
<ul style="list-style-type: none"> • Garages, Carports, Accessory Structures and Accessory Dwellings 	<ul style="list-style-type: none"> • Proposed revisions to placement of garages or carports if facing the same direction as the front façade of the principal dwelling that removes requirement to be detached and behind the principal structure. Proposed language that allows placement behind the principal dwellings forward most architectural feature. • Proposed revisions to modify requirement that garages not visible from the street be placed not less than 36 feet behind the front façade. Allows placement equal to or greater than 20 feet behind the front façade. • Modified exemption language for lots less than 45 feet in width to 35 feet in width to correspond with the proposed revisions to the minimum lot width requirements when replatting. • Recommended changes to the building materials for vertical supports or structure materials of porte cocheres that now requires a match to the primary structures. No longer allows materials matching primary structure placement and profile.