MAHNCKE PARK NEIGHBORHOOD CONSERVATION DISTRICT (NCD) 6

Zoning Commission
Public Hearing
NCD Update
February 19, 2019

BRIEFING

1. BACKGROUND
2. PROCESS
3. PROPOSED RESIDENTIAL STANDARDS
4. NEXT STEPS
BACKGROUND

Mahncke Park NCD created in 2008
- Significant revitalization and interest from private and public investments resulting in increased awareness in flaws or gaps in the current NCD

Council Consideration Request (CCR) in March 2017
- Sponsored by Councilman Alan Warrick (CD2)
- To amend Mahncke Park NCD
  - Ensure guidelines protect the integrity of the design standards of the neighborhood

NEIGHBORHOOD CONSERVATION DISTRICTS (NCD)

Purpose:
- Protects
- Empowers to define unique characters and features
- Promotes compatible infill development
- Allows fair, objective and administrative review process
- Proactive tool for planning

Does not:
- Require property owners to rehabilitate existing structures to conform to standards
- Enforce deed restrictions
- Change underlying base zoning of properties
- Prevent demolition
NINE CURRENT NEIGHBORHOOD CONSERVATION DISTRICTS (NCD)

An NCD is:
- A zoning overlay classification
- Addresses appropriateness of new construction and renovations through enforceable design standards

Taskforce created to identify areas of concern
- Working since Oct. 2017 with:
  - Neighborhood Stakeholders
  - 19 regular members and 9 alternate members

Amendment process:
- Meetings:
  - 13 Taskforce meetings
  - 2 Neighborhood Association meetings
  - 1 Public meeting
Changes to Article 3 of the Unified Development Code (UDC)

- Code Amendment process
- Final amendments made to NCD standards
  - No affect on commercial development

Affects design standards only
- Does not affect:
  - Zoning
  - NCD boundaries

PROPOSED RESIDENTIAL DESIGN STANDARDS

- Lot Size/Coverage
- Landscaping
- Utilities
- Parking
- Driveways
- Sidewalks and Front Walkways
- Fences and Walls
- Front Yard Structures

CURRENT RESIDENTIAL DESIGN STANDARDS

- Lighting
- Building Size/Massing
- Building Height
- Building Materials
- Principal Elevation Features
- Roof
- Garages, Carports, Accessory Structures and Accessory Dwellings
NCD DESIGN STANDARDS – OVERVIEW

Discussed all 15 sections of design standards
- Several standards received majority support such as
  - Building Height
  - Parking
  - Dumpster Screening for Multifamily
- Standards removed
  - Landscaping
  - Sidewalks
  - Trash refuse placement for single family residential
  - Mailbox placement
  - Lighting wall packs

NCD DESIGN STANDARDS – OVERVIEW

- Standards were recommended to allow repair or replacement to maintain existing
  - Driveways
  - Front walkways
  - Roofs
  - Fencing

Example

2 Vehicle Driveway
2.1.1. Minimum re-platted lot widths for lots north of Parland Place and west of New Braunfels Ave, shall not be less than fifty feet (50'-0") measured at the lesser of the lot width parallel to the plane of the front facade of the proposed principal dwelling or at the lot frontage adjacent to the primary street.

2.1.1.1 When combining or aggregating lots south of Parland Place and all lots east of New Braunfels Ave, minimum re-platted lot widths shall not be less than thirty five feet (35'-0").
Major Changes – Lot Size/Coverage

2.1.1.2 Maximum lot width for any re-platted parcel with a single-family or multi-family use shall be seventy-five (75) feet.

2.1.2. The front setback shall be within 5' 8"-0” of the median setback of developed lots for the block face

Staff does not recommend changes to the front setback requirements. Changing to 8 feet of the median now creates a 16 foot variation across the block-face.

To calculate the median block setback, arrange the setbacks in order:
12, 14, 16, 18, 20, 20, 24
\[
\text{(18 + 20)} / 2 = 19 \text{ (±5 ft)}
\]

For new construction, the setback in this example shall be between 14 and 24 feet. Going to 8 feet increases the range in this example between 11 and 27 feet.
2.1.2. continued
The median setback shall only apply when there are a minimum of 5 existing single family structures on the block-face.

Staff does not recommend changes to only apply the median setback if a minimum of 5 existing single family residential structures on the block-face. Could alter the variation of the setback based on use. May result in increased costs to the applicant/homeowner to certify this requirement.
2.1.3. For corner lots the front setback from the secondary or side street shall be within five eight feet (5' 8"-0") of the median setback of developed lots for that secondary or side street block-face.

Staff does not recommend changes to the front setback requirements. Changing to 8 feet of the median now creates a 16 foot variation across the block-face.

To calculate the median block setback, arrange the setbacks in order: 12, 14, 16, 18, 20, 20, 20, 24
(18 + 20) / 2 = 19 (+/- 5 ft)

For new construction, the setback in this example shall be between 14 and 24 feet. Going to 8 feet increases the range in this example between 11 and 27 feet.

3.1.1. Residential Single family or multifamily dwelling structures with 4 or fewer units shall not exceed 50 feet in width within 10 feet of the front facade and shall be separated from other single family structures, on separate lots, by not less than 10'-0".

Note: Lot size and setbacks will dictate design
3.1.1. continued

Should the adjacent single family structure have a non-conforming side setback of less than 5 feet, the setback shall be a minimum of 5 feet.

Major Changes – Building Size/Massing (4 or fewer units)

New construction would now meet Unified Development Code standards of 5 feet

3.1.2. Multi family structures with 5 or more units shall not exceed 80 feet in width (80 foot width restriction only for properties located north of Parland and west of New Braunfels), and shall be separated from adjacent structures, on separate lots, by at least 20'-0".

Major Changes – Building Size/Massing (5 or more units)
**NCD DESIGN STANDARDS – OVERVIEW**

**Major Changes – Building Size/Massing (5 or more units)**

3.1.2. continued

*Should the adjacent residential structure have a non-conforming side setback of less than 5 feet, the setback shall be a minimum of 5 feet.*

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**NCD DESIGN STANDARDS – OVERVIEW**

**Major Changes – Building Size/Massing (5 or more units)**

3.1.3. *Existing multi-family structures with 5 or more units which are separated from adjacent structures by less than 20'-0" may be replaced with new multi-family structures with 5 or more units and shall be separated from adjacent structures by not less than the original separation and must meet a minimum 5' side setback.*
3.6.1.1. When garage or carport entry faces in the same direction as the front façade of the principal dwelling, the garage or carport **shall be behind the principal dwellings forward most architectural feature.** be detached from the principal structure and located behind the principal dwelling.

Staff *does not* recommend changes to garage or carport placement if facing the same direction of the front façade. With the changes to the lot minimum requirements, detached garages can be accommodated. Additionally, the proposed language that allows placement behind an architectural feature allows the garage one inch behind an eave overhang.
3.6.1.2. All other garage doors or carports not visible from front facade may be integrated or attached but shall be located greater than or equal to 20'-0" behind the vertical plane of the front facade of the principal dwellings. When garage doors or carport entry face perpendicular to the direction faced by the front facade, garages and carports may be integrated or attached but shall be located not less than 36'-0" behind the vertical plane of the front facade of the principal dwellings.

3.6.1.3. Standards 3.6.1.1 and 3.6.1.2 do not apply to existing lots less than or equal to 110'-0" deep or existing lots less than or equal to 35'-45'-0" wide.
NCD DESIGN STANDARDS – OVERVIEW

Major Changes – Garages, Carports, Accessory Structures & Accessory Dwellings

3.6.3. Porte-Cocheres shall maintain the same roof-pitch as the principal structure’s roof when attached to single story structure, or Porte-Cocheres may be placed underneath a portion of the second story living spaces when attached to multistory structures. Vertical support or structural elements of porte-cochères shall match the exterior materials of the primary structure in scale, proportion, placement and profile.

Staff does not recommend changes to building materials as it removes flexibility for replacement or renovations.

NCD DESIGN STANDARDS – PUBLIC ENGAGEMENT

- Mail
  - 880 Property Owners
  - Kickoff Meeting: 30 in attendance
  - Community Meeting: 65 in attendance
  - Zoning Commission Meeting
- Website
  - Developed website to track all progress of Taskforce
  - All documents posted to allow for continuous input throughout the process
- Presentations
  - Neighborhood Association Meeting – January 15, 2019
    - Over 40 in attendance
  - Community Meeting– January 23, 2019
NCD DESIGN STANDARDS – COMMENTS

• Comments received by February 1, 2019
  • 5 comment cards received at meeting
  • 62 comments received by email
  • Some comments received request exemptions to NCD based on use or base zoning.
    • Staff does not recommend these changes as it will create disparities based on use.
    • Some comments received that NCD should only govern street view.
      • Staff does not recommend as placement of structures in rear yard, such as detached garages, is a character that should be regulated
• SA Speak Up Survey
  • 43 Received to date
    • Emailed out to 124 recipients
    • Mailed with Notice to 880 property owners
    • Development Services Department website
    • SA Speak Up web page

NCD DESIGN STANDARDS – Lot Size / Coverage

<table>
<thead>
<tr>
<th>Comments Received</th>
<th>Staff Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Define primary street</td>
<td>Do not recommend. Address dictates the primary street a property fronts on. Not necessary to define.</td>
</tr>
<tr>
<td>Maximum Lot Width should only apply to single-family</td>
<td>Do not recommend. Could create McMansions.</td>
</tr>
<tr>
<td>Minimum Replat Width: Parland Place boundary should be replaced with north of Pershing.</td>
<td>Do not recommend. Pershing is already platted at 50 foot.</td>
</tr>
<tr>
<td>Minimum Replat Width: Parland Place boundary should be replaced with properties fronting Funston.</td>
<td>Do recommend. Will preserve already platted 50 foot wide lots for properties fronting Funston.</td>
</tr>
<tr>
<td>Minimum Replat Width: Except for the following streets east of North New Braunfels: Pershing, Queen Anne Court, Elmhurst and Parland Place; minimum re-platted lot widths shall be not less than 35’-0”.</td>
<td>Needs more clarification. Could result in lots less than 35 feet unable to replat.</td>
</tr>
</tbody>
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## NCD DESIGN STANDARDS – Setbacks

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<tbody>
<tr>
<td>Define the median setback by blockface which will become the front setback.</td>
<td>Should this data be available, staff recommends defining a setback</td>
</tr>
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</table>

## NCD DESIGN STANDARDS – Parking

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<tr>
<td>Keep language requiring parking to be behind the vertical plane of the front façade</td>
<td>Do not recommend. Placement of parking structures is already regulated in other section. Removal of language allows parking in the driveway.</td>
</tr>
<tr>
<td>Keep language not allowing parking structures to be constructed in the front yard</td>
<td>Do not recommend. Placement of parking structures is already regulated in other section.</td>
</tr>
</tbody>
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### NCD DESIGN STANDARDS – Driveways/Front Walks

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<td>Allow multiple driveways and allow driveways to expand beyond the front façade</td>
<td>Do not recommend. Creates more impervious cover. Not a defining feature of the neighborhood to conserve.</td>
</tr>
<tr>
<td>Driveways must extend 20 feet behind front façade</td>
<td>Do recommend but the exception language for lots unable to meet this should be included.</td>
</tr>
</tbody>
</table>

### NCD DESIGN STANDARDS – Other Comments

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<tr>
<td>Trash Receptacles</td>
<td>Allow apartment dumpsters to be located at the street.</td>
<td>Do not recommend. Creates unsightly conditions for pedestrian.</td>
</tr>
<tr>
<td>Lighting</td>
<td>Remove light trespass</td>
<td>Do not recommend. Already required in UDC. This requirement reinforces the standard in the neighborhood.</td>
</tr>
<tr>
<td>Building Height and Principal Elevation Features</td>
<td>Only apply to single family residential</td>
<td>Do not recommend. Creates disparity of standards based on use.</td>
</tr>
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<td>Building Materials</td>
<td>Allow flexibility in replacing siding.</td>
<td>Do recommend. Language should allow flexibility and allow replacement in scale, proportion, placement and profile.</td>
</tr>
<tr>
<td>Principal Elevation Features – Windows</td>
<td>Allow flexibility in replacing existing windows without requiring like for like match or requiring adjusting current size of windows.</td>
<td>Do recommend. Language should allow flexibility and allow replacement in scale, proportion, placement and profile. Also recommend language allowing current windows to be replaced.</td>
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<td>Building Size/ Massing</td>
<td>Adjust language allowing existing multifamily structures separated by less than 20 feet from an adjacent non-conforming structure to be 15 feet apart instead of 5 feet.</td>
<td>Do recommend. Maintains a distance separation for multifamily to prevent massing within 8 feet.</td>
</tr>
<tr>
<td>Garages/Carports</td>
<td>Allow porte cocheres to be flush with front façade. Exemptions should apply to lots less than 35 feet regarding requirement for parking structures in the rear yard.</td>
<td>Do recommend. Exemption language should be included.</td>
</tr>
</tbody>
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Mahncke Park NCD:
- Applies only to those properties within the defined boundary
- Updates to standards applies to renovations and new construction for those properties within the defined boundary

NEXT STEPS
- City Council Subcommittee: March 2019
- Tentative City Council: March 21, 2019
MAHNCKE PARK
NEIGHBORHOOD
CONSERVATION
DISTRICT (NCD) 6

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