NCD Update
Community Meeting
January 23, 2019

Ground Rules

- Participate and be respectful to others
- Be polite to facilitators and your fellow neighbors
- Speak in turn, and listen to others
- Keep focus on the topic at hand
- Help clarify recommended changes
- Be as specific and concise as possible - no speeches
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

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
CURRENT RESIDENTIAL DESIGN STANDARDS

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

2 ½ stories

Two story residential structure w/ 4 or fewer units
One story, single family residential structure
NCD DESIGN STANDARDS – OVERVIEW

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

NCD DESIGN STANDARDS – OVERVIEW

Major Changes – Lot Size/Coverage

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").

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 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, 20, 24

\[
\frac{18 + 20}{2} = 19 \text{ (+/- 5 ft)}
\]

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
and shall be measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the block-face.
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.

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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:

\[
12, 14, 16, 18, 20, 20, 24
\]

\[
(18 + 20) / 2 = 19 \text{ (+/- 5 ft)}
\]

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.
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.

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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.**

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)

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.

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

NCD DESIGN STANDARDS – OVERVIEW

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

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

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 façade may be integrated or attached but shall be located greater than or equal to 20'-0" behind the vertical plane of the front façade of the principal dwellings. When garage doors or carport entry face perpendicular to the direction faced by the front façade, garages and carports may be integrated or attached but shall be located not less than 36'-0" behind the vertical plane of the front façade of the principal dwellings.
NCD DESIGN STANDARDS – OVERVIEW

Major Changes – Garages, Carports, Accessory Structures & Accessory 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-cocheres 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.
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
- Community Meeting: January 23, 2019
- Comments Deadline: February 1, 2019
- Zoning Commission: February 2019
- City Council Subcommittee: March 2019
- City Council: March 2019
Thank you to all the stakeholders and residents that participated in this process!
MAHNCKE PARK
NEIGHBORHOOD
CONSERVATION
DISTRICT (NCD) 6

NCD Update
Community Meeting
January 23, 2019

Mahncke Park NCD
(Voluntary)
Pershing Ave

Mahncke Park NCD
(NCD-6)

Burr Rd
New Braunfels

Brackenridge Ave
Broadway

Eleanor Ave
Mahncke Park

Old Austin Rd

Revised 1/14/2019

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