

MAHNCKE PARK NEIGHBORHOOD CONSERVATION DISTRICT (NCD) 6

Zoning Commission Public Hearing NCD Update

March 19, 2019



BRIEFING

-
- ✓ **1** **PROCESS FOR PROPOSED REVISIONS**
 - ✓ **2** **AFTER ZONING COMMISSION MEETING**
 - ✓ **3** **PROPOSED STANDARDS WITH CONSENSUS**
 - ✓ **4** **NEXT STEPS**

PROCESS

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 Community meeting
 - **2** Zoning Commission Worksessions
 - **1** Zoning Commission Hearing



AFTER ZC HEARING

Staff created document to illustrate proposed recommendations

- Illustrates Staff 's Recommendations of the following:
 - Recommendations made by Taskforce
 - Staff analyzed proposed changes and recommended alternate language
 - Recommendations made by Community Members after Community Meeting
 - Staff analyzed comments received and recommended changes to address some

Meeting with Taskforce Members:

- Meetings:
 - Two Groups emerged throughout the Taskforce Meeting process
 - Members of each group presented recommendations to ZC
 - Staff met with both groups last week that attended ZC to present staff's recommendations
 - Both groups reviewed and provided minor tweaks to the staff recommendations.

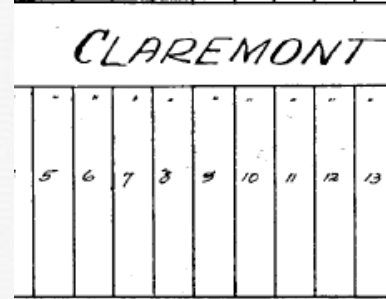


NCD DESIGN STANDARDS – STAFF RECOMMENDATIONS

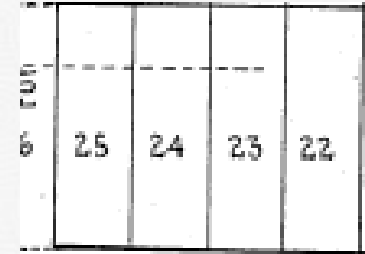
Lot Size/Coverage

- Taskforce Recommendations:
 - 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.
- Community Input:
 - Exclude streets that are already platted with 50 foot width lots
- Staff recommendations:
 - Staff updated language that requires 50 foot width lots to maintain a 50 foot width lot requirement when replatting.
 - Staff updated language that allows lots currently platted less than 50 feet in width to replat meeting a 35 foot width.

25 Foot Plat



50 Foot Plat



NCD DESIGN STANDARDS – STAFF RECOMMENDATIONS

Lot Size/Coverage (Front Setback)

- Taskforce Recommendations:
 - 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.
- Community Input:
 - Define the median setback by blockface, if volunteers can take measurements in time. This becomes the front setback for each blockface.
 - Define primary street.

Lot Size/Coverage (Front Setback)

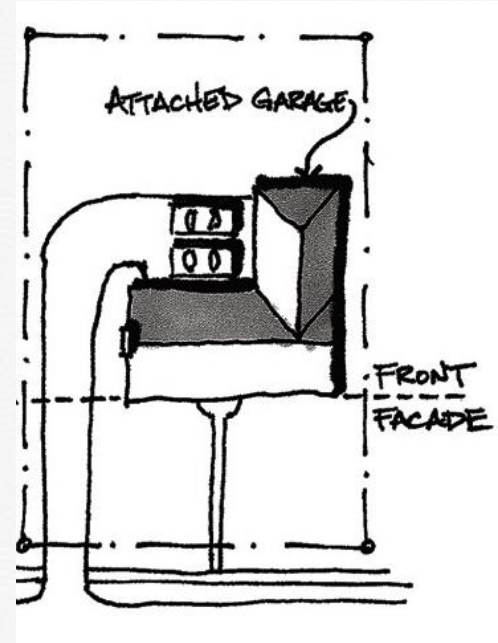
- Staff recommendations:
 - Staff updated language that keeps the front setback of 5 feet from the median.
 - Staff updated language that removes the applicability of the median setback based on use.
 - Staff updated language that defines primary street as the street in which a property is addressed on.



NCD DESIGN STANDARDS – STAFF RECOMMENDATIONS

Driveways and Curb Cuts

- Community Input:
 - Add language that requires driveways to lead past the front façade for new construction.
 - Allow existing driveways and curb cuts to be maintained
- Staff recommendations:
 - Staff updated language that requires driveways to lead past the front façade of the primary dwelling for new construction.
 - Staff added language that exempts lots less than or equal to 110 feet deep or lots less than 35 feet wide from this provision.
 - Staff added language of “maintained” to language that allows repair or replacement in the original footprint and location.



NCD DESIGN STANDARDS – STAFF RECOMMENDATIONS

Fences

- Community Input:
 - Allow existing fences to be replaced in the same footprint.
- Staff recommendations:
 - Staff added language to allow current non-conforming fences to be replaced in the original footprint, so long as it complies with existing UDC regulations.

Front Yard Structures (Trash Receptacles)

- Community Input:
 - Clarify that trash receptacles for multi-family buildings need to be placed behind the primary structure rather than at the rear of the structure.
- Staff recommendations:
 - Staff updated language to change the title of the section to Trash Receptacles and revised the language to allow placement behind the primary structure.



NCD DESIGN STANDARDS – STAFF RECOMMENDATIONS

Building Size/Massing

- Taskforce Recommendations:
 - 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 multi-family 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.
- Community Input:
 - Allow flexibility for additions to multifamily structures.
 - Allowing a multifamily structure to be built within 8 feet of a non-conforming structure could create massing issues. Keep a minimum distance separation of 15 feet instead of 20.

Building Size/Massing

- Staff recommendations:
 - Staff updated language to remove the applicability of the restriction based on streets and now allows multi-family structures to exceed 80 feet in width 10 feet behind the front façade (similar to single family structures).
 - Staff updated language that reduces the minimum separation from 20 feet to 15 feet for new multifamily residential structures.



NCD DESIGN STANDARDS – STAFF RECOMMENDATIONS

Principal Elevation Features

- Community Input:
 - Clarify language that allows existing windows to be replaced.
 - Allow different materials to be used for replacement of windows.
 - Allow salvaged windows to be used to protect historic character of the home.
- Staff recommendations:
 - Staff updated language to require windows to match dimensions of other windows for additions only.
 - Staff updated language that allows original window size and shape to be maintained, and does not require similar materials to be used when replacing windows for renovations.
 - Staff added language that allows salvaged windows to be used in renovations.



NCD DESIGN STANDARDS – STAFF RECOMMENDATIONS

Garages, Carports, Accessory Structures and Accessory Dwellings

- Taskforce Recommendations:
 - 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.
 - 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.
- Community Input:
 - Allow porte cocheres to be flush with the principal structure's front façade.
 - Clarify language that allows attached garages or carports.

Garages, Carports, Accessory Structures and Accessory Dwellings

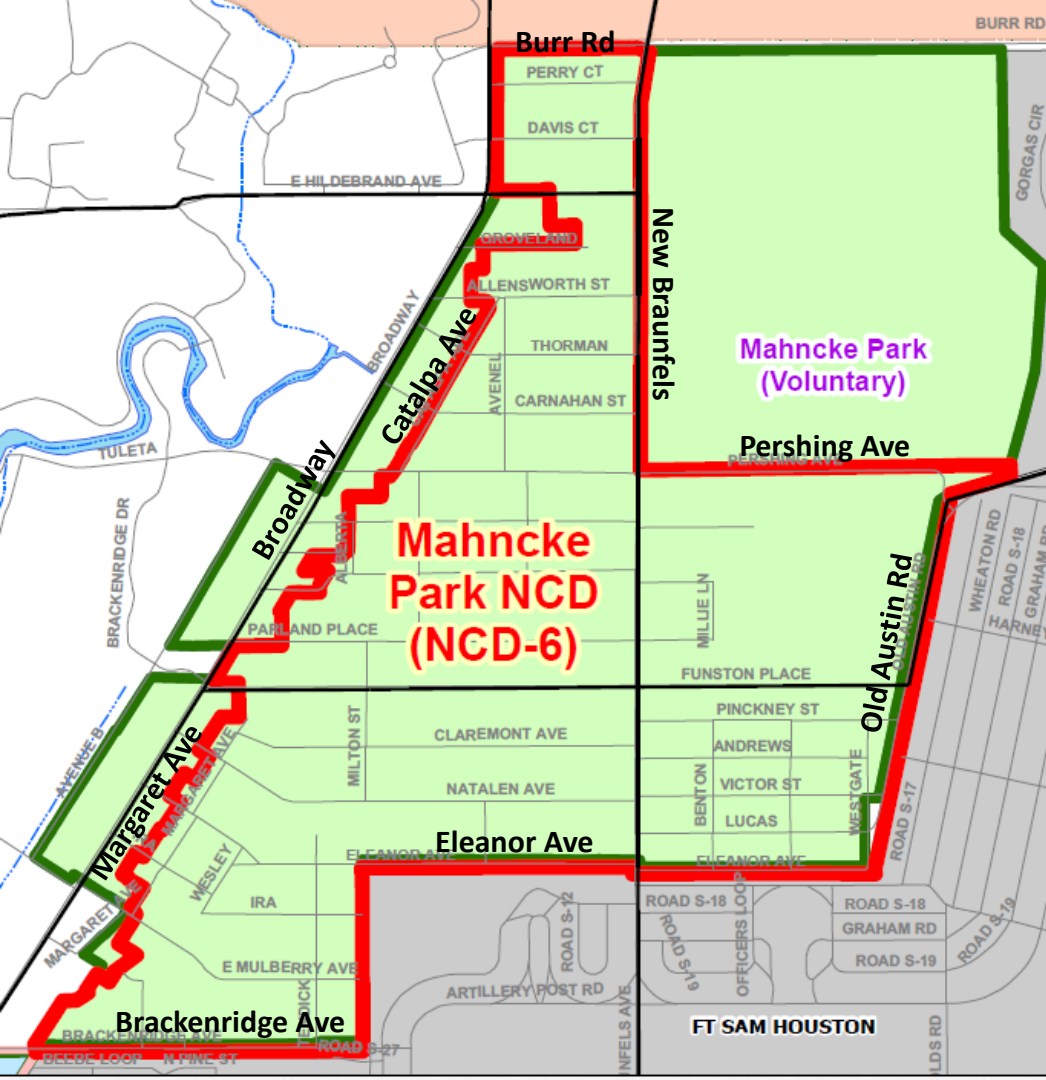
- Staff recommendations:
 - Staff kept language that requires garage or carport to be detached from the principal structure and located behind the principal dwelling if facing the same direction of the front façade. Maintains exemptions for lots less than or equal to 110 feet deep or lots less than 35 feet wide.
 - Staff updated language that clarifies garages or carports not facing the same direction as the front façade may be attached, if located 20 feet behind the front façade.
 - Staff kept language that allows flexibility for use of building materials for vertical supports for replacement or renovations.



NEXT STEPS

- City Council Subcommittee: March 20, 2019
- Tentative City Council: April 11, 2019





MAHNCKE PARK NEIGHBORHOOD CONSERVATION DISTRICT (NCD) 6

Zoning Commission Public Hearing NCD Update

March 19, 2019

