

MAHNCKE PARK NEIGHBORHOOD CONSERVATION DISTRICT  
DESIGN STANDARDS  
Comparison Matrix

RESIDENTIAL STANDARDS				
	Current Regulations - Adopted 2008	Proposed Changes as discussed by the Taskforce	Proposed Changes to Code Language	Staff recommendation
LOT SIZE/COVERAGE	<p>2.1.1. Minimum re-platted lot widths, 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.</p> <p>2.1.2. The front setback shall be within 5'-0" of the median setback of developed lots for the block face.</p> <p>2.1.3. For corner lots the front setback from the secondary or side street shall be within five feet (5'-0") of the median setback of developed lots for that secondary or side street blockface.</p> <p>2.1.4. Minimum rear setback for multifamily structures shall be twenty feet (20'-0").</p> <p>2.1.5. Primary Streets:</p> <p>2.1.5.1. Single or multifamily structures with 4 or fewer units shall maintain a front elevation and entries along only one primary street.</p> <p>2.1.5.2. Multifamily structures with 5 or more units, which have frontage on more than one primary street, shall maintain front entries along both primary streets</p>	<p>02/01/18: What are the dates of the minimum width configuration? Lot and a 1/2 Lot; one house but can't build over lot line. Staff to check dates (after 2005?) regarding lot establishment. There is the ability to request a variance to the Board of Adjustment. Discussion of Certificate of Determination (COD). Why not use the UDC standards, rather than having 2 sets of standards with NCD. Looks like 25-ft lot development is occurring despite the goal of the standards. The 50-ft may need rethinking. How often were there "nonconforming" situations (Imagine Homes)? Most lots purchased have been partial lots. Former Committee member noted that the lot width was not arbitrarily selected; discussion occurred. Staff the 50-ft lot width presently works. Committee agreeable to change. There are many homes built on lot lines; there needs to be some amendment. Original concept re: Lot widths to preserve scale and spacing. <b>***Create a Range A &amp; B -Discussion of lot width is being parked for later discussion***</b> When there is a BOA variance the median changes. &lt;Potential homework&gt; measurement of median for each block. <b>Suggestion: Keeping the median setback but use the front overhang (not front facade) as the setback. Minimum 5-feet.</b></p> <p>02/22/18: 2.1.5.1 Single or multifamily structures with 4 or fewer units shall maintain a front elevation and entries along <del>only one</del> <u>the</u> primary street <u>(on corner lots secondary entrances are allowed on secondary streets)</u>.</p> <p>Start 9/27/2018 2.1.1 When combining or aggregating lots, minimum re-platted lot widths shall not be less than 35 feet. When subdividing lots or decreasing the size of a platted lot, minimum replatted lot widths shall not be less than 50 feet. The maximum lot width for any replatted lot shall be 50 feet. Next steps will provide plats for neighborhood and come up with defining streets for new language. Tabled to next meeting. Staff will gather all originating plats for the neighborhood and bring back to the committee. Further language edits will be determined by committee based on plat outcome. Tabled to next meeting.</p> <p>10/25/18 Keep 2.1.1. Minimum re-platted lot widths, 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, except as provided in 2.1.1.1 When combining or aggregating lots, minimum re-platted lot widths shall not be less than 35 feet. When subdividing lots or decreasing the size of a platted lot, minimum replatted lot widths shall not be less than 50 feet. This section shall apply to the following blocks: area within Pershing to the North, Parland to the South and New Braunfels to the West; area within Pickney to North, Eleanor to the South, Westgate to the East and Margaret to the West. <b>***Possible maximum 75 foot lot width???</b></p> <p>Motion and 2nd proposed to keep 2.1.1 and shall only apply to lots north of Parland and West of North New Braunfels Avenue. Vote 8 Favor - 7 opposed (Passed)</p> <p>Motion and 2nd to apply 2.1.1 to Lots fronting Funston, west of N. New Braunfels Avenue. Vote: 7 favor – 8 opposed (FAILED)</p> <p>Motion and 2nd for maximum 75 foot lot width. (amendment was suggested to distinguish between SF and MF – it was not accepted)</p> <p>Vote: Favor 8 – Opposed 7 (PASSED)</p> <p>Modify 2.1.1 to apply south of Parland</p> <p>To establish 2.1.1.1 When combining or aggregating lots, minimum re-platted lot widths shall not be less than 35 feet. Vote tabled to the next meeting</p> <p>***Pick this up 11/2018***</p> <p>11/29/2018 2.1.1.1 14 in favor and 2 opposed</p> <p>2.1.2 To determine the median setback the front building setback 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. All in favor</p> <p>Amendment requested: The median setback shall only apply when there are a minimum of 5 existing single family structures on the blockface. 10 in favor and 6 opposed.</p> <p>2.1.2. The front setback shall be within 5'-0" of the median setback of developed lots for the block face. Motion to change to 8' of the median setback. 9 in favor 7 in opposition</p>	<p>2.1.1. Minimum re-platted lot widths <u>for lots north of Parland Place and west of New Braunfels Ave.</u> 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.</p> <p><u>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").</u></p> <p><u>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.</u></p> <p>2.1.2. The front setback shall be within <u>5 8'-0"</u> of the median setback of developed lots for the block face <u>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.</u></p> <p><u>The median setback shall only apply when there are a minimum of 5 existing single family structures on the blockface.</u></p> <p>2.1.3. For corner lots the front setback from the secondary or side street shall be within <u>five eight</u> feet (<u>5 8'-0"</u>) of the median setback of developed lots for that secondary or side street blockface.</p> <p>2.1.4. Minimum rear setback for multifamily structures shall be twenty feet (20'-0").</p> <p>2.1.5. Primary Streets:</p> <p>2.1.5.1. Single or multifamily structures with 4 or fewer units shall maintain a front elevation and entries along only one primary street.</p> <p>2.1.5.2. Multifamily structures with 5 or more units, which have frontage on more than one primary street, shall maintain front entries along both primary streets</p>	<ul style="list-style-type: none"> <li>• Staff recommends the decrease of the minimum replat width as this still protects lots north of Parland that are already platted as 50 feet in width but allows for the lots south of Parland to be replatted to 35 feet to allow for detached rear garages.</li> <li>• Staff recommends establishing a maximum replat width to prevent "McMansion" developments.</li> <li>• Staff recommends defining the measurement for the front setback.</li> <li>• 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 blockface.</li> <li>• 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 result in additional staff resources and additional costs to the owner to verify requirements.</li> </ul>
	<p>2.1.6. Lots within the district shall have primary frontage and access on the primary streets (generally east-west streets), except in the cases of the following streets: West frontage of Catalpa; Margaret North of Natalen; West frontage of Margaret between Ira and Eleanor; Broadway Street; Avenue B; Tendick; Belleview, North - South street south of Pinckney and east of N. New Braunfels Avenue (Benton Street, Calhoun Street, Westgate Street); North side of the 400 block of Ira; and Wesley Street</p>	<p>02/22/18: Discussion that primary street is typically where a lot is addressed off of. Taskforce proposed to add definition of primary street. Staff to come up with possible definition language for consideration. After research, no definition exists. Staff recommends keeping the language the same. This standard was reviewed and agreed upon for appropriate edits by a consensus prior to the Taskforce utilizing a voting structure for changes to the language.</p>	<p>2.1.6. Lots within the district shall have primary frontage and access on the primary streets (generally east-west streets), except in the cases of the following streets: West frontage of Catalpa; Margaret North of Natalen; West frontage of Margaret between Ira and Eleanor; Broadway Street; Avenue B; Tendick; Belleview, North - South street south of Pinckney and east of N. New Braunfels Avenue (Benton Street, Calhoun Street, Westgate Street); North side of the 400 block of Ira; and Wesley Street</p>	<p>Staff recommends no changes</p>

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<b>LANDSCAPING</b>	2.2.1. The provisions of the UDC §35-523 (version in use at the time of adoption of this zoning overlay district, included for reference) shall be upheld as minimum landscaping standards for all new projects. City Staff shall review tree preservation and help to propose alternative site and building arrangements prior to pursuit of any degree of mitigation.	02/22/18: Remove Section....this section already addressed in UDC. This standard was reviewed and agreed upon for appropriate edits by a consensus prior to the Taskforce utilizing a voting structure for changes to the language.	<del>2.2.1. The provisions of the UDC §35-523 (version in use at the time of adoption of this zoning overlay district, included for reference) shall be upheld as minimum landscaping standards for all new projects. City Staff shall review tree preservation and help to propose alternative site and building arrangements prior to pursuit of any degree of mitigation.</del>	Staff recommends the proposed changes.
<b>UTILITIES</b>	2.3.1. Mechanical Units for multifamily structures shall be screened from view from the primary street through the construction of solid walls matching primary building materials of adjacent structures, evergreen planting material.	02/22/18: add solid screen fence as an option. This standard was reviewed and agreed upon for appropriate edits by a consensus prior to the Taskforce utilizing a voting structure for changes to the language.	2.3.1. Mechanical units for multifamily structures shall be screened from view from the primary street through the construction of solid walls matching primary building materials of adjacent structures, evergreen planting material <u>or solid screen fence.</u>	Staff recommends the proposed changes.
<b>PARKING</b>	2.4.1. For single and two family dwellings, parking for a minimum of 2 vehicles shall be accommodated or stored in a parking structure. The parking accommodation/structure shall be behind the vertical plane of the principal facade facing the adjacent primary street. This accommodation/parking structure may include a garage or a porte cochere. No accommodations/parking structures shall be constructed within the front yard (other than the driveway meeting standards 2.5) for parking (UDC Division 6, 35-526 stipulates a minimum of 1 off-street parking space required for single-family or two-family dwellings, with no restrictions of the location on the parcel. 2.4.2. For dwellings with three or four units, parking for a minimum of 1 car per dwelling unit shall be required, in accordance with UDC Table 526-3a and accommodated behind the vertical plane of the primary façade. (UDC stipulate 1.5 parking spaces) 2.4.3. For dwelling structures with four or more units, parking for a minimum of 1.5 parking spaces per dwelling unit shall be provided and shall occur behind the vertical plane of the primary facade.	02/22/18: Only address number of parking spaces required. Maintain requirements of 2 spaces for single and two family dwellings. Combine 2.4.2 and 2.4.3 and require 1.5 spaces for 3 or more dwellings. Move design standards for parking structures to 3.6. Documentation pertaining to Fair Housing Act submitted for record by Jonathan Fly. This standard was reviewed and agreed upon for appropriate edits by a consensus prior to the Taskforce utilizing a voting structure for changes to the language.	<del>2.4.1. For single and two family dwellings, parking for a minimum of 2 vehicles <u>per dwelling unit shall be required</u>, shall be accommodated or stored in a parking structure. The parking accommodation/structure shall be behind the vertical plane of the principal facade facing the adjacent primary street. This accommodation/parking structure may include a garage or a porte cochere. No accommodations/parking structures shall be constructed within the front yard (other than the driveway meeting standards 2.5) for parking (UDC Division 6, 35-526 stipulates a minimum of 1 off-street parking space required for single-family or two-family dwellings, with no restrictions of the location on the parcel.) 2.4.2. For dwellings with three or <u>four more</u> units, parking for a minimum of 1.5 cars per dwelling unit shall be required, in accordance with UDC Table 526-3a and accommodated behind the vertical plane of the primary façade. (UDC stipulate 1.5 parking spaces) 2.4.3. For dwelling structures with four or more units, parking for a minimum of 1.5 parking spaces per dwelling unit shall be provided and shall occur behind the vertical plane of the primary facade.</del>	Staff recommends the proposed changes.

RESIDENTIAL STANDARDS				
	Current Regulations - Adopted 2008	Proposed Changes as discussed by the Taskforce	Proposed Changes to Code Language	Staff recommendation
<b>DRIVEWAYS</b>	<p>2.5.1. Driveways shall be constructed of either impervious material (concrete, asphalt, brick, or concrete or clay tile pavers), or pervious materials which are either bordered by durable impervious materials or graded/treated to prevent erosion.</p> <p>2.5.2. Except at corner lots, driveway curb cuts shall not exceed 15' in width. There shall be no more than one curb cut in each lot for each 75' of primary-street frontage. Behind the curb cut, driveways shall be not less than 8' and not more than 12' in width. Driveways shall extend on only one side of the principal dwelling structure.</p> <p>2.5.3. At Corner Lots if the curb cut is on the primary street, driveways shall comply with the requirements of 2.5.1 above. If the Driveway curb cut is located on the secondary or side street:</p> <p>2.5.3.1. The curb cut shall not exceed 24' (two car width) in width;</p> <p>2.5.3.2. There shall not be more than one curb cut to the secondary or side street regardless of frontage.</p>	<p>02/22/18: Taskforce discussed adding language for driveway ribbons. <u>2.5.1 Driveway runway/ribbons less than 2 ½ feet wide are allowed. March 22, 2018: include language regarding 2-4 units and 5 or more units similar to language in the Westfort Alliance NCD.</u> This standard was reviewed and agreed upon for appropriate edits by a consensus prior to the Taskforce utilizing a voting structure for changes to the language.</p> <p>03/22/18: Taskforce discussed including language regarding 2-4 units and 5 or more units similar to language in other NCD (Westfort Alliance for example), to allow for an additional driveway for duplexes or more units. Staff reviewed other NCDs, no language found in any of the existing NCD design standards. However, the addition of 2.5.4 will allow those existing nonconforming driveways be repaired or replaced.</p> <p>12/11/18: Add language to allow repair and replacement of current driveways. <u>2.5.4 Existing driveways and curb cuts may be repaired or replaced in their original footprint and location.</u> Motion to support unanimous</p>	<p>2.5.1. Driveways shall be constructed of either impervious material (concrete, asphalt, brick, or concrete or clay tile pavers), or pervious materials which are either bordered by durable impervious materials or graded/treated to prevent erosion. <u>Driveway runway/ribbons less than 2 ½ feet wide are allowed.</u></p> <p>2.5.2. Except at corner lots, driveway curb cuts shall not exceed 15' in width. There shall be no more than one curb cut in each lot for each 75' of primary-street frontage. Behind the curb cut, driveways shall be not less than 8' and not more than 12' in width. Driveways shall extend on only one side of the principal dwelling structure.</p> <p>2.5.3. At Corner Lots if the curb cut is on the primary street, driveways shall comply with the requirements of 2.5.1 above. If the Driveway curb cut is located on the secondary or side street:</p> <p>2.5.3.1. The curb cut shall not exceed 24' (two car width) in width;</p> <p>2.5.3.2. There shall not be more than one curb cut to the secondary or side street regardless of frontage.</p> <p><u>2.5.4 Existing driveways and curb cuts may be repaired or replaced in their original footprint and location.</u></p>	Staff recommends the proposed changes.
<b>SIDEWALKS AND FRONT WALKS</b>	<p><del>2.6.1. Where an adjacent sidewalk is wider than required by the UDC, new sidewalks shall match adjacent sidewalks in width.</del></p> <p><del>2.6.2. Sidewalks shall be located such that:</del></p> <p><del>2.6.2.1. New sidewalks shall match distance from curb and green-strip configurations of adjacent sidewalks, where they exist, or</del></p> <p><del>2.6.2.2. If no adjacent sidewalk exists, the edge of sidewalk closest to the structure shall be placed on the property line, and the paving for sidewalk shall be a maximum of 4'-0" wide.</del></p> <p>2.6.3. A mandatory front walk shall be separated from the driveway by at least 4 feet. This walk shall connect the front entry(s) of the primary structure to the back of curb. A path may be made between the front walk and the driveway.</p>	<p>Revisions of 3/22/18: Strike 2.6.1, 2.6.2, 2.6.2.1, 2.6.2.2. Can reference that sidewalks shall be constructed to UDC standards. This standard was reviewed and agreed upon for appropriate edits by a consensus prior to the Taskforce utilizing a voting structure for changes to the language.</p> <p>12/11/2018 Add language to allow repair and replacement of current front walks. <u>2.6.4 Existing walkways may be repaired or replaced in their original footprint and location.</u> Motion to support unanimous</p>	<p><del>2.6.1. Where an adjacent sidewalk is wider than required by the UDC, new sidewalks shall match adjacent sidewalks in width.</del></p> <p><del>2.6.2. Sidewalks shall be located such that:</del></p> <p><del>2.6.2.1. New sidewalks shall match distance from curb and green-strip configurations of adjacent sidewalks, where they exist, or</del></p> <p><del>2.6.2.2. If no adjacent sidewalk exists, the edge of sidewalk closest to the structure shall be placed on the property line, and the paving for sidewalk shall be a maximum of 4'-0" wide.</del></p> <p>2.6.3.1. A mandatory front walk shall be separated from the driveway by at least 4 feet. This walk shall connect the front entry(s) of the primary structure to the back of curb. A path may be made between the front walk and the driveway. <u>Sidewalks shall be constructed to UDC standards.</u></p> <p><u>2.6.4 Existing walkways may be repaired or replaced in their original footprint and location.</u></p>	Staff recommends the proposed changes.
<b>FENCES AND WALLS</b>	<p>2.7.1. New front yard fences and free standing wall materials may not include chain link (metal or vinyl covered), deformed reinforcing (steel bar) mats, razor or barbed wire, pre-cast concrete systems (e.g. fence-crete), exposed CMU with visible joints, or unfinished concrete. Paint may not be considered a finished surface.</p> <p>2.7.2. New front yard fences and walls shall be not more than 42" tall and separated from the sidewalk by not less than 2'-0".</p> <p>2.7.3. Unless a greater distance is specified in the UDC, standards for front yard fences and walls shall apply to all such elements between the right of way and the front facade of the principal structure. Rearward of the front facade, no standards are proposed, except as noted in 2.7.4.</p>	<p>03/22/18: Existing may be maintained and repaired. <del>Paint may not be considered a finished surface.</del> Chain-link fencing shall be an allowable material on the following streets: Benton, Andrews, Victor, Lucas, Calhoun, Westgate. Extension of chain-link fencing to North New Braunfels was a point of discussion and additional input is required for final consensus. <del>2.7.2 42" tall</del> <u>48" tall.</u></p> <p>05/03/18: Add replaced with like material.</p> <p>This standard was reviewed and agreed upon for appropriate edits by a consensus prior to the Taskforce utilizing a voting structure for changes to the language.</p>	<p>2.7.1. New front yard fences and free standing wall materials may not include chain link (metal or vinyl covered), deformed reinforcing (steel bar) mats, razor or barbed wire, pre-cast concrete systems (e.g. fence-crete), exposed CMU with visible joints, or unfinished concrete. <del>Paint may not be considered a finished surface.</del></p> <p>2.7.2. New front yard fences <del>and walls</del> shall be not more than <u>42 48"</u> tall and separated from the sidewalk by not less than 2'-0".</p> <p>2.7.3. Unless a greater distance is specified in the UDC, standards for front yard fences and walls shall apply to all such elements between the right of way and the front facade of the principal structure. Rearward of the front facade, no standards are proposed, except as noted in 2.7.4.</p>	Staff recommends the proposed changes.
	<p>2.7.4. For corner lots, new front and side yard fences shall match in construction materials and proportion. The height of the side yard shall match the front yard fence height (maximum of 42" per 2.7.2) to a point of ten feet begin the vertical plane of the principal dwelling structure. From the point ten feet 10' behind the vertical plane of the front facade, side yard fencing and rear yard fencing shall comply with UDC 35-514 requirements.</p> <p>2.7.5. New retaining walls (both public and private) greater than 2'-0" tall shall be finished in a manner deterring or facilitating removal of vandalism.</p>	<p><del>2.7.5. New retaining walls (both public and private) greater than 2'-0" tall shall be finished in a manner deterring or facilitating removal of vandalism.</del> This standard was reviewed and agreed upon for appropriate edits by a consensus prior to the Taskforce utilizing a voting structure for changes to the language.</p>	<p>2.7.4. For corner lots, new front and side yard fences shall match in construction materials and proportion. The height of the side yard shall match the front yard fence height (maximum of <u>42 48"</u> per 2.7.2) to a point of ten feet begin the vertical plane of the principal dwelling structure. From the point ten feet 10' behind the vertical plane of the front facade, side yard fencing and rear yard fencing shall comply with UDC 35-514 requirements.</p> <p><del>2.7.5. New retaining walls (both public and private) greater than 2'-0" tall shall be finished in a manner deterring or facilitating removal of vandalism.</del></p> <p><u>2.7.5. Existing fences and walls may be repaired or replaced with the same material.</u></p>	Staff recommends the proposed changes.

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<b>FRONT YARD STRUCTURES</b>	<p>2.8.1. Freestanding mail box structures are not permitted. Mailboxes may be attached directly to the primary structure, or may be incorporated into the front yard fence structure.</p> <p>2.8.2. Neither new independent waste containers, foundations for, nor storage structures for waste containers are permitted within the front yard or within the public right-of-way adjacent to the frontage along primary or secondary streets.</p>	<p>05/03/18: 2.8.1 Dictated by USPS-delete. 2.8.2 Intended for MF. Follow up on number of units. Loading and refuse pick-up/delivery areas shall be located away from street so that maintenance can occur off public right of way. Location of dumpsters must maintain clear vision clearance and shall be screened from view of the streetscape.</p> <p>This standard was reviewed and agreed upon for appropriate edits by a consensus prior to the Taskforce utilizing a voting structure for changes to the language.</p>	<p><del>2.8.1. Freestanding mail box structures are not permitted. Mailboxes may be attached directly to the primary structure, or may be incorporated into the front yard fence structure.</del></p> <p><del>2.8.2. Neither new independent waste containers, foundations for, nor storage structures for waste containers are permitted within the front yard or within the public right-of-way adjacent to the frontage along primary or secondary streets.</del> <u>Refuse containers (for pick-up/delivery) on multi-family (5 or more dwelling units) structure parcels, shall be located at the rear of the structure (outside buffer yards), completely screened from public view of the streetscape.</u></p>	Staff recommends the proposed changes.
<b>LIGHTING</b>	<p>2.9.1. Area Lighting</p> <p>2.9.1.1. For new area lighting fixtures mounted overhead on poles, mounting height shall not exceed 15'-0", and the axis of illumination shall be adjusted to an angle not more than 20 degrees from the vertical line between the fixture and the ground.</p> <p>2.9.1.2. For new area lighting using fixtures having an output of more than 1800 lumens, mounted at or near ground level, and used to light a structure or other object, the axis of illumination shall be adjusted to minimize the amount of light escaping above, below and to the sides of the illuminated object.</p> <p>2.9.1.3. Wall packs shall be adjusted to minimize the amount of light emitted above the horizontal.</p> <p>2.9.2. Glare – New Outdoor fixtures having a total output of more than 1800 lumens must be full-cut-off fixtures.</p> <p>2.9.3. Light Trespass - All new lighting shall be aimed, located, designed, shielded, fitted and maintained so as not to project light onto a neighboring use or property.</p>	<p>05/03/18: Delete 2.9.1.3. Move up 2.9.3 to beginning.</p> <p>This standard was reviewed and agreed upon for appropriate edits by a consensus prior to the Taskforce utilizing a voting structure for changes to the language.</p>	<p>2.9.1. Area Lighting</p> <p>2.9.3<u>1.1</u>. Light Trespass - All new lighting shall be aimed, located, designed, shielded, fitted and maintained so as not to project light onto a neighboring use or property.</p> <p>2.9.1.<del>2</del><u>2</u>. For new area lighting fixtures mounted overhead on poles, mounting height shall not exceed 15'-0", and the axis of illumination shall be adjusted to an angle not more than 20 degrees from the vertical line between the fixture and the ground.</p> <p>2.9.1.<del>2</del><u>3</u>. For new area lighting using fixtures having an output of more than 1800 lumens, mounted at or near ground level, and used to light a structure or other object, the axis of illumination shall be adjusted to minimize the amount of light escaping above, below and to the sides of the illuminated object.</p> <p><del>2.9.1.3. Wall packs shall be adjusted to minimize the amount of light emitted above the horizontal.</del></p> <p>2.9.2. Glare – New Outdoor fixtures having a total output of more than 1800 lumens must be full-cut-off fixtures.</p>	Staff recommends the proposed changes.

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<b>BUILDING SIZE/MASSING</b>	<p>3.1.1. Single family or multifamily dwelling structures with 4 or fewer units shall not exceed 50 feet in width and shall be separated from other single family structures by not less than 10'-0"</p> <p>3.1.2. Multi family structures with 5 or more units shall not exceed 80 feet in width, and shall be separated from adjacent structures by at least 20'-0".</p>	<p>05/03/18: Remove 3.1.1 "and shall be separated from other single family structures by not less than 10'-0". "Street facing façade for Single family up to 4 family dwellings shall not exceed 50 feet in width". Measured from street view. Under consideration (revisit): 3 or 4 units can expand 10 feet beyond vertical plane. 3.1.2 - discussion of leaving as is; applicant has alternative to go to BOA. Why is 20-foot in the provision? No multi-family structures right next to single-family. Allows a buffer/separation. Discussion that there are no such 20-ft setbacks; potential homework (example given of Andrews). Clarify the term "adjacent" lot line to lot line. Under consideration - revisit the separation distance of 20-ft applies to adjacent single-family and duplex structures. ***STOPPED HERE*** refer to photos at wrap up</p> <p>11/29/18: Staff recommended the following language to address properties penalized for an adjacent non-conforming structure. <u>3.1.1. Residential Single family or multifamily dwelling structures with 4 or fewer units shall not exceed 50 feet in width and shall be separated from other single family structures, on separate lots, by not less than 10'-0". 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.</u> Motion: 13 in favor and 3 abstained</p> <p>Motion to amend: shall not exceed 50 feet in width within 10 feet from front facade. 9 in favor and 6 in opposition and 1 abstained</p> <p>3.1.2. Multi family structures with 5 or more units shall not exceed 80 feet in width, and shall be separated from adjacent structures, on separate lots, by at least 20'-0". 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. Motion to keep "not exceed 80 feet in width" only for properties north of parland and west of new braunfels. 10 in favor and 5 opposed.</p> <p>Friendly amendment to state properties fronting Funston. 3 in favor - failed</p> <p>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 side setback. <u>Vote 15 in favor and 4 abstained</u></p>	<p>3.1.1. <u>Residential Single family or multifamily</u> dwelling structures with 4 or fewer units shall not exceed 50 feet in width <u>within 10 feet of the front facade</u> and shall be separated from other single family structures, <u>on separate lots</u>, by not less than 10'-0". <u>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.</u></p> <p>3.1.2. Multi family structures with 5 or more units shall not exceed 80 feet in width <u>(80 foot width restriction only for properties located north of Parland and west of New Braunfels)</u>, and shall be separated from adjacent structures, <u>on separate lots</u>, by at least 20'-0". <u>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.</u></p> <p><u>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.</u></p>	<p>Staff recommends all these revisions as it provides flexibility for home expansions, maintains the residential character north of Parland, and no longer negatively impacts development if the adjacent structure is non-conforming.</p>
<b>BUILDING HEIGHT</b>	<p>3.2.1. Single family or multi-family dwelling (with 4 or fewer units) shall not exceed 2 stories or 35 feet in height.</p> <p>3.2.2. Multi family dwelling structures with 5 or more units shall not exceed 2 ½ stories nor 35 feet in height except for such structures on Brackenridge Rd. and E. Mullberry where those dwellings structures may not exceed 3 stories or 40 feet in height. Additionally, structures fronting Broadway (north of E. Hildebrand only) may not exceed 5 stories or 60 feet in height.</p>	<p>5/24/2018 - staff and committee clarified Code requirements in comparison to current NCD standards. There was discussion of 1/2 stories. Presently per NCD you cannot exceed 2-stories. There is a recommendation to add a 1/2 story for 2 1/2 stories total. The suggestion is under review...Michael Shannon, Director, clarified how stories are measured and provided a drawn diagramed image. ACTIONS: Vote 1: Maintain existing standards of 2 stories / 35 feet in height with 5 in favor and 9 opposed. Vote 2: strike language entirely (UDC standards apply which could be revised during UDC amendments) with 5 in favor and 9 opposed. Vote 3: State 35-foot height restriction only and remove the "story" language with 11 in favor and 3 were opposed. 3.2.2. Motion to keep current standards. Action: Vote 7 in favor and 7 opposed.</p>	<p>3.2.1. Single family or multi-family dwelling (with 4 or fewer units) shall not exceed <del>2-stories or</del> 35 feet in height.</p> <p>3.2.2. Multi family dwelling structures with 5 or more units shall not exceed 2 ½ stories nor 35 feet in height except for such structures on Brackenridge Rd. and E. Mullberry where those dwellings structures may not exceed 3 stories or 40 feet in height. Additionally, structures fronting Broadway (north of E. Hildebrand only) may not exceed 5 stories or 60 feet in height.</p>	<p>Staff recommends the proposed changes.</p>
<b>BUILDING MATERIALS</b>	<p>3.3.1. Exterior building materials for additions and/or renovations shall match those of the existing structure in scale, proportion, placement and profile.</p>	<p>6/28/2018 - Option 1: No changes with a vote of 13 in favor and 3 to strike, Option 2: strike language, Option 3: shall match or compliment was withdrawn</p>	<p>3.3.1. Exterior building materials for additions and/or renovations shall match those of the existing structure in scale, proportion, placement and profile.</p>	<p>Staff recommends no changes</p>

MAHNCKE PARK NEIGHBORHOOD CONSERVATION DISTRICT  
DESIGN STANDARDS  
Comparison Matrix

RESIDENTIAL STANDARDS				
	Current Regulations - Adopted 2008	Proposed Changes as discussed by the Taskforce	Proposed Changes to Code Language	Staff recommendation
<b>PRINCIPAL ELEVATION FEATURES</b>	<p>3.4.1. First floor shall be a minimum of 1'-0" above grade.</p> <p>3.4.2. Except as noted for Porte Cochères in 3.6.3, the front facade of the principal dwelling structure of detached single-family or multi-family development, shall not be elevated above grade to allow for parking of vehicles below any component living space.</p> <p>3.4.3. Wall Openings / Fenestration - The sum of the surface areas of first floor glazing, doors, and other fenestrations shall be at least 20% and not more than 50% of the first floor front elevation's surface area.</p> <p>3.4.4. The front entry for all new dwelling units shall be on the first floor and shall be placed so that the dwelling is accessed from the primary street, except as noted in 2.1.6.</p> <p>3.4.5. Transition Space - A transition space must be designed or placed as a component of a dwelling front facade so that front entry is accessed through the "transition space". A transition space may consist of one of the following: porch, stoop, alcove, court, or nook.</p> <p>3.4.5.1. A minimum 6'-0" deep by 8'-0" wide covered, unenclosed porch, or stoop.</p> <p>3.4.5.2. A minimum 6'-0" deep by 8'-0" wide walled court (meeting the front yard fencing standards).</p>	<p>6/28/2018 - 3.4.1 leave as is 3.4.2 leave as is 3.4.3 leave as is 3.4.4 delete "except as noted in 2.1.6." To address multi-family developments that have multiple buildings, this section was revised to apply the front entry requirement to those structures fronting the primary street. It would alleviate the requirements for interior structures. 3.4.4 For Single family dwellings (four units or less) the front entry for all new dwelling units shall be on the first floor and shall be placed so that the dwelling is accessed from the primary street. For multifamily dwellings (five units or more), for buildings facing the primary street the front entry for all new dwelling units shall be on the first floor and shall be placed so that the dwelling is accessed from the primary street. 3.4.5 keep as is. This standard was reviewed and agreed upon for appropriate edits by a consensus prior to the Taskforce utilizing a voting structure for changes to the language. STOPPED HERE.</p> <p>7/26/2018 - 3.4.5.1 a request was made by a member to strike the minimum depth and width requirements. However, no alternate minimum depth or width requirements were provided. Member suggested to present to the community for a consensus to modify. 8 voted to keep standards as is. 5 voted to change the standards. 3.4.5.2 12 voted to keep as is.</p>	<p>3.4.1. First floor shall be a minimum of 1'-0" above grade.</p> <p>3.4.2. Except as noted for Porte Cochères in 3.6.3, the front facade of the principal dwelling structure of detached single-family or multi-family development, shall not be elevated above grade to allow for parking of vehicles below any component living space.</p> <p>3.4.3. Wall Openings / Fenestration - The sum of the surface areas of first floor glazing, doors, and other fenestrations shall be at least 20% and not more than 50% of the first floor front elevation's surface area.</p> <p>3.4.4. The front entry for all new dwelling units shall be on the first floor and shall be placed so that the dwelling is accessed from the primary street, <del>except as noted in 2.1.6.</del> <u>For single family dwellings (four units or less) the front entry for all new dwelling units shall be on the first floor and shall be placed so that the dwelling is accessed from the primary street. For multifamily dwellings (five units or more), for buildings facing the primary street the front entry for all new dwelling units shall be on the first floor and shall be placed so that the dwelling is accessed from the primary street.</u></p> <p>3.4.5. Transition Space - A transition space must be designed or placed as a component of a dwelling front facade so that front entry is accessed through the "transition space". A transition space may consist of one of the following: porch, stoop, alcove, court, or nook.</p> <p>3.4.5.1. A minimum 6'-0" deep by 8'-0" wide covered, unenclosed porch, or stoop.</p> <p>3.4.5.2. A minimum 6'-0" deep by 8'-0" wide walled court (meeting the front yard fencing standards).</p>	Staff recommends the proposed changes.
<b>PRINCIPAL ELEVATION FEATURES</b>	<p>3.4.5.3. A minimum 8'-0" by 8'-0" court with building structure on three sides.</p> <p>3.4.5.4. A minimum 3'-0" deep by 4'-0" wide partially enclosed alcove or nook, with not less than 50% of the solid walls' surface area(s) having openings or fenestrations.</p> <p>3.4.6. For additions or renovations to existing structures, windows on the facade(s) fronting a primary street (and secondary street in the case of corner lots) shall match the height to width dimensional proportions (e.g. 2:1), configuration (e.g. 1 over 1 light division), and appearance (e.g. recess, trim, and sill) of existing windows. Replaced windows shall also match the existing window(s) in framing and material as found on existing or adjacent structures on site.</p> <p>3.4.7. For multifamily structures of five or more units, the following shall also apply:</p> <p>3.4.7.1. Elevations shall not be longer than 35' without an offset of at least 2'-0" in plan from the plane of the front façade.</p> <p>3.4.7.2. Transition spaces may be combined into a plan area equal to one entry space per 2 residences. The transition space must remain in the entry sequence in between the front walk and the front access of the residential dwelling spaces.</p>	<p>3.4.5.3 10 voted to keep as is. 3.4.5.4 - 10 voted to keep as is. 3.4.6 - member proposed to change language to "shall <u>substantially</u> match the height and width..." an amendment to the language was proposed "corner lots shall match within 75% the height and width of existing windows" and also proposing to remove "and material" in the last sentence - discussion is continuing; no consensus. DISCUSSION TABLED 7/26/18 - staff will bring back language that tries to address all applicable concerns. After review, staff does not recommend any changes as this is consistent language with other NCDs.</p> <p>3.4.7; 3.4.7.1. Elevations <u>of the front facade</u> shall not be longer than 35' without an offset of at least 2'-0". <del>in-plan view from the plane of the front façade.</del> [added word "view" then revised to add "of the front facade"] This standard was reviewed and agreed upon for appropriate edits by a consensus prior to the Taskforce utilizing a voting structure for changes to the language.</p> <p>3.4.7.2. Transition spaces may be combined into a plan area equal to one entry space per 2 residences. The transition space must remain in the entry sequence in between the front walk and the front access of the residential dwelling spaces. <b>(staff note: share spaces)***STOPPED HERE - 7/26/18***</b></p> <p><b>***START HERE - 8/23/18*** - 8/23/2018</b> Motion to strike 3.4.7.2 with 7 in favor and 8 in opposition. table for following meeting</p> <p>12/11/18: 3.4.7.2 3.4.7.2. Transition spaces may be combined <del>into a plan area equal to one entry space per 2 residences.</del> motion to change 13 in favor</p>	<p>3.4.5.3. A minimum 8'-0" by 8'-0" court with building structure on three sides.</p> <p>3.4.5.4. A minimum 3'-0" deep by 4'-0" wide partially enclosed alcove or nook, with not less than 50% of the solid walls' surface area(s) having openings or fenestrations.</p> <p>3.4.6. For additions or renovations to existing structures, windows on the facade(s) fronting a primary street (and secondary street in the case of corner lots) shall match the height to width dimensional proportions (e.g. 2:1), configuration (e.g. 1 over 1 light division), and appearance (e.g. recess, trim, and sill) of existing windows. Replaced windows shall also match the existing window(s) in framing and material as found on existing or adjacent structures on site.</p> <p>3.4.7. For multifamily structures of five or more units, the following shall also apply:</p> <p>3.4.7.1. Elevations <u>of the front facade</u> shall not be longer than 35' without an offset of at least 2'-0" <del>in-plan from the plane of the front façade.</del></p> <p>3.4.7.2. Transition spaces may be combined <del>into a plan area equal to one entry space per 2 residences.</del> The transition space must remain in the entry sequence in between the front walk and the front access of the residential dwelling spaces.</p>	Staff recommends the proposed changes.

MAHNCKE PARK NEIGHBORHOOD CONSERVATION DISTRICT  
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<b>ROOF</b>	<p>3.5.1. Roofs for Additions or Renovations shall match the pitch, configuration (e.g. gable, hip or flat) and style (e.g. open eaves) of the existing structure.</p> <p>3.5.2. Roofs may be entirely replaced with materials other than the original material and must comply with 3.5.1.</p>	<p>8/23/18 3.5.1 Motion to strike renovations and add repair. Remove examples "Roofs for Additions or <del>Renovations</del> <del>repairs</del> shall match the pitch, configuration (e.g. <del>gable, hip or flat</del>) and style (e.g. <del>open eaves</del>) of the existing structure." 13 in favor out of 16 to revise language as noted above.</p> <p>3.5.2. Roofs <del>coverings</del> may be entirely replaced with materials other than the original material and must comply with 3.5.1 Motion as revised with 16 in favor.</p>	<p>3.5.1. Roofs for Additions or <del>Renovations</del> <del>Repair</del> shall match the pitch, configuration (e.g. <del>gable, hip or flat</del>) and style (e.g. <del>open eaves</del>) of the existing structure.</p> <p>3.5.2. Roofs <del>coverings</del> may be entirely replaced with materials other than the original material and must comply with 3.5.1.</p>	Staff recommends the proposed changes.
<b>GARAGES, CARPORTS, ACCESSORY STRUCTURES AND ACCESSORY DWELLINGS</b>	<p>3.6.1. Location &amp; Orientation</p> <p>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 detached from the principal structure and located behind the principal dwelling.</p> <p>3.6.1.2. 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.</p> <p>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 45'-0" wide.</p> <p>3.6.2. Temporary carports are not permitted.</p> <p>3.6.3. Porte Cocheres shall maintain the same roof-pitch as the principal structure's roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of porte cocheres shall match the exterior materials of the primary structure in scale, proportion, placement and profile.</p> <p>3.6.4. New accessory structures shall comply with standards set in UDC 2006, except that those structures larger than 400 square feet shall match the primary structure in terms of exterior building materials, window materials, size and proportion, and roof pitch. The overall size of the new structure shall be limited to no more than 40% of the gross floor area of the principal residential structure's footprint, excluding patios and garages.</p>	<p>8/23/18 3.6.1.1 staff to email examples to committee. Resume at next meeting. STOPPED HERE</p> <p>Start 9-27-2018 3.6.1.1 &amp; 3.6.1.2 Look at definition of perpendicular and language pertaining to this section. Staff will formulate language options to present to Planning Team next meeting.</p> <p>Start 12/11/18</p> <p>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 <u>be behind the principal dwellings forward most architectural feature.</u> Motion to change language 7 in favor 6 in opposition and 1 abstain - fail</p> <p><u>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 façade of the principal dwellings.</u> Motion in support 9 in favor 5 in opposition</p> <p>3.6.1.3. Standards 3.6.1.1 and 3.6.1.2 do not apply to <del>existing</del> lots less than or equal to 110'-0" deep or <del>existing</del> lots less than or equal to <u>35'45'-0"</u> wide. Motion to support 13 in favor</p> <p>Remove Existing ...Motion to support 14 in favor</p> <p>3.6.2 keep language Motion 14 in favor</p> <p>3.6.3 Porte Cocheres shall maintain the same roof-pitch as the principal structure's roof <u>when attached to single story structure.</u> Porte Cocheres may be placed underneath a portion of the living spaces <u>when attached to multistory structures.</u> Vertical support or structural elements of porte cocheres shall match the exterior materials of the primary structure <del>in scale, proportion, placement and profile.</del> Motion with new language 8 in favor 7 opposed.</p> <p>3.6.4 Motion to keep language and remove 2006. 10 in favor</p>	<p>3.6.1. Location &amp; Orientation</p> <p>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 <u>be behind the principal dwellings forward most architectural feature.</u> <del>be detached from the principal structure and located behind the principal dwelling.</del></p> <p>3.6.1.2. <u>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 façade of the principal dwellings.</u> <del>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.</del></p> <p>3.6.1.3. Standards 3.6.1.1 and 3.6.1.2 do not apply to <del>existing</del> lots less than or equal to 110'-0" deep or <del>existing</del> lots less than or equal to <u>35'45'-0"</u> wide.</p> <p>3.6.2. Temporary carports are not permitted.</p> <p>3.6.3. Porte Cocheres shall maintain the same roof-pitch as the principal structure's roof <u>when attached to single story structure, or Porte Cocheres</u> may be placed underneath a portion of the second story living spaces <u>when attached to multistory structures.</u> Vertical support or structural elements of porte cocheres shall match the exterior materials of the primary structure <del>in scale, proportion, placement and profile.</del></p> <p>3.6.4. New accessory structures shall comply with standards set in UDC <del>2006</del>, except that those structures larger than 400 square feet shall match the primary structure in terms of exterior building materials, window materials, size and proportion, and roof pitch. The overall size of the new structure shall be limited to no more than 40% of the gross floor area of the principal residential structure's footprint, excluding patios and garages.</p>	<ul style="list-style-type: none"> <li>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.</li> <li>Staff recommends modifying placement to 20 feet behind the front façade as it allow flexibility in placement in the rear of the lot but still maintains a minimum placement behind the front façade.</li> <li>Staff recommends modifying minimum lot width exemption to correspond with changes to minimum lot width requirements.</li> <li>Staff does not recommend changes to building materials as it removes flexibility for replacement or renovations.</li> </ul>