Republic of Texas History Center

Daughters of the Republic of Texas

Board of Adjustment Presentation May 13th 5:30PM Building Variance Application





CITY OF AUSTIN – BOARD OF ADJUSTMENT

WILLIAM BURKHARDT – CHAIR MELISSA HAWTHORNE – VICE CHAIR

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ADA I. CORRAL YASMINE SMITH

ERIC W. GOFF MICHAEL VON OHLEN

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BRYAN'S UNFORTUNATE CONFLICT AS HIS YOUNGEST GRADUATES EMORY UNIVERSITY TODAY...

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THE DAUGHTERS OF THE REPUBLIC OF TEXAS

- FORMER CUSTODIANS OF THE HISTORIC FRENCH LEGATION & MUSEUM – 70 YEARS
- HEADQUARTERED IN AUSTIN FOR 100 YEARS
- ACTIVE MEMBER OF AUSTIN COMMUNITY



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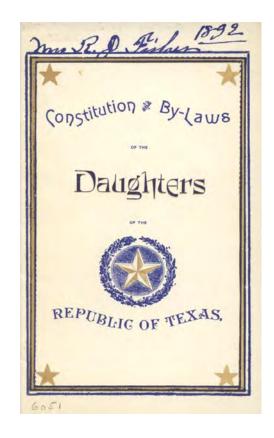


DAUGHTERS OF THE REPUBLIC OF TEXAS PROJECT 2007 TO CURRENT

BACKGROUND
2007 PROJECT BEGAN
2013 FUNDS WERE RAISED TO PURCHASE LOT
2018 FUNDS WERE RAISED TO BUILD REPUBLIC OF TEXAS HISTORY CENTER

DRT'S CULTURAL CENTER INCLUDE

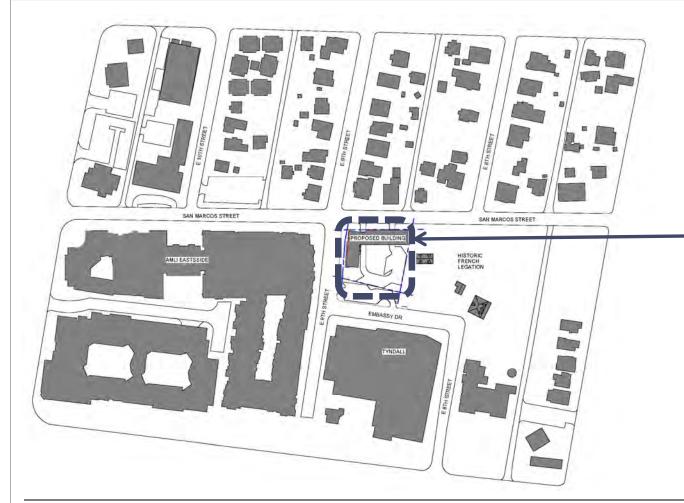
- 1. THE REPUBLIC OF TEXAS **MUSEUM** WITH A FOCUS ON THE **WOMEN AND CHILDREN OF THE REPUBLIC**
- 2. FAMILY RESEARCH CENTER; PROMOTING GENEALOGICAL RESEARCH
- 3. ADMINISTRATIVE OFFICES
- **4. MEETING ROOMS** FOR USE BY THE DRT, THE COMMUNITY, & SPECIAL EVENTS
- **5. ROOF TERRACE** FOR EVENTS WITH **EXPANSIVE VIEWS** OF THE HISTORIC FRENCH LEGATION



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SEEKING A FAIR & REASONABLE USE

- BASE ZONING
- SUBCHAPTER E
- TRANSPORTAITON CRITERIA
- E. 11TH STREET NCCD

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A UNIQUE HARDSHIP

- SMALL CORNER SITE
- SHARES TWO PROPERTY LINES WITH THE HISTORIC FRENCH LEGATION (SF-3)
- NCCD's HIGHEST POINT
- LOWERED BASE ELEVATION (MEAN ELEV. BTWN 9TH & 11^{TH)}
- A PROPERTY OWNER CAN PROVE UNNECESSARY HARDSHIP, EVEN IF THE OWNER HAS SOME REASONABLE USE OF THE PROPERTY WITHOUT THE VARIANCE.

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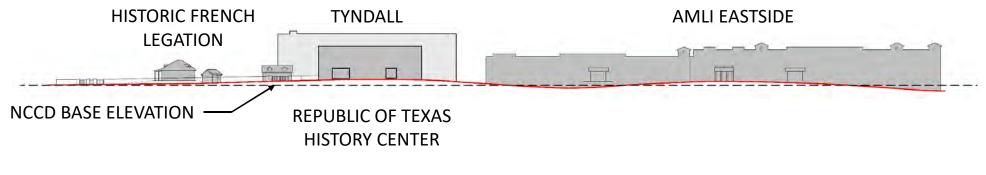
Board of Adjustment Presentation May 13th 5:30PM

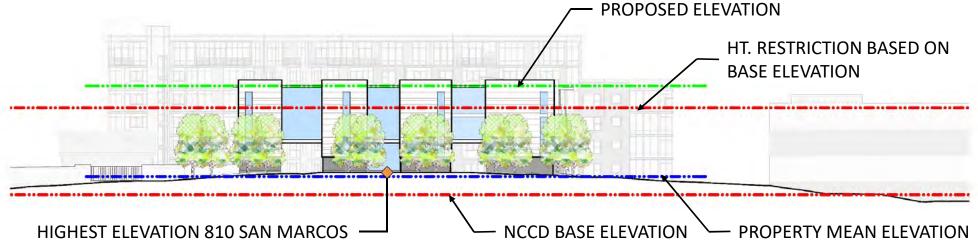






NCCD BASE ELEVATION – EAST ELEVATION ALONG SAN MARCOS





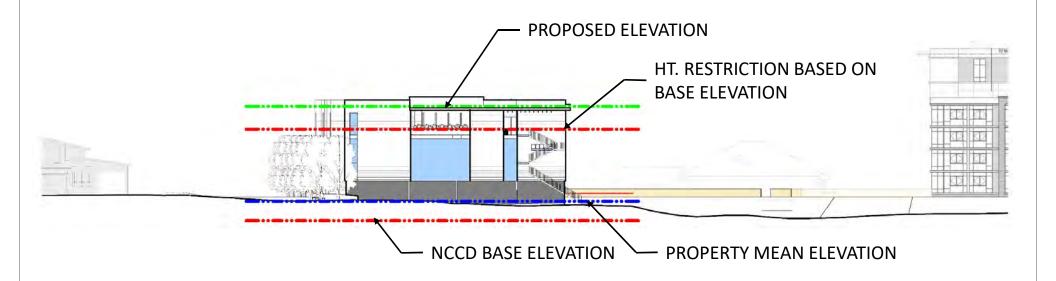
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800 Block of San Marcos Street

NCCD BASE ELEVATION – NORTH ELEVATION ALONG 9TH STREET



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800 Block of San Marcos Street

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LYM MILLER ARCHITECTURE

ZONING PROFILE LAND DEVELOPMENT CODE **ZONING HARDSHIP** NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD) **COMPATIBILITY STANDARDS** 60' HEIGHT INCREASED F.A.R. GOALS **CURBCUT REGULATIONS** HEIGHT RESTRICTIONS 1:1 FAR **CURBCUT LOCATION OPTIONS** FIRE ACCESS REGULATIONS FIRE LANE REQUIREMENTS SF-3 NP SF-3 NP SF-3 NP SF-3 NP SF-3 NP APPROVED WAIVERS EXISTING CURBCUTS & PARKING IN SETBACKS SAN MARCOS STREET THE DAUGHTERS OF THE REPUBLIC OF TEXAS 0.58 ACRES GR-MU-CO-NCCD-NP HISTORIC **AMLI** FRENCH **EASTSIDE** LEGATION EAST 9TH STREET CS-MU-NCCD-NP SF-3-H-NP EMBASSY STREET **TYNDALL** CS-MU-NCCD-NP East 11th and East 12th Street **Neighborhood Conservation Combining Districts** Republic of Texas History Center **Board of Adjustment Presentation**

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Building Height Variance Application

The Daughters of the Republic of Texas

800 Block of San Marcos Street

LAND DEVELOPMENT CODE

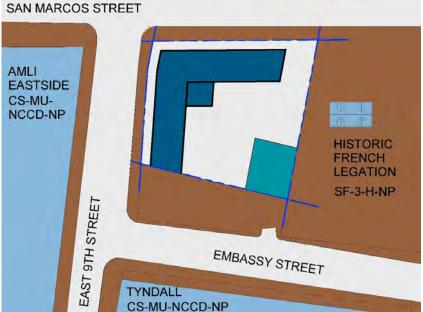
COMPATIBILITY STANDARDS CURBCUT REGULATIONS CURBCUT LOCATION OPTIONS FIRE ACCESS REGULATIONS FIRE LANE REQUIREMENTS

NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

ZONING HARDSHIP

INCREASED F.A.R. GOALS HEIGHT RESTRICTIONS

APPROVED WAIVERS EXISTING CURBCUTS & PARKING IN SETBACKS SF-3 NP SF-3 NP SF-3 NP SF-3 NP SAN MARCOS STREET AMLI EASTSIDE CS-MU-



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LAND DEVELOPMENT CODE

COMPATIBILITY STANDARDS

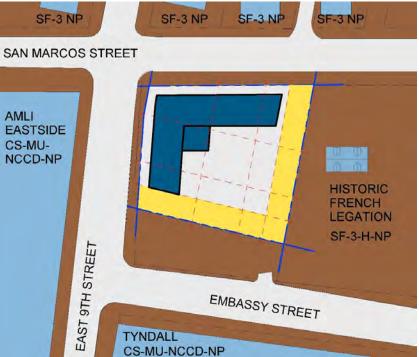
CURBCUT REGULATIONS
CURBCUT LOCATION OPTIONS
FIRE ACCESS REGULATIONS
FIRE LANE REQUIREMENTS
APPROVED WAIVERS

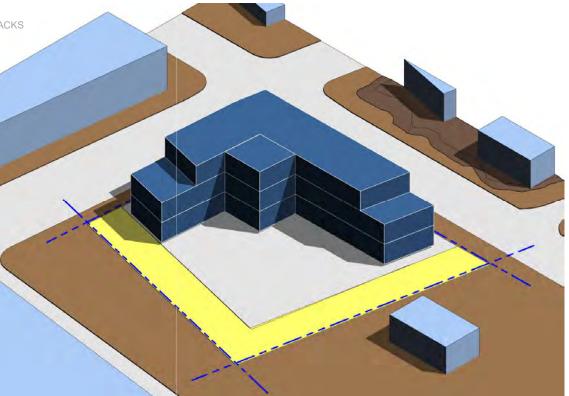
NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

ZONING HARDSHIP

INCREASED F.A.R. GOALS
HEIGHT RESTRICTIONS

EXISTING CURBCUTS & PARKING IN SETBACKS





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SF-3 NP

AMLI EASTSIDE CS-MU-NCCD-NP

SAN MARCOS STREET

60% FRONTAGE

11.-4"

100,-0.

TCM 5.3.1

TYNDALL CS-MU-NCCD-NP

LAND DEVELOPMENT CODE

COMPATIBILITY STANDARDS

CURBCUT REGULATIONS

APPROVED WAIVERS

SF-3 NP

EMBASSY STREET

80' - 0" OFFSET

SF-3 NP

60% FRONTAGE

NO DRIVEWAY WITHIN COMPATIBILITY SETBACKS

CURBOUT LOCATION OPTIONS FIRE ACCESS REGULATIONS FIRE LANE REQUIREMENTS

EXISTING CURBCUTS & PARKING IN SETBACKS

SF-3 NP

TYPE II / III DRIVEWAYS AND STREETS SHALL ALIGN OR BE OFFSET BY AT LEAST 80 FEET

HISTORIC

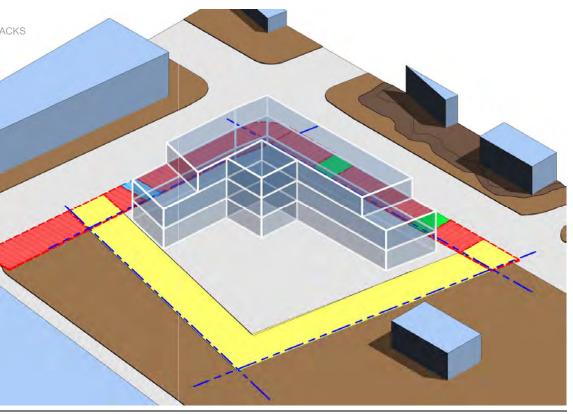
LEGATION SF-3-H-NP

FRENCH

NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

INCREASED F.A.R. GOALS
HEIGHT RESTRICTIONS

ZONING HARDSHIP



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EAST 9TH STREET

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Building Height Variance Application





800 Block of San Marcos Street

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COMPATIBILITY STANDARDS
CURBCUT REGULATIONS

CURBCUT LOCATION OPTIONS

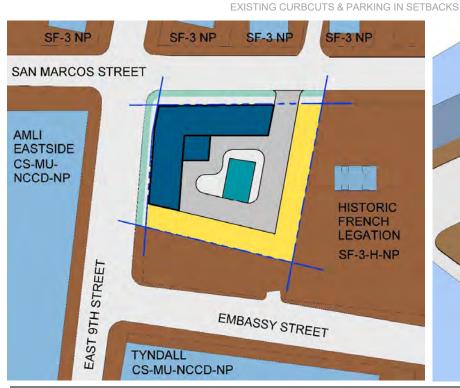
FIRE ACCESS REGULATIONS
FIRE LANE REQUIREMENTS
APPROVED WAIVERS

INCREASED F.A.R. GOALS

NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

ZONING HARDSHIP

INCREASED F.A.R. GOAI
HEIGHT RESTRICTIONS



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Building Height Variance Application





800 Block of San Marcos Street

LAND DEVELOPMENT CODE

COMPATIBILITY STANDARDS
CURBCUT REGULATIONS
CURBCUT LOCATION OPTIONS

FIRE ACCESS REGULATIONS

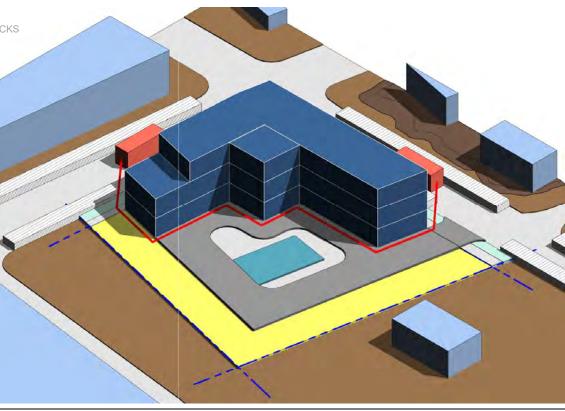
FIRE LANE REQUIREMENTS APPROVED WAIVERS

EXISTING CURBCUTS, PARKING IN SETBACKS

NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

INCREASED F.A.R. GOALS
HEIGHT RESTRICTIONS

ZONING HARDSHIP





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800 Block of San Marcos Street

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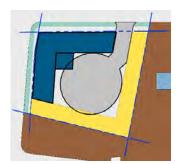
LAND DEVELOPMENT CODE

COMPATIBILITY STANDARDS
CURBCUT REGULATIONS
CURBCUT LOCATION OPTIONS
FIRE ACCESS REGULATIONS

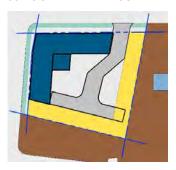
FIRE LANE REQUIREMENTS

APPROVED WAIVERS

EXISTING CURBCUTS & PARKING IN SETBACKS



96-FOOT DIAMETER CUL-DE-SAC



120-FOOT HAMMERHEAD

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60-FOOT "Y"

ALT TO 120- FOOT HAMMERHEAD

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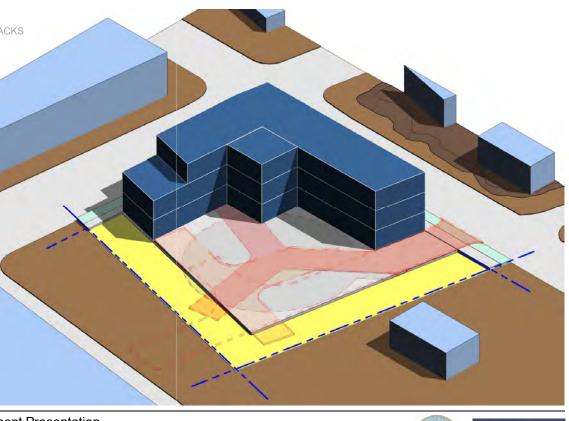
800 Block of San Marcos Street

Building Height Variance Application

NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

INCREASED F.A.R. GOALS
HEIGHT RESTRICTIONS









LAND DEVELOPMENT CODE

COMPATIBILITY STANDARDS
CURBCUT REGULATIONS
CURBCUT LOCATION OPTIONS
FIRE ACCESS REGULATIONS

FIRE LANE REQUIREMENTS

NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

ZONING HARDSHIP

INCREASED F.A.R. GOALS
HEIGHT RESTRICTIONS

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EXISTING CURBCUTS & PARKING IN SETBACKS



ACKS TO THE TOTAL PROPERTY OF THE TOTAL PROP

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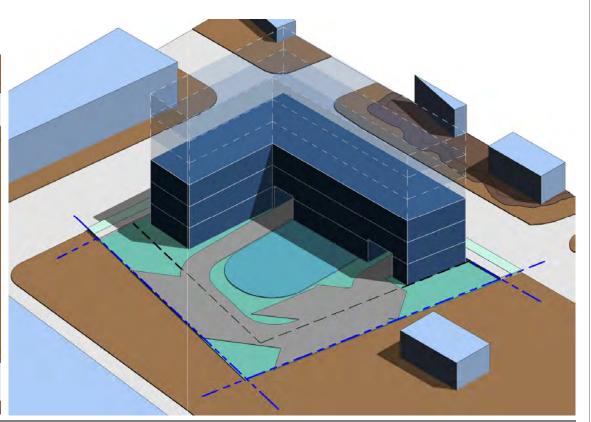
LAND DEVELOPMENT CODE 40' HEIGHT 1:1 FAR

NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

ZONING HARDSHIP

INCREASED F.A.R. GOALS
HEIGHT RESTRICTIONS

SF-3 NP SF-3 NP SF-3 NP SF-3 NP SAN MARCOS STREET AMLI EASTSIDE CS-MU-NCCD-NP HISTORIC FRENCH LEGATION SF-3-H-NP EAST 9TH STREET EMBASSY STREET TYNDALL CS-MU-NCCD-NP



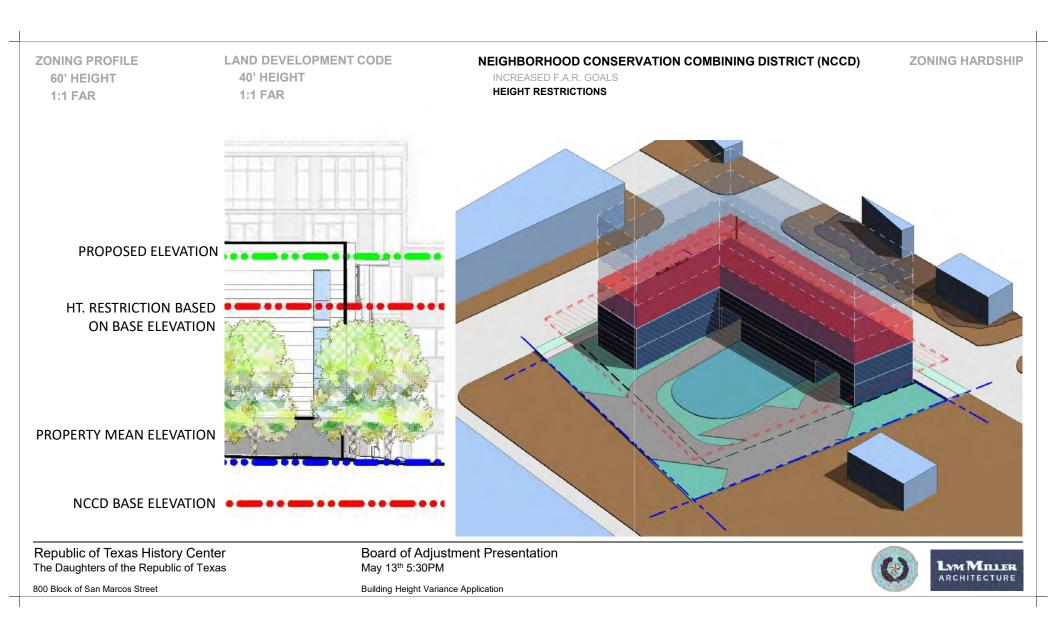
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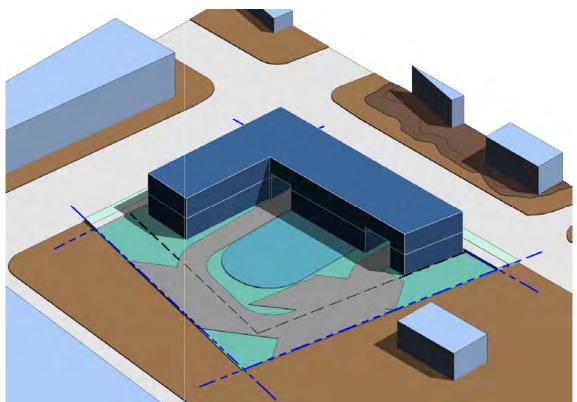
LAND DEVELOPMENT CODE 40' HEIGHT 1:1 FAR ${\bf NEIGHBORHOOD\ CONSERVATION\ COMBINING\ DISTRICT\ (NCCD)}$

ZONING HARDSHIP

27' HEIGHT

2:1 FAR





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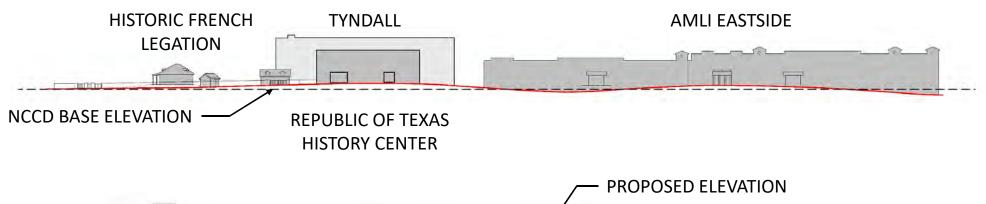
800 Block of San Marcos Street

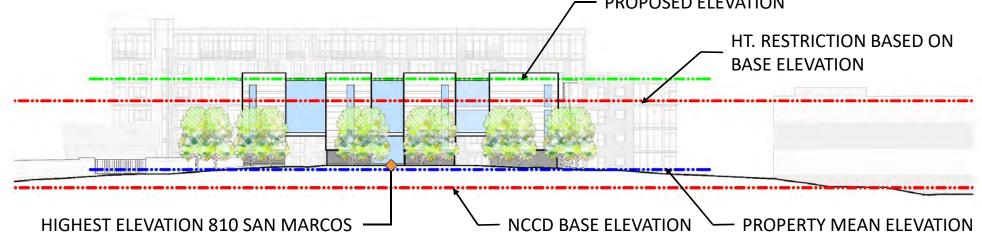
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NCCD BASE ELEVATION – EAST ELEVATION ALONG SAN MARCOS





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800 Block of San Marcos Street



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800 Block of San Marcos Street



TYNDALL APPROXIMATELY 50' - 0" FROM THE HISTORIC FRENCH LEGATION WALL

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TYNDALL APPROXIMATELY 50' - 0" FROM THE HISTORIC FRENCH LEGATION WALL

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I-4/41









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VIEW TO THE NORTH ALONG SAN MARCOS REPRESENTING THE SIGNIFICANT CHANGE IN ELEVATION BETWEEN 9TH AND 11TH.

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NCCD BASE ELEVATION – EAST ELEVATION ALONG SAN MARCOS HISTORIC FRENCH **TYNDALL AMLI EASTSIDE LEGATION** NCCD BASE ELEVATION **REPUBLIC OF TEXAS HISTORY CENTER** PROPOSED ELEVATION HT. RESTRICTION BASED ON **BASE ELEVATION**

NCCD BASE ELEVATION

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HIGHEST ELEVATION 810 SAN MARCOS

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PROPERTY MEAN ELEVATION



THANK YOU

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