

# Republic of Texas History Center

Daughters of the Republic of Texas

---

Board of Adjustment Presentation

May 13<sup>th</sup> 5:30PM

Building Variance Application



## CITY OF AUSTIN – BOARD OF ADJUSTMENT

---

WILLIAM BURKHARDT – CHAIR

MELISSA HAWTHORNE – VICE CHAIR

BROOKE BAILEY

DON LEIGHTON-BURWELL

KELLY BLUME

JESSICA COHEN

ADA I. CORRAL

ERIC W. GOFF

MARTHA B. GONZALEZ

RAHM T. McDANIEL

DARRYL W. PRUETT

VERONICA RIVERA

YASMINE SMITH

MICHAEL VON OHLEN





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



## 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



Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application



## DAUGHTERS OF THE REPUBLIC OF TEXAS PROJECT 2007 TO CURRENT

### BACKGROUND

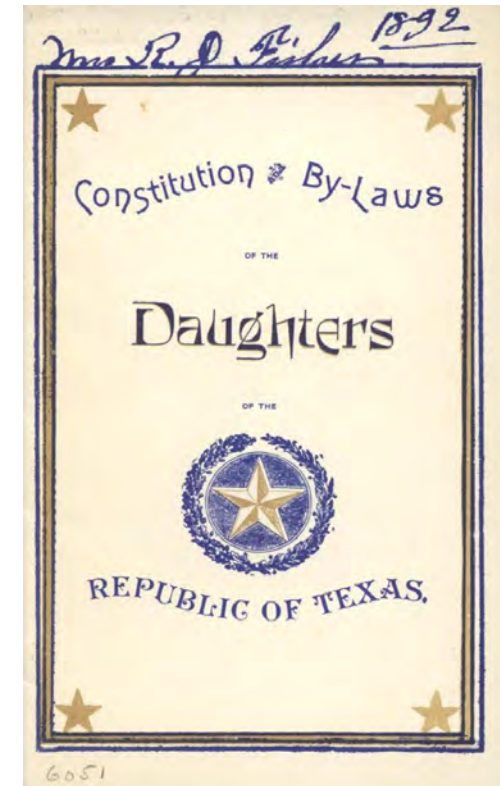
2007 PROJECT BEGAN

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







## SEEKING A FAIR & REASONABLE USE

- BASE ZONING
- SUBCHAPTER E
- TRANSPORTATION CRITERIA
- E. 11<sup>TH</sup> STREET NCCD





Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street



Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application

## 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 9<sup>TH</sup> & 11<sup>TH</sup>)
- *A PROPERTY OWNER CAN PROVE UNNECESSARY HARDSHIP, **EVEN IF THE OWNER HAS SOME REASONABLE USE OF THE PROPERTY WITHOUT THE VARIANCE.***

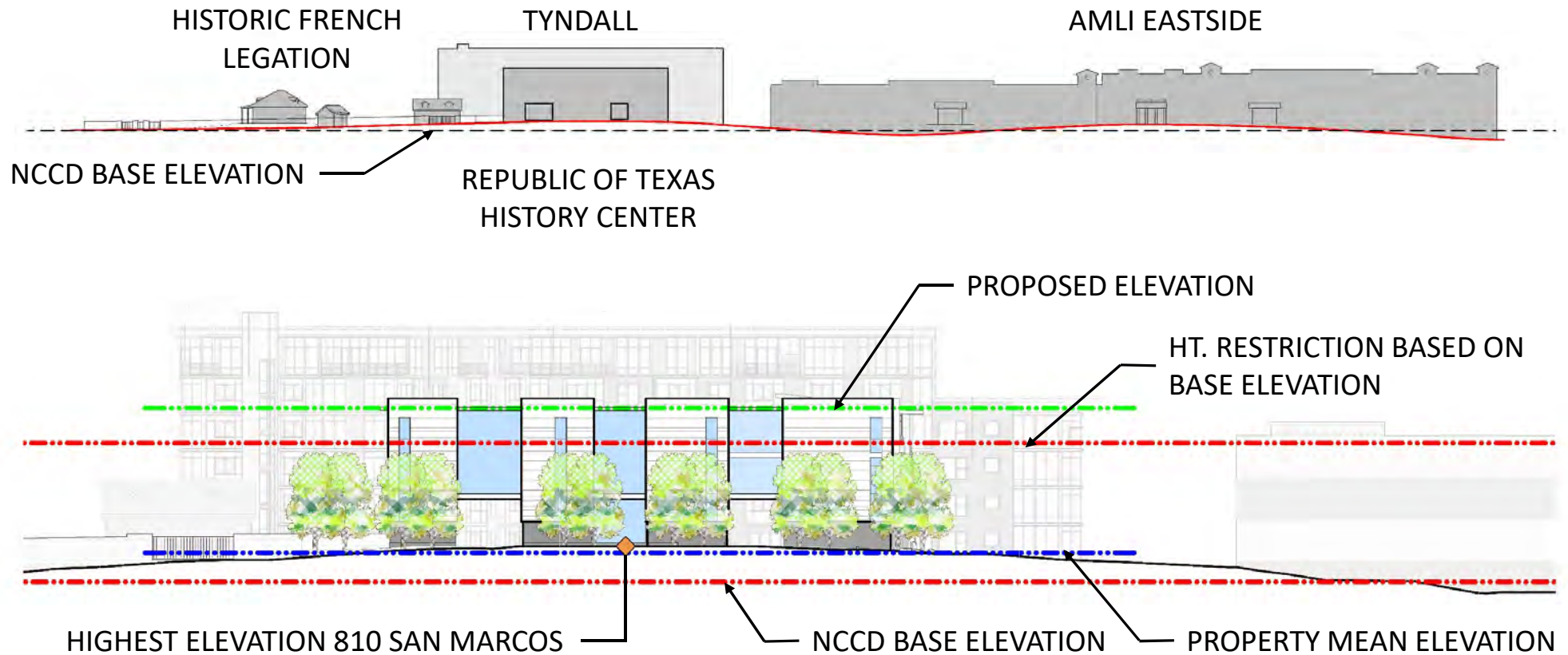


## NCCD TRACT MAXIMUM HEIGHT

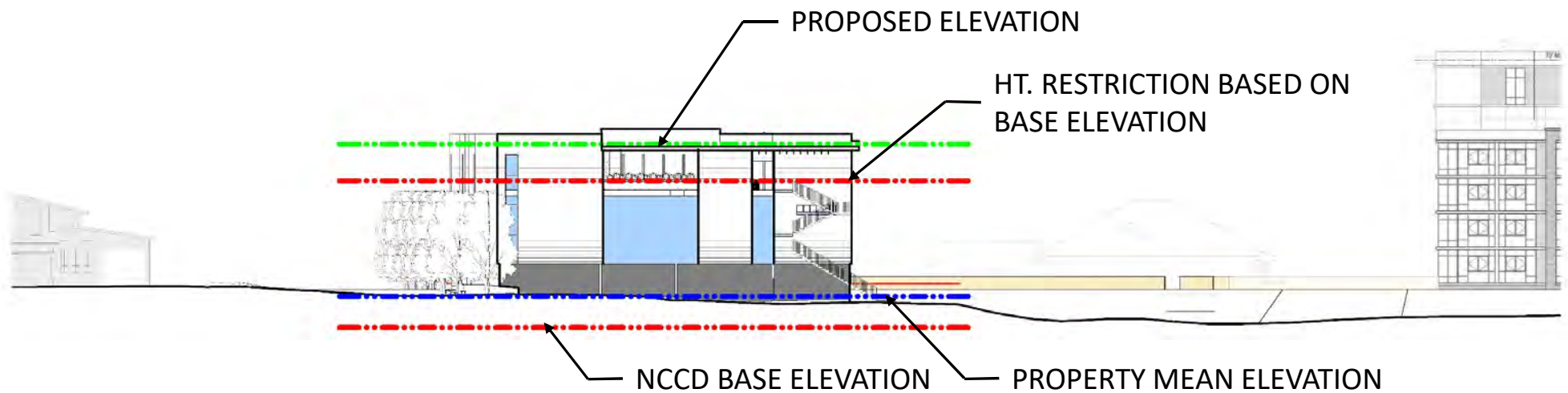




# NCCD BASE ELEVATION – EAST ELEVATION ALONG SAN MARCOS



NCCD BASE ELEVATION – NORTH ELEVATION ALONG 9<sup>TH</sup> STREET



## ZONING PROFILE

60' HEIGHT  
1:1 FAR

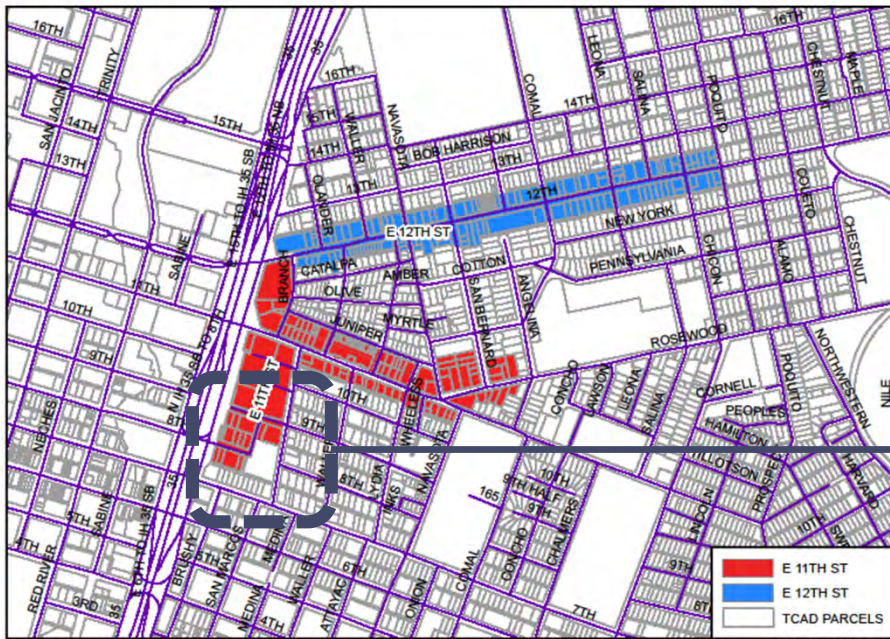
## LAND DEVELOPMENT CODE

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

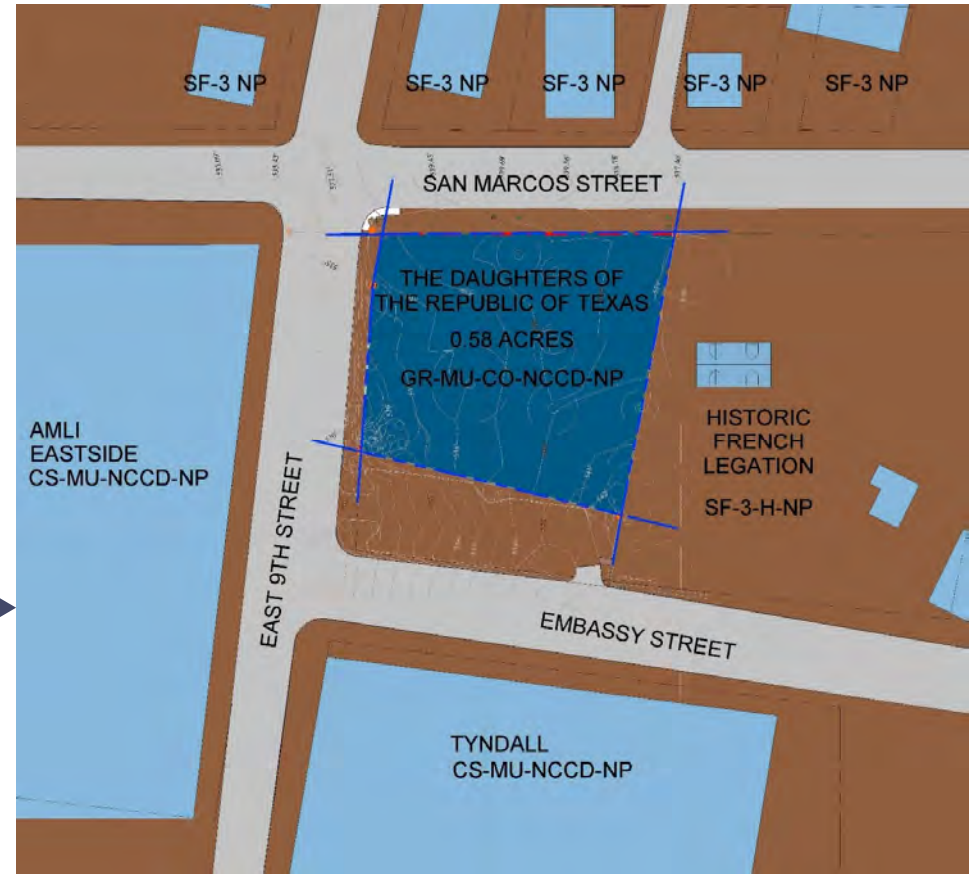
## ZONING HARDSHIP



Planning Development  
and Review Department  
Date Plotted: June 24, 2010

East 11th and East 12th Street  
Neighborhood Conservation Combining Districts

This map has been created for the  
sole purpose of aiding regional planning  
and is not warranted for any other use.  
No warranty is made regarding its  
accuracy or completeness.



Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application





## ZONING PROFILE

60' HEIGHT  
1:1 FAR

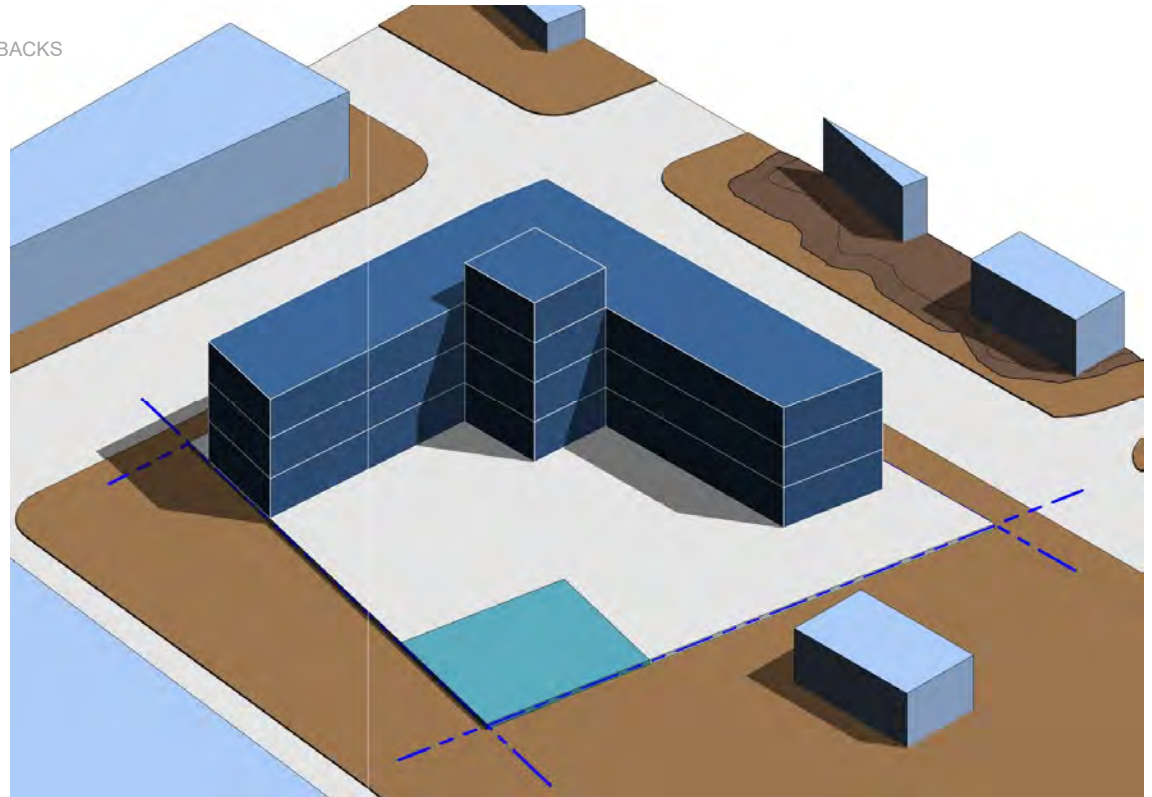
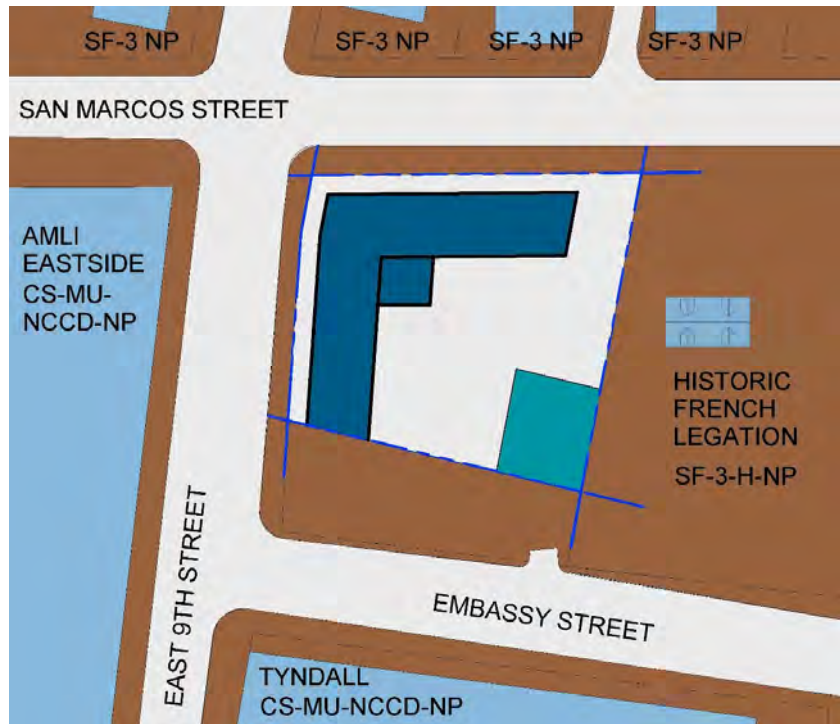
## LAND DEVELOPMENT CODE

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



Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application





## ZONING PROFILE

60' HEIGHT  
1:1 FAR

## LAND DEVELOPMENT CODE

### COMPATIBILITY STANDARDS

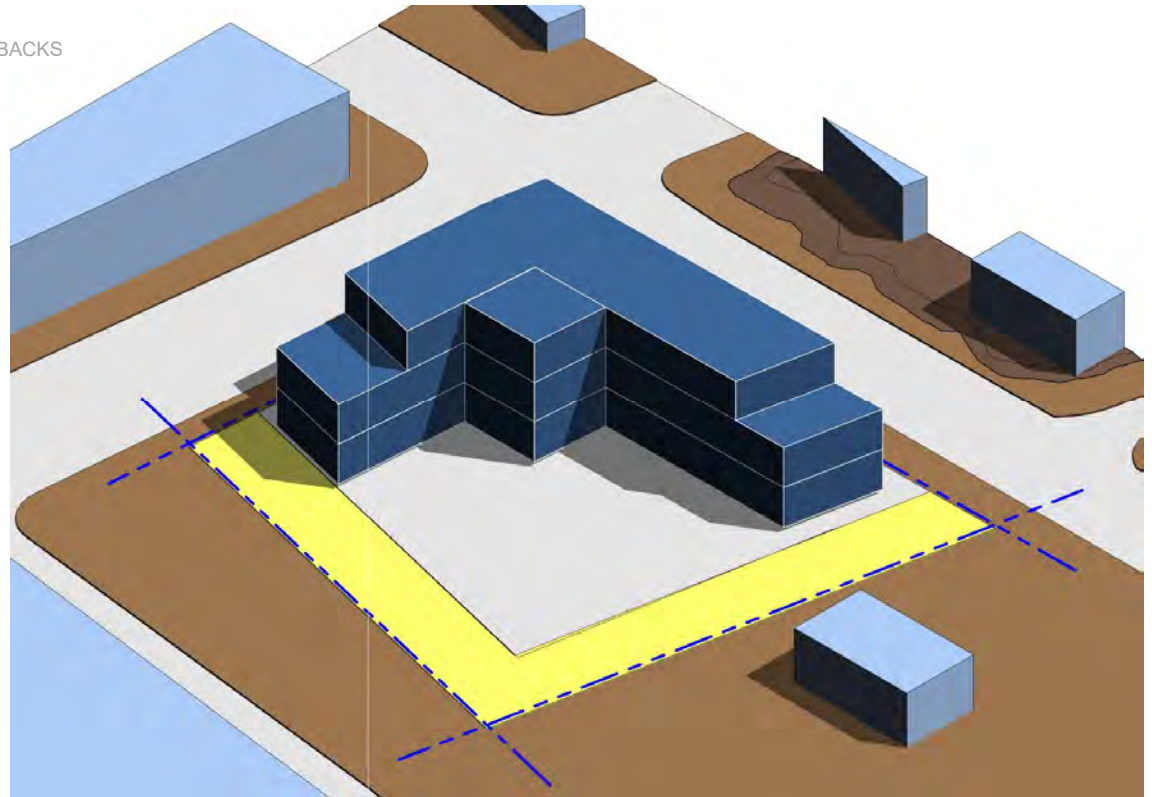
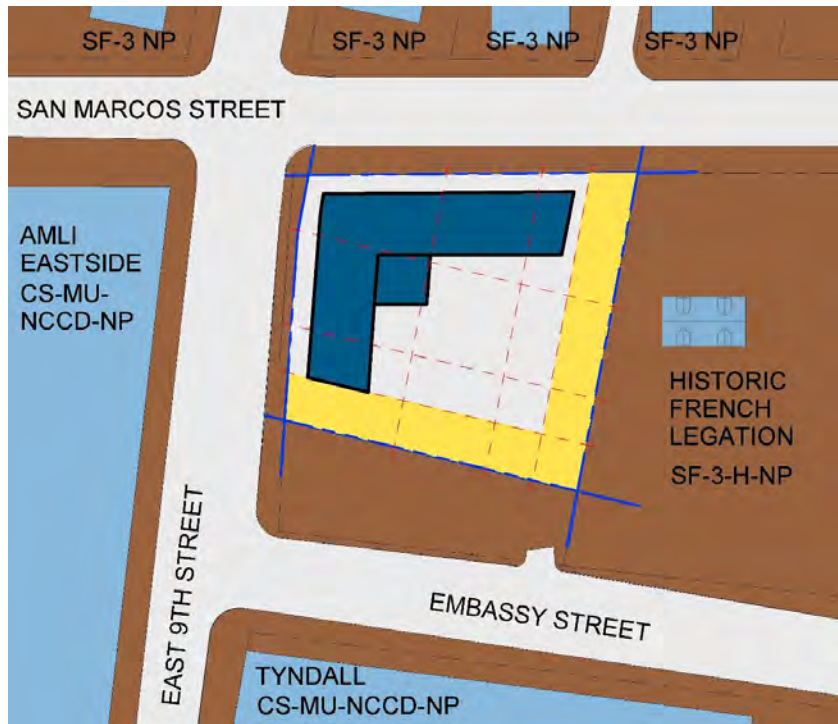
CURBCUT REGULATIONS  
CURBCUT LOCATION OPTIONS  
FIRE ACCESS REGULATIONS  
FIRE LANE REQUIREMENTS  
APPROVED WAIVERS

EXISTING CURBCUTS & PARKING IN SETBACKS

## NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

INCREASED F.A.R. GOALS  
HEIGHT RESTRICTIONS

## ZONING HARDSHIP



Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application



## ZONING PROFILE

60' HEIGHT  
1:1 FAR

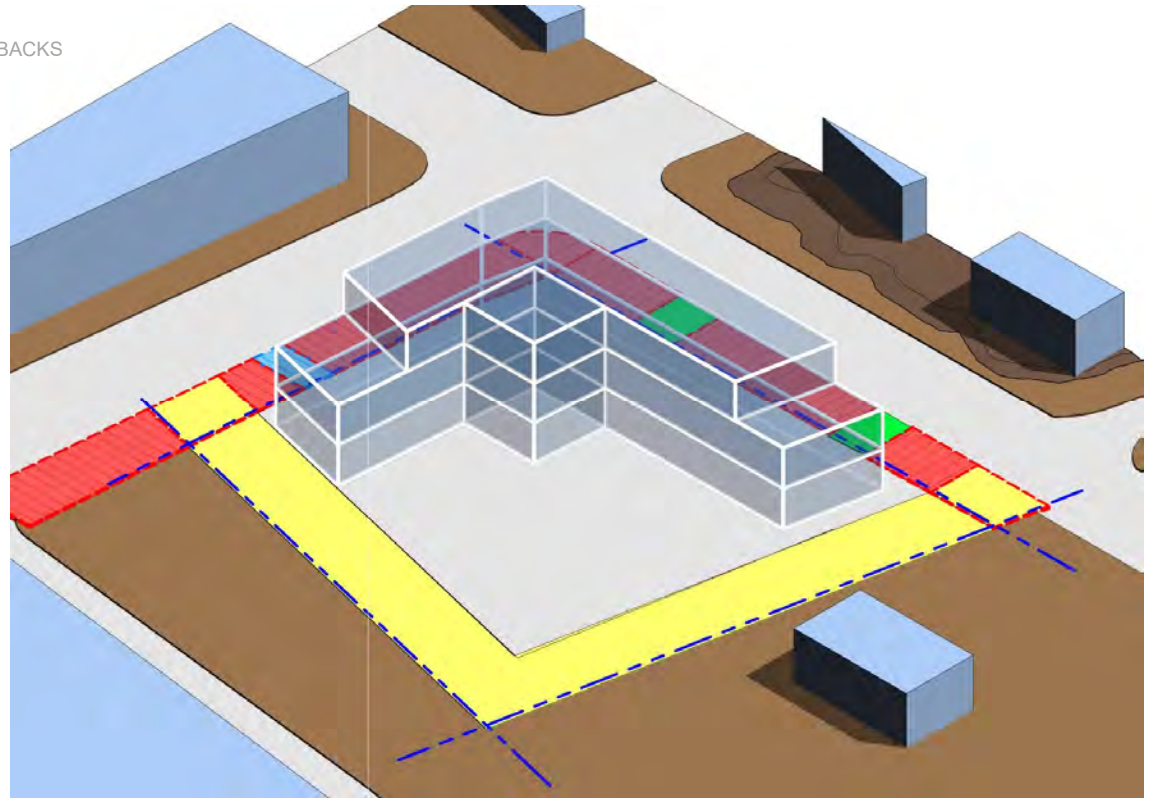
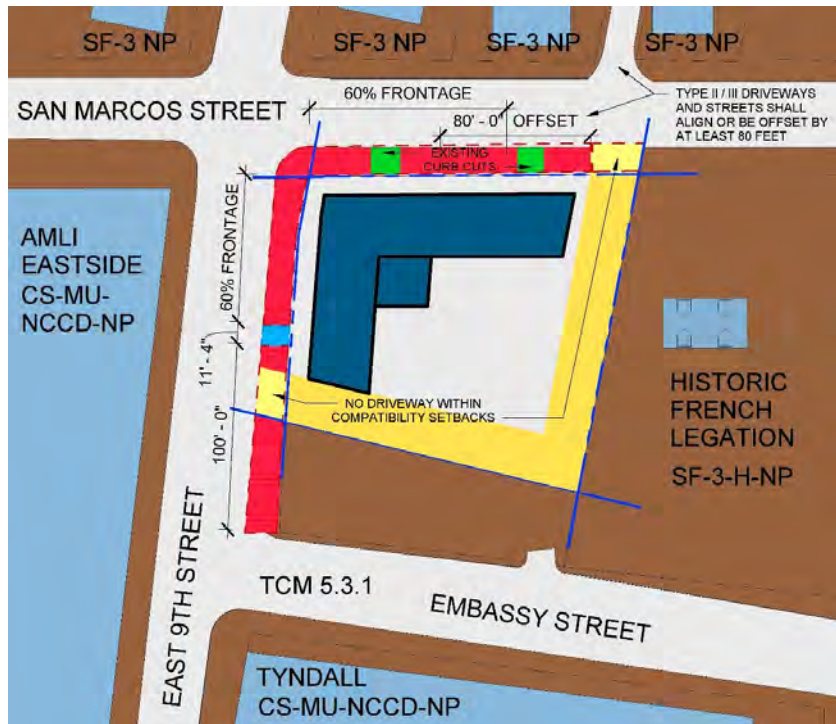
## LAND DEVELOPMENT CODE

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



Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application





## ZONING PROFILE

60' HEIGHT  
1:1 FAR

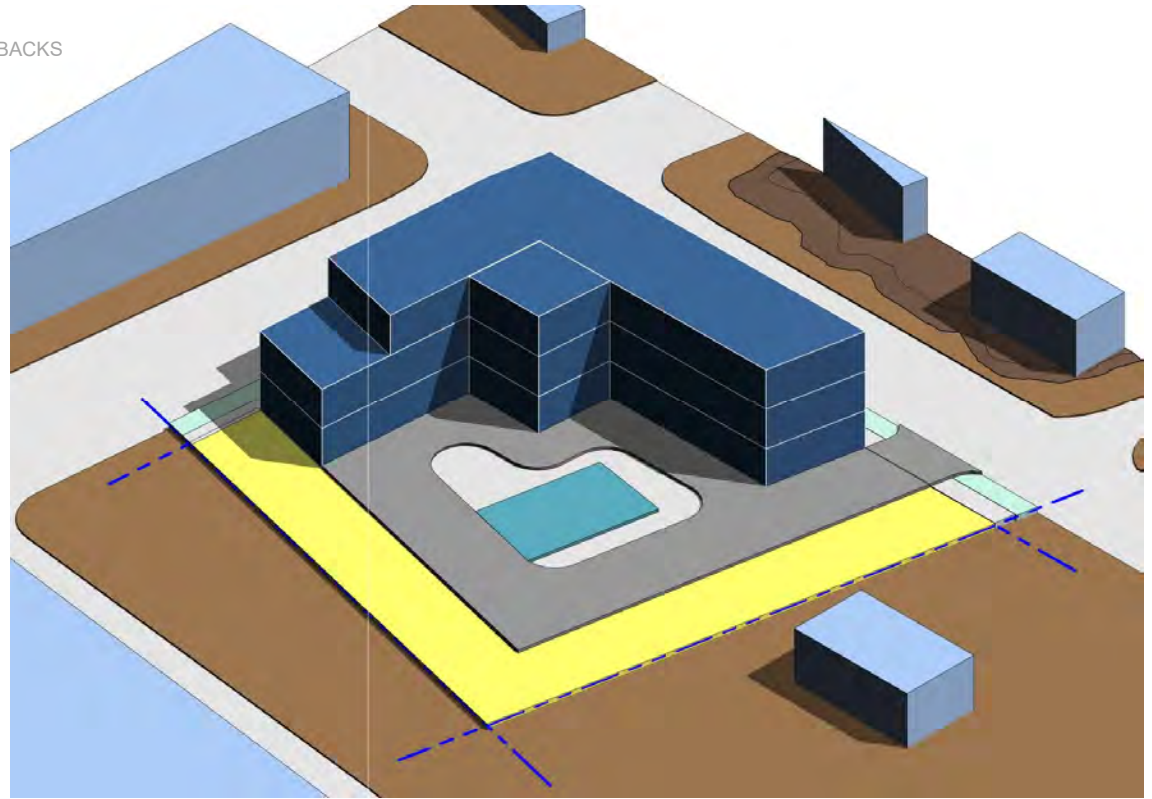
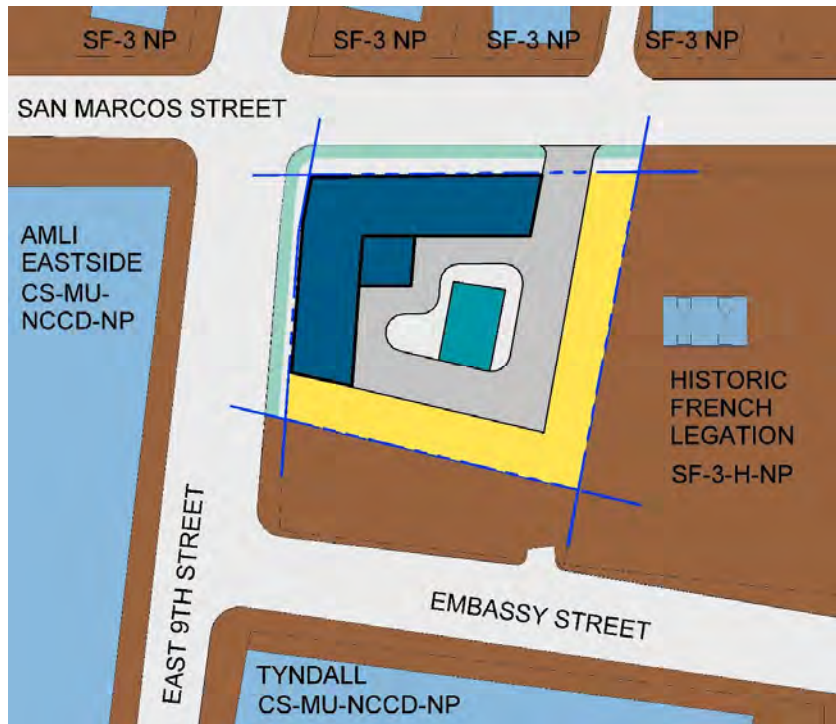
## LAND DEVELOPMENT CODE

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



Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application



## ZONING PROFILE

60' HEIGHT  
1:1 FAR

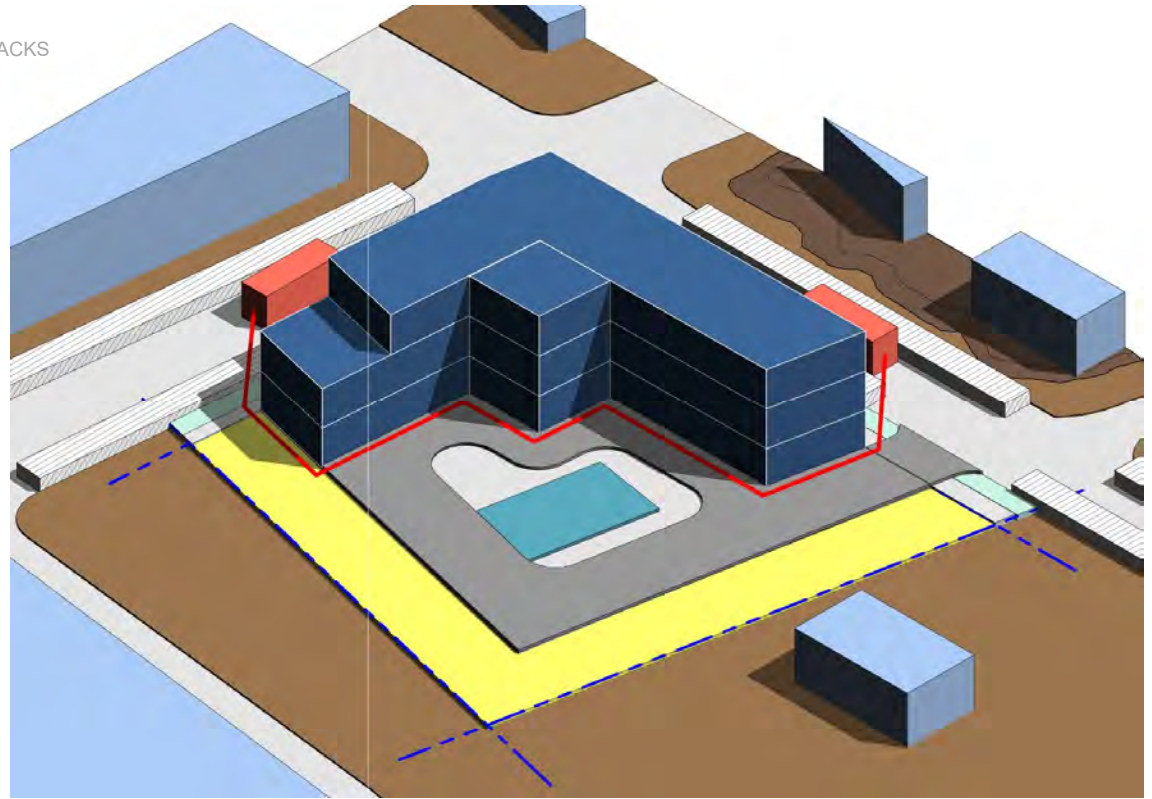
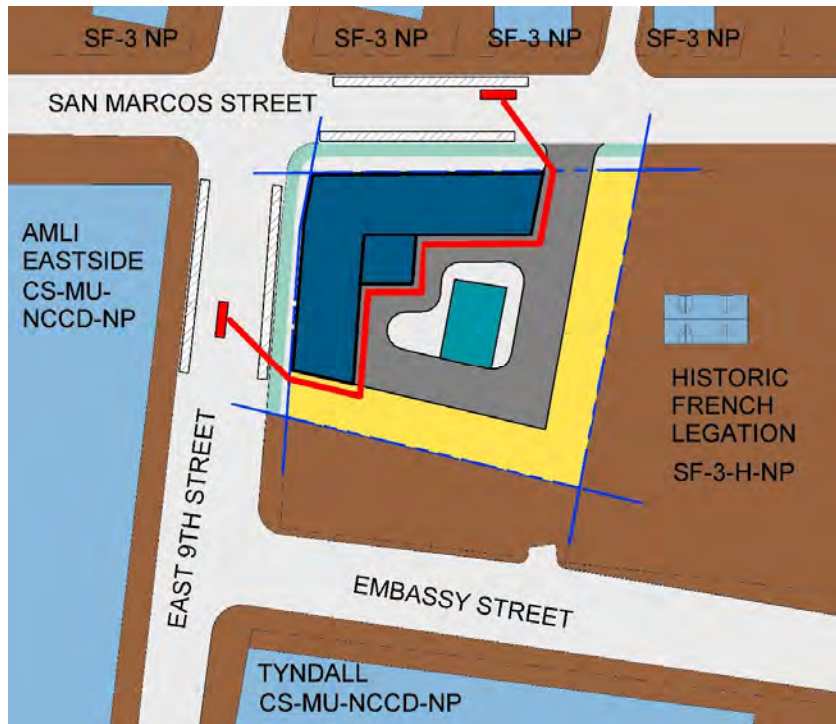
## LAND DEVELOPMENT CODE

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



Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application





## ZONING PROFILE

60' HEIGHT  
1:1 FAR

## LAND DEVELOPMENT CODE

COMPATIBILITY STANDARDS  
CURBCUT REGULATIONS  
CURBCUT LOCATION OPTIONS  
FIRE ACCESS REGULATIONS

### FIRE LANE REQUIREMENTS

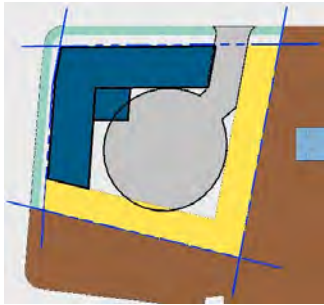
APPROVED WAIVERS

EXISTING CURBCUTS & PARKING IN SETBACKS

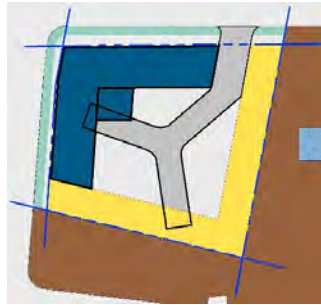
## NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

INCREASED F.A.R. GOALS  
HEIGHT RESTRICTIONS

## ZONING HARDSHIP



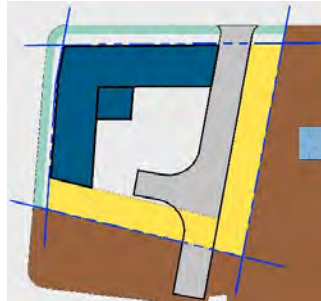
96-FOOT DIAMETER CUL-DE-SAC



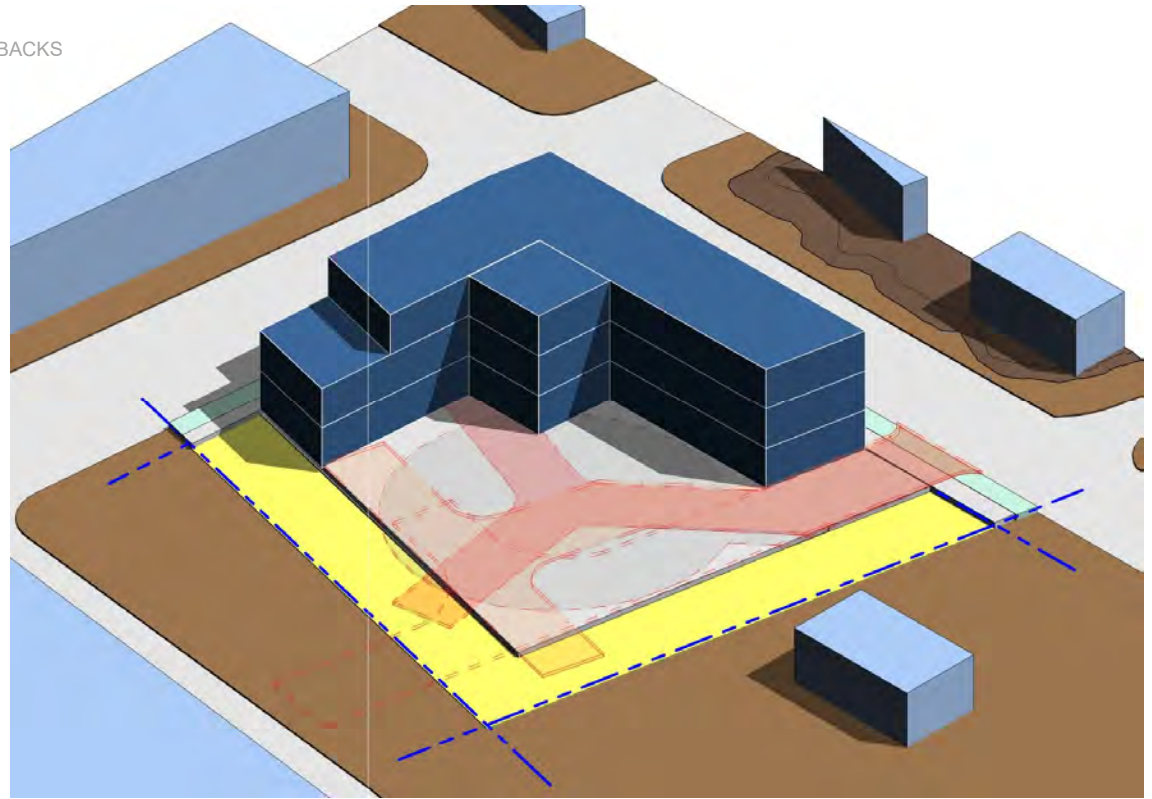
60-FOOT "Y"



120-FOOT HAMMERHEAD



ALT TO 120- FOOT HAMMERHEAD



Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application



## ZONING PROFILE

60' HEIGHT  
1:1 FAR

## LAND DEVELOPMENT CODE

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

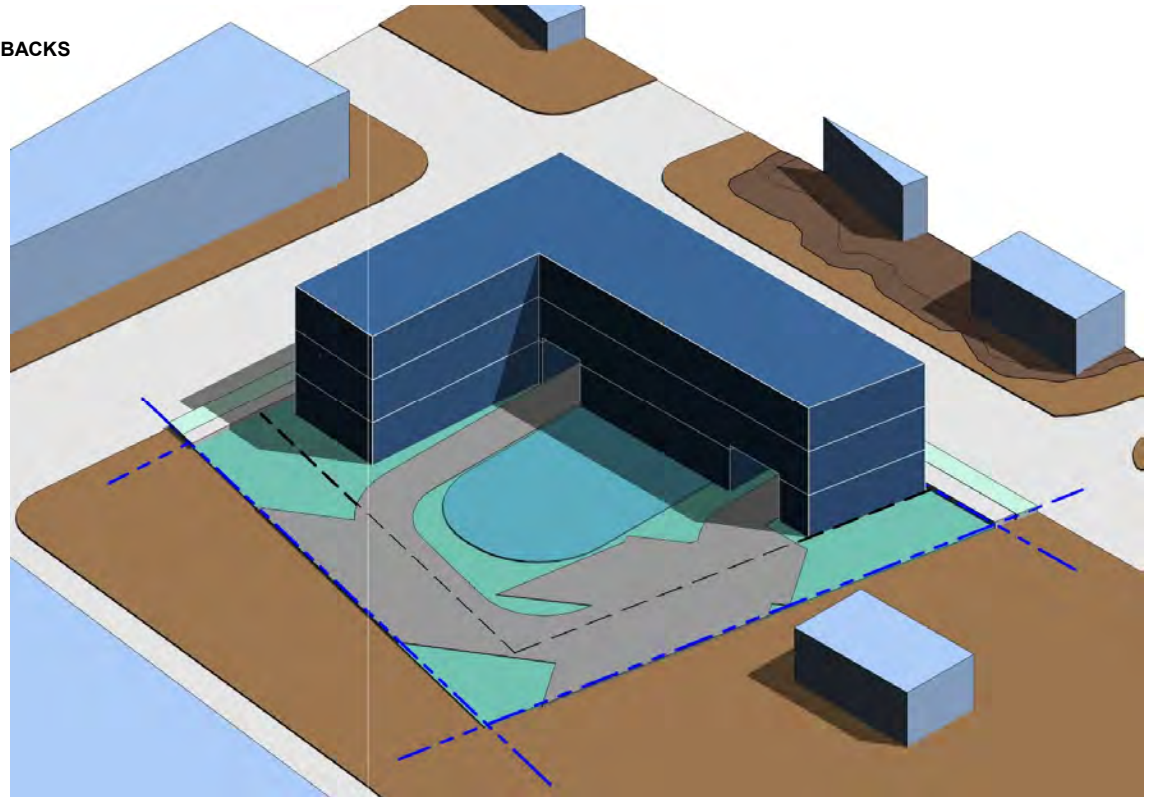
### APPROVED WAIVERS

EXISTING CURBCUTS & PARKING IN SETBACKS

## NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

INCREASED F.A.R. GOALS  
HEIGHT RESTRICTIONS

## ZONING HARDSHIP



Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application





## ZONING PROFILE

60' HEIGHT  
1:1 FAR

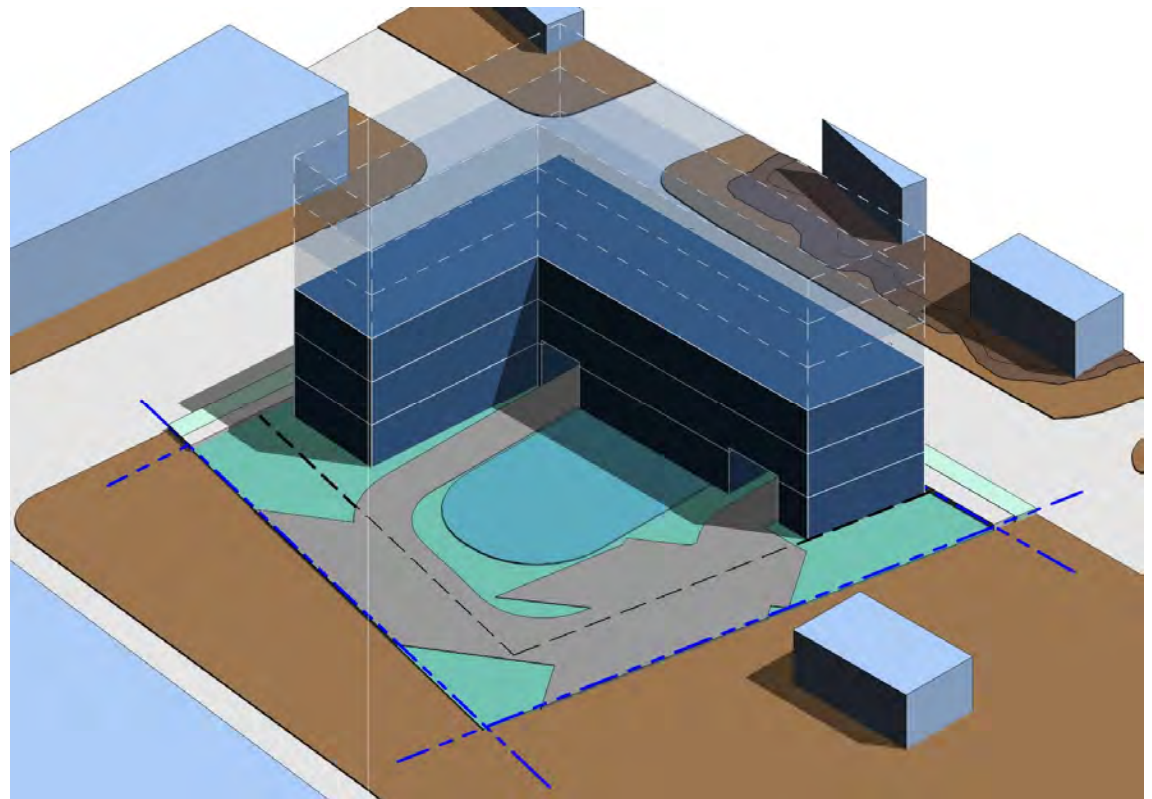
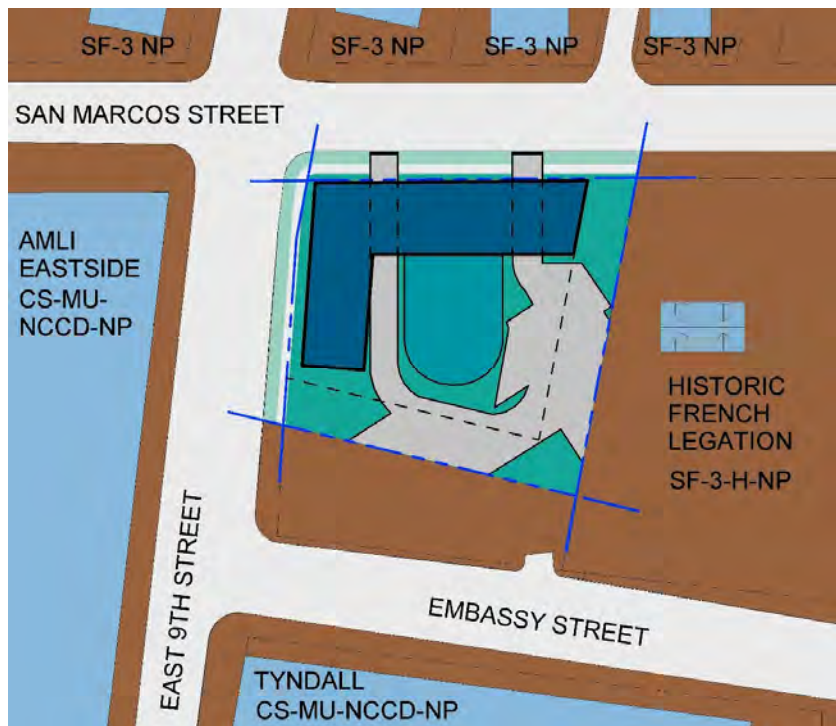
## LAND DEVELOPMENT CODE

40' HEIGHT  
1:1 FAR

## NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

INCREASED F.A.R. GOALS  
HEIGHT RESTRICTIONS

## ZONING HARDSHIP



Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application



## ZONING PROFILE

60' HEIGHT  
1:1 FAR

## LAND DEVELOPMENT CODE

40' HEIGHT  
1:1 FAR

## NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

INCREASED F.A.R. GOALS  
HEIGHT RESTRICTIONS

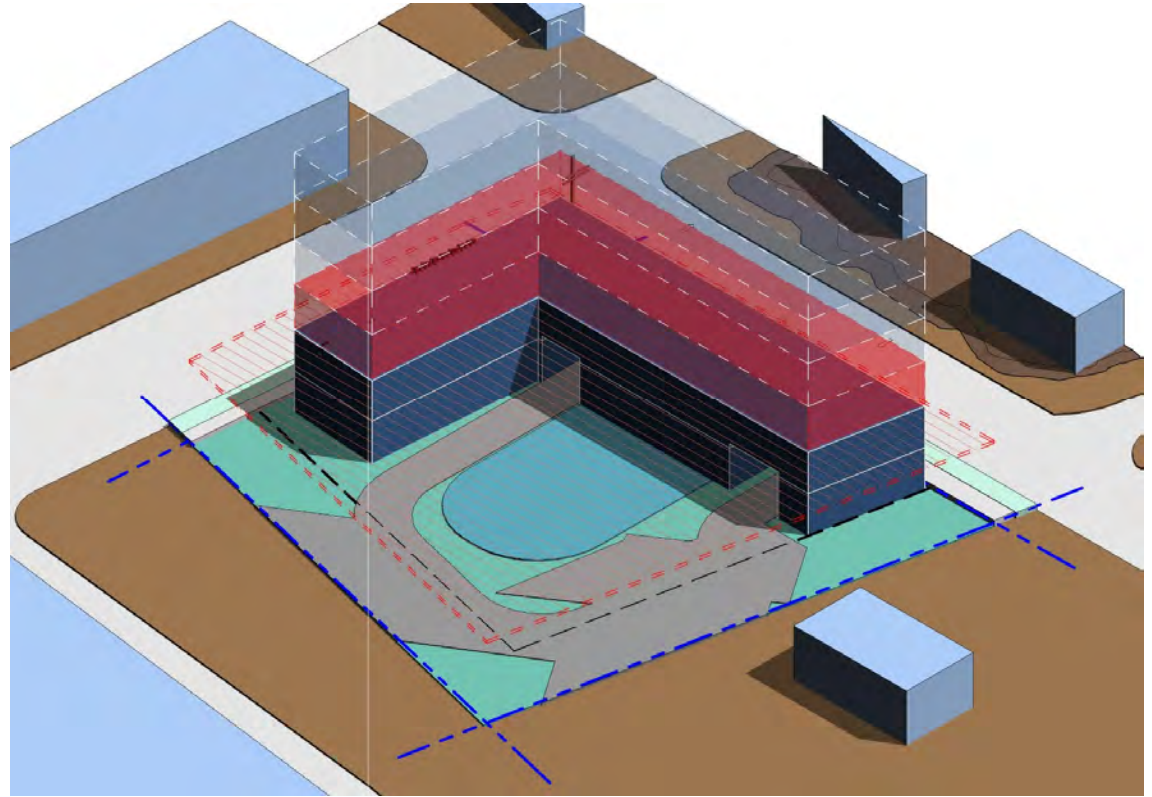
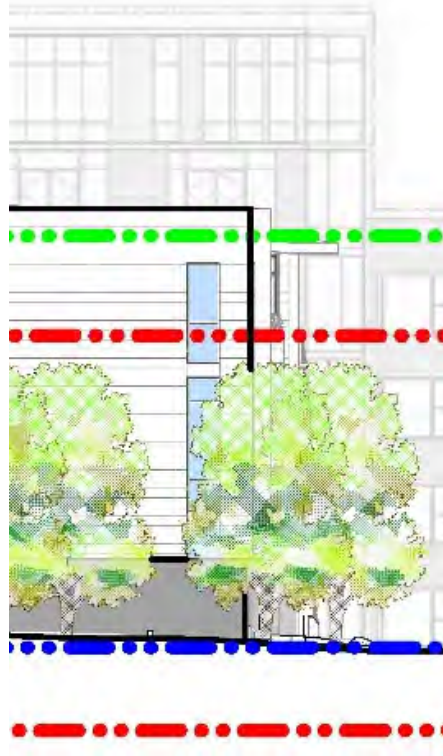
## ZONING HARDSHIP

PROPOSED ELEVATION

HT. RESTRICTION BASED  
ON BASE ELEVATION

PROPERTY MEAN ELEVATION

NCCD BASE ELEVATION



Republic of Texas History Center  
The Daughters of the Republic of Texas  
800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM  
Building Height Variance Application



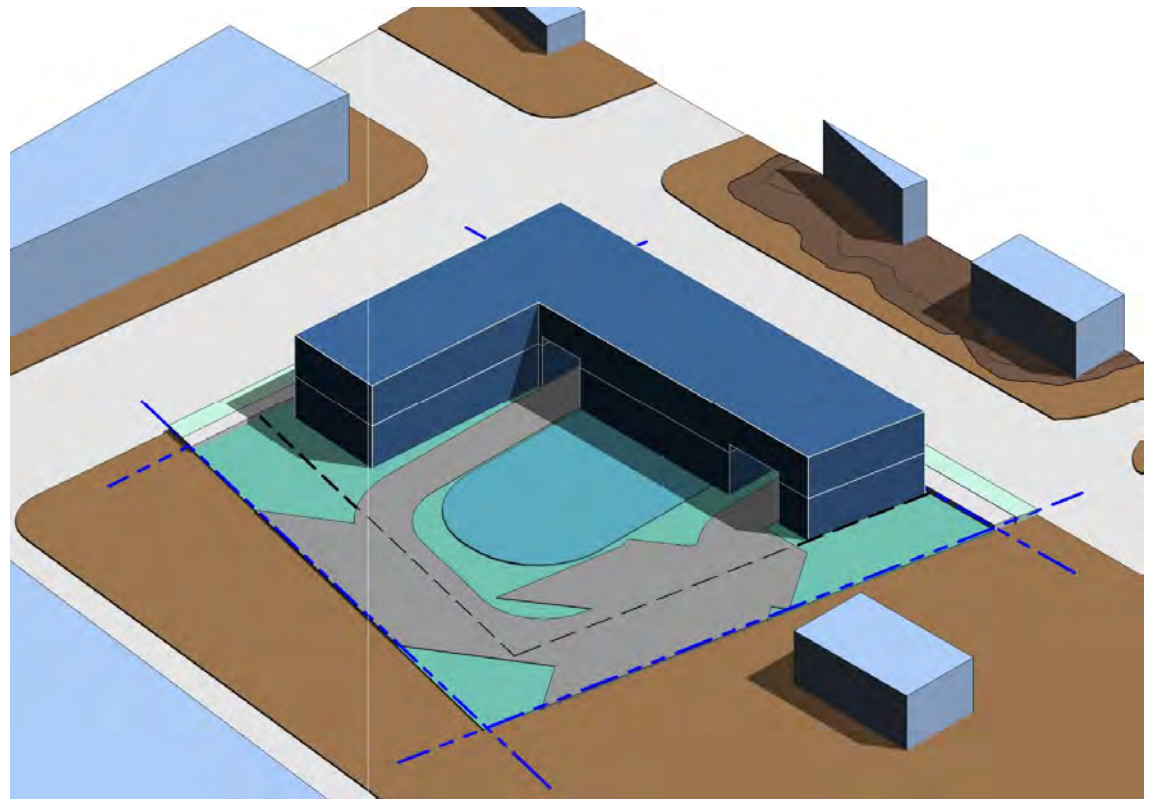
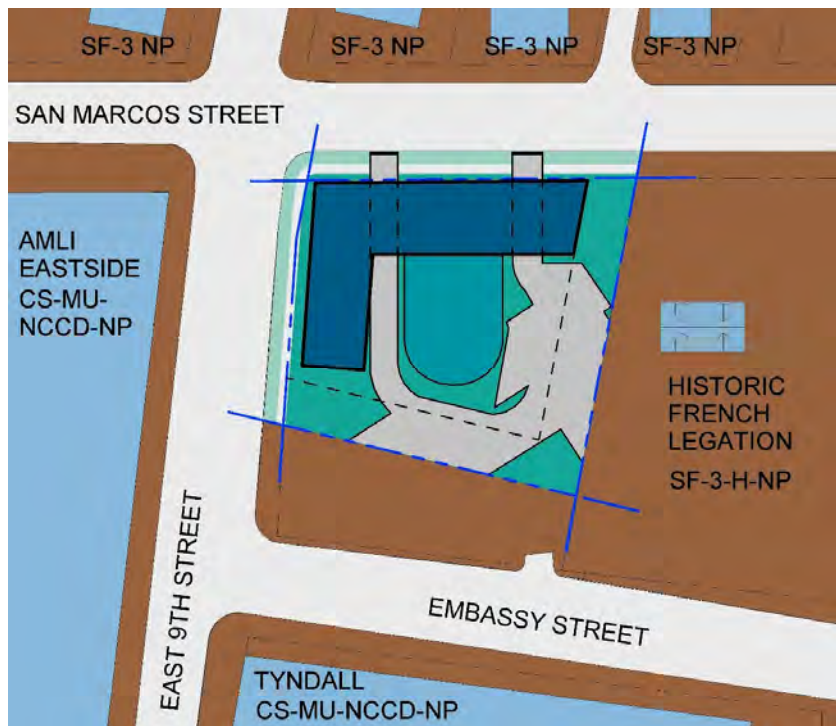


**ZONING PROFILE**  
60' HEIGHT  
1:1 FAR

**LAND DEVELOPMENT CODE**  
40' HEIGHT  
1:1 FAR

**NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)**  
27' HEIGHT  
2:1 FAR

**ZONING HARDSHIP**

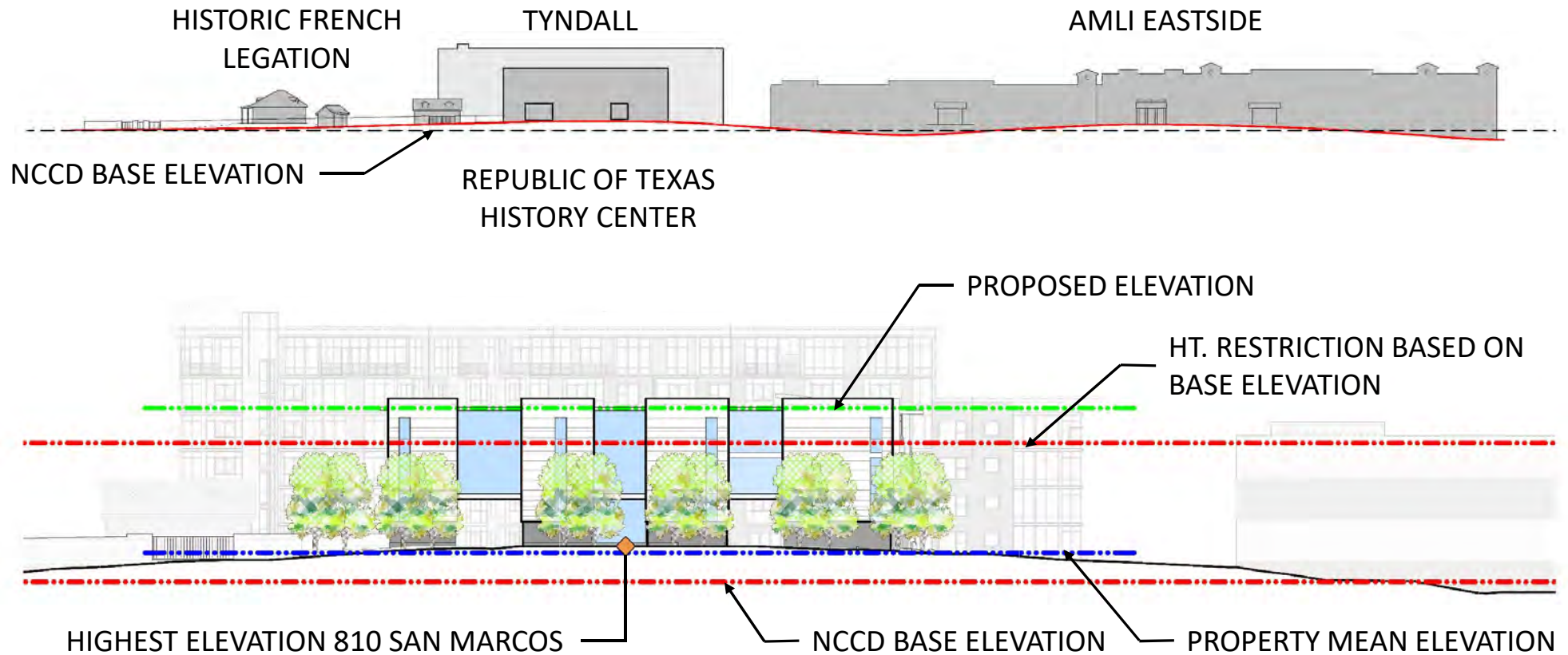


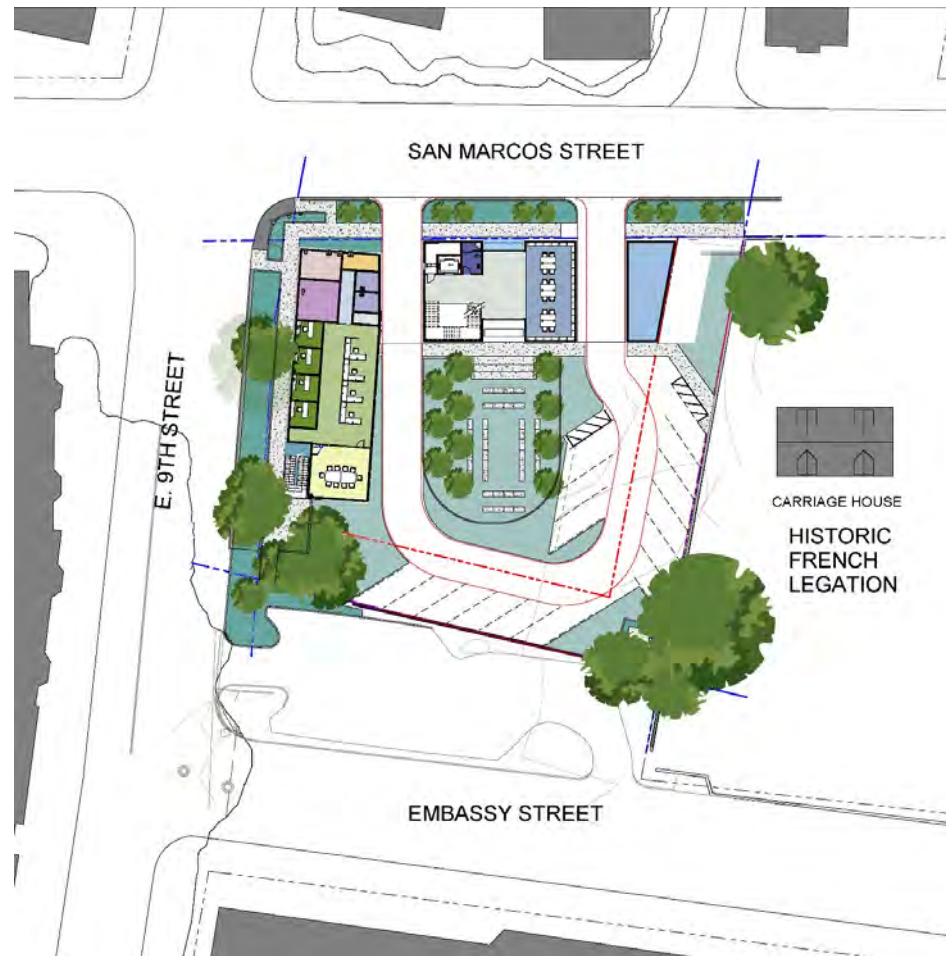
Republic of Texas History Center  
The Daughters of the Republic of Texas  
800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM  
Building Height Variance Application



NCCD BASE ELEVATION – EAST ELEVATION ALONG SAN MARCOS





Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application





Republic of Texas History Center  
The Daughters of the Republic of Texas

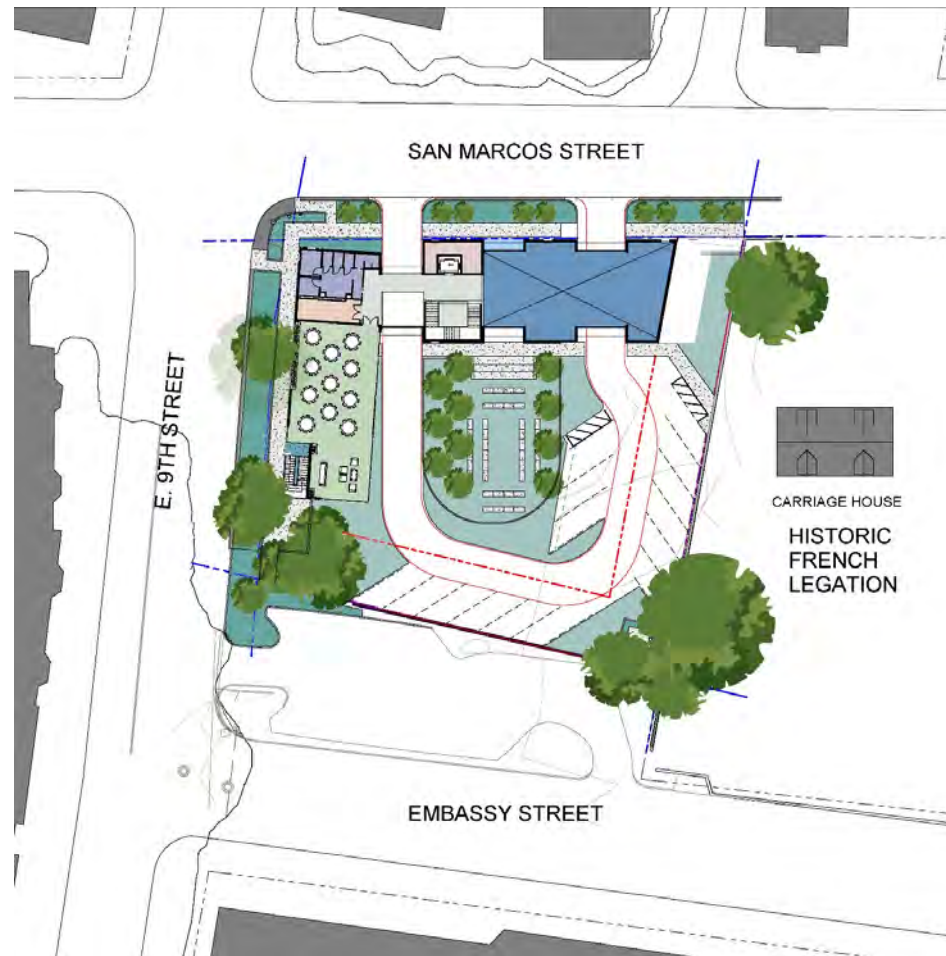
800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application







Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application





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

Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application





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

Republic of Texas History Center  
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application







Republic of Texas History Center  
The Daughters of the Republic of Texas  
800 Block of San Marcos Street



Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM  
Building Height Variance Application







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

Republic of Texas History Center  
The Daughters of the Republic of Texas

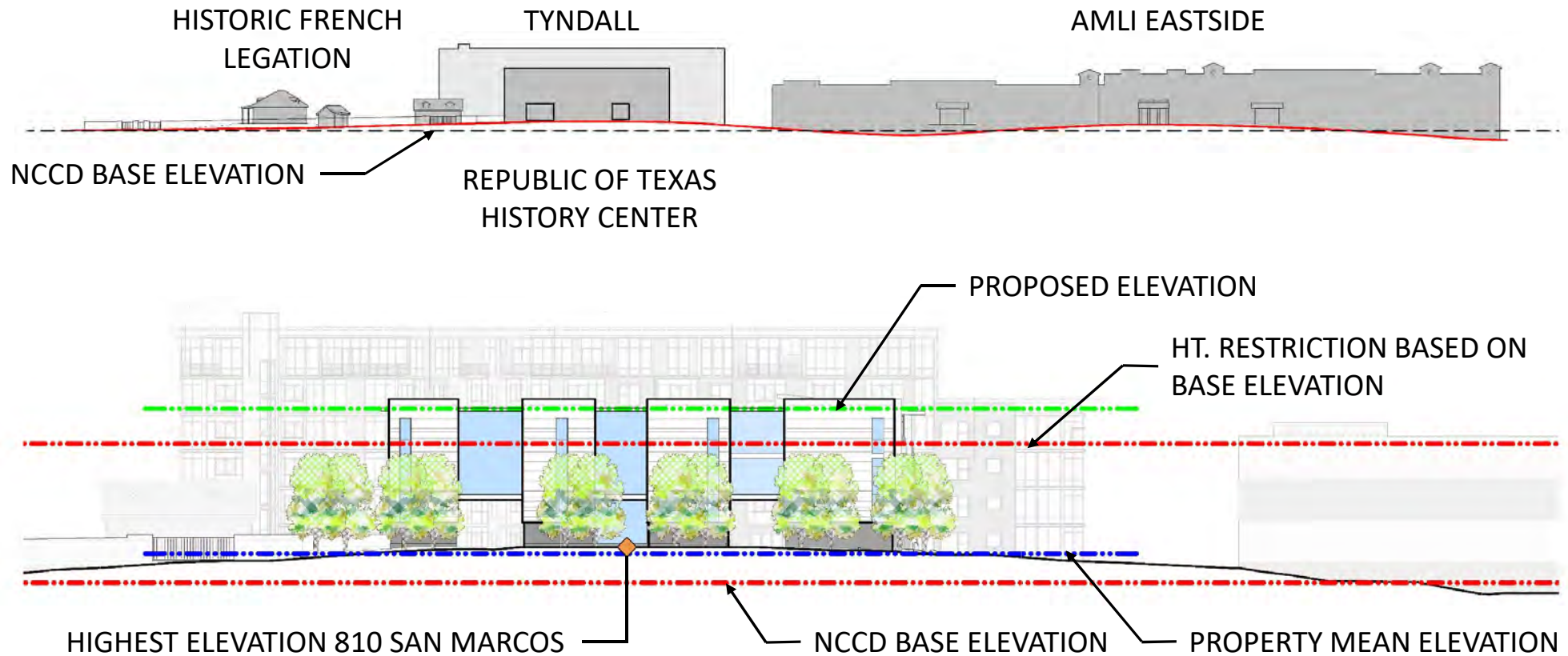
800 Block of San Marcos Street

Board of Adjustment Presentation  
May 13<sup>th</sup> 5:30PM

Building Height Variance Application



NCCD BASE ELEVATION – EAST ELEVATION ALONG SAN MARCOS





# THANK YOU

