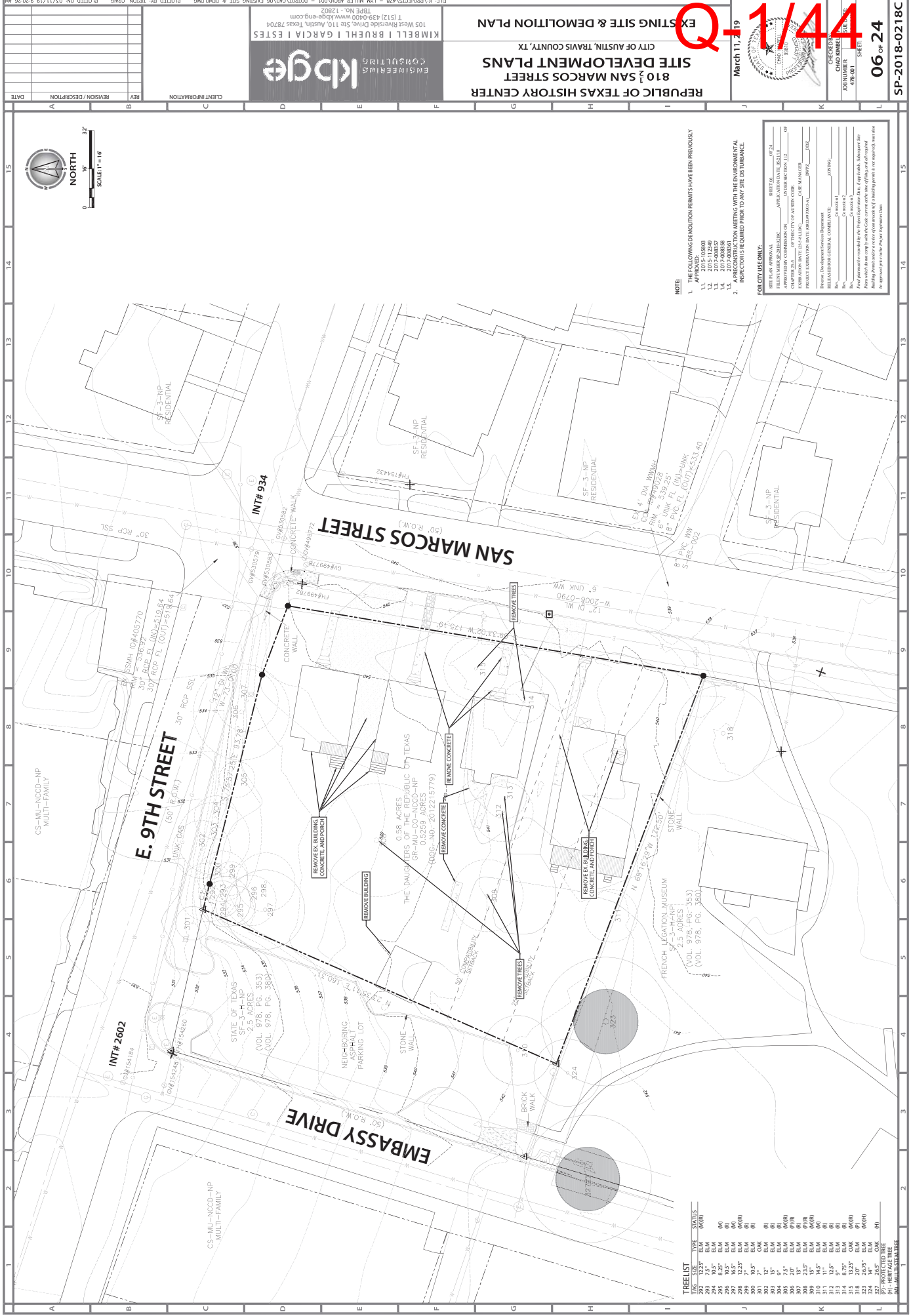
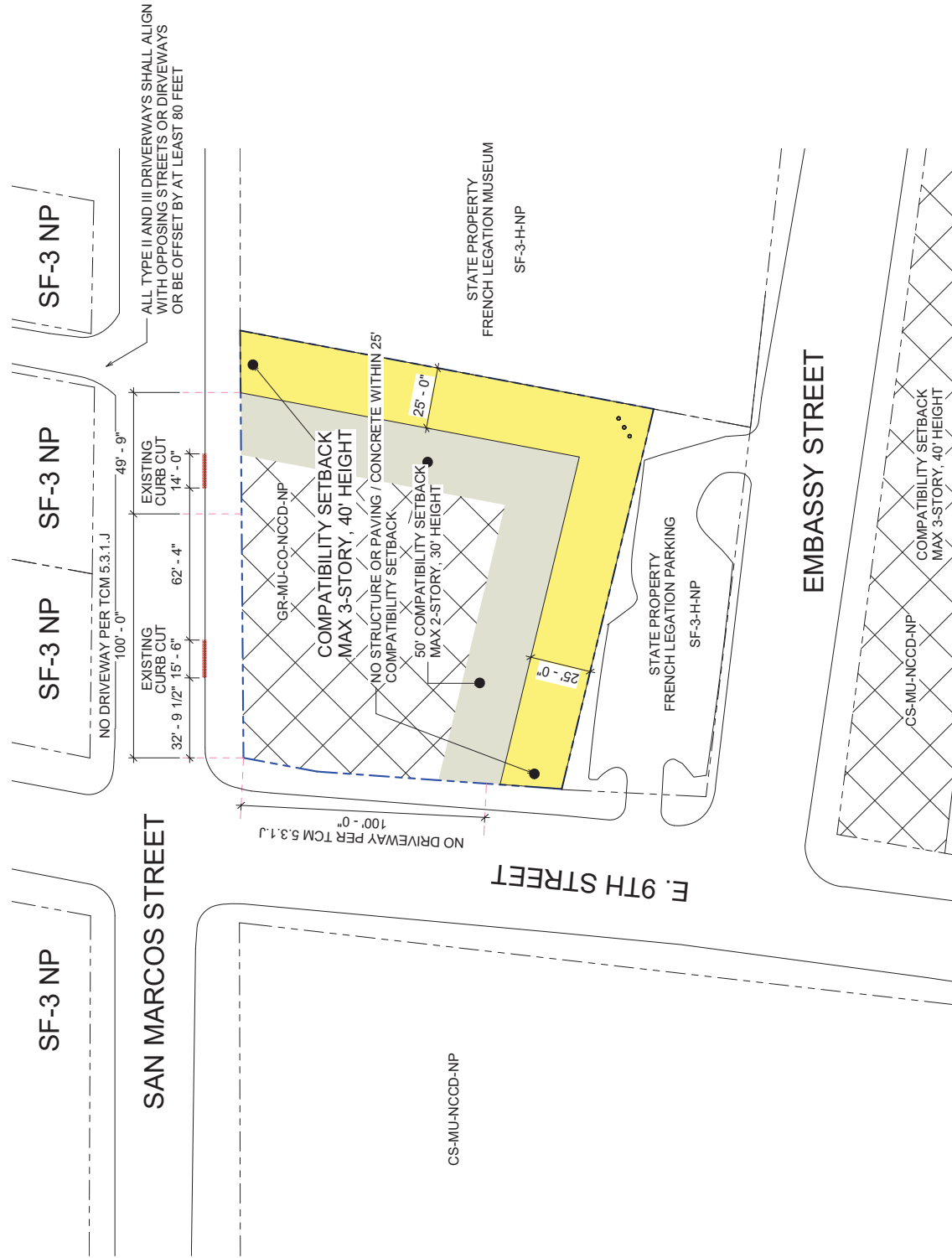




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284	10,5	ELM	(M)		
294	8,225	ELM	(M)		
295	6,225	ELM	(M)		
296	10,5	ELM	(M)		
297	16,5	ELM	(M)		
298	12,225	ELM	(M)		
299	10,5	ELM	(M)		
300	10,5	ELM	(M)		
301	27	OK	(M)		
302	12	OK	(M)		
303	12	OK	(M)		
304	9	ELM	(M)		
305	9	ELM	(M)		
306	7,5	ELM	(M)		
307	20	ELM	(M)		
308	20	ELM	(M)		
309	23,5	ELM	(M)		
310	23,5	ELM	(M)		
311	11	ELM	(M)		
312	11	ELM	(M)		
313	12,225	ELM	(M)		
314	9,225	ELM	(M)		
315	10,5	ELM	(M)		
316	13,225	OK	(M)		
318	20,225	OK	(M)		
319	15,225	OK	(M)		
320	15,225	OK	(M)		
321	24	ELM	(M)		
322	26,5	OK	(M)		



NCCD COMPATIBILITY REQUIREMENTS 04/09/2019
REPUBLIC OF TEXAS HISTORY CENTER
BOARD OF ADJUSTMENTS REVIEW APPLICATION
DAUGHTERS OF THE REPUBLIC OF TEXAS
 810 SAN MARCOS ST. AUSTIN, TX 78702

PLANS ARE
 GRANTED FOR
 ONLY NOT FOR
 RECONSTRUCTION
 APPROVAL
 REVISIONS
 CONSTRUCTION

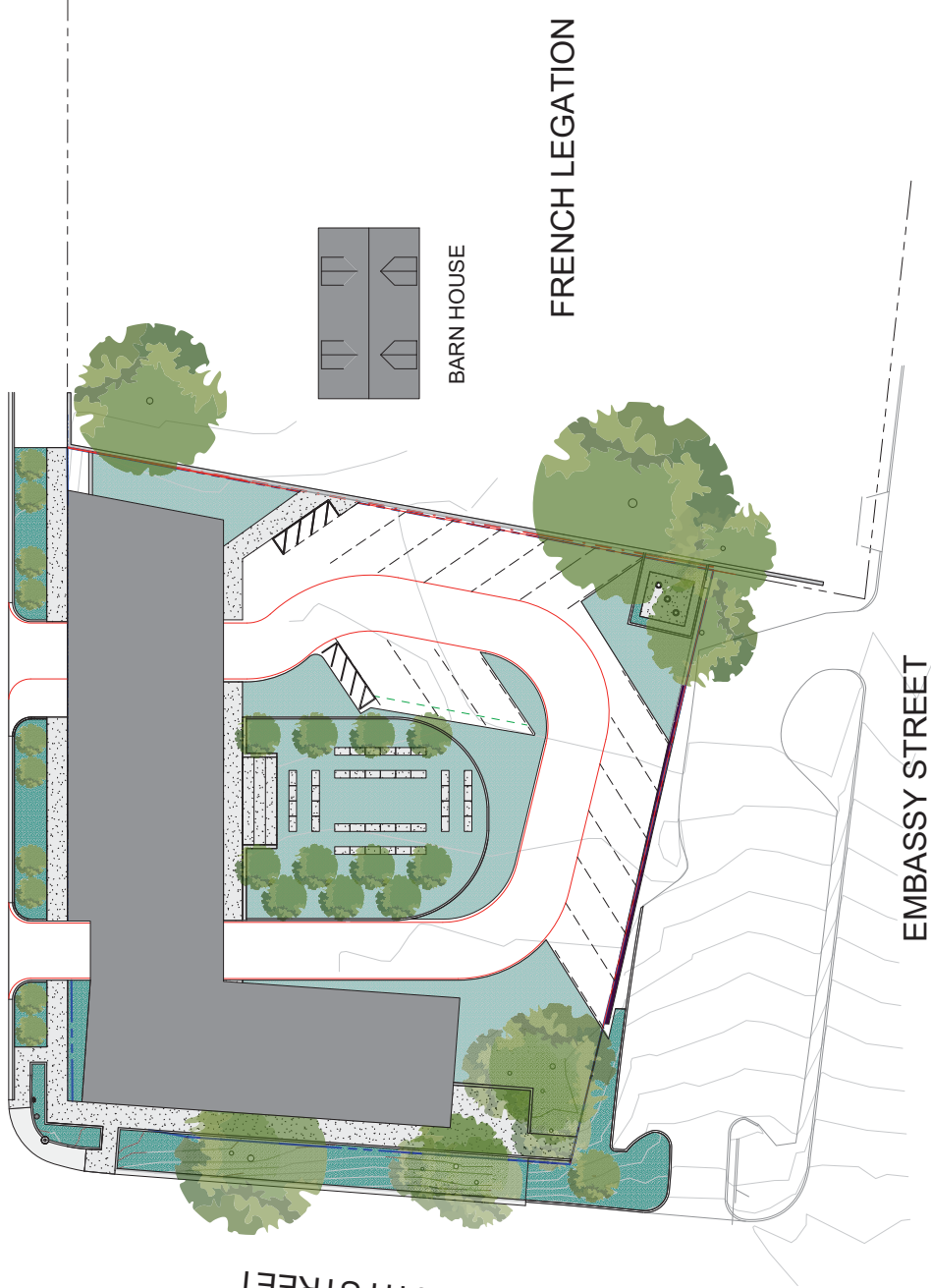


510 E. Anderson Lane
 Austin, Texas 78701
 512.496.7001
 lymillerarchitecture.com

Lymiller
ARCHITECTURE

SAN MARCOS STREET

E. 9TH STREET



BARN HOUSE

FRENCH LEGATION

EMBASSY STREET

PROPOSED SITE PLAN 04/09/2019
REPUBLIC OF TEXAS HISTORY CENTER
BOARD OF ADJUSTMENTS REVIEW APPLICATION
DAUGHTERS OF THE REPUBLIC OF TEXAS
810 SAN MARCOS ST. AUSTIN, TX 78702

PLANS ARE
GRANTED FOR
CONSTRUCTION
ONLY NOT FOR
APPROVAL
PERMITTING OR
CONSTRUCTION

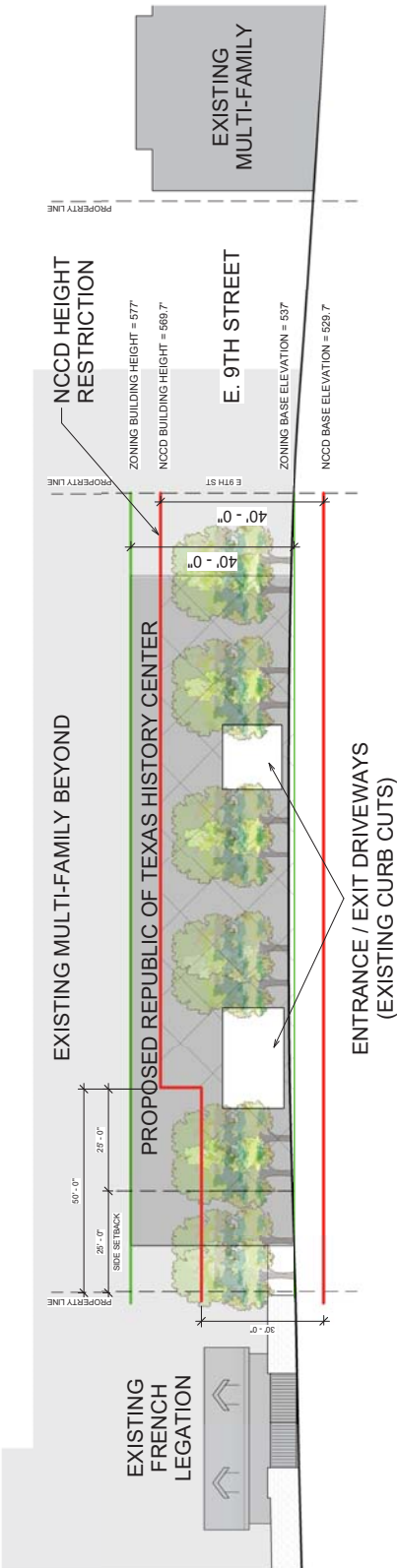


610 Brazos Street, Suite 400
Austin, Texas 78701
512.476.7001
lynmillerarchitecture.com

LYN MILLER
ARCHITECTURE

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EXISTING SAN MARCOS STREET PHOTOGRAPHS



SAN MARCOS STREET ELEVATION

PROPOSED SAN MARCOS STREET ELEVATION MASSING 04/09/2019

REPUBLIC OF TEXAS HISTORY CENTER
BOARD OF ADJUSTMENTS REVIEW APPLICATION
DAUGHTERS OF THE REPUBLIC OF TEXAS
810 SAN MARCOS ST. AUSTIN, TX 78702

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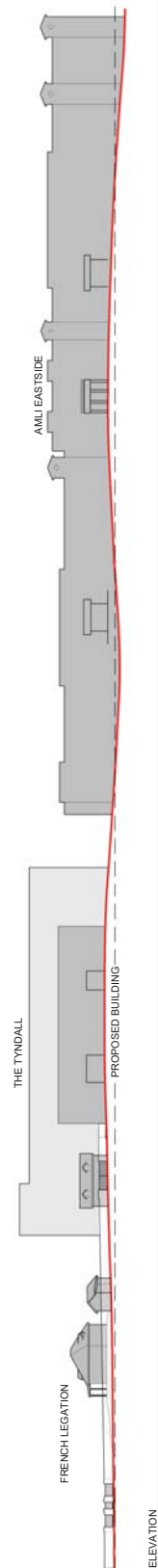


610 Brazos Street, Suite 400
Austin, Texas 78701
512.476.7001
lynnmillerarchitecture.com

Lynn Miller
ARCHITECTURE



69 SITE PLAN OVERVIEW
1" = 80'-0"



70 SAN MARCOS ST - EAST ELEVATION
1" = 50'-0"

SITE - PLAN & ELEVATION VIEWS 04/09/2019
REPUBLIC OF TEXAS HISTORY CENTER
BOARD OF ADJUSTMENTS REVIEW APPLICATION
DAUGHTERS OF THE REPUBLIC OF TEXAS
810 SAN MARCOS ST. AUSTIN, TX 78702

PLANS ARE
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510 E. Anderson Ave.
Austin, Texas 78701
512.476.7001
lynmillerarchitect.com

LYN MILLER
ARCHITECTURE



April 18, 2019

Barbara Stevens
DRT President General
510 E. Anderson Lane
Austin, TX 78752-1218

Dear Ms. Stevens,

I am pleased to write a letter of support for the Republic of Texas History Building Project to be built on San Marcos Street & East 9th Street.

The proposed Republic of Texas Museum will bring many community benefits to East Austin which has been a community and elected officials focus for several years if not decades. Not only will the Museum provide instructional and visual history for school children; it includes community benefits such as meeting spaces, beautification of the area and support for the economic vitality of East Austin.

I am confident that the Austin City Council through its land development code did not intentionally want to provide a barrier to such a community benefit project. In fact, I am as equally confident that the Austin City Council will be the first in line to celebrate the addition of Republic of Texas Museum in East Austin.

Again, I am pleased to write in support of the project and the work of the Daughters of the Republic of Texas, Inc.

Sincerely,

A handwritten signature in dark ink that reads 'Mike Rollins'. The signature is written in a cursive, flowing style.

Michael W. Rollins
President & CEO



City of Austin

Natasha Harper-Madison, Council Member
District 1

301 W. Second St., Austin, TX 78701

512-978-2101 • Fax 512-978-2111

natasha.madison@austintexas.gov

4.29.2019

Dear Ms. Stevens,

As I write this, it is another beautiful day in Austin, Texas, one of the most forward-thinking municipalities in the nation. For years, our growing city has shouldered a phenomenal amount of change and growth with an eager spirit of innovation and all eyes on a brighter future. However, despite the promise of Tomorrow's prosperity, it's absolutely critical to remember our rich Yesterdays, both as a city and as the seat of government for our great state.

To that end, I'm writing to you to today to express my enthusiastic support for the proposed Republic of Texas History Cultural Center aimed for 810 ½ San Marcos Street. As you may know, this property is in Austin City Council District 1, the district I am so fortunate enough to represent. This is a dynamic area loaded with cultural vitality that would further benefit from the offerings of the RTHC, including public meeting spaces, family research opportunities, and a museum that challenges visitors with the truths of history. I am also very interested in the opportunities for collaboration between the RTHC and other museums and cultural institutions in East Austin.

If there is any way my office can help, please do not hesitate to reach out.

Sincerely,

Council Member Natasha Harper-Madison
Austin City Council
District 1

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

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...

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

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



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 13th 5:30PM

Building Height Variance Application



DAUGHTERS OF THE REPUBLIC OF TEXAS PROJECT 2007 TO CURRENT

BACKGROUND

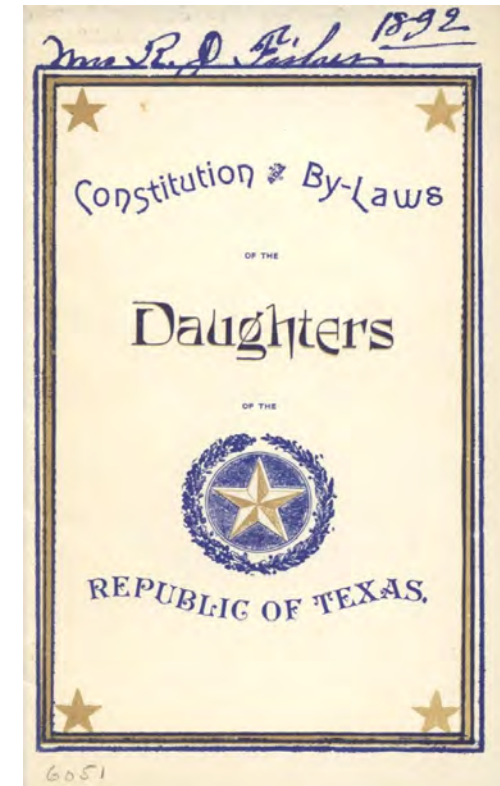
2007 PROJECT BEGAN

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. 11TH 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 13th 5:30PM

Building Height Variance Application

A UNIQUE HARDSHIP

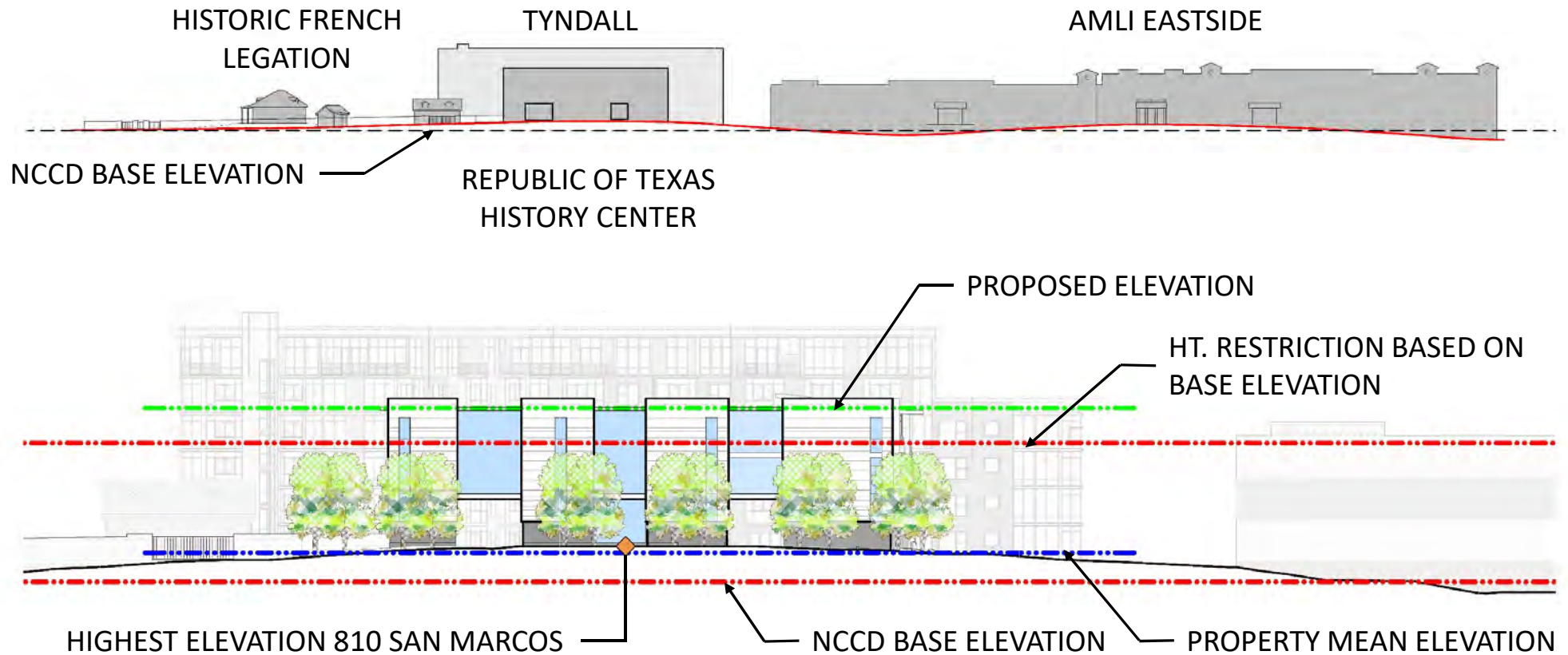
- SMALL CORNER SITE
- SHARES TWO PROPERTY LINES WITH THE HISTORIC FRENCH LEGATION (SF-3)
- NCCD's HIGHEST POINT
- LOWERED BASE ELEVATION (MEAN ELEV. BTWN 9TH & 11TH)
- *A PROPERTY OWNER CAN PROVE UNNECESSARY HARDSHIP, **EVEN IF THE OWNER HAS SOME REASONABLE USE OF THE PROPERTY WITHOUT THE VARIANCE.***



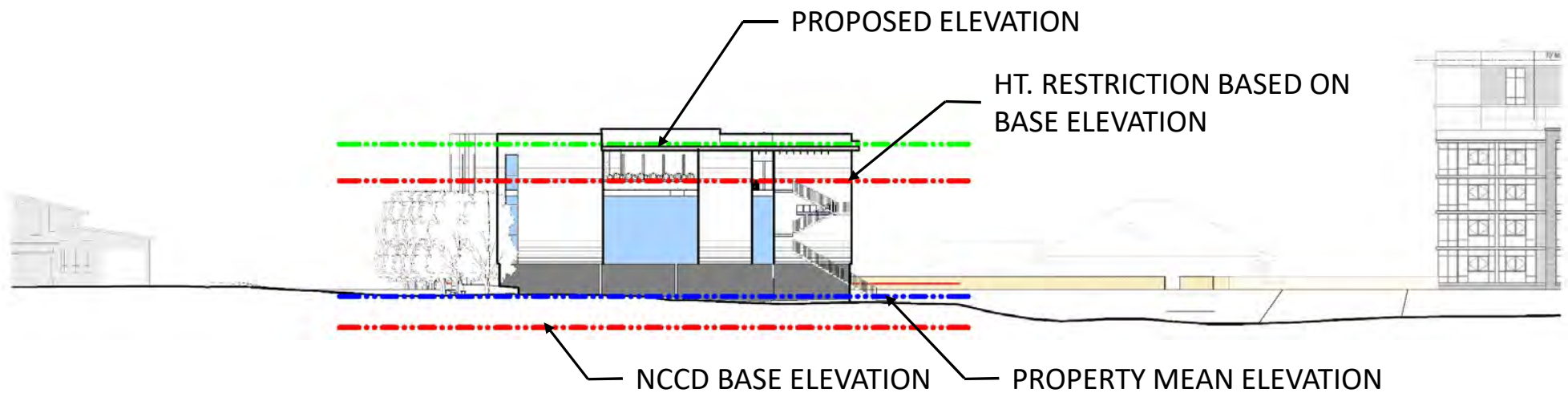
NCCD TRACT MAXIMUM HEIGHT



NCCD BASE ELEVATION – EAST ELEVATION ALONG SAN MARCOS



NCCD BASE ELEVATION – NORTH ELEVATION ALONG 9TH STREET



ZONING PROFILE

60' HEIGHT
1:1 FAR

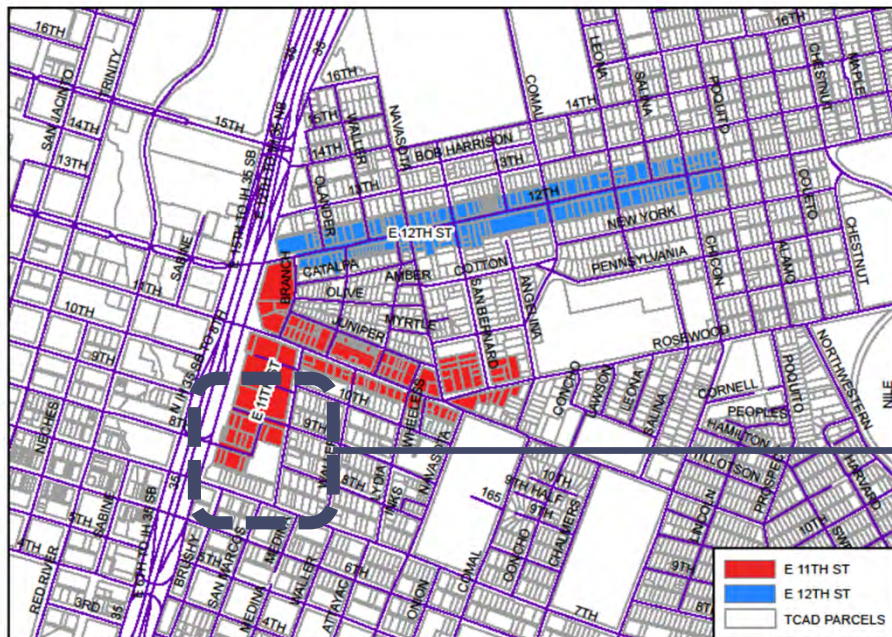
LAND DEVELOPMENT CODE

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 13th 5:30PM

Building Height Variance Application



ZONING PROFILE

60' HEIGHT
1:1 FAR

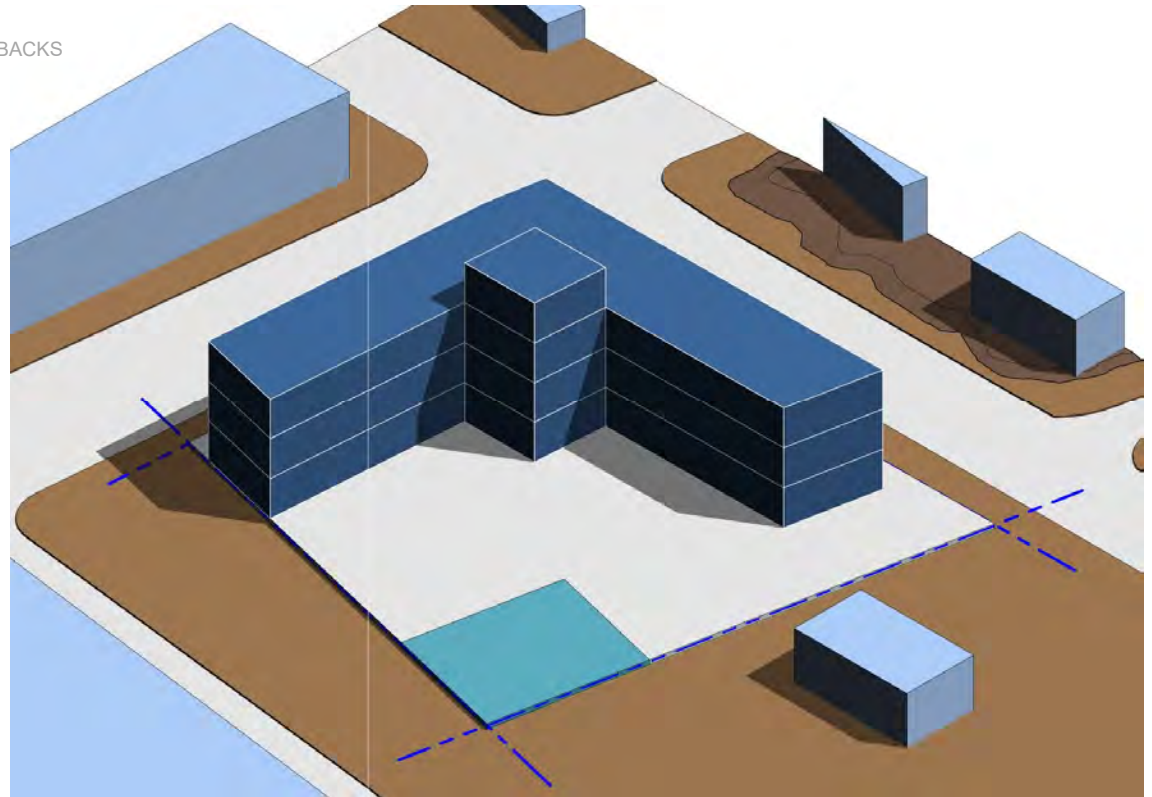
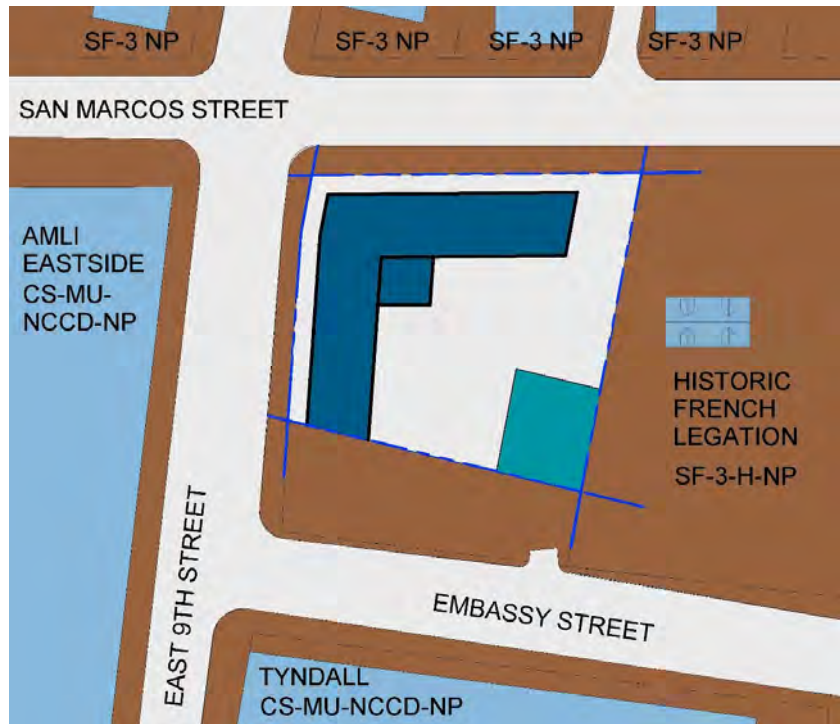
LAND DEVELOPMENT CODE

COMPATIBILITY STANDARDS
CURBCUT REGULATIONS
CURBCUT LOCATION OPTIONS
FIRE ACCESS REGULATIONS
FIRE LANE REQUIREMENTS
APPROVED WAIVERS
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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 13th 5:30PM

Building Height Variance Application



ZONING PROFILE

60' HEIGHT
1:1 FAR

LAND DEVELOPMENT CODE

COMPATIBILITY STANDARDS

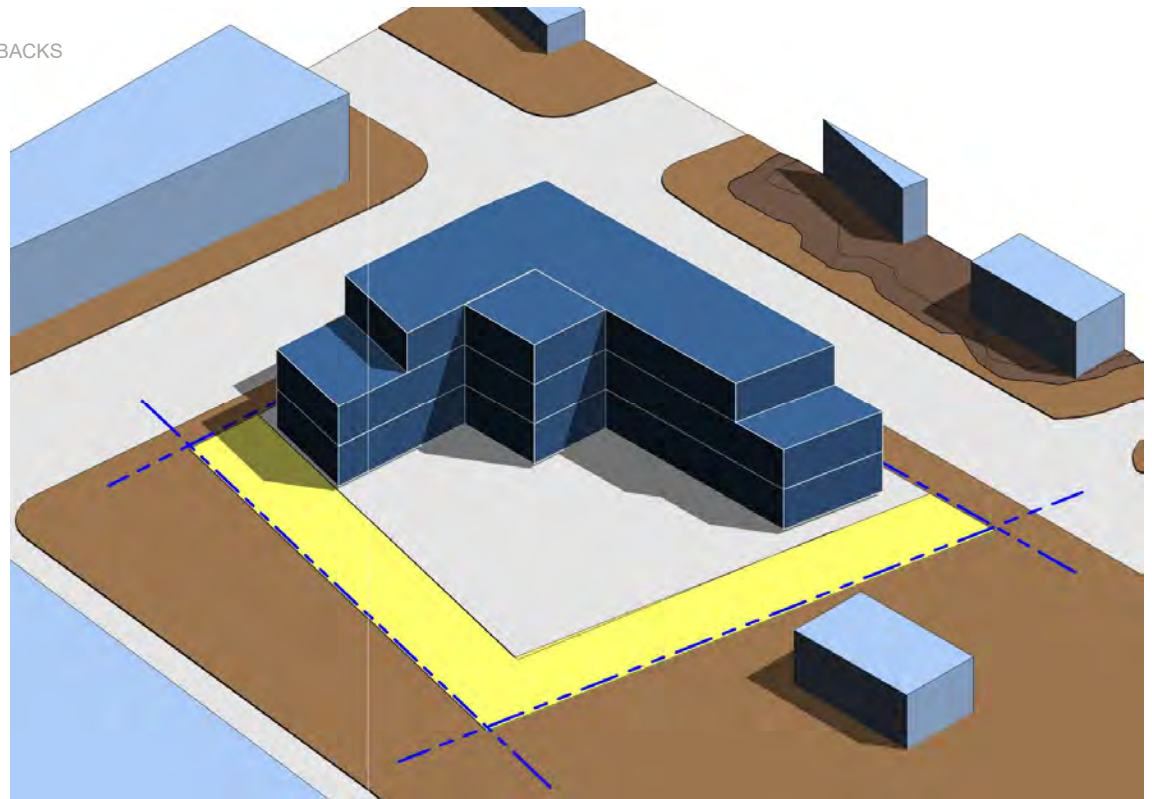
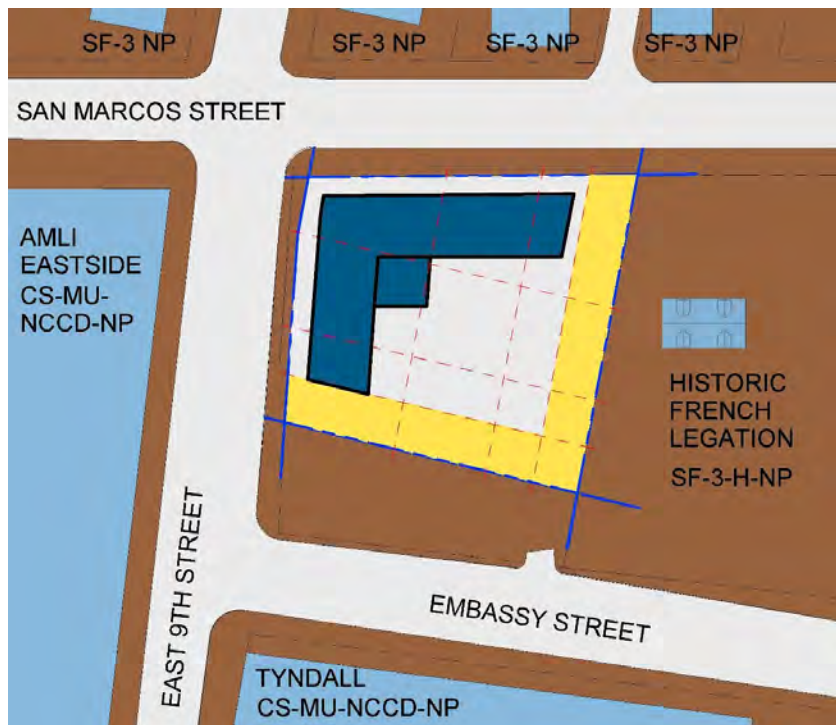
CURBCUT REGULATIONS
CURBCUT LOCATION OPTIONS
FIRE ACCESS REGULATIONS
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NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

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 13th 5:30PM

Building Height Variance Application



ZONING PROFILE

60' HEIGHT
1:1 FAR

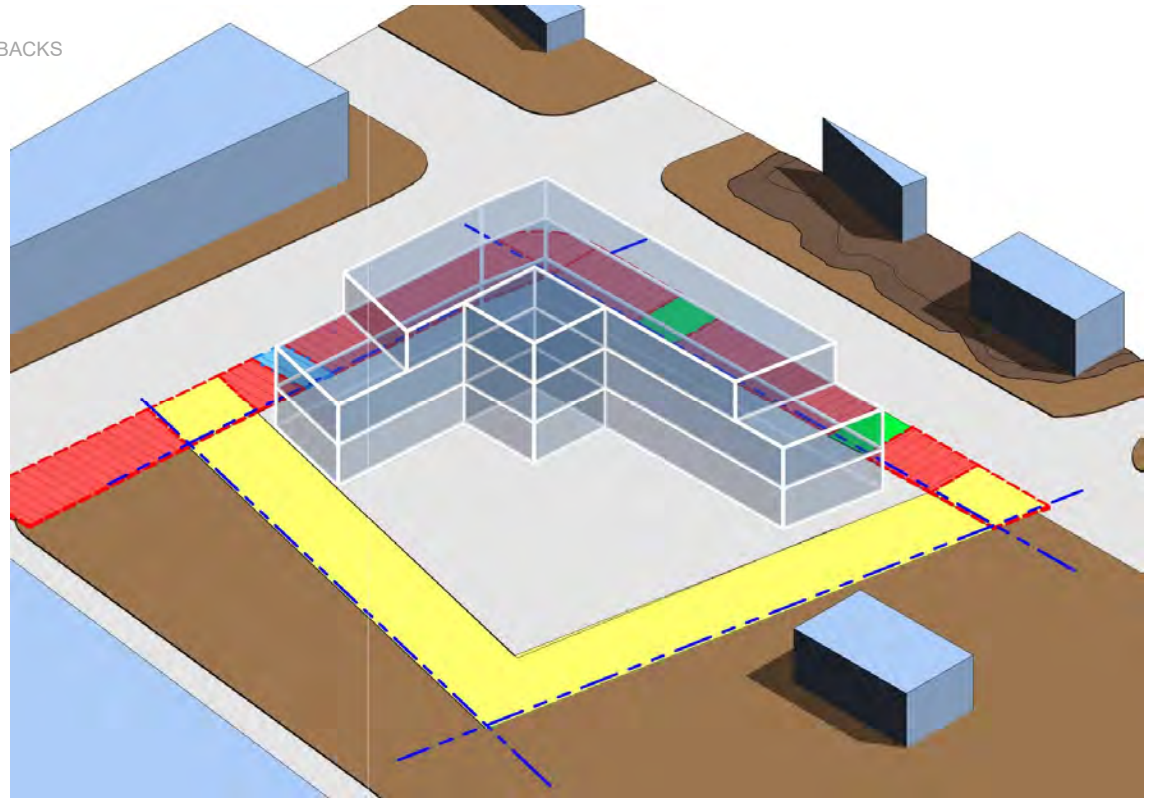
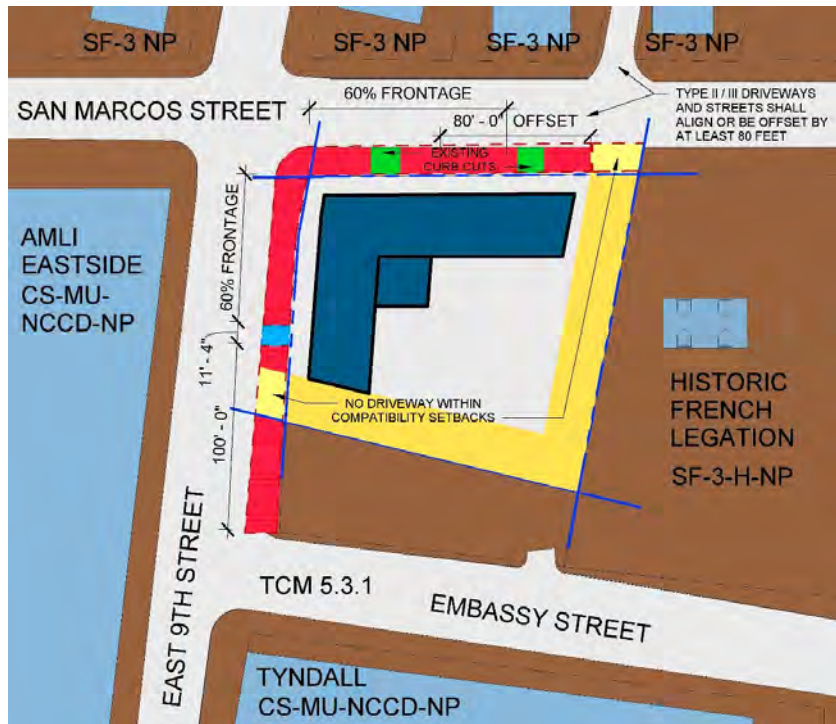
LAND DEVELOPMENT CODE

COMPATIBILITY STANDARDS
CURBCUT REGULATIONS
CURBCUT LOCATION OPTIONS
FIRE ACCESS REGULATIONS
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APPROVED WAIVERS
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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 13th 5:30PM

Building Height Variance Application



ZONING PROFILE

60' HEIGHT
1:1 FAR

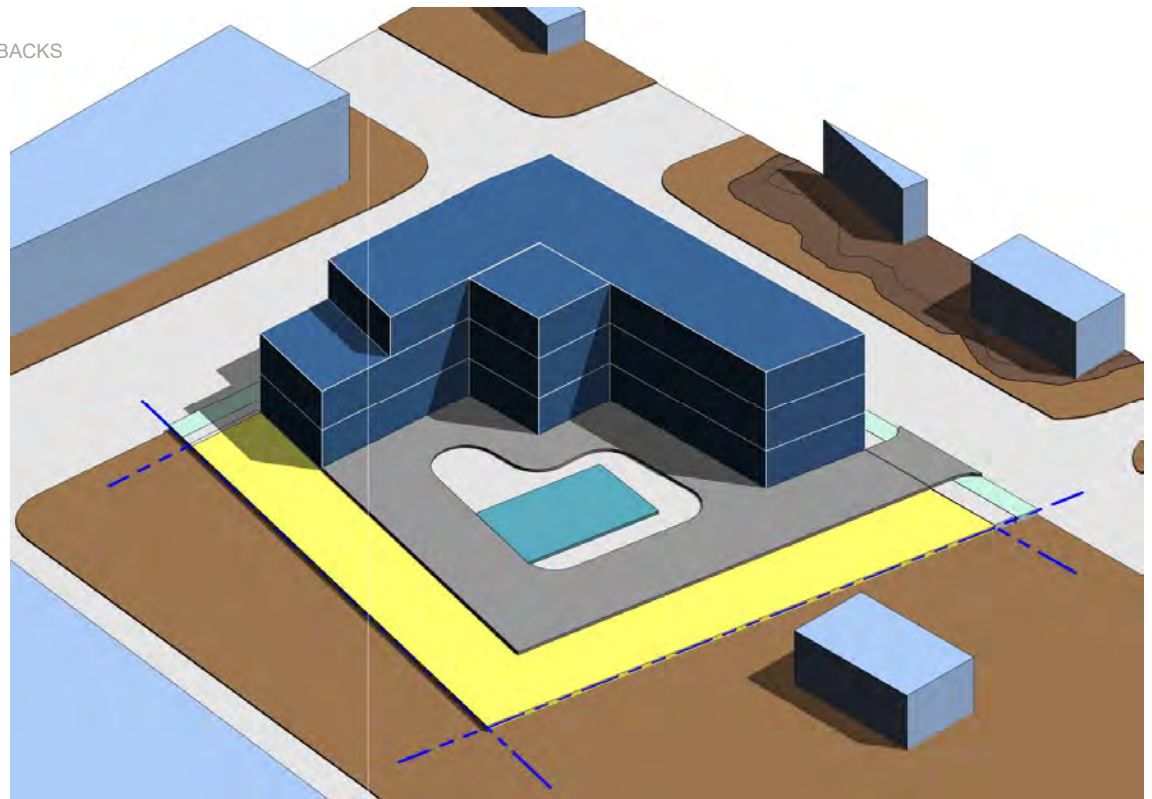
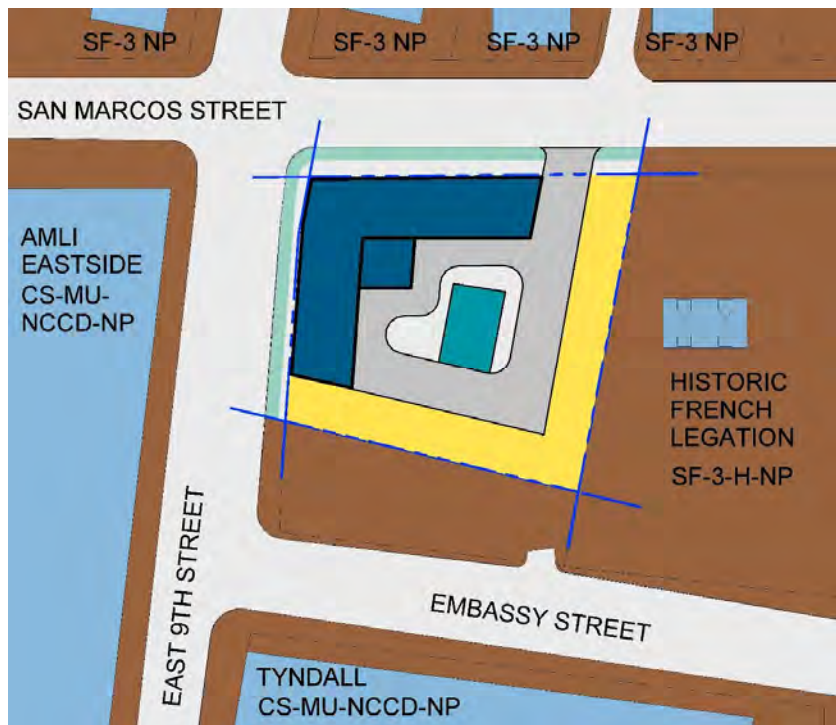
LAND DEVELOPMENT CODE

COMPATIBILITY STANDARDS
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CURBCUT LOCATION OPTIONS
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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 13th 5:30PM

Building Height Variance Application



ZONING PROFILE

60' HEIGHT
1:1 FAR

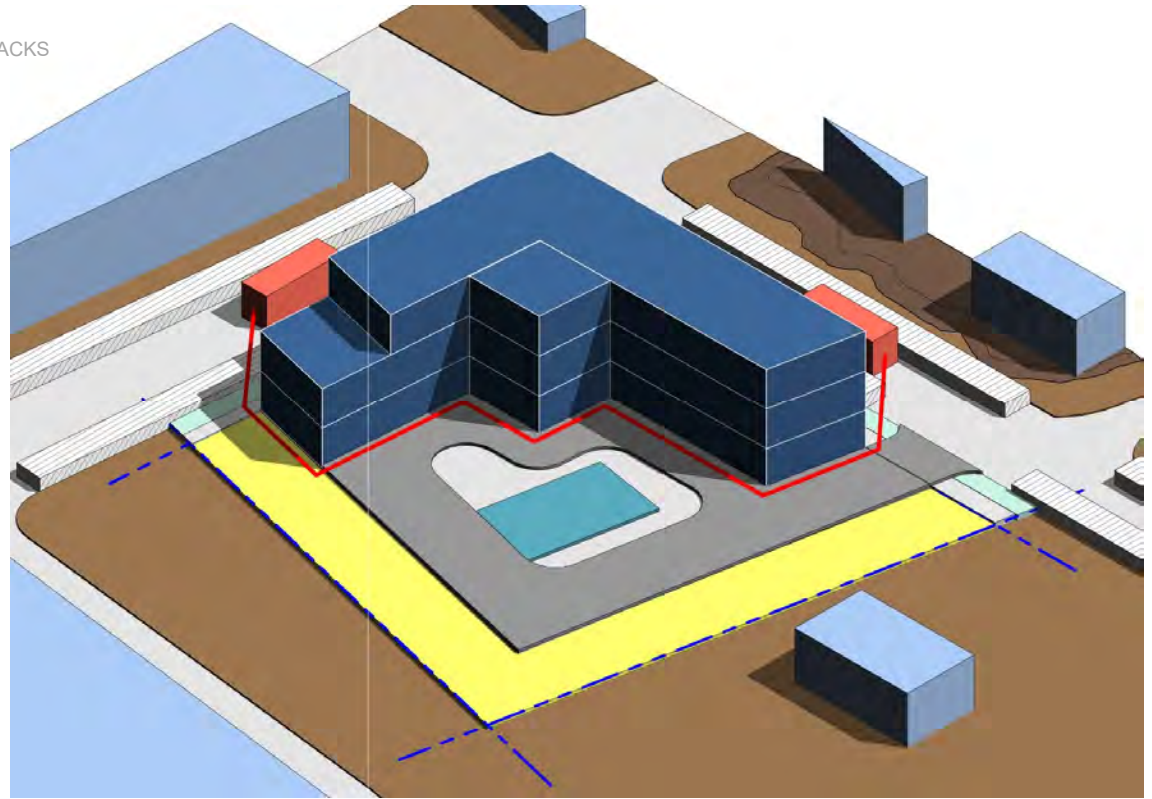
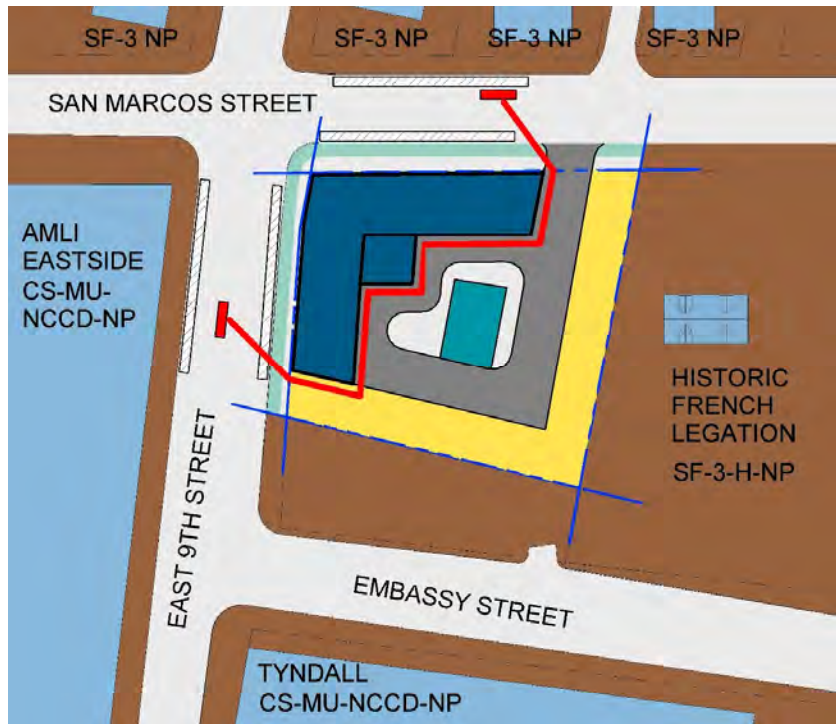
LAND DEVELOPMENT CODE

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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 13th 5:30PM

Building Height Variance Application



ZONING PROFILE

60' HEIGHT
1:1 FAR

LAND DEVELOPMENT CODE

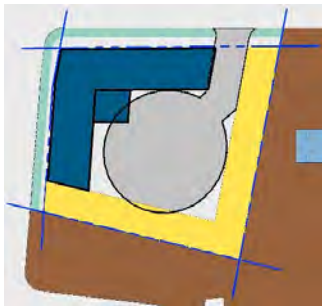
COMPATIBILITY STANDARDS
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APPROVED WAIVERS

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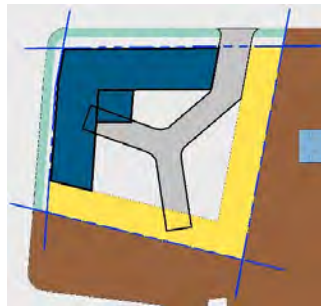
NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

INCREASED F.A.R. GOALS
HEIGHT RESTRICTIONS

ZONING HARDSHIP



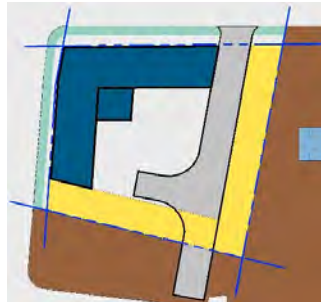
96-FOOT DIAMETER CUL-DE-SAC



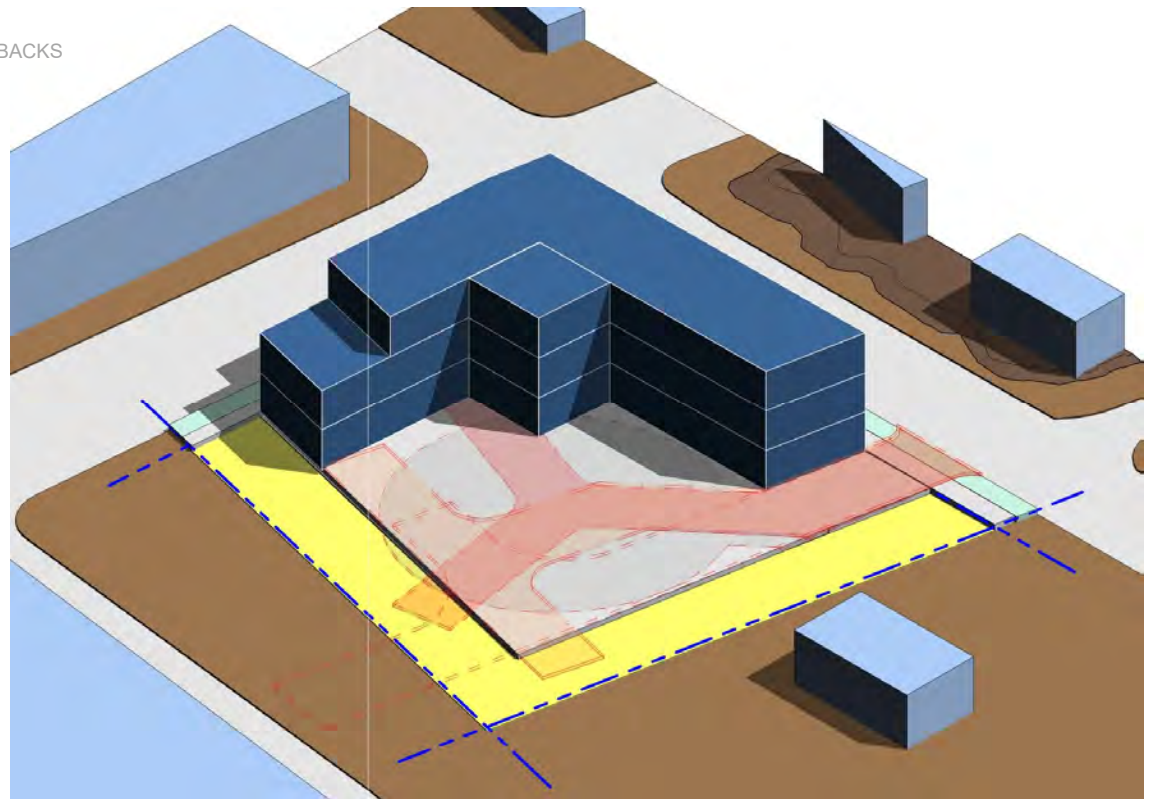
60-FOOT "Y"



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 13th 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

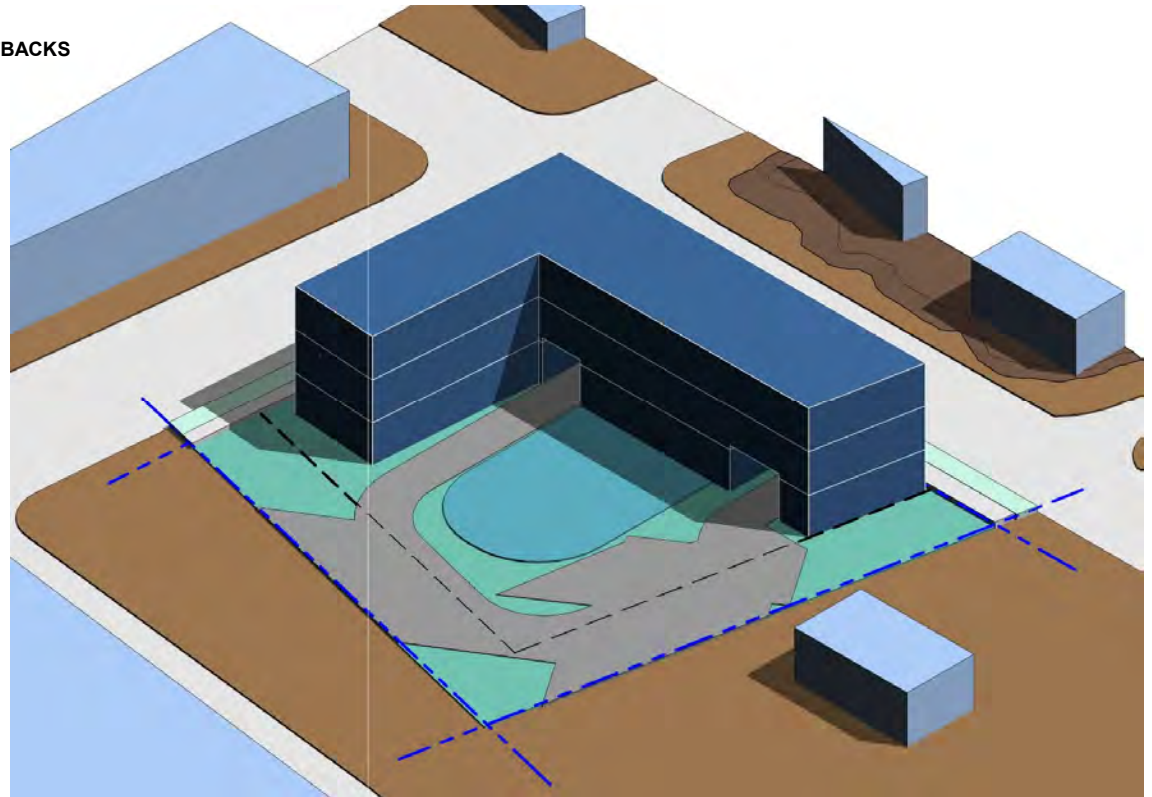
APPROVED WAIVERS

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 13th 5:30PM

Building Height Variance Application



ZONING PROFILE

60' HEIGHT
1:1 FAR

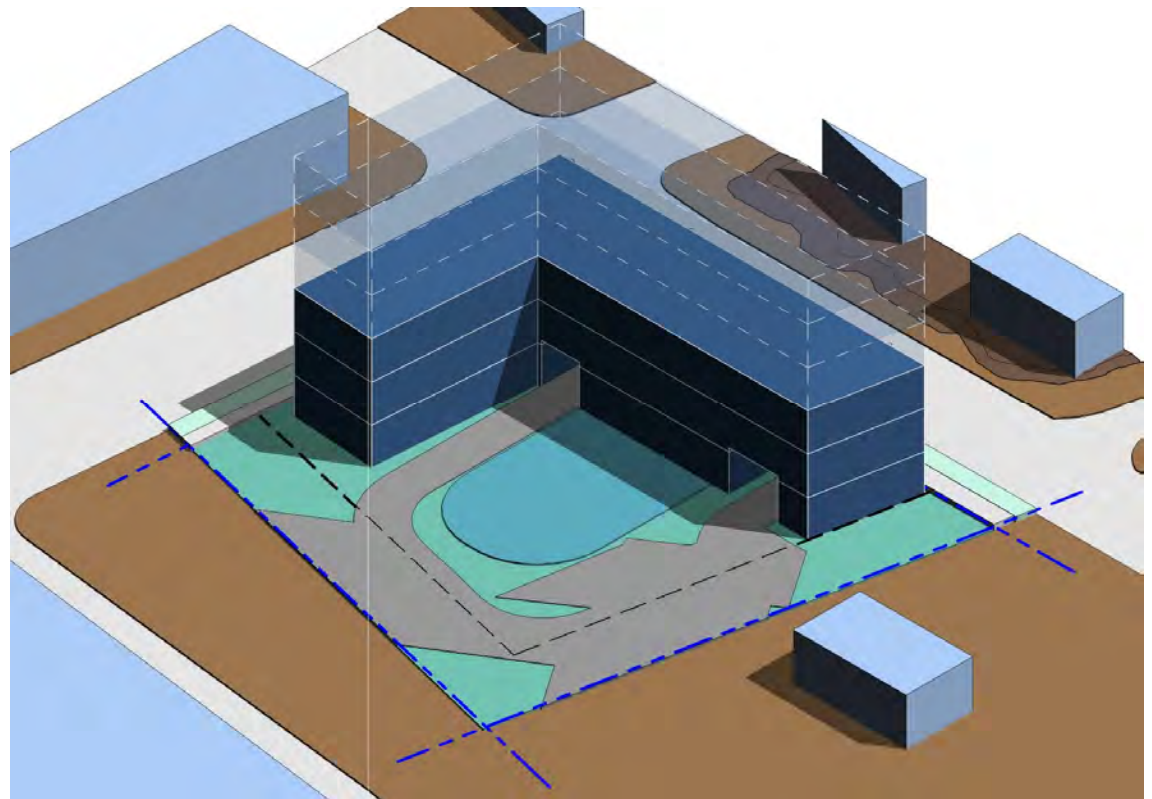
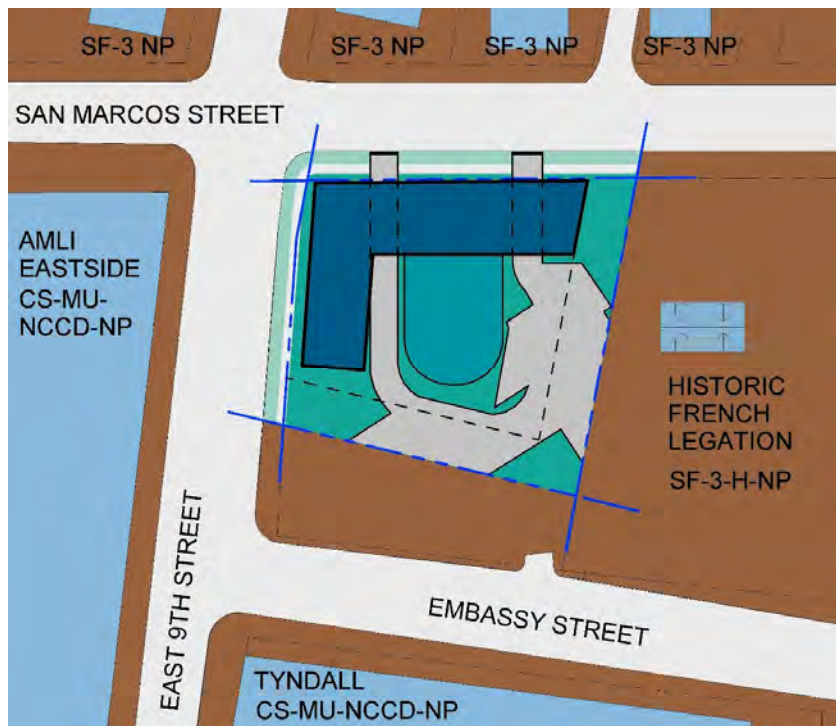
LAND DEVELOPMENT CODE

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 13th 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

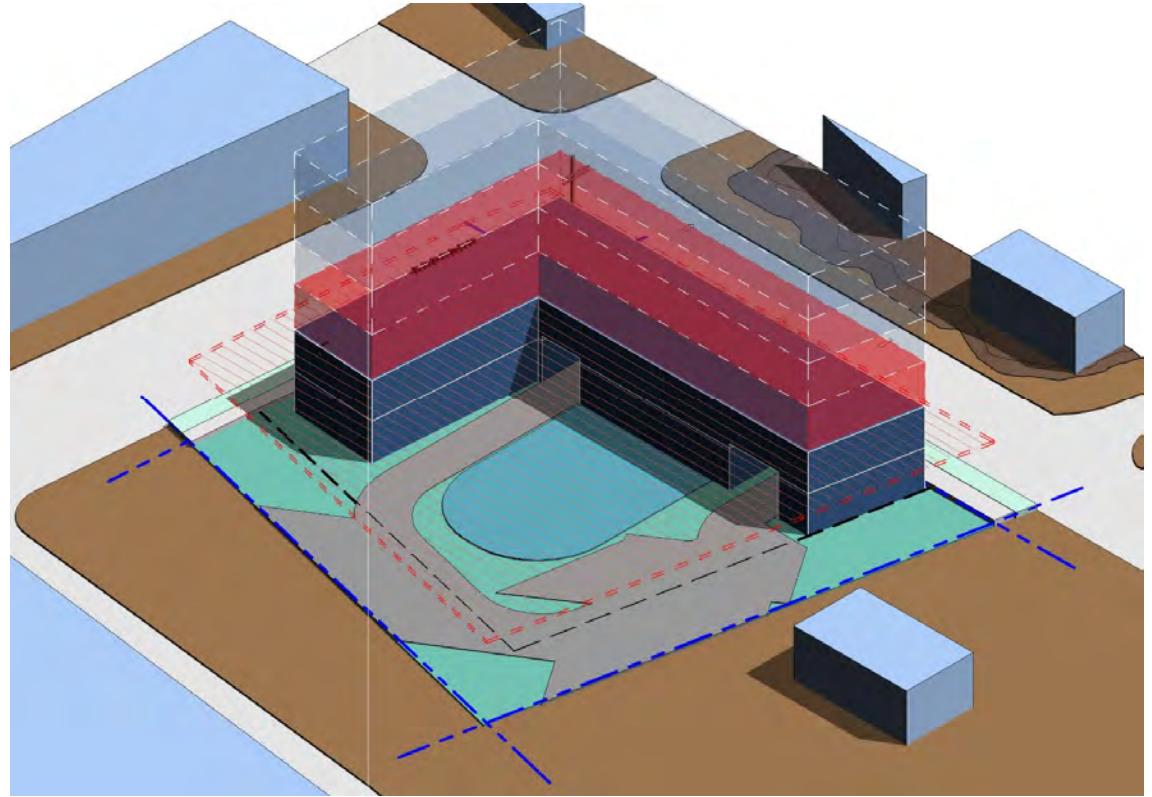
ZONING HARDSHIP

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 13th 5:30PM
Building Height Variance Application

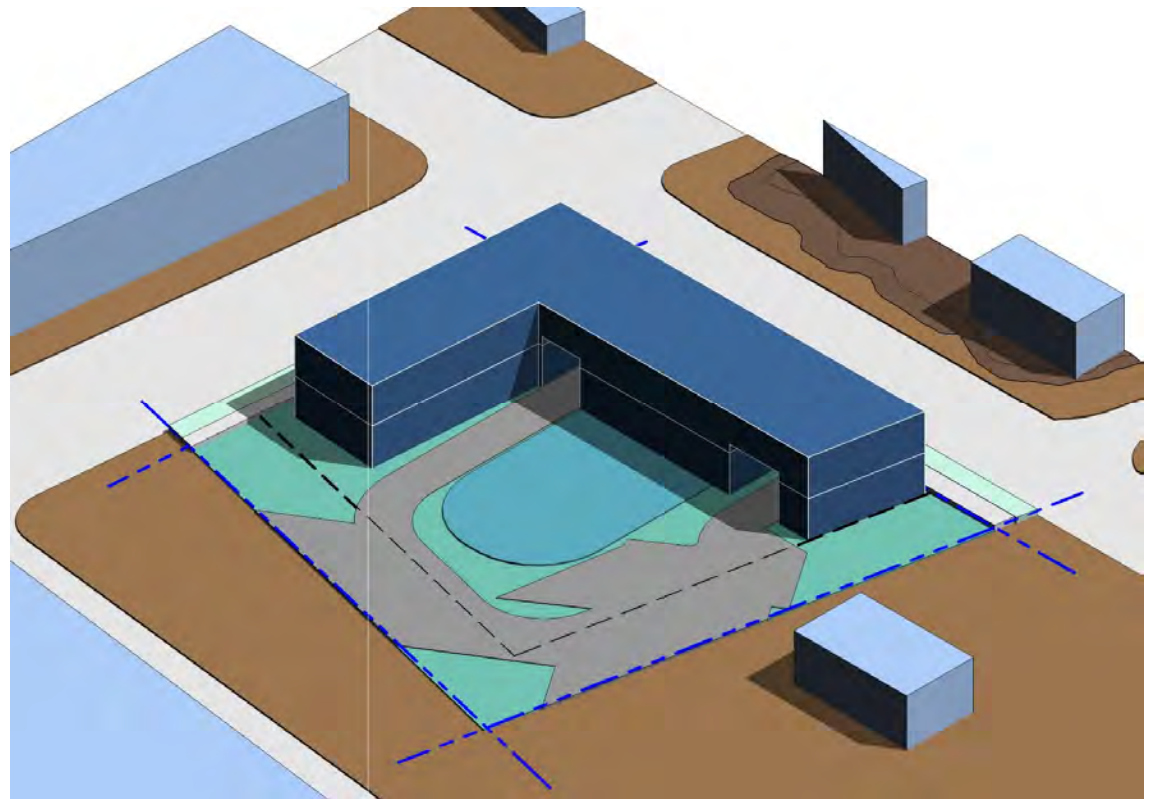
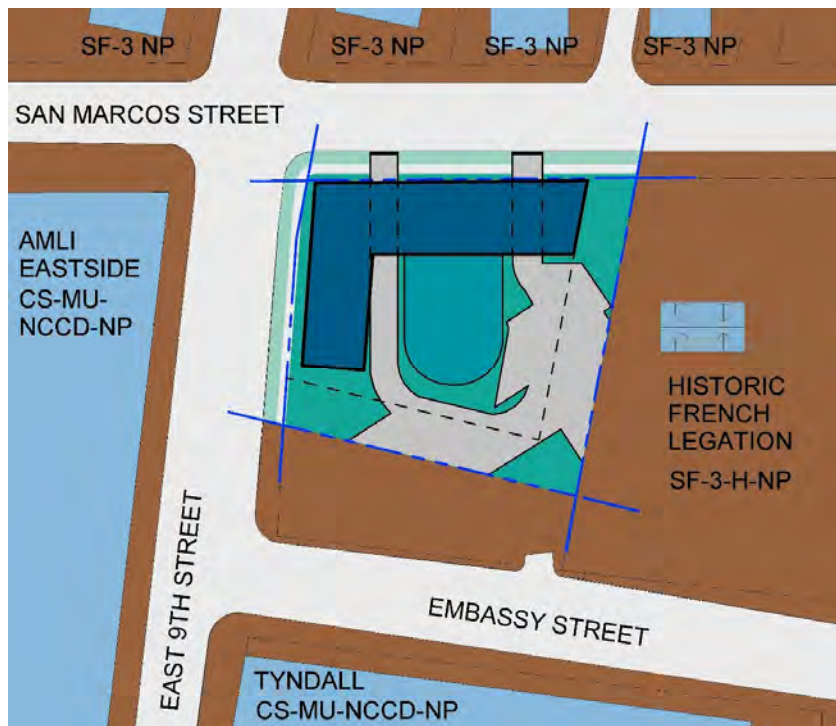


ZONING PROFILE
60' HEIGHT
1:1 FAR

LAND DEVELOPMENT CODE
40' HEIGHT
1:1 FAR

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

ZONING HARDSHIP

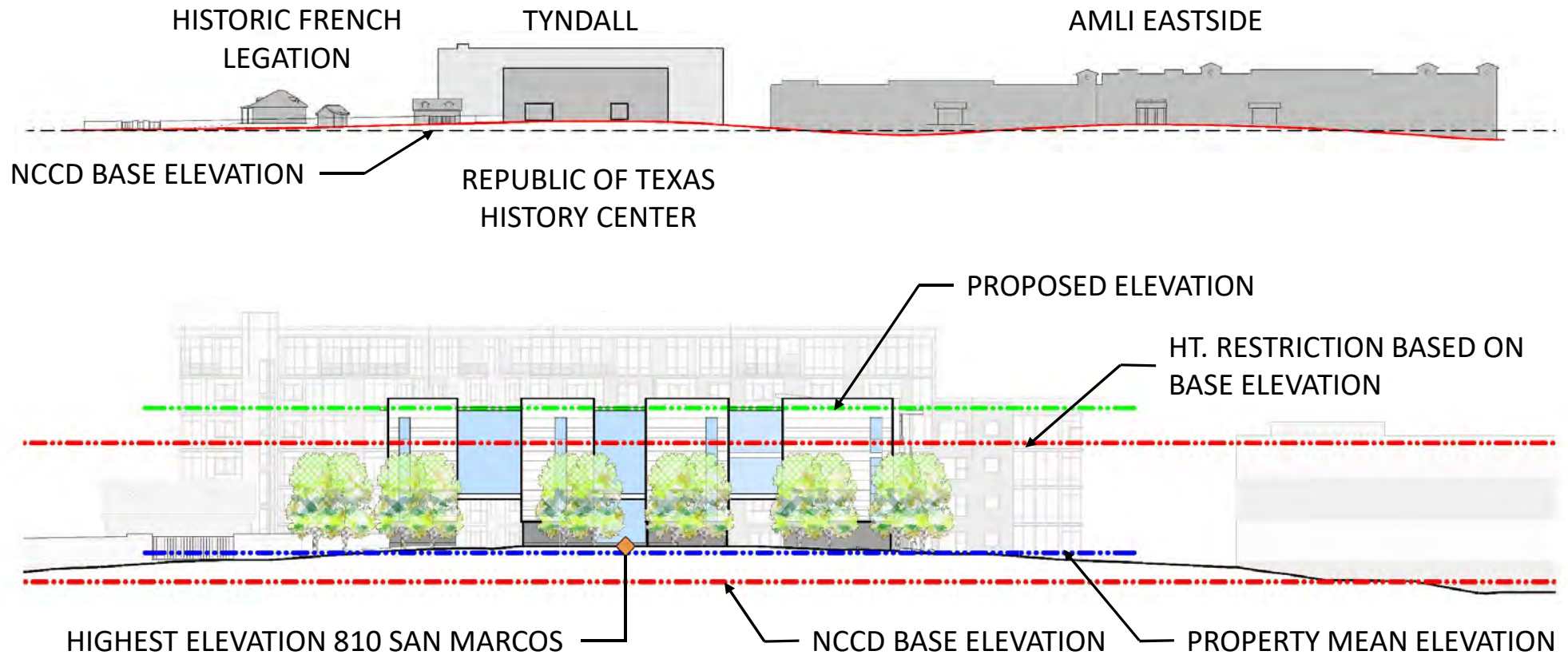


Republic of Texas History Center
The Daughters of the Republic of Texas
800 Block of San Marcos Street

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



NCCD BASE ELEVATION – EAST ELEVATION ALONG SAN MARCOS





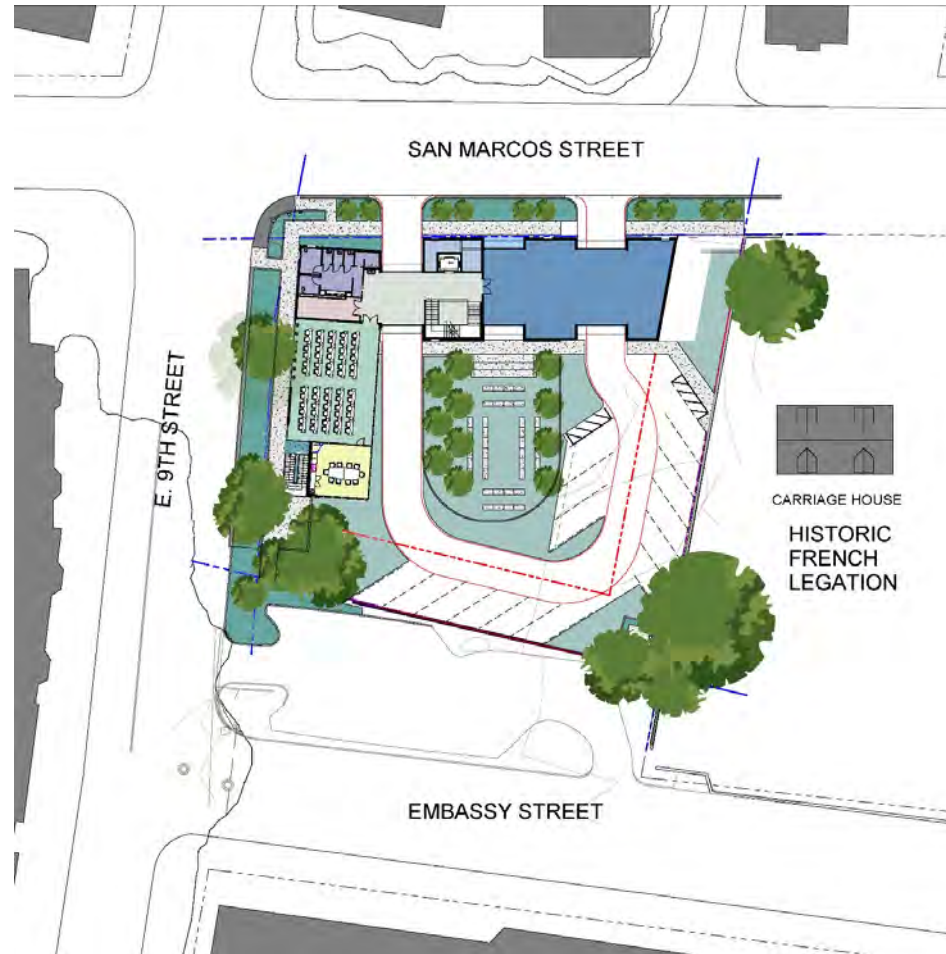
Republic of Texas History Center
The Daughters of the Republic of Texas

800 Block of San Marcos Street

Board of Adjustment Presentation
May 13th 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 13th 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 13th 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
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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 13th 5:30PM
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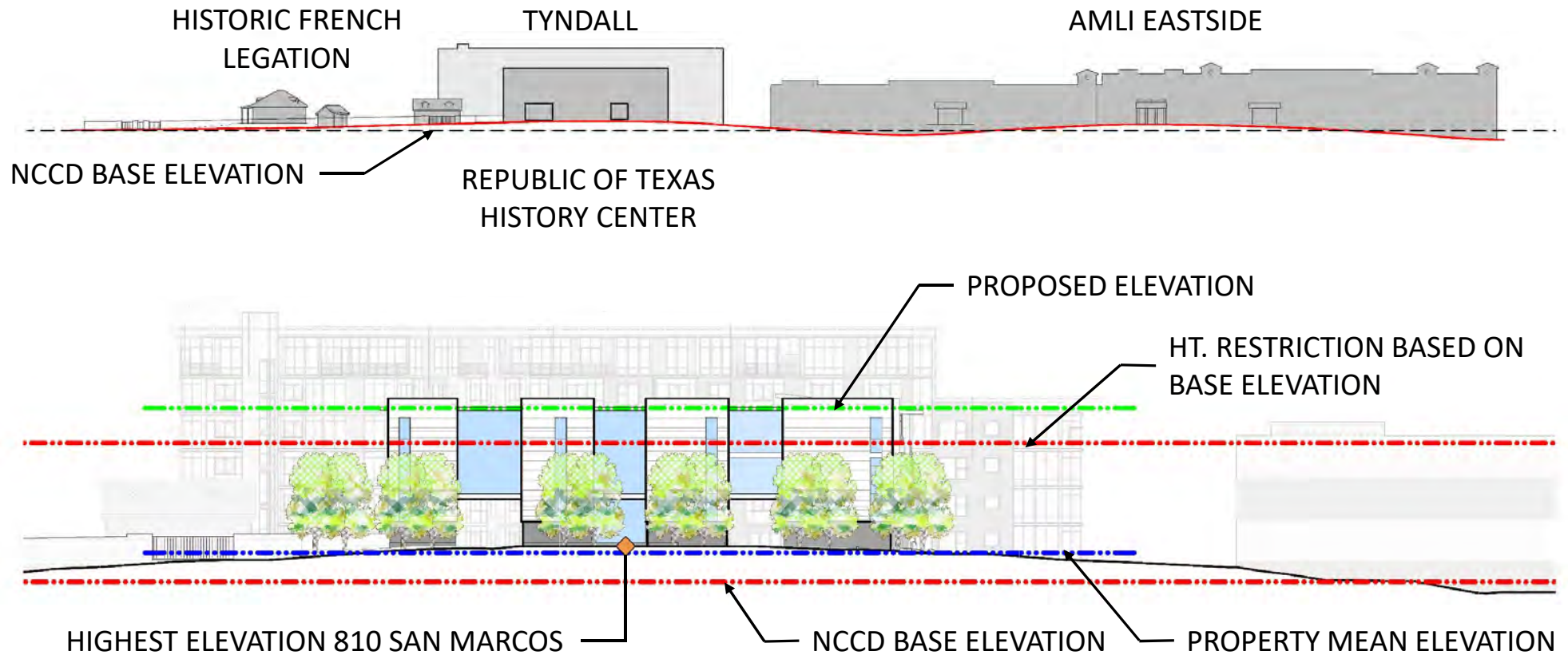




VIEW TO THE NORTH ALONG
SAN MARCOS REPRESENTING
THE SIGNIFICANT CHANGE IN
ELEVATION BETWEEN 9TH
AND 11TH.



NCCD BASE ELEVATION – EAST ELEVATION ALONG SAN MARCOS



THANK YOU

