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of  
AUSTIN



**BRW**  
ARCHITECTS

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LITURGICAL DESIGN & CONSULTING

# St. Martin de Porres New Church

Alternative Exterior Design Standard  
November 8, 2023





# 01 | Owner Priorities





**EXISTING PARISH CAMPUS**





**EXISTING CHURCH**





**ST. DYMPHNA CENTER (MULTI-PURPOSE)**





**EDUCATION CENTER**





**ST. MARTIN DE PORRES**



**ST. GERARD, SAN ANTONIO**  
**FRED GAENSLEN**





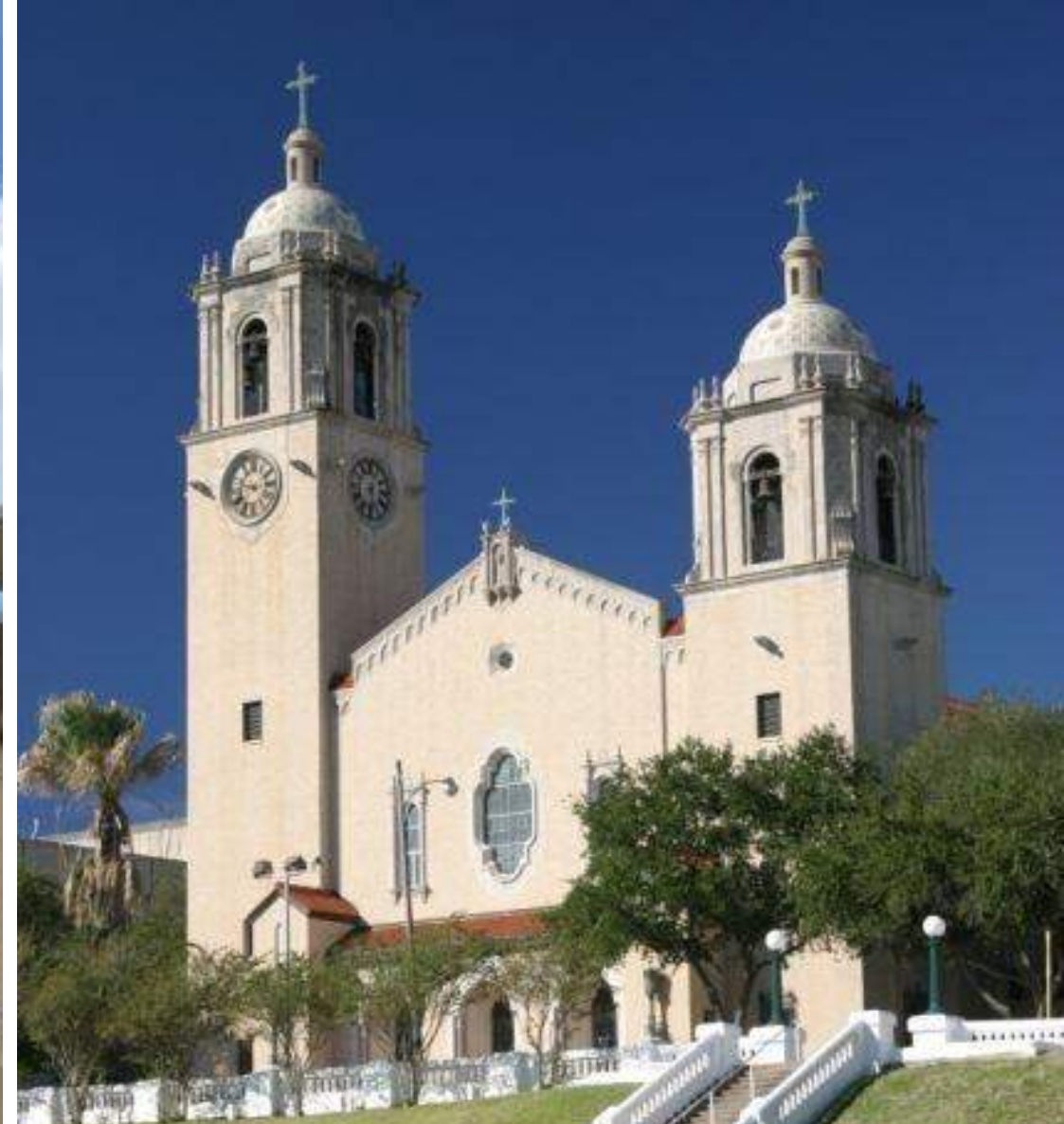
**ST. MICHAEL, CUERO**  
**FRED GAENSLEN**





**ST. PHILIP, EL CAMPO**  
**FRED GAENSLEN**





**ST. MARY, SAN ANTONIO**  
**FRED GAENSLER**

**CORPUS CHRISTI CATHEDRAL**  
**CHARLES MONNOT**



A photograph of a row of large, mature trees with dense green foliage, likely oaks, in front of a long, single-story building with a light-colored facade and a dark roof. The scene is set outdoors on a grassy area. A semi-transparent grey banner is overlaid across the middle of the image, containing the text.

**02** | Request for Alternative  
Exterior Design Standard



# REQUESTING APPROVAL OF AN ALTERNATIVE EXTERIOR DESIGN STANDARD, PER SECTION 24.03.007

## **Sec. 24.03.007 Alternative exterior design standards**

(a) Generally. An alternative exterior design standard may be submitted for consideration by the city administrator, when site conditions, demonstrated hardships, or **design challenges** make **strict compliance** with the requirements unworkable, **undesirable**, or **impractical**.

Examples of such site conditions include, but are not limited to, the following:

- (1) Existing non-complying buildings, utilities, or other improvements; and
- (2) Life safety code issues.



# EXTERIOR DESIGN AND ARCHITECTURAL STANDARDS (REQUIREMENTS)

REQUIREMENTS	DOES NOT COMPLY	PARTIALLY COMPLIES	COMPLIES	EXCEEDS	REMARKS
Highly articulated building form				●	
Pitched roofs with 2:12 minimum slope				●	4:12 slope typical
No more than 25% flat roof				●	None except interior of towers
Neutral, subdued, earthy, natural colors			●		
Primary colors not to exceed 10% area				●	No primary colors
3 pedestrian amenities per 5,000 SF			●		Plaza, planter walls, walkways, etc.
6' deep porch across 50% of primary elevation		●			Porch covers 40%
Building height within zoning limits	●				Towers yes, primary ridge no



## 24.03.052 (8) BUILDING HEIGHTS

(8) Building heights. Building heights shall be **as allowed by applicable zoning**. Landmark architectural features or distinctive vertical design elements are encouraged, shall not exceed allowable building heights (except as part of an approved variance or alternative design standard) and are limited in their footprint area to a maximum of 25% of the total gross building Footprint.



# 24.03.052 (8) BUILDING HEIGHTS

## 3.14. - Government/utility/institutional (GUI).



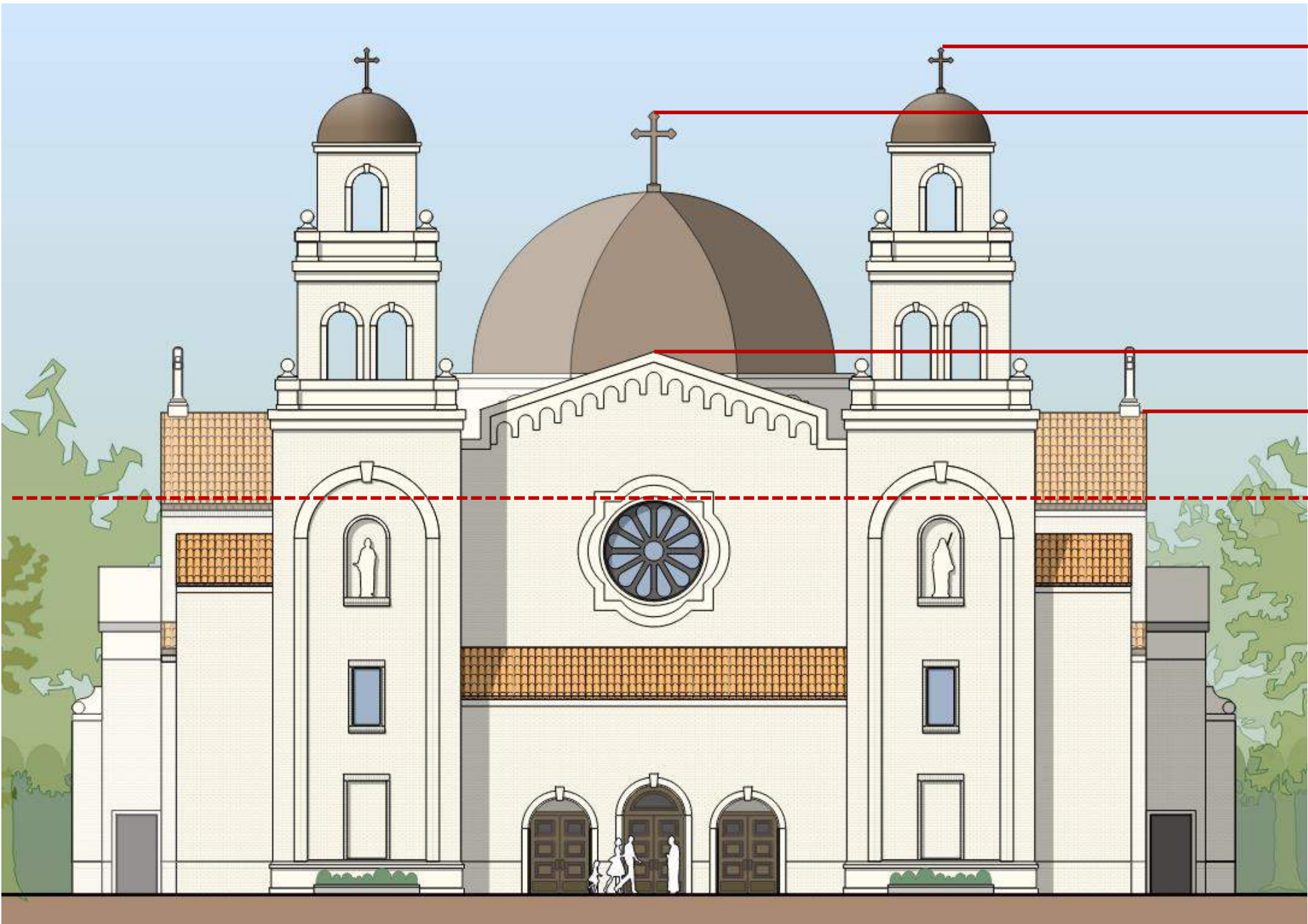
- 3.14.1. Description: The GUI, government/utility/institutional district is intended to provide for the siting of government buildings of the state, county, city or federal governments. It is also intended to provide classification for public utility installations, EMS stations, fire stations, health care facilities, schools and churches, without regard to public or private ownership. This zoning classification may, with city council approval, be applied to properties situated anywhere within the city limits.
- 3.14.2. Permitted uses: Those uses defined as public services, government facilities or schools and churches on the zoning use charts are authorized uses permitted by right.
- 3.14.3. Height regulations:
  - (a) Main building(s): Maximum two and one-half stories, or 40 feet, whichever is less, for the main building or house.
  - (b) Accessory building(s): Maximum 25 feet for other accessory buildings, including a detached garage.
  - (c) Other: Refer to section 5, Development Standards and Use Regulations for other regulations including accessory dwelling unit regulations.

## 5.29. - Special height regulations.



- 5.29.1. In the districts where the height of buildings is restricted to two stories, cooling towers may extend for an additional height not to exceed 50 feet above the average grade line of the building.
- 5.29.2. Water stand pipes and tanks, church steeples, domes and spires, school buildings, windmills, barns, and institutional buildings may be erected to exceed the height limit, as specified in the particular zoning district, provided that one additional foot shall be added to the width and depth of front, side, and rear yards for each foot that such structures exceed the district height limit.
- 5.29.3. Calculation of height: For the purposes of calculating the overall height of a structure, slope shall be calculated from the highest point of the building at natural grade to the lowest point of the building at natural grade, or the natural grade of an adjoining road, along a line that is, as close as possible, perpendicular to existing contours. The height shall be measured from the highest parapet or roof ridge to natural grade or finish grade at the lowest point adjacent to the building exterior, whichever yields the greatest height.





**86' TOP OF TOWER**

**79' TOP OF DOME**

**53' TOP OF PARAPET**

**49' TOP OF MAIN ROOF**

**40' LIMIT FOR GUI ZONE**



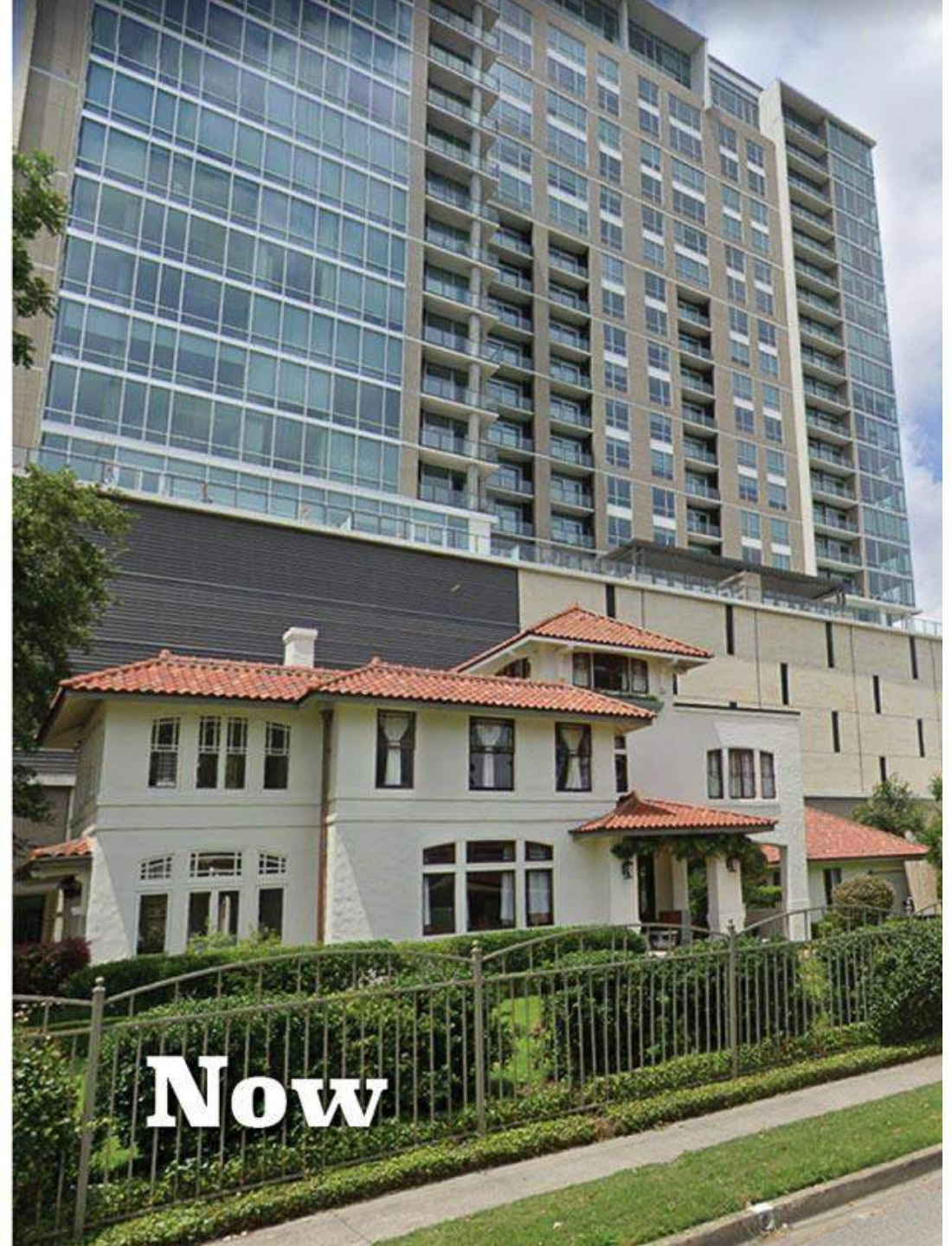
Looking west from the corner  
of Southmore Boulevard and  
Caroline Street in the Museum  
District before and after construction  
of the Southmore high-rise apartment  
building



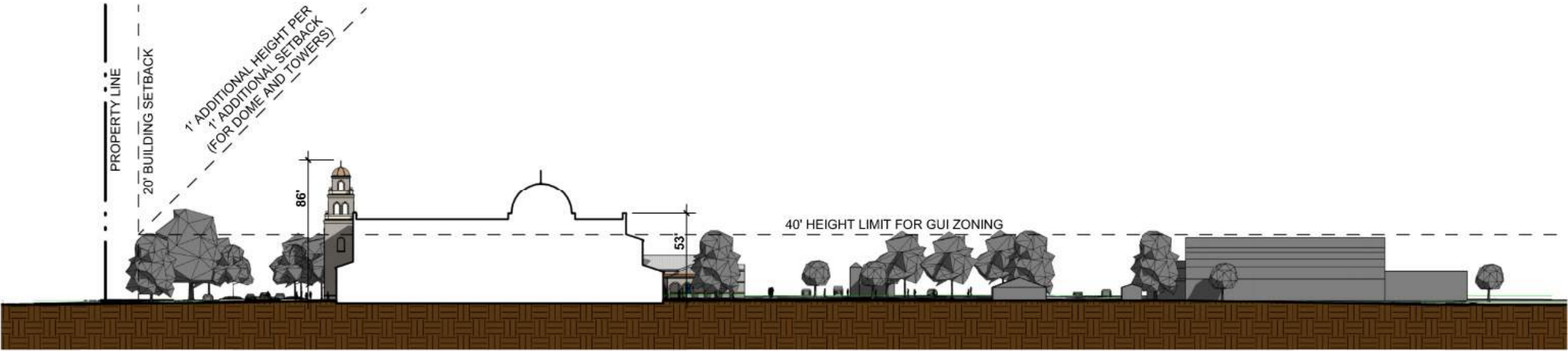
**Then**



Looking west from the corner  
of Southmore Boulevard and  
Caroline Street in the Museum  
District before and after construction  
of the Southmore high-rise apartment  
building









## 24.03.052 (7) PORCHES

(7) Porches. Porch elements or permanent pedestrian shading devices of an approved type shall be provided on every **building's primary elevation**, contributing to the design's forms and massing schemes. These elements shall be of permanent and durable construction, projecting six feet (6') minimum from the building and **extending across 50% minimum of the primary elevation**. Wrap-around porches, porch or pedestrian shading devices on multiple building elevations, and raised porches with pedestrian-oriented wood handrail designs are encouraged.





$$\frac{39'}{97'}$$

**=40%**





$$\frac{39'}{77'}$$

**=50%**





**03**

| **Going Beyond**



# EXTERIOR DESIGN AND ARCHITECTURAL STANDARDS (PREFERENCES)

PREFERENCES	DOES NOT COMPLY	PARTIALLY COMPLIES	COMPLIES	EXCEEDS	REMARKS
Landmark/distinctive architectural features				●	Towers and dome
Primary façade 75% stone/glazing		●			40% stone & glazing, 57% brick
4' minimum stone wainscot				●	4' wainscot + trim, no EIFS or metal panel
Standing seam metal roof		●			SSMR on dome & towers
Narrow vertical windows			●		No horizontally oriented windows

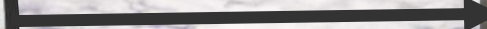
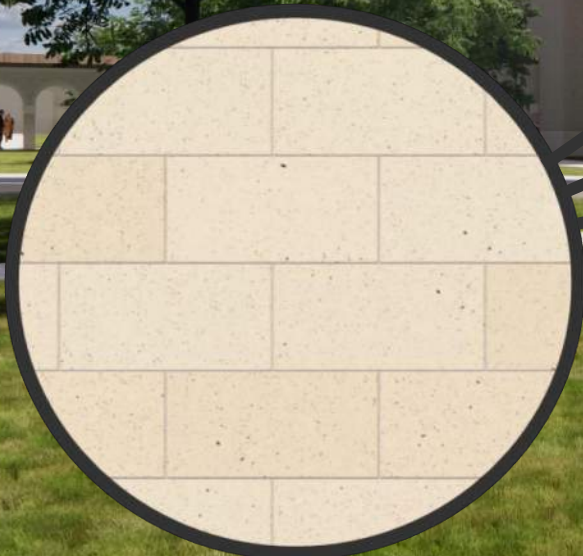
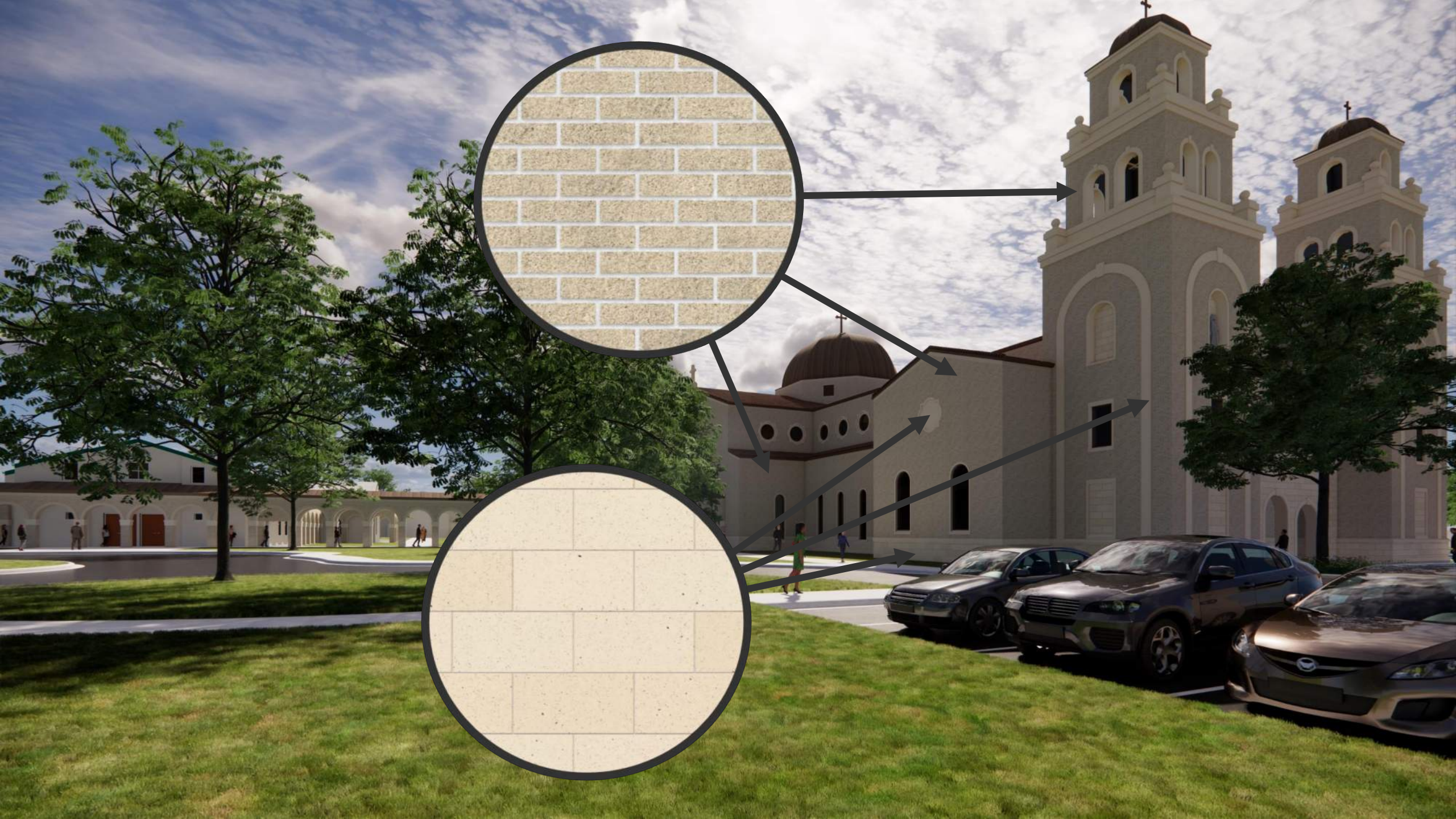




**57%**

**37%**

















**EXISTING TREE  
COURTYARD**

**COVERED  
WALKWAYS**

**ENTRY  
PLAZA**

**TRASH  
RECEPTACLES**

**BENCH HEIGHT  
PLANTERS**

**MOSAIC  
TILE SHRINE**









**THANK YOU!**