

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, May 10, 2010

**CASE NUMBER:** C15-2010-0051

\_\_\_\_ Jeff Jack  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Nora Salinas  
\_\_\_\_ Bryan King  
\_\_\_\_ Leane Heldenfels, Chairman  
\_\_\_\_ Clarke Hammond, Vice Chairman  
\_\_\_\_ Heidi Goebel  
\_\_\_\_ Melissa Hawthorne

**APPLICANT:** Ben Heimsath

**OWNER:** Lane Northcut

**ADDRESS:** 4600 MANCHACA RD

**VARIANCE REQUESTED:** The applicant has requested a variance from the maximum compatibility height requirement of Section 25-2-1063 (C) (2) from three stories and 40 feet to 87 feet (to the peak of the spire only) in order to erect an addition to a Religious Assembly use in an "LO", Limited Office zoning district. The Land Development Code states the height limitations for a structure are three stories and 40 feet, if the structure is more than 50 feet and not more than 100 feet from property in an "SF-5" or more restrictive zoning district.

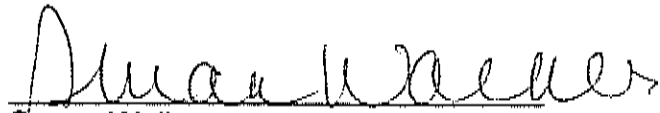
The applicant has requested a variance from the maximum compatibility height requirement of Section 25-2-1063 (C) (3) from 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from property zoned "SF-5" or more restrictive to 48 feet (to ridge peak of sanctuary) in order to erect an addition to a Religious Assembly use in an "LO", Limited Office zoning district.

**BOARD'S DECISION:** POSTPONED TO JUNE 14, 2010; RE-NOTIFICATION NEEDED

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
  
     (b) The hardship is not general to the area in which the property is located because:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Susan Walker  
Executive Liaison



Leane Heldenfels  
Chairman



# Austin Independent School District

Department of Construction Management

May 5, 2010

Board of Adjustment  
City of Austin  
Planning & Development Review Department  
c/o Susan Walker  
P. O. Box 1088  
Austin, Texas 78767-8810

RE: Woodlawn Baptist Church  
4600 Manchaca Road  
Case #: C15-2010-0051  
Public Hearing Board of Adjustment – May 10, 2010

Dear Board Members:

The Austin Independent School District's Joslin Elementary School campus, at 4500 Manchaca Road, is directly across Cimerron Trail from Woodlawn Baptist Church, at 4600 Manchaca Road. The District understands that because the school property is zoned SF-3, any proposed development of surrounding properties will be subject to additional height restrictions prescribed by City of Austin Compatibility Standards. The District also understands that the Church intends to build a new sanctuary building along the frontage of Cimerron Trail, and that the Compatibility Standards are impacting the height of the steeple and the roof of the sanctuary.

The Church and the school have a long history of cooperation and mutual support. The waiver requested by the Church from the Compatibility Standards triggered by the zoning of the school site, and the extra steeple height, will have no detrimental impact on AISD or the Joslin Elementary School campus. Accordingly, AISD supports the Church's request for a waiver from these additional height restrictions, and has no objections to the Board's granting the requested waiver.

Sincerely,

Curtis E. Shaw,  
Director

## PUBLIC HEARING INFORMATION

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice); or*
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

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Case Number: C15-2010-0051; 4600 Manchaca Road  
Contact: Susan Walker, (512) 974-2202  
Public Hearing:  
Board of Adjustment, May 10, 2010

*Case & Enr Notes*

Your Name (please print)

*1905 Forest Hill Dr.*

Your address(es) affected by this application

*[Signature]*

Signature

Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

☐ I am in favor  
☒ I object

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2<sup>nd</sup> Floor

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Susan Walker, (512) 974-2202  
Public Hearing:  
Board of Adjustment, May 10, 2010

Betty G. Williams  
Your Name (please print)

☒ I am in favor  
☐ I object

A member of Abilene Builders  
Your address(es) affected by this application 4600 Manchaca Rd

Betty G. Williams  
Signature Date 5-7-2010

Daytime Telephone: 442-0809

Comments: Alice variance on the height of the proposed steeple and the building to be built. Since the steeple is not a residence, it should not be held to the code.

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Austin, TX 78767-8810

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Case Number: C15-2010-0051; 4600 Manchaca Road  
Contact: Susan Walker, (512) 974-2702  
Public Hearing:  
Board of Adjustment, May 10, 2010

George Boice  
Your Name (please print)

☒ I am in favor  
☐ I object

Your address(es) affected by this application

Georgetown  
Signature

May 4, 2010  
Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

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Case Number: C15-2010-0051; 4600 Manchaca Road

Contact: Susan Walker, (512) 974-2202

Public Hearing:

Board of Adjustment, May 10, 2010

CURTIS A. WILLIAMS

Your Name (please print)

☒ I am In Favor  
☐ I object

MEMBER - LOCALIAN BAPTIST 4600

Your address(es) affected by this application

MANCHACA RD

[Signature]

Signature

Date

Daytime Telephone: 442-0809

Comments:

1. JOSLIN SCHOOL IS THE

RESIDENT. ZONED BUILDINGS THAT

IS DESTROYING OUR NEAR

BUILDING LIVING AREAS, BUILDING

FOR JOSLIN SHOULD BE CHANGED.

[Signature]

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CO Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Susan Walker, (512) 974-2202

Public Hearing:

Board of Adjustment, May 10, 2010

MELLY SINGLETON

Your Name (please print)

4500 MERLE DR, AUSTIN, TX 78745

Your address(es) affected by this application

Melly Singleton

Signature

Date

Daytime Telephone:

Comments:

☐ I am in favor  
☒ I object

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C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Susan Walker, (512) 974-2202  
Public Hearing:  
Board of Adjustment, May 10, 2010

Ellen Walker  
Your Name (please print)

☒ I am in favor  
☐ I object

4601 Roundup Tr.  
Your address(es) affected by this application

Susan Walker 5-10-10  
Signature Date

Daytime Telephone: 512-442-2234

Comments: Why is the school (Jeslin) zoned  
as residential when it's been a  
school for at least 46 years when  
my son started there? ???

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2<sup>nd</sup> Floor  
C/O Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C15-2010-0051; 4600 Manchaca Road  
Contact: Susan Walker, (512) 974-2202  
Public Hearing:  
Board of Adjustment, May 10, 2010

Heather Reed  
Your Name (please print)

☒ I am in favor  
☐ I object

4601actus Ln Austin Tx 78745  
Your address(es) affected by this application

Heather S. Reed 5/10/10  
Signature Date

Daytime Telephone: (512) 923-6241

Comments:

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Public Hearing:  
Board of Adjustment, May 10, 2010

James W. Walker, Jr.  
Your Name (please print)

☒ I am in favor  
☐ I object

4601 Roundup Trail Austin, TX 78745  
Your address(es) affected by this application

James W. Walker, Jr. 5/10/10  
Signature Date

Daytime Telephone: 442-2234

Comments: I am a member of Woodlawn Baptist Church, and I support the request being made this evening before the Board

If you use this form to comment, it may be returned to:

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Austin, TX 78767-8810

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Contact: Susan Walker, (512) 974-2202  
Public Hearing:  
Board of Adjustment, May 10, 2010

Clear Withdrawal  
Your Name (please print)

☒ I am in favor  
☐ I object

4503 Tressadde Pass  
Your address(es) affected by this application

Alan McWhorter 5/10/10  
Signature Date

Daytime Telephone: 444-4620

Comments:

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Contact: Susan Walker, (512) 974-2202  
Public Hearing:  
Board of Adjustment, May 10, 2010

DEWMS COST

Your Name (please print)

2103 HARKWICK DR 78745

Your address(es) affected by this application

☒ I am in favor  
☐ I object

Signature

Date

Daytime Telephone: 443-6137

Comments:

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Board of Adjustment, May 10, 2010

GLENN R BRODRICK

Your Name (please print)

2310 Village Circle Austin 78745

Your address(es) affected by this application

☒ I am in favor  
☐ I object

Signature

Date

Daytime Telephone: 512-444-7676

Comments:

If you use this form to comment, it may be returned to:

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Board of Adjustment, May 10, 2010

Diane Quinones

Your Name (please print)

☒ I am in favor  
☐ I object

4703 Round Up Tr-1, Aus Tx 78745

Your address(es) affected by this application

Blanca Quinones

Signature

Date

Daytime Telephone: 512.997.5676

Comments:

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Public Hearing:  
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Karen L. Wilkins

Your Name (please print)

☒ I am in favor  
☐ I object

178 Loop Ave Buda Tx 78612

Your address(es) affected by this application

Susan Walker

Signature

Date

Daytime Telephone: 512-626-0125

Comments:

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Hugh Heston Wilder

Your Name (please print)  
4625 Philco Dr

☒ I am in favor  
☐ I object

Your address(es) affected by this application

4625 Philco Dr

5/3/2010

Signature

Date

Daytime Telephone: 512-751-9149

Comments: I live very close by and initially was surprised this frightening eyesore was not a school or prison! Instead it is a kind church-serving the homeless; Youth- (physment challenged; at-risk & others). They do missions to New Orleans, Mexico, Africa & Russia. Please allow this church name "altitude & beauty" as Austin churches farther South on Manchaca.

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Public Hearing:  
Board of Adjustment, May 10, 2010

Cynthia A. Haven

Your Name (please print)

☒ I am in favor  
☐ I object

Your address(es) affected by this application

3630 Aspen Creek Hwy, Austin 78749

Cynthia A. Haven

05/05/2010

Signature

Date

Daytime Telephone: (512) 291-1840

Comments: I am an active member of

Woodlawn Baptist Church -

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Board of Adjustment, May 10, 2010

Leah L. Hever  
Your Name (please print)

☒ I am in favor  
☐ I object

6001 Spence Creek Pl. #4, Austin 78749  
Your address(es) affected by this application

Jamila J. Haden  
Signature

05/05/2010  
Date

Daytime Telephone: (512) 291-1840

Comments: I am an active member of

Wellborn Baptist Church

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Public Hearing:  
Board of Adjustment, May 10, 2010

Phyllis Dawson  
Your Name (please print)

☒ I am in favor  
☐ I object

6410 Farmdale Ln Austin TX 78749  
Your address(es) affected by this application

Phyllis Dawson  
Signature

5/5/10  
Date

Daytime Telephone: 776-3506

Comments:

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City of Austin-Planning & Development Review Department/ 2<sup>nd</sup> Floor  
C/O Susan Walker  
P.O. Box 1088  
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number, and the contact person listed on the notice.

Case Number: C15-2010-0051; 4600 Manchaca Road  
Contact: Susan Walker, (512) 974-2202  
Public Hearing:  
Board of Adjustment, May 10, 2010

JAMES DAWSON

Your Name (please print)

☒ I am in favor  
☐ I object

6910 FARMDALE LANE Austin Texas 78749

Your address(es) affected by this application

Jenna Dawson

Signature

Date

Daytime Telephone: 512-424-4601

Comments: I support this wholeheartly

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2<sup>nd</sup> Floor  
C/O Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C15-2010-0051; 4600 Manchaca Road  
Contact: Susan Walker, (512) 974-2202  
Public Hearing:  
Board of Adjustment, May 10, 2010

She Roberts

Your Name (please print)

☒ I am in favor  
☐ I object

916 Harte Dr & 4600 Yllanchaca R

Your address(es) affected by this application

She Roberts

Signature

Date

Daytime Telephone: 282-2204

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2<sup>nd</sup> Floor  
C/O Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

C15-2010-0051

TR-0410112123  
ROW ID - 10427488

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE:  
APPLICATION MUST  
BE TYPED WITH ALL  
REQUESTED  
INFORMATION  
COMPLETED.

STREET ADDRESS: 4600 Manchaca Road, Austin,  
Texas

LEGAL DESCRIPTION: Subdivision - Western  
Trails Sec 1

Lot(s) 32 Block A Outlot          Division         

I/We Ben Heimsath on behalf of myself/ourselves as  
authorized agent for

Woodlawn Baptist Church affirm that on April 16, 2010,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

   x ERECT    ATTACH    COMPLETE    REMODEL    MAINTAIN

A Sanctuary Addition to the existing church structure that includes a  
steeple and pitched roof.

87' height 25-2-1063(C)(2) (steeples)

in a LO district.  
(zoning district)

25-2-1063(C)(3) - 48' ridge  
to sanctuary steep

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The pitched roof and steeple form is reasonable for a church use and is commonly used to convey an iconic image for congregational activities. The LO zoning district, (which the applicant has applied for concurrent to this variance application) would otherwise allow for sufficient height to accommodate the pitched roof and steeple as proposed by the architects with a modified spire. Additional limits, however, have been imposed due to the adjacent AISD school property which, though fully developed in a non-residential use, still triggers the extra height limitations of the Compatibility Ordinance.

The applicant also believes the steeple design should not require modification of the spire as it will significantly impact the design character of the overall steeple. Therefore, the applicant requests an additional height limit, beyond that of the LO zone is appropriate and should be granted as a reasonable use.

---

### **HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

The hardship is unique and is only caused by the adjacency of a developed church site next to a developed AISD school site. The church property is largely developed with an existing building that has limited locations for building an addition. The proposed addition will replace an existing classroom structure with a new worship space. The new worship space is causing the need for the height of the pitched roof and steeple. The height constraint is entirely due to the Compatibility Ordinance height limits triggered by the adjacent AISD property. Though the school property is fully developed and is a non-residential use, the wording of the Compatibility Ordinance does not grant the same waiver of the ordinance with AISD schools as would otherwise be granted for a developed non-residential use.

- 
- (b) The hardship is not general to the area in which the property is located because:

The specific adjacency of a developed church property to a developed AISD school property is not general to the area, and is unique to this property and its surrounding church neighbors.

---

### **AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

There will be no impact on the neighborhood, adjacent uses or regulations because the area requiring the extra height is limited only to the northern edge of the property that is adjacent to the AISD school. The pitch of the church roof and the steeple are not visible

from the rest of the neighborhood as the existing buildings screen all of the new construction.

Also, the Compatibility Ordinance height limits triggered by the residential uses to the South and East of the church property are in effect and are not impacted by the variance request with a modified steeple. If the full steeple height is granted, however, the extra height would only be approximately 15 feet.

---

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:
- 
- 

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
- 
- 

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
- 
- 

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:
- 
-

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Ben Heimsath Mail  
Address 2108 EM Franklin

City, State & Zip Austin, Texas 78723

Printed Ben Heimsath Phone 478-1621 Date  
April 16, 2010

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Lane Northcut Mail Address 4600 Manchaca Road

City, State & Zip Austin, TX 78745

Printed Lane Northcut Phone 442-7858 Date April 16, 2010

## **GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT**

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

### **VARIANCE REQUIREMENTS:**

#### **General Requirements:**

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

**SUBMITTAL REQUIREMENTS:** (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)

- (5) **Other Information** – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (6) **Austin Energy approval**

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

**REQUIRED FINDINGS:** All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

**Reasonable Use:**

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.]

**Hardship:**

- a. Application must demonstrate to the Board how the hardship for which the variance is requested is unique to the property. Hardship should be specific to the property for which the variance is being requested. (For example, topography, lot configuration, or any physical constraint that would limit the placement of the structure or prevent compliance with required site development regulations, etc.) A strictly financial or personal reason is not a valid hardship.
- b. Application must demonstrate to the Board why the hardship is not general to the area in which the property is located. Describe how the hardship relating to the site is different from other properties in the area.

**Area Character:**

Application must demonstrate to the Board how the variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the zoning regulations of the zoning district in which the property is located.

**NOTE:** Parking variances require additional findings to be made. The additional findings are listed on the application and must also be completed for submittal of the application.

**Board of Adjustment Staff:**

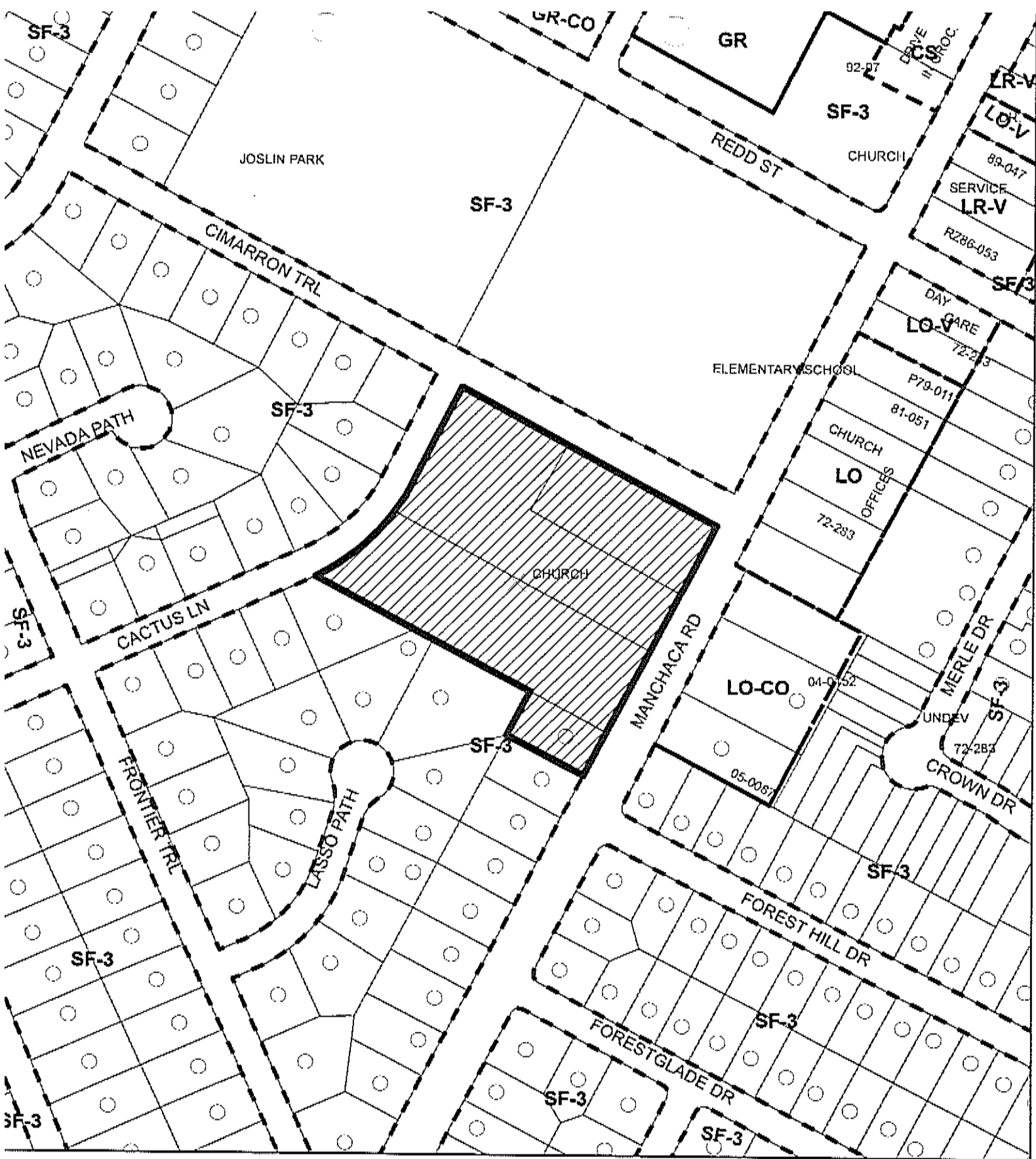
**Susan Walker, Planner**  
974-2202

**Diana Ramirez, Administrative Specialist, Board Secretary**  
974-2241

**Fax #974-6536**

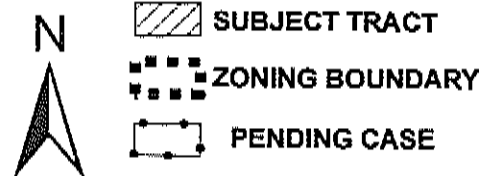
**Watershed Protection and Development Review Department**  
**One Texas Center**  
**505 Barton Springs Road, 2<sup>nd</sup> Floor**

**Mailing Address:**  
**P. O. Box 1088**  
**Austin, TX 78767-1088**



# BOARD OF ADJUSTMENTS

ZONING CASE#: C15-2010-0051  
 ADDRESS: 4600 MANCHACA RD  
 GRID: F18-19 & G18-19  
 MANAGER: S. WALKER



1" = 200'

This map has been produced by C.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## City of Austin

Austin's Community-Owned Electric Utility

[www.austinenenergy.com](http://www.austinenenergy.com)

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

April 20, 2010

Ben Heimsath  
2108 EM Franklin  
Austin Texas 78723

Re: 4600 Manchaca Rd  
Lt 32 Blk A Western Trails Sec 1

Dear Mr. Heimsath,

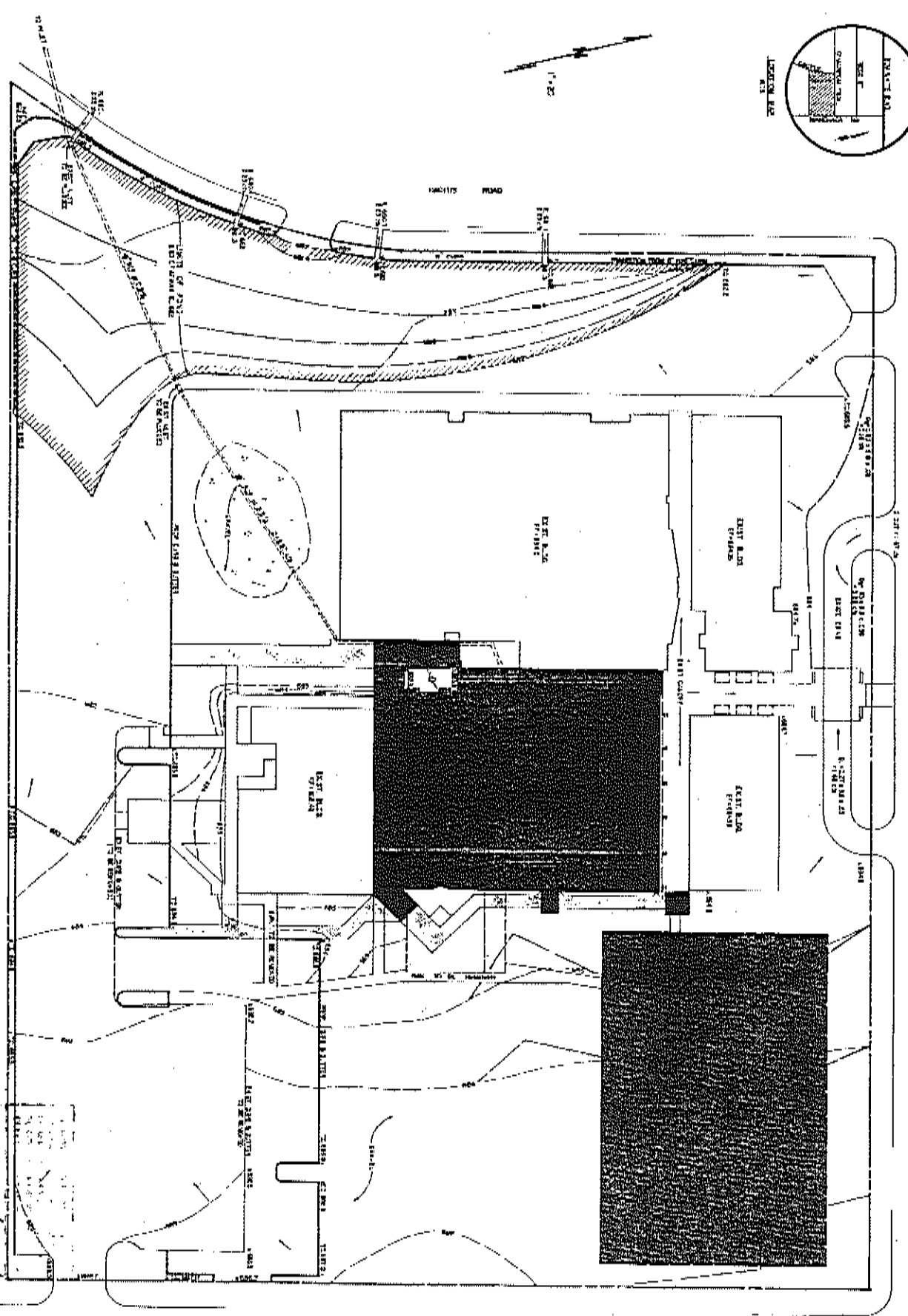
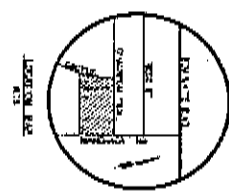
- Austin Energy (AE) has reviewed your application for the above referenced property requesting to increase the height limitations by 15 feet in order to erect a Sanctuary addition to the existing church structure that includes a steeple and pitched roof. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6015.

Sincerely,

Ricky Jackson  
Public Involvement/Real Estate Services

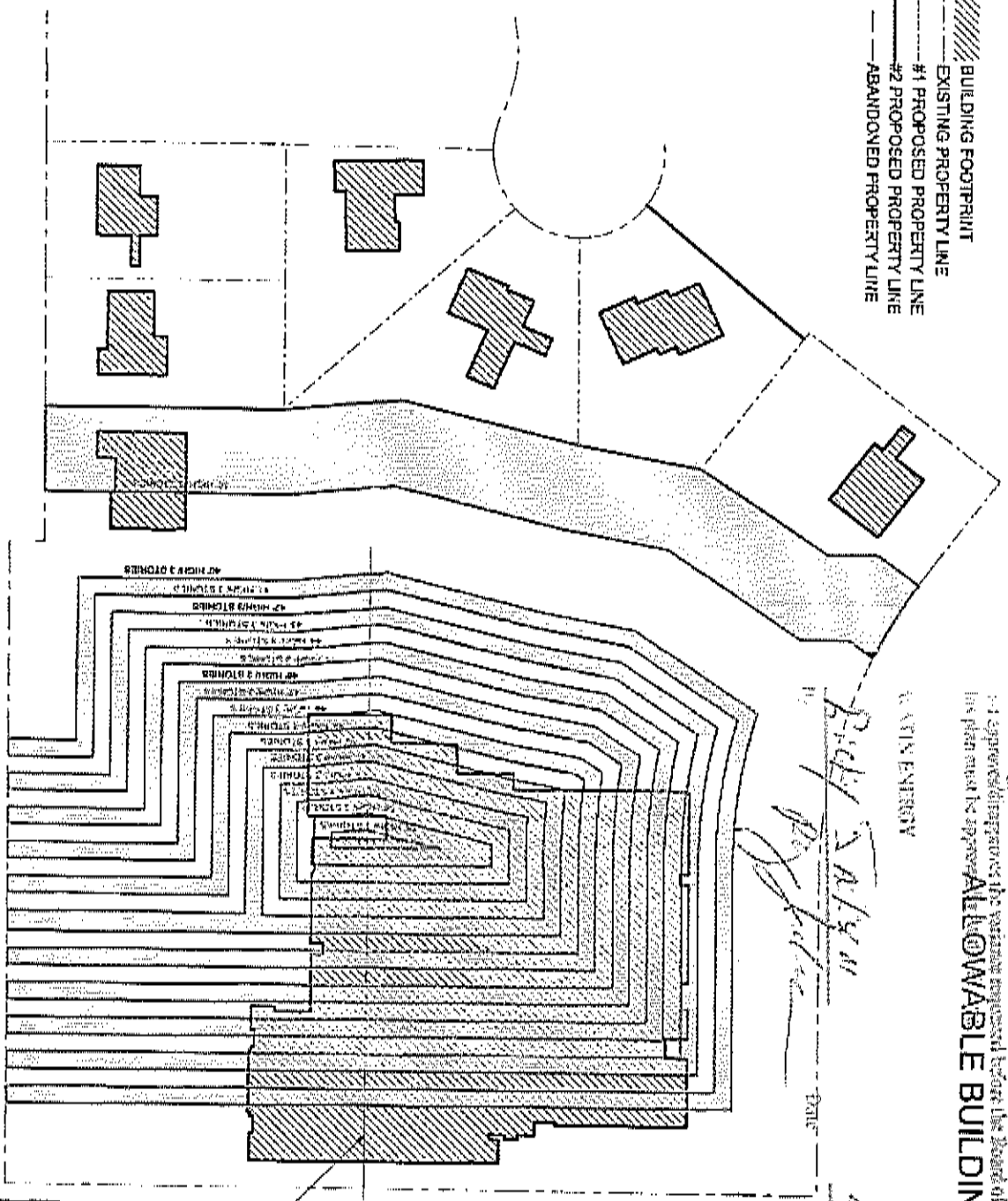
Cc: Diana Ramirez and Susan Walker



ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

NO PART OF THIS PLAN IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.  
 10/10/05  
 10/10/05

BUILDING FOOTPRINT  
 EXISTING PROPERTY LINE  
 #1 PROPOSED PROPERTY LINE  
 #2 PROPOSED PROPERTY LINE  
 ABANDONED PROPERTY LINE



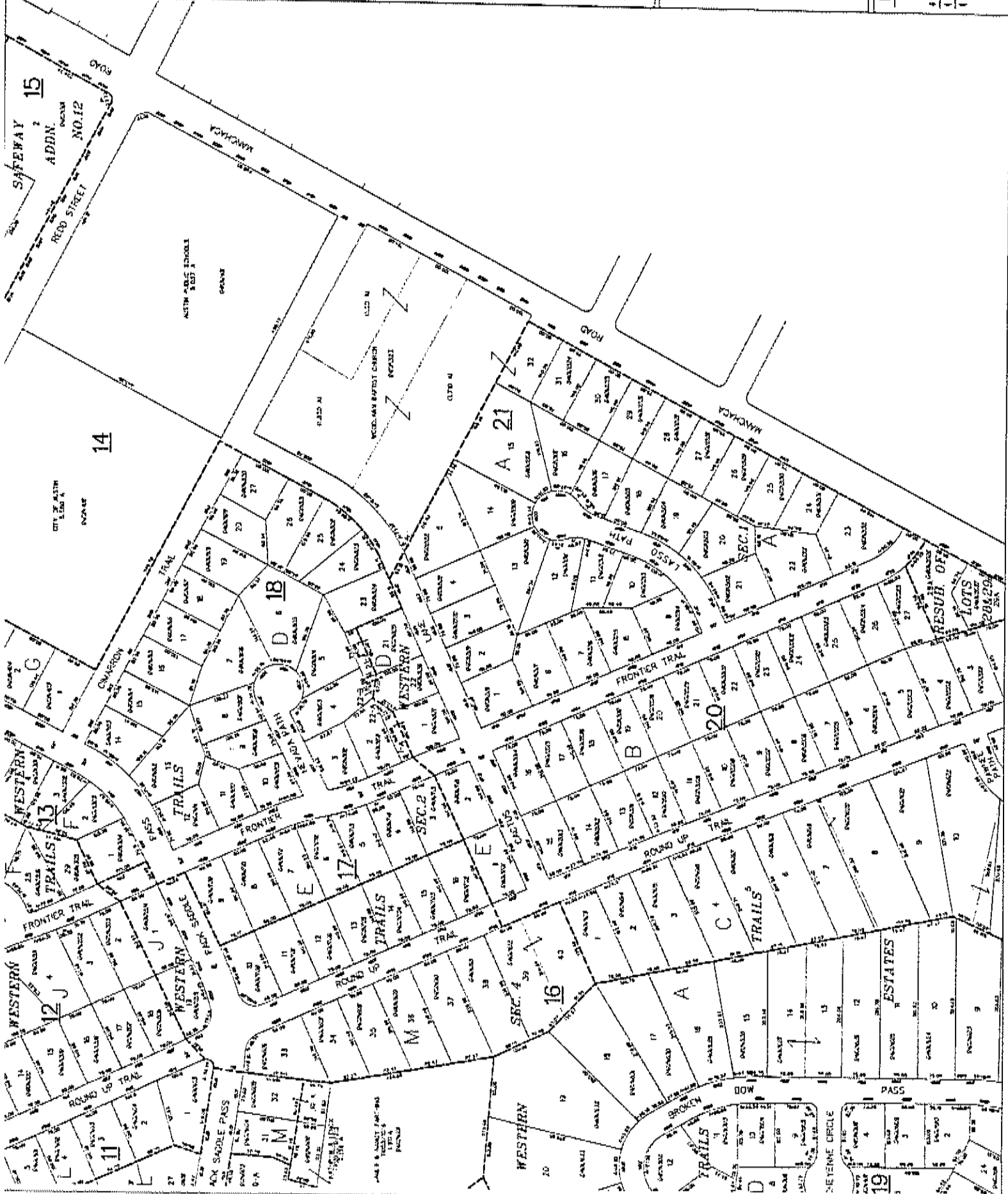
CAVIN ENERGY

By Rich Salas Date 4-19-10  
 for CAVIN ENERGY

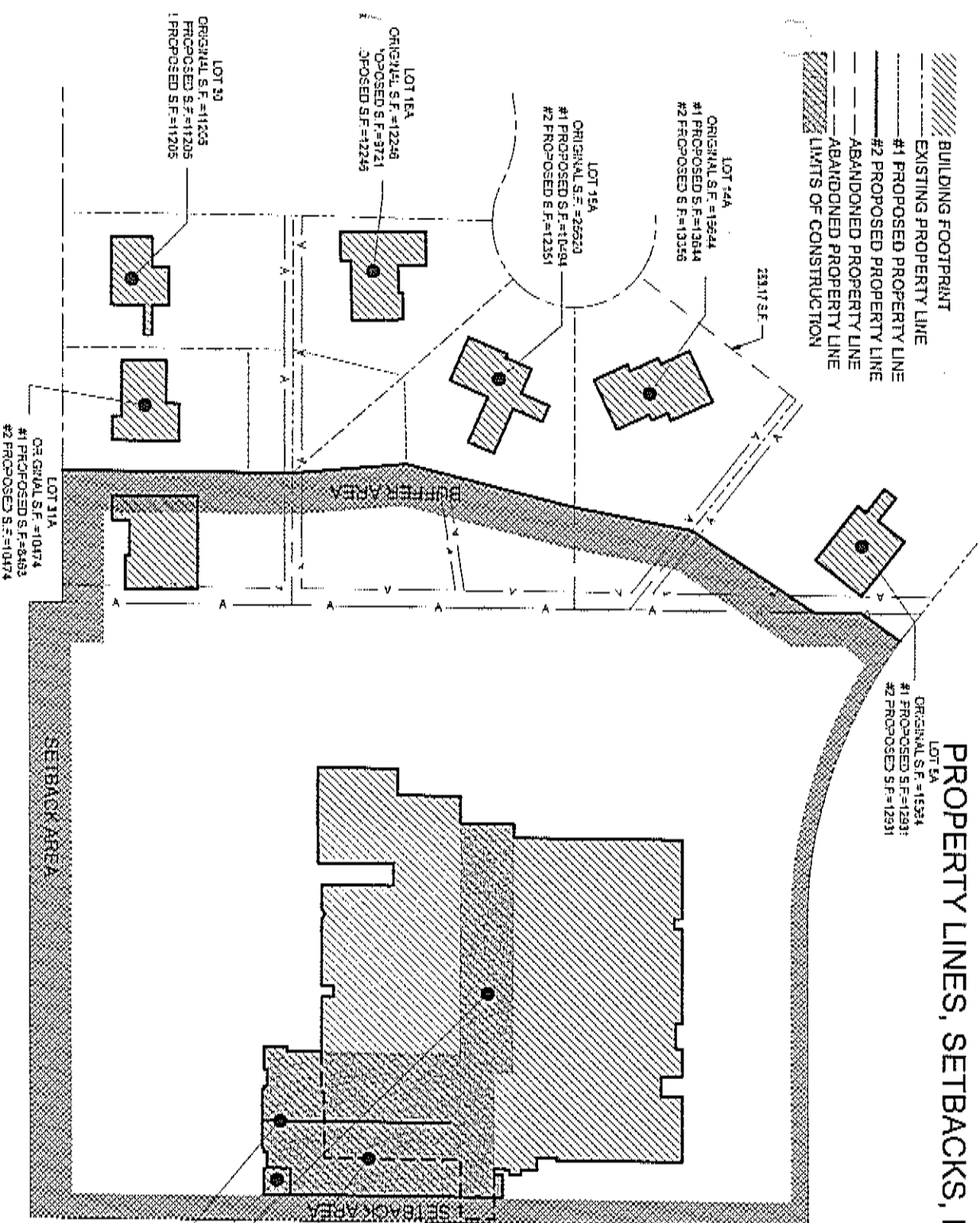
As the Energy has reviewed this plan for Height Increase  
 and approved/disapproved the variance requested before the Board of Adjustment. Any changes to  
 this plan must be approved **ALLOWABLE BUILDING HEIGHTS PLAN**

LOCATION OF  
 ALLOWABLE HEIGHTS  
 MEASUREMENT

**WOODLAWN BAPTIST CHURCH**  
**NEW WORSHIP BUILDING**  
 4600 MANCHACA, AUSTIN, TX  
**HEMSATH ARCHITECTS**  
 2115 E. M. Franklin, Austin, Texas 78723  
 TEL: (512) 418-1621 FAX: (512) 477-7319  
 www.hemsath.com

[illegible]

BUILDING FOOTPRINT  
 EXISTING PROPERTY LINE  
 #1 PROPOSED PROPERTY LINE  
 #2 PROPOSED PROPERTY LINE  
 ABANDONED PROPERTY LINE  
 ABANDONED PROPERTY LINE  
 LIMITS OF CONSTRUCTION



TOTAL PROPERTY AREA	152150 S.F.
IMPERVIOUS AREA	125714 S.F.
IMPERVIOUS COVER %	65.4%

TOTAL PROPERTY AREA	217245 S.F.
IMPERVIOUS AREA	125714 S.F.
IMPERVIOUS COVER %	57.8%

PROPOSED PROPERTY LINES #21 NEW BUILDINGS	
TOTAL PROPERTY AREA	211140 S.F.
IMPERVIOUS AREA	125712 S.F.
IMPERVIOUS COVER %	59.5%

## LIFE OF A LOST CHRISTIANITY

LOT 1

ORIGINAL S.F. = 192153  
#1 ABC0905EN E-34734

#2 PROPOSED 5 = 211143

### NOTIFICATION OF PROPOSED CHURCH TOWER

LOCATION OF PROPOSED CHURCH: RIDGE

WOODLAWN BAPTIST CHURCH

NEW WORSHIP BUILDING  
4600 MANCHACA, AUSTIN, TX



**HEINISATJ ARCHITECTS**  
2168 E. M. Franklin, Austin, Texas 78723  
Tel. (512) 471 1621 Fax (512) 477-7259  
www.heinisatj.com

0 20 40 60 80 100 м

Схема "Крюковской" башни и стены

— стена — уровень земли ..... конструкция башни

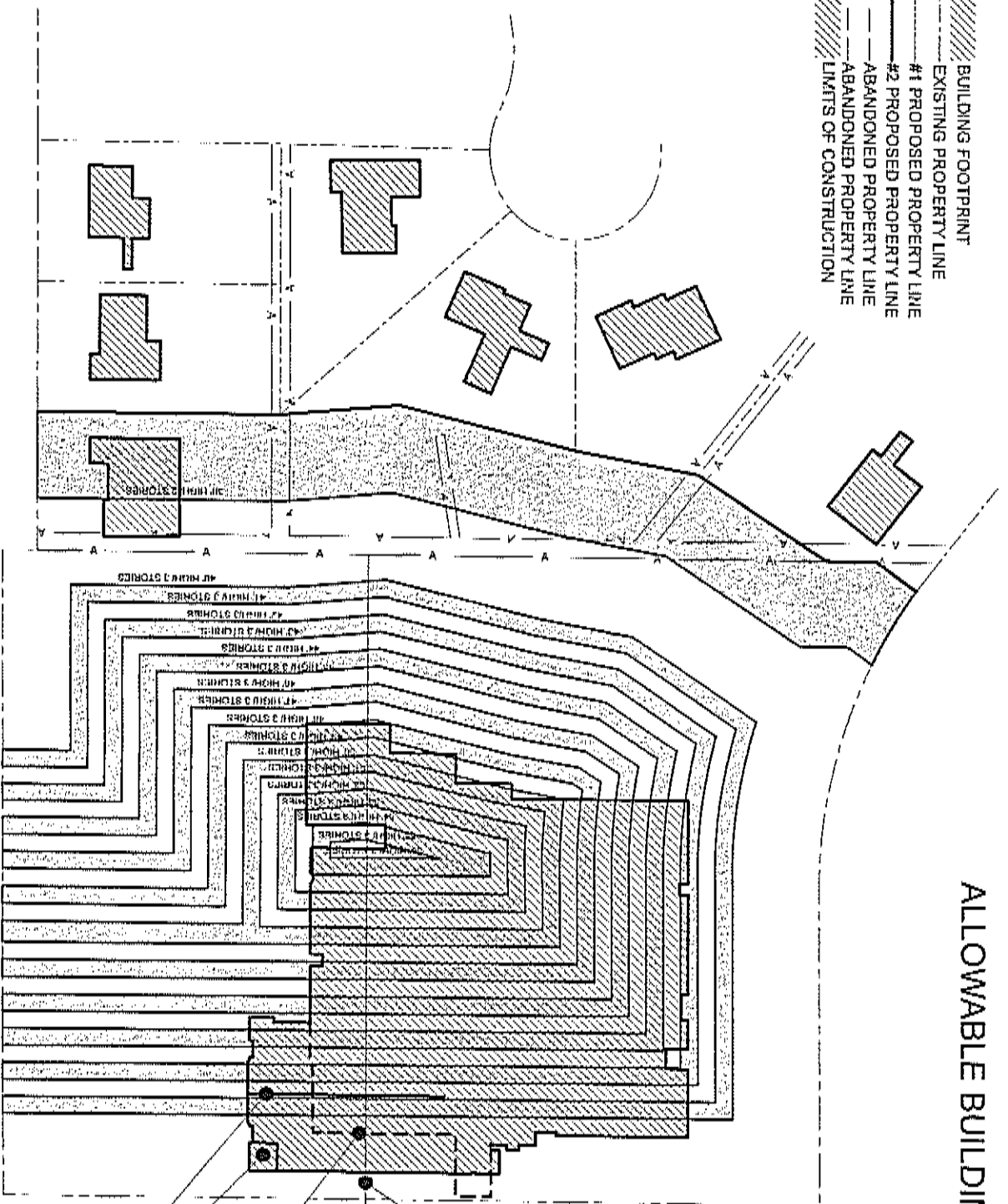
**NEW WORSHIP BUILDING  
4600 MANCHACA, AUSTIN, TX**

HEINSLATH ARCHITECTS

1105 E. Freshkill, A-2110, Tucson 85725  
Tel (512) 478-1521 Fax (512) 477-7259  
www.lei0527.com

# ALLOWABLE BUILDING HEIGHTS PLAN

- BUILDING FOOTPRINT
- EXISTING PROPERTY LINE
- #1 PROPOSED PROPERTY LINE
- #2 PROPOSED PROPERTY LINE
- ABANDONED PROPERTY LINE
- ABANDONED PROPERTY LINE
- LIMITS OF CONSTRUCTION



LOCATION OF PROPOSED CHURCH TOWER

WOODLAWN BAPTIST CHURCH

NEW WORSHIP BUILDING

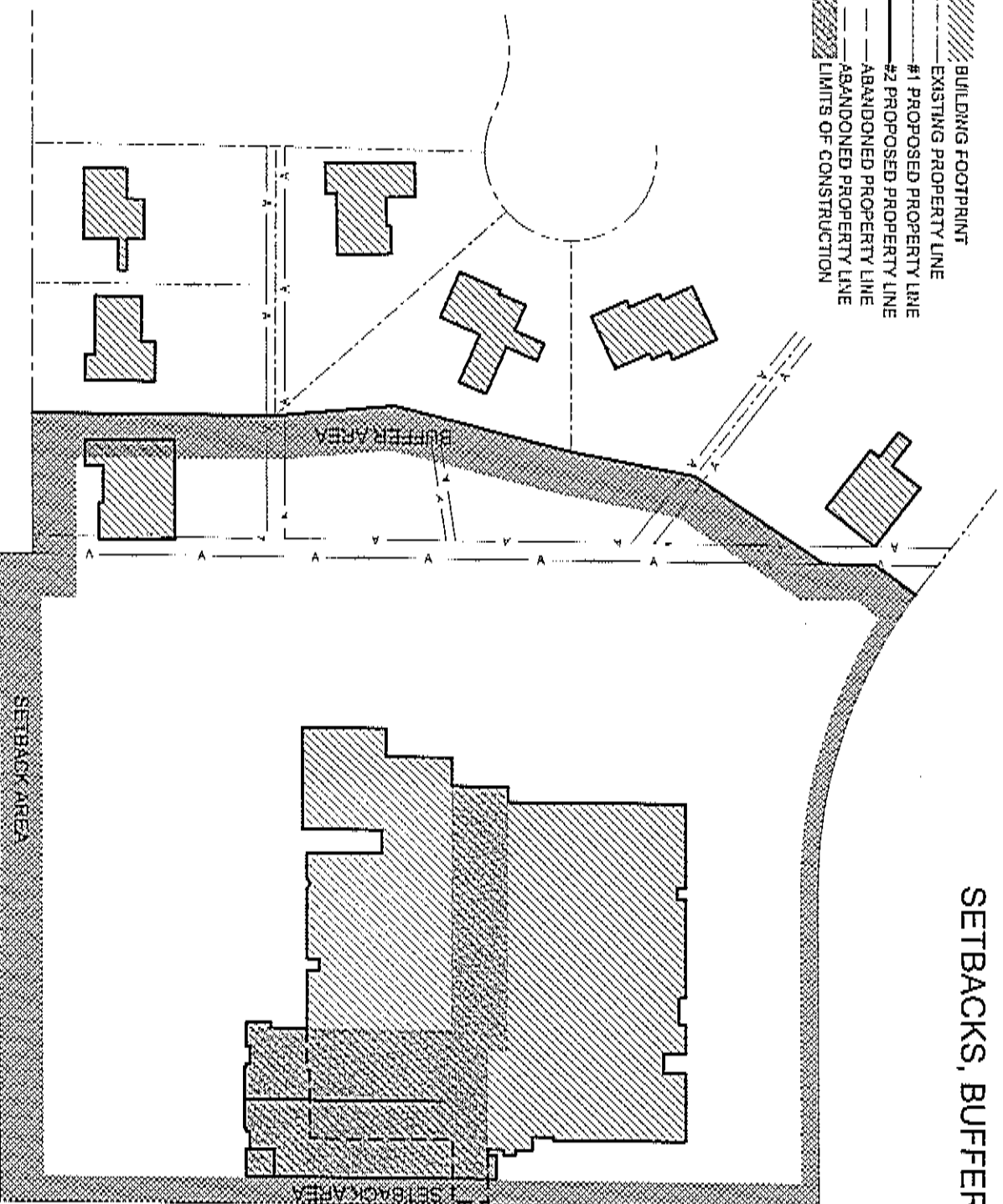
4500 MANCHACA, AUSTIN, TX



HEMSAITH ARCHITECTS  
2108 E M Franklin, Austin, Texas 78723  
Tel: (512) 478-1631 Fax: (512) 477-7239  
www.hemsaith.com

# SETBACKS, BUFFERZONES AND L.O.C.

- BUILDING FOOTPRINT
- EXISTING PROPERTY LINE
- #1 PROPOSED PROPERTY LINE
- #2 PROPOSED PROPERTY LINE
- ABANDONED PROPERTY LINE
- LIMITS OF CONSTRUCTION



WOODLAWN BAPTIST CHURCH

NEW WORSHIP BUILDING  
4600 MANCHACA, AUSTIN, TX

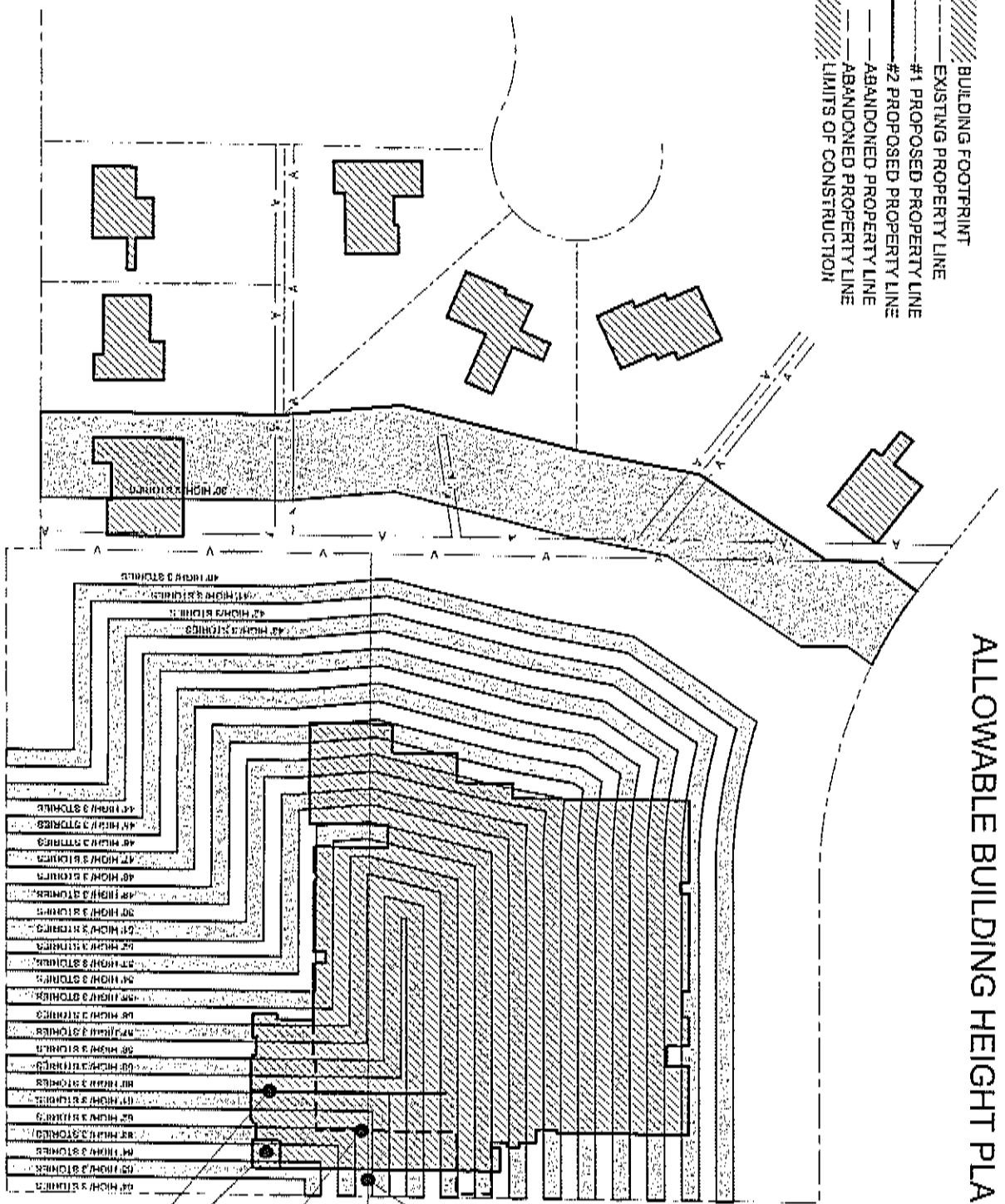


HELSATH ARCHITECTS

2105 E M Frecklin, Austin, Texas 78723  
Tel: (512) 478 1521 Fax: (512) 477-7239

# ALLOWABLE BUILDING HEIGHT PLAN-IGNORE SCHOOL

- BUILDING FOOTPRINT
- EXISTING PROPERTY LINE
- #1 PROPOSED PROPERTY LINE
- #2 PROPOSED PROPERTY LINE
- ABANDONED PROPERTY LINE
- ABANDONED PROPERTY LINE
- LIMITS OF CONSTRUCTION



LOCATION OF  
ALLOWABLE HEIGHTS  
IN ELEVATION

LINE OF EXISTING CONSTRUCTION

LOCATION OF PROPOSED CHURCH TOWER

LOCATION OF PROPOSED CHURCH RIDGE

**WOODLAWN BAPTIST CHURCH**  
**NEW WORSHIP BUILDING**  
4800 MANCHACA, AUSTIN, TX

**HEIMSAETH ARCHITECTS**  
2108 E. M. FRAZAR, AUSTIN, TEXAS 78723  
TEL. (512) 478-1621 FAX (512) 477-7239  
www.heimsaeth.com