

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.

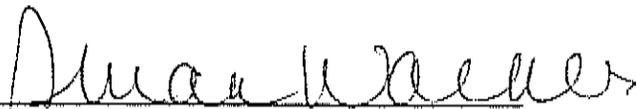
The applicant has requested a variance from the maximum compatibility height requirement of Section 25-2-1063 (C) (3) from 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from property zoned "SF-5" or more restrictive to 48 feet (to ridge peak of sanctuary) in order to erect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

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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

I am in favor
 I object

Garcia & Erin Notes

Your Name (please print)

1905 Forest Hill Dr.

~~1905 Forest Hill Dr.~~

Your address(es) affected by this application

[Handwritten Signature]

Signature

5/1/2010
 Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:
 City of Austin-Planning & Development Review Department/ 2nd 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
 Abilene, TX 79602
 Signature Date 5-7-2010

Daytime Telephone: 442-0809

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

If you use this form to comment, it may be returned to:
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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 W. WILLIAMS
 Your Name (please print)

I am In Favor
 I object

MEMBER - MANCHACA BAPTIST 4600 MANCHACA RD
 Your address(es) affected by this application

Curtis W. Williams Signature Date 5-9-2010

Daytime Telephone: 442-0809

Comments: LE JOSLIN SCHOOL IS THE

RESIDENT. ZONED BUILDINGS THAT

IS A ETERNITY OUR NEAR

BUILDING LEARNING OURS BUILDING

FOR JOSLIN SHOULD BE CHANGED-

A. Rank

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 City of Austin-Planning & Development Review Department 2nd 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

MILY SINGLETON

Your Name (please print)

I am in favor
 I object

4500 MERLE DR, AUSTIN, TX 78745

Your address(es) affected by this application

Mily Singleton

Signature

Date

5-2-10

Daytime Telephone: _____

Comments: _____

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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 Roundburn Tr.
Your address(es) affected by this application

S Ellen Walker
Signature

Date

Daytime Telephone: *512-442-2234*

Comments: *Why is the school (Justin) zoned as residential when it's been a school for at least 16 years when my son started there? ???*

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

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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

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

Heather S. Reed
Signature

Date

Daytime Telephone: *(512) 923-6241*

Comments:

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

Clara W. Howell
Your Name (please print)

I am in favor
 I object

4502 Passendale Pass
Your address(es) affected by this application

Clara W. Howell *5/10/10*
Signature Date

Daytime Telephone: *444-4620*

Comments: _____

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Public Hearing:
Board of Adjustment, May 10, 2010

DEWMS COST

I am in favor
 I object

Your Name (please print) 2103 HAREWICK DR 78745

Your address(es) affected by this application

James E Cost
Signature
5 May 10
Date

Daytime Telephone: 443-6137

Comments:

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

GLEN R BRODDRICK

I am in favor
 I object

Your Name (please print) 2310 Village Circle Austin 78745

Your address(es) affected by this application

Glen R Broddrick
Signature
5/5/10
Date

Daytime Telephone: 512-444-7176

Comments:

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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

Blane Quinones

Signature

Date

May 5, 2010

Daytime Telephone: 512.997.5676

Comments:

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

Karen Wilkins

Your Name (please print)

I am in favor
 I object

178 Lear Ave Buda Tx 78612

Your address(es) affected by this application

Susan Walker

Signature

Date

5-5-10

Daytime Telephone: 512-626-0125

Comments:

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

Hugh Heston Wilder

Your Name (please print)
4625 Philco Dr

I am in favor
 I object

Your address(es) affected by this application

512 W. ... 5/3/2010

Signature
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- (phyement 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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Cynthia A. Haven

Your Name (please print)

I am in favor
 I object

Your address(es) affected by this application

3630 Aspen Creek Pkwy, Austin 78749 05/03/2010

Signature
Daytime Telephone: (512) 291-1840

Comments: I am an active member of *Woodlawn Baptist Church*

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

Laodis L. Hever
Your Name (please print) I am in favor
 I object

2005 Spent Creek Pl. W. Austin 78745
Your address(es) affected by this application

Jamie J. Hoven 05/05/2010
Signature Date

Daytime Telephone: (512) 291-1840

Comments: I am an active member of

Wellborn Baptist Church

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Contact: Susan Walker, (512) 974-2202
Public Hearing:
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Phyllis Dawson
Your Name (please print) I am in favor
 I object

1410 Farmdale Ln Austin TX 78745
Your address(es) affected by this application

Phyllis Dawson 5/5/10
Signature Date

Daytime Telephone: 756-3526

Comments:

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Board of Adjustment, May 10, 2010

JAMES DAWSON

Your Name (please print)

6410 FARNDKLE LANE Austin Texas

Your address(es) affected by this application

Susan Dawson

Signature

08949

Date

Daytime Telephone: 512-424-4601

Comments: I support this wholeheartly

I am in favor
 I object

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

Sue Roberts

Your Name (please print)

916 Harte Dr + 4600 Yllwaukee R

Your address(es) affected by this application

Sue Roberts

Signature

5-5-10

Date

Daytime Telephone: 282-2204

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/ 2nd 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)

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. 25-2-1063(C)(3) - 48' ridge to sanctuary peak
(zoning district)

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:

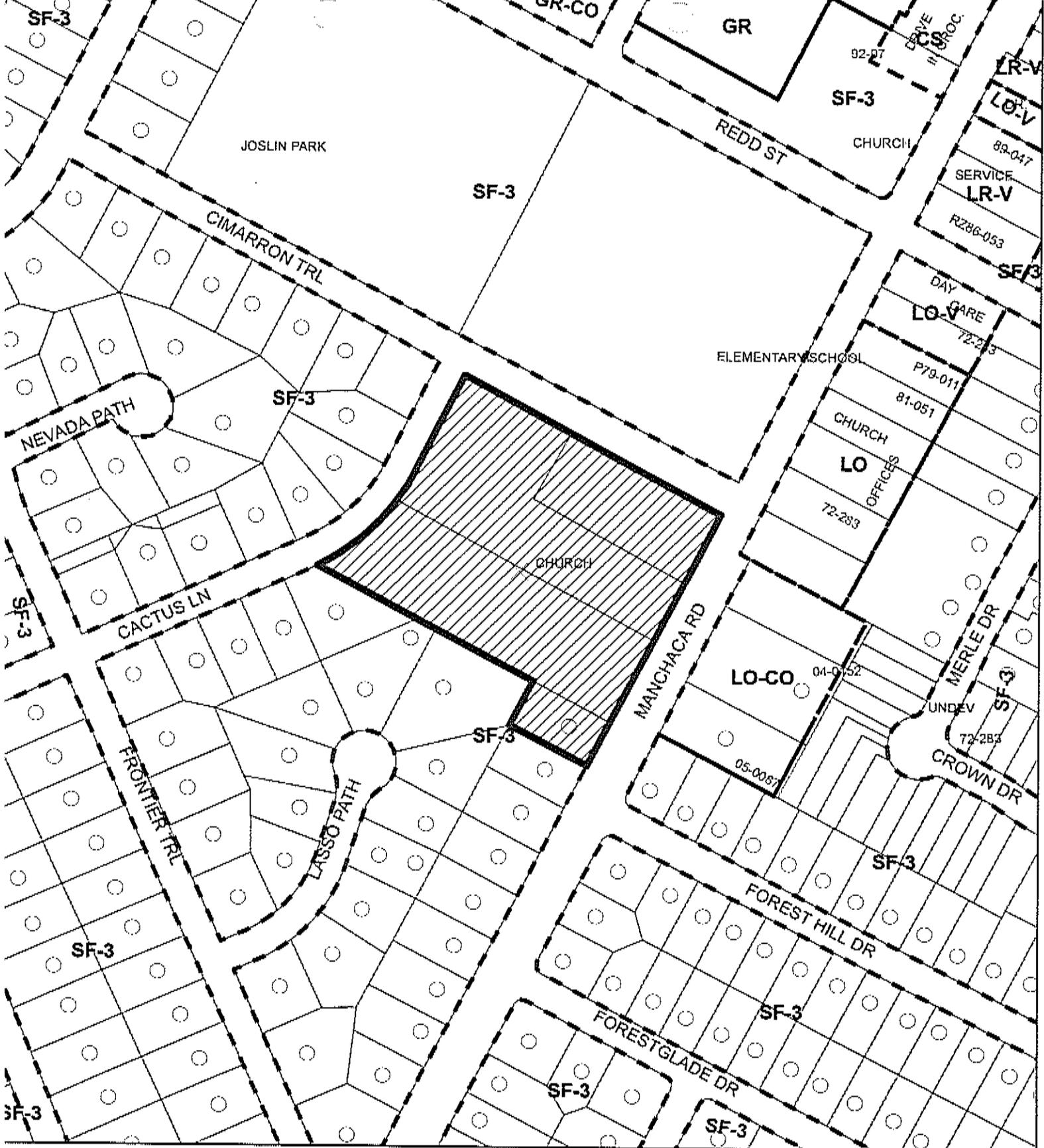
Susan Walker, Planner
974-2202

Diana Ramirez, Administrative Specialist, Board Secretary
974-2241

Fax #974-6536

Watershed Protection and Development Review Department
One Texas Center
505 Barton Springs Road, 2nd 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



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

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.austlnenergy.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,

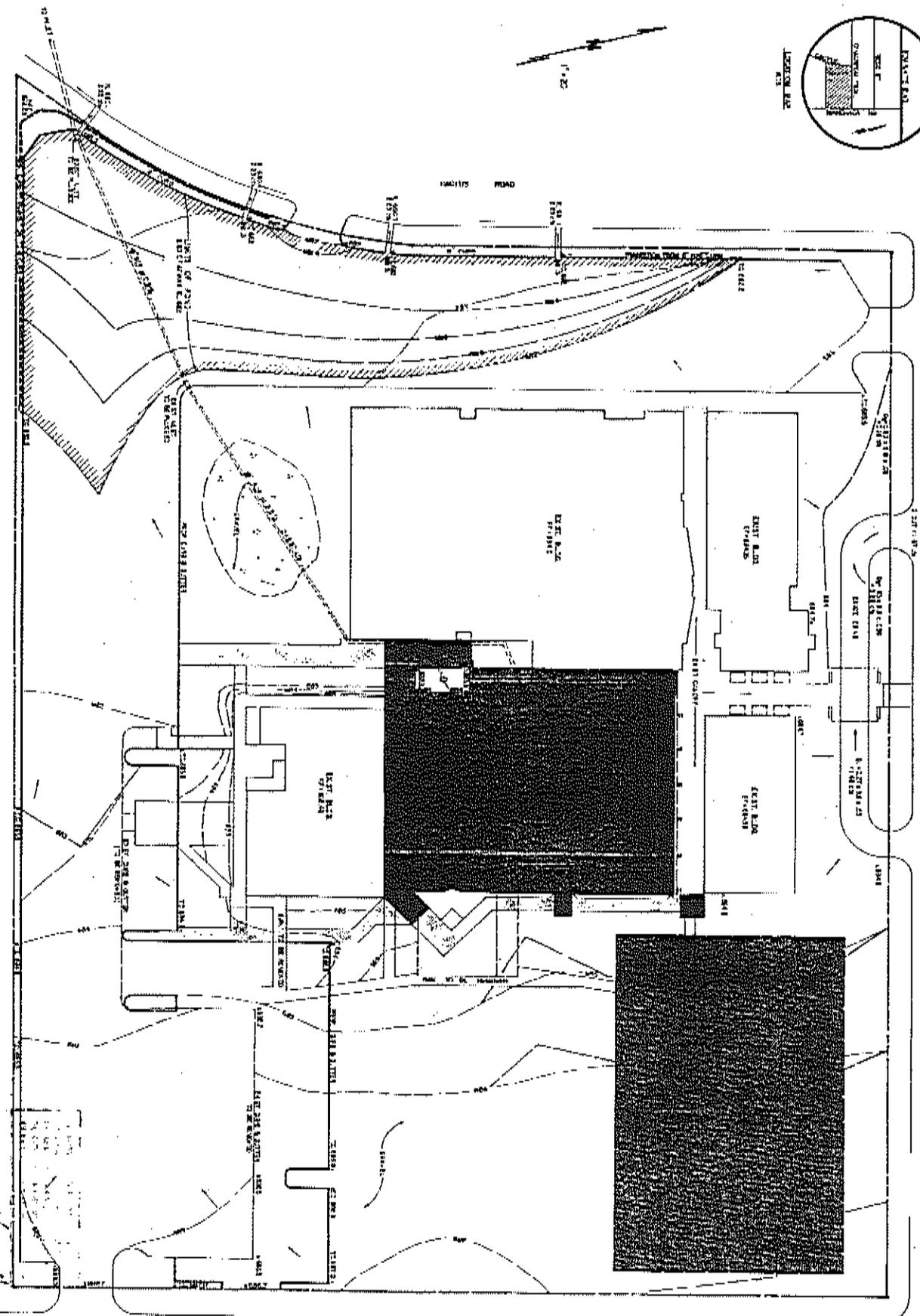
- Austin Energy (AE) has reviewed your application for the above referenced property requesting to increase the height limitations by 15 feet in order to erect a Sanctuary addition to the existing church structure that includes a steeple and pitched roof. Austin Energy has no conflicts with this application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



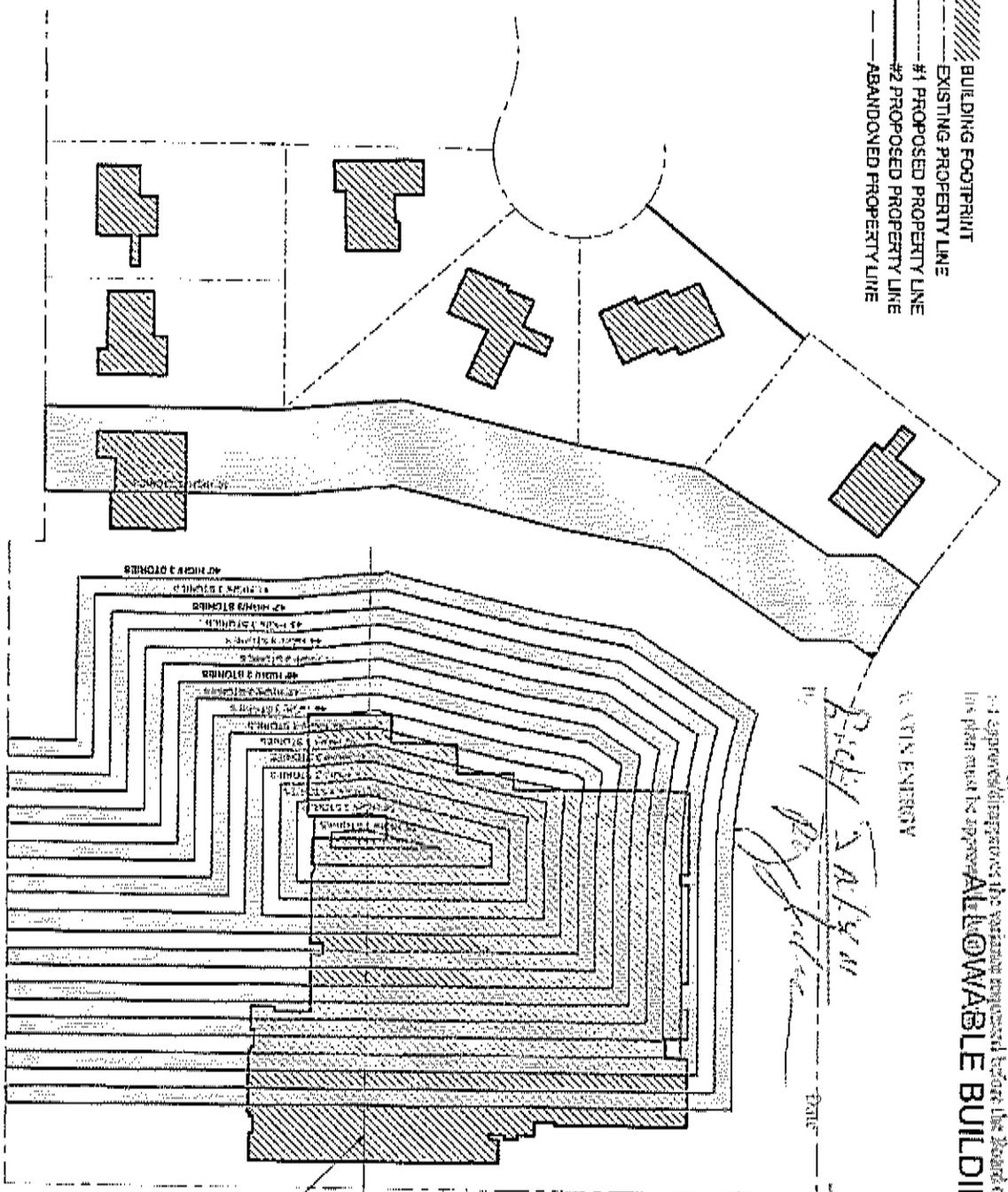
ALL DIMENSIONS ARE TO CENTER
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NO PART OF THIS DRAWING
 IS TO BE REPRODUCED OR
 TRANSMITTED IN ANY FORM
 OR BY ANY MEANS, ELECTRONIC
 OR MECHANICAL, INCLUDING
 PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL
 SYSTEM, WITHOUT PERMISSION
 IN WRITING FROM THE
 ARCHITECT.

5/10/90-EP

MANHATTAN 10/90

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



As the Energy has reviewed this plan for Height Tier 2A-C
 and approved/disapproved the variance requested before the Board of Adjustment. Any changes to
 this plan must be approved **ALLOWABLE BUILDING HEIGHTS PLAN**

EVAN ENERGY

By: Eric Salzman Date: 4-19-10
 Title: Project Manager

LOCATION OF
 ALLOWABLE HEIGHTS
 INSETION

WOODLAWN BAPTIST CHURCH
NEW WORSHIP BUILDING
 4600 MANCHACA, AUSTIN, TX
HIMSATH ARCHITECTS
 2118 E. H. Franklin, Austin, Texas 78723
 TEL: (512) 478 1821 FAX: (512) 477-7219
 www.himsath.com

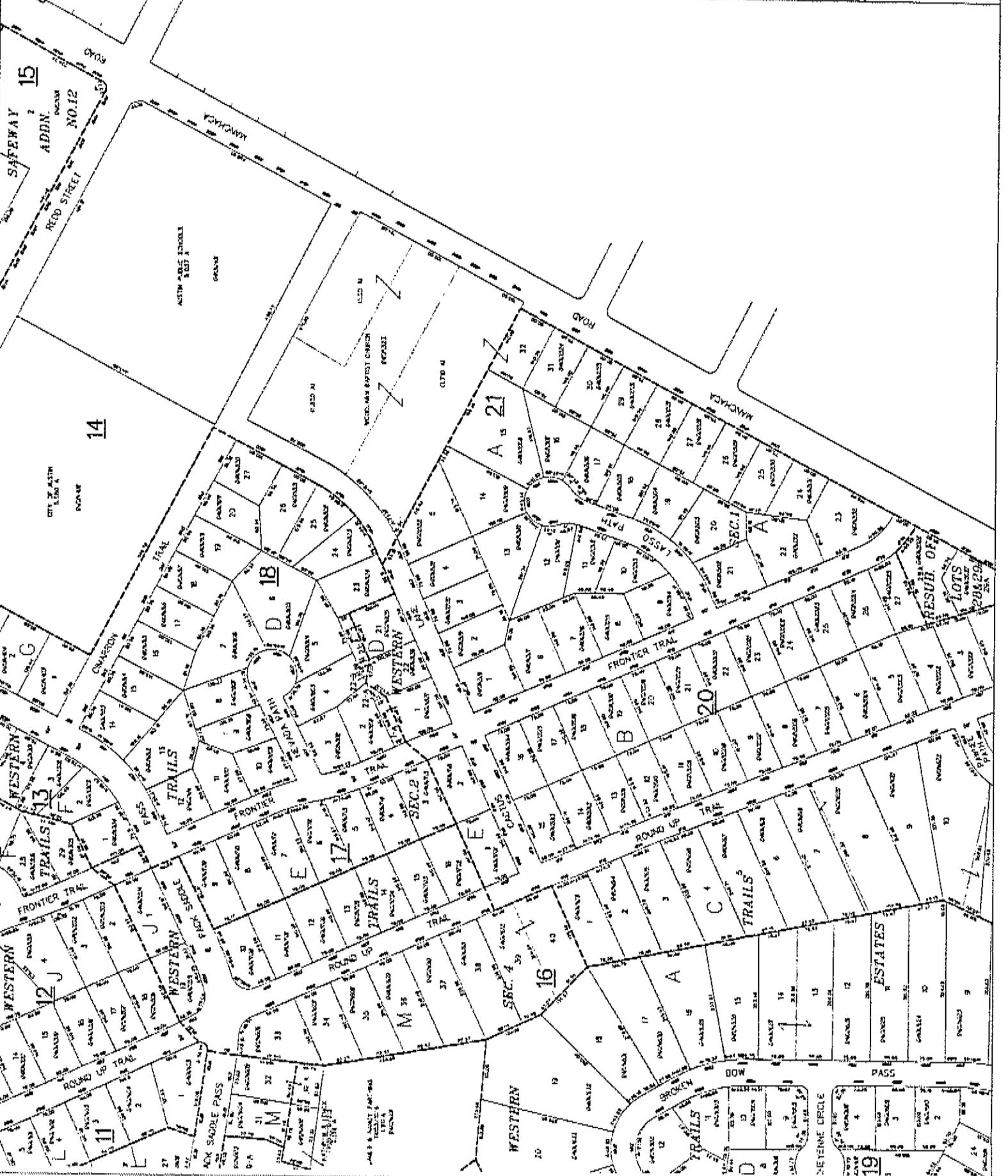


TRAVIS CENTRAL APPRAISAL DISTRICT
 836 Cross Park Drive
 Austin, TX 78754
 P.O. Box 14818
 Austin, TX 78714
 Internet Address WWW.TRAVISCAD.ORG
 Appraisal Information (512)834-9137
 Main Telephone Number (512)834-8317
 Fax Number (512)835-5371
 TDD (512)826-5328

1" = 400' MAP REFERENCE
 4 1011
 MAP NO.

LEGEND
 UNIMPROVED LOTS
 IMPROVED LOTS
 CITY OF AUSTIN
 KSTR COMPANY COLLIDE

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 SAFEWAY
 ADDN.
 NO.12
 RED STREET
 ROAD

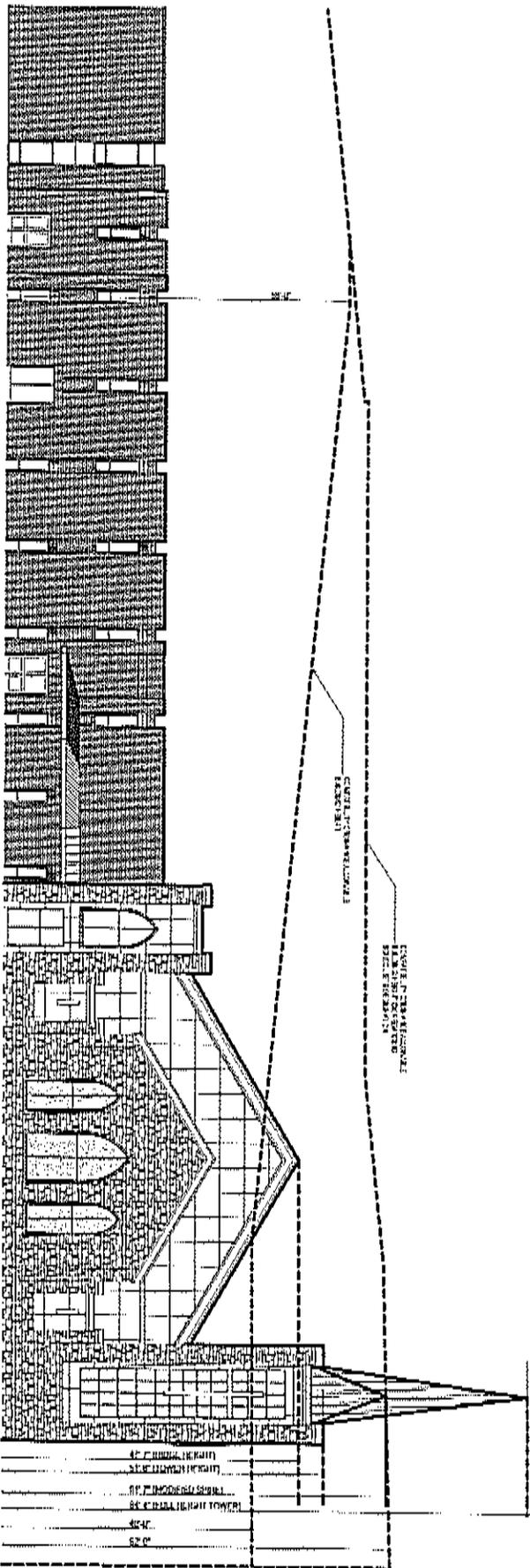


14
 CITY OF AUSTIN
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ALLOWABLE HEIGHTS ELEVATION



WOODLAWN BAPTIST CHURCH

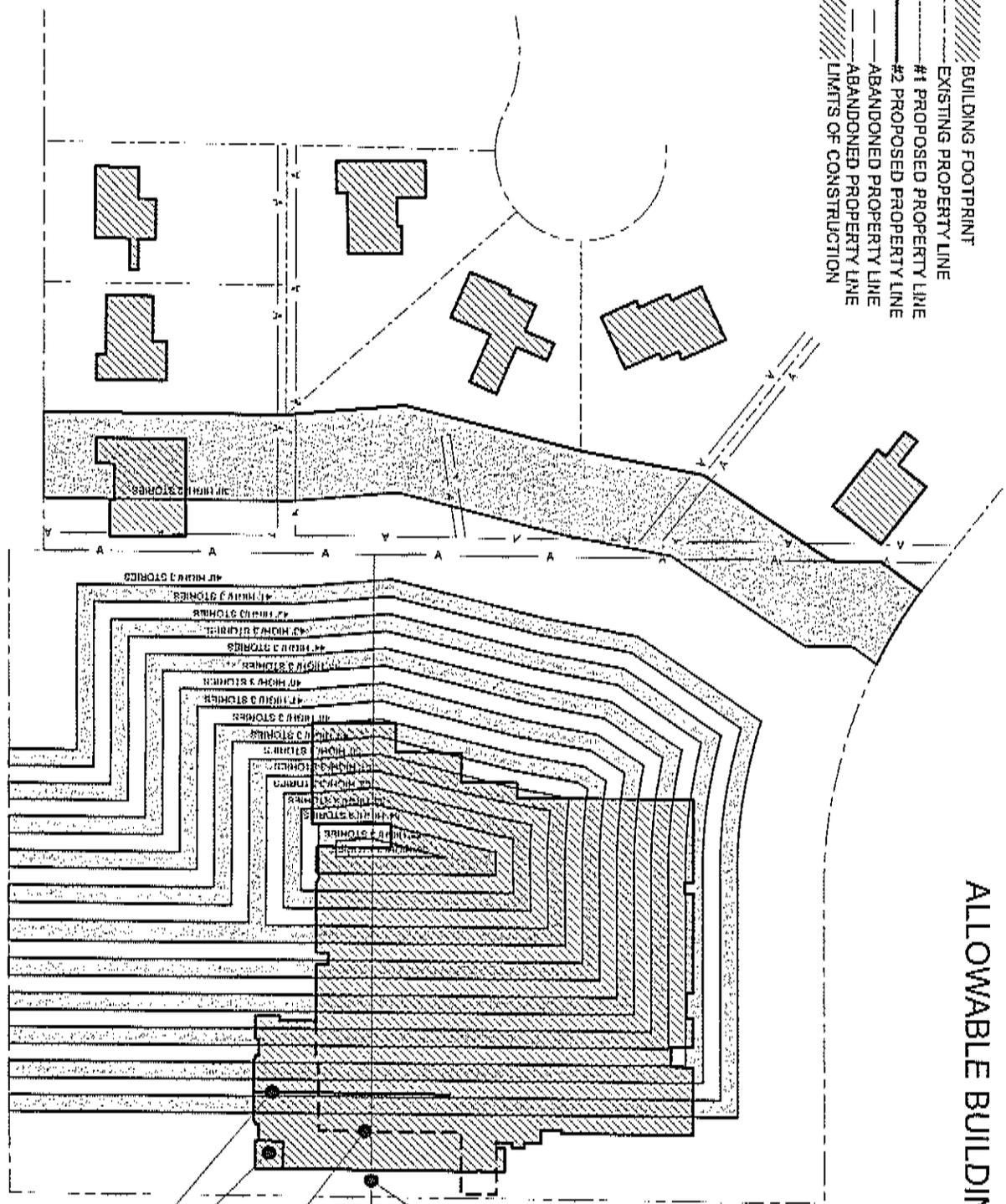
NEW WORSHIP BUILDING
4500 MANCHACA, AUSTIN, TX

HEMSATH ARCHITECTS



2108 E. M. Farrell, Austin, Texas 78722
Tel: (512) 478-1821 Fax: (512) 477-0259
www.hemsath.com

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



ALLOWABLE BUILDING HEIGHTS PLAN

LOCATION OF
ALLOWABLE HEIGHTS
NELEVATION

LINE OF EXISTING CONSTRUCTION

LOCATION OF PROPOSED CHURCH TOWER

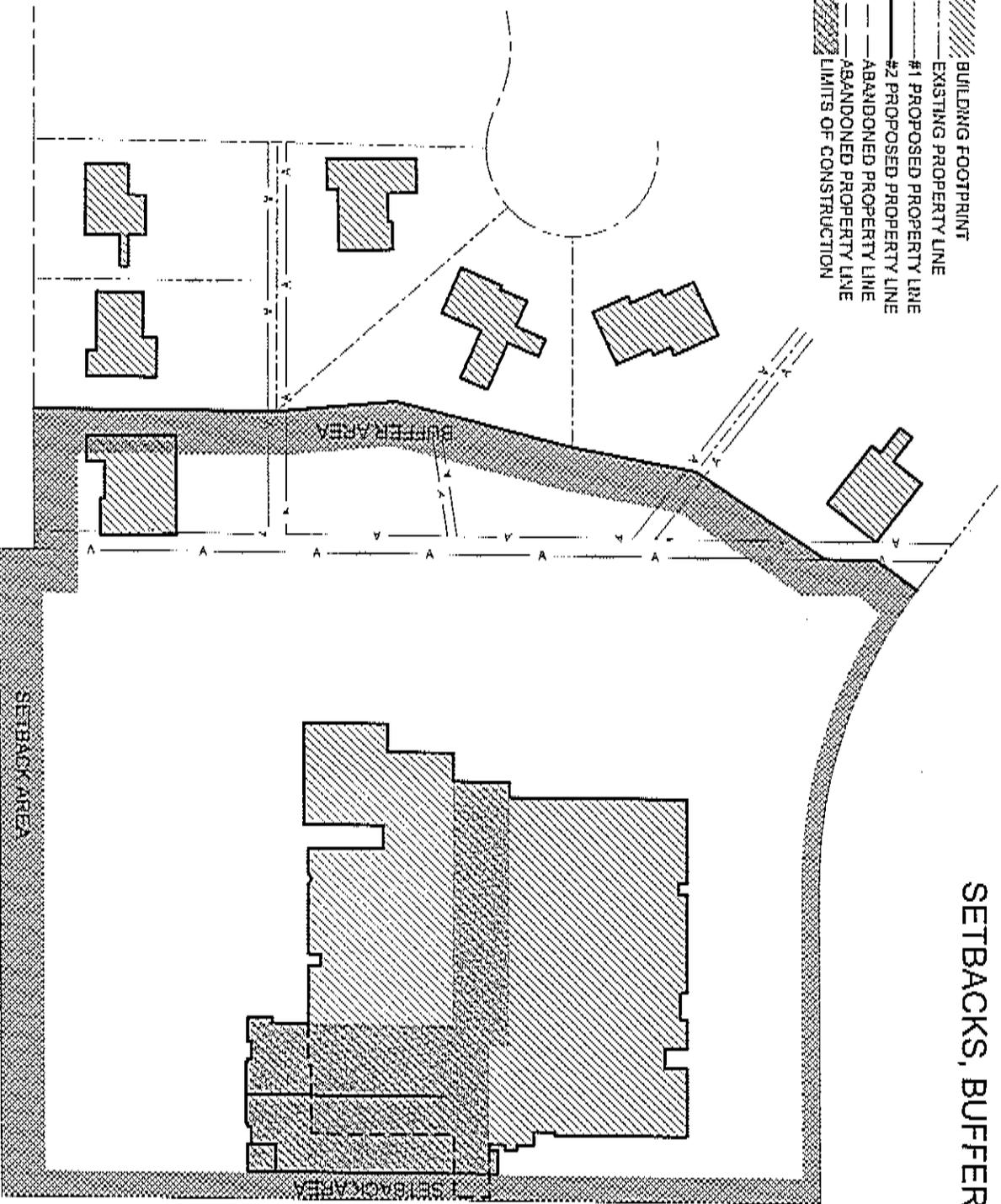
LOCATION OF PROPOSED CHURCH ROUSE

WOODLAWN BAPTIST CHURCH
NEW WORSHIP BUILDING
 4500 MANCHACA, AUSTIN, TX

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

SETBACKS, BUFFERZONES AND L.O.C.

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



WOODLAWN BAPTIST CHURCH

NEW WORSHIP BUILDING
4600 MANCHACA, AUSTIN, TX

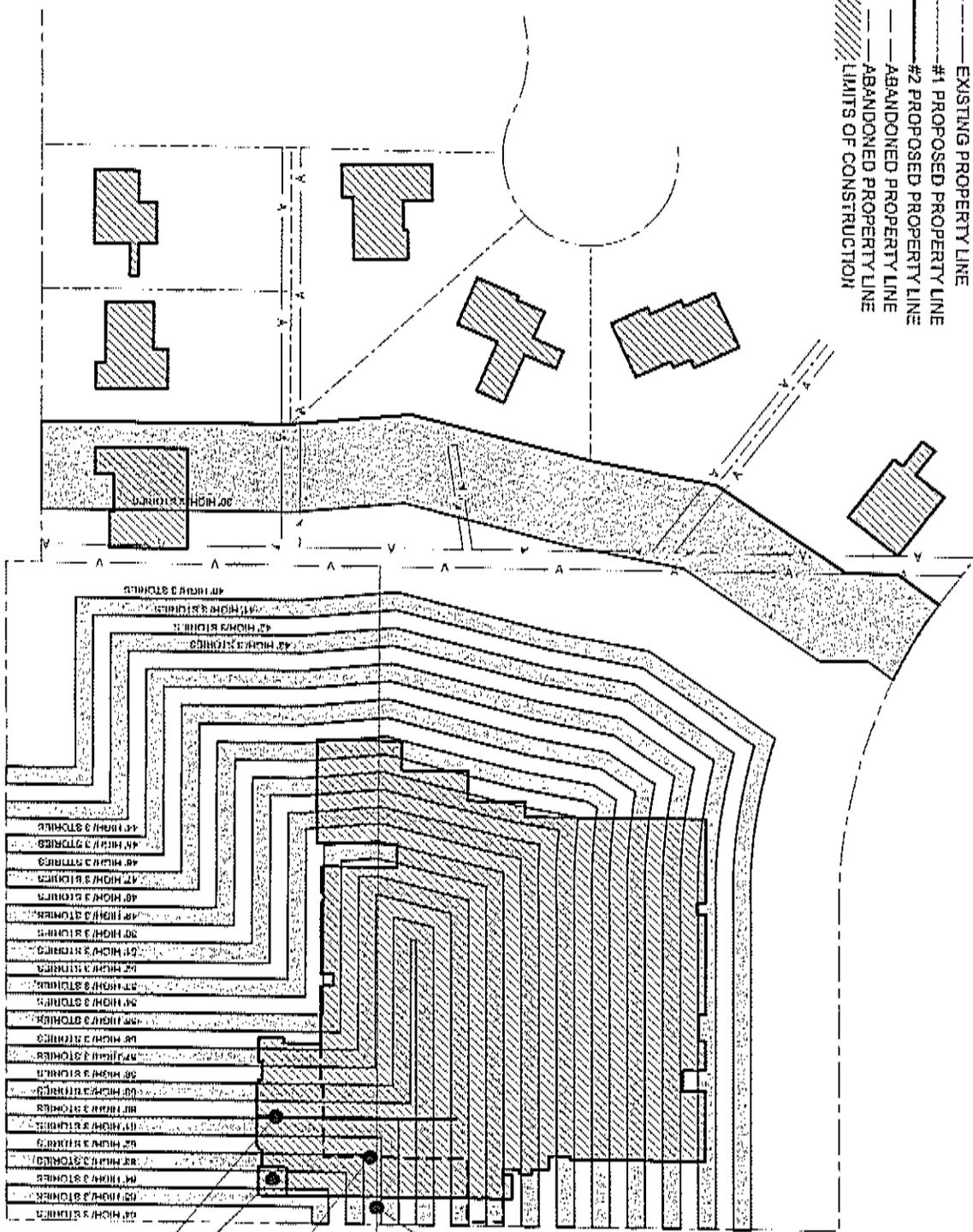
HEISSATH ARCHITECTS

2195 E. M. Franklin, Austin, Texas 78723
TEL: (512) 478-1521 FAX: (512) 477-7219



ALLOWABLE BUILDING HEIGHT PLAN - IGNORE SCHOOL

- EXISTING 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 TOWERS

LOCATION OF PROPOSED CHURCH ROSE

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

HEIMSATHI ARCHITECTS
 2108 E. M. FROSTEN, AUSTIN, TEXAS 78722
 TEL. (512) 478-1621 FAX (512) 477-7239
 WWW.HEIMSATHIARCHITECTS.COM

