

M E M O R A N D U M

TO: Andrew Rivera, Land Use Commissions Liaison
Planning and Zoning Department

FROM: Andy Halm, Senior Property Agent
Land Management Section
Office of Real Estate Services

DATE: May 9, 2017

SUBJECT: F# 9783-1612 Aerial Encroachment of a portion of
Guadalupe Street and West 22nd Street by a 2nd Floor and
roof structure. Surface Encroachment of a portion of West
22nd Street by an existing fire escape stairs near the
intersection of Guadalupe Street and West 22nd Street.

Attached are the departmental comments and other information pertinent to the referenced right of way vacation. **The area being requested for encroachment will be used for a new floor and roof structure and existing fire escape stairs.** All affected departments and private utility franchise holders have reviewed this request and recommend approval.

The applicant has requested that this item be submitted for placement on the **May 23, 2017, Planning Commission Agenda** for their consideration.

Staff contact: Andy Halm at 974-7185 or landmanagement@austintexas.gov

Applicant: Mike McHone

Property Owner: Church of Scientology of Texas

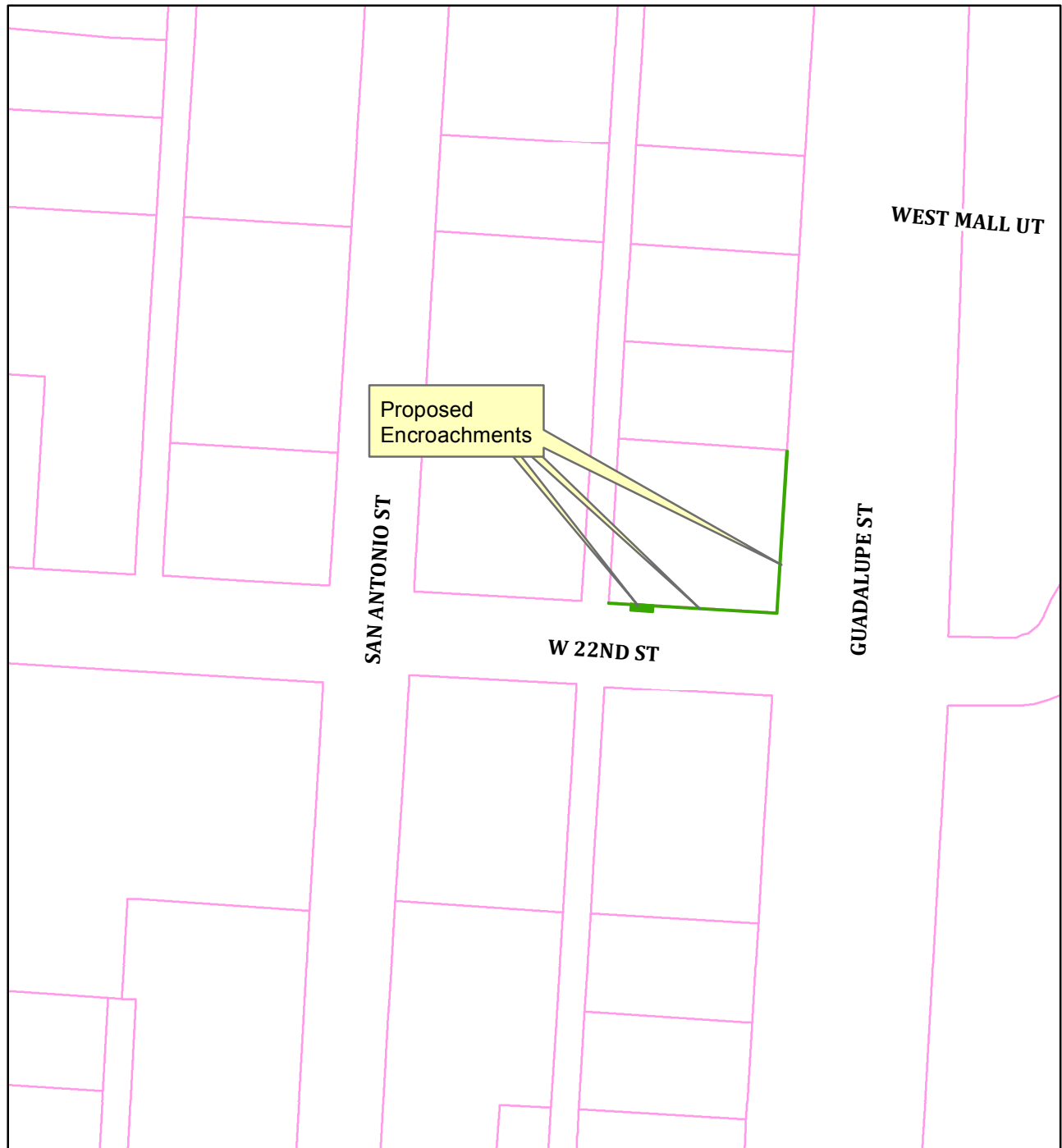
Mr. Mike McHone will be present at the meeting to answer any questions regarding the project, if needed.

Andy Halm, Senior Property Agent
Land Management Division

OFFICE OF REAL ESTATE SERVICES

DEPARTMENT COMMENTS FOR THE
AERIAL ENCROACHMENT OF GUADALUPE STREET & WEST 22ND STREET BY A
NEW FLOOR & ROOF STRUCTURE. SURFACE ENCROACHMENT OF A PORTION
OF WEST 22ND STREET BY AN EXISTING FIRE ESCAPE STAIRS NEAR THE
INTERSECTION OF GUADALUPE STREET & WEST 22ND STREET

AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN WATER	APPROVE
CAPITAL METRO	APPROVE
CTM – GAATN	APPROVE
FIRE	APPROVE
GOOGLE	APPROVE
CODE COMPLIANCE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARD	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
Planning & Development Review (Urban Design)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS	APPROVE
TEXAS GAS SERVICES	APPROVE
CHARTER	APPROVE – Subject to: Use caution around existing underground facilities.
WATERSHED PROTECTION (Engineering)	APPROVE



Proposed Right-of-Way encroachment at Guadalupe St at W 22nd St



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Office of Real Estate Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Produced by CBoas, 5/9/2017

MEMORANDUM

Case No.: 9783-1612

Date: 12/6/16

SUBJECT: ENCROACHMENT OF STREET RIGHT OF WAY

() Lucy Cabading	AT&T	() Jackie Chuter	PARD
() Melody Giambruno	Austin Energy	() David Marquez	DSD (LUR-Engineering)
() Katrina Fenrick	Austin Resource Recovery	() Sangeeta Jain	DSD (LUR-Transportation)
() Rob Spillar	Austin Transportation Director	() Mark Walters	P&Z (Comp. Planning)
() Angela Baez	Austin Water	() Humberto Rey	P&Z (Urban Design)
() Roberto Gonzalez	Capital Metro	() Wendy Rhoades	P&Z (Zoning Review)
() Bruna Quinonez	Code Compliance	() David Boswell	PWD – Office of City Eng'r
() Carlo DeMatos	CTM – GAATN	() Chad Crager	PWD – Urban Trails
() Milissa Warren	EMS	() Christian Barraza	Texas Gas
() Frank Alvarez	Fire	() Joseph Boyle	Time Warner
() Scott Cunningham	Google	() Katina Bohrer	WPD (Engineering)
() Luis Mata	Grande Communication		

A request has been received for aerial encroachment of 2nd floor and roof structure and surface encroachment of an existing fire escape stairs of a portion of **West 22nd Street and Guadalupe Street** (Adjacent to 2200 Guadalupe Street).

Please review this request and return your comments to Andy Halm (974-7185), email address: landmanagement@austintexas.gov or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: **December 20, 2016**.

APPROVAL: _____ YES _____ Yes, Subj. to Req'm't _____ No

Comments: _____

Imagine Austin Comprehensive Plan - - - (CITY OF AUSTIN REVIEWERS ONLY):

Please also review the Vacation request based on the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan (page 186).

Comments: _____

Reviewed by: _____

Telephone: _____

Date: _____

Application for an Encroachment Agreement

File No. 9983-1612
Department Use OnlyDATE: 12/6/16
Department Use Only

1. TYPE OF ENCROACHMENT

Encroachment Type: ☒ Aerial ☐ Sub-surface ☒ SurfaceList TYPE OF ENCROACHMENT to be placed on Public Property: APPROXIMATELY 18" (INCH)
ROOF STRUCTURE IN ROW AT 2ND FLOOR, (22ND STREET + GUADALUPE
2200; 4 FIRE ESCAPE STAIRS ON 22ND STREET

Has encroachment been installed prior to application:

EXISTING SINCE EARLY 1970'S JUST DISCOVERED ☒ Yes ☐ NoAdjoins property at the following street address: 2200 GUADALUPE

2. PROPERTY DESCRIPTION OF ENCROACHMENT AREA

Parcel #: 0212010507
Survey & Abstract No. _____
Lot(s) 31+31 1/2 Block _____ Outlot 35 DIV D
Subdivision Name: LOUIS HONSTLE
Plat Book 7 Page Number 594+613 Document Number _____
County/Records: TRAVIS County; Deed Real Property Official Public
NOTE: Attach three dimensional metes and bounds survey of Encroachment area.

3. RELATED CASES

Existing Site Plan: ☒ YES / NO IN REVIEW FILE NUMBERS SP-2015-0316 C.T.
Subdivision: Case: ☒ YES / NO 2016-130369 PR
Building Permit: ☒ YES / NO IN REVIEW

4. APPLICANT INFORMATION

Name: MICHAEL R. McHONE
Firm Name: MIKE McHONE REAL ESTATE
Address: P.O. BOX 8142 City: AUSTIN State: TX
Zip: 78713-8142 Phone: (512) 554-8440 Fax No.: (512) 481-1002
EMAIL ADDRESS: McHONE1234@SBCGLOBAL.NET

5. DEVELOPER INFORMATION

Name: TBD
Firm Name: CHURCH OF SCIENTOLOGY OF TEXAS
Address: 2200 GUADALUPE City: AUSTIN State: TX
Zip: 78705 Phone: (512) 474-6631 Fax No.: ()

6. LANDOWNER INFORMATION

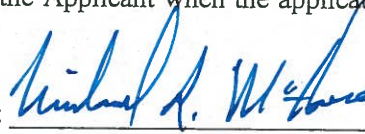
Name:	<u>CHURCH OF SCIENTOLOGY OF TEXAS</u>			(as shown on Deed)	
Address:	<u>2200 GUADALUPE</u>	City:	<u>AUSTIN</u>	State:	
Zip:	<u>78705</u>	Phone:	<u>(512) 474-6631</u>	Fax No.:	
Lienholder Name:	<u>CHURCH OF SCIENTOLOGY RELIGIOUS TRUST</u>				
Lienholder Address:	<u>1710 IVAN, LOS ANGELES, CA. 90028</u>				
Lienholder Phone Number:			Fax Number:		
(If multiple owners are joining in this request – complete names, addresses on each, must be attached.)					

7. LICENSEE INFORMATION, if other than Landowner (Tenant)

Name:	<u>SAME</u>			
Address:		City:		State:
Zip:		Phone:	()	Fax No.:
Contact Person:		Phone:		

I the undersigned Applicant declare that the information provided in this application is true and correct. I have read and understand that the processing of this Application will be handled in accordance with the Procedure for Requesting an Encroachment Agreement and that no action on processing will be taken without payment of the non-refundable processing fee. I understand that acceptance of this application and fee in no way obligates the City to enter into an Encroachment Agreement. I understand that the value of the Right-of-Way, if allowed to be encroached, will be determined by the City of Austin, Real Estate Services Division, a certified check will be required before scheduling an agenda item for Council review and Certificate of Insurance must be presented before an agreement, if approved, is executed. It is further understood that the City is not responsible for any cost or inconvenience incurred by the Applicant when the application is not approved.

Signed By:



Applicant

Please check the appropriate box.

- ☐ Landowner
- ☐ Tenant
- ☒ Agent for Landowner
- ☐ Agent for Tenant

Mike McHone Real Estate

Encroachment Agreement Transmittal Letter for 2200 Guadalupe

The Church of Scientology of Texas located at 2200 Guadalupe has submitted building plans for the remodeling of their existing facility and the addition of one story for additional space. The church is located at 2200 Guadalupe and was originally built in the early 1970's by the University YMCA. The Church of Scientology of Texas purchased the property in 1979. There was a small remodel in 1987 and a License Agreement was created for stairs and a planter in the ROW. This property is in the UNO District and the Church has "opted-in" to the requirements of that District. UNO requires the developer to install streetscape improvements (street trees and pedestrian lighting) through a License Agreement. During this review the Real Estate determined that the building as originally built had what would now be "encroachments" that must be addressed.

These encroachments consist of an aerial encroachment of the roof overhang of 18 inches in to the ROW of both Guadalupe and 22nd Streets. Additionally, the existing fire exit stairs encroach into the wide sidewalk area on 22nd Street. (See attached surveys). These encroachments have existed for over 40 years and have not created any problem with the full use of the existing sidewalk area.

Responses to standard questions:

1. Civic Project ; Religious Assembly
2. Separate instrument for the encroachment
3. Louis Horst's subdivision of Outlot 35 Div D (approx. 1869)
4. Encroachments have existed for over 40 years
5. No utilities are in the encroachment area
6. Fire exit from building and roof overhang
7. Site plan submitted
8. UDA not required as it was determined to be a Legal Lot
9. Not housing; so not SMART Housing
10. Scheduled to begin construction March 2017
11. All adjacent properties are developed
12. Parking for this project is located offsite per City Council Agreement with University YMCA in 1970's
13. Project is within UT Boundaries
14. NA
15. Pre existing conditions , this is a "corrective measure"

1904 Guadalupe "On the Drag" • ph: 512-481-9111 • fax: 512-481-1002 •
mchone1234@sbcglobal.net
mailing address: P.O. Box 8142, Austin, TX, 78713

F# 9783-1612

**LEGAL DESCRIPTION
AERIAL ENCROACHMENT AREA
GUADALUPE STREET
0.002 ACRES**

0.002 acres (105 square feet) of land being a portion of Guadalupe Street and West 22nd Street adjacent to Lot 31 1/2, and Lot 31, OutLot 35 of the Louis Horsts Subdivision, Division "D", of the City of Austin, according to the map or plat thereof recorded in Book Z, Page 594 and Page 613, Plat Records of Travis County, Texas and further being that same tract of land conveyed to the Church of Scientology of Texas and designated as Tract 1 in deed recorded in Volume 6759, Page 2023, Deed Records of Travis County, Texas; said 0.002 acres being more particularly described as follows:

BEGINNING, at a building corner marking the intersection of the westerly right of way line of Guadalupe Street with the northerly right of way line of West 22nd Street; said corner further marking the southwesterly corner of said Lot 31 1/2;

THENCE, North 03deg 39' 57" East, along the said westerly right of way line of Guadalupe Street, a distance of 115.72 feet, to a building corner;

THENCE, South 86deg 13' 57" East, into the Guadalupe Street right of way, a distance of 0.90 feet, to a point;

THENCE, South 03deg 39' 57" West, parallel with the westerly right of way line of Guadalupe Street, at a distance of 115.72 feet passing the northerly right of way line of West 22nd Street, a total distance of 116.62 feet, to a point;

THENCE, North 86deg 28' 45" West, parallel with the northerly right of way line of 22nd Street, a distance of 0.90 feet, to a point;

THENCE, North 03deg 39' 57" East, a distance of 0.90 feet, to the **POINT OF BEGINNING** and containing 0.002 acres (105 square feet) of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, Central Zone.

James W. Russell
4/7/17

James W. Russell
Registered Professional Land Surveyor No. 4230
Kimley-Horn and Associates, Inc.
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
Ph. 210-541-9166
jim.russell@kimley-horn.com
TBPLS Firm No. 10193973



FIELD NOTES REVIEWED

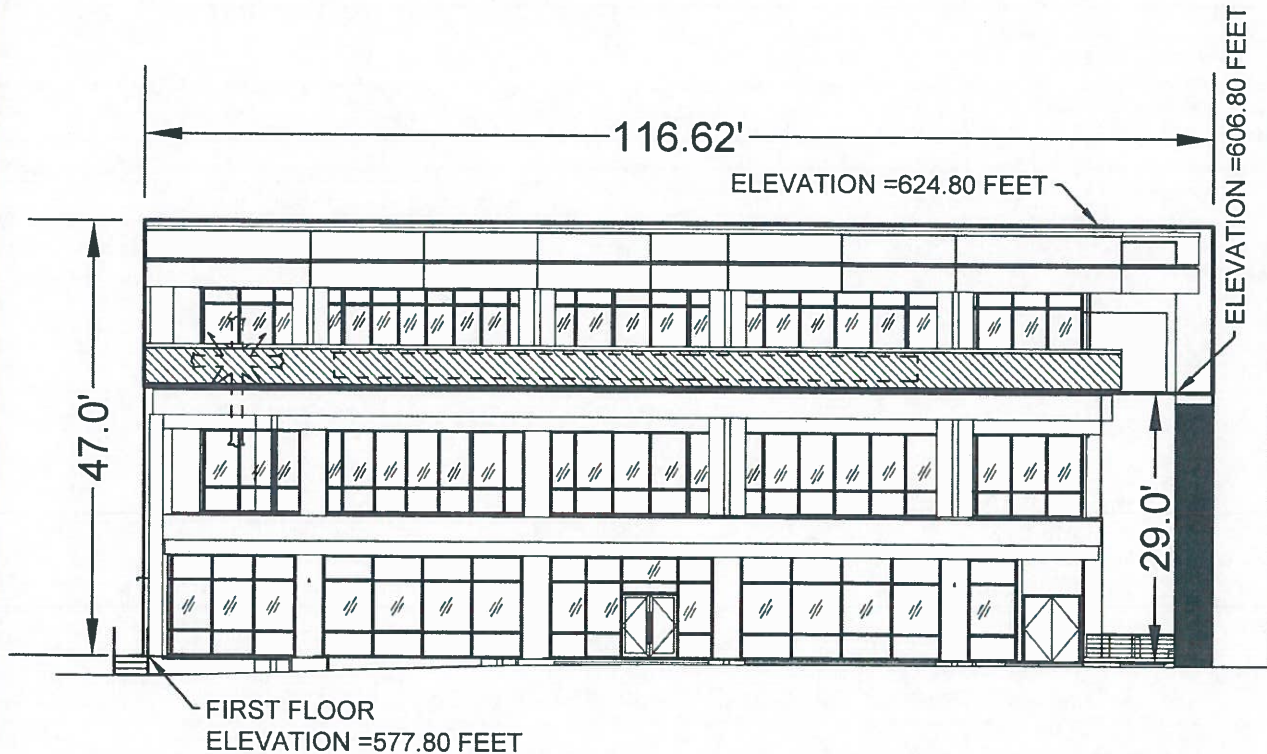
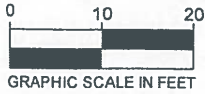
By Jack Daniel Date 04.10.2017

Engineering Support Section
Department of Public Works
and Transportation





F#9783-1612



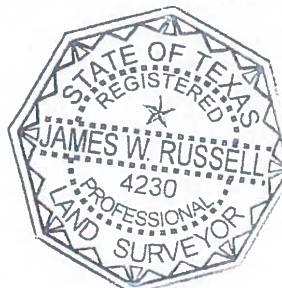
EAST ELEVATION - GUADALUPE STREET

NOTES

105 SQUARE FEET OF AREA, MORE OR LESS BEING AN AERIAL ENCROACHMENT OUT OF THE GUADALUPE STREET AND WEST 22nd ST. RIGHT OF WAY. SAID AERIAL ENCROACHMENT IS TO EXTEND FROM THE BOTTOM OF THE EXISTING CANTILEVERED CORNICE AT AN ELEVATION OF 606.80 FEET UP TO THE CANTILEVERED ROOF OF THE HIGHEST STORY OF THE BUILDING BEING AT AN ELEVATION OF 624.80 FEET, NAVD 88 DATUM. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

James W. Russell
4/7/17

JAMES W. RUSSELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4230
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
jim.russell@kimley-horn.com



Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MAV	JWR	10/20/2016	148128067	2 OF 2

F# 9783-1612

**LEGAL DESCRIPTION
AERIAL ENCROACHMENT AREA
WEST 22nd STREET
0.003 ACRES**

0.003 acres (108 square feet) of land being a portion of the West 22nd Street adjacent to Lot 31 1/2, and Lot 31, OutLot 35 of the Louis Horsts Subdivision, Division "D", of the City of Austin, according to the map or plat thereof recorded in Book Z, Page 594 and Page 613, Plat Records of Travis County, Texas; and further being that same tract of land conveyed to the Church of Scientology of Texas and designated as Tract 1 in deed recorded in Volume 6759, Page 2023, Deed Records of Travis County, Texas; said 0.003 acres being more particularly described as follows:

BEGINNING, at a building corner located on the northerly right of way line of West 22nd Street and marking the southwesterly corner of said Lot 31 1/2;

THENCE, South 86deg 28' 45" East, along the said northerly right of way line of 22nd. Street, a distance of 120.00 feet, to a building corner marking the intersection of the northerly right of way line of West 22nd Street with the westerly right of way line of Guadalupe Street;

THENCE, South 03deg 39' 57" West, parallel with the westerly right of way line of Guadalupe Street and into the 22nd Street right of way, a distance of 0.90 feet, to a point;

THENCE, North 86deg 28' 45" West, parallel with the northerly right of way line of 22nd. Street, a distance of 120.00 feet, to a point;

THENCE, North 03deg 39' 53" East, a distance of 0.90 feet, to the **POINT OF BEGINNING** and containing 0.003 acres (108 square feet) of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, Central Zone.

James W. Russell 4/7/17

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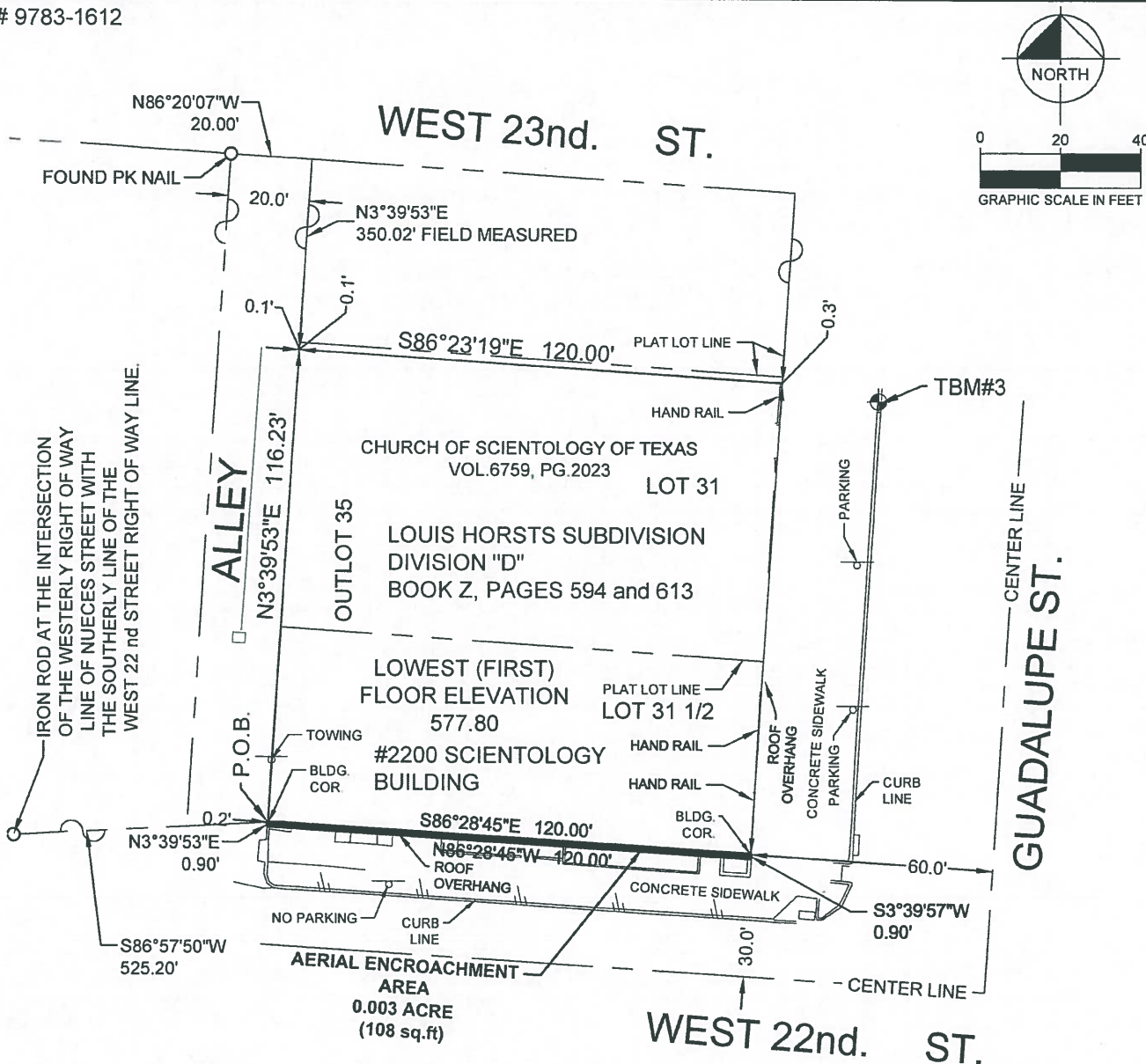


FIELD NOTES REVIEWED

By *Chad D. Dink* Date 04/10/2017

Engineering Support Section
Department of Public Works
and Transportation

F# 9783-1612



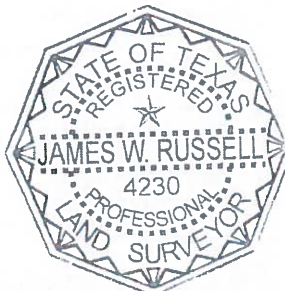
NOTES

108 SQUARE FEET OF AREA, MORE OR LESS BEING AN AERIAL ENCROACHMENT OUT OF THE WEST 22nd STREET RIGHT OF WAY. SAID AERIAL ENCROACHMENT IS TO EXTEND FROM THE BOTTOM OF THE EXISTING CANTILEVERED CORNICE AT AN ELEVATION OF 606.80 FEET UP TO THE CANTILEVERED ROOF OF THE HIGHEST STORY OF THE BUILDING BEING AT AN ELEVATION OF 624.80 FEET, NAVD 88 DATUM.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

James W. Russell
4/7/17

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Kimley»Horn

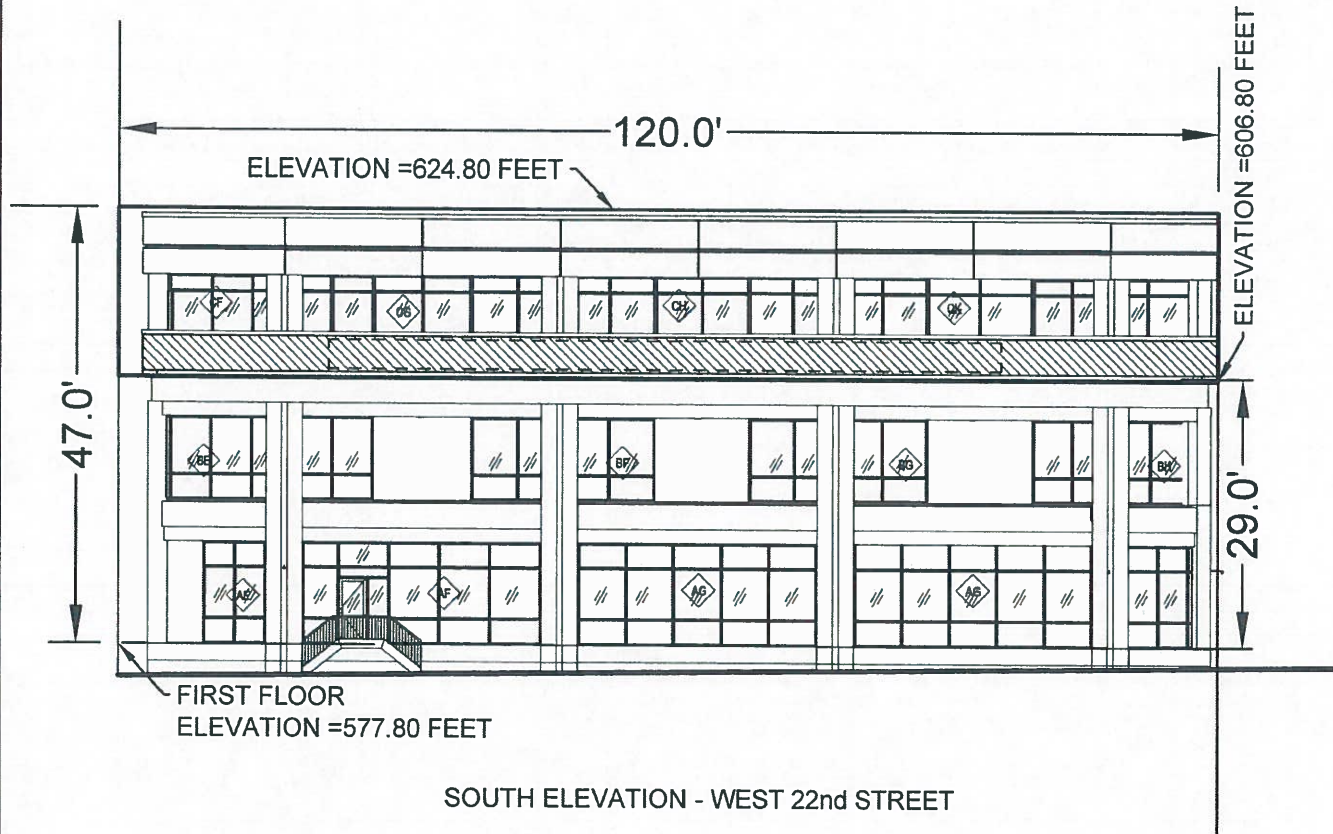
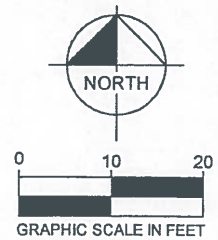
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San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MAV	JWR	08/11/2016	148128067	2 OF 2

F# 9783-1612



NOTES

108 SQUARE FEET OF AREA, MORE OR LESS BEING AN AERIAL ENCROACHMENT OUT OF THE WEST 22nd STREET RIGHT OF WAY. SAID AERIAL ENCROACHMENT IS TO EXTEND FROM THE BOTTOM OF THE EXISTING CANTILEVERED CORNICE AT AN ELEVATION OF 606.80 FEET UP TO THE CANTILEVERED ROOF OF THE HIGHEST STORY OF THE BUILDING BEING AT AN ELEVATION OF 624.80 FEET, NAVD 88 DATUM.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

James W. Russell
4/7/17

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MAV	JWR	10/20/ 2016	148128067	2 OF 2

**LEGAL DESCRIPTION
SURFACE ENCROACHMENT AGREEMENT
0.002 ACRES**

0.002 acres (78 square feet) of land being a portion of the West 22nd Street and a portion of the Guadalupe Street adjacent to Lot 31 1/2, and Lot 31, OutLot 35 of the Louis Horsts Subdivision, Division "D", of the City of Austin, according to the map or plat thereof recorded in Book Z, Page 594 and Page 613, Plat Records of Travis County, Texas and further being that same tract of land conveyed to the Church of Scientology of Texas and designated as Tract 1 in deed recorded in Volume 6759, Page 2023, Deed Records of Travis County, Texas; said 0.002 acres being more particularly described as follows:

COMMENCING, at a building corner located on the northerly right of way line of West 22nd Street and marking the southwesterly corner of said Lot 31 1/2;

THENCE, South 86deg 28' 45" East, along the said northerly right of way line of 22nd. Street, a distance of 15.73 feet, to a point for the **POINT OF BEGINNING** of herein described Encroachment Agreement;

THENCE, South 86deg 28' 45" East, along the said northerly right of way line of 22nd. Street, a distance of 16.18 feet, to a point for the northeasterly corner of herein described Encroachment Agreement;

THENCE, into said right of way line of 22nd. Street, the following courses;

South 03deg 31' 15" West, a distance of 4.90 feet, to a point for the southeasterly corner of herein described Encroachment Agreement;

North 86deg 03' 59" West, a distance of 16.18 feet, to a point for the southwesterly corner of herein described Encroachment Agreement;

North 03deg 31' 15" East, a distance of 4.78 feet, to the **POINT OF BEGINNING** and containing 0.002 acres (78 square feet) of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, Central Zone.

James W. Russell
11/31/17

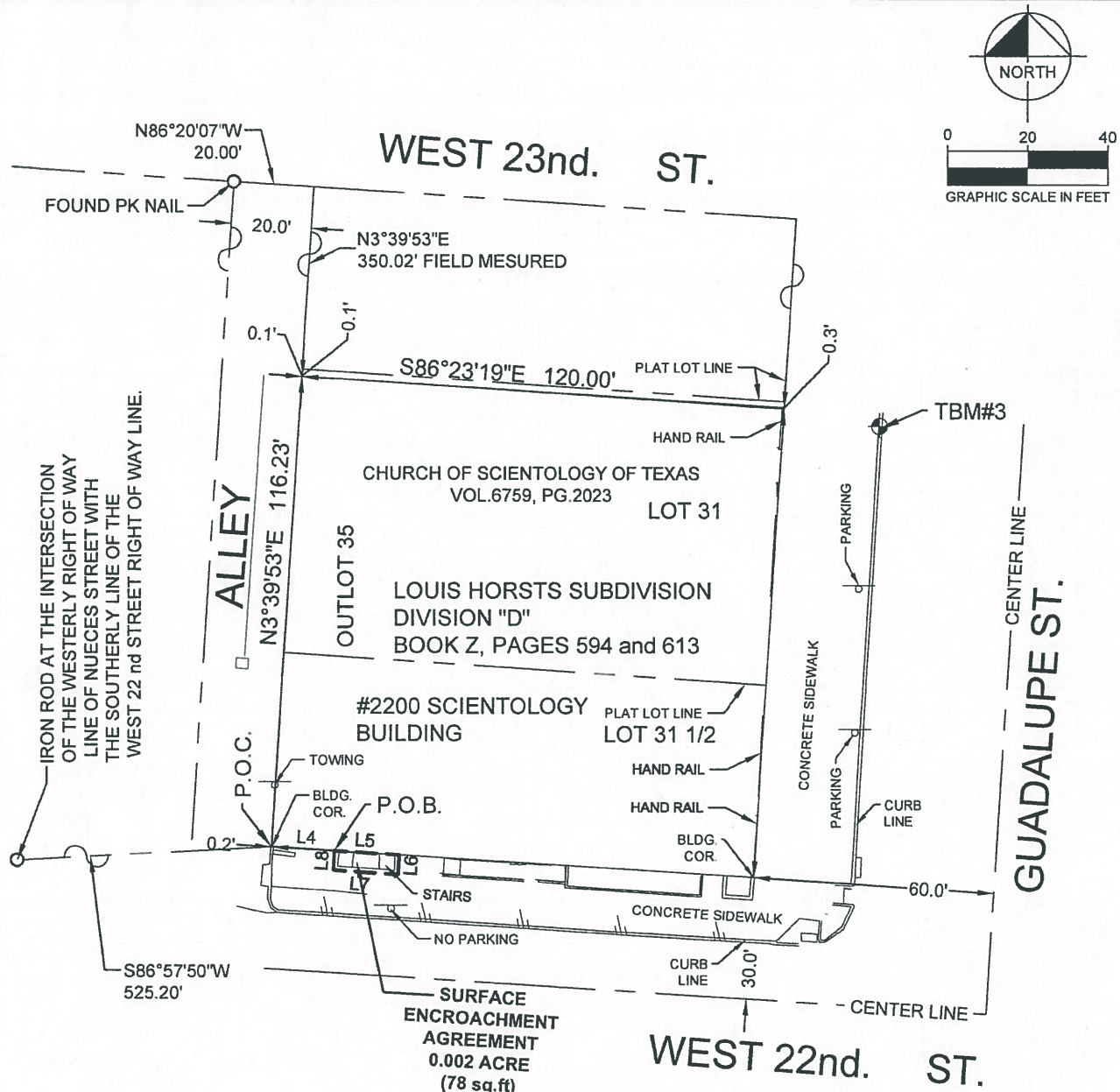
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TBPLS Firm No. 10193973



FIELD NOTES REVIEWED

By: *Jack Daniel* Date 05.05.2017

Engineering Support Section
Department of Public Works
and Transportation



LINE TABLE

NO.	BEARING	LENGTH
L4	S86°28'45"E	15.73'
L5	S86°28'45"E	16.18'
L6	S03°31'15"W	4.90'
L7	N86°03'59"W	16.18'
L8	N03°31'15"E	4.78'

James W Russell
11/31/17

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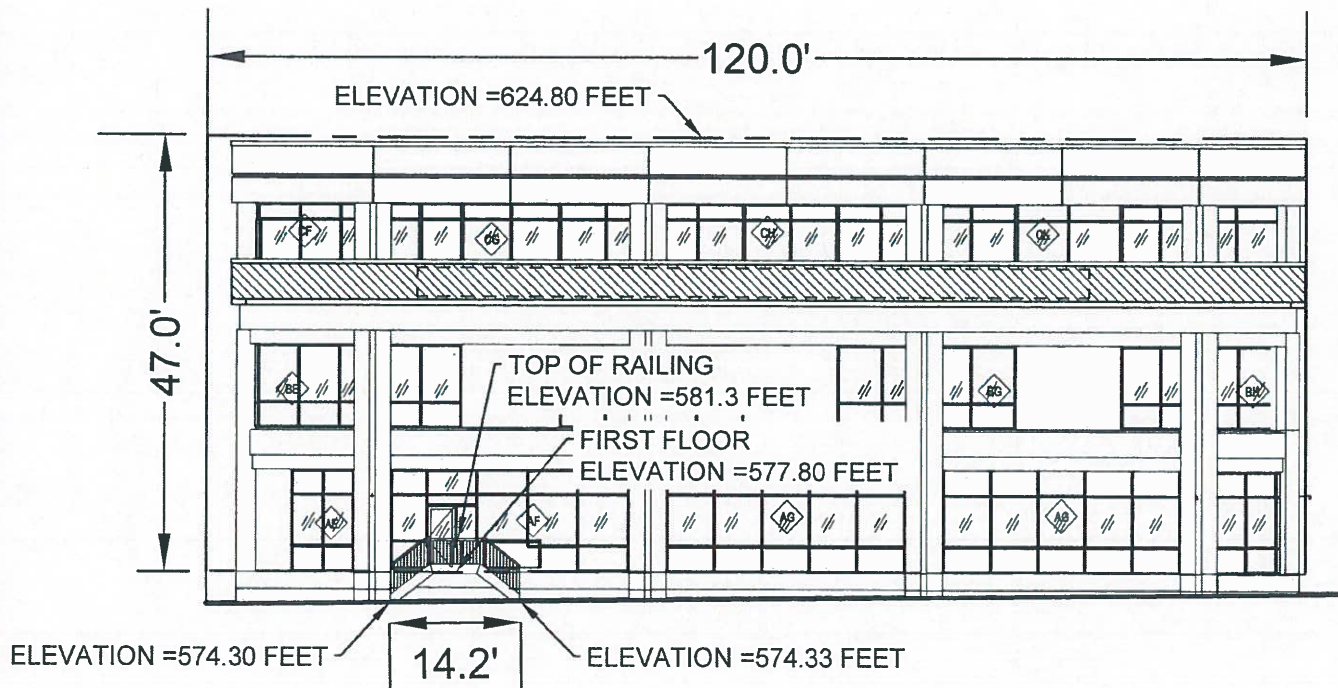
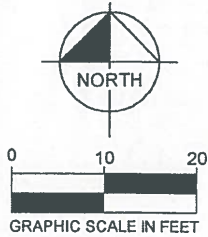
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1" = 40'	MAV	JWR	08/11/2016	148128067	2 OF 2



SOUTH ELEVATION - WEST 22nd STREET

NOTES

78 SQUARE FEET OF AREA, MORE OR LESS BEING A SURFACE ENCROACHMENT OUT OF THE WEST 22nd STREET RIGHT OF WAY. SAID SURFACE ENCROACHMENT IS TO EXTEND FROM THE LOWEST GROUND ELEVATION 574.30' UP TO THE TOP OF RAILING ELEVATION OF 581.3 FEET, NAVD 88 DATUM.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

James W. Russell
11/3/17

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REGISTERED PROFESSIONAL
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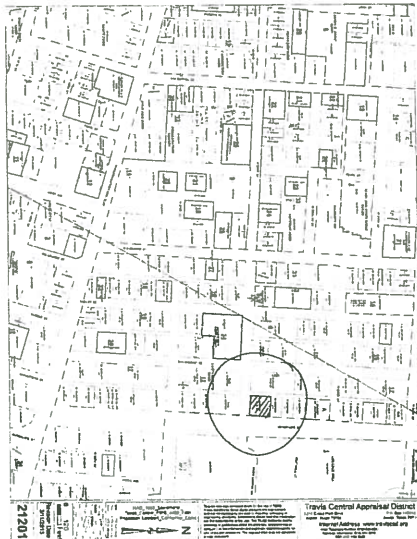
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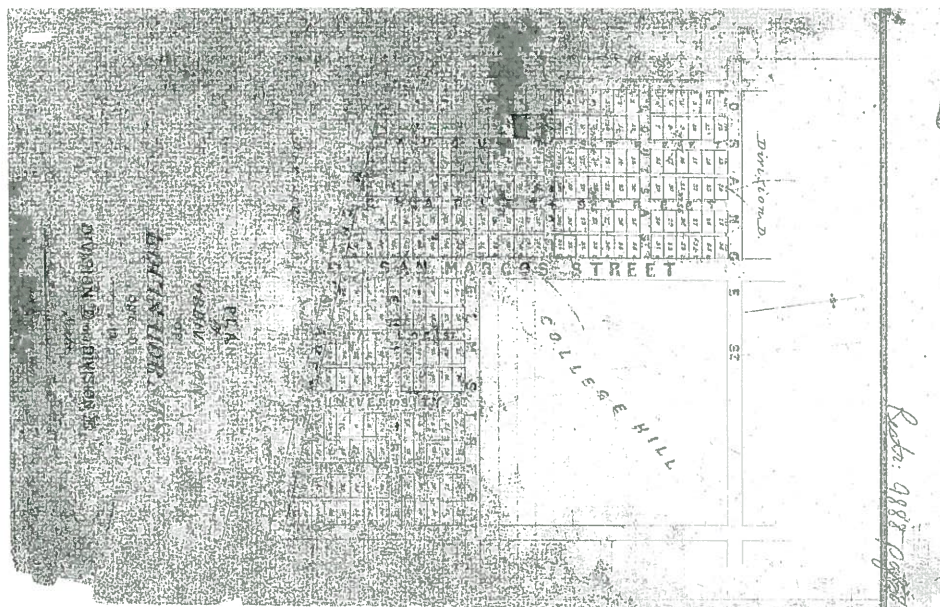
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[illegible]

City of Austin
Development Services Department
Land Status Determination
1995 Rule Pleading Exception
January 25, 2016



**Know what's below.
Call before you dig.**



CAUTION!



BENCHMARK LIST

19462: HAYWARD ST. - "X" CUT IN BACK CURB ON THE NORTH-EAST SIDE OF 2720' ON THE WEST SIDE OF HAYWARD STREET.

19463: CLAYTON 34.2' - "X" SET IN CURB CUT LOCATED AT THE INTERSECTION OF THE HORNHOLEY R.O.W. LINE OF THE W-81 2044.51' WITH THE WEST ROW LINE OF NOLDS ST.

[illegible][illegible]

CHURCH OF SCIENTOLOGY
2200 GUADALUPE STREET &
603 WEST 22nd STREET
AUSTIN, TRAVIS COUNTY, TEXAS

PLAT & LAND STATUS DETERMINATION

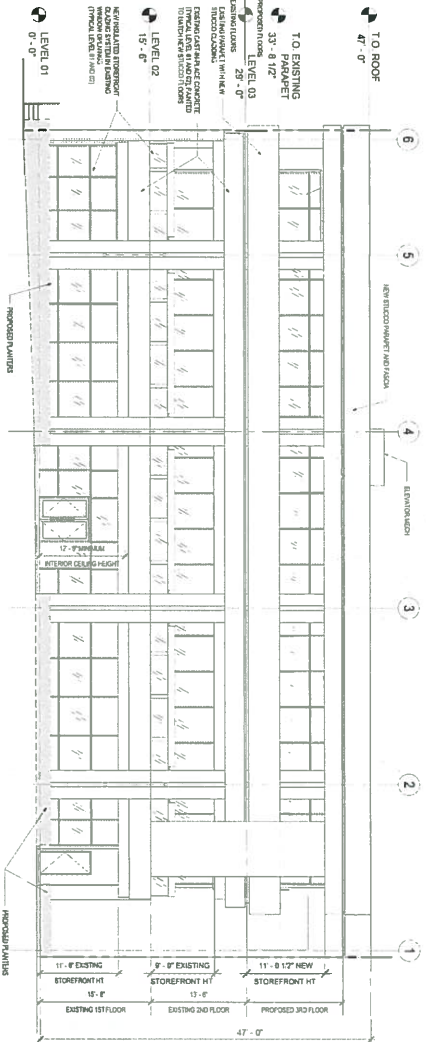
KHA PROJECT 148128057
DATE AUGUST 2016
SCALE: AS SHOWN
DESIGNED BY: RA
DRAWN BY: AM
CHECKED BY: RA



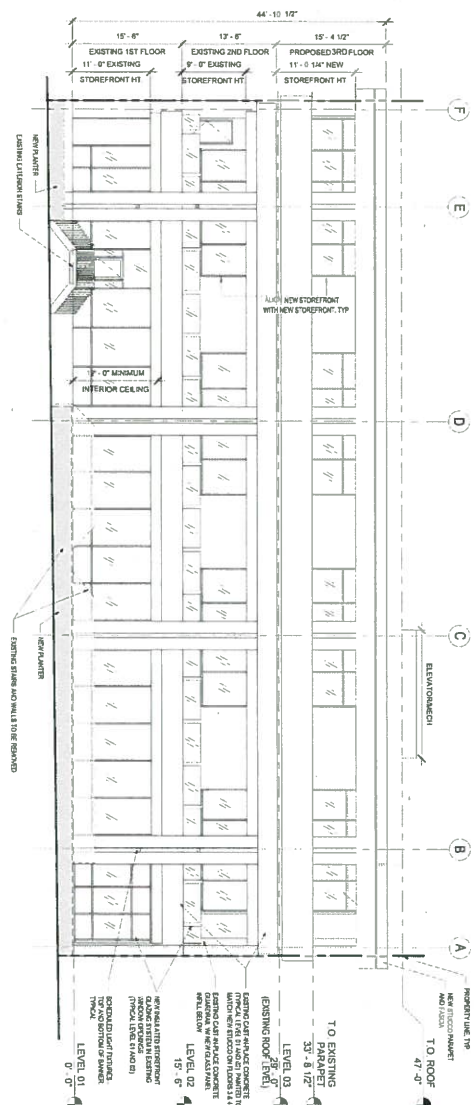
Kimley»Horn

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10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300 AUSTIN, TEXAS 78758
PHONE 512-418-1771 FAX 512-241-1931
TEXAS REGISTERED ENGINEERING FIRM F-426

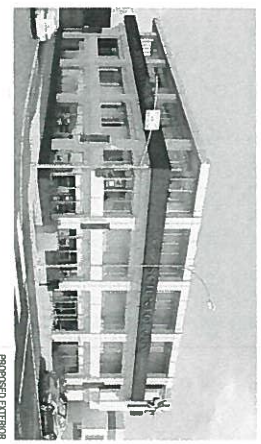
No.	REVISIONS	DATE	BY



UNO EXHIBIT - EAST ELEVATION - GUADALUPE STREET 1



UNO EXHIBIT - SOUTH ELEVATION - WEST 22ND STREET 2



PROPOSED EXTERIOR

SECTION 12 - UNO ZONING DISTRICT DESIGN REGULATIONS

- 1. THE BUILDING SHALL BE A MINIMUM OF TWO STORIES IN HEIGHT.
- 2. THE BUILDING SHALL BE A MINIMUM OF 10 FEET IN WIDTH.
- 3. THE BUILDING SHALL BE A MINIMUM OF 10 FEET IN DEPTH.
- 4. THE BUILDING SHALL BE A MINIMUM OF 10 FEET IN AREA.
- 5. THE BUILDING SHALL BE A MINIMUM OF 10 FEET IN PERIMETER.
- 6. THE BUILDING SHALL BE A MINIMUM OF 10 FEET IN VOLUME.
- 7. THE BUILDING SHALL BE A MINIMUM OF 10 FEET IN MASS.
- 8. THE BUILDING SHALL BE A MINIMUM OF 10 FEET IN SCALE.
- 9. THE BUILDING SHALL BE A MINIMUM OF 10 FEET IN PROPORTION.
- 10. THE BUILDING SHALL BE A MINIMUM OF 10 FEET IN CHARACTER.
- 11. THE BUILDING SHALL BE A MINIMUM OF 10 FEET IN QUALITY.
- 12. THE BUILDING SHALL BE A MINIMUM OF 10 FEET IN QUANTITY.
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- 19. THE BUILDING SHALL BE A MINIMUM OF 10 FEET IN QUANTITY.
- 20. THE BUILDING SHALL BE A MINIMUM OF 10 FEET IN QUANTITY.

SECTION 9 - UNO DISTRICT REQUIREMENTS

Item	Description	Area (sq ft)	Volume (cu ft)	Mass (tons)	Scale (ft)	Proportion (ft)	Character (ft)	Quality (ft)	Quantity (ft)
1	Building Footprint	100	1000	1000	10	10	10	10	10
2	Building Volume	1000	10000	10000	100	100	100	100	100
3	Building Mass	1000	10000	10000	100	100	100	100	100
4	Building Scale	100	1000	1000	10	10	10	10	10
5	Building Proportion	100	1000	1000	10	10	10	10	10
6	Building Character	100	1000	1000	10	10	10	10	10
7	Building Quality	100	1000	1000	10	10	10	10	10
8	Building Quantity	100	1000	1000	10	10	10	10	10
9	Building Quantity	100	1000	1000	10	10	10	10	10
10	Building Quantity	100	1000	1000	10	10	10	10	10

UNO EXHIBIT - SOUTH ELEVATION - WEST 22ND STREET	UNO EXHIBIT - EAST ELEVATION - GUADALUPE STREET
UNO EXHIBIT - SOUTH ELEVATION - WEST 22ND STREET	UNO EXHIBIT - EAST ELEVATION - GUADALUPE STREET
UNO EXHIBIT - SOUTH ELEVATION - WEST 22ND STREET	UNO EXHIBIT - EAST ELEVATION - GUADALUPE STREET
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UNO EXHIBIT - SOUTH ELEVATION - WEST 22ND STREET	UNO EXHIBIT - EAST ELEVATION - GUADALUPE STREET
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UNO EXHIBIT - SOUTH ELEVATION - WEST 22ND STREET	UNO EXHIBIT - EAST ELEVATION - GUADALUPE STREET

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2000 GUADALUPE STREET, SUITE 1000
ALBUQUERQUE, NM 87102

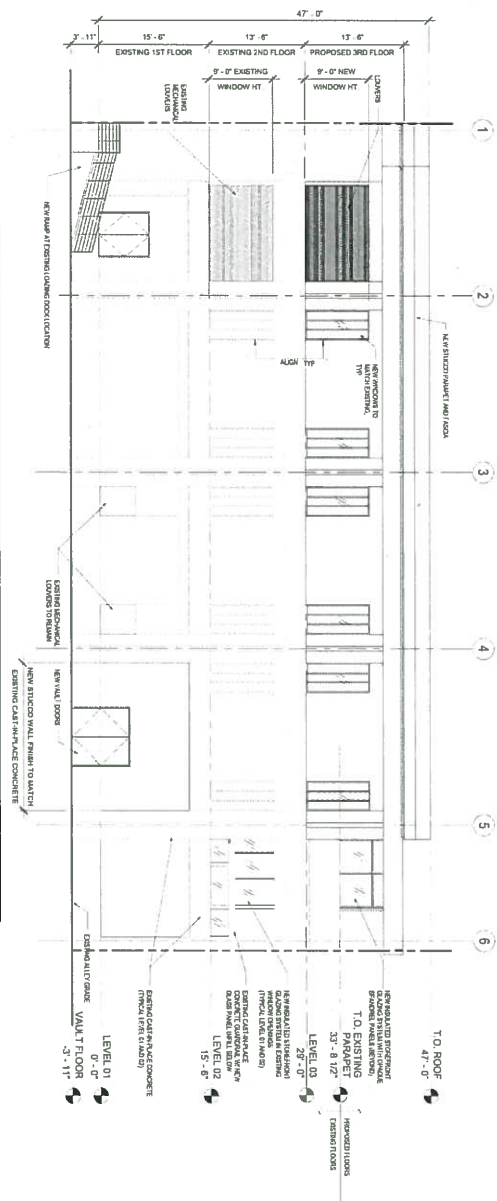
41015 SCHEMATIC DESIGN
51515 DESIGN DEVELOPMENT
80515 CITY SITE PLAN SUBMITTAL

S1-24

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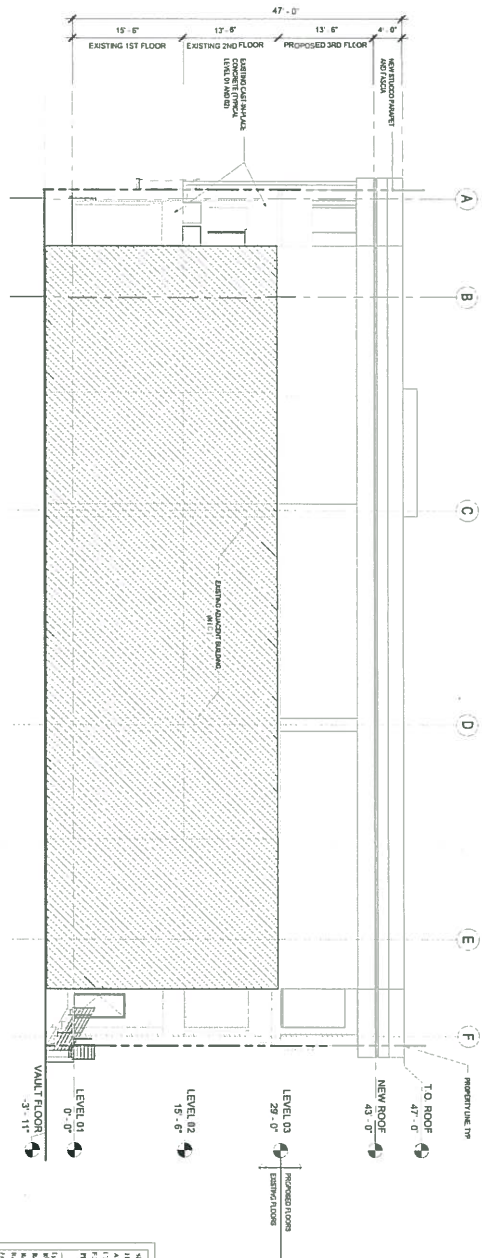
EXTERIOR ELEVATION- WEST - ALLEY

SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH - SHARED LOT LINE

SCALE: 1/8" = 1'-0"

[illegible]

S2-25

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2700 CALADAN LANE
AUSTIN, TEXAS 78705

Gensler

929 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
United States

Tel 404 507 1000
Fax 404 507 1100

212 Laverne Street
Austin, TX 78701
United States

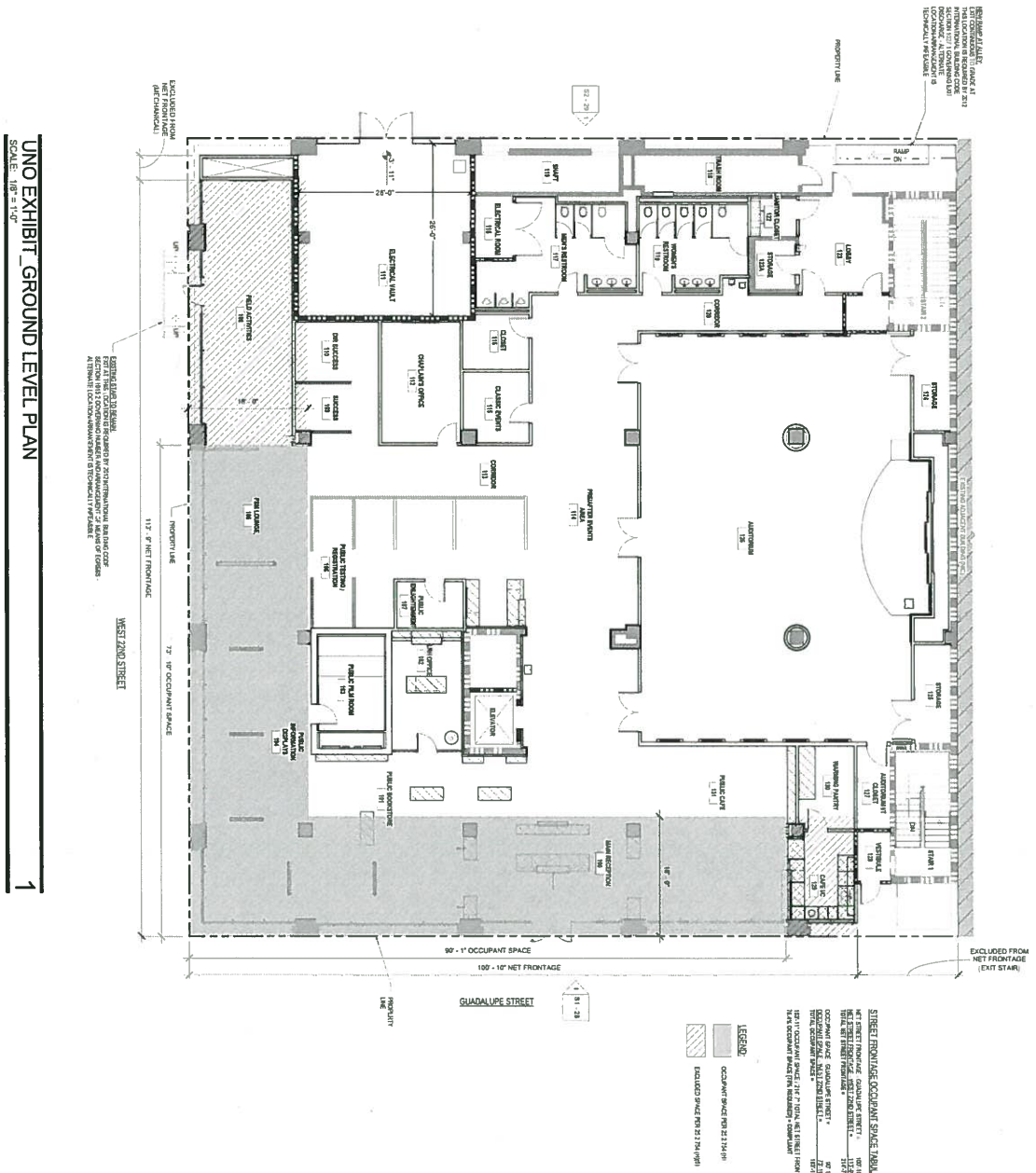
Date	Description
4.10.15	SCHEMATIC DESIGN
5.15.15	DESIGN DEVELOPMENT
8.05.15	CITY SITE PLAN SUBMITTAL

Seal / Signature

Project Name
CLASS V ORG: AUSTIN

13 7711.000

Description
I/I NO COMPLAINTS EXISTENTS - EXTERIOR ELEVATIONS



UNO EXHIBIT _GROUND LEVEL PLAN 1

[illegible][illegible]

S3-26

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SCIENTOLOGY

Gensler

899 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
United States

Tel 404 507 1000
Fax 404 507 1001

212 Laveen Street
Austin, TX 78731
United States

Tel 512 867 8100

Seal / Signature

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Project Name
CLASS V ORG - AUSTIN

Project Number