

2 NEW SITE PLAN  
A01 1/16" = 1'-0"

# **Building Coverage**

1st Floor Conditioned area:

Existing house: 1,288 sf

Existing garage: 415 sf

New 2nd Floor: 415 sf

Covered Parking, deck

Patio: 245 sf

Total Building Area: 2,363 sf

Total lot area (from survey) 7,020 sf

Building Coverage: 34%

(Max Cover by code: 40%)

# **Impervious Cover:**

Tl. horizontal area of covered

spaces: 2,428 sf

Total lot area (from survey) 7,020 sf

Impervious Cover: 35%

(Max by code: 45%)

# **Floor Area Ratio**

First Floor: 1,703 sf

Second Floor (add'n @

garage) 415 sf

Tl. Gross Floor Area: 2,118 sf

Total lot area (from survey) 7,020 sf

FAR: 30%

(Max by code: --)

1009 REAGAN TERRACE

ATX. 78754

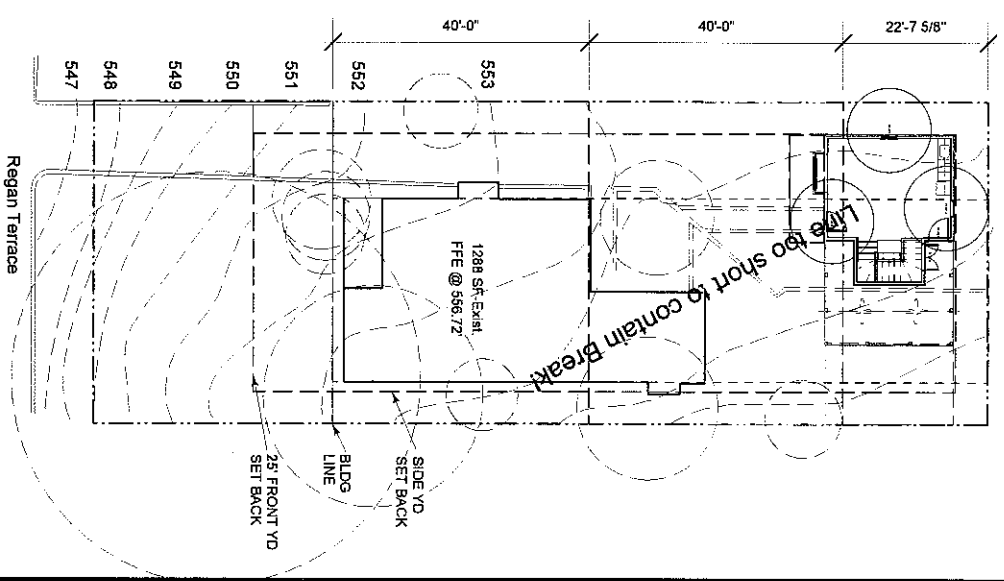
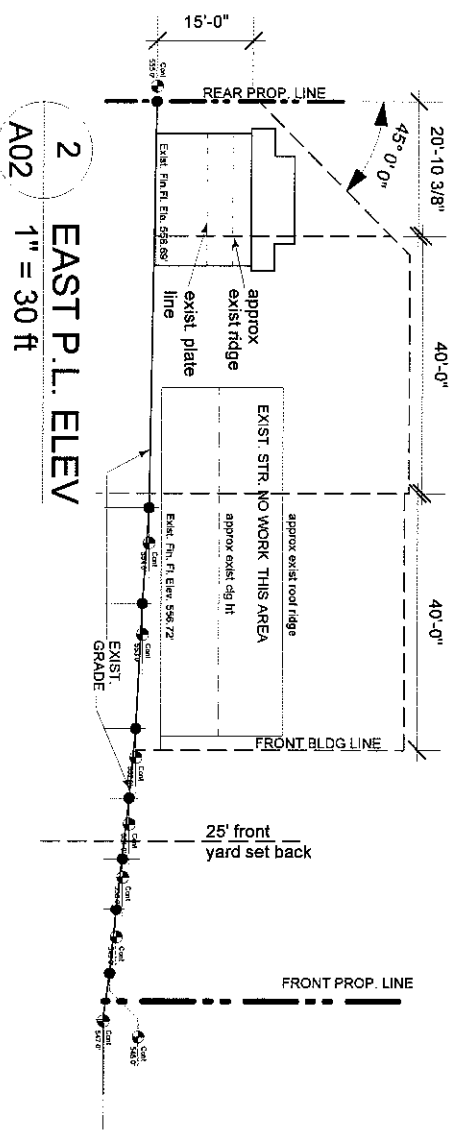
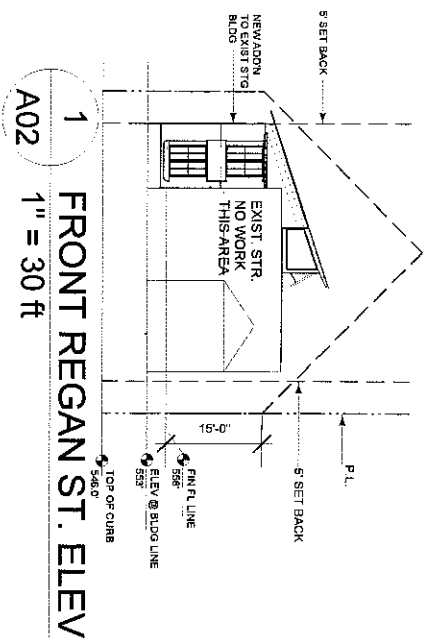


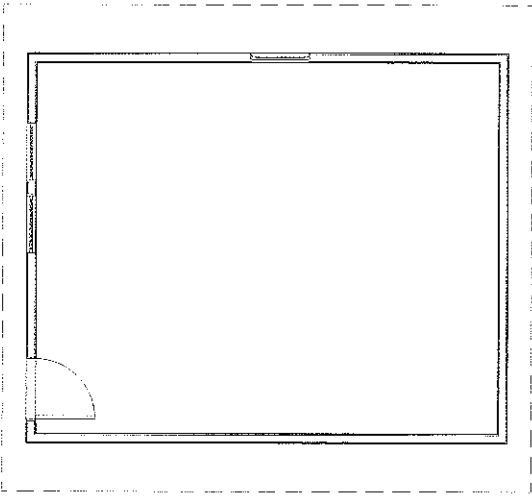
Bartholomew Company  
Austin, Texas 78723  
t:512/992-8282  
e:Randy@BartholomewCo

Date Scale SHEET NO. OF

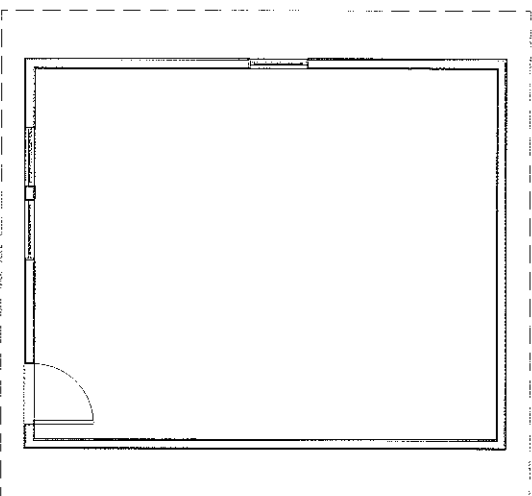
Proj. No. Dwn. By

A01





1 FIRST FLOOR PLAN  
A03



2 SECOND FLOOR PLAN  
A03

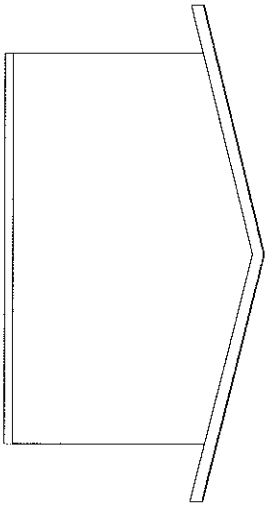
**Existing**

1009 REAGAN TERRACE  
ATX. 78754

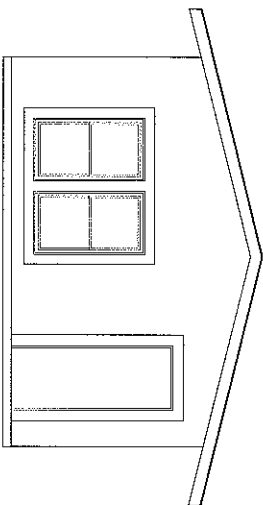


Bartholomew Company  
Austin, Texas 78723  
t:512/992-8282  
e:Randy@BartholomewCo

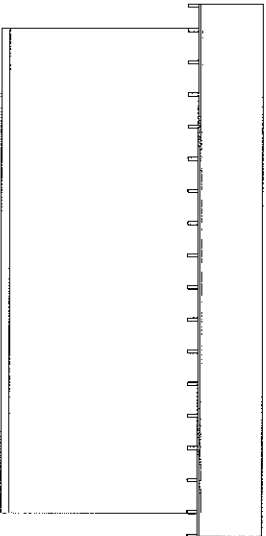
Date	Scale	SHEET NO. OF
Proj. No.	Des. By	
		A03



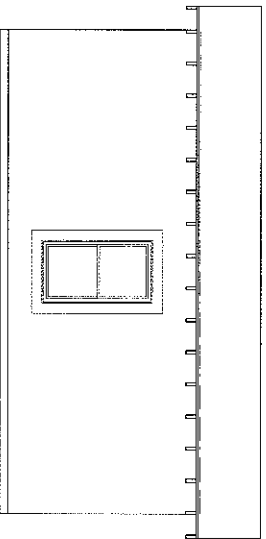
1 EXIST. ELEV. - SOUTH  
A04 1/8" = 1'-0"



2 EXIST. ELEV. - NORTH  
A04 1/8" = 1'-0"



3 EXIST. ELEV. - WEST  
A04 1/8" = 1'-0"



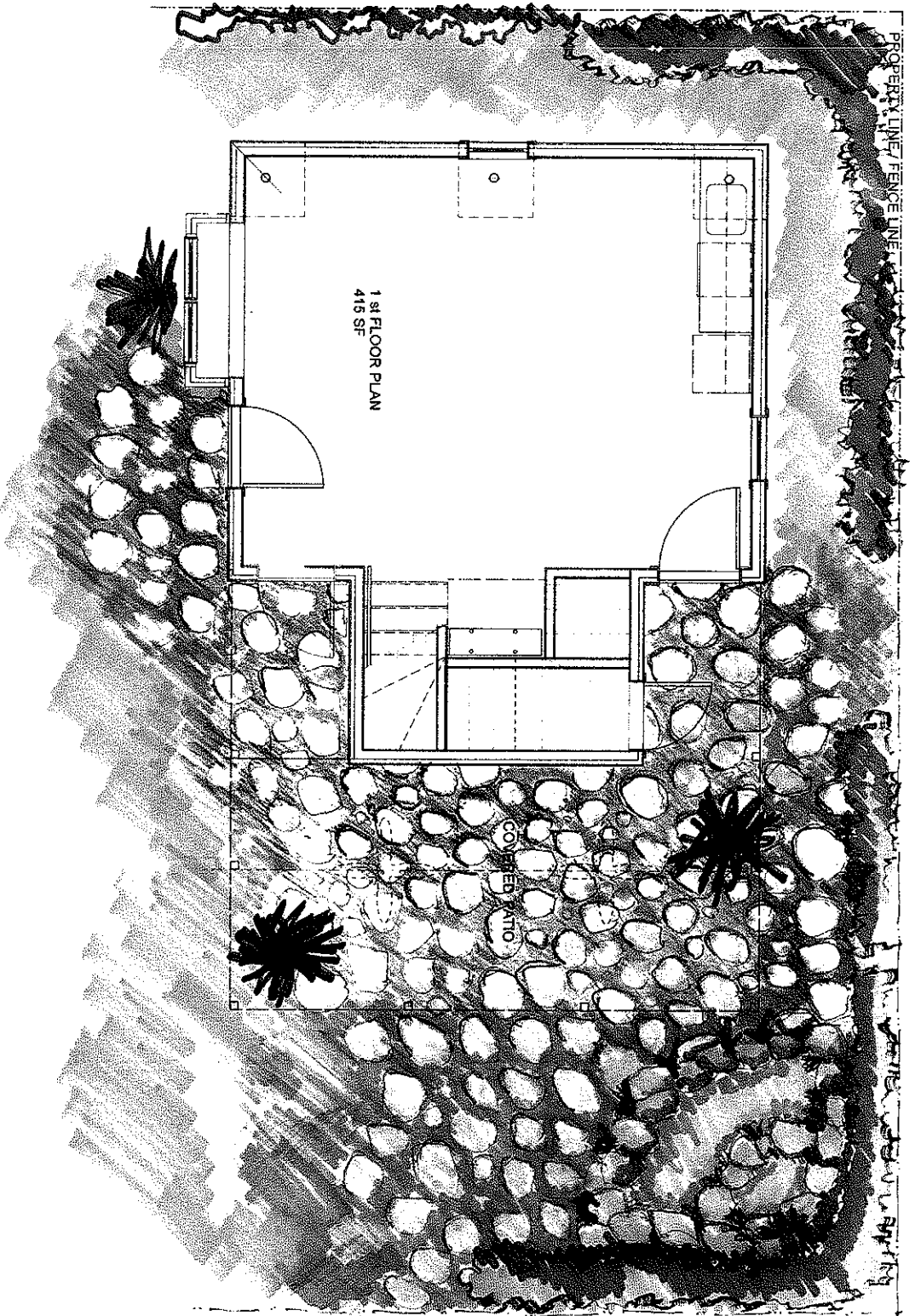
4 EXIST. ELEV. - EAST  
A04 1/8" = 1'-0"

1009 REAGAN TERRACE  
ATX. 78754



Bartholomew Company  
Austin, Texas 78723  
t:512/992-8282  
e:Randy@BartholomewCo

Date	Scale	SHEET NO. OF
Proj. No.	Dwn. By	A04



1 FIRST FLOOR PLAN  
A05 1/8" = 1'-0"

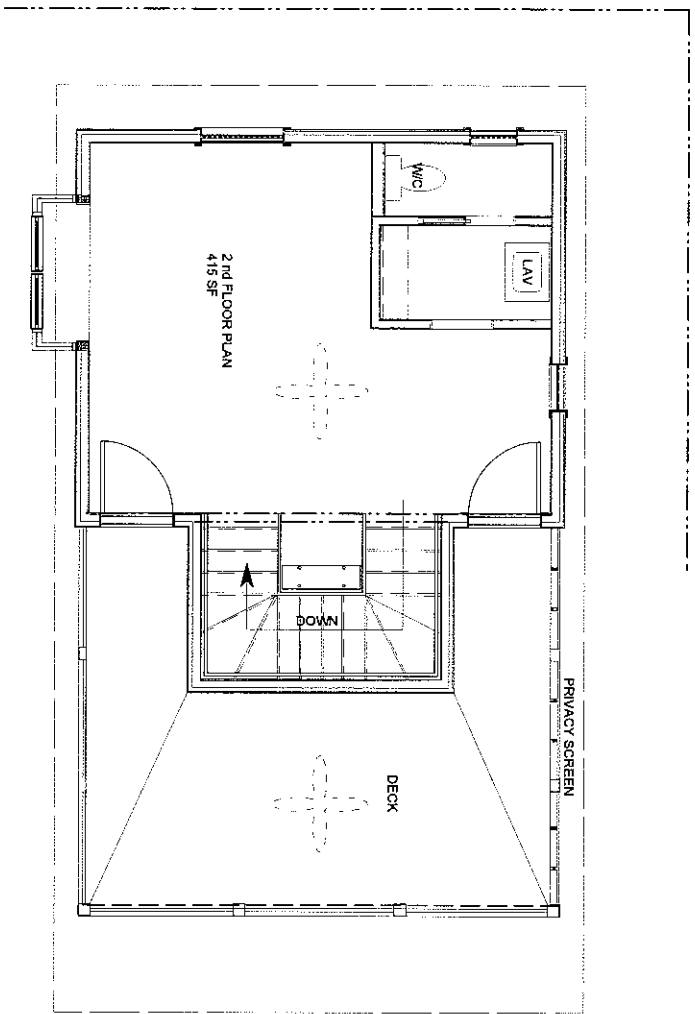
**Proposed**

1009 REAGAN TERRACE  
ATX. 78754



Bartholomew Company  
Austin, Texas 78723  
t:512/992-8282  
e:Randy@BartholomewCo

Date	Scale	SHEET NO. OF
Proj. No.	Drn. By	A05



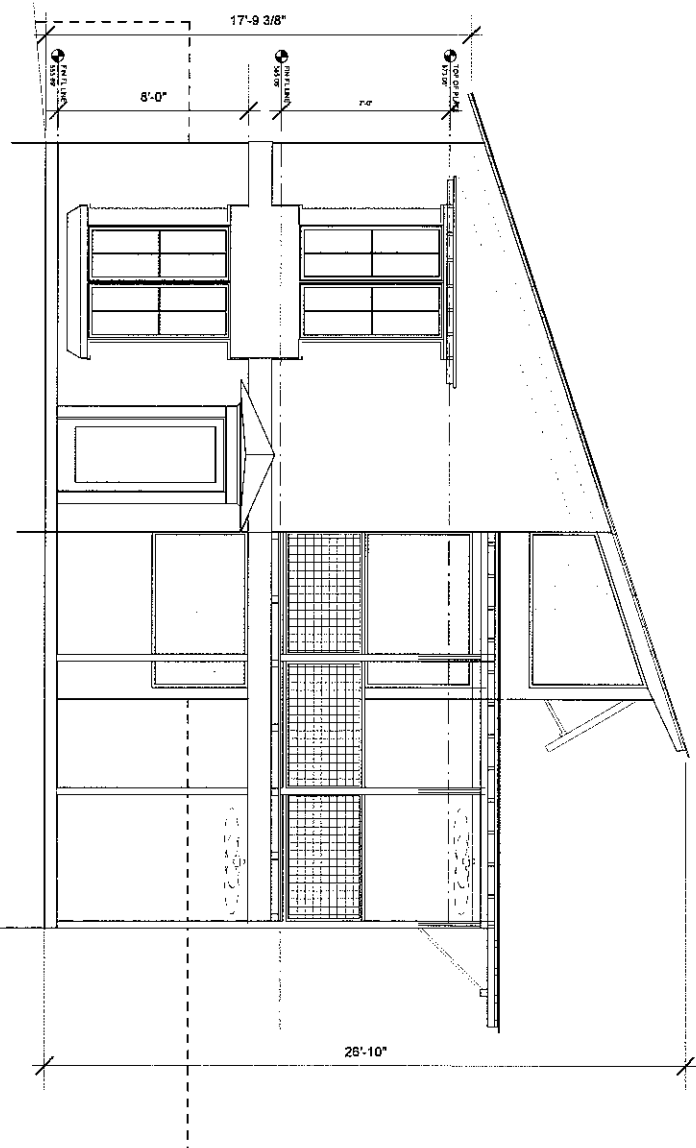
1 SECOND FLOOR PLAN  
 A06 1/8" = 1'-0"

1009 REAGAN TERRACE  
 ATX. 78754



Bartholomew Company  
 Austin, Texas 78723  
 t:512/992-8282  
 e:Randy@BartholomewCo

Date	Scale	SHEET NO. OF
Proj. No.	Drn. By	A06



1 NORTH ELEVATION-FROM REAGAN  
A07 1/8" = 1'-0"

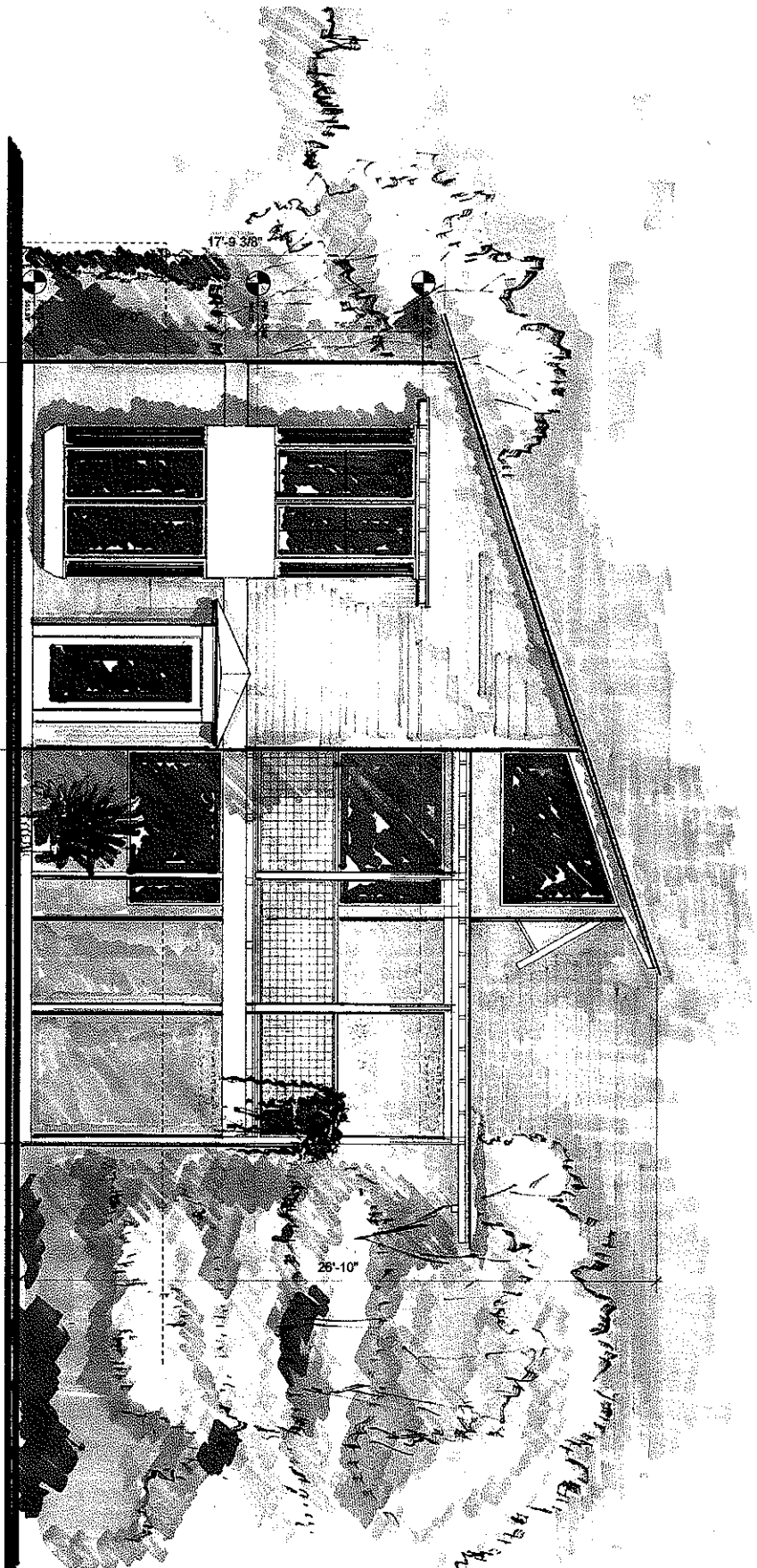
1009 REAGAN TERRACE  
ATX. 78754



Bartholomew Company  
Austin, Texas 78723  
t:512/992-8282  
e:Randy@BartholomewCo

Date	Scale	SHEET NO. OF
Proj. No.	Dm. By	





1 NORTH ELEVATION-FROM REAGAN  
A07 1/4" = 1'-0"

THIS CONTRACT DOCUMENTS ARE PROTECTED AGAINST UNAUTHORIZED REPRODUCTION OR ALTERATION. ANY REPRODUCTION OR ALTERATION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION IS PROHIBITED.

OWNER/DEVELOPER  
**JACOBS STUDIO ADDN / REMODEL**  
1009 REAGAN TERRACE  
AUSTIN, TEXAS 78754

Drawn By  
Sheel No.  
A07

**Bartholomew**  
Development Services/Architects  
1009 20th Street, Austin, Texas 78723  
P: 512.992.8282 E: RANDY@BARTHOLMEW.CO

DATE  
SHEET NO. OF  
A07

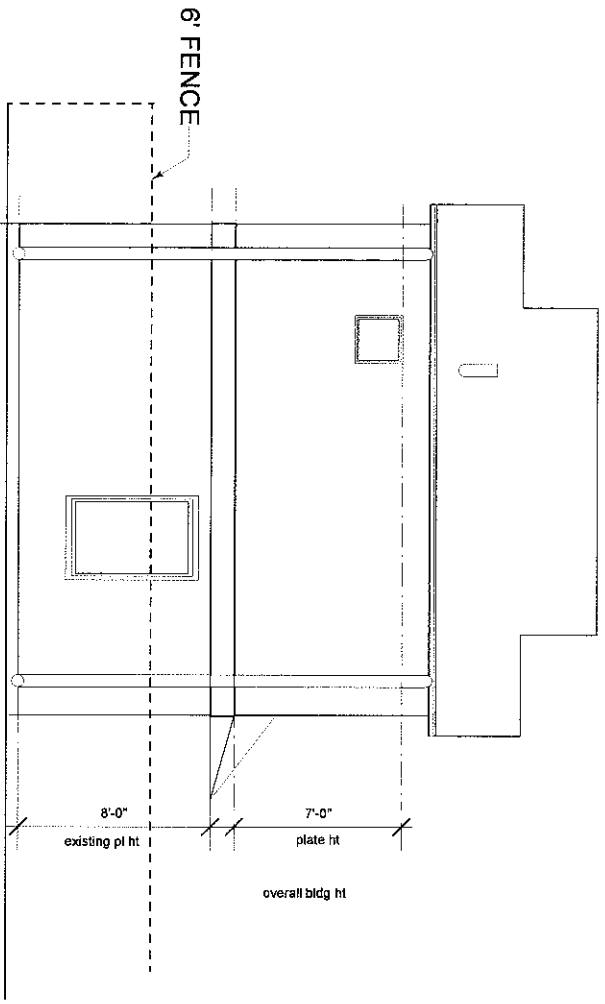
1009 REAGAN TERRACE  
ATX. 78754



Bartholomew Company  
Austin, Texas 78723  
t:512/992-8282  
e:Randy@BartholomewCo

Date  
Scale  
Proj. No.  
Dm. By

SHEET NO. OF  
A07



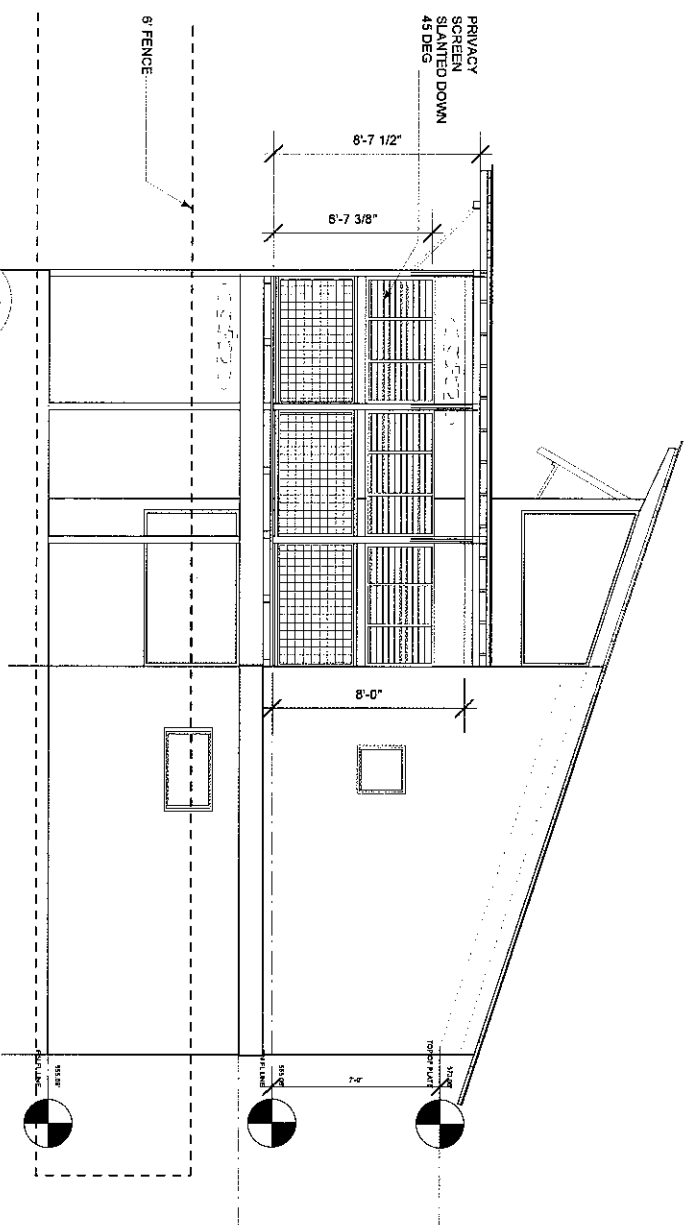
1 EAST ELEVATION  
A08 1/8" = 1'-0"

1009 REAGAN TERRACE  
ATX. 78754



Bartholomew Company  
Austin, Texas 78723  
t: 512/992-8282  
e: Randy@BartholomewCo

Date	Scale	SHEET NO. OF
Proj. No.	Drn. By	A08



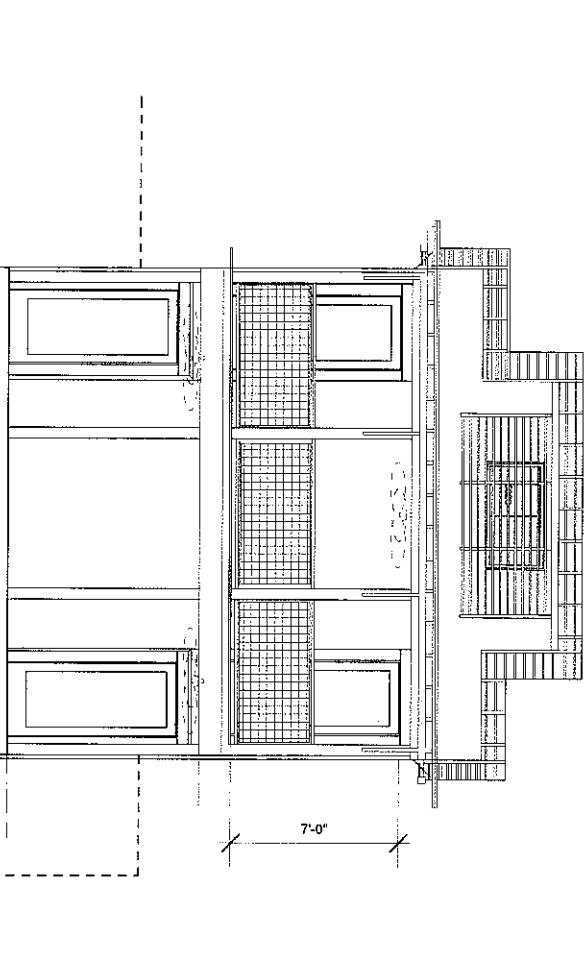
1 SOUTH (REAR) ELEVATION  
 A09 1/8" = 1'-0"

1009 REAGAN TERRACE  
 ATX. 78754



Bartholomew Company  
 Austin, Texas 78723  
 t: 512/992-8282  
 e: Randy@BartholomewCo

Date	Scale	SHEET NO. OF
Proj. No.	Dwn. By	A09



1 WEST ELEVATION  
A10 1/8" = 1'-0"

1009 REAGAN TERRACE

ATX. 78754



Bartholomew Company  
Austin, Texas 78723  
t:512/992-8282  
e:Randy@BartholomewCo

Date

Scale

SHEET NO. OF

Proj. No.

Dwn. By

A10

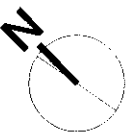
1606 Woodland  
Melissa Cox & Wayne Wolf  
Lot: 8,880 sf  
Hse: 1,284 sf

1015 BTF Fricke Prop. Ltd.; rental Lot: 6,916 sf Hse: 5,164 sf	1011 PAF Fricke Prop. Ltd. rental Lot: 6,772 sf Hse: 1,367.4 sf	1009 Jacobs owner occ. Lot: 7,006 sf Hse: 1,288 sf	1007 McWms. Realty rental Lot: 7,465 sf Hse: 1,092 sf	1005 Kent Anschutz rental Lot: 5,947 sf Hse: 1,188 sf	1611 Travis Hts Gerald & Kathleen Barnet owner occ. Lot: 13,585 sf Hse: 1,824 sf
---	--	--	--	--	--

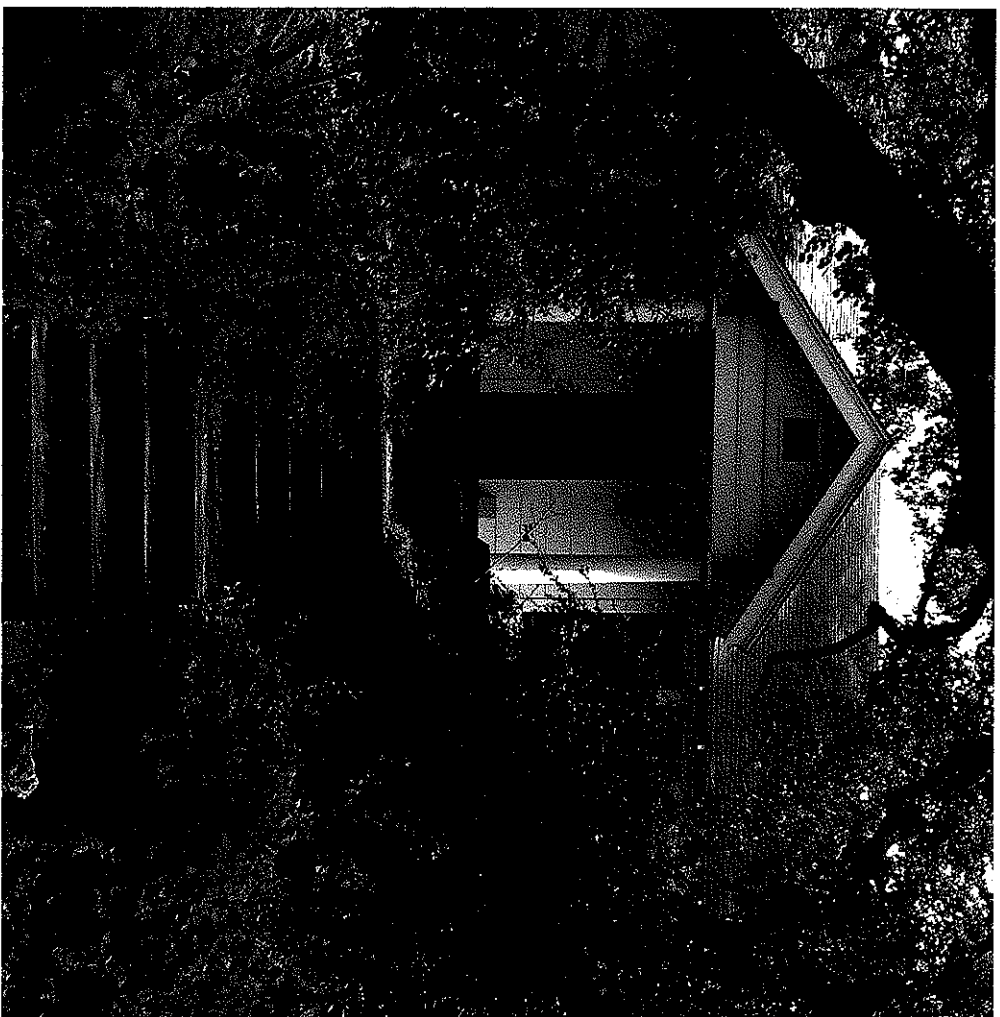
Reagan Terrace

1014 Steven Hart & Hollie Sadler owner Lot: 8,472 sf Hse: 1,401 sf	1008 Wm Spaw owner Lot: 8,331 sf Hse: 1,986 sf	1006 James McWms. & Leilia Kern owner Lot: 9,896 sf Hse: 2,080 sf	1607 Travis Hts owner Lot: 7,210 sf Hse: 2,430 sf
---	--	--	--

Travis Hts



**Neighborhood Lot Plan by Address and Ownership**



1005 REAGAN TERRACE



1006 REAGAN TERRACE



**1047 REAGAN TERRACE**  
**(025)**

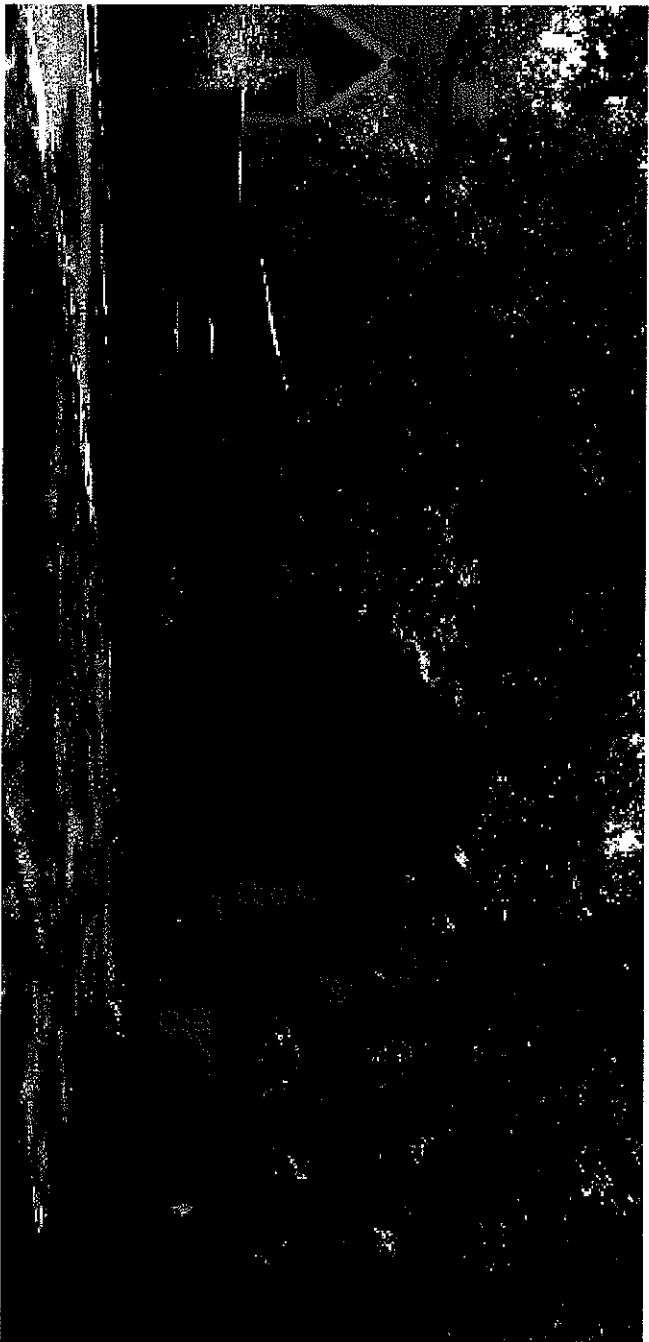




1008 REAGAN TERRACE



EXIST. GARAGE



1009 REAGAN TERRACE



1007 REAGAN TERRACE  
1011

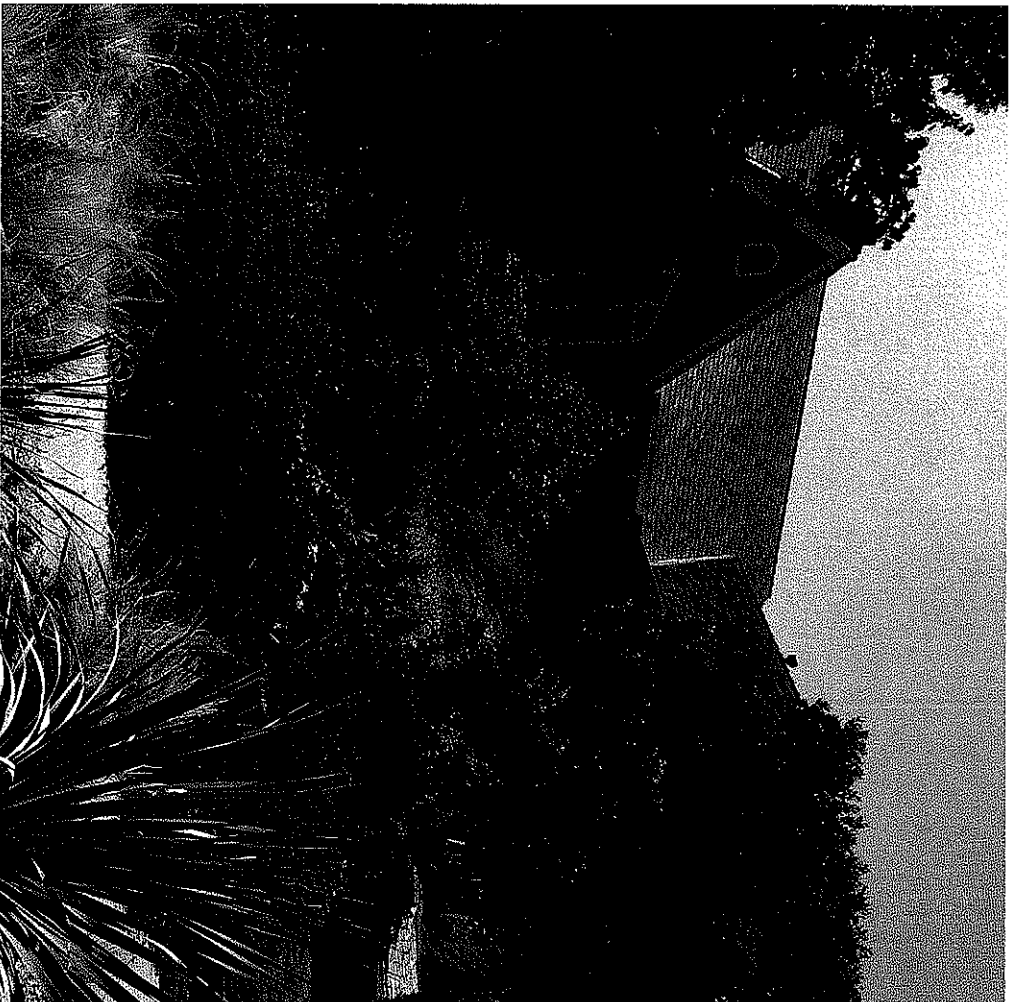


1014 REAGAN TERRACE



1015 REAGAN TERRACE





1611 TRAVIS HTS



C15-2014-0120



# Tree Ordinance Review Application

Planning and Development Review Department  
One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704  
Phone: (512) 974-1876 Fax: (512) 974-3010  
Email: cityarborist@austintexas.gov Website: [www.austintexas.gov/department/city-arborist](http://www.austintexas.gov/department/city-arborist)

ROWL.D.

Mapsco Pg

11192223

615N

## Application request\* (specify all that apply):

- ☐ Tree removal (LDC 25-8-602(3))  
☒ Critical Root Zone impacts (ECM 3.5.2 A)  
☒ Live canopy impacts of more than 25% (ECM 3.5.2 B)

\* Refer to Land Development Code (LDC) 25-8 (B)(1) and Environmental Criteria Manual (ECM) (Section 3 & App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 1009 Reagan Terrace, 78754

Name of owner or authorized agent: T.R. Bartholomew, AIA

Building permit number (if applicable):

Telephone #: 512/992-8282

Fax #:

E-mail:

Tree Species: hackberry, 1 unknown LNA Tree location on lot: rear property line; neighbor tree

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) 24" or diameter (across) 20" me

General tree condition: ☐ Good / ☐ Fair / ☒ Poor / ☒ Dead

Reason for request: ☐ Development ☐ Tree condition ☒ Other: proposed addition requires neighboring ti

Owner/ Authorized Agent Signature

Date

- o Proposed development projects are to include a plan view drawing that depicts the location of the tree and the planned improvements (e.g. structure, driveway, utility and irrigation lines).
- o This permit application only reviews for compliance with tree regulations.
- o The application fee must be paid prior to permit issuance. No fee is required for dead or diseased trees.

## Application Determination - To be completed by City Arborist Program Personnel

- ☒ Approved ☐ \*Approved With Conditions ☐ Statutory Denial (more information required) ☐ Denied

Comments: MICHAEL: I WOULD LIKE TO MEET YOU AT SITE IF I AM AVAILABLE.

PLEASE CALL ME WHEN YOU KNOW THE SCHEDULE

RANDY BARTHOLOMEW, 512/992-8282

☐ Heritage Tree(s)

☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

Conditions of Approval: ☒ None or ☐ As described within Arborist Comments (see above); and

☐ Applicant agrees to plant \_\_\_ caliper inches of central Texas native trees (see ECM Appendix F) on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.

☐ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.

☒ No additional impacts are permitted within the 1/2 Critical Root Zone, including utility trenching.

☐ Provide a receipt from a certified arborist for: ☐ remedial root care ☐ any required pruning

Applicant Signature

Date

City Arborist Signature

Date

Post this document on site while any proposed work is in progress.  
Conditions for approval of this application must be met within 1 year of the effective date.

v.7/2012

\* MUST CONTACT TREE OWNER TO DISCUSS IMPACTS

CIS-2014-0120



I, Nigel Jacobs am applying for a variance from the Board of Adjustment regarding Section \_\_\_\_\_ of the Land Development Code. The variance would allow me the ability to \_\_\_\_\_

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
JAMES McWilliams	1006 REAGAN TERR <sup>HOUSTON</sup> TX 77044	
Steven Hart	1014 Reagan Terr <sup>Austin</sup> TX	
Matt Comarford (tenant)	1007 Reagan Terr TX	
Ripley McWilliams	1007 Reagan Terrace	Signed via email
Wayne and Melissa Wolf	1606 Kenwood	Signed via email
William Sean #	1008 REAGAN TERR	
Karen Fricke Nalle	1011 Reagan Terrace	
PAF; KEN Fricke Properties		

**By signing this form, I understand that I am declaring my support for the variance being requested.**

[illegible]



Nigel Jacobs &lt;nyjelj@gmail.com&gt;

---

## Our Studio Project

---

**Melissa Wolf** <mwolf@kenwoodunion.org>

Thu, Aug 21, 2014 at 3:23 PM

To: Nigel Jacobs &lt;nyjelj@gmail.com&gt;, Patricia Jacobs &lt;pmunozjacobs@gmail.com&gt;

Dear Nigel &amp; Patricia,

Here's the short answer to your request for 'support' or 'no objection'. We've come to a point where we feel like we can give a "*no objection*" response, conditioned upon receipt of certain specific assurances from you.

We would ask for your commitment that NO tree limbs or trunks or vines be cut beyond that which allows for a minimum construction envelope surrounding your new building, (i.e. 24" beyond the exterior membrane of the building).

It is our hope and intent to find a reasonable way through this dilemma that minimizes the disappointment we feel about the changes that will be made to the character of our yard, and it is also our hope and intent NOT to be jerks about holding to certain limits of the impact. At the end of the day we want to be happy with the outcome, happy about being cooperative, as well as happy about the limited compromise to our yard.

We will happily provide you a 'no objection' in return for this assurance.

Best regards,  
Wayne and Melissa Wolf

**From:** Nigel Jacobs**Sent:** Wednesday, August 20, 2014 7:44 PM**To:** mwolf@kenwoodunion.org**Cc:** Patricia Jacobs**Subject:** Our Studio Project

[Quoted text hidden]



Nigel Jacobs &lt;nyjelj@gmail.com&gt;

---

## A Request From Your Old Neighbor

---

**Ripley McWilliams** <ripleysblinddrapery@gmail.com>  
To: "nyjel@sent.com" <nyjel@sent.com>

Wed, Aug 20, 2014 at 6:55 PM

Hi Nigel,

Nice talking to you too.

I'm happy to support the variance application you sent to me. Let me know if there is anything else you might need.

All The Best,

Ripley McWilliams

Ripley's Blind & Drapery L.L.C.  
Showroom  
HEB Shopping Center (Bee Cave Rd @ Hwy 71 West)  
12400 Highway 71 West Suite 240  
Austin, TX 78738

Ripley@RipleysBlinds.com  
www.RipleysBlinds.com  
512-402-1999 Office  
512-695-1113 Cell

On Aug 20, 2014, at 6:50 PM, Nigel Jacobs <nyjelj@gmail.com> wrote:

Ripley,

It was good to talk to you today.

Could you perhaps reply to my original email, stating that you support our variance application ? We are presenting this to the SRCC Zoning Committee tomorrow afternoon, and it would be great to have your agreement in writing, in lieu of a signature.

Thanks for your help,

-- Nigel

On Tue, Aug 19, 2014 at 11:38 AM, Nigel Jacobs <nyjelj@gmail.com> wrote:  
Ripley,

My wife, Patricia and I would like to remodel / resurrect our old garage that was built in the 50's, and turn it into a more useful studio space, with space below for entertaining, working on music etc. an extra story for an office and guest bedroom, with a landscaped patio outside. It will have a very small footprint on the left side of our yard, and our architect has designed it to have a minimal impact on the surrounding houses and yards.



Nigel Jacobs <nyjelj@gmail.com>

---

## 1015 Reagan Terrace

1 message

---

**Amy Fricke** <adiamond66@yahoo.com>  
Reply-To: Amy Fricke <adiamond66@yahoo.com>  
To: "nyjelj@gmail.com" <nyjelj@gmail.com>

Sun, Aug 24, 2014 at 9:23 PM

Hi Nigel,

I am the owner of 1015 Reagan Terrace. My sister-in-law forward me the information about your project. I support your waver for the application of your project.

Thanks,  
Amy Fricke



Nigel Jacobs &lt;nyjelj@gmail.com&gt;

---

## A Request from A Neighbour

---

**Nigel Jacobs** <nyjelj@gmail.com>

Fri, Aug 22, 2014 at 6:22 PM

Reply-To: nyjel@sent.com

To: Kent &lt;kent@kentanschultz.com&gt;

Cc: Patricia Jacobs &lt;pmunozjacobs@gmail.com&gt;

Kent,

It was good to see you again yesterday. Thanks for coming over, and listening to our plans.

Since we are on the schedule for the BOA meeting on September 1st, we need to get a list of signatures from neighbors to the city on Monday, showing 'support' or 'no objection'.

Can I include you in the list ?

Thanks,

-- Nigel

[Quoted text hidden]



Nigel Jacobs &lt;nyjelj@gmail.com&gt;

---

## A Request from A Neighbour

---

Kent <kent@kentanschultz.com>  
To: nyjelj@sent.com

Fri, Aug 22, 2014 at 10:03 PM

Sure, I have no objection to the plan.

K

**From:** Nigel Jacobs [mailto:nyjelj@gmail.com]  
**Sent:** Friday, August 22, 2014 6:23 PM  
**To:** Kent  
**Cc:** Patricia Jacobs  
**Subject:** Re: A Request from A Neighbour

Kent,

It was good to see you again yesterday. Thanks for coming over, and listening to our plans.

Since we are on the schedule for the BOA meeting on September 1st, we need to get a list of signatures from neighbors to the city on Monday, showing 'support' or 'no objection'.

Can I include you in the list ?

Thanks,

-- Nigel

On Wed, Aug 20, 2014 at 3:38 PM, Nigel Jacobs <nyjelj@gmail.com> wrote:

Kent,

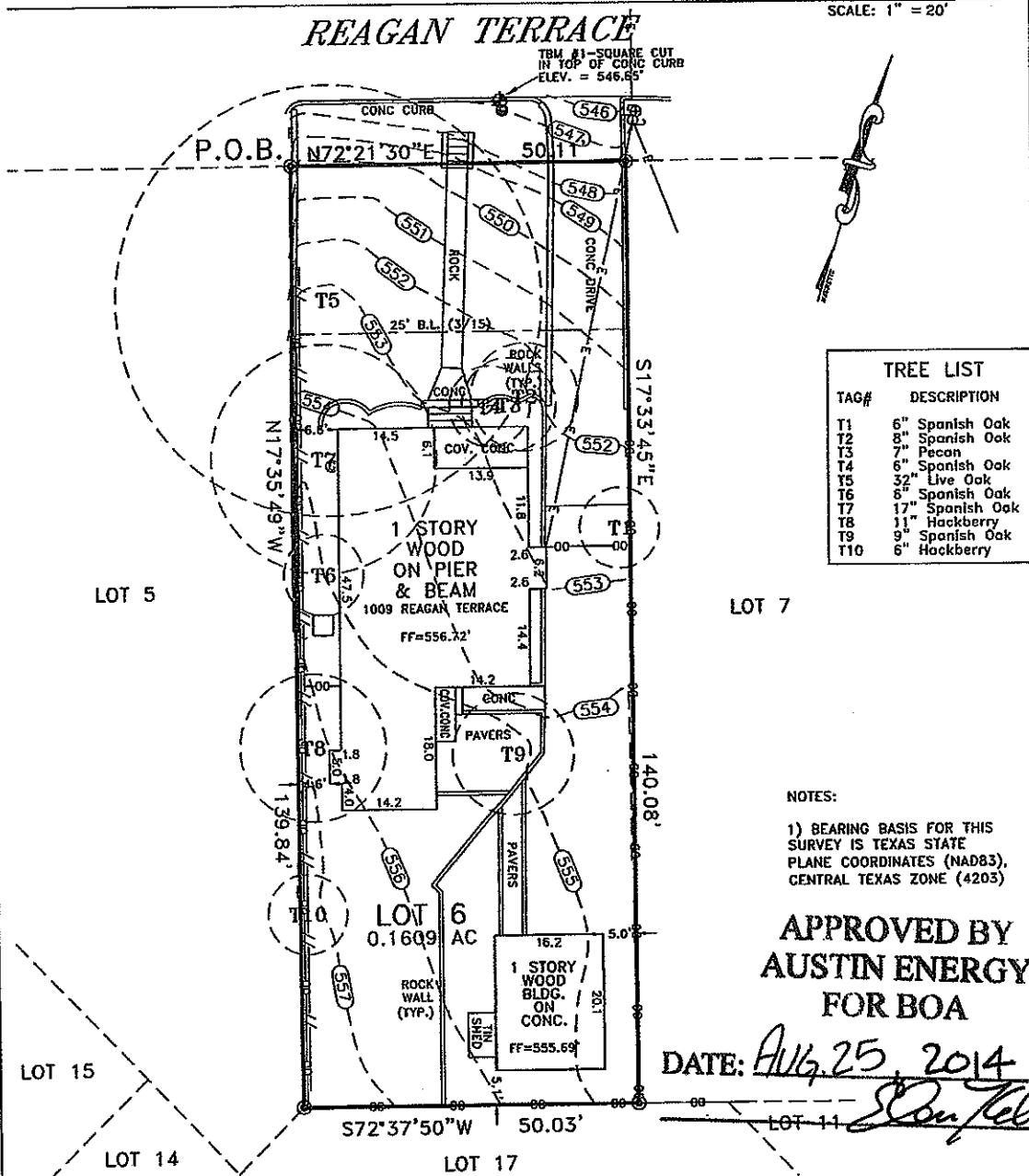
Please do come by. I work out of my home office, so I will be here at 5pm, and will be happy to show you the yard and garage.



C15.2014-0120

Plot of survey of property of 1009 Reagan Terrace  
described as Lot 6, Block 32, of RESUB OF LOTS 1-17, BLOCK 32, TRAVIS HEIGHTS  
a subdivision of record in Map or Plat Volume/Book/Cabinet/Document Number 398 at Page(s)/Slide(s) 1  
of the Travis County, Texas Deed records.  
G.F. Number: \*\* Dated: \*\* Reference: \*\*  
Certify To: \*\* THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT \*\*

SCALE: 1" = 20'



The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflict, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

The property shown hereon is located in Zone "X" areas outside of the 500-year floodplain

as shown on Community Panel Number 480624 0805 H of the Flood Insurance Rate Map prepared for City of Austin by the Federal Emergency Management Agency. Map Dated: Sept. 26, 2008

This information is based solely on sold map and the surveyor does not assume responsibility as to any information provided and does not represent accuracy or inaccuracy of sold map.

This survey is copyright 2014 by Crichton and Associates, Inc., and is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction only.

**CRICHTON**  
**AND ASSOCIATES INC.**  
**LAND SURVEYORS**

TBLS Firm # 101727-00  
6448 East Highway 290  
Suite B105  
Austin, Texas 78723

- LEGEND**
- 1/2" IRON PIN FOUND
  - 1/2" IRON PIN SET
  - WALL FOUND
  - UTILITY POLE
  - DOWNER POLE
  - CUT WIRE
  - WIRE HYDRANT
  - WATER METER
  - SEWER VALVE
  - PVC RISER
  - GAS METER
  - SEWER CLEANOUT
  - UTILITY PEDESTAL
  - SANITARY SEWER MANHOLE
  - AND UTILITY WASTING SIGN
  - CONC. PAD WITH ELEC.
  - IRON FENCE
  - WOOD FENCE
  - CHAIN LINK FENCE

