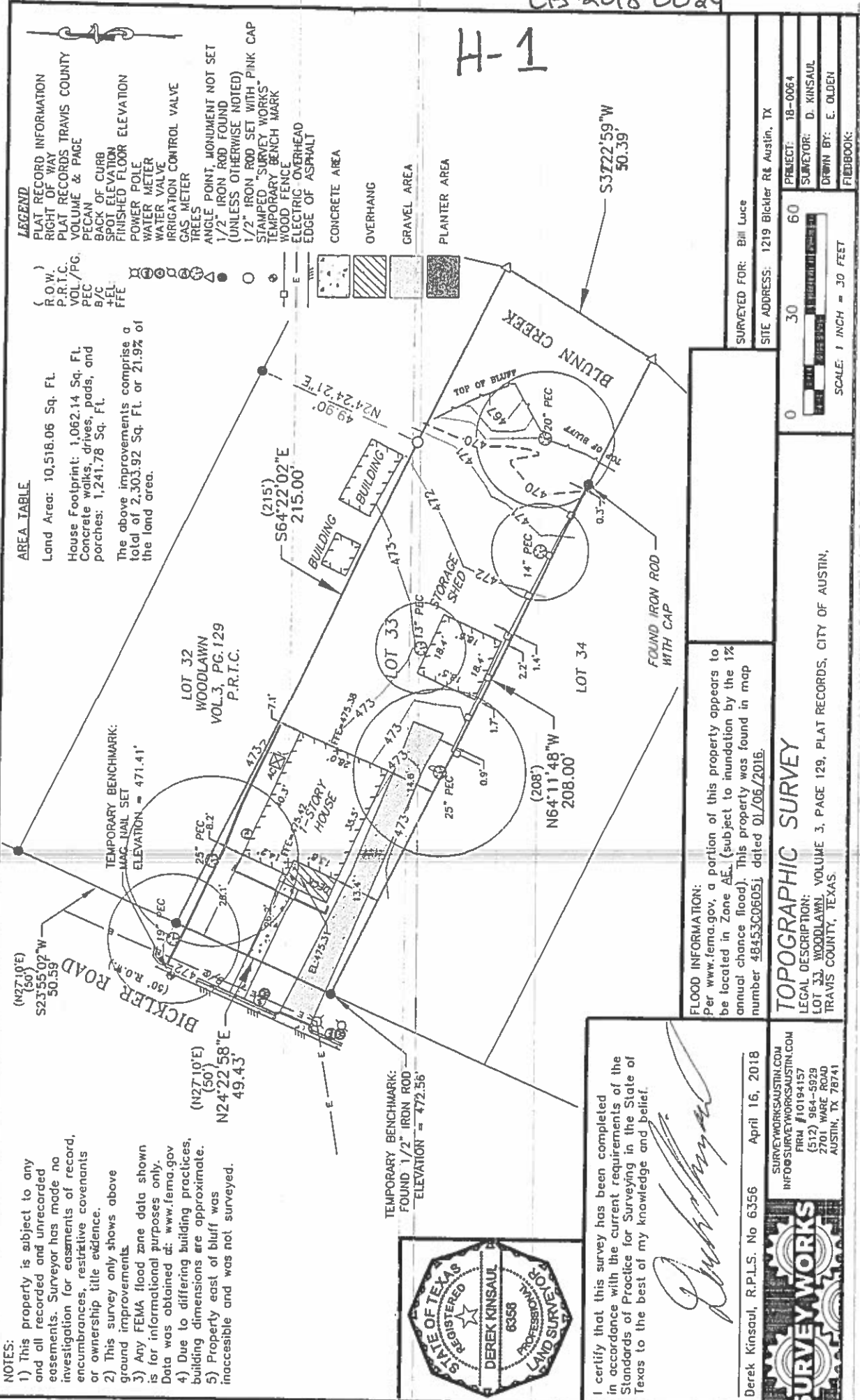


EXISTING SURVEY

C15.2018-0024

H-1



SURVEYED FOR: Bill Luce	
SITE ADDRESS: 1219 Bickler Rd Austin, TX	
PROJECT: 18-0064	60
SURVEYOR: D. KINSAUL	
DRAWN BY: E. OLDEN	
FIELDBOOK:	

TOPOGRAPHIC SURVEY
 LEGAL DESCRIPTION:
 LOT 33, WOODLAWN, VOLUME 3, PAGE 129, PLAT RECORDS, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



I certify that this survey has been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge and belief.

Derek Kinsaul

SURVEY WORKS

SURVEYWORKSAUSTIN.COM
 INFO@SURVEYWORKSAUSTIN.COM
 FIRM #10194157
 (512) 564-5925
 7101 WIDE ROAD
 AUSTIN, TX 78741

Derek Kinsaul, R.P.L.S. No. 6356 April 16, 2018



Property Profile

1217
BICKLER RD

1219
BICKLER RD

1221
BICKLER RD

CRITICAL
WATERY
QUALITY
ZONE

100 YR.
FLOOD
PLAIN

1: 300



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:

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

Legend

• Addresses

Jurisdiction

FULL PURPOSE

LIMITED PURPOSE

EXTRATERRITORIAL JURISDICTION

2 MILE ETJ AGRICULTURAL AGR

OTHER CITY LIMITS

OTHER CITIES ETJ

Greater Austin Fully Developed

COA Fully Developed 25-Year

COA Fully Developed 100-Year

COA Master Plan 25-Year

COA Master Plan 100-Year

100-Year (Detailed-AE)

100-Year (Shallow-AD, AH)

100-Year (Approx-A)

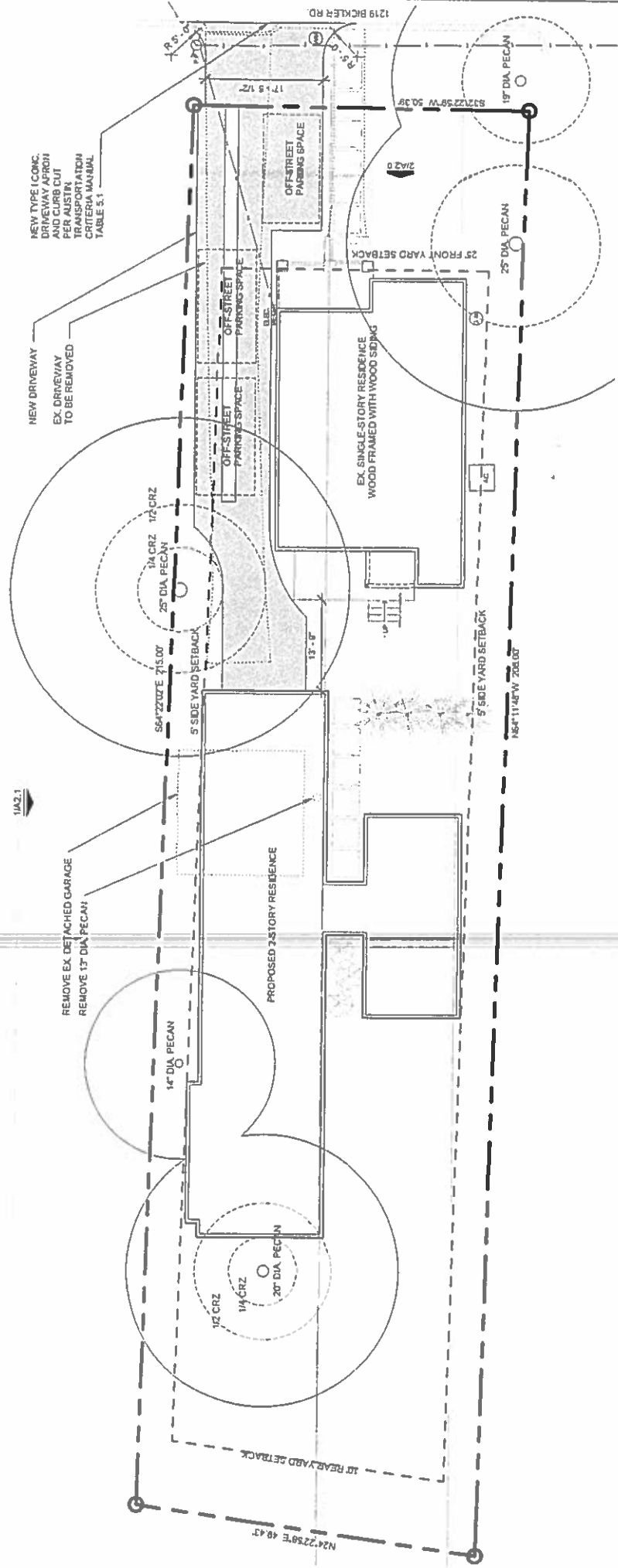
Creek Buffers/Waterway Selba

Critical Water Quality Zone

Water Quality Transition Zone

Notes

CONCEPTUAL DEVELOPMENT PLAN



1 SITE PLAN
3/32" = 1'-0"

DATE ISSUED FOR
07.09.18 B.O.A.

SITE PLAN

A0.0

HALF-SIZE SET

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Norma Yancey, AIA

Bickler Residence

1219 Bickler Rd.
Austin, TX 78704

PRELIMINARY
NOT FOR CONSTRUCTION

FIELD INSPECTION REQUIRED

Prior to performing any building, new construction, and/or repairs, the general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

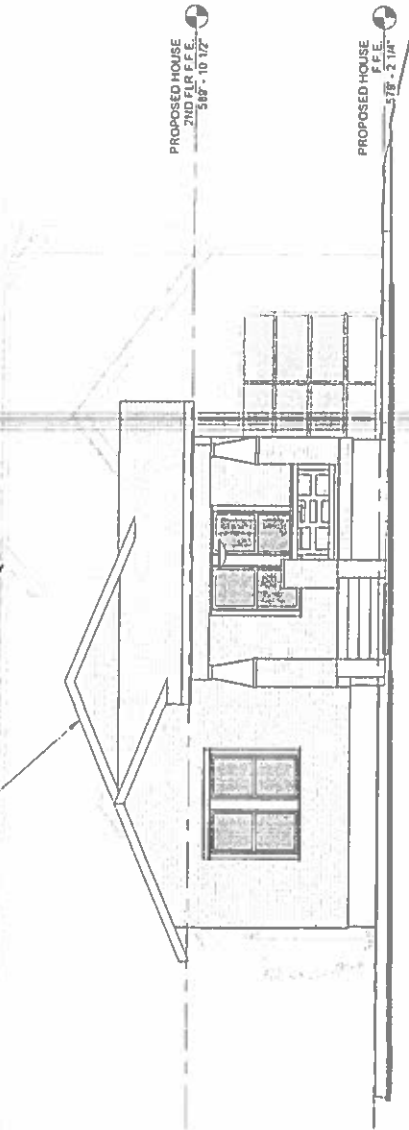
Sidetracked

1605 E. 7th St, Unit B
Austin, Texas 78702
512.774.4261

FRONT ELEVATION

PROPOSED TWO-STORY RESIDENCE BEYOND

EX. SINGLE-STORY RESIDENCE

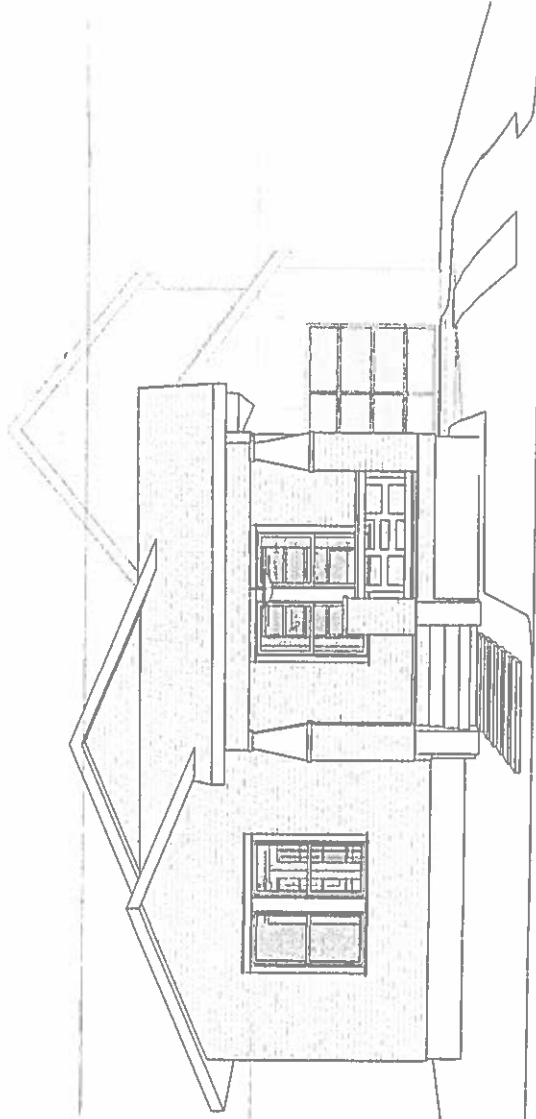


PROPOSED HOUSE
2ND FLR F.F.E.
58' - 10 1/2"

PROPOSED HOUSE
F.F.E.
57' - 2 1/4"

2 NORTH ELEVATION

3/16" = 1'-0"



1 FRONT PERSPECTIVE

Sidetracked

1605 E. 7th St. Unit 8
Austin, Texas 78702
512.774.4261

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Norma Yancy. It is not to be used for regulatory approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED

Prior to performing any backing, new construction, and/or repairs, the general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

DATE ISSUED FOR
07.09.18 B.O.A.

INTERIOR ELEVATIONS

A2.0

HALF-SIZE SET

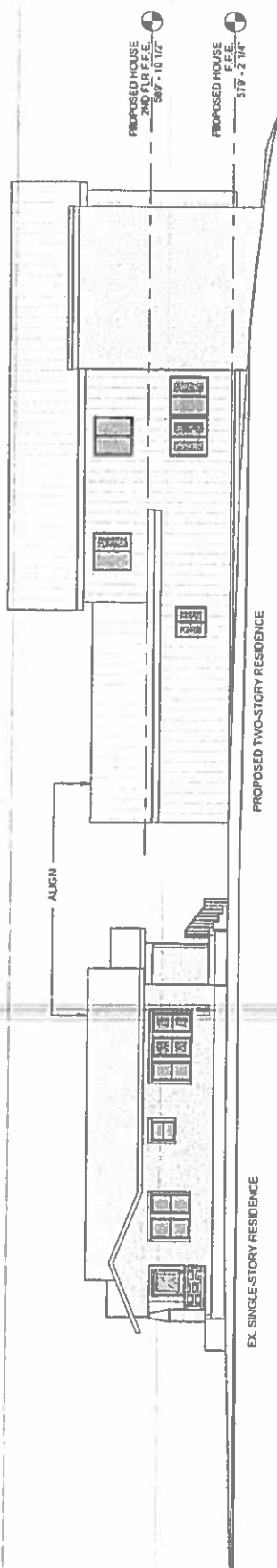
Bickler Residence

1219 Bickler Rd.
Austin, TX 78704

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Norma Yancy, AIA

WEST SIDE ELEVATION

1219 BICKLER RD



1 WEST ELEVATION
3/32" = 1'-0"

DATE 07.09.18 ISSUED FOR B.O.A.

EXTERIOR ELEVATIONS

A2.1
HALF-SIZE SET

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Norma Yancy, AIA

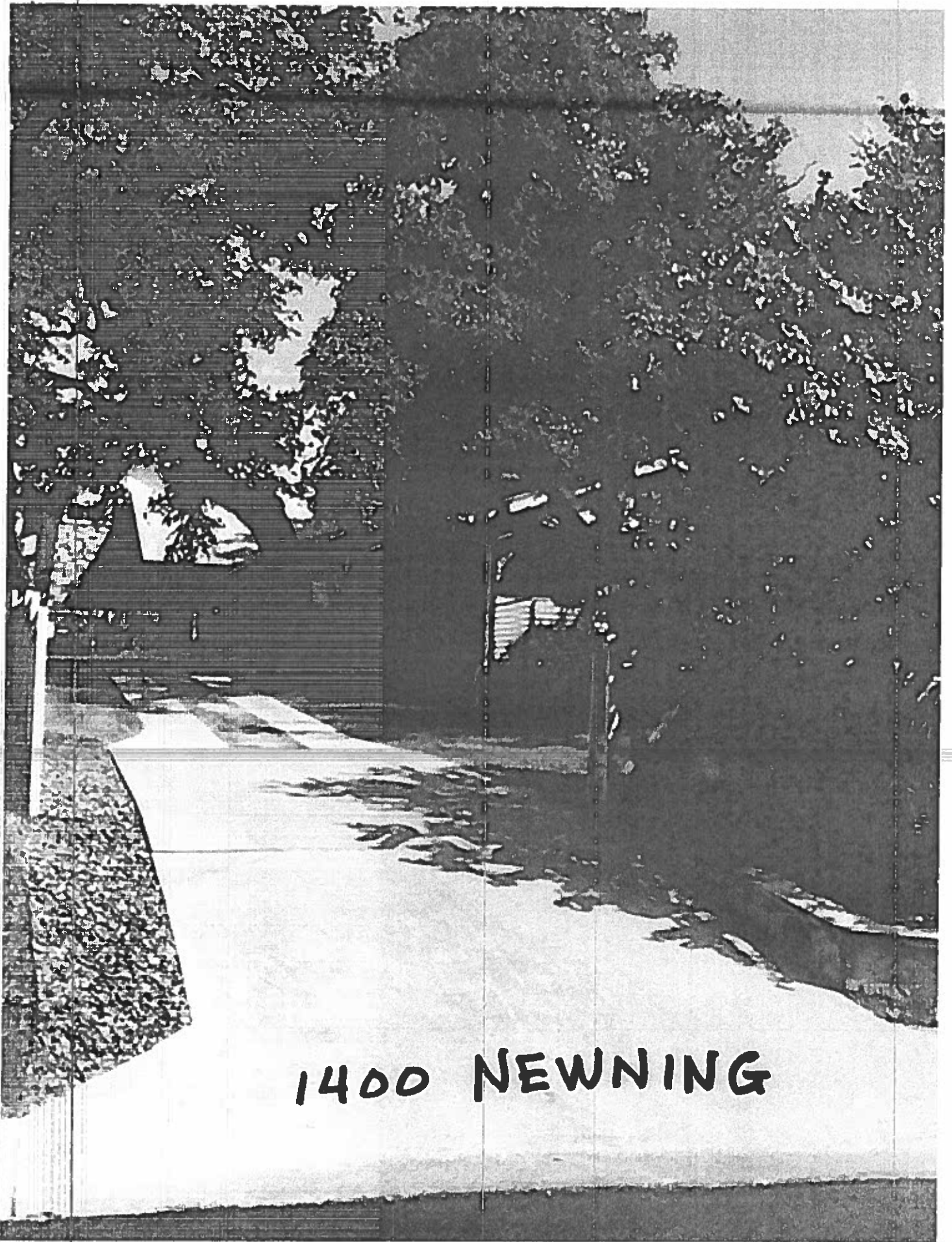
Bickler Residence

1219 Bickler Rd.
Austin, TX 78704

PRELIMINARY NOT FOR CONSTRUCTION
This drawing was prepared under the supervision of Norma Yancy. It is not to be used for regulatory approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED
Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

Sidelacked
1605 E. 7th St, Unit B
Austin, Texas 78702
512.774.4261



1400 NEWNING

A black and white photograph showing the exterior of a building. The building has a dark, textured facade. A large, rectangular window is visible on the right side, with a smaller square window or opening below it. A concrete walkway or driveway leads towards the building. The image is somewhat grainy and has a high-contrast appearance.

1403 NEWNING

Land Answers

From: Kellogg, Eben <Eben.Kellogg@austinenergy.com>
Sent: Thursday, July 05, 2018 3:28 PM
To: Land Answers
Cc: Heldenfels, Leane; Wilhite, Joan E; England, Pamela
Subject: AE_BOA_20180705_1219_BICKLER_RD
Attachments: AE_BOA_20180705_1219_BICKLER_RD.pdf

Jim Wittliff - Land Answers, Inc.
for Susan Pollo
1219 Bickler Road
Austin Texas, 78704

Lot 33 – Woodlawn Addition.
Vol. 3, Pg. 129
P.R.T.C.TX

Re: C15-2018-0024

Dear Jim,

July 5, 2018

Austin Energy (AE) has reviewed your application for the above referenced property, requesting variance(s) from the following section of the Land Development Code –

Section 25-2-774 (Two-Family Residential Use) (C) (5) A) (a)

- to decrease the size of a second dwelling from not to exceed 1,100 total square feet or a floor-to-area ration of .15(1,542 for this lot), whichever is smaller (required) to 2,500 square feet (requested/1,050 square feet existing primary home);
- and to B)(b) to increase the size of the 2nd story from 550 square feet (required/permitted) to 1,250 square feet (requested);

In order to permit a second dwelling unit to be added in the rear of this single lot in a "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (South River City)

Austin Energy does not oppose your application for the above variance(s), provided that all proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code (NESC) and OSHA. All removal or relocation of existing electric facilities will be at owners/applicants expense. If our service drop is recommended to be relocated, when you obtain a building permit, please speak with our Distribution Construction Leader, Joan Wilhite, at 512-505-7604, for the new location of your service.

Attached is a link to our clearance criteria.

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.OCLSARE

Thank you,

Eben Kellogg | Property Agent
Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050 office
(512) 689-0307 mobile