



Residential Design and Compatibility Commission
July 7, 2010, 6:00 PM
City Hall, Board and Commission Room
301 West 2nd Street
Austin, Texas

___ William Burkhardt (Chair)
___ Karen McGraw (Vice-Chair)
___ Jean Stevens
___ Beth Engelland

___ Keith Jackson
___ Chuck Mains
___ Lucy Katz

AGENDA

CALL TO ORDER

A. CITIZEN COMMUNICATION: GENERAL

The first 4 speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES (April 7, 2010)

C. PUBLIC HEARINGS

C-1. 10-050968RM Chris Hood for Peter & Joan Swartz
3503 Winsome Court

The applicant has requested a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (5148.4 square feet) to 49.7% (6386 square feet) to enclose an existing 213 square foot covered entry breezeway into habitable space to be used to access existing guest/teen room.

D. DISCUSSION ITEM

D-1. FY2011 – Budget Presentation by Don Birkner

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Sylvia Benavidez at Planning and Development Review Department, at 512-974-2252, sylvia.benavidez@ci.austin.tx.us, for additional information; TTY users route through Relay Texas at 711.



**Residential Design Compatibility Commission
MINUTES**

**REGULAR MEETING
April 7, 2010**

The Residential Design Compatibility Commission convened in a regular meeting on April 7, 2010, City Hall, Boards and Commission Room, 301 West 2nd Street in Austin, Texas.

William Burkhardt called the Commission Meeting to order at 6:00 p.m.

Commission Members in Attendance: William Burkhardt, Karen McGraw, Beth Engelland, Lucy Katz, Chuck Mains, Jean Stevens

Commission Member Absent: Keith Jackson

City Staff: Sylvia Benavidez

A. CITIZEN COMMUNICATION: GENERAL

The first 4 speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

NO SPEAKERS

B. DISCUSSION

1. Staff/Legal interpretation:

- 50% common wall LDC 25-2-773 (D),
- Garage/Carport Exemption – Subchapter F- Gross Floor Area 3.3 (A) (B) (C)
- Covered Porch Exemption – Subchapter F-Gross Floor Area 3.3.3 (A 2)
- LDC 25-2-773.D4 Language for duplexes
- Square footage calculations
- Remodel Ordinance
- Residential zoning work session

Commissioner McGraw recommended a work session for residential zoning planners.

C. APPROVAL OF MINUTES (March 3, 2010)

The minutes from the meeting of March 3, 2010 were approved on Commission Member Stevens motion, Commission Member Katz second on a 6-0 vote.

7. ADJOURN

Chair William Burkhardt adjourned the meeting at approximately 8:00 p.m. without objection.

CITY OF AUSTIN

CASE # 2010-050968 RM
PLAN REVIEW # _____

C-1
1

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 3503 WINSOME COURT

LEGAL DESCRIPTION: Subdivision - MOUNT BONNELL TERRACE

Lot(s) 10 Block D Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We TERRACON HOMES on behalf of myself/ourselves as authorized agent for
PETER & JOAN SWARTZ affirm that on MAY 25, 2010,

hereby apply for a hearing before the Residential Design and Compatibility Commission
for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
Maximum Linear feet of Gables protruding from setback plane
Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

WE ARE REQUESTING A VARIANCE TO THE GROSS FLOOR AREA RATIO
OF .4. WE WOULD LIKE TO ENCLOSE AN EXISTING BREEZE TO
ALLOW DIRECT ACCESS TO AN EXISTING GUEST ROOM / TEEN
SPACE. NO INCREASE TO IMPERVIOUS COVER OR GROSS ROOF AREA.

in a SF zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) -
case goes to RDCC first. National Register Historical District (NRHD) Overlay:
without H or HD - case goes to Historic Landmark Commission first.

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

DOE TO CHANGES IN THE ORDINANCE SINCE THE HOME WAS
BUILT IN '85 CURRENT RATIOS RESTRICT THE CONNECTION
OF A DETACHED GUEST HOUSE / TEEN ROOM.

REQUEST:

2. The request for the modification is unique to the property in that:

THE HOME WAS CONSTRUCTED BY PRIOR OCCUPANTS WHO
DID NOT ACCOUNT FOR FUTURE USE OF THE SPACE. THE
CURRENT FAMILY IS TRYING TO ACHIEVE LIVABILITY
OF THE DETACHED SPACE

AREA CHARACTER:

3. The modification 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:

THE MODIFICATION WILL ENCLOSE AND CONDITION A SPACE
THAT IS CURRENTLY ROOFED AND SHUTTERED WITHIN THE
FOOT PRINT OF THE OVERALL RESIDENCE. NO IMPAIRMENT
WILL BE CREATED BY THE MODIFICATION.

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

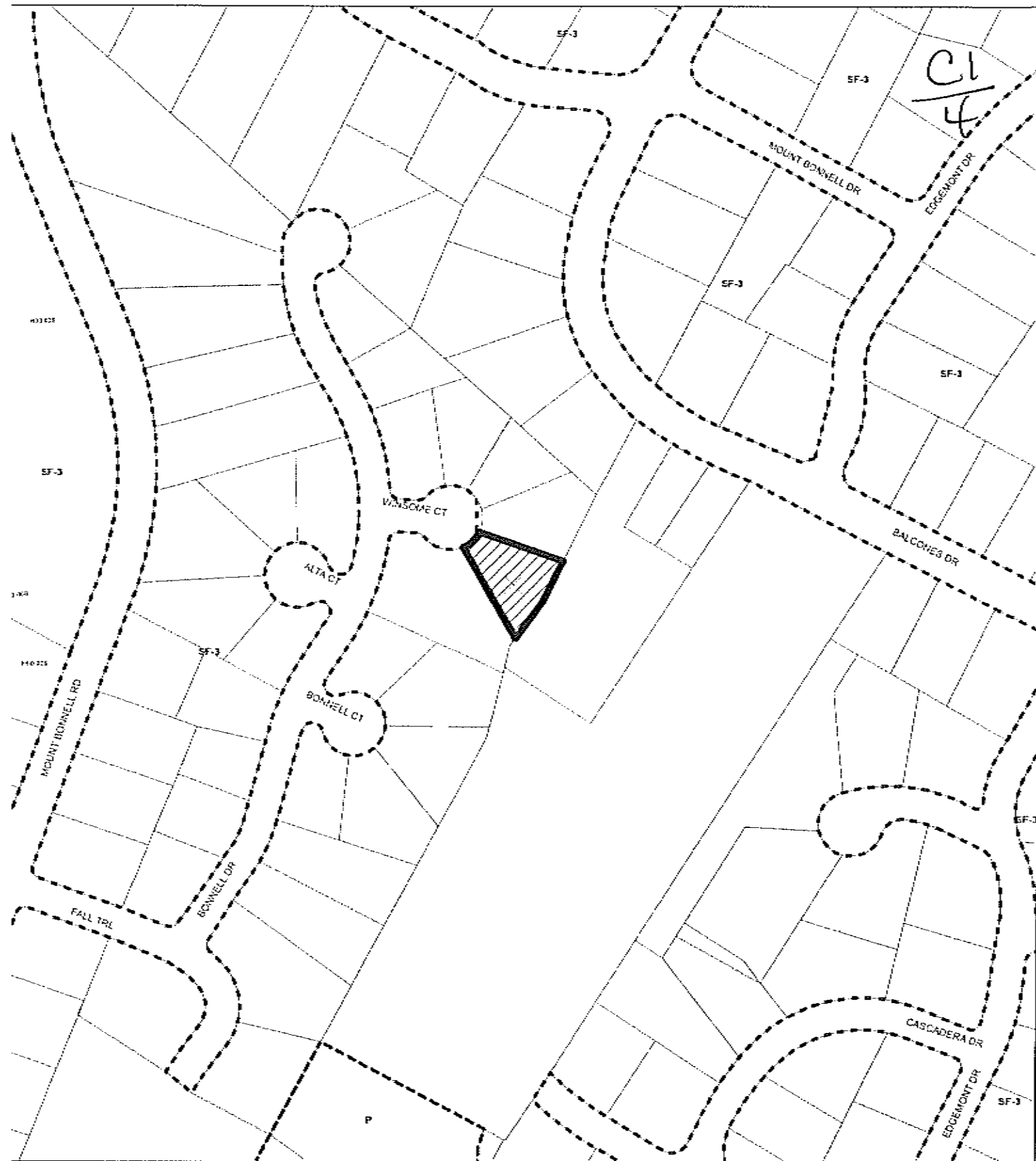
GENERAL MODIFICATION WAIVER

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

Mailing Address 11754 Jollyville Rd. #103
City, State Austin, TX Zip 78759
Phone 695-7522 Printed Name TAPRAGON HOMES / CHRIS WOOD
Signature [Signature] Date 5/25/10

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

Mailing Address 3503 Winsome Ct.
City, State Austin, TX Zip 78731
Phone 512-371-0191 Printed Name Peter + Joan Swartz
Signature [Signature] Date 5/26/10



RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION



SUBJECT TRACT



ZONING BOUNDARY

CASE#: 10-050968RM
 LOCATION: 3503 WINSOME COURT
 GRID: G36 G37 H36 H37
 MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

Reject

AP Number

09-007329RA

Building Permit No.

Plat No.

Date

02/03/0

Reviewer

Elaine Hamberg

PRIMARY PROJECT DATA

Service Address 3503 Winsome Court 78731

Tax Parcel No.

Legal Description

Lot 10 Block D Subdivision Mount Bonnell Terrace Section 3 Phase 5

If in a Planned Unit Development, provide Name and Case No.

(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

New Residence

Duplex

Garage attached detached

Carport attached detached

Pool

X Remodel (specify) convert covered patio into air conditioned exercise room

Addition (specify) opening up guest house staircase

Other (specify)

Zoning (e.g. SF-1, SF-2...) SF-3

- Height of Principal building 30 ft. # of floors 2 Height of Other structure(s) ft. # of floors

- Does this site currently have water and wastewater availability? X Yes No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

- Does this site have a septic system? Yes No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? Yes No. If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? Yes No

Does this site front a paved street? X Yes No A paved alley? Yes No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? X Yes No

VALUATIONS FOR REMODELS ONLY

Building \$21,030
 Electrical \$2,300
 Mechanical \$1,000
 Plumbing \$500
 Driveway/
 Sidewalk \$

TOTAL \$24,830
 (labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 12,871 sq.ft.

Job Valuation - Principal Building \$
(Labor and materials)Job Valuation - Other Structure(s) \$
(Labor and materials)

TOTAL JOB VALUATION
 (sum of remodels and additions)

\$
 (Labor and materials)

PERMIT FEES
(For office use only)

NEW/ADDITIONS REMODELS

Building \$ \$
 Electrical \$ \$
 Mechanical \$ \$
 Plumbing \$ \$
 Driveway
 & Sidewalk \$ \$
 TOTAL \$ \$

OWNER / BUILDER INFORMATION

OWNER Name Peter and Joan Swartz Telephone (h) 371 0191
 (w) 694 67373
 BUILDER Company Name TARRAGON Homes Telephone 750 0007 P
 695-7522
 Contact/Applicant's Name CHRIS WOOD
 DRIVEWAY/ Contractor
 SIDEWALK
 CERTIFICATE OF Name
 OCCUPANCY Address City ST ZIP

If you would like to be notified when your application is approved, please select the method:

X telephone X e-mail: joan@swartz.net

You may check the status of this application at www.ci.austin.tx.us/development/pierivv.htm

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CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Per Plans	
	Existing	New / Addition
a. 1 st floor conditioned area	2323 sq.ft.	213 sq.ft.
b. 2 nd floor conditioned area	3160 sq.ft.	
c. 3 rd floor conditioned area		
d. Basement		
e. Garage / Carport		
☒ attached	690 sq.ft.	
☐ detached		
f. Wood decks [must be counted at 100%]		
g. Breezeways TO BE CONVERTED	0 sq.ft.	
h. Covered patios		
i. Covered porches - FRONT	345 sq.ft.	
j. Balconies - OFF MASTER (2nd Balcony)	39 sq.ft.	
k. Swimming pool(s) [pool surface area(s)]		
l. Other building or covered area(s)		
Specify _____		

TOTAL BUILDING AREA (add a. through l.) 6257 sq.ft. 213 sq.ft.
LOT 12,811 per TCAD 3058 213

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered) 3271 sq.ft.
25.5 % of lot
mut - 5195.4

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>3271</u> sq.ft.
b. Driveway area on private property	<u>1067</u> sq.ft.
c. Sidewalk / walkways on private property	
d. Uncovered patios	<u>783</u> sq.ft.
e. Uncovered wood decks [may be counted at 50%]	
f. Air conditioner pads	<u>53</u> sq.ft.
g. Concrete decks	
h. Other (specify) _____	

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 6174 sq.ft.
48 % of lot
mut - 5791.9

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

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TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 3503 WINDSOR CT

Applicant's Signature [Signature] Date 5/25/10

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New / Addition
I. 1 st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	<u>2323</u> sq. ft.	<u>213</u> sq. ft.
b. 1 st floor area with ceiling height over 15 feet.	<u> </u> sq. ft.	<u> </u> sq. ft.
c. TOTAL (add a and b above)	<u>2323</u> sq. ft.	<u>213</u> sq. ft.
II. 2 nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>3160</u> sq. ft.	<u> </u> sq. ft.
e. 2 nd floor area with ceiling height > 15 feet.	<u> </u> sq. ft.	<u> </u> sq. ft.
f. TOTAL (add d and e above)	<u>3160</u> sq. ft.	<u> </u> sq. ft.
III. 3 rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	<u> </u> sq. ft.	<u> </u> sq. ft.
h. 3 rd floor area with ceiling height > 15 feet	<u> </u> sq. ft.	<u> </u> sq. ft.
i. TOTAL (add g and h above)	<u> </u> sq. ft.	<u> </u> sq. ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	<u> </u> sq. ft.	<u> </u> sq. ft.
V. Garage		
k. ☒ attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u>690</u> sq. ft.	<u> </u> sq. ft.
l. ☐ detached (subtract 450 square feet if more than 10 feet from principal structure)	<u> </u> sq. ft.	<u> </u> sq. ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	<u> </u> sq. ft.	<u> </u> sq. ft.
VII. TOTAL	<u>6173</u> sq. ft.	<u>213</u> sq. ft. (6386)

Map 5148.47	TOTAL GROSS FLOOR AREA (add existing and new from VII above)	
	GROSS AREA OF LOT <u>12,871</u> ^{PER} <u>6386</u> sq. ft.	
	FLOOR AREA RATIO (gross floor area / gross area of lot) <u>49.7</u> sq. ft.	

Map FAR allowance 5148.47

Difference 1237.67

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building, and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less

Existing Structure currently 48%
EAD - Dominant 49.7 (213#)

$(6173 - 12871) = 48\%$
 $(6386 - 12871) = 49.7\%$

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

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CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE  DATE 2/3/09

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) _____

Rejection Notes/Additional Comments (for office use only):
** Referred to Sylvia for RDCC information on 8/18/10 Drain*
Appl. nsty C/O Rep'd to Verify Exist. Structure
Annexed - 1985 - Dec 19 -
C/O has listed as 1st Bky - Actually 2STY -
Pmt pulled - 8/23/1984
Outside City only Plumbing - pmt # 8423184 11-7-1985
→ Build a 2stg / Guesthouse Outside the City
Posted all inspection on pmt 8417544 (?)
Both of which finalized -

Exceeding G.F.A (needs to go to mcmanis Board or B.O.A variance), applicant allowed 40% at 49.7

Service Address 3503 Winsome Court, 78731

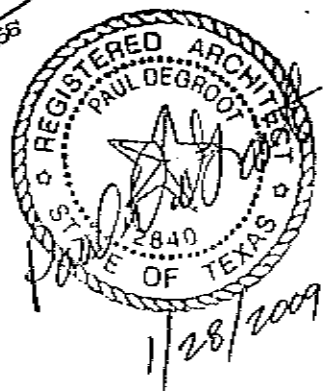
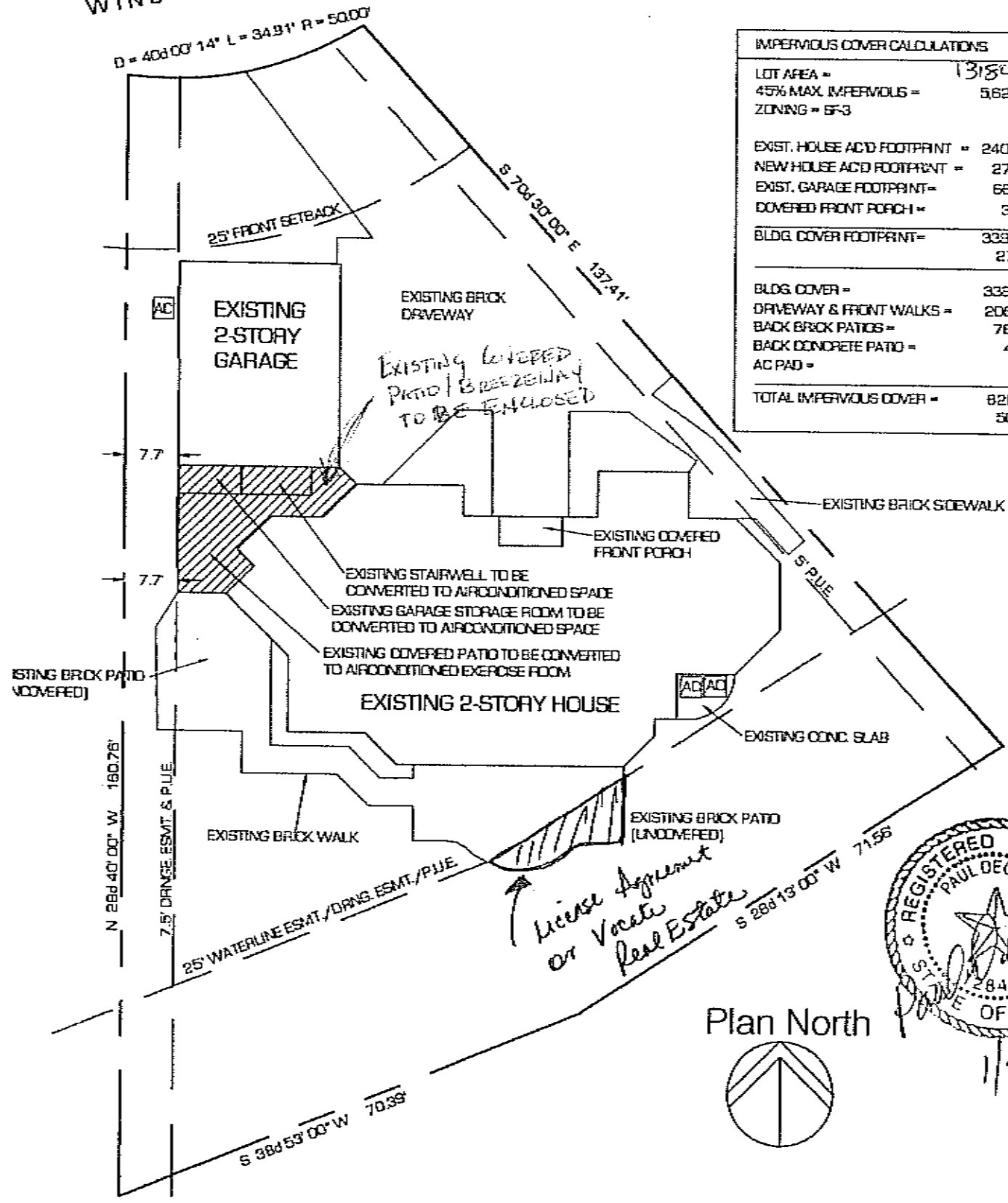
Applicant's Signature  Date 2/3/09

WINSOME COUR.

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D = 406'00" 14" L = 34.91' R = 50.00'

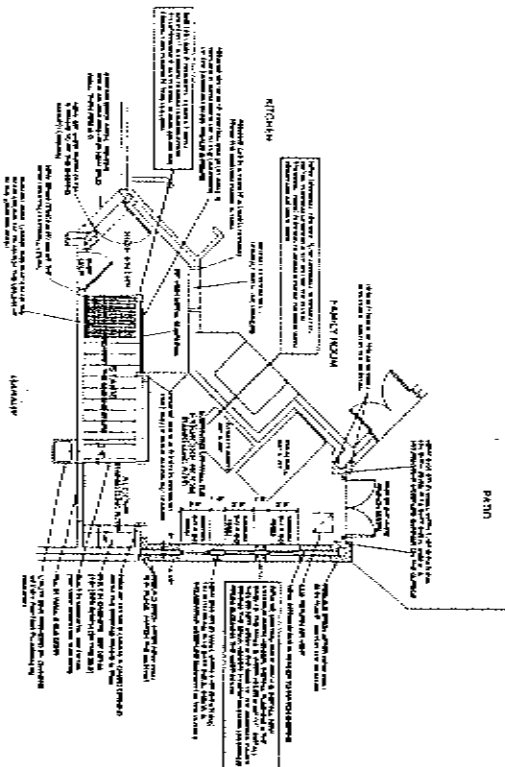
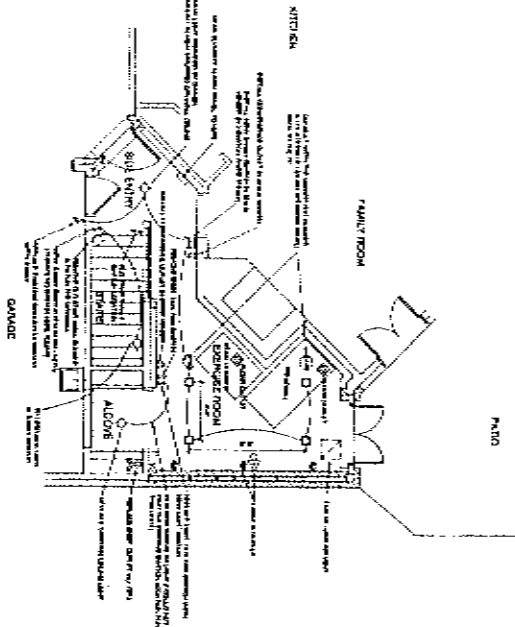
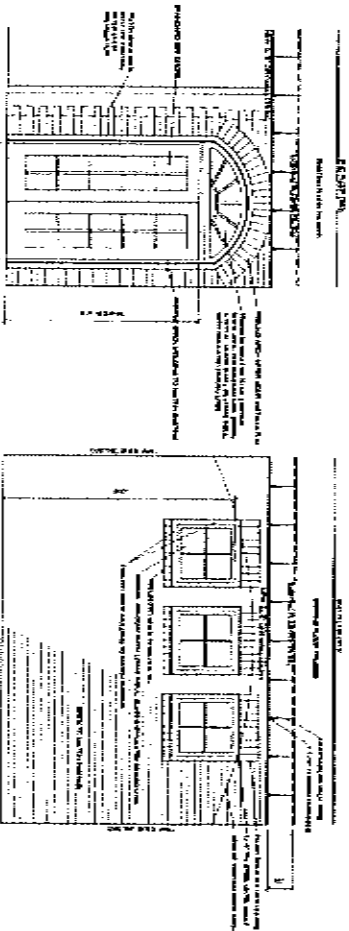
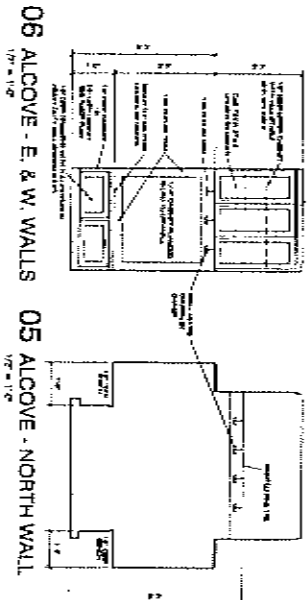
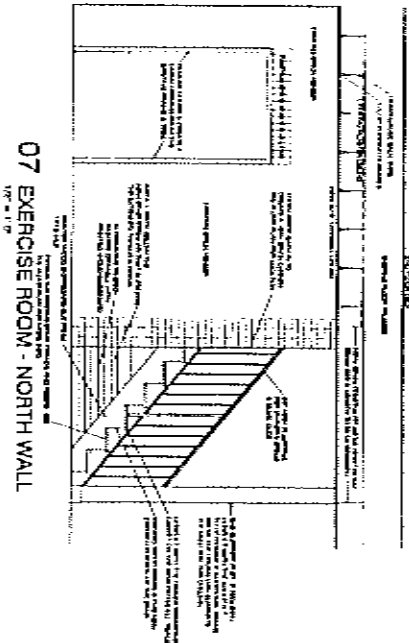
IMPERVIOUS COVER CALCULATIONS	
LOT AREA =	13,184 SQ. FT.
45% MAX. IMPERVIOUS =	5,925 SQ. FT.
ZONING =	5F-3
EXIST. HOUSE AC'D FOOTPRINT =	2,407 SQ. FT.
NEW HOUSE AC'D FOOTPRINT =	2,722 SQ. FT.
EXIST. GARAGE FOOTPRINT =	663 SQ. FT.
COVERED FRONT PORCH =	39 SQ. FT.
BLDG. COVER FOOTPRINT =	3,331 SQ. FT.
	27.0%
BLDG. COVER =	3,331 SQ. FT.
DRIVEWAY & FRONT WALKS =	2,067 SQ. FT.
BACK BRICK PATIOS =	783 SQ. FT.
BACK CONCRETE PATIO =	44 SQ. FT.
AC PAD =	9 SQ. FT.
TOTAL IMPERVIOUS COVER =	8,284 SQ. FT.
	50.3%



SITE PLAN - 3503 WINSOME COURT

1" = 20'

C1
10



04 INTERIOR SOUTH WALL OF EXERCISE RM. 03 INTERIOR WEST WALL OF EXERCISE ROOM

01 REMODEL FLOOR PLAN



Remodel for the Swartz Residence	
3503 Whimsy Court, Austin, Texas 78731	
Paul DeGroot, Architect	512-345-2329
ES&R Architects, Inc.	Austin TX 78731



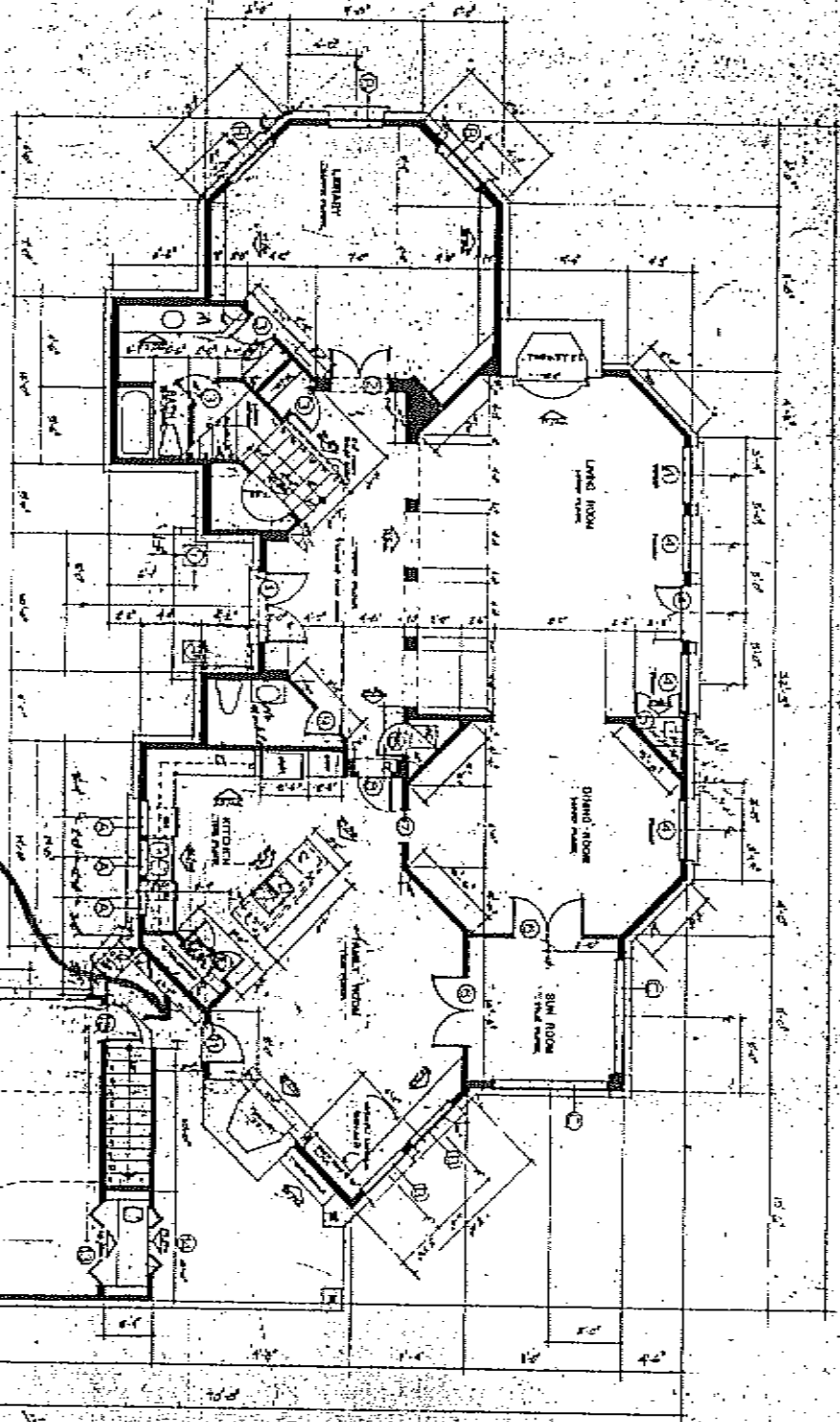
A1
1 of 1

C1
11

DOOR SCHEDULE	
1	6'0" x 8'0" Solid Core
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96	6'0" x 8'0" Solid Core
97	6'0" x 8'0" Solid Core
98	6'0" x 8'0" Solid Core
99	6'0" x 8'0" Solid Core
100	6'0" x 8'0" Solid Core

WINDOW SCHEDULE	
1	4'0" x 6'0" Double Hung
2	4'0" x 6'0" Double Hung
3	4'0" x 6'0" Double Hung
4	4'0" x 6'0" Double Hung
5	4'0" x 6'0" Double Hung
6	4'0" x 6'0" Double Hung
7	4'0" x 6'0" Double Hung
8	4'0" x 6'0" Double Hung
9	4'0" x 6'0" Double Hung
10	4'0" x 6'0" Double Hung
11	4'0" x 6'0" Double Hung
12	4'0" x 6'0" Double Hung
13	4'0" x 6'0" Double Hung
14	4'0" x 6'0" Double Hung
15	4'0" x 6'0" Double Hung
16	4'0" x 6'0" Double Hung
17	4'0" x 6'0" Double Hung
18	4'0" x 6'0" Double Hung
19	4'0" x 6'0" Double Hung
20	4'0" x 6'0" Double Hung
21	4'0" x 6'0" Double Hung
22	4'0" x 6'0" Double Hung
23	4'0" x 6'0" Double Hung
24	4'0" x 6'0" Double Hung
25	4'0" x 6'0" Double Hung
26	4'0" x 6'0" Double Hung
27	4'0" x 6'0" Double Hung
28	4'0" x 6'0" Double Hung
29	4'0" x 6'0" Double Hung
30	4'0" x 6'0" Double Hung
31	4'0" x 6'0" Double Hung
32	4'0" x 6'0" Double Hung
33	4'0" x 6'0" Double Hung
34	4'0" x 6'0" Double Hung
35	4'0" x 6'0" Double Hung
36	4'0" x 6'0" Double Hung
37	4'0" x 6'0" Double Hung
38	4'0" x 6'0" Double Hung
39	4'0" x 6'0" Double Hung
40	4'0" x 6'0" Double Hung
41	4'0" x 6'0" Double Hung
42	4'0" x 6'0" Double Hung
43	4'0" x 6'0" Double Hung
44	4'0" x 6'0" Double Hung
45	4'0" x 6'0" Double Hung
46	4'0" x 6'0" Double Hung
47	4'0" x 6'0" Double Hung
48	4'0" x 6'0" Double Hung
49	4'0" x 6'0" Double Hung
50	4'0" x 6'0" Double Hung
51	4'0" x 6'0" Double Hung
52	4'0" x 6'0" Double Hung
53	4'0" x 6'0" Double Hung
54	4'0" x 6'0" Double Hung
55	4'0" x 6'0" Double Hung
56	4'0" x 6'0" Double Hung
57	4'0" x 6'0" Double Hung
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63	4'0" x 6'0" Double Hung
64	4'0" x 6'0" Double Hung
65	4'0" x 6'0" Double Hung
66	4'0" x 6'0" Double Hung
67	4'0" x 6'0" Double Hung
68	4'0" x 6'0" Double Hung
69	4'0" x 6'0" Double Hung
70	4'0" x 6'0" Double Hung
71	4'0" x 6'0" Double Hung
72	4'0" x 6'0" Double Hung
73	4'0" x 6'0" Double Hung
74	4'0" x 6'0" Double Hung
75	4'0" x 6'0" Double Hung
76	4'0" x 6'0" Double Hung
77	4'0" x 6'0" Double Hung
78	4'0" x 6'0" Double Hung
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80	4'0" x 6'0" Double Hung
81	4'0" x 6'0" Double Hung
82	4'0" x 6'0" Double Hung
83	4'0" x 6'0" Double Hung
84	4'0" x 6'0" Double Hung
85	4'0" x 6'0" Double Hung
86	4'0" x 6'0" Double Hung
87	4'0" x 6'0" Double Hung
88	4'0" x 6'0" Double Hung
89	4'0" x 6'0" Double Hung
90	4'0" x 6'0" Double Hung
91	4'0" x 6'0" Double Hung
92	4'0" x 6'0" Double Hung
93	4'0" x 6'0" Double Hung
94	4'0" x 6'0" Double Hung
95	4'0" x 6'0" Double Hung
96	4'0" x 6'0" Double Hung
97	4'0" x 6'0" Double Hung
98	4'0" x 6'0" Double Hung
99	4'0" x 6'0" Double Hung
100	4'0" x 6'0" Double Hung

SQUARE FOOTAGE CALCULATIONS			
	CONDITIONED	UNCONDITIONED	TOTAL
FIRST FLOOR	2723	257	2980
SECOND FLOOR	3440	29	3469
GARAGE		690	690
TOTAL	6163	976	7139



COVERED BREZEWAY
TO BE ENCLOSED
213 D

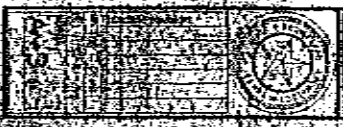
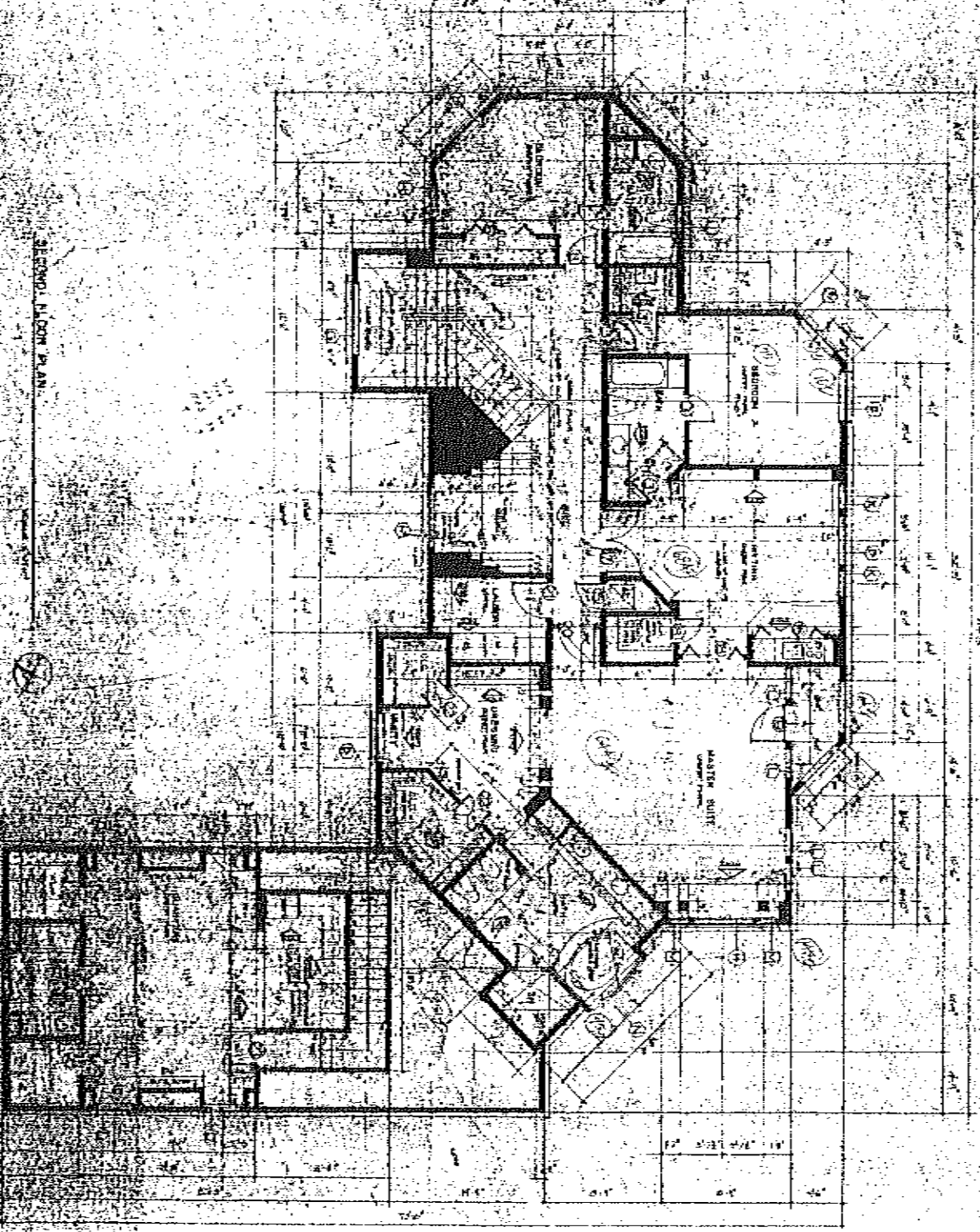
FIRST FLOOR PLAN

CLIMATE



C1
12

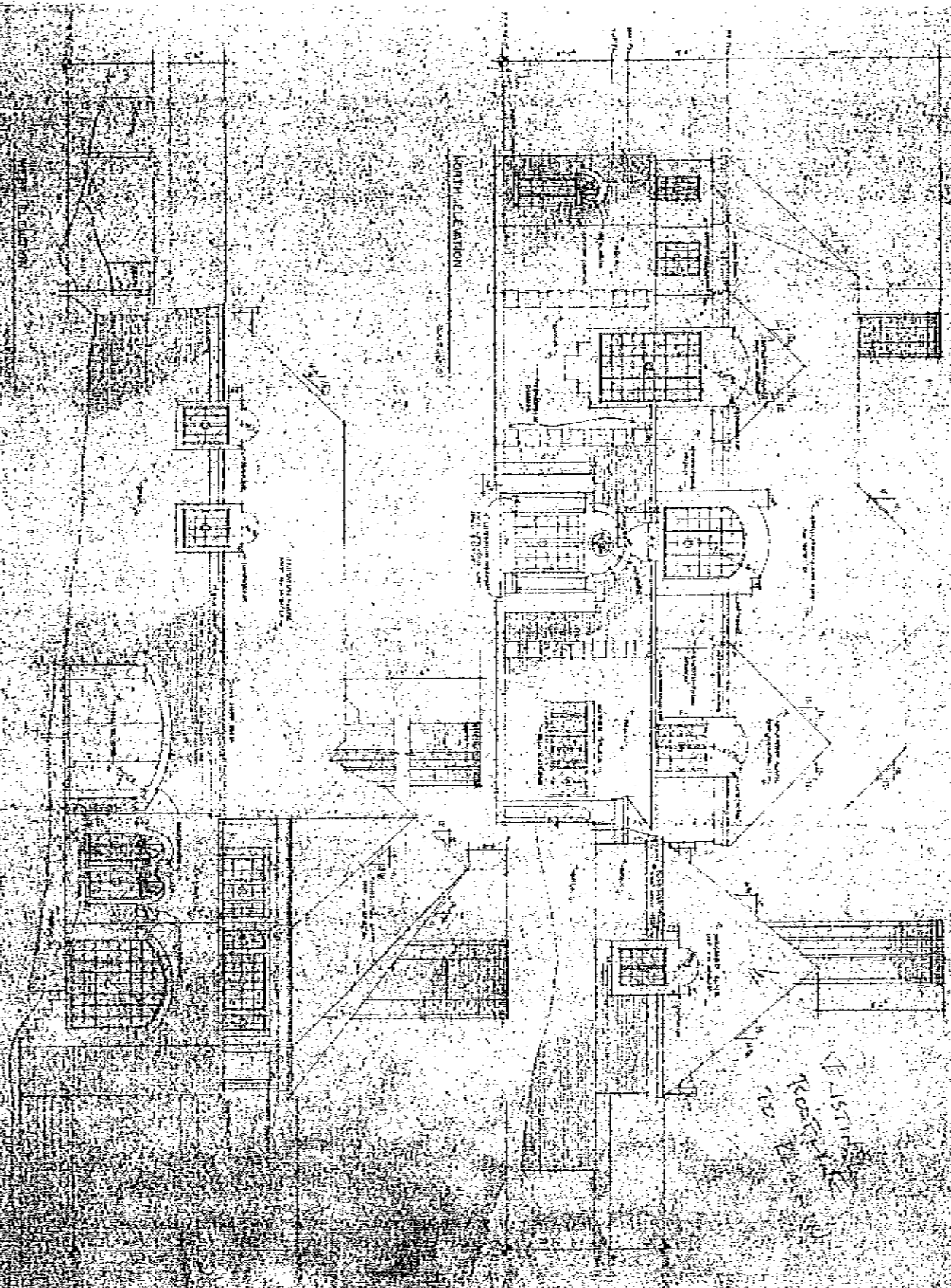
SECOND FLOOR PLAN



CONDON RESIDENCE

THE ARCHITECTS' OFFICE CORP.
1112 RO GRAVES AUSTIN TX 78701 TEL 512-978-1234

C1
13



1-1511-10
ROCKFORD
1000
1000



2010-050752 PR

C1
14

AMNESTY CERTIFICATE OF OCCUPANCY APPLICATION

ADDRESS OF PROPERTY: 3503 WINSOME COURTLEGAL DESCRIPTION: LOT 10, BLOCK D, MOUNT BOWHELL TERRACE SEC 3.I have attached: (see list)☒ Utility bill ☒ Tax record ☐ City Directory ☒ Other: Improvement Structure History
as proof of the building use on March 1, 1986;☐ An approved site plan or completed Site Plan Exemption form;☐ A plot plan showing site improvement and impervious cover such as the building footprint, parking spaces, lot lines, lot dimensions, etc.;☐ Proof of payment for the minimum Plan Review fee; AND☐ Proof that no zoning or housing code action is in progress on the property.

• FOUR COPIES OF THIS APPLICATION WITH ATTACHMENTS MUST BE SUBMITTED •

> I understand that I must pay for at least a minimum building permit when plans are approved for the building, plumbing, electrical, and fire inspections (permit cost is calculated by the valuation of the work to be performed). CS (INITIALS) \$23.00

> I understand that any required electrical, plumbing and/or mechanical work must be performed by a licensed contractor; that this work may not begin until the required permit(s) have been obtained; AND that additional permits may be required if construction valuation exceeds that minimum permit limits. CS (INITIALS)

> I understand that any life/safety violations must be corrected prior to issuance of a Certificate of Occupancy. CS (INITIALS)

> I understand that failure to correct life/safety violations or to obtain zoning approval may result in an order to vacate the premises or in a request to terminate utility services. CS (INITIALS)

APPLICANT SIGNATURE [Signature]DATE 6/11/10

DENIED ON

APPROVED ON

BY

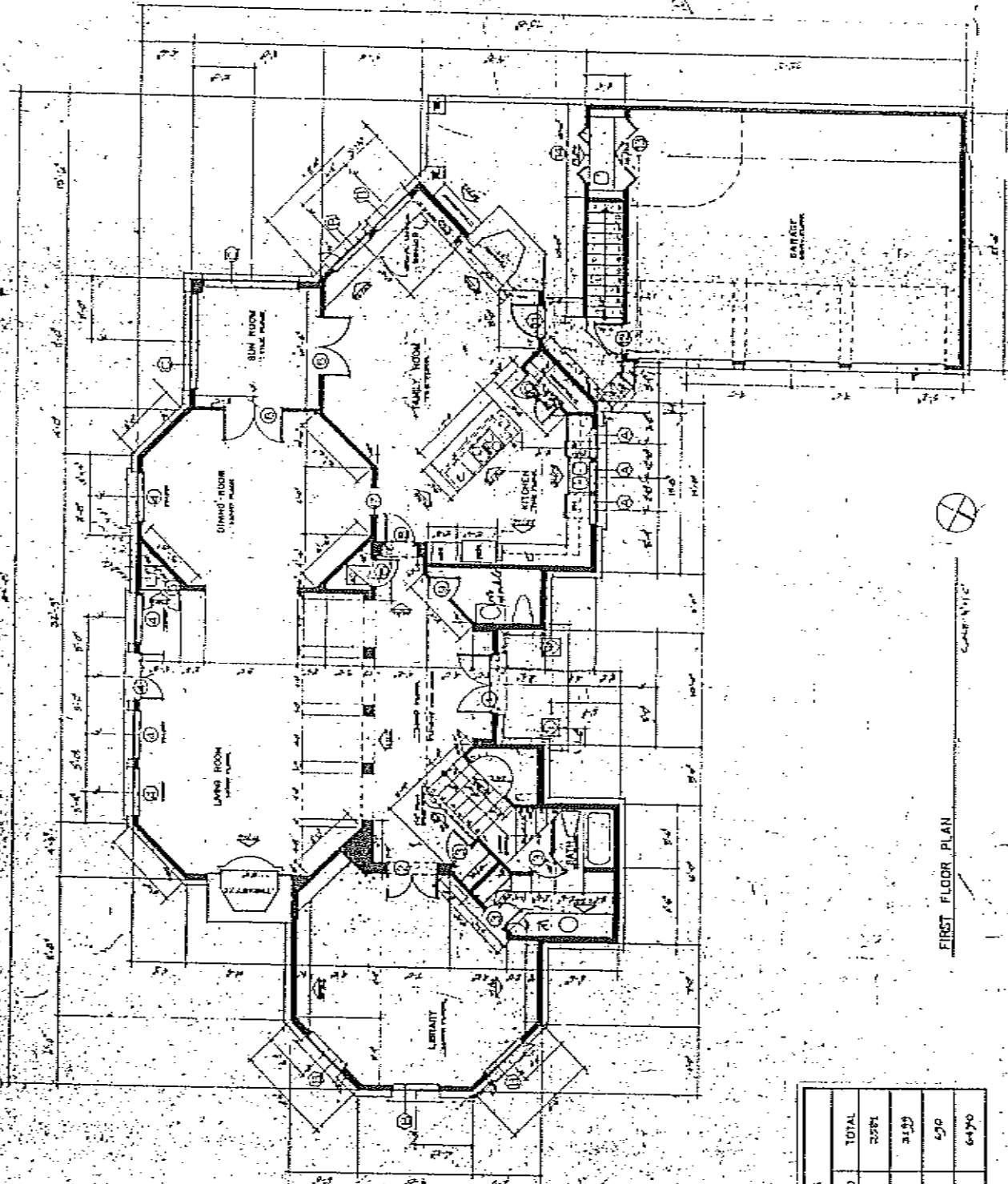
Zoning Review _____

Building _____



NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/12/84
2	REVISED	10/12/84
3	REVISED	10/12/84
4	REVISED	10/12/84
5	REVISED	10/12/84
6	REVISED	10/12/84
7	REVISED	10/12/84
8	REVISED	10/12/84
9	REVISED	10/12/84
10	REVISED	10/12/84

A-2
15



FIRST FLOOR PLAN

DOOR SCHEDULE

NO.	TYPE	FINISH	LOCATION
1	6'0" x 2'0" SLIP DOOR	WOOD	LIVING ROOM TO DINING ROOM
2	6'0" x 2'0" SLIP DOOR	WOOD	DINING ROOM TO KITCHEN
3	6'0" x 2'0" SLIP DOOR	WOOD	KITCHEN TO BREAKFAST ROOM
4	6'0" x 2'0" SLIP DOOR	WOOD	BREAKFAST ROOM TO LIVING ROOM
5	6'0" x 2'0" SLIP DOOR	WOOD	LIVING ROOM TO ENTRY
6	6'0" x 2'0" SLIP DOOR	WOOD	ENTRY TO FRONT PORCH
7	6'0" x 2'0" SLIP DOOR	WOOD	ENTRY TO REAR PORCH
8	6'0" x 2'0" SLIP DOOR	WOOD	REAR PORCH TO GARAGE
9	6'0" x 2'0" SLIP DOOR	WOOD	GARAGE TO REAR PORCH
10	6'0" x 2'0" SLIP DOOR	WOOD	REAR PORCH TO LIVING ROOM
11	6'0" x 2'0" SLIP DOOR	WOOD	LIVING ROOM TO BEDROOM
12	6'0" x 2'0" SLIP DOOR	WOOD	BEDROOM TO BATH
13	6'0" x 2'0" SLIP DOOR	WOOD	BATH TO BEDROOM
14	6'0" x 2'0" SLIP DOOR	WOOD	BEDROOM TO LIBRARY
15	6'0" x 2'0" SLIP DOOR	WOOD	LIBRARY TO ENTRY
16	6'0" x 2'0" SLIP DOOR	WOOD	ENTRY TO FRONT PORCH
17	6'0" x 2'0" SLIP DOOR	WOOD	ENTRY TO REAR PORCH
18	6'0" x 2'0" SLIP DOOR	WOOD	REAR PORCH TO GARAGE
19	6'0" x 2'0" SLIP DOOR	WOOD	GARAGE TO REAR PORCH
20	6'0" x 2'0" SLIP DOOR	WOOD	REAR PORCH TO LIVING ROOM
21	6'0" x 2'0" SLIP DOOR	WOOD	LIVING ROOM TO BEDROOM
22	6'0" x 2'0" SLIP DOOR	WOOD	BEDROOM TO BATH
23	6'0" x 2'0" SLIP DOOR	WOOD	BATH TO BEDROOM
24	6'0" x 2'0" SLIP DOOR	WOOD	BEDROOM TO LIBRARY
25	6'0" x 2'0" SLIP DOOR	WOOD	LIBRARY TO ENTRY
26	6'0" x 2'0" SLIP DOOR	WOOD	ENTRY TO FRONT PORCH
27	6'0" x 2'0" SLIP DOOR	WOOD	ENTRY TO REAR PORCH
28	6'0" x 2'0" SLIP DOOR	WOOD	REAR PORCH TO GARAGE
29	6'0" x 2'0" SLIP DOOR	WOOD	GARAGE TO REAR PORCH
30	6'0" x 2'0" SLIP DOOR	WOOD	REAR PORCH TO LIVING ROOM

WINDOW SCHEDULE

NO.	TYPE	FINISH	LOCATION
1	6'0" x 4'0" DOUBLE HUNG	WOOD	LIVING ROOM
2	6'0" x 4'0" DOUBLE HUNG	WOOD	DINING ROOM
3	6'0" x 4'0" DOUBLE HUNG	WOOD	KITCHEN
4	6'0" x 4'0" DOUBLE HUNG	WOOD	BREAKFAST ROOM
5	6'0" x 4'0" DOUBLE HUNG	WOOD	REAR PORCH
6	6'0" x 4'0" DOUBLE HUNG	WOOD	GARAGE
7	6'0" x 4'0" DOUBLE HUNG	WOOD	LIBRARY
8	6'0" x 4'0" DOUBLE HUNG	WOOD	BEDROOM
9	6'0" x 4'0" DOUBLE HUNG	WOOD	BATH
10	6'0" x 4'0" DOUBLE HUNG	WOOD	FRONT PORCH
11	6'0" x 4'0" DOUBLE HUNG	WOOD	REAR PORCH
12	6'0" x 4'0" DOUBLE HUNG	WOOD	GARAGE
13	6'0" x 4'0" DOUBLE HUNG	WOOD	LIBRARY
14	6'0" x 4'0" DOUBLE HUNG	WOOD	BEDROOM
15	6'0" x 4'0" DOUBLE HUNG	WOOD	BATH
16	6'0" x 4'0" DOUBLE HUNG	WOOD	FRONT PORCH
17	6'0" x 4'0" DOUBLE HUNG	WOOD	REAR PORCH
18	6'0" x 4'0" DOUBLE HUNG	WOOD	GARAGE
19	6'0" x 4'0" DOUBLE HUNG	WOOD	LIBRARY
20	6'0" x 4'0" DOUBLE HUNG	WOOD	BEDROOM
21	6'0" x 4'0" DOUBLE HUNG	WOOD	BATH
22	6'0" x 4'0" DOUBLE HUNG	WOOD	FRONT PORCH
23	6'0" x 4'0" DOUBLE HUNG	WOOD	REAR PORCH
24	6'0" x 4'0" DOUBLE HUNG	WOOD	GARAGE
25	6'0" x 4'0" DOUBLE HUNG	WOOD	LIBRARY
26	6'0" x 4'0" DOUBLE HUNG	WOOD	BEDROOM
27	6'0" x 4'0" DOUBLE HUNG	WOOD	BATH
28	6'0" x 4'0" DOUBLE HUNG	WOOD	FRONT PORCH
29	6'0" x 4'0" DOUBLE HUNG	WOOD	REAR PORCH
30	6'0" x 4'0" DOUBLE HUNG	WOOD	GARAGE

SQUARE FOOTAGE CALCULATIONS

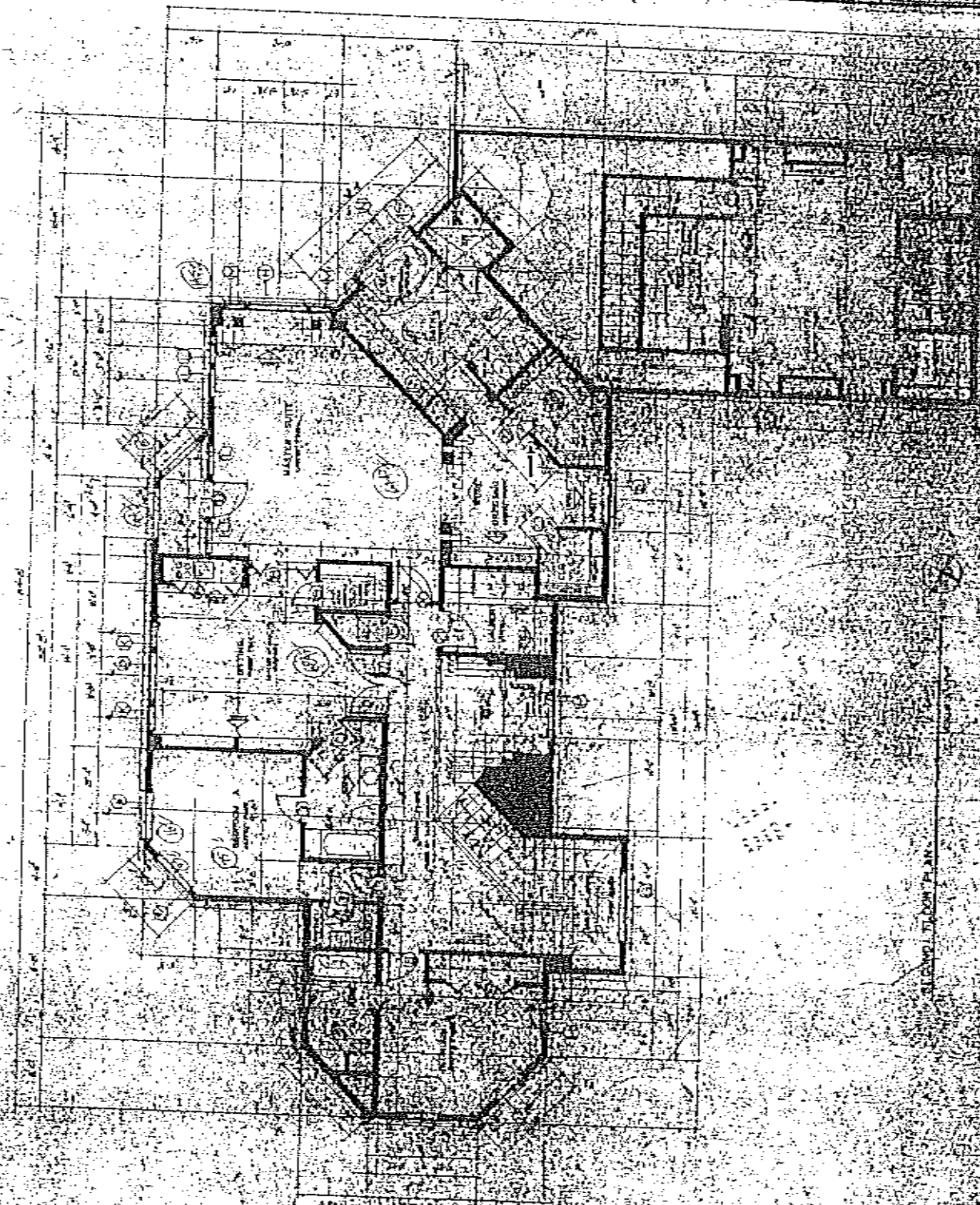
	CONDITIONED	UNCONDITIONED	TOTAL
FIRST FLOOR	3223	257	3480
SECOND FLOOR	3140	20	3160
GARAGE		620	620
TOTAL	6363	277	6640

THE ARCHITECTS' OFFICE, CORP.

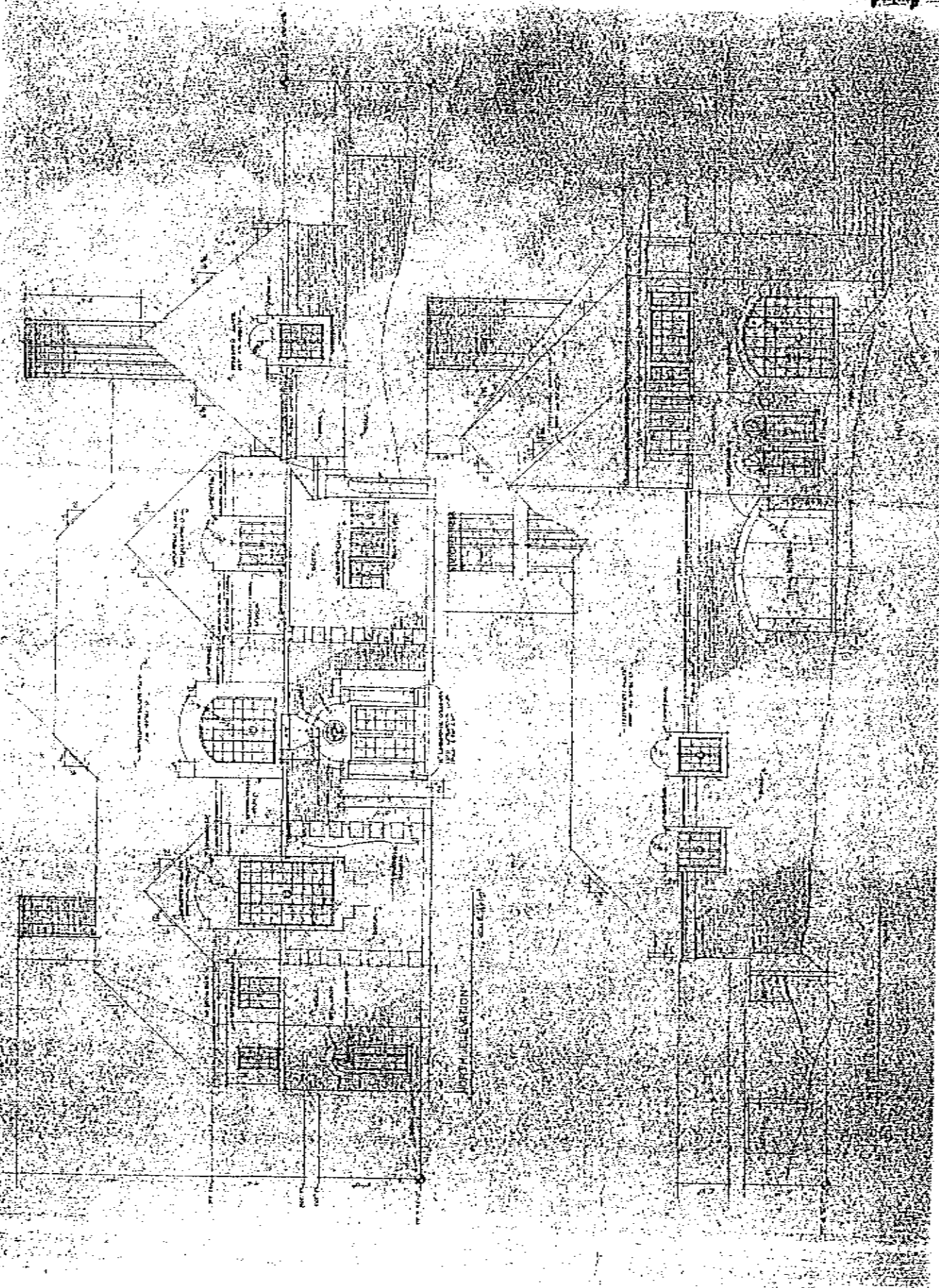
CONDON RESIDENCE



17



172 OVIGI PLANS - 2ND FLOOR



Cl.
18

TaxNetUSA: Travis County

Property ID Number: 474157 Ref ID2 Number: 01250501010000

Owner's Name **SWARTZ PETER M & JOAN P**

Property Details

Mailing Address 3503 WINSOME CT
AUSTIN, TX 78731-5342

Deed Date 05312005

Deed Volume

Deed Page

Location 3503 WINSOME CT 78731

Exemptions

HS

Legal LOT 10 BLK D MOUNT BONNELL TERRACE
SEC 3

Freeze Exempt

F

ARB Protest

F

Agent Code

2553

Value Information

2010 Preliminary

Land Acres

0.2955

Land Value

315,000.00

Block

D

Improvement Value

681,400.00

Tract or Lot

10

AG Value

0.00

Docket No.

AG Productivity Value

0.00

Abstract Code

S09218

Timber Value

0.00

Neighborhood Code

X8260

Timber Productivity Value

0.00

Assessed Value

996,400.00

Data up to date as of 2010-04-01

10% Cap Value

0.00

Total Value

996,400.00

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	996,400.00	996,400.00	996,400.00	996,400.00
01	AUSTIN ISD	1.202000	996,400.00	981,400.00	996,400.00	996,400.00
02	CITY OF AUSTIN	0.420900	996,400.00	996,400.00	996,400.00	996,400.00
03	TRAVIS COUNTY	0.421500	996,400.00	797,120.00	996,400.00	996,400.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	996,400.00	797,120.00	996,400.00	996,400.00
65	AUSTIN COMM COLL DIST	0.094600	996,400.00	986,436.00	996,400.00	996,400.00

Improvement Information

Improvement ID

State Category

Description

351111

A1

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
351111	2052392	1ST	1st Floor	WW6+	1984	2,391
351111	2052393	2ND	2nd Floor	WP6+	1984	3,122
351111	2106713	011	PORCH OPEN 1ST F	*6+	1984	36
351111	2106714	011	PORCH OPEN 1ST F	*6+	1984	213
351111	2106715	012	PORCH OPEN 2ND F	*6+	1984	32
351111	2106716	031	GARAGE DET 1ST F	WW6+	1984	743
351111	2106717	095	HVAC RESIDENTIAL	**	1984	5,513
351111	2106718	251	BATHROOM	**	1984	4

351111	2106719	435	FENCE IRON LF	G*	1984	150
351111	2106720	522	FIREPLACE	*6+	1984	1
351111	2106721	612	TERRACE UNCOVERD	*6+	1984	348
351111	2197280	612	TERRACE UNCOVERD	*6+	1984	302

Total Living Area 5,513

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
403149	LAND	A1	T	0.296	0	0	12,871

C1
19

C1
20City of Austin - LIS Archive Search

This archive holds historical data from January 1990 to September 1999

Service Address Report

Friday, June 11, 2010

11:32 AM

[DOWNLOAD EXCEL FILE](#)[<< BACK](#)

Add to Menu	Folio	Line	Status	Active Date	Final Date	Customer Name	Service Address	Place City	Zip Code
SELECT	303590	01	I		18-MAY-1989	CONDON, JACK	3503 WINSOME CT	AUSTIN 499-2797	78731
SELECT	303590	02	I		15-AUG-1989	MURRAY SAVINGS,	3503 WINSOME CT	AUSTIN 499-2797	78731
SELECT	303590	03	I	15-AUG-1989	29-MAR-1991	MCCONNICO, STEPHAN	3503 WINSOME CT	AUSTIN 499-2797	78731
SELECT	303590	11	I		21-MAR-1986	WILSON, SCOTT	3503 WINSOME CT	AUSTIN 499-2797	78731
SELECT	303590	12	A	29-MAR-1991		BEDILLION, MARK	3503 WINSOME CT	AUSTIN 499-2797	78731

Condon

CL
22



CITY OF AUSTIN
Watershed Protection
and
Development Review Department

Building Permit No.

8417544

Original Certificate of Occupancy Date

11/25/1985

***** GENERAL BUILDING / PROPERTY INFORMATION *****

Building Address: 3503 WINSOME COURT A 00000

Legal Description: MT BONNELL TERRACE SECTION 3 BLOCK: D LOT: 10

Proposed Occupancy: 1 STRY FRM RES W/BRK VEN & ATT GARAGE

Building Group/Division:

Building Area Square Footage: 4200

Type of Construction: 5N

Owner: CONDON CONSTRUCTION

Contractor: OWNER

***** CERTIFICATE OF OCCUPANCY *****

This is to certify, that the building or structure at the address listed above has been inspected for compliance with the requirements of the Austin City Code for the Group and Division of occupancy listed above.

Neither the issuance of this certificate nor the inspections made shall lessen the responsibility or liability of any person, firm or corporation, owning, operating, controlling, or installing any appliance or material upon the premises, or doing any work whatsoever on such premises.

The City of Austin does not assume any responsibility or liability by reason of the inspection, or reinspection of the premises; or the issuance of this 'Certificate of Occupancy'; or by any reason of any approval or disapproval.

Remark: DRG-SEE SPEC COND B WATER TAP#G42069 SEWER TAP#115919 CANCEL PLG PERMIT
10/31/84**

For the Building Official By: _____

Date: 11 June 2010

Mailing Address

CONDON CONSTRUCTION

5609 ADAMS AVENUE

SUITE 200

AUSTIN

TX 78756

C1
23

3503 Winsome Court



TaxNetUSA: Travis County

Property ID Number: 474157 Ref ID2 Number: 01250501010000

Owner's Name **SWARTZ PETER M & JOAN P**

Property Details

Mailing Address 3503 WINSOME CT
AUSTIN, TX 78731-5842

Deed Date 05312005

Location 3503 WINSOME CT 78731

Deed Volume

Deed Page

Legal LOT 10 BLK D MOUNT BONNELL TERRACE
SEC 3

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 2553

Land Acres 0.2955

Block D

Tract or Lot 10

Docket No.

Abstract Code S09218

Neighborhood Code X8260

Value Information

2010 Preliminary

Land Value 315,000.00

Improvement Value 681,400.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 896,400.00

10% Cap Value 0.00

Total Value 996,400.00

Data up to date as of 2010-04-01

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	996,400.00	996,400.00	996,400.00	996,400.00
01	AUSTIN ISD	1.202000	996,400.00	981,400.00	996,400.00	996,400.00
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03	TRAVIS COUNTY	0.421500	996,400.00	797,120.00	996,400.00	996,400.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	996,400.00	797,120.00	996,400.00	996,400.00
63	AUSTIN COMM COLL DIST	0.094600	996,400.00	936,436.00	996,400.00	996,400.00

Improvement Information

Improvement ID

351111

State Category

A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
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351111	2106713	011	PORCH OPEN 1ST F	*6+	1984	36
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351111	2106715	012	PORCH OPEN 2ND F	*6+	1984	32
351111	2106716	031	GARAGE DET 1ST F	WW6+	1984	743
351111	2106717	095	HVAC RESIDENTIAL	**	1984	5,513
351111	2106718	251	BATHROOM	**	1984	4

C1
24

C1
25

351111	2106719	435	FENCE IRON LF	G*	1984	150
351111	2106720	522	FIREPLACE	*6+	1984	1
351111	2106721	612	TERRACE UNCOVERD	*6+	1984	348
351111	2197280	612	TERRACE UNCOVERD	*6+	1984	302

Total Living Area 5,513

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
403149	LAND	A1	T	0.296	0	0	12,871

FROM
To P. 6. 12

ALBERT SILSBEE SURVEY NO. 1

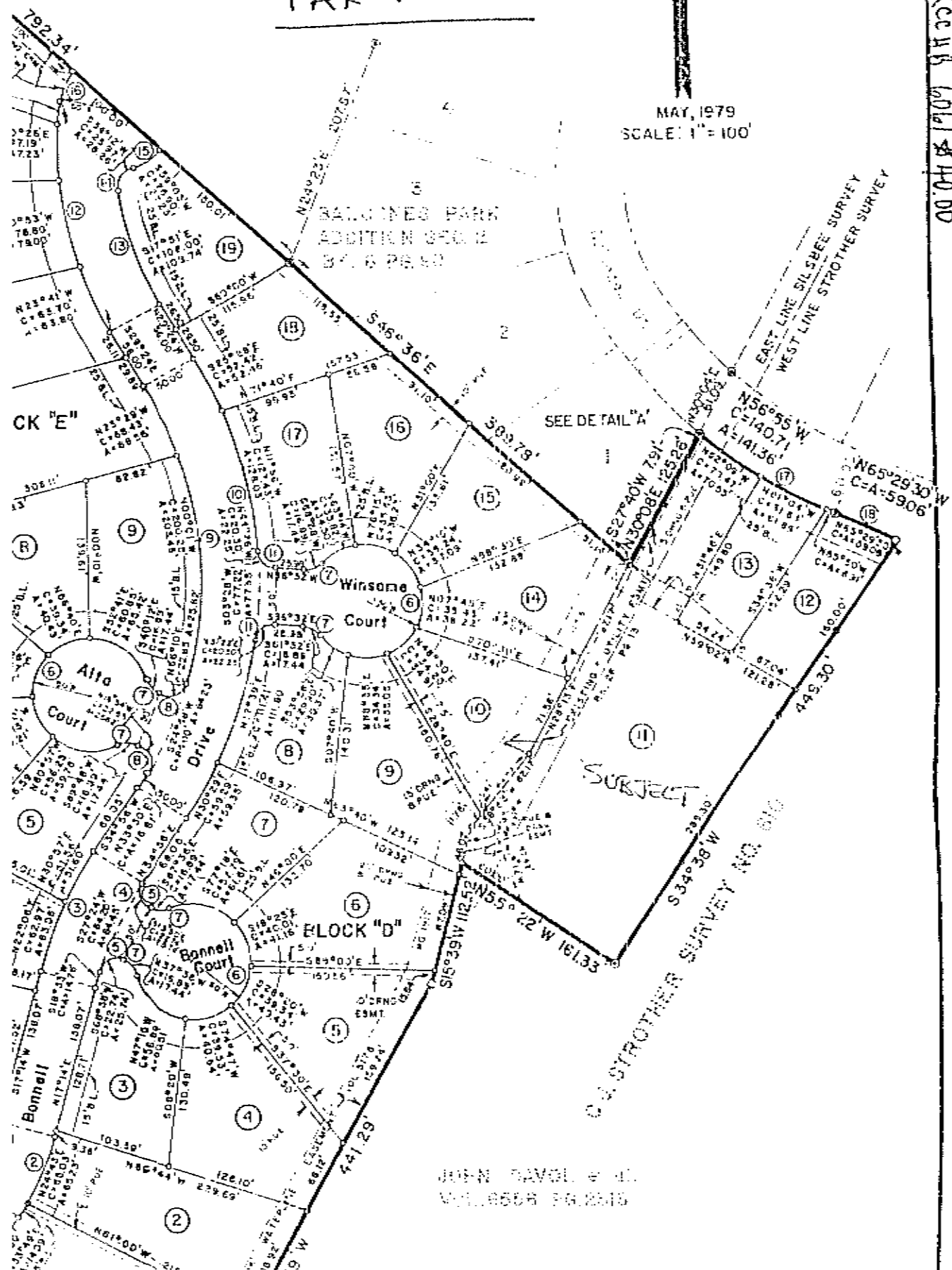
Tax Plat Map



MAY, 1979
SCALE: 1" = 100'

Aug 9, 1979 Rec'd \$140.00

C1
26



JOHN SAVOL & CO.
MILWAUKEE, WIS.

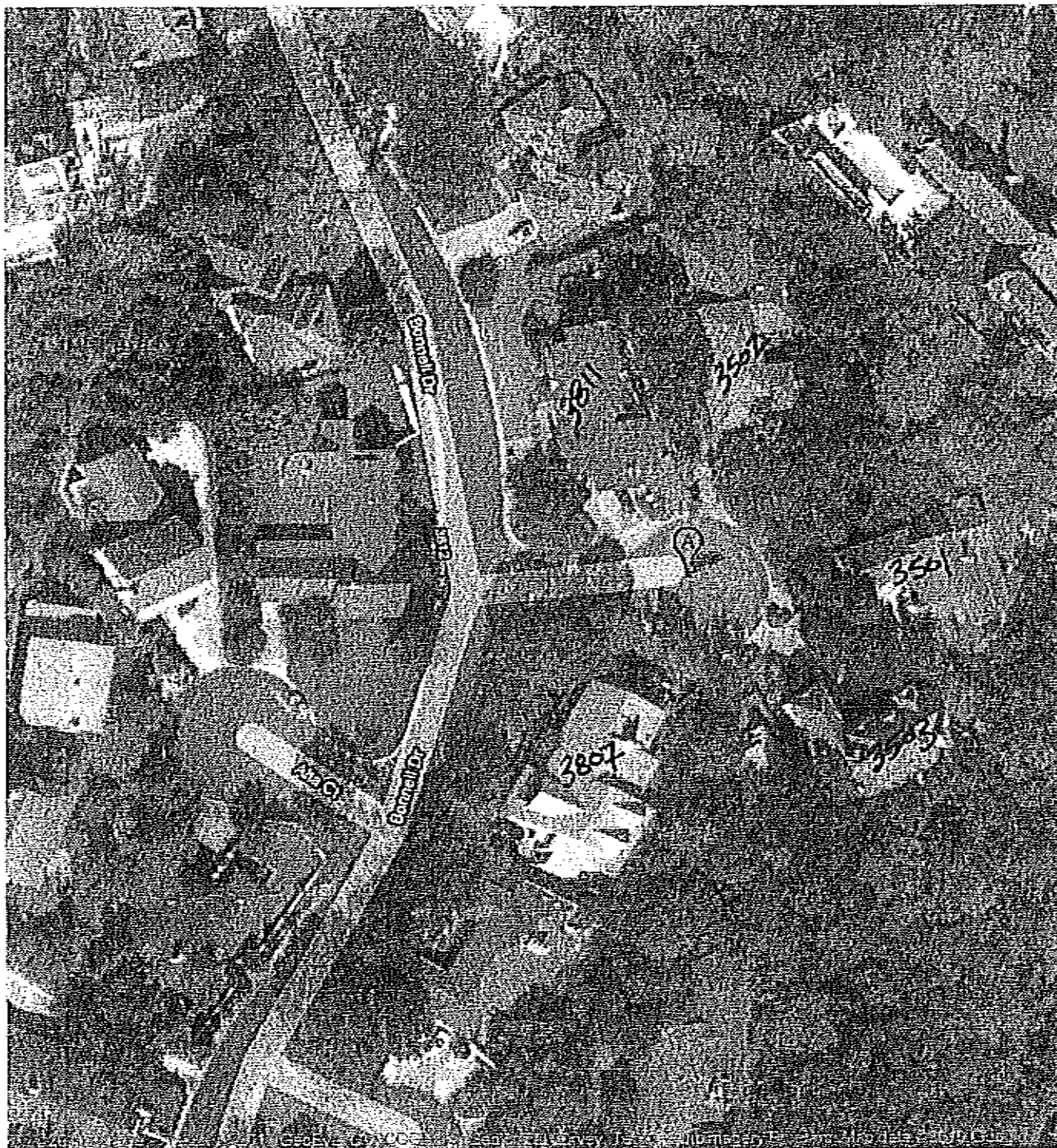
CL
27

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Edit](#) [Print](#) [Send](#) [Link](#)



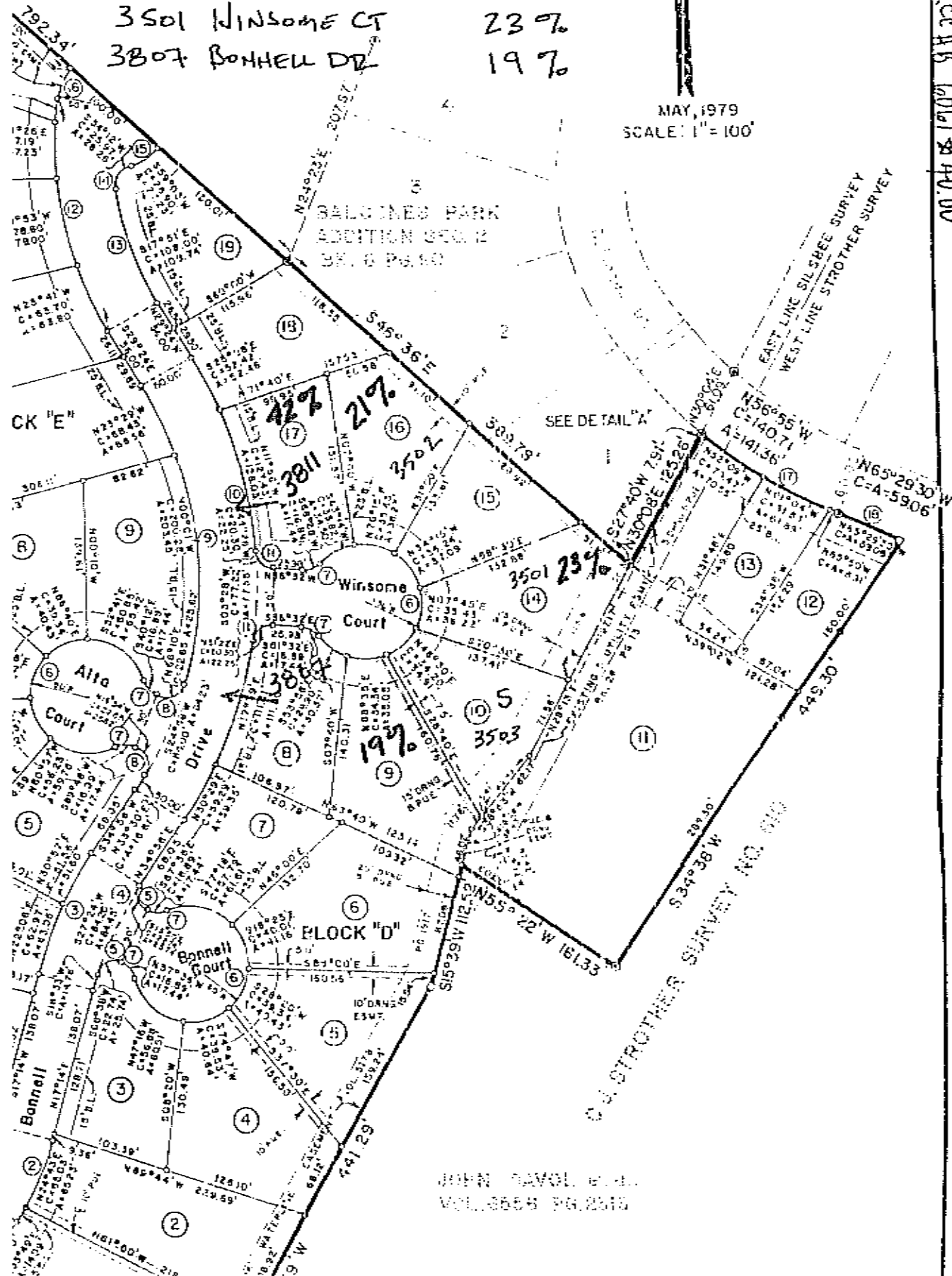
Earth View Promotion

FAR MAP

ALBERT SILSSEE SURVEY NO.1

3811 BONHELL DR	42%
3502 WINSOME CT	21%
3501 WINSOME CT	23%
3807 BONHELL DR	19%

MAY, 1979
SCALE: 1" = 100'



C1
28

Aug 9, 1979 Rec H.B. 1001 11:40.00

C1
29

CITY OF AUSTIN
 RESIDENTIAL PERMIT APPLICATION "D"
 FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 3811 BONHELL DR

Applicant's Signature _____ Date _____

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	<u>2,491</u> sq. ft.	_____ sq. ft.
b. 1 st floor area with ceiling height over 15 feet.	_____ sq. ft.	_____ sq. ft.
c. TOTAL (add a and b above)	_____ sq. ft.	_____ sq. ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>2,654</u> sq. ft.	_____ sq. ft.
e. 2 nd floor area with ceiling height > 15 feet.	_____ sq. ft.	_____ sq. ft.
f. TOTAL (add d and e above)	_____ sq. ft.	_____ sq. ft.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq. ft.	_____ sq. ft.
h. 3 rd floor area with ceiling height > 15 feet	_____ sq. ft.	_____ sq. ft.
i. TOTAL (add g and h above)	_____ sq. ft.	_____ sq. ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	_____ sq. ft.	_____ sq. ft.
V. Garage		
k. _____ attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u>504</u> sq. ft.	_____ sq. ft.
l. _____ detached (subtract 450 square feet if more than 10 feet from principal structure)	_____ sq. ft.	_____ sq. ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	_____ sq. ft.	_____ sq. ft.
VII. TOTAL	<u>5,649</u> sq. ft.	_____ sq. ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	
	<u>5,649</u> sq. ft.
GROSS AREA OF LOT	<u>13,536</u> sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>.42</u> sq. ft.

¹ a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure
 a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
 b. It only has one floor within the roof structure
 c. It does not extend beyond the foot print of the floors below
 d. It is the highest habitable portion of the building, and
 e. Fifty percent or more of the area has a ceiling height of seven feet or less.

C1
30

TaxNetUSA: Travis County Property Information

Property ID Number: 474244, Roll ID Number: 01250703199809

Owner's Name **FOSTER ELISABETH G & JAY A**

Property Details

Mailing Address
3811 BONNELL DR
AUSTIN, TX 78731-5854Location
3811 BONNELL DR 78731Legal
LOT 17 BLK D MOUNT BONNELL TERRACE SEC 3

Deed Date 02/13/2001
 Deed Volume 00600
 Deed Page 00600
 Exemptions HS
 Freeze Exempt F
 APB Present F
 Agent Code 0
 Land Acres 0.3107
 Block D
 Tract or Lot 17
 County Fld
 Address Code 509214
 Neighborhood Code X5220

Value Information

2010 Preliminary

Land Value 422,000.00
 Improvement Value 585,000.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 585,000.00
 10% Cap Value 0.00
 Total Value 585,000.00

Data up to date as of 2010-06-15

AGRICULTURAL (1 & 2)

APPOINTMENT OF AGENT FORM

TRANSPORT EXEMPTION

WORKSTEAD EXEMPTION FORM

FRONTIER FRIENDLY REPORT

PROPERTY FORM

REDUCTION EXEMPTION FORM

(TIFF)

PLAT MAP

(PDF)

PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00
01	AUSTIN ISD	1.202000	\$85,000.00	\$70,000.00	\$85,000.00	\$85,000.00
02	CITY OF AUSTIN	0.420600	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00
03	TRAVIS COUNTY	0.421500	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00
21	TRAVIS CO HEALTHCARE DIST	0.067400	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00
68	AUSTIN COMM COLL DIST	0.064600	\$85,000.00	\$75,150.00	\$85,000.00	\$85,000.00

Improvement Information

Improvement ID
351156Basic Category
A1

Description

1-FAM DWELLING

Segment Information

Seg ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
351156	2052512	1ST	1st Floor	WVS-	1981	2,491
351156	2352513	2ND	2nd Floor	WVS-	1981	2,854
351156	2107478	011	PORCH OPEN 1ST F	16-	1981	234
351156	2107479	011	PORCH OPEN 1ST F	16-	1981	30
351156	2107480	011	PORCH OPEN 1ST F	16-	1981	170
351156	2107481	041	GARAGE ATT 1ST F	WVS-	1981	504
351156	2107482	065	HVAC RESIDENTIAL	-	1981	3,145
351156	2107483	251	BATHROOM	-	1981	4
351156	2107484	303	STAIRWAYS FV	F.V.	1981	1
351156	2107485	323	CEG DRIVEWAY	SDC*	1981	1
351156	2107486	349	EPA FV	F.V.	1981	1
351156	2107487	512	DECK UNCOVERED	16-	1981	315
351156	2107488	522	FIREPLACE	16-	1981	1
351156	2107489	539	FENCE FV	F.V.	1981	1
351156	2107490	602	POOL RES COND	16-	1981	525
351156	2107491	613	TERRACE COVERED	16-	1981	150
351156	3027777	50	Sketch Only	50*	0	158
351156	3027778	50	Sketch Only	50*	0	159

Total Living Area: 5,145

Land Information

Land ID	Type Code	SP1B Code	Homestead	Size-Acres	Front	Depth	Size-Sqft
433226	LAND	A1	T	0.316	0	0	13,538

show history

ITY OF AUSTIN
ESIDENTIAL PERMIT APPLICATION "D"
LOOR AREA RATIO INFORMATION

C1
31

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 3502 Winslow Ct

Applicant's Signature _____ Date _____

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New / Addition
I. 1 st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	<u>2,645</u> sq.ft.	_____ sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	_____ sq.ft.	_____ sq.ft.
c. TOTAL (add a and b above)	_____ sq.ft.	_____ sq.ft.
II. 2 nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>1,302</u> sq.ft.	_____ sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	_____ sq.ft.	_____ sq.ft.
f. TOTAL (add d and e above)	_____ sq.ft.	_____ sq.ft.
III. 3 rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq.ft.	_____ sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	_____ sq.ft.	_____ sq.ft.
i. TOTAL (add g and h above)	_____ sq.ft.	_____ sq.ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	_____ sq.ft.	_____ sq.ft.
V. Garage		
k. ☒ attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u>972</u> sq.ft.	_____ sq.ft.
l. ☐ detached (subtract 450 square feet if more than 10 feet from principal structure)	_____ sq.ft.	_____ sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	_____ sq.ft.	_____ sq.ft.
VII. TOTAL	<u>4,999</u> sq.ft.	_____ sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	<u>4,999</u> sq. ft.
GROSS AREA OF LOT	<u>24,235</u> sq. ft.
FLOOR AREA RATIO (gross floor area /gross area of lot)	<u>.21</u> sq. ft.

a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building; and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less

C1
32

TaxNet USA: Travis County Property Information

Property ID Number: 474159 Ref ID Number: 012500103000

Owner's Name: WADE LISA M SHERMAN & ROBERT S

Property Details

Owner: ROBERT S WADE
Address: 3502 WINDOME CT
AUSTIN, TX 78731-5542

Deed Date: 04/01/1996
Deed Volume: 12678
Deed Page: 02765
Exemptions: H5, OA
Create Exempt: F
APR Proct: T
Agent Code: 2553
Land Acres: 0.5024
Block: D
Tract or Lot: 15A15
County No:
Abstract Code: 508218
Neighborhood Code: X8250

Value Information

2010 Preliminary

Land Value: \$25,000.00
Improvement Value: \$73,050.00
AG Value: 0.00
AG Productivity Value: 0.00
Timber Value: 0.00
Timber Productivity Value: 0.00
Assessed Value: \$98,050.00
10% Cap Value: 0.00
Total Value: \$98,050.00

Data up to date as of 2010-05-15

ADDITIONAL STATEMENTS

APPOINTMENT OF AGENT FORM

PROPERTY EXEMPTION

HOMESTEAD EXEMPTION FORM

APPLICABLE PROPERTY ADJUSTMENT

PROPERTY FORM

RELIGIOUS EXEMPTION FORM

(TIFF) PLAT MAP

(PDF)

PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	\$98,050.00	\$98,050.00	\$98,050.00	\$98,050.00
01	AUSTIN ISD	1.202500	\$98,050.00	\$648,250.00	\$698,050.00	\$698,050.00
02	CITY OF AUSTIN	0.420900	\$98,050.00	\$647,250.00	\$698,050.00	\$698,050.00
03	TRAVIS COUNTY	0.421500	\$98,050.00	\$653,443.00	\$698,050.00	\$698,050.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	\$98,050.00	\$653,443.00	\$698,050.00	\$698,050.00
66	AUSTIN COMM COLL DIST	0.084600	\$98,050.00	\$734,069.00	\$698,050.00	\$698,050.00

Improvement Information

Improvement ID
351113State Category
A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
351113	2552395	1ST	1st Floor	WWS	1985	2,645
351113	2552396	2ND	2nd Floor	WWS	1985	1,362
351113	2106729	011	PORCH OPEN 1ST F	"6	1985	324
351113	2106730	011	PORCH OPEN 1ST F	"6	1985	80
351113	2106731	041	GARAGE ATT 1ST F	WWS	1985	972
351113	2106732	095	HVAC RESIDENTIAL	"	1985	4,027
351113	2106733	251	BATHROOM	"	1985	4
351113	2106734	320	OSS DRIVEWAY	LDG	1985	1
351113	2106735	522	FIREPLACE	"6	1985	1
351113	2106737	612	TERRACE UNCOVERD	"6	1985	350
351113	2351150	535	FENCE PV	F V	1985	1
351113	2504123	011	PORCH OPEN 1ST F	"6	1985	138
351113	3155483	50	Sketch Only	50"	0	329
351113	3155484	50	Sketch Only	50"	0	54

Total Living Area: 4,927

Land Information

Land ID	Type Code	SEPT Code	Homestead	Size-Acres	Front	Depth	Size-SqFt
433151	LAND	A1	T	0.508	0	0	24,235

show history

ITY OF AUSTIN
ESIDENTIAL PERMIT APPLICATION "D"
LOOR AREA RATIO INFORMATION

C1
33

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

ervice Address 3501 WINSOME CT

pplicant's Signature _____ Date _____

ROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing		New / Addition
I. 1st Floor Gross Area			
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	2,773 sq. ft.		sq. ft.
b. 1 st floor area with ceiling height over 15 feet.	sq. ft.		sq. ft.
c. TOTAL (add a and b above)	sq. ft.		sq. ft.
II. 2nd Floor Gross Area See note ¹ below			
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq. ft.		sq. ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq. ft.		sq. ft.
f. TOTAL (add d and e above)	sq. ft.		sq. ft.
III. 3rd Floor Gross Area See note ¹ below			
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq. ft.		sq. ft.
h. 3 rd floor area with ceiling height > 15 feet	sq. ft.		sq. ft.
i. TOTAL (add g and h above)	sq. ft.		sq. ft.
IV. Basement Gross Area			
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq. ft.		sq. ft.
V. Garage			
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	632 sq. ft.		sq. ft.
l. detached (subtract 450 square feet if more than 10 feet from principal structure)	sq. ft.		sq. ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)			
	sq. ft.		sq. ft.
VII. TOTAL			
	3,405 sq. ft.		sq. ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	
3,405	sq. ft.
GROSS AREA OF LOT	
14,768	sq. ft.
FLOOR AREA RATIO (gross floor area /gross area of lot) .23 sq. ft.	

If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building; and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less

C1
34

TaxNetUSA: Travis County Property Information

Property ID Number: 474158 RefID2 Number: 01250501029990

Owner's Name: **MOORE SARA**

Property Details

10152309

Mailing Address: 3501 WANSICAE CT
AUSTIN, TX 78731-5842

Deed Date

Deed Volume

Deed Page

Location: 3501 WANSICAE CT 78731

Exemptions

HS

Legal: LDT 14 ELK D MOUNT BONNELL TERRACE SEC 3

Fire Exempt

ARB Protest

Apex Code

0

Value Information

2010 Preliminary

Land Acres

0.3379

Land Value

350,000.00

Easement

D

Improvement Value

354,494.00

Tract or Lot

14

AG Value

0.00

Condominium

AG Productivity Value

0.00

Assessed Code

559216

Timber Value

0.00

Neighborhood Code

X5234

Timber Productivity Value

0.00

Assessed Value

704,494.00

Data up to date as of 2010-05-01

10% Cap Value

0.00

Total Value

704,494.00

AGGREGATED (1 of 1)

APPOINTMENT OF AGENT FORM

FIRE EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTS AVAILABLE REPORT

PROTEST FORM

RELATIVES EXEMPTION FORM

(TIFF) PLAT MAP

(PDF)

PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.003300	704,494.00	704,494.00	704,494.00	704,494.00
01	AUSTIN IED	1.202000	704,494.00	859,494.00	704,494.00	704,494.00
02	CITY OF AUSTIN	0.420900	704,494.00	704,494.00	704,494.00	704,494.00
03	TRAVIS COUNTY	0.421500	704,494.00	563,585.00	704,494.00	704,494.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	704,494.00	563,585.00	704,494.00	704,494.00
55	AUSTIN COMM COLL DIST	0.264600	704,494.00	597,449.00	704,494.00	704,494.00

Improvement Information

Improvement ID

351112

Space Category

A1

Description

1 FAM DWELLING

Segment Information

Line ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
351112	2052394	15T	1st Floor	WWS-	1990	2,773
351112	2106722	04F	PORCH OPEN 1ST F	WS-	1990	363
351112	2106723	01F	PORCH OPEN 1ST F	WS-	1990	24
351112	2106724	04F	GARAGE ATT 1ST F	WWS-	1990	632
351112	2106725	06S	HVAC RESIDENTIAL	-	1990	2,773
351112	2106726	251	BATHROOM	-	1990	2
351112	2106727	522	FIREPLACE	WS-	1990	1
351112	2187231	812	TERRACE UNCOVERED	WS-	1990	140
						Total Living Area: 2,773

Land Information

Land ID

423150

Type Code

LAND

SPTS Code

A1

Homestead

T

Size-Acres

0.333

Front

0

Depth

0

Size-SqFt

14,718

[show history](#)

LOT 17 3504

LOT 16 3502

LOT 15 3500

LOT 14 3501

LOT 10 3503

LOT 9 3505

LOT 8 3507

ITY OF AUSTIN
ESIDENTIAL PERMIT APPLICATION "D"
LOOR AREA RATIO INFORMATION

C1
35

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

ervice Address 3807 BONDWELL DR

pplicant's Signature _____ Date _____

ROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing		New / Addition
I. 1 st Floor Gross Area			
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	<u>3,110</u> sq. ft.		sq. ft.
b. 1 st floor area with ceiling height over 15 feet.	sq. ft.		sq. ft.
c. TOTAL (add a and b above)	sq. ft.		sq. ft.
II. 2 nd Floor Gross Area See note ¹ below			
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>1,110</u> sq. ft.		sq. ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq. ft.		sq. ft.
f. TOTAL (add d and e above)	sq. ft.		sq. ft.
III. 3 rd Floor Gross Area See note ¹ below			
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq. ft.		sq. ft.
h. 3 rd floor area with ceiling height > 15 feet	sq. ft.		sq. ft.
i. TOTAL (add g and h above)	sq. ft.		sq. ft.
IV. Basement Gross Area			
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq. ft.		sq. ft.
V. Garage			
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u>628</u> sq. ft.		sq. ft.
l. detached (subtract 450 square feet if more than 10 feet from principal structure)	sq. ft.		sq. ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	sq. ft.		sq. ft.
VII. TOTAL	<u>5,328</u> sq. ft.		sq. ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	<u>5,328</u> sq. ft.
GROSS AREA OF LOT	<u>27,853</u> sq. ft.
FLOOR AREA RATIO (gross floor area /gross area of lot)	<u>.19</u> sq. ft.

a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure:

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building; and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less

C1
36

TaxNetUSA: Travis County Property Information

Travis ID Number: 122320 Val ID Number: 00259732140659

Owner's Name: NAPIER RON WELLS

Property Details

Mailing Address: 3821 BONNELL CR
AUSTIN, TX 78731-5845

Location: 3821 BONNELL CR 78731

Legal: LOT 1 MOUNT BONNELL TERRACE SEC 3A

Deed Date: 05/28/1995

Deed Volume: 12443

Deed Page: 00256

Exemptions: HS

Presale Exempt: F

APR Formed: T

Agent Code: 2553

Land Area: 0.0334

Extra: T

Tax Parcel: Coker FC

Abstract Code: 006220

Neighborhood Code: 33220

Value Information

2010 Preliminary

Land Value: 404,250.00

Improvement Value: 551,572.00

AG Value: 0.00

AG Preliminary Value: 0.00

Taxes Value: 0.00

Taxes Productivity Value: 0.00

Assessed Value: 955,822.00

10% Cap Value: 0.00

Total Value: 955,822.00

Data up to date as of 2010-05-15

ADDITIONAL FORMS

AFFIDAVIT OF AGENT FORM

DISCLOSURE STATEMENT

HOMESTEAD EXEMPTION FORM

EXEMPTION PREVIEW REPORT

PRELIMINARY FORM

ADDITIONAL DISCLOSURE FORM

(TIF)

PLAT MAP

(RDE)

PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Approved Value
CA	TRAVIS CENTRAL APP DIST	0.000000	955,822.00	955,822.00	955,822.00	955,822.00
CI	AUSTIN ISO	1.232000	955,822.00	940,822.00	955,822.00	955,822.00
C2	CITY OF AUSTIN	0.422000	955,822.00	955,822.00	955,822.00	955,822.00
C3	TRAVIS COUNTY	0.421500	955,822.00	784,554.00	955,822.00	955,822.00
LC	TRAVIS CO HEALTHCARE DIST	0.067400	955,822.00	784,554.00	955,822.00	955,822.00
CC	AUSTIN COMM COLL DIST	0.094000	955,822.00	940,284.00	955,822.00	955,822.00

Improvement Information

Improvement ID:
118731

State Category:
A1

Description:

1 FAM DWELLING

Segment Information

Seg ID	Exp ID	Type Code	Description	Class	Effective Year Built	Area
118731	127449	1ST	1st Floor	WAB	1981	3,810
118731	127450	2ND	2nd Floor	WAB	1981	1,239
118731	127451	1ST	1st Floor	WAB	1981	283
118731	481359	C11	PORCH OPEN 1ST F	NS	1981	38
118731	481360	C11	PORCH OPEN 1ST F	NS	1981	53
118731	481361	C11	PORCH OPEN 1ST F	NS	1981	200
118731	481362	C30	PORCH CLOS FAN	NS	1981	200
118731	481363	C11	PORCH OPEN 1ST F	NS	1981	130
118731	481364	C12	PORCH OPEN 2ND F	NS	1981	68
118731	481366	C41	GARAGE ATT 1ST F	WAB	1981	628
118731	481367	C55	HVAC RESIDENTIAL	NS	1981	4,632
118731	481368	C51	BATHROOM	NS	1981	7
118731	481369	C35	FENCE MASONRY	FAN	1981	1
118731	481370	C42	BATHHOUSE FV	FAN	1981	1
118731	481371	C47	EPA CONCRETE	NS	1981	1
118731	481372	S12	DECK UNCOVERED	NS	1981	56
118731	481373	S22	FIREPLACE	NS	1981	2
118731	481374	S81	MASONRY TRIM SF	AWD	1981	470
118731	481375	S17	TERRACE UNCOVERED	NS	1981	613
118731	3322524	C34	POOL RES CONC	WAB	2004	1
118731	3322525	C11	PORCH OPEN 1ST F	WAB	2004	267
118731	3322526	S12	DECK UNCOVERED	WAB	2004	54
118731	3322527	S12	DECK UNCOVERED	WAB	2004	290
118731	3322528	C11	PORCH OPEN 1ST F	WAB	2004	264

Total Living Area: 4,532

Used Information

Land ID	Type Code	SPTE Code	Parcels	State Acres	Front	Depth	Size-Sq Ft
121830	LAND	A1	T	0.033	0	0	27,839

show history

C1
37

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

Get Directions My Maps

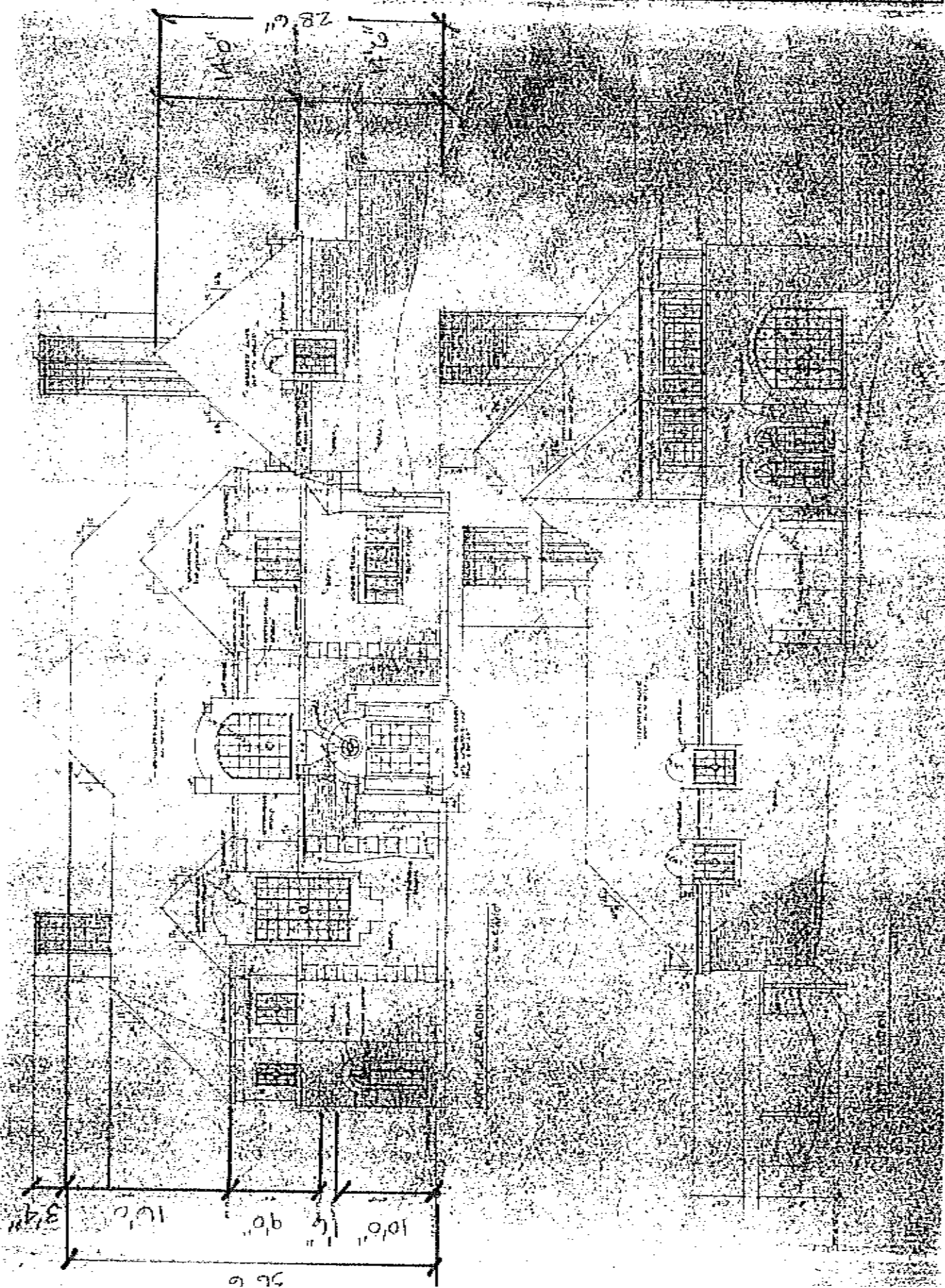
Edit Print Send Link

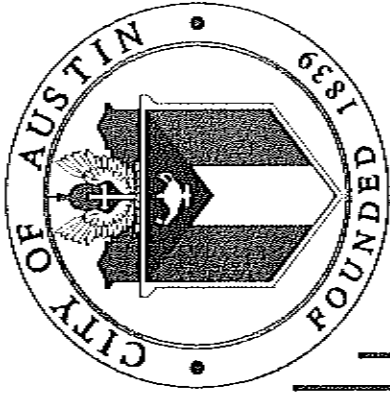


Earth View Promotion

EXISTING Current
Height

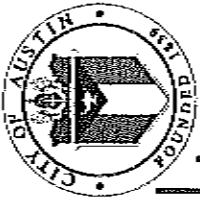
HEIGHT OF EXISTING MINIMUM
NO. WINDS & HEIGHT HEIGHT





Planning and Development Review Department

Mission: The purpose of the Planning and Development Review Department (PDRD) is to provide planning, preservation, design, comprehensive development review and inspection services to make Austin the most livable city in the country.



Planning & Development Review Dept

▶ **Current Major Projects**

- ▶ Comprehensive Plan
- ▶ 4 Neighborhood Plans
- ▶ Downtown Plan
- ▶ E Riverside Corridor Plan
- ▶ 3 Year Annexation Plan
- ▶ Waller Creek Plan
- ▶ Review & Inspection Training
- ▶ Commercial Design Standards Update



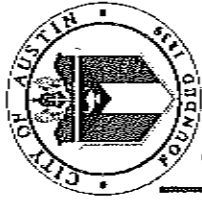


Planning & Development Review Dept

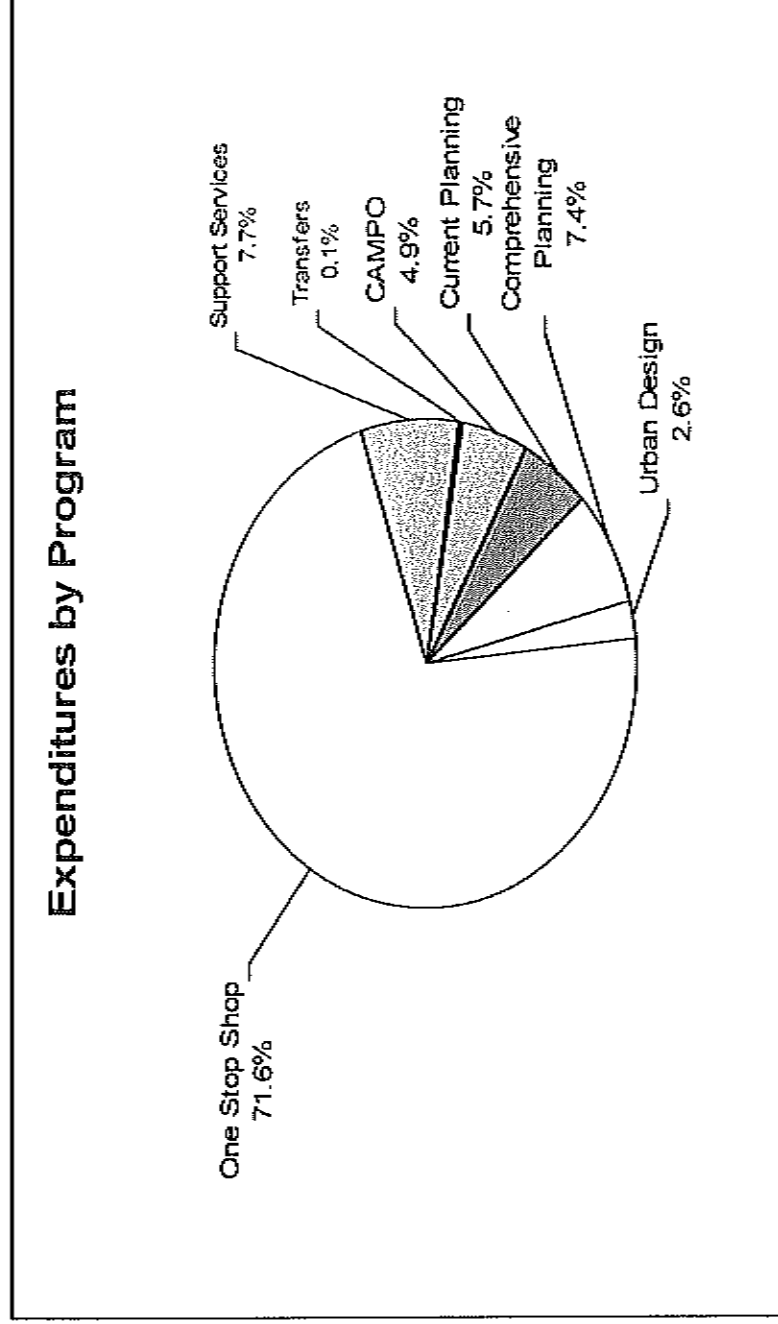
▶ **Total FY10 Budget** **\$19.6M**

▶ **Total FY10 FTEs** **310.50**

▶ **Total Revenues** **\$12.8 M**



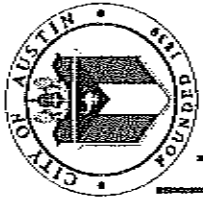
Planning & Development Review Dept





Planning & Development Review Dept

- ▶ **Anticipated Increases in FY11**
 - ▶ Insurance/Pay for Performance/Other Personnel related increases - \$778K
 - ▶ Misc cost Increases - \$41K



Planning & Development Review Dept

- ▶ Recommendations from Board/Commission
- ▶ Next Steps
 - ▶ Proposed Budget to Council – July 28th
 - ▶ Public Hearings – August 4th, 18th, and 25th
 - ▶ Budget Readings – September 13th – 15th