

Owner's Name **GARRISON NANCY S**Mailing Address  
3703 BONNELL DR  
AUSTIN, TX 78731-5843Location  
3703 BONNELL DR 78731Legal  
LOT 1 BLK D MOUNT BONNELL TERRACE SEC 3 & LOT 1 BLK B MOUNT  
BONNELL TERRACE SEC 2

## Property Details

Deed Date 10012007  
 Deed Volume  
 Deed Page  
 Exemptions  
 Freeze Exempt  
 ARB Protest  
 Agent Code  
 Land Acres 2490  
 Block 1.0547  
 Tract or Lot D.B  
 Docket No. 1.1  
 Abstract Code 2007182271TR  
 Neighborhood Code S09218  
 X8284

*Handwritten:* 7626 / 25,984 = 29.7%  
 F.A.R.

## Value Information

## 2010 Certified

Land Value 728,000.00  
 Improvement Value 274,871.00  
 AG Value 0.00  
 AG Productivity Value 0.00  
 Timber Value 0.00  
 Timber Productivity Value 0.00  
 Assessed Value 1,002,871.00  
 10% Cap Value 0.00  
 Total Value 1,002,871.00

Data up to date as of 2011-04-01

☐ AGRICULTURAL (1-D-1) ☐ APPOINTMENT OF AGENT FORM ☐ FREEPORT EXEMPTION FORM ☐ HOMESTEAD EXEMPTION FORM  
☐ PRINTER FRIENDLY REPORT ☐ PROTEST FORM ☐ RELIGIOUS EXEMPTION FORM (TIFF) ☐ PLAT MAP (PDF) ☐ PLAT MAP

## Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		1,002,871.00	1,002,871.00	1,002,871.00	1,002,871.00
01	AUSTIN ISD	1.227000	1,002,871.00	1,002,871.00	1,002,871.00	1,002,871.00
02	CITY OF AUSTIN	0.457100	1,002,871.00	1,002,871.00	1,002,871.00	1,002,871.00
03	TRAVIS COUNTY	0.465800	1,002,871.00	1,002,871.00	1,002,871.00	1,002,871.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	1,002,871.00	1,002,871.00	1,002,871.00	1,002,871.00
68	AUSTIN COMM COLL DIST	0.095100	1,002,871.00	1,002,871.00	1,002,871.00	1,002,871.00

## Improvement Information

Improvement ID 769797 State Category A1 Description 1 FAM DWELLING

## Segment Information

Insp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
769797	4242895	1ST	1st Floor	XX9	2008	3,555
769797	4242896	2ND	2nd Floor	XX9	2008	1,990
769797	4242897	RSBLW	Residence Below	XX9	2008	1,683
769797	4244716	UBSMT	Unfinished Basement	XX9	2008	88
769797	4245684	612	TERRACE UNCOVERD	*9	2008	77
769797	4245686	612	TERRACE UNCOVERD	*9	2008	151
769797	4245687	612	TERRACE UNCOVERD	*9	2008	205
769797	4246524	011	PORCH OPEN 1ST F	*9	2008	151
769797	4246615	011	PORCH OPEN 1ST F	*9	2008	134
769797	4246616	041	GARAGE ATT 1ST F	XX9	2008	598
769797	4246617	251	BATHROOM	**	2008	5
769797	4246618	095	HVAC RESIDENTIAL	**	2008	7,228
769797	4282557	591	MASONRY TRIM SF	A*	2009	300

Total Living Area 7,228

## Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121873	LAND	A1	T	0.458	0	0	19,959
919461	LAND	A1	F	0.597	0	0	25,984

show history

(7)

CL 59

TaxNetUSA: Travis County Property Information

Property ID Number: 122314 Ref ID2 Number: 0125070120

Owner's Name **LEMOND TOM L JR & CORNELIA**

Property Details

Mailing Address 3705 BONNELL DR  
AUSTIN, TX 78731-5843  
Location 3705 BONNELL DR 78731  
Legal LOT 2 BLK D MOUNT BONNELL TERRACE SEC 3

Deed Date 03251985  
Deed Volume 09143  
Deed Page 00203  
Exemptions HS, OA  
Freeze Exempt F  
ARB Protest F  
Agent Code 0  
Land Acres 0.4495  
Block D  
Tract or Lot 2  
Docket No.  
Abstract Code S09218  
Neighborhood Code X8250

Value Information

2010 Certified

Land Value 455,000.00  
Improvement Value 303,911.00  
AG Value 0.00  
AG Productivity Value 0.00  
Timber Value 0.00  
Timber Productivity Value 0.00  
Assessed Value 758,911.00  
10% Cap Value 0.00  
Total Value 758,911.00

Data up to date as of 2011-04-01

FAR  
7418  
19,978 = 17.4%

AGRICULTURAL (1-D-1) APPOINTMENT OF AGENT FORM FREIGHT EXEMPTION HOMESTEAD EXEMPTION FORM  
PRINTER FRIENDLY REPORT PROTEST FORM RELIGIOUS EXEMPTION FORM (TIFF) PLAT MAP (PDF) PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		758,911.00	758,911.00	758,911.00	758,911.00
01	AUSTIN ISD	1.227000	758,911.00	708,911.00	758,911.00	758,911.00
02	CITY OF AUSTIN	0.457100	758,911.00	707,911.00	758,911.00	758,911.00
03	TRAVIS COUNTY	0.465800	758,911.00	542,129.00	758,911.00	758,911.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	758,911.00	542,129.00	758,911.00	758,911.00
68	AUSTIN COMM COLL DIST	0.095100	758,911.00	636,322.00	758,911.00	758,911.00

Improvement Information

Improvement ID 118755 State Category A1 Description 1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118755	127436	1ST	1st Floor	WW5+	1981	2,515
118755	127437	2ND	2nd Floor	WW5+	1981	786
118755	127438	1/2	Half Floor	WW5+	1981	117
118755	481203	011	PORCH OPEN 1ST F	*5+	1981	156
118755	481294	051	CARPORT DET 1ST	*5+	1981	493
118755	481295	095	HVAC RESIDENTIAL	**	1981	3,418
118755	481296	251	BATHROOM	**	1981	4
118755	481297	320	OBS DRIVEWAY	SDC*	1981	1
118755	481298	320	OBS DRIVEWAY	LSC*	1981	1
118755	481299	512	DECK UNCOVERED	*5+	1981	1,038
118755	481300	522	FIREPLACE	*5+	1981	1
118755	3173343	SO	Sketch Only	SO*	0	108
118755	3173344	SO	Sketch Only	SO*	0	117
118755	3173345	SO	Sketch Only	SO*	0	56
118755	3173346	SO	Sketch Only	SO*	0	493
118755	3173347	SO	Sketch Only	SO*	0	144
118755	3173348	SO	Sketch Only	SO*	0	120

Total Living Area 3,418

Land Information

Land ID	Type Code	SPTS Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121874	LAND	A1	T	0.450	0	0	19,578

show history

(8)

C1  
60

**TaxNetUSA: Travis County Property Information**

Property ID Number: 122315 Ref ID2 Number: 0125070213000

Owner's Name **BONE ROBERT GORDON &**

Mailing Address  
ELIZABETH ANN SCHULTZ  
3503 BONNELL CT  
AUSTIN, TX 78731-5841

Location 3503 BONNELL CT 78731

Legal LOT 3 BLK D MOUNT BONNELL TERRACE SEC 3

**Property Details**

Deed Date 12142009  
Deed Volume  
Deed Page  
Exemptions  
Freeze Exempt  
ARB Protest  
Agent Code  
Land Acres 0.3023  
Block  
Tract or Lot 3  
Docket No. 2009207748T  
Abstract Code S09218  
Neighborhood Code X8260

*PAR*  
*3510 / 13,168 = 26.6%*

**Value Information**

2010 Certified

Land Value 437,500.00  
Improvement Value 429,754.00  
AG Value 0.00  
AG Productivity Value 0.00  
Timber Value 0.00  
Timber Productivity Value 0.00  
Assessed Value 867,254.00  
10% Cap Value 0.00  
Total Value 867,254.00

Data up to date as of 2011-04-01

☒ AGRICULTURAL (1-D-1) ☒ APPOINTMENT OF AGENT FORM ☒ FREEPORT EXEMPTION ☒ HOMESTEAD EXEMPTION FORM  
☒ PRINTER FRIENDLY REPORT ☒ PROTEST FORM ☒ RELIGIOUS EXEMPTION FORM (TIFF) ☒ PLAT MAP (PDF) ☒ PLAT MAP

**Value By Jurisdiction**

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		867,254.00	867,254.00	867,254.00	867,254.00
01	AUSTIN ISD	1.227000	867,254.00	852,254.00	867,254.00	867,254.00
02	CITY OF AUSTIN	0.457100	867,254.00	867,254.00	867,254.00	867,254.00
03	TRAVIS COUNTY	0.465800	867,254.00	693,803.00	867,254.00	867,254.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	867,254.00	693,803.00	867,254.00	867,254.00
68	AUSTIN COMM COLL DIST	0.095100	867,254.00	858,581.00	867,254.00	867,254.00

**Improvement Information**

Improvement ID  
118758

State Category  
A1

Description  
1 FAM DWELLING

**Segment Information**

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118758	127439	1ST	1st Floor	WV6-	1981	1,621
118758	127440	2ND	2nd Floor	WV6-	1981	1,115
118758	481302	RSBLW	Residence Below	WV6-	1981	428
118758	481303	011	PORCH OPEN 1ST F	*6-	1981	96
118758	481304	012	PORCH OPEN 2ND F	*6-	1981	78
118758	481305	041	GARAGE ATT 1ST F	WV6-	1981	546
118758	481306	095	HVAC RESIDENTIAL	--	1981	3,164
118758	481307	251	BATHROOM	--	1981	3
118758	481308	512	DECK UNCOVERED	*6-	1981	180
118758	481309	512	DECK UNCOVERED	*6-	1981	196
118758	481310	522	FIREPLACE	*6-	1981	1
118758	481311	581	STORAGE ATT	WV6-	1981	122
118758	481312	613	TERRACE COVERED	*6-	1981	128
118758	2130414	011	PORCH OPEN 1ST F	*6-	1981	76
118758	2164551	613	TERRACE COVERED	*6-	1981	128
118758	2542085	613	TERRACE COVERED	*6-	1981	196

Total Living Area 3,164

**Land Information**

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121875	LAND	A1	T	0.302	0	0	13,168

show history

3510

(9)

61

**TaxNetUSA: Travis County Property Information**

Property ID Number: 122316 Ref ID2 Number: 01250702140000

Owner's Name **EDWARDS WAYNE F & CELA A**

Mailing Address 3501 BONNELL CT  
AUSTIN, TX 78731-5841

Location 3501 BONNELL CT 78731

Legal LOT 4 BLK D MOUNT BONNELL TERRACE SEC 3

**Property Details**

Deed Date 04051990  
Deed Volume 11161  
Deed Page 01138  
Exemptions HS, OA  
Freeze Exempt F  
ARB Protest F  
Agent Code 0  
Land Acres 0.3972  
Block D  
Tract or Lot 4  
Docket No.  
Abstract Code S09218  
Neighborhood Code X8250

*FAR*  
*3987 = 23%*  
*17,300*

**Value Information**

**2010 Certified**

Land Value 437,500.00  
Improvement Value 358,256.00  
AG Value 0.00  
AG Productivity Value 0.00  
Timber Value 0.00  
Timber Productivity Value 0.00  
Assessed Value 793,756.00  
10% Cap Value 0.00  
Total Value 793,756.00

Data up to date as of 2011-04-01

☒ AGRICULTURAL (1-D-1) ☒ APPOINTMENT OF AGENT FORM ☒ FREIGHT EXEMPTION ☒ HOMESTEAD EXEMPTION FORM  
☒ PRINTER FRIENDLY REPORT ☒ PROTEST FORM ☒ RELIGIOUS EXEMPTION FORM (TIFF) ☒ PLAT MAP (PDF) ☒ PLAT MAP

**Value By Jurisdiction**

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		793,756.00	793,756.00	793,756.00	793,756.00
01	AUSTIN ISD	1.227000	793,756.00	743,756.00	793,756.00	793,756.00
02	CITY OF AUSTIN	0.457100	793,756.00	742,756.00	793,756.00	793,756.00
03	TRAVIS COUNTY	0.465800	793,756.00	570,005.00	793,756.00	793,756.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	793,756.00	570,005.00	793,756.00	793,756.00
66	AUSTIN COMM COLL DIST	0.095100	793,756.00	670,818.00	793,756.00	793,756.00

**Improvement Information**

Improvement ID 118757 State Category A1 Description 1 FAM DWELLING

**Segment Information**

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118757	127441	1ST	1st Floor	WV5+	1990	2,826
118757	127442	2ND	2nd Floor	WV5+	1990	763
118757	481313	011	PORCH OPEN 1ST F	*5+	1990	48
118757	481314	011	PORCH OPEN 1ST F	*5+	1990	497
118757	481315	041	GARAGE ATT 1ST F	WV5+	1990	598
118757	481316	095	HVAC RESIDENTIAL	**	1990	3,589
118757	481317	251	BATHROOM	**	1990	4
118757	481318	349	SPA FV	F-V*	1990	1
118757	481319	512	DECK UNCOVERED	*5+	1990	560
118757	481320	522	FIREPLACE	*5+	1990	1
118757	481321	522	FIREPLACE	*5+	1990	1

Total Living Area 3,589

**Land Information**

Land ID 121876 Type Code LAND SPTS Code A1 Homestead T Size-Acres 0.397 Front 0 Depth 0 Size-Sqft 17,300

show history

*3987*

Owner's Name **OXFORD SHARON A**

## Property Details

Mailing Address 3606 FALL TRL  
AUSTIN, TX 78731-5839

Location 3606 FALL TRL 78731

Legal LOT 1 BLK C MOUNT BONNELL TERRACE SEC 2

Deed Date

Deed Volume

Deed Page

Exemptions

Freeze Exempt

ARB Protest

Agent Code

Land Acres

Block

Tract or Lot

Docket No.

Abstract Code

Neighborhood Code

03051999

13384

01957

HS

F

F

0

0.5532

C

1

S09217

X8250

## Value Information

	2010 Certified
Land Value	546,000.00
Improvement Value	416,985.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	962,985.00
10% Cap Value	0.00
Total Value	962,985.00

Data up to date as of 2011-04-01

AGRICULTURAL (1-D-1)

APPOINTMENT OF AGENT FORM

FREEPORT EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

(TIFF) PLAT MAP

(PDF) PLAT MAP

## Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		962,985.00	962,985.00	962,985.00	962,985.00
01	AUSTIN ISD	1.227000	962,985.00	947,985.00	962,985.00	962,985.00
02	CITY OF AUSTIN	0.457100	962,985.00	962,985.00	962,985.00	962,985.00
03	TRAVIS COUNTY	0.465800	962,985.00	770,368.00	962,985.00	962,985.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	962,985.00	770,368.00	962,985.00	962,985.00
68	AUSTIN COMM COLL DIST	0.095100	962,985.00	953,355.00	962,985.00	962,985.00

## Improvement Information

Improvement ID  
118753State Category  
A1Description  
1 FAM DWELLING

## Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118753	127432	1ST	1st Floor	WW5+	1981	3,674
118753	127433	RSBLW	Residence Below	WW5+	1981	676
118753	481274	011	PORCH OPEN 1ST F	*5+	1981	10
118753	481275	011	PORCH OPEN 1ST F	*5+	1981	469
118753	481276	011	PORCH OPEN 1ST F	*5+	1981	36
118753	481277	041	GARAGE ATT 1ST F	WW5+	1981	585
118753	481278	095	HVAC RESIDENTIAL	**	1981	4,350
118753	481279	251	BATHROOM	**	1981	3
118753	481280	320	OBS DRIVEWAY	MDC*	1981	1
118753	481281	512	DECK UNCOVERED	*5+	1981	780
118753	481282	512	DECK UNCOVERED	*5+	1981	294
118753	1907877	512	DECK UNCOVERED	*5+	1981	176
118753	1907878	512	DECK UNCOVERED	*5+	1981	469
118753	1907879	522	FIREPLACE	*5+	1981	1
118753	1907880	571	STORAGE DET	WW4	1981	81
118753	1907881	602	POOL RES CONC	*5+	1981	528
118753	1907882	612	TERRACE UNCOVERED	*5+	1981	356
118753	1907883	612	TERRACE UNCOVERED	*5+	1981	207

Total Living Area 4,350

## Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121870	LAND	A1	T	0.553	0	0	24,099

show history

## TaxNetUSA: Travis County Property Information

Property ID Number: 122309 Ref ID2 Number: 012 07020 00

Owner's Name **MOODY THOMAS & MARY B**Mailing Address 3603 MOUNT BONNELL RD  
AUSTIN, TX 78731-5800

Location 3603 MOUNT BONNELL RD 78731

Legal LOT 6 BLK C MOUNT BONNELL TERRACE SEC 1

## Property Details

Deed Date

Deed Volume

Deed Page

Exemptions

Freeze Exempt

ARB Protest

Agent Code

Land Acres

Block

Tract or Lot

Docket No.

Abstract Code

Neighborhood Code

01142002

00000

00000

HS, OA

F

F

0

0.3569

C

6

2002008686TR

S09216

X8250

Data up to date as of 2011-04-01

## Value Information

	2010 Certified
Land Value	525,000.00
Improvement Value	349,814.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	874,814.00
10% Cap Value	0.00
Total Value	874,814.00

AGRICULTURAL (1-0-1)

APPOINTMENT OF AGENT FORM

FREEPORT EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

(TIFF)

PLAT MAP

(PDF)

PLAT MAP

## Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		874,814.00	874,814.00	874,814.00	874,814.00
01	AUSTIN ISD	1.227000	874,814.00	824,814.00	874,814.00	874,814.00
02	CITY OF AUSTIN	0.457100	874,814.00	823,814.00	874,814.00	874,814.00
03	TRAVIS COUNTY	0.465800	874,814.00	634,851.00	874,814.00	874,814.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	874,814.00	634,851.00	874,814.00	874,814.00
68	AUSTIN COMM COLL DIST	0.095100	874,814.00	751,066.00	874,814.00	874,814.00

## Improvement Information

Improvement ID  
118752State Category  
A1

Description

1 FAM DWELLING

## Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118752	127430	1ST	1st Floor	WW5+	1974	3,668
118752	481262	011	PORCH OPEN 1ST F	*5+	1974	14
118752	481263	011	PORCH OPEN 1ST F	*5+	1974	180
118752	481264	041	GARAGE ATT 1ST F	WW5+	1974	777
118752	481265	005	HVAC RESIDENTIAL	**	1974	3,668
118752	481266	251	BATHROOM	**	1974	3
118752	481267	320	OBS DRIVEWAY	MDC*	1974	1
118752	481268	320	OBS DRIVEWAY	LSC*	1974	1
118752	481269	512	DECK UNCOVERED	*5+	1974	264
118752	481270	522	FIREPLACE	*5+	1974	1
118752	481271	531	OBS FENCE	WAL*	1974	1
118752	481272	602	POOL RES CONC	*5+	1974	465
118752	481273	612	TERRACE UNCOVERD	*5+	1974	898

Total Living Area 3,668

## Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121869	LAND	A1	T	0.357	0	0	15,549

show history

Owner's Name **MCNUTT GORDON R JR**Mailing Address  
PO BOX 5968  
AUSTIN, TX 78763-5968Location  
3605 MOUNT BONNELL RD 78731Legal  
LOT 1 BLK E MOUNT BONNELL TERRACE SEC 1

## Property Details

Deed Date 07021990  
Deed Volume 11220  
Deed Page 01020  
Exemptions HS, OA  
Freeze Exempt F  
ARB Protest F  
Agent Code 0  
Land Acres 0.3657  
Block E  
Tract or Lot 1  
Docket No.  
Abstract Code S09216  
Neighborhood Code X8260

*FAR*  
*5207 = 32.79*  
*15,932*

## Value Information

## 2010 Certified

Land Value 437,500.00  
Improvement Value 617,098.00  
AG Value 0.00  
AG Productivity Value 0.00  
Timber Value 0.00  
Timber Productivity Value 0.00  
Assessed Value 1,054,598.00  
10% Cap Value 0.00  
Total Value 1,054,598.00

Data up to date as of 2011-04-01

AGRICULTURAL (1-D-1) APPOINTMENT OF AGENT FORM FREEPORT EXEMPTION HOMESTEAD EXEMPTION FORM  
PRINTER FRIENDLY REPORT PROTEST FORM RELIGIOUS EXEMPTION FORM (TIFF) PLAT MAP (PDF) PLAT MAP

## Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		1,054,598.00	1,054,598.00	1,054,598.00	1,054,598.00
01	AUSTIN ISD	1.227000	1,054,598.00	1,004,598.00	1,054,598.00	1,054,598.00
02	CITY OF AUSTIN	0.457100	1,054,598.00	1,003,598.00	1,054,598.00	1,054,598.00
03	TRAVIS COUNTY	0.465800	1,054,598.00	778,678.00	1,054,598.00	1,054,598.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	1,054,598.00	778,678.00	1,054,598.00	1,054,598.00
68	AUSTIN COMM COLL DIST	0.095100	1,054,598.00	929,052.00	1,054,598.00	1,054,598.00

## Improvement Information

Improvement ID 118766 State Category A1 Description 1 FAM DWELLING

## Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118766	127460	1ST	1st Floor	WW6	1975	3,677
118766	127461	2ND	2nd Floor	WW6	1975	1,267
118766	481425	011	PORCH OPEN 1ST F	*6	1975	35
118766	481426	041	GARAGE ATT 1ST F	WW6	1975	463
118766	481427	095	HVAC RESIDENTIAL	**	1975	4,944
118766	481428	251	BATHROOM	**	1975	4
118766	481430	512	DECK UNCOVERED	*6	1975	195
118766	481431	522	FIREPLACE	*6	1975	1
118766	481432	581	STORAGE ATT	WW6	1975	200
118766	481433	604	POOL RES CONC	*6	1975	1
118766	481434	612	TERRACE UNCOVERED	*6	1975	1,028
118766	481435	630	PORCH CLOS FIN	*6	1975	194

Total Living Area 4,944

## Land Information

Land ID 121885 Type Code LAND SPTB Code A1 Homesite T Size-Acres 0.368 Front 0 Depth 0 Size-Sqft 15,932

[show history](#)

(13)

C1  
65

TaxNetUSA: Travis County Property Information

Property ID Number: 122326 Ref ID2 Number: 012507502000

Owner's Name **DEIGH JOHN & S LYNN HILL**

Mailing Address  
3701 MOUNT BONNELL RD  
AUSTIN, TX 78731-5730

Location  
3701 MOUNT BONNELL RD 78731

Legal  
LOT 2 BLK E MOUNT BONNELL TERRACE SEC 1

Property Details

Deed Date 07012004  
Deed Volume 00000  
Deed Page 00000  
Exemptions HS  
Freeze Exempt F  
ARB Protest F  
Agent Code 0  
Land Acres 0.3576  
Block E  
Tract or Lot 2  
Docket No. 2004128197TR  
Abstract Code S09216  
Neighborhood Code X8250

*Handwritten:* 2685, 15,779, 17, 90

Value Information

2010 Certified

Land Value 437,500.00  
Improvement Value 292,050.00  
AG Value 0.00  
AG Productivity Value 0.00  
Timber Value 0.00  
Timber Productivity Value 0.00  
Assessed Value 729,550.00  
10% Cap Value 0.00  
Total Value 729,550.00

Data up to date as of 2011-04-01

AGRICULTURAL (1-D-1) APPOINTMENT OF AGENT FORM FREEPORT EXEMPTION HOMESTEAD EXEMPTION FORM  
PRINTER FRIENDLY REPORT PROTEST FORM RELIGIOUS EXEMPTION FORM (TIFF) PLAT MAP (PDF) PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		729,550.00	729,550.00	729,550.00	729,550.00
01	AUSTIN ISD	1.227000	729,550.00	714,550.00	729,550.00	729,550.00
02	CITY OF AUSTIN	0.457100	729,550.00	729,550.00	729,550.00	729,550.00
03	TRAVIS COUNTY	0.465800	729,550.00	583,640.00	729,550.00	729,550.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	729,550.00	583,640.00	729,550.00	729,550.00
68	AUSTIN COMM COLL DIST	0.095100	729,550.00	722,254.00	729,550.00	729,550.00

Improvement Information

Improvement ID 118767 State Category A1 Description 1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118767	127462	1ST	1st Floor	WW5+	1974	1,673
118767	127463	2ND	2nd Floor	WW5+	1974	646
118767	481436	011	PORCH OPEN 1ST F	*5+	1974	324
118767	481437	041	GARAGE ATT 1ST F	WW5+	1974	506
118767	481438	095	HVAC RESIDENTIAL	**	1974	2,319
118767	481439	251	BATHROOM	**	1974	3
118767	481440	303	STAIRWAYS FV	F-V*	1974	1
118767	481441	320	OBS DRIVEWAY	MDC*	1974	1
118767	481442	512	DECK UNCOVERED	*5+	1974	458
118767	481443	522	FIREPLACE	*5+	1974	1
118767	481444	581	STORAGE ATT	WW5	1974	1,000
118767	481445	612	TERRACE UNCOVERD	*5+	1974	392
118767	3107598	SO	Sketch Only	SO*	0	332
118767	3107599	SO	Sketch Only	SO*	0	126

Total Living Area 2,319

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121886	LAND	A1	T	0.358	0	0	15,577

show history

*Handwritten:* 2685



(14)

C1  
Tob

TaxNetUSA: Travis County Property Information

Property ID Number: 122327 Ref ID2 Number: 01250030300

Owner's Name **SHELTON JOHN T III**

Property Details

Mailing Address 3703 MOUNT BONNELL RD  
AUSTIN, TX 78731-5730  
Location 3703 MOUNT BONNELL RD 78731  
Legal LOT 3 BLK E MOUNT BONNELL TERRACE SEC 1

Deed Date 07281994  
Deed Volume 12238  
Deed Page 01825  
Exemptions HS  
Freeze Exempt F  
ARB Protest F  
Agent Code 2490  
Land Acres 0.3733  
Block E  
Tract or Lot 3  
Docket No.  
Abstract Code S09216  
Neighborhood Code X8264

FAR  
3499  
16,263 = 21.5%

Value Information

2010 Certified

Land Value 437,500.00  
Improvement Value 352,500.00  
AG Value 0.00  
AG Productivity Value 0.00  
Timber Value 0.00  
Timber Productivity Value 0.00  
Assessed Value 790,000.00  
10% Cap Value 0.00  
Total Value 790,000.00

Data up to date as of 2011-04-01

AGRICULTURAL (1-D-1) APPOINTMENT OF AGENT FORM FREEPORT EXEMPTION HOMESTEAD EXEMPTION FORM  
PRINTER FRIENDLY REPORT PROTEST FORM RELIGIOUS EXEMPTION FORM (TIFF) PLAT MAP (PDF) PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		790,000.00	790,000.00	790,000.00	790,000.00
01	AUSTIN ISD	1.227000	790,000.00	775,000.00	790,000.00	790,000.00
02	CITY OF AUSTIN	0.457100	790,000.00	790,000.00	790,000.00	790,000.00
03	TRAVIS COUNTY	0.465800	790,000.00	632,000.00	790,000.00	790,000.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	790,000.00	632,000.00	790,000.00	790,000.00
66	AUSTIN COMM COLL DIST	0.095100	790,000.00	782,100.00	790,000.00	790,000.00

Improvement Information

Improvement ID 310900 State Category A1 Description 1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
310900	1756907	1ST	1st Floor	WW6	1995	1,835
310900	1756908	2ND	2nd Floor	WW6	1995	1,085
310900	1773652	011	PORCH OPEN 1ST F	*6	1995	72
310900	1773653	011	PORCH OPEN 1ST F	*6	1995	280
310900	1773654	011	PORCH OPEN 1ST F	*6	1995	341
310900	1773655	012	PORCH OPEN 2ND F	*6	1995	341
310900	1773656	031	GARAGE DET 1ST F	WW6	1995	623
310900	1773657	095	HVAC RESIDENTIAL	**	1995	2,920
310900	1773658	251	BATHROOM	**	1995	3
310900	1773659	512	DECK UNCOVERED	*6	1995	243
310900	1773660	522	FIREPLACE	*6	1995	1
310900	1773661	581	STORAGE ATT	WW5-	1995	64
310900	1836786	602	POOL RES CONC	*6	1995	400

Total Living Area 2,920

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121887	LAND	A1	T	0.373	0	0	16,263

show history

3499

## TaxNetUSA: Travis County Property Information

Property ID Number: 122328 RefID2 Number: 0125783040000

Owner's Name **EURE PATRICIA E**

## Property Details

Mailing Address 3803 MOUNT BONNELL RD  
AUSTIN, TX 78731-5732

Location 3803 MOUNT BONNELL RD 78731

Legal LOT 4 BLK E MOUNT BONNELL TERRACE SEC 3

Deed Date  
Deed Volume  
Deed Page  
Exemptions  
Freeze Exempt  
ARB Protest  
Agent Code  
Land Acres  
Block  
Tract or Lot  
Docket No.  
Abstract Code  
Neighborhood Code

## Value Information

## 2010 Certified

Land Value 437,500.00

Improvement Value 752,213.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 1,189,713.00

10% Cap Value 0.00

Total Value 1,189,713.00

Data up to date as of 2011-04-01

AGRICULTURAL (1-D-1) APPOINTMENT OF AGENT FORM FREEPORT EXEMPTION HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT PROTEST FORM RELIGIOUS EXEMPTION FORM (TIFF) PLAT MAP (PDF) PLAT MAP

## Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		1,189,713.00	1,189,713.00	1,189,713.00	1,189,713.00
01	AUSTIN ISD	1.227000	1,189,713.00	1,139,713.00	1,189,713.00	1,189,713.00
02	CITY OF AUSTIN	0.457100	1,189,713.00	1,138,713.00	1,189,713.00	1,189,713.00
03	TRAVIS COUNTY	0.465800	1,189,713.00	886,770.00	1,189,713.00	1,189,713.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	1,189,713.00	886,770.00	1,189,713.00	1,189,713.00
68	AUSTIN COMM COLL DIST	0.095100	1,189,713.00	1,062,816.00	1,189,713.00	1,189,713.00

## Improvement Information

Improvement ID  
118768State Category  
A1Description  
1 FAM DWELLING

## Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118768	127464	1ST	1st Floor	WP6+	1983	1,814
118768	127465	2ND	2nd Floor	WP6+	1983	1,782
118768	127466	RSBLW	Residence Below	WP6+	1983	450
118768	127467	3RD	3rd Floor	WP6+	1983	1,714
118768	481447	011	PORCH OPEN 1ST F	*6+	1983	32
118768	481448	041	GARAGE ATT 1ST F	WP6+	1983	718
118768	481449	095	HVAC RESIDENTIAL	**	1983	5,760
118768	481450	251	BATHROOM	**	1983	6
118768	481451	320	OBS DRIVEWAY	MOC*	1983	1
118768	481452	477	ELEVATOR RES	3A*	1983	1
118768	481453	512	DECK UNCOVERED	*6+	1983	840
118768	481454	522	FIREPLACE	*L+	1983	1
118768	481455	539	FENCE FV	F-V*	1983	1
118768	481456	604	POOL RES CONC	*6+	1983	1
118768	3056689	SO	Sketch Only	SO*	0	180

Total Living Area 5,760

## Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121888	LAND	A1	T	0.376	0	0	16,382

show history

Owner's Name **HERMAN TIMOTHY J & MARY G**Mailing Address  
3603 ALTA CT  
AUSTIN, TX 78731-5840Location  
3603 ALTA CT 78731Legal  
LOT 6 BLK E MOUNT BONNELL TERRACE SEC 3

## Property Details

Deed Date

Deed Volume

Deed Page

Exemptions

Freeze Exempt

ARB Protest

Agent Code

Land Acres

Block

Tract or Lot

Docket No.

Abstract Code

Neighborhood Code

05151996

12687

01793

HS

F

F

2385

0.4208

E

6

S09218

X8264

## Value Information

## 2010 Certified

Land Value	420,000.00
Improvement Value	393,944.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	813,944.00
10% Cap Value	0.00
Total Value	813,944.00

Data up to date as of 2011-04-01

☐ AGRICULTURAL (1-D-1)   
 ☐ APPOINTMENT OF AGENT FORM   
 ☐ FREEPORT EXEMPTION   
 ☐ HOMESTEAD EXEMPTION FORM  
☐ PRINTER FRIENDLY REPORT   
 ☐ PROTEST FORM   
 ☐ RELIGIOUS EXEMPTION FORM (TIFF)   
 ☐ PLAT MAP (PDF)   
 ☐ PLAT MAP

## Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		813,944.00	813,944.00	813,944.00	813,944.00
01	AUSTIN ISD	1.227000	813,944.00	798,944.00	813,944.00	813,944.00
02	CITY OF AUSTIN	0.457100	813,944.00	813,944.00	813,944.00	813,944.00
03	TRAVIS COUNTY	0.465800	813,944.00	651,155.00	813,944.00	813,944.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	813,944.00	651,155.00	813,944.00	813,944.00
68	AUSTIN COMM COLL DIST	0.095100	813,944.00	805,805.00	813,944.00	813,944.00

## Improvement Information

Improvement ID  
329847State Category  
A1Description  
1 FAM DWELLING

## Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
329847	1889084	1ST	1st Floor	WP6	1998	1,097
329847	1889095	2ND	2nd Floor	WP6	1998	2,347
329847	1907884	011	PORCH OPEN 1ST F	"6	1998	804
329847	1907885	012	PORCH OPEN 2ND F	"6	1998	692
329847	1907886	012	PORCH OPEN 2ND F	"6	1998	140
329847	1907887	041	GARAGE ATT 1ST F	WP6	1998	529
329847	1907888	095	HVAC RESIDENTIAL	"	1998	3,444
329847	1907889	251	BATHROOM	"	1998	3
329847	1907890	522	FIREPLACE	"6	1998	1
329847	3322523	512	DECK UNCOVERED	WP6	2004	446

Total Living Area 3,444

## Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121896	LAND	A1	T	0.421	0	0	18,331

show history

Google maps

*CL 169*  
To see all the details that are visible on the screen, use the "Print" link next to the map.



(A) SUBJECT PROPERTY  
3704 BONNELL DRIVE

cl  
70

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-031138R

ADDRESS 3704 Bonnell Drive

Contact: Sylvia Benavidez, 974-2522

Public Hearing: ~~May 4, 2011~~ July 6, 2011

Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

WAYNE EDWARDS

Your Name (please print)

3501 Bonnell Ct, Austin TX 78731 (within 300 ft of site)

Your address(es) affected by this application

Wayne Edwards

Signature

6/8/11

Date

Comments:

The (Floor-to-Ace) is apparently 43'6" more than the 40'6" limitation  
and far above the average of roughly 35' in the area.

Also it is questionable on whether the height meets deed restrictions

The mass of the house appears to be comparable with a 5400  
sq.ft. house which would not be compatible with homes on  
either side. Thank you for considering my comments

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

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

C/11

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-031138R

ADDRESS 3704 Bonnell Drive

Contact: Sylvia Benavidez, 974-2522

Public Hearing: ~~May 4, 2011~~ July 6, 2011

Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object (w)

JEANIE + COLEY COWDEN  
Your Name (please print)

3708 BONNELL DR. 78731  
Your address(es) affected by this application

Jeanie Cowden & Coley Cowden      6-17-11  
Signature      Date

Comments: The proposed home is grossly  
over-sized for our neighborhood. And  
is most assuredly not compatible  
in scale and bulk to our street and  
other structures in the area.

It is not consistent with the streetscape of  
the properties in the vicinity!

It is not consistent with the massing, scales  
and proximity of structures located on either side or  
behind the development.

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

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

$$\frac{u}{12}$$

☐ I am in favor  
☒ I object

Austin, TX 78767-8810

C1  
73

**ROBERT BONE**  
3503 Bonnell Court, Austin, TX 78731  
512-374-9550 . rbone@law.utexas.edu

June 16, 2011

City of Austin  
Sylvia Benavidez  
PO Box 1088  
Austin, TX 78767

RE: Case Number 2011-031138PR – 3704 Bonnell Drive  
Sylvania Benavidez, Contact (512-974-2522)  
Public Hearing July 6, 2011  
Residential Design and Compatibility Commission

Dear Sir/Madam:

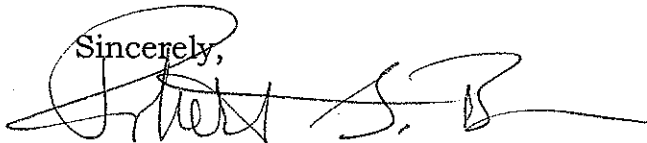
I am writing in opposition to the request for a variance for the above-listed property. The lot in question is diagonally across from the house my wife and I own, at 3503 Bonnell Court. My wife Elizabeth Schultz submitted a separate letter comprehensively reviewing the reasons for our opposition. I write separately to make clear that I too oppose the request and to add some thoughts of my own.

Elizabeth's letter describes the impact that granting the application will have on the neighborhood. The proposed home is simply out of proportion to the lot, and its FAR makes clear just how poorly it fits the Bonnell Drive neighborhood.

Most important, the applicants have offered no sufficient reason to grant the variance. At the previous hearings, they cited the view of the UT Tower and a desire for rooms for a growing family and visiting relatives. If that's enough to qualify for a variance, then the FAR requirement is meaningless. Everyone who wants to build a large home on a small lot could offer comparable reasons, and the McMansion ordinance would be rendered ineffectual. This can't be what the City of Austin intended.

I urge you to deny the application.

Sincerely,



Robert G. Bone

cc: HPWBANA



Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-031138R  
ADDRESS 3704 Bonnell Drive  
Contact: Sylvia Benavidez, 974-2522  
Public Hearing: May 4, 2011  
Residential Design and Compatibility Commission

☐ I am in favor  
☒ I object

Robert Radebaugh  
Your Name (please print)

3500 Bonnell CT  
Your address(es) affected by this application

[Signature] 6/4/2011  
Signature Date

Comments: The proposed improvements are of  
a size inconsistent with other homes in the  
neighborhood. This is exacerbated by the small lot  
on which this will be constructed. This will  
have way too much impervious cover leaving no  
yard. All other homes in the neighborhood have  
good size yards

If you use this form to comment, it may be returned to:  
City of Austin  
Sylvia Benavidez  
P.O. Box 1088  
Austin, TX 78767-8810

CJ  
75

**ELIZABETH SCHULTZ**  
3503 Bonnell Court, Austin, TX 78731  
512-374-9550 . easdirect@gmail.com

City of Austin  
Sylvia Benavidez  
PO Box 1088  
Austin, TX 78767

RE: Case Number 2011-031138PR  
3704 Bonnell Drive  
Sylvania Benavidez, Contact (512-974-2522)  
Public Hearing July 6, 2011  
Residential Design and Compatibility Commission

Dear Sir/Madam:

I am writing in opposition to the request for variance for the above-listed property pending before the Residential Design and Compatibility Commission. The lot in question is diagonally across from the house my husband and I own, at 3503 Bonnell Court. The neighborhood is characterized by pleasant homes and spacious, treed yards. The hillside setting provides a sense of spaciousness, and also affords privacy. The houses are typically sited with sensitivity to the land.

My husband and I moved to our Bonnell Court home a year-and-a-half ago when we relocated from Boston, Massachusetts. When we were house-hunting, people told us, with pride in their city, that Austin's "McMansion" ordinance restricted the construction of oversized homes on undersized lots. This sounded to me like a sensible restriction – one that would preserve Austin's neighborhoods, and maintain consistent and appropriate size and scope in residential construction.

Since buying our house, we have learned that restrictions also apply to cutting and trimming trees. This also makes sense to me, both esthetically and ecologically. The restrictions also seem consistent with the "McMansion" ordinance – preserving Austin's greenscape for current and future generations to enjoy.

The lot in question is under-sized for the neighborhood. Frequently, people who visit us or with whom we have conversations on the street comment to the effect that the lot is really too small to build much of a house on.

CJ  
76

In fact, we now find that only one lot among the fifteen cited in the application for variance is smaller. On the other hand, if the variance is granted, only three houses would be larger. To me, this would seem to be the essence of "oversized house on undersized lot."

The lot itself is pleasantly treed and sloping. It's my understanding that in order to construct the house, extensive excavation would basically chop a chunk out of the lot. Retaining walls would be required on one, if not all three sides. The house would be constructed on the newly-leveled lot. This scoop-and-plunk approach is inconsistent with a neighborhood in which the houses generally make creative use of their hillside sites.

I have attended both meetings of the Residential Design and Compatibility Commission that dealt with this matter. During neither did I hear the owner or the builder present any compelling reason for the committee to grant the variance.

What the owners have said is that they love the views of the city which the lot affords, and they love the very large house they want to build there.

Most people who've bought or built a house understand this. When my husband and I were house-hunting, there were several other properties we might have considered, but our bank-account was several hundred-thousand dollars too small. These owners want to build a huge house, but their lot is several thousand square feet too small.

Surprisingly, the owners don't seem concerned that by building such a large house on such a small lot, they will be altering for the worse the grace and spaciousness that typify Bonnell Drive.

As for their claim that unless they get the variance, they'll be denied maximum enjoyment of the view the lot affords, I imagine that every one of the neighbors could tell a story about having a better view of the city and the UT Tower if only they could cut down a tree or two, or extend their deck, or add an additional story to their house. But we live in a community, and by upholding the community's values, we all benefit.

The owners purchased the lot several months ago. The language on their deed has not changed since then, and the city regulations stipulating the ratio of house-to-lot have not become more restrictive. In buying a too-small lot for their too-big house, they assumed the risk that they would not be able to build. The neighborhood doesn't owe them their "dream house" any more than the city of Austin does.

Schultz - 3

Upholding the letter and spirit of the McMansion ordinance and the ordinances protecting greenery seems good for Austin. Certainly in this case, it would be good for preserving the character and aesthetics of a neighborhood. So far, the owners have shown little interest in compromise. I urge you to deny their application for variance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth A. Schultz".

Elizabeth A. Schultz

CC: HPWBANA

01  
/ 77

21/78

☐ I am in favor  
☒ I object

3703 MT. Bonnell Road  
Your address(es) affected by this application

Comments: \_\_\_\_\_

Comments on Attached sheet

Thank you

If you use this form to comment, it may be returned to:  
City of Austin  
Sylvia Benavidez  
P.O. Box 1088  
Austin, TX 78767-8810

Case Number: 2011-031138R: Address: 3704 Bonnell Drive:  
Contact: Sylvia Benavidez  
Public Hearing : July 6, 2011: Residential Design & Compatibility Commission

I Object--- Tom Shelton  
Tom Shelton-My address 3703 Mt. Bonnell Rd.

Dear Madam/Sir,

I share a back lot line with the property in the application and I have cast a vote of "no" regarding the variance on the FAR restriction. I have spent close to a month and a half trying to learn as much about the situation as possible, educating myself on reason for the law, meeting with owner/builder several times, gathering information from Sylvia Benavidez, meeting with several neighbors, and have found absolutely no other reason for the owner's request other than he wants to build a very large home on the 2<sup>nd</sup> smallest lot in the neighborhood.

If the owner had been looking to build slightly closer to the property line to save several oak trees for example--I would be wholeheartedly for his exception to the Ordinance. I don't know why the McMansion law exists if not for cases like this.

There are 15 homes within 300 feet of the property that is the subject of the variance request however, there are 4 homes that form a sort of "U" around the proposed lot that would be most impacted by the construction--myself (3703 Mt. Bonnell Road), the home of Lynn Hill/John Deigh, the home of Holton Burns (directly next door to the lot), and Cornelia and Tom LeMond (3705 Bonnell DR.) The LeMonds live directly across the street from the lot, Lynn/John and I share the back lot line, and Mr. Burns lives directly next door. And we all object to the application for the variance.

I think it is very important to mention Holton Burns. He is out of the country working on a project and obviously has not been able to attend either of the two hearings or meet with the neighbors but is very concerned with this matter and has voted "no" by email. Mr. Burns could end up being the most affected as he is the direct next door neighbor. By the simple gesture of dropping a note off with his current house-sitter, I was able to get his email and have emailed him 7-10 times regarding this matter.

At the RDCC hearing, the owner Mr. Clark has specifically mentioned Lynn Hill as being really the main opponent of the proposed variance. Except for the RDCC form letter being sent to Mr. Burns from the City, I am very curious as to whether the owner has made any effort to contact Mr. Burns (as I have) seeing as he may be more affected than Lynn Hill and perhaps, a more vocal opponent of the variance. As I mentioned above, Mr. Burns home, my home, the LeMonds, and Lynn/John's home are the four that directly form a "U" shape around the vacant lot.

cl  
80

For some factual perspective, it was shocking to take a look at the sheet provided by builder to the City Commission regarding the surrounding homes and their square footage, their lot size, and their FAR's.

1. The proposed home is the 2nd smallest lot of the 15 lots yet would have the 4th largest square footage.
2. My house for some perspective is on a lot approximately 40% larger, and has four bedrooms. The proposed home would have 5 bedrooms and would be a whopping 50% larger than mine!
3. The house built on 2 combined lots down the street from proposed home only has a 29% FAR. And this is calculated on the square footage of just one lot, not two!
4. None of the 15 homes have a FAR in excess of 40%. In fact, 80% of the homes have a FAR of less than 30%, and only one has a FAR as large as 38%.

As the commission knows by now, there have been numerous meetings between the owner/builder/designer and Lynn Hill, John Deigh and I. I think all sides have been very cordial and truly been interested in the viewpoints of both sides. We have looked at many house plans and even traveled to Round Rock to see a model home similar the one proposed home. However, the end result of every single meeting is exactly the same. The owner wants us to vote "yes" so he can have a huge home on this small lot and so he can also have a view of the UT tower and perhaps a pool.

My personal viewpoint from all these meetings could best be described as confusion. I'm wondering why all the neighbors are being asked to vote "yes" on the variance when all of these issues could have totally been avoided from the start and could still quickly and easily still be solved.

While it is in what I think is a nice neighborhood, this lot has been vacant a long time due to its unique size. I still can't understand why with a large family (and wanting pool also) that this small lot was chosen. And for a view of the UT tower, why weren't height restrictions, FAR restrictions looked into before the purchase?

I wouldn't dare presume to tell anyone what lot to buy, what house to build, etc. But I just can't understand this proposed house on this lot when you can venture to the surrounding neighborhoods of Tarrytown and Old Enfield to see hundreds, if not thousands of wonderful homes built on lots of this size. There are too many to count 3 or 4 bedroom bungalow style, ranch style, stone houses, cottage style homes that look fantastic and actually fit the lot. I thought the reason for this ordinance and for deed restrictions were to preserve the integrity of the neighborhood as I so often see it stated.

Not only could all this have been avoided but another thing that could solve this whole matter and it's an issue which never, ever seems to be brought up at the meetings with owner---simply re-draw the plans to match all the requirements. It was strange to be standing in the model home and being asked to vote yes when all the rooms in the model home dwarf the size of the rooms in my own house!

CL  
81

At the last hearing, the RDCC mentioned that letters such as this can be very helpful. Time is very limited at the hearings so I wanted to address a few comments that have been made towards my neighbors.

First, the owner of proposed house said "he thinks that basically we don't want a house being built on the lot." This could not be further from the truth. We just feel strongly about the rules set up to preserve the neighborhood. We don't feel like there should be an exception unless for a good reason...one besides just wanting a huge house.

Second, the owner mentioned at the RDCC meeting "how he saw this lovely lot, how he has four kids and one on the way, how he went to UT and wants a view of the tower, how he wants to be a great neighbor" and so on. I won't put words into my neighbors mouths (and Holton on one side is out of the country) but this was very upsetting to me particularly when we don't all have time to speak. Each and every one of us had that same first impression when we saw our future lot, I also went to UT and love the tower, and we all have families and friends that we are excited when they can share our house with us. I just think it's wrong for any one neighbor should claim that they have some sort of moral high ground above the rest of the neighbors for purposes of applying for a variance.

Third, in his June 1 presentation to the commission, the owner has told the commission he has bent over backwards to accommodate us and spent all this time trying to meet with us, and he has tried to do everything he can, and so on. I found these comments extremely surprising (and sort of rude towards one particular neighbor) as the above ones. My neighbor Lynn Hill (and to a lesser extent, myself) have:

- Met with Sylvia Benavidez and other city employees downtown to understand FAR and other development issues
- Hired and met with Geologist to find out impact the cut on land will disturb the balcones fault line
- Traveled up for about 3 hours one evening out to Round Rock to see a model home of what they propose to build
- Met with owner and or builder on lot to see the height of home/impact on trees
- Countless hours speaking to other neighbors
- Corresponded on about ten emails back and forth with neighbor out of country Holton Burns
- Researched deed restrictions with survey and title companies, and with the Travis County Clerk's real property public database

Sorry for the length but I knew the commission had wanted the viewpoint of some of the other neighbors and I thought some of the personal comments at the hearing had not painted a full picture of the situation.

Thank you,

Tom Shelton



C1  
82

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-031138R  
ADDRESS 3704 Bonnell Drive  
Contact: Sylvia Benavidez. 974-2522  
Public Hearing: May 4, 2011  
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Nancy Garrison  
Your Name (please print)

3703 Bonnell Dr.  
Your address(es) affected by this application

Nancy Garrison  
Signature

4/25/11  
Date

Comments:  
\_\_\_\_\_  
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If you use this form to comment, it may be returned to:  
City of Austin  
Sylvia Benavidez  
P.O. Box 1088  
Austin, TX 78767-8810

cl  
/ 83

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-031138R

ADDRESS 3704 Bonnell Drive

Contact: Sylvia Benavidez, 974-2522

Public Hearing: May 4, 2011

Residential Design and Compatibility Commission

<input checked="" type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Joan + Peter Swartz

Your Name (please print)

3503 WINSOME CT.

Your address(es) affected by this application

Joan J

Signature

4/28/11

Date

Comments:

Please see attached.

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

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

3503 Winsome Court  
Austin, TX 78731  
April 28, 2011

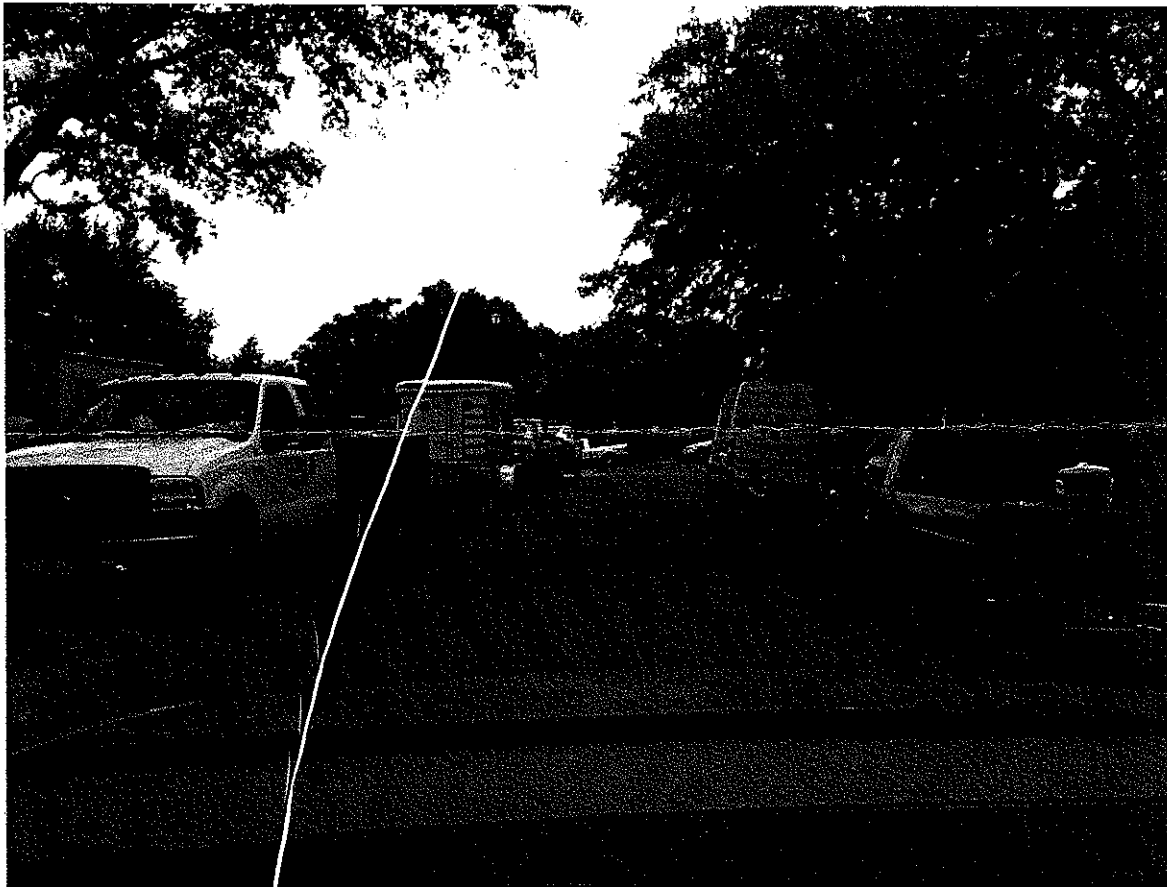
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84

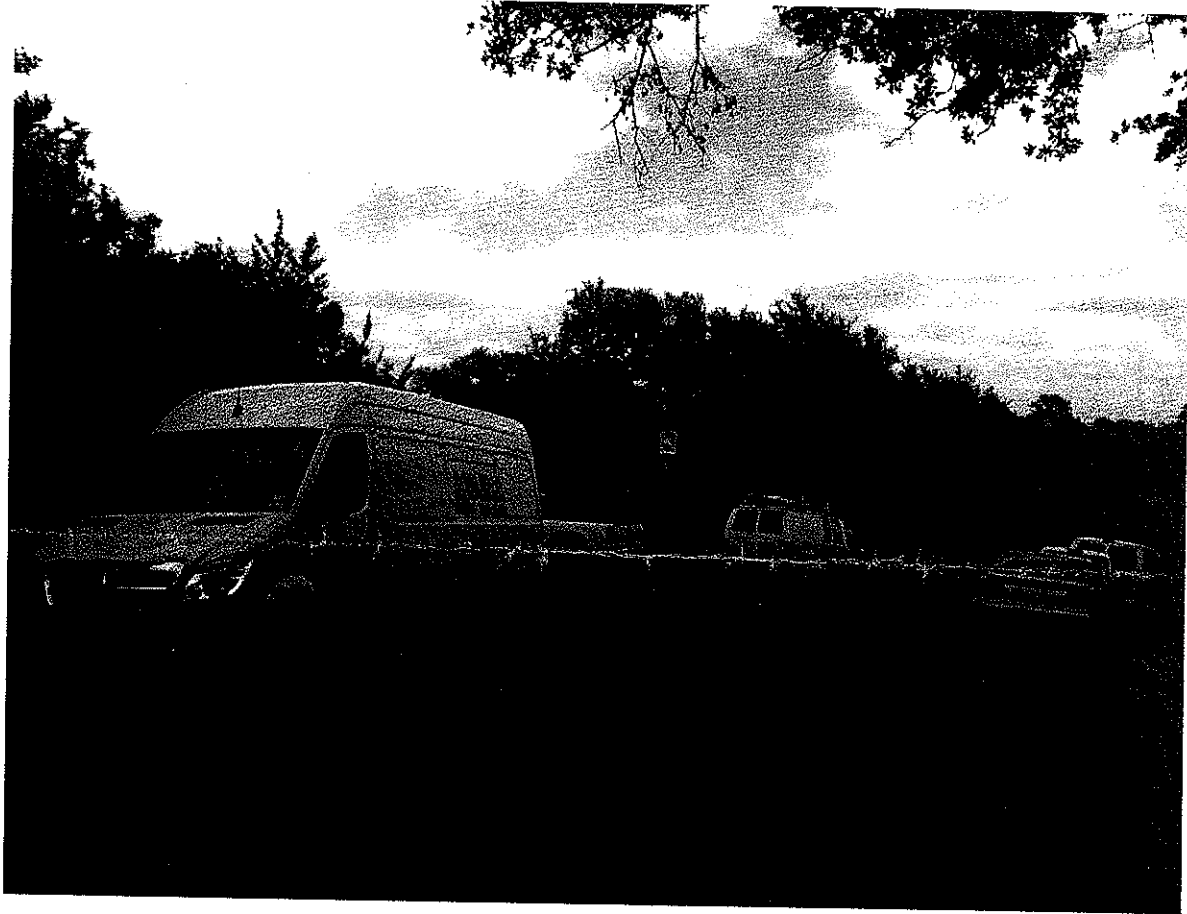
City of Austin Residential Design and Compatibility Commission  
P.O. Box 1088  
Austin, TX 78767-8810  
RE: Modification Request for 3704 Bonnell Drive at 05/04/2011 Meeting

Dear Members of the Commission,

We do not object to the F.A.R. increase from 40% to 46.6% for construction of the 2 story house at 3704 Bonnell Drive.

We do object, however, to the presence of another year or multi-year construction project in the subdivision. A recent multi-year construction project at 3703 Bonnell Drive, across the street from 3704 Bonnell Drive, resulted in 10s of vehicles parked on both sides of the street near the entrance intersection of the subdivision on a daily basis. This construction project and the resulting parking and traffic made it very difficult for safe passage of vehicles in and out of the subdivision. Traffic was not managed when large construction vehicles such as dump trucks and cement trucks were present resulting in damage to neighbors' vehicles in several instances. The below pictures were a "light" day of construction traffic at 3703 Bonnell Drive.





CA  
85

We are asking that you please respect the neighbors that reside in the opposite end of the subdivision and must drive through the construction project multiple times a day to transport children and run the course of their daily lives.

Please ensure that parking of construction vehicles is on only one side of the street and that traffic is managed when larger construction vehicles are present.

Many thanks in advance,

Joan and Peter Swartz

C1  
86

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-031138R  
ADDRESS 3704 Bonnell Drive  
Contact: Sylvia Benavidez, 974-2522  
Public Hearing: May 4, 2011  
Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Holtan Burus  
Your Name (please print)

3710 Bonnell DR 78731  
Your address(es) affected by this application

[Signature] 5-20-11  
Signature Date

Comments: There is a reason for the  
Memorandum Law -  
putting a huge house to the very  
edge of a small lot decreases  
the integrity of the neighborhood

If you use this form to comment, it may be returned to:  
City of Austin  
Sylvia Benavidez  
P.O. Box 1088  
Austin, TX 78767-8810

Number: 2011-031138R: Address: 3704 Bonnell Drive  
Contact: Sylvia Benavidez

Public Hearing: July 6, 2011 : Residential Design & Compatibility Commission

I Object: Holton Burns (Homeowner 3710 Bonnell Drive)

Holton Burns: My Address: Homeowner 3710 Bonnell Drive, Austin, Texas 787831

JUNE, 2011

Send to:

City of Austin  
Sylvia Benavidez  
P.O. Box 1088  
Austin, Texas 78767-8810

Dear Silvia,

1. I; Holton Burns am the record owner of the property (3710 Bonnell Drive in Austin, Texas) and have a vested financial interest to maintain my property's intrinsic value. Building a Mc Mansion next door to my home will deteriorate that "value" whether it is due to lost view, feeling cramped, stuck with a high imposing structure next door or a combination of such as a result of a builder being granted a variance to city code.
2. The neighborhood is not a Mc Mansion area, each property is suited to the homes built on it, come and see for yourself if you have any doubt.
3. The city has passed ordinances to protect properties from development which aggravates the feel and relationship of one structures set back vs. another structures setback in order to prevent opposition to development and leave shadows imposed upon a neighbors home among other qualified reasons of the ordinance.
4. I am asking the city to carefully review the plans of 3704 Bonnell Drive and then conclude that the home exceeds and impacts current regulations and the neighbors who border to subject tract.
5. As a north neighbor of subject tract with the city to the South and East portions of my lot will no longer be afforded a city view, nor be granted direct sunlight in the middle morning.
6. I will likely end up looking at a drawn curtain rather than down the Balcones Valley out towards downtown Austin which was "the" reason why I bought the home I currently own.
7. I share a side property with 3704 Bonnell Drive and hope the city will pay increased attention to that fact. I am not someone on the other side of the public street or around the corner I am next door to this petition for variance.
8. In particular the proposed house would be incompatible in size with the other properties in the neighborhood and it will dwarf my own home.

HHZ

2/21/88

9. 3704's design as proposed is 83% larger than mine and we share roughly the same size lot!
10. The disparity in size between the homes which wrap around and share the border of this lot will be striking particularly when compared with mine.

2/21/88

JUNE, 2011

3704 BONNELL DRIVE - VARIANCE

C1  
89

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-031138R

ADDRESS 3704 Bonnell Drive

Contact: Sylvia Benavidez, 974-2522

Public Hearing: ~~May 4, 2011~~ July 6, 2011

Residential Design and Compatibility Commission

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

Robert Radebaugh  
Your Name (please print)

3500 Bonnell CT  
Your address(es) affected by this application

Robert Radebaugh      6/27/2011  
Signature      Date

Comments: I strongly urge you to vote against a  
variance to the McManis Ordinance in this  
instance. This would be the 2nd largest structure  
on the second smallest lot in the neighborhood and not  
be conforming with other surrounding and neighborhood  
properties.

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

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810



Case Number: 2011-031138R  
Address: 3704 Bonnell Drive  
Contact: Sylvia Benavidez  
Public Hearing: June 1, 2011  
Residential Design & Compatibility Commission

I object

*S. Lynn Hill*

Date: June 1, 2011

C1  
90

Sarah Lynn Hill  
3701 Mount Bonnell Road

My name is Sarah Lynn Hill, and my husband and I live at 3701 Mount Bonnell Road. We share a back lot line with the property in the application. I spoke in opposition to the application at the May 4 hearing because I could not make sense of the applicant's statements about changes in F.A.R. between an undisclosed preliminary plan and the plan in the application. At the Commission's insistence, Jim Einhaus of David Weekley Builders handed out copies of the preliminary plan at the hearing. The builder and owner had made no effort to contact neighbors about their plans, and so the Commission also directed the builder to meet with affected neighbors, and the hearing on the application was postponed until June 1.

Since the May 4 hearing our neighbor Tom Shelton, my husband, and I have made a good faith effort to understand the preliminary plan and the information in the application for variance. We met with the owner (Bill Clark), the Weekley Sales Rep (Jim Einhaus), and/or the Weekley Designer (Dan Carlson) – both on the lot, at Weekley's model home site in Round Rock, and on our property. My husband and I also toured the entire model home development in Round Rock last Friday to view the model on which the builder's plans are based, in a setting of similar homes. I have also spoken with Sylvia Benavidez in the Watershed Protection and Development Review Department – the contact person for this application for variance – with Sylvia's supervisor John McDonald, and with Jody Zemel, Neighborhood Advisor in the Planning and Development Review Department.

My first objection to the application for variance is based on the fact that the statements on pages C1/1 and C1/2 of the application for variance are not true. Their argument goes that they had a preliminary plan with a F.A.R. no greater than 40%. Then, one change invisible to

C/91

the outside world (vaulting the family room ceiling), and another that does not affect neighbors (adding a window to the front of bedroom 5) increased the F.A.R. to an unacceptable percentage. Finally, the homeowners should be able to build the proposed plan since only the homeowners are affected by these changes.

However, their preliminary plan did *not* have an acceptable F.A.R., and the changes made from the preliminary plan to the plan in the application did *not* increase the F.A.R. I know this based on discussions with Sylvia Benavidez and John McDonald.

I provided a copy of the preliminary plan material handed out at the May 4 hearing to Ms. Benavidez, who shared them with Mr. McDonald, and Mr. McDonald discussed those plans, and Weekley's methodology for calculating the F.A.R. in those plans, with my husband and me yesterday afternoon.

1. Why vaulting the family room ceiling to a height greater than 15 feet does *not* increase the F.A.R.: The requirement to double-count rooms with a ceiling height of greater than 15 feet was removed from the ordinance in June 2008. Also, last week Sylvia confirmed that the Weekley F.A.R. calculations in the application do not double-count the square footage of the family room and foyer – the areas with 20 foot ceilings. (See page C1/7 of application.) So those two rooms contributed exactly the same square footage in Weekley's preliminary and proposed F.A.R. calculations.
2. Why adding a window to the front of bedroom 5 does *not* in fact increase the F.A.R.: Mr. McDonald said that in both the preliminary and proposed plans bedroom 5 is part of the second floor – not part of the attic. Bedroom 5 has the same dimensions in both plans, and so it should contribute the same square footage to both plans. (However, Weekley treated bedroom 5 incorrectly in the preliminary plan, understating the F.A.R. of that plan.)
3. Why the preliminary plan has a F.A.R. greater than 40%. Weekley understated the F.A.R. of the preliminary plan because in that plan they treated bedroom 5 as attic space

C1  
98

and made a double-subtraction of area they labeled "exempt areas under 7 feet." Mr. McDonald told us that this methodology is incorrect, and that Weekley has made this same mistake in the past. There is no difference in the square footage of livable space or design of the garage, porches, entrance or balconies between the two plans, so the two plans should have the same F.A.R.: 43.2%.

My second objection to the application is based on the fact that the proposed construction is not compatible in scale and bulk with other nearby homes.

Weekley prepared F.A.R. calculations for 15 homes within a 300 foot radius of 3704 Bonnell Drive, and a summary table with their results is shown on page C1/46 of their application. This table shows that all 15 homes have a F.A.R. of 38% or less. In fact, 12 of the homes have a F.A.R. of less than 30%, two have a F.A.R. of 33%; and one has a F.A.R. of 38%. The application is for the subject property to have a F.A.R. of 43%, which I believe is not compatible with the other nearby properties. To provide a visual illustration of this I've taken page C1/47 of their application (a portion of a plat map from the Travis Central Appraisal District), which shows the location of the different properties in relation to 3704 Bonnell Drive, and color-coded the nearby properties and 3704 Bonnell Drive. (See handout.)

F.A.R. percentages are only one aspect of determining the mass and bulk of two homes. Two homes may have the same F.A.R., the same basic layout and number of floors, but if one home has a much taller roofline it will appear to be a much more massive home.

The homes on the same side of the street and in the same block as the subject property – including the subject property, are subject to deed restrictions on height and/or number of stories. Most of these homes are single story home. Some have living space over a garage. I know that the city of Austin does not enforce deed restrictions, but I believe it is important to know that these other homes were built in conformance with their deed restrictions and that the proposed plan is much taller than the height restriction allowed in its deed. This would

C1  
93

make the property tower over the other nearby properties. (In fact, the owner of the property has been notified that affected homeowners are taking legal steps to enforce the height restriction in the deed.)

Also, I think that if Weekley believed the home to be compatible in scale and bulk it could easily have provided a model or artist's rendering to show how the home would look on the lot, between the existing homes on either side. They have not done so. Instead they have provided photographs of neighboring homes along with a photograph of the empty lot. Also, I have asked Jim Einhaus more than once about the height of the homes on either side of the lot, and his answer was that he did not know. If he does not know this he cannot know if the proposed home is compatible with those existing homes.

Weekley did, however, provide information about how high the roof of the structure will be compared to our home, and we have used this information to determine that the roof of the proposed structure would indeed be several feet taller than the houses on either side of the structure.

FAR CALLS  
FOR HOUSES

W/CI  
GA

FAR ≤ 30%

FAR 31%-35%

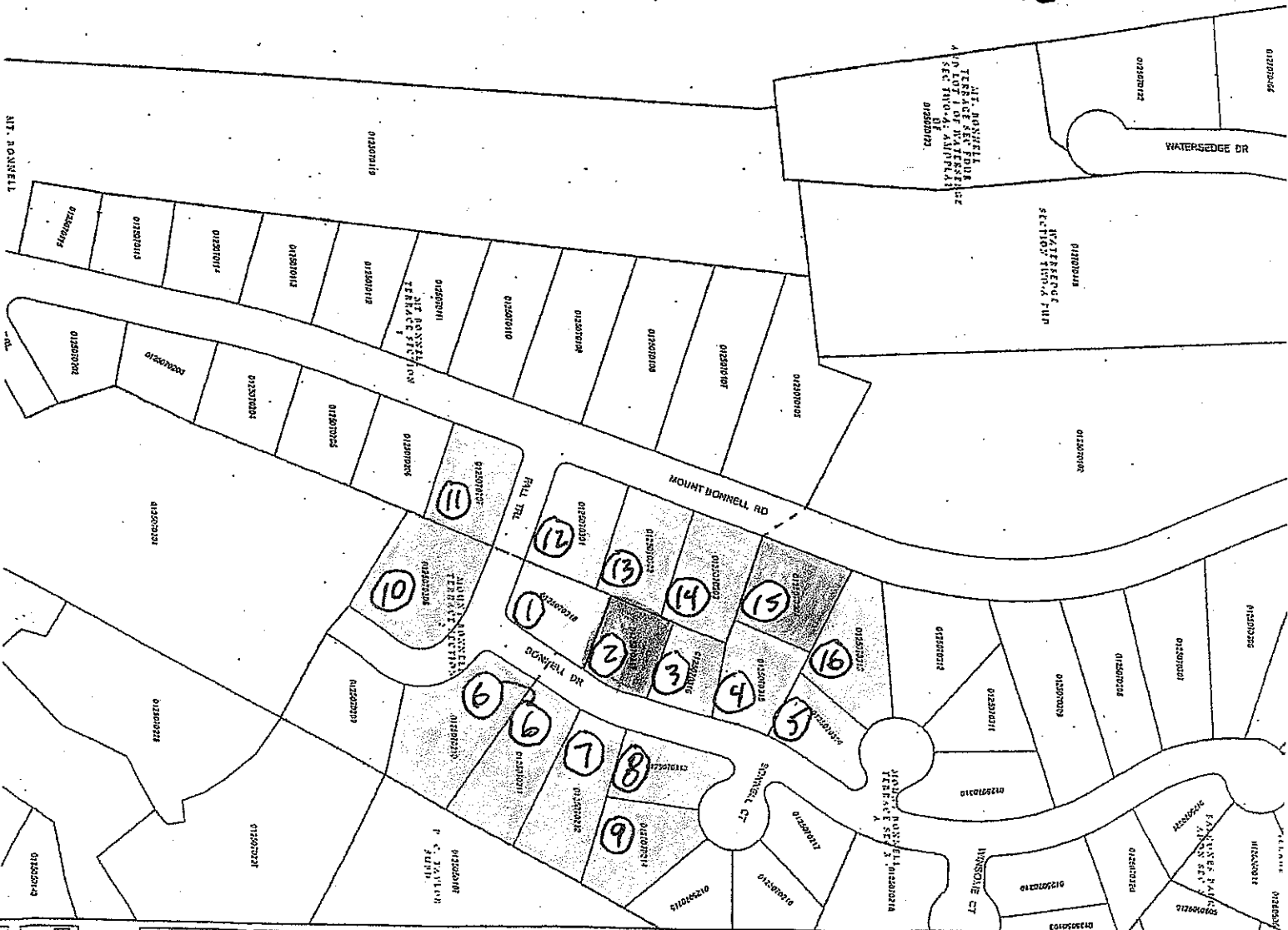
FAR 36%-40%

FAR > 40%

50' RADIUS OF  
SUBJECT LOT

FAR CALCULATED  
BY WEEKLEY

ONLY SUBJECT PROPERTY IS > 40%.



Case Number: 2011-031138R  
Address: 3704 Bonnell Drive  
Contact: Sylvia Benavidez  
Public Hearing: July 6, 2011  
Residential Design & Compatibility Commission

We object.

Date: June 28, 2011

Sarah Lynn Hill and John Deigh  
3701 Mount Bonnell Road

*S. Lynn Hill*  
*John Deigh*

We own and reside at 3701 Mount Bonnell Road, and we share a back lot line with the property in the application. We oppose the variance because, as indicated by its F.A.R. of 43%, the proposed house is too large for the size of the lot, as well as in comparison to other nearby homes, and we are concerned about preserving the integrity of the neighborhood.

Lynn spoke in opposition to the application at the May 4 hearing and again at the June 1 hearing. On June 1 the hearing was again postponed, to July 6. On June 20 our neighborhood association (HPWBANA) had a board meeting at which the applicants distributed copies of a revised plan, and John and the applicants discussed their respective viewpoints before the board.

Since the May 4 hearing we have made a good faith effort to understand the original proposed and preliminary plans, the revised proposed plan and the new "non-variance" plan, as well as the information in the application for variance. Our neighbor Tom Shelton has joined us in this effort.

Based on Travis County tax records, the size of the empty lot is 11,586 square feet. A new home of 4,634 square feet (40% of the lot size) could be built there without a variance, but the owner wants a two-story 5,007 square foot house, which would have a F.A.R. of 43%. Also, based on the proposed plan, two rooms on the first floor, with about 450 square feet of floor space, have a ceiling height of 20 feet. So the true "volume" or "mass" of the proposed house appears to be comparable to a two-story 5,400+ square foot house (a house with a F.A.R. exceeding 46.5%).

61/96

The applicants prepared F.A.R. calculations for 15 homes within a 300 foot radius of the empty lot, and their calculations show that all 15 homes have a F.A.R. of 38% or less. In fact, 12 of the homes have a F.A.R. of less than 30%, two have a F.A.R. of 33%, and one has a F.A.R. of 38%. For a visual illustration of this we color-coded a plat map from the Travis Central Appraisal District, which shows the location of the different properties in relation to the empty lot. We also created a chart that compares the size of the empty lot, and the square footage of the proposed house, to the lot and home sizes of each of the 15 nearby properties. (See attached map and chart.) We believe the map and chart show that the proposed house would not be "compatible in scale and bulk" with the existing homes in the neighborhood.

We think that if the applicants believed the proposed home to be compatible in scale and bulk with the Bonnell Drive streetscape they could easily have provided a model or artist's rendering to show how the home would look on the lot, between the existing homes on either side. They have not done so. Instead they have provided photographs of neighboring homes along with a photograph of the empty lot. Also, Lynn has asked Jim Einhaus more than once about the height of the homes on either side of the lot, and his answer was that he did not know. If he does not know this he cannot know if the proposed home is compatible with those existing homes.

The empty lot is rectangular in shape, and the application shows the owner is leveling the land before building begins, so the shape and slope of the land are not causing construction issues that require a variance. Also, the variance is not about changing the placement of the house to preserve trees. The sole issue seems to simply be one of volume and square footage of the house. Despite repeated meetings, the owner doesn't seem interested in changing the plans to comply with the city's standard.

The applicants in their applications, at the hearings, and at the HPWBANA board meeting have argued that they have preliminary or "non-variance" plans (that they do not want to use) that have a F.A.R. no greater than 40%. As we understand it, their current argument is that one

change to the non-variance plan (adding a window to the front of bedroom 5) increases the F.A.R. to an unacceptable percentage. But they say this change does not affect neighbors so the homeowners should be allowed to build the proposed plan in the current application.

However, the premise of this argument is false. Their "non-variance" plan does *not* have an acceptable F.A.R.

On May 31 we discussed the applicants' preliminary plan materials and their methodology for calculating the F.A.R. with John McDonald, Supervisor in the Watershed Protection and Development Review Department. Mr. McDonald explained that the applicants understated the F.A.R. of their preliminary plan, in part because they incorrectly treated bedroom 5 as attic space. Today, John discussed their new "non-variance" plan with him, and he told John that in this plan as well they are incorrectly treating bedroom 5 as attic space. According to Mr. McDonald, Bedroom 5 is part of the second floor in all of the applicants' plans, and as such its square footage cannot be ignored in any of them.

For the July 6 hearing the applicants claim their "non-variance" plan has a F.A.R. of less than 40%. They claim that in this plan the area under the eaves surrounding bedroom 5 plus the area of bedroom 5 can be ignored because it is habitable attic space that meets all of the requirements of section 3.3.3.C of the Ordinance.

But this argument is incorrect because – as confirmed by Mr. McDonald – bedroom 5 is part of the second floor, not part of an attic, so the F.A.R. is at least as much as the proposed plan.

However, even if bedroom 5 were treated as attic space, it would not be true that the space could be ignored – for it fails to meet one of the conditions in the Ordinance for ignoring habitable attic space. The condition it fails to meet is that the space "adds no additional mass to the structure." (See section 3.3.3.C.5.) Adding this space, regardless of how it is treated, adds mass to the structure. (See attached photographs.)



C1  
98

The applicants' proposed and "non-variance" plans are versions of a Weekley model called the Lundy. The attached photographs, which we took at the model home site in Round Rock where we met with the applicants, show a 4-bedroom version of the Lundy (Model 1) and a version of the Lundy in which a fifth bedroom has been added on the second floor over the master bath (Model 2). Model 2 matches, in its placement of the fifth bedroom, the version in the applicants' plans. As inspection of these photographs shows, adding this fifth bedroom to the second floor adds mass to the structure.

A version of the Lundy that has been expanded to include a fifth bedroom on the second floor is obviously more massive than the 4-bedroom version and so it cannot satisfy the requirement of section 3.3.3.C.5. This means the square footage of bedroom 5 cannot be ignored. As a consequence, the "non-variance" version has a F.A.R. that is at least as great as the F.A.R. of the proposed plan.

# FAR CALCULATIONS FOR HOUSES WITHIN 300' OF SUBJECT LOT

~~CL~~  
~~99~~

FAR ≤ 30%

FAR 31% - 35%

FAR 36% - 40%

FAR > 40%



1 2507

Revision Date  
8/24/2005

0 100 Feet

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Projection: Lambert\_Conformal\_Conic

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Travis Central Appraisal District

8314 Cross Park Drive  
Austin, Texas 78754

Internet Address: [www.traviscad.org](http://www.traviscad.org)

Main Telephone Number (512) 834-9317 Appraisal Information (512) 834-9318  
TDD (512) 836-3928

MAP

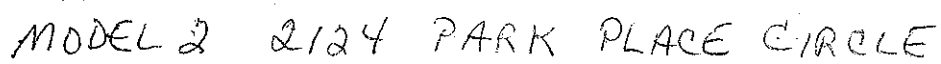
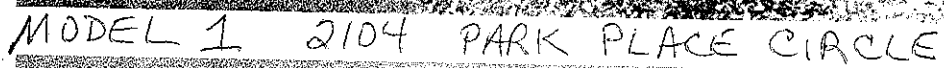
Property	Address	Lot Area in square feet	F.A.R. Square Feet	F.A.R.	Lot area of empty lot compared to other lots	Home size of proposed home compared to other homes
1	3609 Fall Trail	12,999	4,301	33%		
2	3704 Bonnell Dr	11,586	5,007	43%	11% smaller	16% bigger
3	3710 Bonnell Dr	9,830	2,735	28%		
4	3708 Bonnell Dr	13,944	4,066	29%	18% bigger	83% bigger
5	3802 Bonnell Dr	12,468	3,414	27%	17% smaller	23% bigger
6 *	3703 Bonnell Dr	45,943	7,626	17%	7% smaller	47% bigger
7	3705 Bonnell Dr	19,578	3,418	17%	75% smaller	34% smaller
8	3503 Bonnell Ct	13,168	3,510	27%	41% smaller	46% bigger
9	3501 Bonnell Ct	17,300	3,987	23%	12% smaller	43% bigger
10	3606 Fall Trail	24,099	4,735	20%	33% smaller	26% bigger
11	3603 Mt Bonnell Rd	15,549	4,245	27%	52% smaller	6% bigger
12	3605 Mt Bonnell Rd	15,932	5,207	33%	25% smaller	18% bigger
13	3701 Mt Bonnell Rd	15,577	2,685	17%	27% smaller	4% smaller
14	3703 Mt Bonnell Rd	16,263	3,343	21%	26% smaller	86% bigger
15	3803 Mt Bonnell Rd	16,392	6,278	38%	29% smaller	50% bigger
16	3603 Alta Ct	18,331	3,773	21%	29% smaller	20% smaller
					37% smaller	33% bigger

This is empty lot

\*Lot 6 is on a double-lot with 45,943 square feet. The applicant calculated a FAR of 29% for this property based on the size of one of the lots.

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PHOTOGRAPHS



C1  
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June 29, 2011

Sylvia Benavidez  
Austin Residential Zoning Review  
505 Barton Springs Road  
Austin, TX 78704

Re: 3704 Bonnell Drive (Case 2011-031138 PR)

Ms. Benavidez,

Please pass along to the RDCC that the Highland Park West Balcones Area Neighborhood Association (HPWBANA) has voted 6 to 3 to oppose the variance request at 3704 Bonnell Drive (Case 2011-031138 PR).

We appreciated the opportunity to include the landowner and a neighbor at our recent meeting on Monday, June 20 to better understand the issues surrounding this request. We also appreciated the surrounding neighbors sending us their opinions via letter and email.

Ultimately, the NA believes that the lot owner has other viable options for the property. We feel the project could be completed with the landowner's desires in mind while staying within the limits of the ordinance. In addition, widespread opposition by the neighbors was an important factor in our decision. In general, the neighbors expressed concern about the size of the project. Most of the surrounding homes are under 4,000 sq.ft. In addition, the proposed FAR of the proposed project is much greater than those of the surrounding homes.

One point brought up at the meeting was that a home of similar size could be built within the ordinance and without requiring a variance. While we acknowledge that this may be the case, the majority of the board felt that it was offset by the precedent that would result if the variance were granted.

We respectfully ask the Commission to deny the variance request.

A representative from HPWBANA will attend the Commission's meeting on July 6, 2011. A copy of this letter will be sent to those who attended our neighborhood meeting.

Sincerely,

Andrea Torres, HPWBANA President  
4601 Highland Terrace 78731  
512-302-4294  
andreatorres11@yahoo.com