

(b)

C/L
78

Owner's Name GARRISON NANCY S

Property Details

Mailing Address: 3703 BONNELL DR
AUSTIN, TX 78731-5843

Deed Date: 10012007
 Deed Volume:
 Deed Page:
 Exemptions:
 Freeze Exempt: F
 ARB Protest: F
 Agent Code: 2490
 Land Acres: 1.0547
 Block: D,B
 Tract or Lot: 1.1
 Docket No.: 2007182271TR
 Abstract Code: S09218
 Neighborhood Code: X8264

Location: 3703 BONNELL DR 78731

Legal: LOT 1 BLK D MOUNT BONNELL TERRACE SEC 3 & LOT 1 BLK B MOUNT BONNELL TERRACE SEC 2

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

FAA

7626
25,984 = 29.3%

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		1,002,871.00	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
6B	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
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Segment Information

Inp 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	698
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	25,864

show history

7626

(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 X0250

FAR
2418
19,978 = 17.4%

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

- 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

Table with 7 columns: Entity Code, Entity Name, 2010 Tax Rate, Assessed Value, Taxable Value, Market Value, Appraised Value. Rows include TRAVIS CENTRAL APP DIST, AUSTIN ISD, CITY OF AUSTIN, TRAVIS COUNTY, TRAVIS CO HEALTHCARE DIST, AUSTIN COMM COLL DIST.

Improvement Information

Improvement ID 118755 State Category A1 Description 1 FAM DWELLING

Segment Information

Table with 7 columns: Imp ID, Seg ID, Type Code, Description, Class, Effective Year Built, Area. Includes details for 1st Floor, 2nd Floor, Half Floor, PORCH OPEN 1ST F, CARPORT DET 1ST, HVAC RESIDENTIAL, BATHROOM, OBS DRIVEWAY, DECK UNCOVERED, FIREPLACE, and Sketch Only.

Total Living Area 3,418

Land Information

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

show history

(8)

~~CI~~
60

TaxNetUSA: Travis County Property Information

Property ID Number: 122315 Ref ID2 Number: 0125070213000

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

Property Details

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

Deed Date: 12142009

Deed Volume: *PAR*

Deed Page:

Exemptions:

Freeze Exempt: HS

ARB Protest: F

Agent Code: F

Land Acres: 0

Block: 0.3023

Tract or Lot: D

Docket No.: 3

Abstract Code: 2009207748T

Neighborhood Code: S09218 X6260

3910 / 14,168 = 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
- FREIGHT EXEMPTION
- HOMESTEAD EXEMPTION FORM
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- PROTEST FORM
- RELIGIOUS EXEMPTION FORM (TIFF)
- PLAT MAP (PDF)
- PLAY 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	0.465600	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	858,681.00	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
118756	127439	1ST	1st Floor	WV6-	1981	1,621
118756	127440	2ND	2nd Floor	WV6-	1981	1,115
118756	481302	RSBLW	Residence Below	WV6-	1981	428
118756	481303	011	PORCH OPEN 1ST F	*6-	1981	96
118756	481304	012	PORCH OPEN 2ND F	*6-	1981	78
118756	481305	041	GARAGE ATT 1ST F	WV6-	1981	546
118756	481306	095	HVAC RESIDENTIAL	**	1981	3,164
118756	481307	251	BATHROOM	**	1981	3
118756	481308	512	DECK UNCOVERED	*6-	1981	180
118756	481309	512	DECK UNCOVERED	*6-	1981	196
118756	481310	522	FIREPLACE	*6-	1981	1
118756	481311	581	STORAGE ATT	WV6-	1981	122
118756	481312	613	TERRACE COVERED	*6-	1981	128
118756	2130414	011	PORCH OPEN 1ST F	*6-	1981	76
118756	2164551	613	TERRACE COVERED	*6-	1981	128
118756	2542085	613	TERRACE COVERED	*6-	1981	196

Total Living Area 3,164

Land Information

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

show history

3910

(9)

~~01/61~~

TaxNetUSA: Travis County Property Information

Property ID Number: 122316 Ref ID2 Number: 01250702140000

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

Property Details

Mailing Address: 3501 BONNELL CT
AUSTIN, TX 78731-5841
Location: 3501 BONNELL CT 78731
Legal: LOT 4 BLK D MOUNT BONNELL TERRACE SEC 3

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
 $\frac{3987}{17,300} = 23\%$

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
- FREESPORT 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
68	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 SPTB Code: A1 Homesite: T Size-Acres: 0.397 Front: 0 Depth: 0 Size-Sqft: 17,300

show history

3987

(10)

CL 2

Owner's Name **OXFORD SHARON A**

Property Details

Mailing Address 3606 FALL TRL
AUSTIN, TX 78731-5839

Deed Date 03051999
Deed Volume 13384
Deed Page 01957
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.5532
Block C
Tract or Lot 1
Docket No.
Abstract Code S09217
Neighborhood Code X8250

Location 3606 FALL TRL 78731
Legal LOT 1 BLK C MOUNT BONNELL TERRACE SEC 2

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

FAR
 $\frac{47791}{241,099} = 19.6\%$

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	770,388.00	962,985.00	962,985.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	962,985.00	770,388.00	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	State Category	Description
118753	A1	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 UNCOVERD	*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

47791 #

(11)

C/13

TaxNetUSA: Travis County Property Information

Property ID Number: 122309 Ref ID2 Number: 0120702000

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 01142002
Deed Volume 00000
Deed Page 00000
Exemptions HS, CA
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.3569
Block C
Tract or Lot 6
Docket No. 2002008668TR
Abstract Code S09216
Neighborhood Code X8250

FAR
4245 / 15,379 = 27.3%

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-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		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 118752 State 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	481282	011	PORCH OPEN 1ST F	*5+	1974	14
118752	481283	011	PORCH OPEN 1ST F	*5+	1974	180
118752	481284	041	GARAGE ATT 1ST F	WW5+	1974	777
118752	481285	085	HVAC RESIDENTIAL	**	1974	3,668
118752	481286	251	BATHROOM	**	1974	3
118752	481287	320	OBS DRIVEWAY	MDC*	1974	1
118752	481288	320	OBS DRIVEWAY	LSC*	1974	1
118752	481289	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 121869 Type Code LAND SPTB Code A1 Homesite T Size-Acres 0.357 Front 0 Depth 0 Size-Sqft 15,549

show history

4245 / 15,379

12

1/64

Owner's Name **MCNUTT GORDON R JR**

Mailing Address: PO BOX 5968
AUSTIN, TX 78763-5968
Location: 3605 MOUNT BONNELL RD 78731
Legal: 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 = 32,790
15,932

Data up to date as of 2011-04-01

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

- 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: 0.366 Front: 0 Depth: 0 Size-Sqft: 15,932

[show history](#)

5207 #

(13)

CI
65

TaxNetUSA: Travis County Property Information

Property ID Number: 122326 Ref ID2 Number: 012507502000

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

Property Details

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

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

FAA
2685
15,979 = 17%

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	566
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 UNCOVERED	*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 121886 Type Code LAND SPTB Code A1 Homesite T Size-Acres 0.358 Front 0 Depth 0 Size-Sqft 15,577

show history

2685

(14)

~~cl~~
~~tbl~~

TaxNetUSA: Travis County Property Information

Property ID Number: 122327 RefID2 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
 $\frac{3499}{16,263} = 21.5\%$

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 UNCOVRED	*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: 121887 Type Code: LAND SPTB Code: A1 Homesite: T Size-Acres: 0.373 Front: 0 Depth: 0 Size-Sqft: 16,263

show history

3499

(15)

cl
67

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

HS. OAS
F
F
0
0.3763
E
4
S09218
X8264

FAR
6278
16,392 = 30.3%

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 118768 State Category A1 Description 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	MDC*	1983	1
118768	481452	477	ELEVATOR RES	3A*	1983	1
118768	481453	512	DECK UNCOVERED	*6+	1983	840
118768	481454	522	FIREPLACE	*1+	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 121888 Type Code LAND SPTB Code A1 Homesite T Size-Acres 0.376 Front 0 Depth 0 Size-Sqft 16,392

[show history](#)

6278

(16)

~~CL 68~~

TaxNetUSA: Travis County Property Information

Property ID Number: 122336 RefID2 Number: 012570136

Owner's Name **HERMAN TIMOTHY J & MARY G**

Mailing Address 3603 ALTA CT
AUSTIN, TX 78731-5840

Location 3603 ALTA CT 78731

Legal LOT 6 BLK E MOUNT BONNELL TERRACE SEC 3

Property Details

Deed Date 05151996
 Deed Volume 12687
 Deed Page 01793
 Exemptions HS
 Freeze Exempt F
 ARB Protest F
 Agent Code 2385
 Land Acres 0.4208
 Block E
 Tract or Lot 6
 Docket No.
 Abstract Code S09218
 Neighborhood Code X8264

FAR
 $\frac{3777}{18771} = 20.6\%$

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
- PLAT MAP (TIFF)
- PLAT MAP (PDF)

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 329847 State Category A1 Description 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	682
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	Homssite	Size-Acres	Front	Depth	Size-Sqft
121896	LAND	A1	T	0.421	0	0	18,331

show history

3777

Google maps

07/16/09
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
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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

I am in favor
 I object

WAYNE EDWARDS
Your Name (please print)

3501 Bonnell Ct, Austin TX 78731 (within 300ft of site)
Your address(es) affected by this application

Wayne Edwards 6/8/11
Signature Date

Comments:
The (Flow-to Area) is apparently 43% more than the 40% limitation
and far above the average of roughly 25% 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

1/1

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

I am in favor
 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 Signature 6-17-11 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 the 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

C/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

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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

Robert Radebaugh 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

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

C/75

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.

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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.

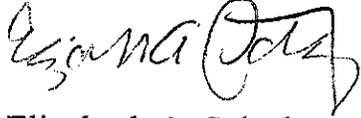
The owners purchased the lot several months ago. The language on their deed has not changed since then, and the city regulations stipulating the ratio of house-to-lot have not become more restrictive. In buying a too-small lot for their too-big house, they assumed the risk that they would not be able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

Schultz - 3

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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,



Elizabeth A. Schultz

CC: HPWBANA

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 2nd 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.

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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="" 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:

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
/ 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

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

Residential Design and Compatibility Commission

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

cl
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

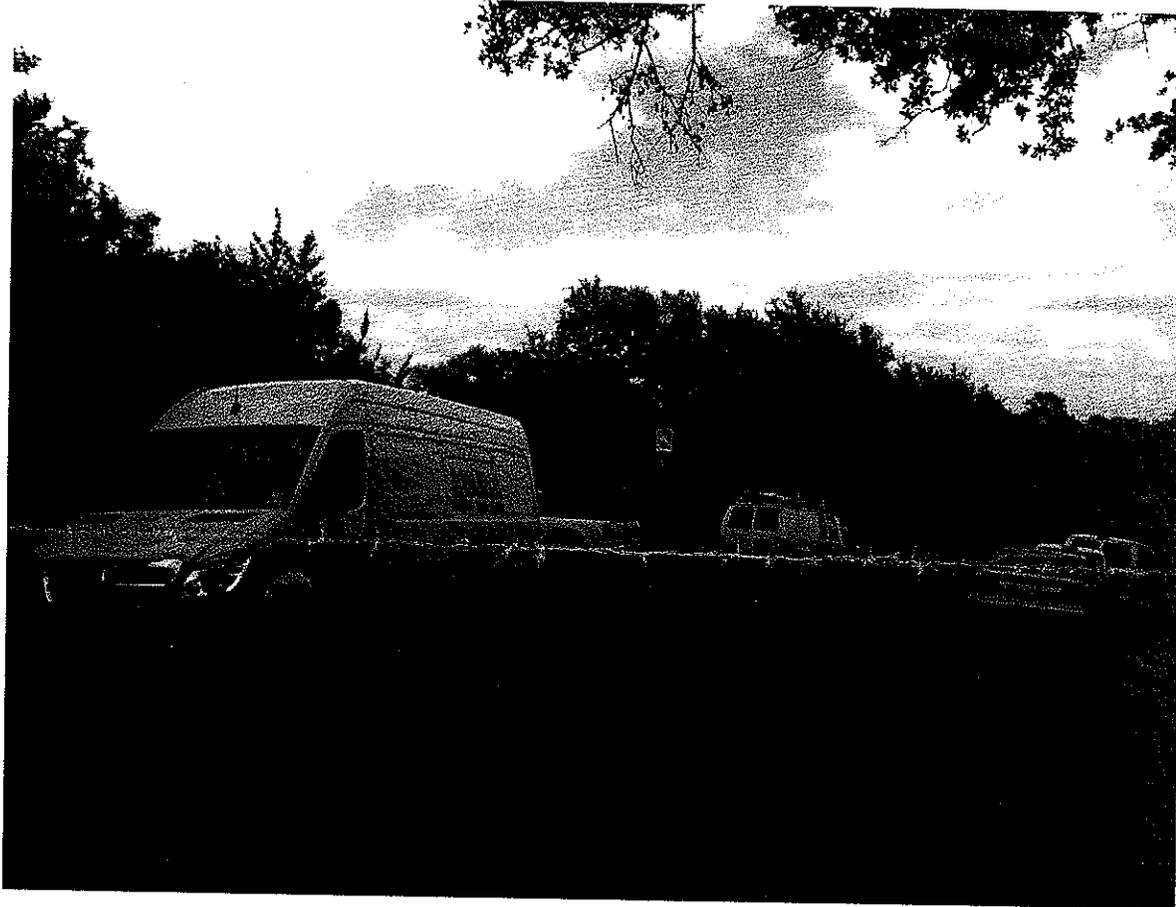
Dear Members of the Commission,

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

CI
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
McMansion 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

2/87

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 J. Burns JUNE, 2011
Holton Burns: My Address: Homeowner 3710 Bonnell Drive, Austin, Texas 787831

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.

HJB

2/2
~~61~~
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.

AKA

JUNE, 2011

3704 BONNELL DRIVE - VARIANCE

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

CJ
9/1

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
92

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 of 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.

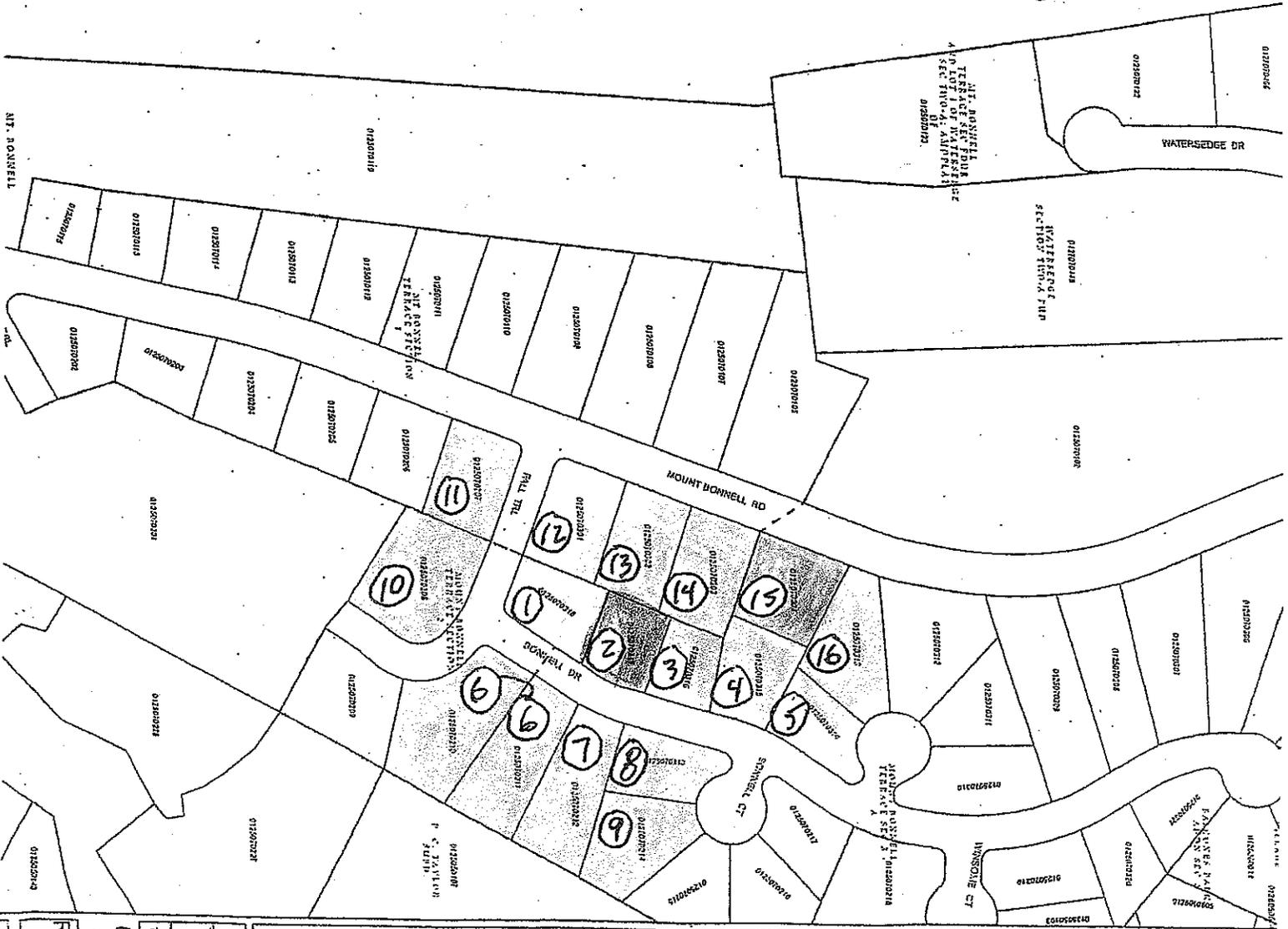
FAR CALC'S
FOR HOUSES
w/ci
GA

FAR ≤ 30%
FAR 31% - 35%
FAR 36% - 40%
FAR > 40%

50' RADIUS OF
SUBJECT LOT

FAR CALCULATED
BY WEEKLEY

ONLY SUBJECT PROPERTY IS > 40%



Revision	0	1
8/24/12		
1270	1270	1270
1280	1280	1280
1290	1290	1290
1300	1300	1300
1310	1310	1310
1320	1320	1320
1330	1330	1330
1340	1340	1340
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1360	1360	1360
1370	1370	1370
1380	1380	1380
1390	1390	1390
1400	1400	1400
1410	1410	1410
1420	1420	1420
1430	1430	1430
1440	1440	1440
1450	1450	1450
1460	1460	1460
1470	1470	1470
1480	1480	1480
1490	1490	1490
1500	1500	1500

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
P.O. Box 149012
Austin, Texas 78714
Internet Address: www.travisappr.com

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

C1
95

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%).

6/9/16

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.

C1
97-

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.)

61/98

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.

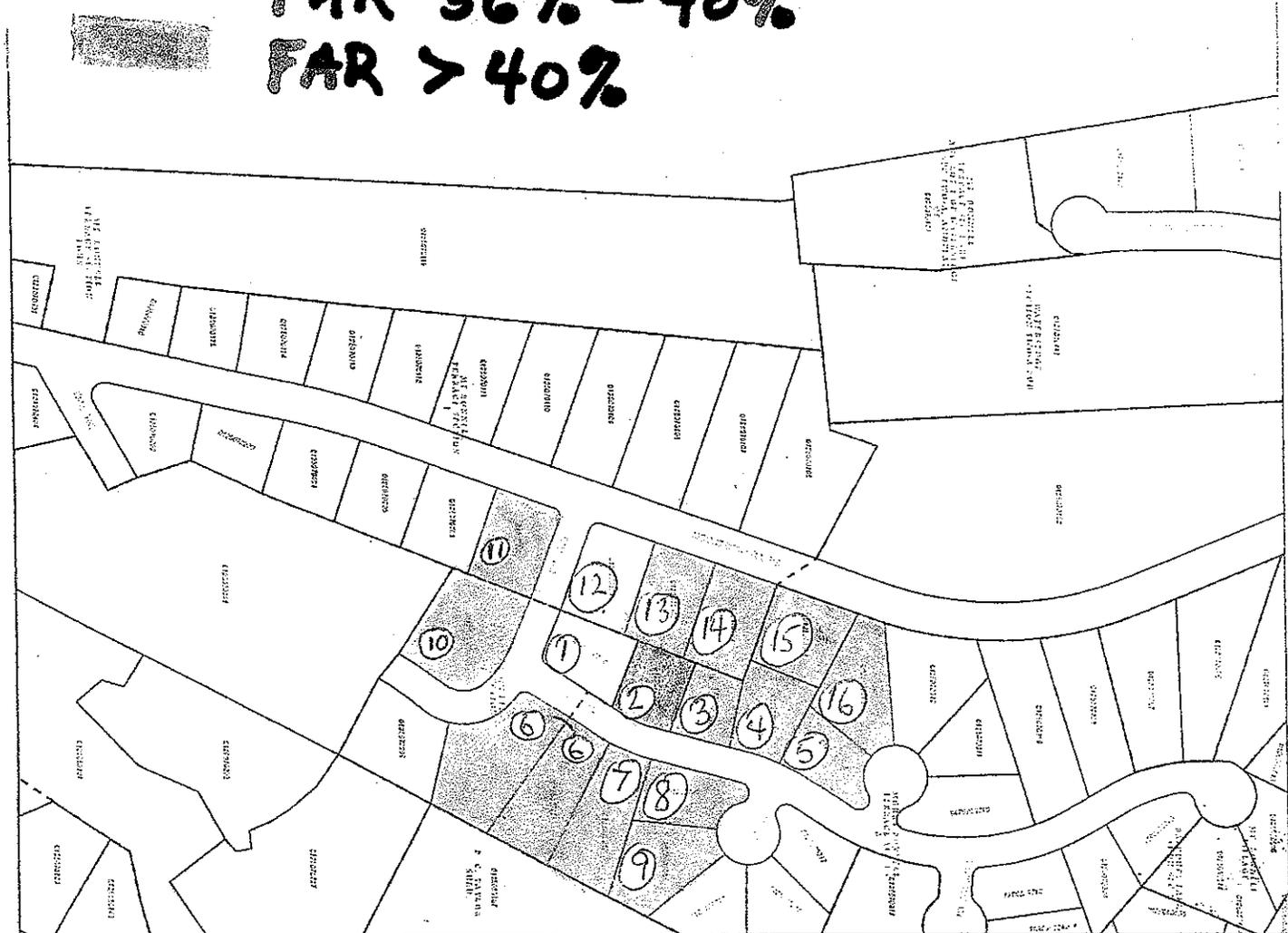
A version of the Lundy that has been expanded to include a fifth bedroom on the second floor is obviously more massive than the 4-bedroom version and so it cannot satisfy the requirement of section 3.3.3.C.5. This means the square footage of bedroom 5 cannot be ignored. As a consequence, the "non-variance"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



<p>1 2507</p>	<p>Revision Date 8/24/2005</p>	<p>0 100 Feet</p>	<p>12510 12510 12510 12510 12510</p>	<p>NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet Projection: Lambert_Conformal_Conic</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">3</p>	<p>Travis Central Appraisal District 8314 Cross Park Drive Austin, Texas 78754 Internet Address: www.traviscad.org Main Telephone Number (512) 834-9317 Appraisal Information (512) 834-9318 TDD (512) 836-3925</p>
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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%	18% bigger	83% bigger
4	3708 Bonnell Dr	13,944	4,066	29%	17% smaller	23% bigger
5	3802 Bonnell Dr	12,468	3,414	27%	7% smaller	47% bigger
6 *	3703 Bonnell Dr	45,943	7,626	17%	75% smaller	34% smaller
7	3705 Bonnell Dr	19,578	3,418	17%	41% smaller	46% bigger
8	3503 Bonnell Ct	13,168	3,510	27%	12% smaller	43% bigger
9	3501 Bonnell Ct	17,300	3,987	23%	33% smaller	26% bigger
10	3606 Fall Trail	24,099	4,735	20%	52% smaller	6% bigger
11	3603 Mt Bonnell Rd	15,549	4,245	27%	25% smaller	18% bigger
12	3605 Mt Bonnell Rd	15,932	5,207	33%	27% smaller	4% smaller
13	3701 Mt Bonnell Rd	15,577	2,685	17%	26% smaller	86% bigger
14	3703 Mt Bonnell Rd	16,263	3,343	21%	29% smaller	50% bigger
15	3803 Mt Bonnell Rd	16,392	6,278	38%	29% smaller	20% smaller
16	3603 Alta Ct	18,331	3,773	21%	37% smaller	33% bigger

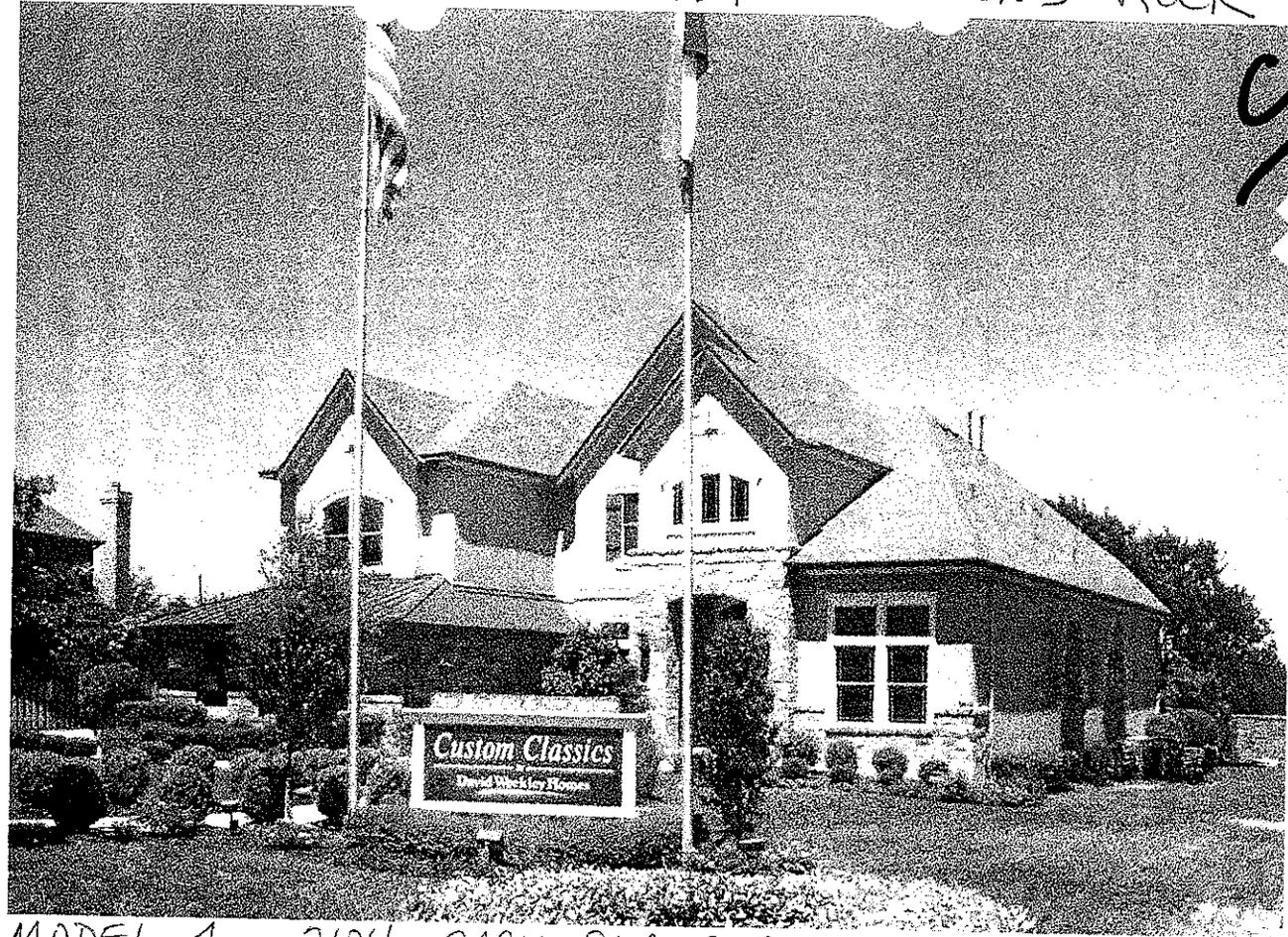
This is empty lot

*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.

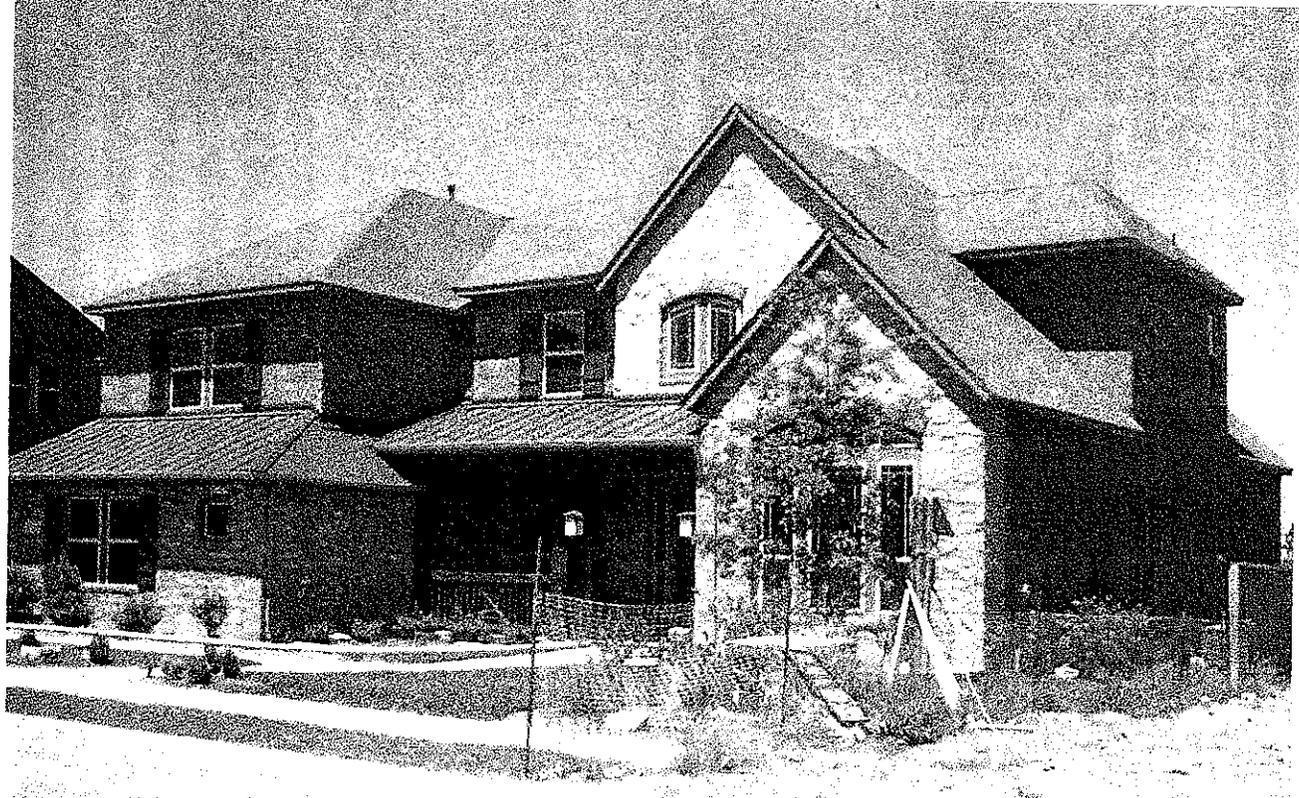
100
C1

VERSIONS OF THE LUNDI IN ROUND ROCK

CL
101



MODEL 1 2104 PARK PLACE CIRCLE



MODEL 2 2124 PARK PLACE CIRCLE

PHOTOGRAPHS



CL
102

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
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