

CITY OF AUSTIN

CASE # 2011-031138R
PLAN REVIEW # #~~10574558~~

TPH 01-2507-0317

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 3704 BONNELL DRIVE AUSTIN TX 78731

LEGAL DESCRIPTION: Subdivision - MT. BONNELL TERRACE

Lot(s) 1 Block E Outlot - Division SECTION 3

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We JIM ENHAUS on behalf of myself/ourselves as authorized agent for

DAVID WEEKLEY HOMES affirm that on 4/13, 2011,

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

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

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

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

THE PRELIMINARY PLAN (NOT INCLUDED) HAD A FLAT 15' CEILING IN THE LIVING ROOM AND HAD BEDROOM 5 TUCKED IN UNDER THE ROOF. HOWEVER, THE HOMEOWNER HAS ASKED US TO VAULT THE CEILING IN THE FAMILY ROOM, AND ADD A WINDOW TO THE FRONT OF BRS, SO THEY CAN SEE THE DOWNTOWN SKYLINE. DOING THIS ADDS TO THE FAR, FROM THE ALLOWABLE 4673.2 (40%) TO 5007 (42.8%) FOR NEW CONSTRUCTION
in a SF3 zoning district.

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

C1
/ 2

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

REASONABLE USE:

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

ANY VAULTED CEILING ADDS TO THE FAR, AND CONVERTING A HABITABLE ATTIC AREA TO A REGULAR FLOOR AREA ALSO ADDS TO THE FAR, EVEN THOUGH IT DOES NOT ADD TO THE LIVING SPACE, IMPERVIOUS COVERAGE, OR BUILDING COVERAGE.

REQUEST:

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

THERE ARE INCREDIBLE VIEWS FROM THE FRONT OF THIS HOME TO DOWNTOWN AUSTIN. ADDING A WINDOW ON THE FRONT OF THE HOME, WILL ALLOW THE HOMEOWNER TO ENJOY THESE VIEWS.

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

ALLOWING THE VAULTED CEILING IN THE FAMILY ROOM WILL NOT BE EVIDENT WHATSOEVER ON THE OUTSIDE, SINCE IT IS SIMPLY ADDING NON-HABITABLE ATTIC SPACE TO THE FAMILY ROOM. ALLOWING ANOTHER WINDOW TO BE ADDED TO THE FRONT OF THE HOUSE WILL NOT AFFECT ANY NEIGHBORS. THE UPPER ROOF LINES (RIDGES) ARE STILL THE SAME. ALL THIS WOULD DO IS CONVERT A 5:12 PITCHED ROOF INTO A WALL WITH A WINDOW.

C/3

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

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

Mailing Address 9000 WATERFORD CENTRE

City, State AUSTIN TEXAS Zip 78758

Phone 512-784-7277 Printed Name JIM EINHART

Signature [Signature] Date 4/13/11

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

Mailing Address _____

City, State _____ Zip _____

Phone _____ Printed Name _____

Signature _____ Date _____

C/4

**CITY OF AUSTIN
RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION
DECISION SHEET**

DATE: June 1, 2011

CASE NUMBER: 11-031138R

☒ **Y** William Burkhardt (Chairman)
☒ **Y** Karen McGraw (Vice Chairman)
☒ **Y** Jean Stevens
☒ **Y** Lucy Katz
☒ **Y** Beth Engelland
☒ **Y** Keith Jackson
☒ **A** Chuck Mains

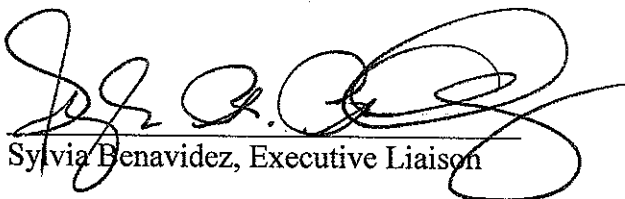
APPLICANT: Jim Einhaus (David Weekley Homes)

OWNER: Bill and Claudia Clark

ADDRESS: 3704 Bonnell Drive

MODIFICATION REQUESTED: The applicant has requested a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (4673.2 sq ft) to 46.6 % (5442 sq ft) for new construction of a 2 story single family residence in a SF3 zoning district.

COMMISSION'S DECISION: The public hearing was closed on Commissioner Jean Stevens motion to postpone to July 6, 2011, Commissioner Lucy Katz second on a 6-0 vote; POSTPONED TO JULY 6, 2011.


Sylvia Benavidez, Executive Liaison

C/S

**CITY OF AUSTIN
RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION
DECISION SHEET**

DATE: June 1, 2011

CASE NUMBER: 11-031138R

☒ **Y** William Burkhardt (Chairman)
☒ **Y** Karen McGraw (Vice Chairman)
☒ **Y** Jean Stevens Motion to Postpone to July 6, 2011
☒ **Y** Lucy Katz 2nd the Motion
☒ **Y** Beth Engelland
☒ **Y** Keith Jackson
☐ **A** Chuck Mains

APPLICANT: Jim Einhaus (David Weekley Homes)

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Sylvia Benavidez, Executive Liaison

21/6

**CITY OF AUSTIN
RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION
DECISION SHEET**

DATE: May 4, 2011

CASE NUMBER: 11-031138R

☒ **Y** William Burkhardt (Chairman)
☒ **Y** Karen McGraw (Vice Chairman)
☐ **A** Jean Stevens
☒ **Y** Lucy Katz
☐ **A** Beth Engelland
☒ **Y** Keith Jackson
☐ **A** Chuck Mains

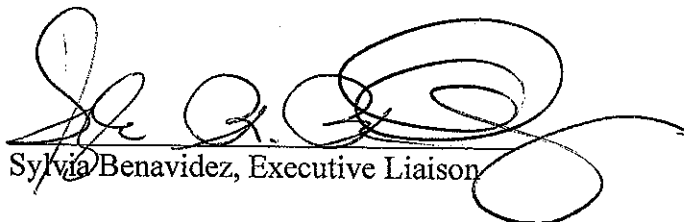
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Sylvia Benavidez, Executive Liaison

CITY OF AUSTIN

C/A
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PLAN REVIEW # #~~105~~74558
TPH 01-2507-0317

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DOING THIS ADDS TO THE FAR. FROM THE ALLOWABLE 4673.2 (40%)
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APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
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CITY OF AUSTIN
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Mailing Address 9000 WATERFORD CENTRE

City, State AUSTIN TEXAS Zip 78758

Phone 512-784-7277 Printed Name JIM EINHÄUS

Signature [Signature] Date 4/13/11

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

Mailing Address _____

City, State _____ Zip _____

Phone _____ Printed Name _____

Signature _____ Date _____

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

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

Service Address 3704 Bonnell Drive

Date 4/13/11

Applicant's Signature [Signature]

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

	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	sq.ft. <u>21607</u>	sq.ft. <u>21607</u>
b. 1 st floor area with ceiling height over 15 feet.	sq.ft. <u>0</u>	sq.ft. <u>0</u>
c. TOTAL (add a and b above)	sq.ft. <u>21607</u>	sq.ft. <u>21607</u>
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft. <u>2408</u>	sq.ft. <u>2408</u>
e. 2 nd floor area with ceiling height > 15 feet.	sq.ft. <u>2408</u>	sq.ft. <u>2408</u>
f. TOTAL (add d and e above)	sq.ft. <u>2408</u>	sq.ft. <u>2408</u>
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq.ft. <u>n/a</u>	sq.ft. <u>n/a</u>
h. 3 rd floor area with ceiling height > 15 feet	sq.ft. <u>n/a</u>	sq.ft. <u>n/a</u>
i. TOTAL (add g and h above)	sq.ft. <u>n/a</u>	sq.ft. <u>n/a</u>
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq.ft. <u>n/a</u>	sq.ft. <u>n/a</u>
V. Garage		
k. ☒ attached (subtract 200 square feet if used to meet the minimum parking requirement) <u>567-200=367</u>	sq.ft. <u>367</u>	sq.ft. <u>367</u>
l. ☐ detached (subtract 450 square feet if more than 10 feet from principal structure)	sq.ft. <u>n/a</u>	sq.ft. <u>n/a</u>
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)		
	sq.ft. <u>n/a</u>	sq.ft. <u>n/a</u>
VII. TOTAL		
TOTAL GROSS FLOOR AREA (add existing and new from VII above)		sq.ft. <u>5442</u>
GROSS AREA OF LOT		sq.ft. <u>11683</u>
FLOOR AREA RATIO (gross floor area / gross area of lot)		sq.ft. <u>.468</u>

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

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

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

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

- a. 1st floor conditioned area
- b. 2nd floor conditioned area
- c. 3rd floor conditioned area
- d. Basement
- e. Garage / Carport
 - ☒ Attached
 - ☐ detached
- f. Wood decks [must be counted at 100%]
- g. Breezeways
- h. Covered patios
- i. Covered porches
- j. Balconies
- k. Swimming pool(s) [pool surface area(s)]
- l. Other building or covered area(s)

Specify masonry ledge

Existing	sq.ft.	New / Addition	sq.ft.
		2667	
	2408		
		567	
		363	
		107	
		61	
		159	

TOTAL BUILDING AREA (add a. through l.) 6271 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered)

3863

33.06

sq.ft.

% of lot

IMPERVIOUS COVERAGE

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

- a. Total building coverage on lot (see above)
- b. Driveway area on private property
- c. Sidewalk / walkways on private property
- d. Uncovered patios
- e. Uncovered wood decks [may be counted at 50%]
- f. Air conditioner pads
- g. Concrete decks
- h. Other (specify) door landing

3863	sq.ft.
1107	sq.ft.
107	sq.ft.
	sq.ft.
	sq.ft.
39	sq.ft.
	sq.ft.
25	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

5134

43.94

sq.ft.

% of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

C
12

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

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

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

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

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

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

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

APPLICANT'S SIGNATURE

[Signature]

DATE

4/13/11

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

1021

Rejection Notes/Additional Comments (for office use only):

Tree Review - Jim Gobel - Survey req'd for critical 1st zone

Service Address 3704 Bonnell Drive

Applicant's Signature

[Signature]

Date

4/13/11



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 14 or 225 amps 34

**Check this box if
this is for a
building permit
only.**

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Arnette Adair Phone 801-935-4

Email Quadrant@alw-homes.com Fax _____

Project Name _____ ☐ New Construction ☐ Remodeling

Perfect Address 3704 Bonnell Drive

Legal Description Mount Bonnell Terrace Sec 3 Lot 1 Block E

Requested Service Duration: ☐ Permanent Service ☐ Construction Power/Temp Service (Usually less than 24 months)

Who is your electrical service provider? ☒ AE ☐ Other _____

☐ Overhead or ☒ Underground	☒ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
--	--

Service Main Size(s) 200 (amps) Number of Meters? 1

AE Service Length _____ (tc) Conductor SD/CU (type & size)

\$Cost Per Unit: \$0.75 #Units / ☐ All Electric ☐ Gas & Electric ☐ Other

Material	Quantity	Unit	Weight
1. Steel reinforcement bars	100	kg	100
2. Concrete	100	m ³	2400
3. Sand	100	m ³	1600
4. Gravel	100	m ³	1600
5. Cement	100	kg	100
6. Formwork	100	m ²	100
7. Labor	100	man-days	100
8. Transport	100	km	100
9. Miscellaneous	100	kg	100
Total			4000

Total AC Load _____ (Tons) : Call Geosolar, Inc. 800-679-2266

LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)

Comments: New Residence

000 Annette bair 4/13/11 512-881-2254
 Phone
 ESPA Completed by (Signature & Print name) Proquest Copyrighted 12/28/11 Montez

Approved: ☒ Yes ☐ No (Remarks on back) _____ Date _____ Phone _____
AF Representative _____

Application expires 180 days after date of Approval
(Any changes to the above information requires a new ESFA)

Version 1.1.0.0

All structures etc. must maintain 7'6" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
APR 14 2011
RIS 104-1

$$\frac{C1}{13}$$

Rec Review Rec'd -

~~C/14~~

2

3

3609

1

SF-3

1

3704

2

3706

3710

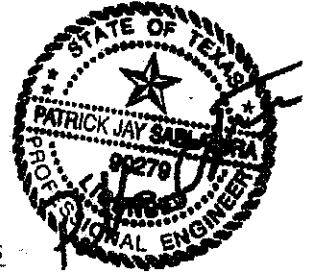
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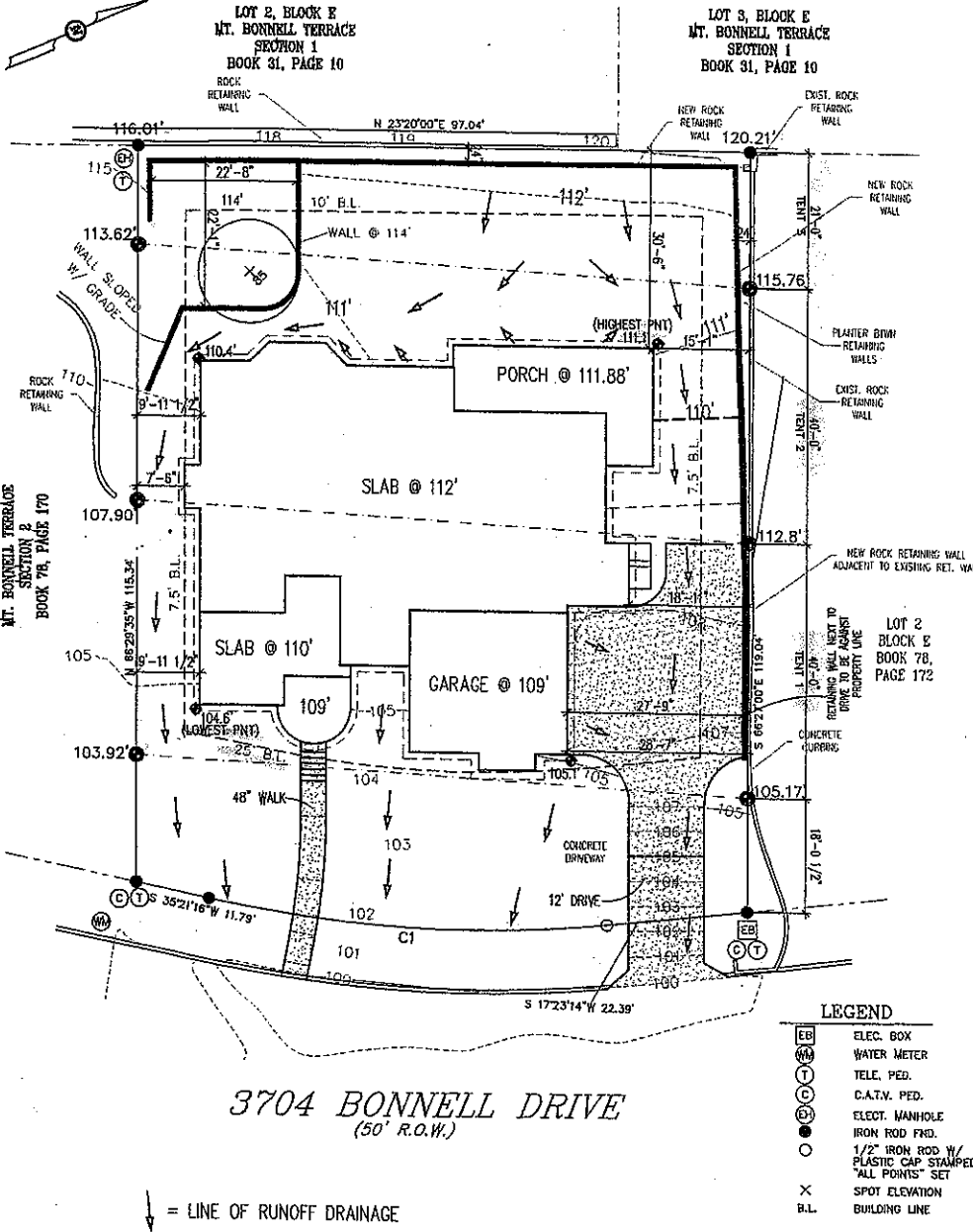
01/5

THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN



04-18-11

SCALE: 1"=30'



AVERAGE OF 4 CORNERS
 110.4'
 111.1'
 104.6'
 105.1'
 431.2' / 4 = 107.8'

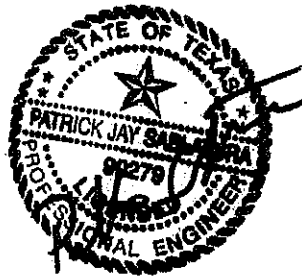
- LEGEND**
- WOOD FENCE
 - WIRE FENCE
 - CHAIN LINK FENCE
 - UTILITY LINE
 - WROUGHT IRON FENCE
 - A/C UNIT
 - ELEC. TRANS.
 - ELEC. BOX
 - ELEC. METER
 - WATER METER
 - SBC BOX
 - SEWER
 - GAS METER
 - WATER METER
 - TELE. PED.
 - C.A.T.V. PED.
 - ELECT. MANHOLE
 - TELE. COIL
 - IRON ROD FND.
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
 - SPINDLE FND.
 - SPINDLE SET
 - NAIL FND.
 - NAIL SET
 - PIPE FND.
 - PIPE SET
 - UTILITY POLE
 - FIRE HYDRANT
 - LIGHT STANDARD
 - SPOT ELEVATION
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT

- LEGEND**
- EB ELEC. BOX
 - WM WATER METER
 - T TELE. PED.
 - C C.A.T.V. PED.
 - EH ELECT. MANHOLE
 - IRON ROD FND.
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
 - X SPOT ELEVATION
 - B.L. BUILDING LINE

Curve	Radius	Length	Chord	Chord Bearing
C1	199.73'	63.50'	63.23'	S 26°33'39" W
(C1)	199.73'	(63.44')	(63.18')	(S 26°20' W)

SITE PLAN - FINAL GRADE

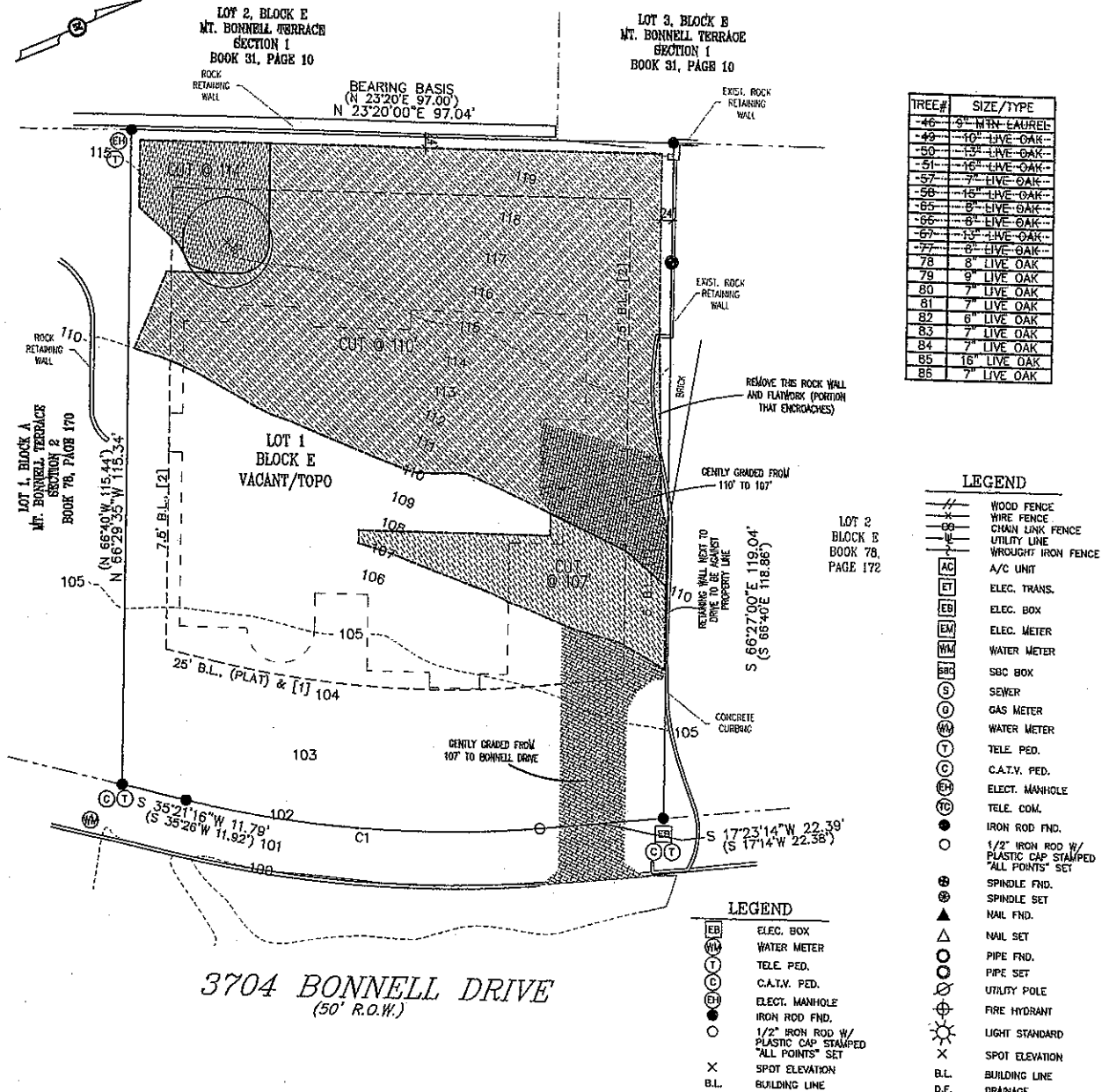
scale: 1"=30'



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SCALE: 1"=30'

04-18-11



SITE PLAN - CUT PLAN

scale: 1"=30'

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

Proj. No.:
2023
Job No.:
4422

Lot: 1
Blk: E
Sub: 2

David Weekley Homes

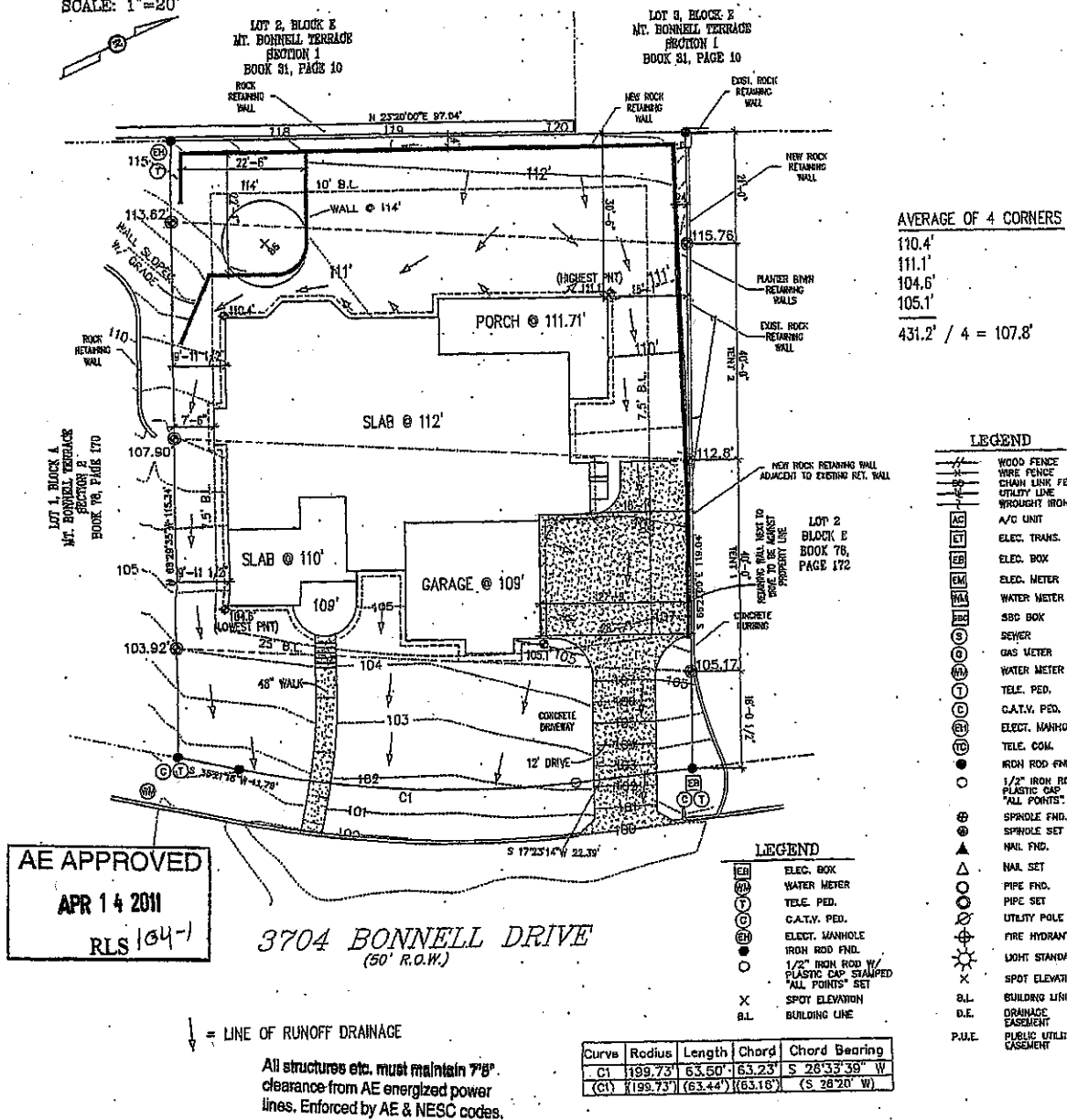
MM/CL3/AJ

Scale: 1"=30'

© Weekley Homes L.P. 2008
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may

CL
17

SCALE: 1"=20'



SITE PLAN - FINAL GRADE

scale: 1"=20'

NORTH
3688-B
PLT PLAN 3
LUNDY

**MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731**

Proj. No.: 2023
Job No.: 1122
Lot: 1
Blk: E
Sect: 3

David Weekley Homes
MM/CL3/AJ
Date: 02/26/08
Scale: 1/8" = 1'-0"
Rev: 11/03/10 GS

© Weekley Homes L.P. 2011
The measurements, dimensions, & specifications shown on this document are guidelines for construction use. The actual specifications of the structure may vary. This document shall not be relied on as a representation of what the completed structure will be.

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

BP N. or 2011-031138K 4/18
 Building Permit No. _____
 Plat No. _____ Date 4-13-2011
 Reviewer Elaine Ramirez

PRIMARY PROJECT DATA

Service Address 3704 Bonnell Drive Tax Parcel No. 01-25070317
 Legal Description
 Lot 1 Block E Subdivision Mount Bonnell Terrace Section 3 Phase _____
 If in a Planned Unit Development, provide Name and Case No. _____
 (attach final approved copies of subdivision and site plan)
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
 Description of Work
☒ New Residence _____ Remodel (specify) _____
☐ Duplex _____
☒ Garage attached ☒ detached _____ Addition (specify) _____
☐ Carport attached _____ detached _____
☐ Pool _____ Other (specify) _____
 Zoning (e.g. SF-1, SF-2...) SF3
 - Height of Principal building 30 ft. # of floors 2 Height of Other structure(s) _____ ft. # of floors _____
 - Does this site currently have water and wastewater availability? ☐ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
 - Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.
 Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation
 Will this development require a cut and fill in excess of 4 feet? ☒ Yes ☐ No
 Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No
 Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

Building \$ _____
 Electrical \$ _____
 Mechanical \$ _____
 Plumbing \$ _____
 Driveway/ Sidewalk \$ _____
 TOTAL \$ _____
 (labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 11683 sq.ft.
 Job Valuation - Principal Building \$575,000
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ _____
 (Labor and materials)
 TOTAL JOB VALUATION
 (sum of remodels and additions)
 \$ 575,000 -
 (Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name _____	Telephone (h) _____ (w) _____
BUILDER	Company Name <u>Weekley Homes, L.P.</u>	Telephone <u>821-8854</u>
	Contact/Applicant's Name <u>Annette Adair</u>	Pager _____ FAX <u>372-8725</u>
DRIVEWAY/ SIDEWALK	Contractor _____	Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>Bill & Claudia Clark</u>	Telephone _____
	Address <u>3704 Bonnell Drive</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78737</u>

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

____ telephone ☒ e-mail: aadair@dwshomes.com

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

cl/19

BUILDING COVERAGE

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

	Existing		New / Addition	
a. 1 st floor conditioned area	_____ sq.ft.		2667	sq.ft.
b. 2 nd floor conditioned area	_____ sq.ft.		2408	sq.ft.
c. 3 rd floor conditioned area	_____ sq.ft.			sq.ft.
d. Basement	_____ sq.ft.			sq.ft.
e. Garage / Carport	_____ sq.ft.			sq.ft.
_____ attached	_____ sq.ft.		567	sq.ft.
_____ detached	_____ sq.ft.			sq.ft.
f. Wood decks [must be counted at 100%]	_____ sq.ft.			sq.ft.
g. Breezeways	_____ sq.ft.			sq.ft.
h. Covered patios	_____ sq.ft.			sq.ft.
i. Covered porches	_____ sq.ft.		363	sq.ft.
j. Balconies	_____ sq.ft.		107	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	_____ sq.ft.		67	sq.ft.
l. Other building or covered area(s)	_____ sq.ft.			sq.ft.
Specify _____	_____ sq.ft.			sq.ft.

TOTAL BUILDING AREA (add a. through l.) _____ sq.ft. 6179 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered) _____ 3704 sq.ft.
_____ 31.7 % of lot

IMPERVIOUS COVERAGE

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

a. Total building coverage on lot (see above)	_____ 3704	sq.ft.
b. Driveway area on private property	_____ 1107	sq.ft.
c. Sidewalk / walkways on private property	_____ 107	sq.ft.
d. Uncovered patios	_____ -	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	_____ -	sq.ft.
f. Air conditioner pads	_____ 32	sq.ft.
g. Concrete decks	_____ -	sq.ft.
h. Other (specify) door landing	_____ 25	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) _____ 4975 sq.ft.
_____ 42.6 % of lot

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RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

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

Service Address 3704 Russell Drive
Applicant's Signature [Signature] Date 5/26/11

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

	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	_____ sq. ft.	<u>2667</u> sq. ft.
b. 1 st floor area with ceiling height over 15 feet.	_____ sq. ft.	_____ sq. ft.
c. TOTAL (add a and b above)	_____ sq. ft.	<u>2667</u> sq. ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	_____ sq. ft.	<u>1973</u> sq. ft.
e. 2 nd floor area with ceiling height > 15 feet.	_____ sq. ft.	_____ sq. ft.
f. TOTAL (add d and e above)	_____ sq. ft.	<u>1973</u> sq. ft.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq. ft.	<u>n/a</u> sq. ft.
h. 3 rd floor area with ceiling height > 15 feet	_____ sq. ft.	_____ sq. ft.
i. TOTAL (add g and h above)	_____ sq. ft.	_____ sq. ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	_____ sq. ft.	<u>n/a</u> sq. ft.
V. Garage		
k. _____ attached (subtract 200 square feet if used to meet the minimum parking requirement)	_____ sq. ft.	<u>367</u> sq. ft.
l. _____ detached (subtract 450 square feet if more than 10 feet from principal structure)	_____ sq. ft.	<u>n/a</u> sq. ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	_____ sq. ft.	<u>n/a</u> sq. ft.
VII. TOTAL	_____ sq. ft.	<u>5007</u> sq. ft.

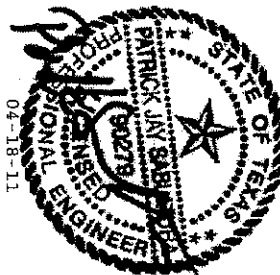
<u>Map 4673.2</u>	TOTAL GROSS FLOOR AREA (add existing and new from VII above)
	<u>5007</u> sq. ft.
<u>over by 334</u>	GROSS AREA OF LOT
	<u>11,683</u> sq. ft.
	FLOOR AREA RATIO (gross floor area / gross area of lot)
	<u>.428</u> sq. ft.

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

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RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS FOR THE CITY OF AUSTIN



04-18-11

CITY OF AUSTIN CALCULATIONS				
CITY OF AUSTIN	F.A.R.	IMP. COVERAGE	BLDG COVERAGE	BUILDER
MAX ALLOWED	.40	45.0%	40.0%	CALCS
FLOOR 1 LIVING	2667 SF	2667 SF	2667 SF	2667 SF
FLOOR 2 LIVING	1973 SF			1799 SF
TOTAL	5075 SF			4466 SF
F. PORCH	107 SF		107 SF	107 SF
R. PORCH	363 SF		363 SF	363 SF
GARAGE	567 SF		567 SF	567 SF
SIDEWALKS	107 SF			152 SF
DRIVEWAY	1107 SF			1235 SF
A/C PADS	32 SF			32 SF
DOOR LANDINGS	25 SF			25 SF
MSNRY LEDGE	159 SF		159 SF	159 SF
TOTAL AREA	5134 SF		3863 SF	
LOT AREA	11,683 SF	11,683 SF	11,683	
FINAL CALCULATION	43.28%		33.13%	

NORTH
3688-B
PLN-3
LUNDY
BOT. AUSTIN

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

Proj. No.:
2023
Job No.:
1122

Lot: 1
Blk: E
Sect: 3

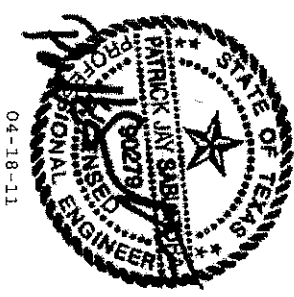
David Weekley Homes

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Date: 02/26/08 Rev: 11/03/10 GS

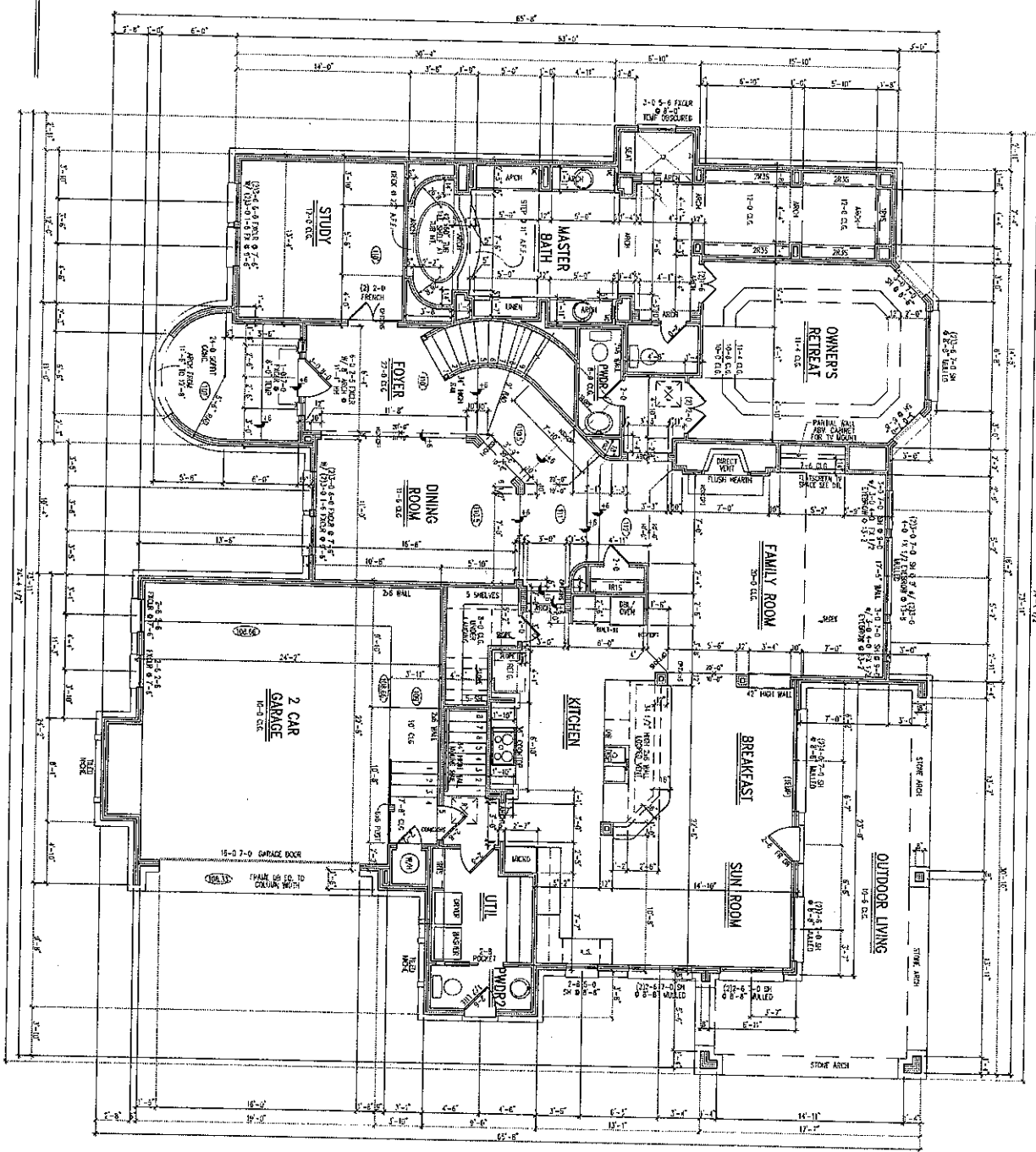
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FLOOR PLAN



NORTH
3688-B
LUNDY
BOL, AUSTIN

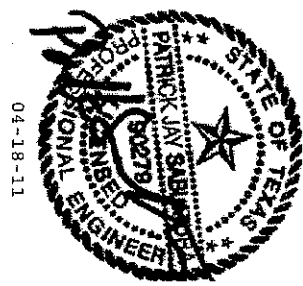
MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

Proj No: 2023
Job No: 1122
Lot: 1
Blk: E
Sect: 3

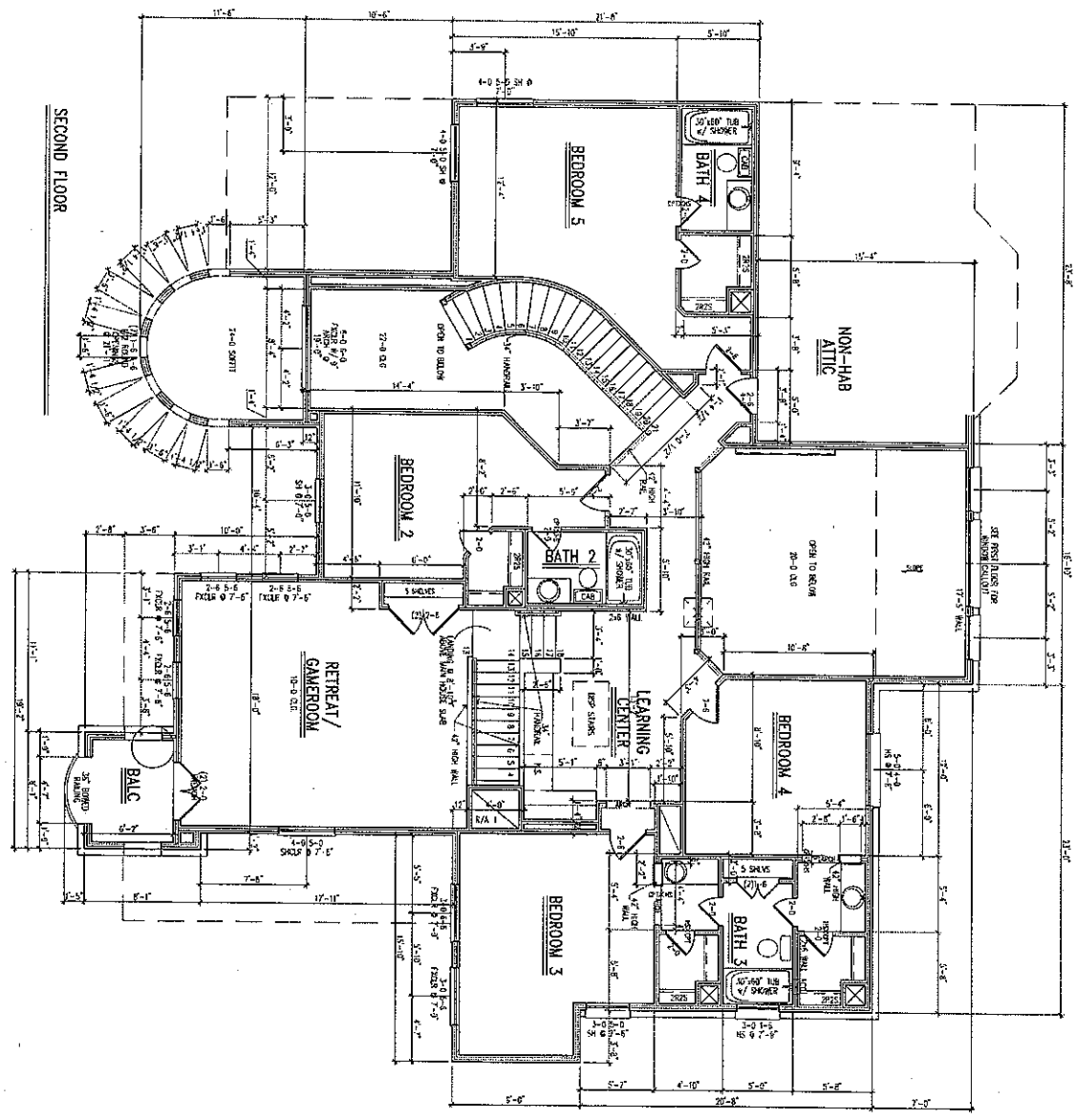
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NOTE: ALL 2ND FLR. CEILING HEIGHTS 9'-0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 EXTERIOR PERIMETER WALL UNLESS NOTED OTHERWISE

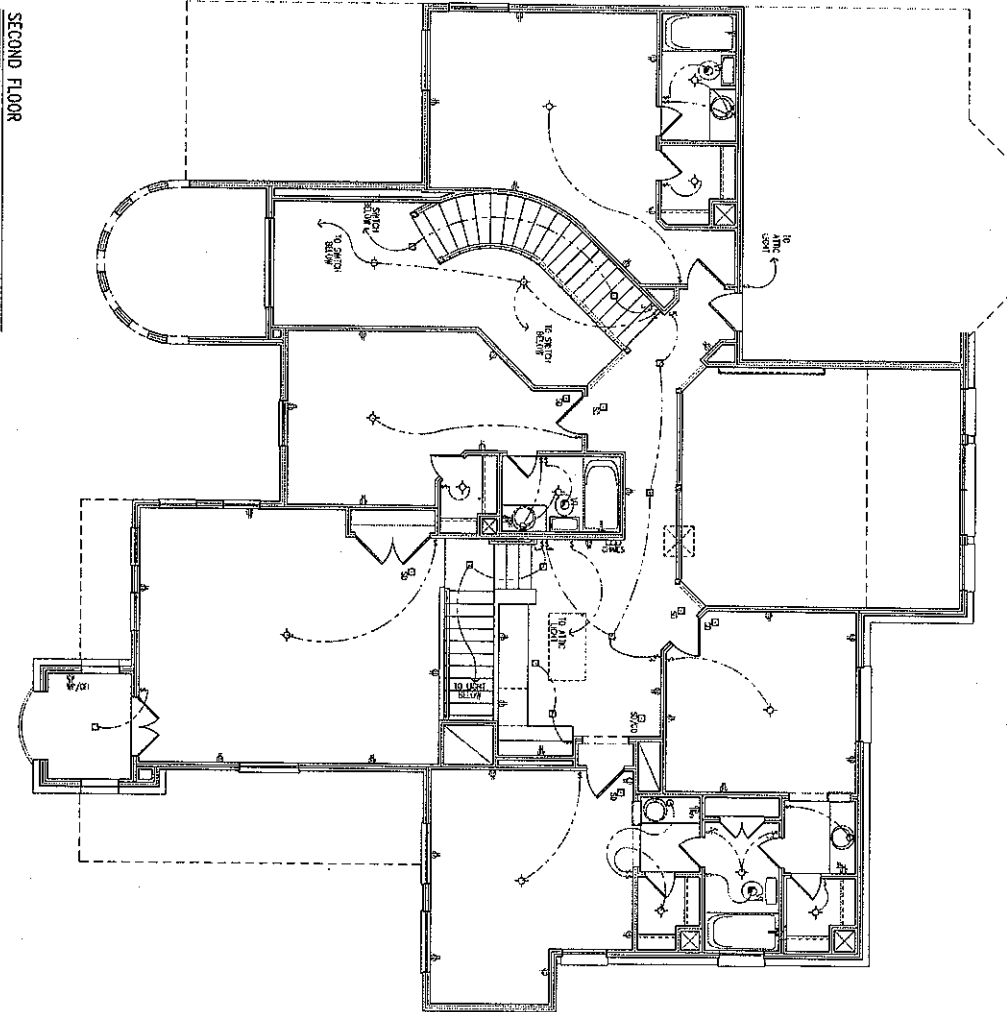
NORTH 3688-B PLN-2 LUNDY BON. AUSTIN	MOUNT BONNELL TERRACE 3704 Bonnell Drive Austin, TX 78731	Proj No: 2023	Lot: 1	David Weekley Homes	© Weekley Homes L.P. 2008 The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.
		Job No: 1122	Blk: E		
			Sect: 3	Date: 02/26/08	Rev: 11/03/10 GS

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CL
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SECOND FLOOR

NORTH
3688-B
ELE-2
LUNDY
BOY, AUSTIN

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

Proj. No.:
2023
Job No.:
1122

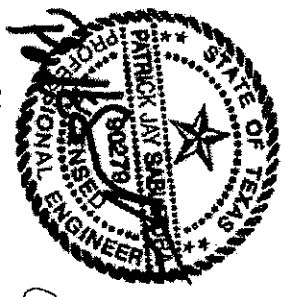
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Sect: 3

David Weekley Homes

MM/CL3/AJ
Date: 02/26/08
Scale: 1/8" = 1'-0"
Rev: 11/03/10 GS

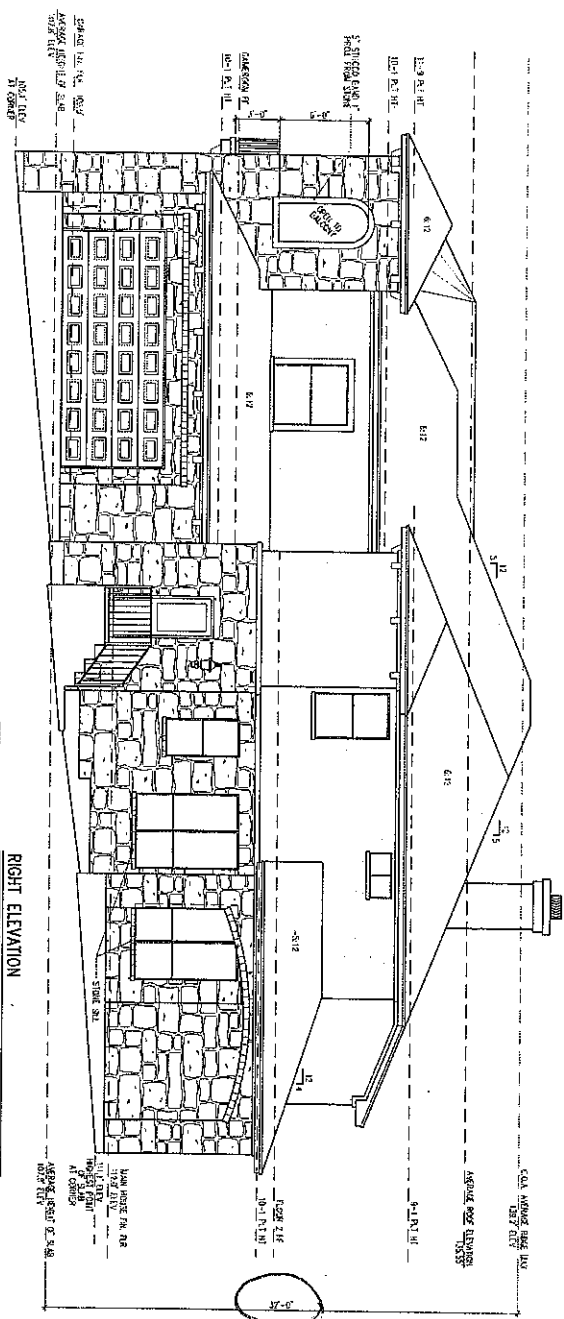
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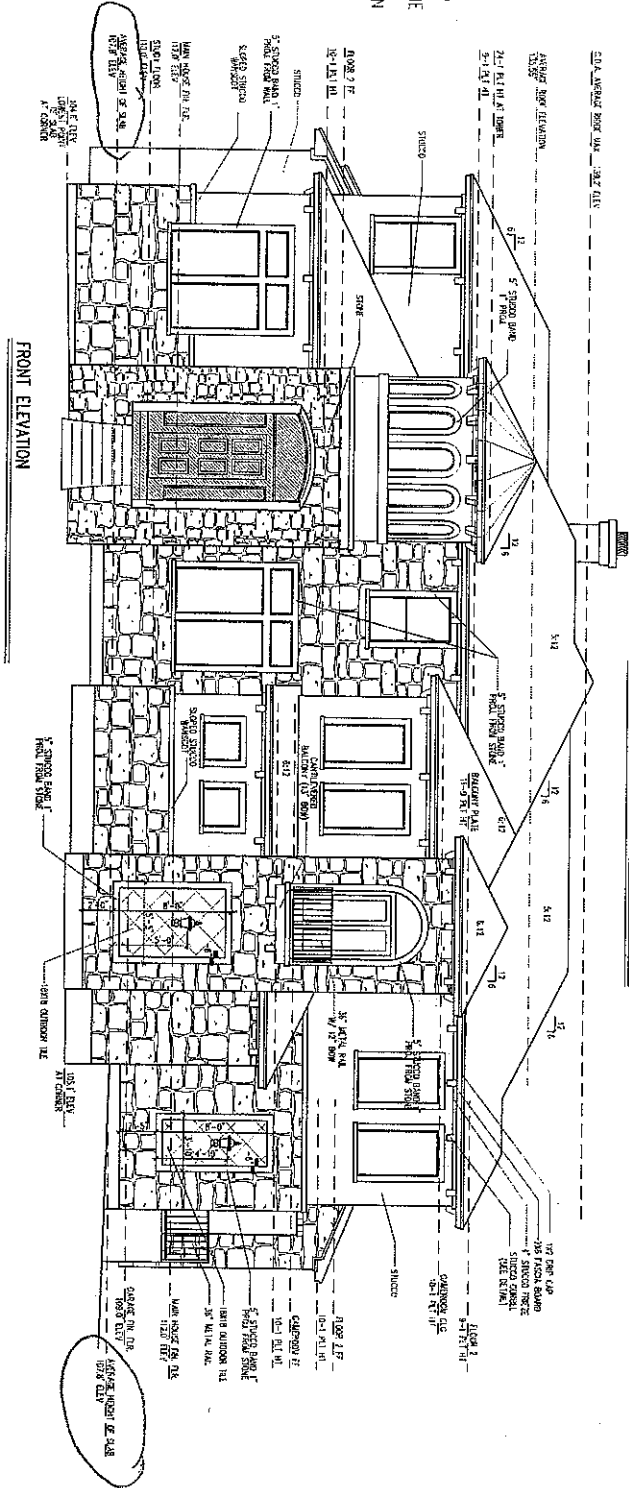


04-18-11

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RIGHT ELEVATION



FRONT ELEVATION

NORTH
3688-B
ELV-1
LUNDY
BOVA, AUSTIN

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

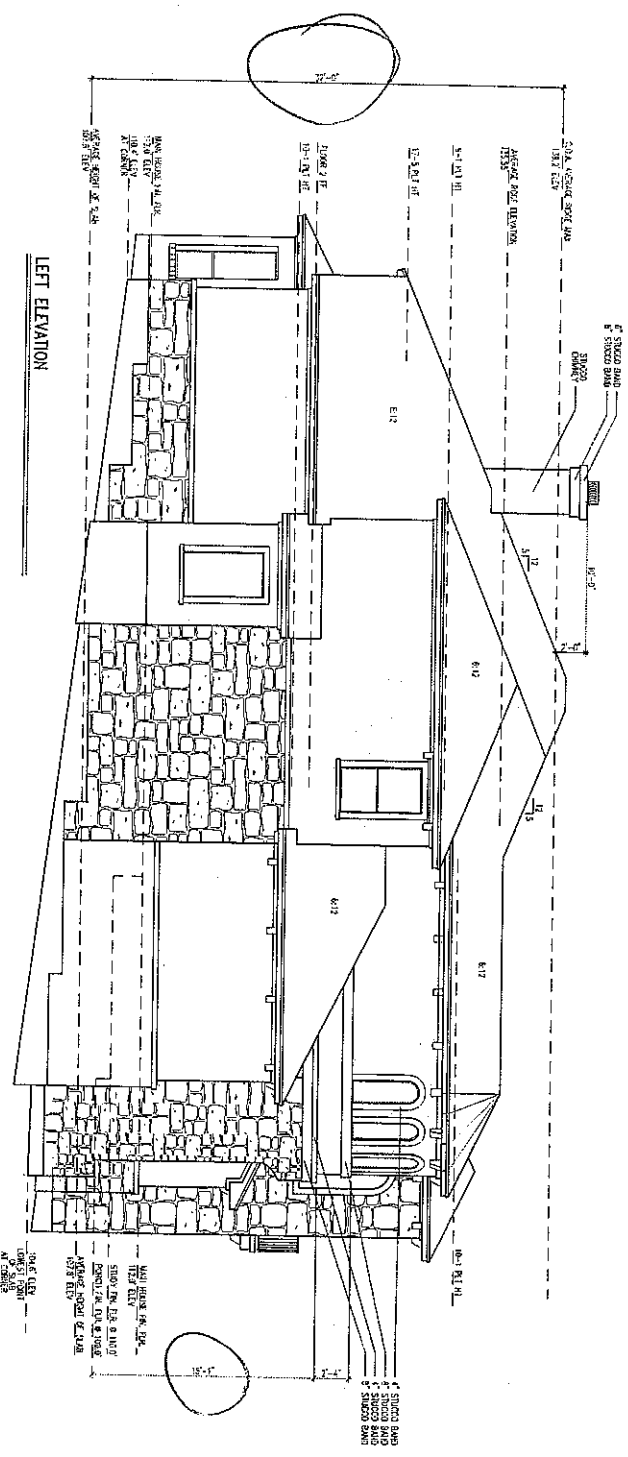
Proj. No.: 2023	Lot: 1
Job No.: 1122	Blk: E
	Sect: 3

David Weekley Homes

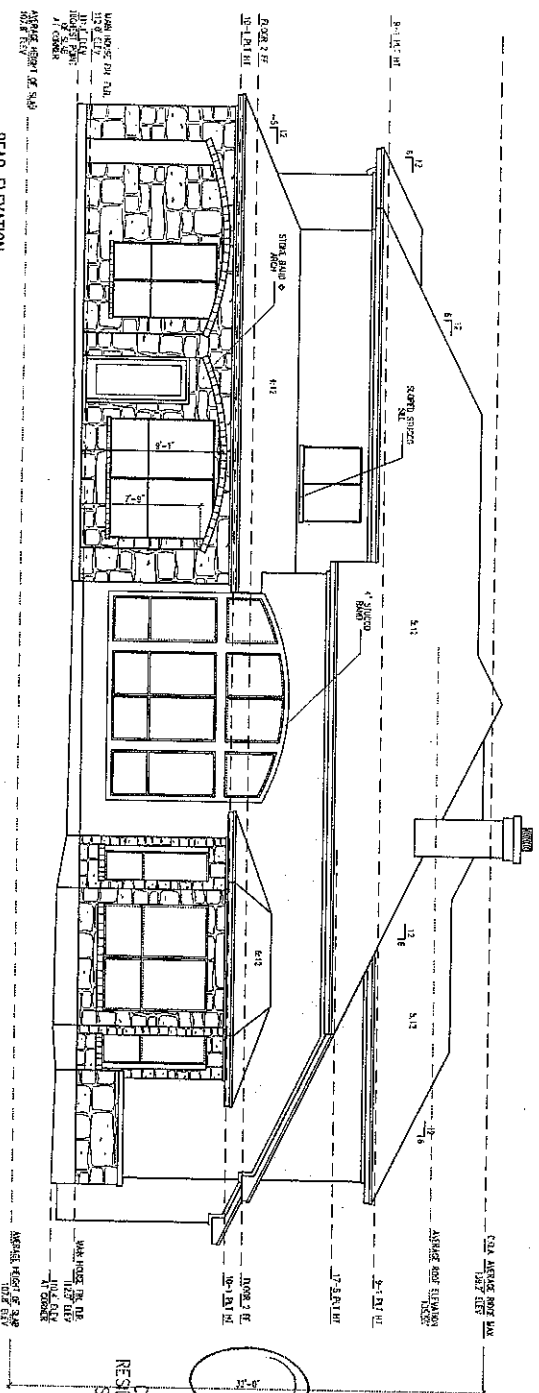
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Date: 02/26/08	Rev: 11/03/10 GS

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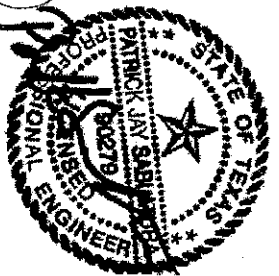
2/2/08



LEFT ELEVATION



REAR ELEVATION



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NORTH
3688-B
ELV-2
LUNDY
BOYL AUSTIN

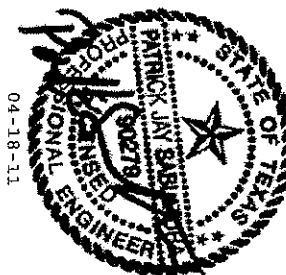
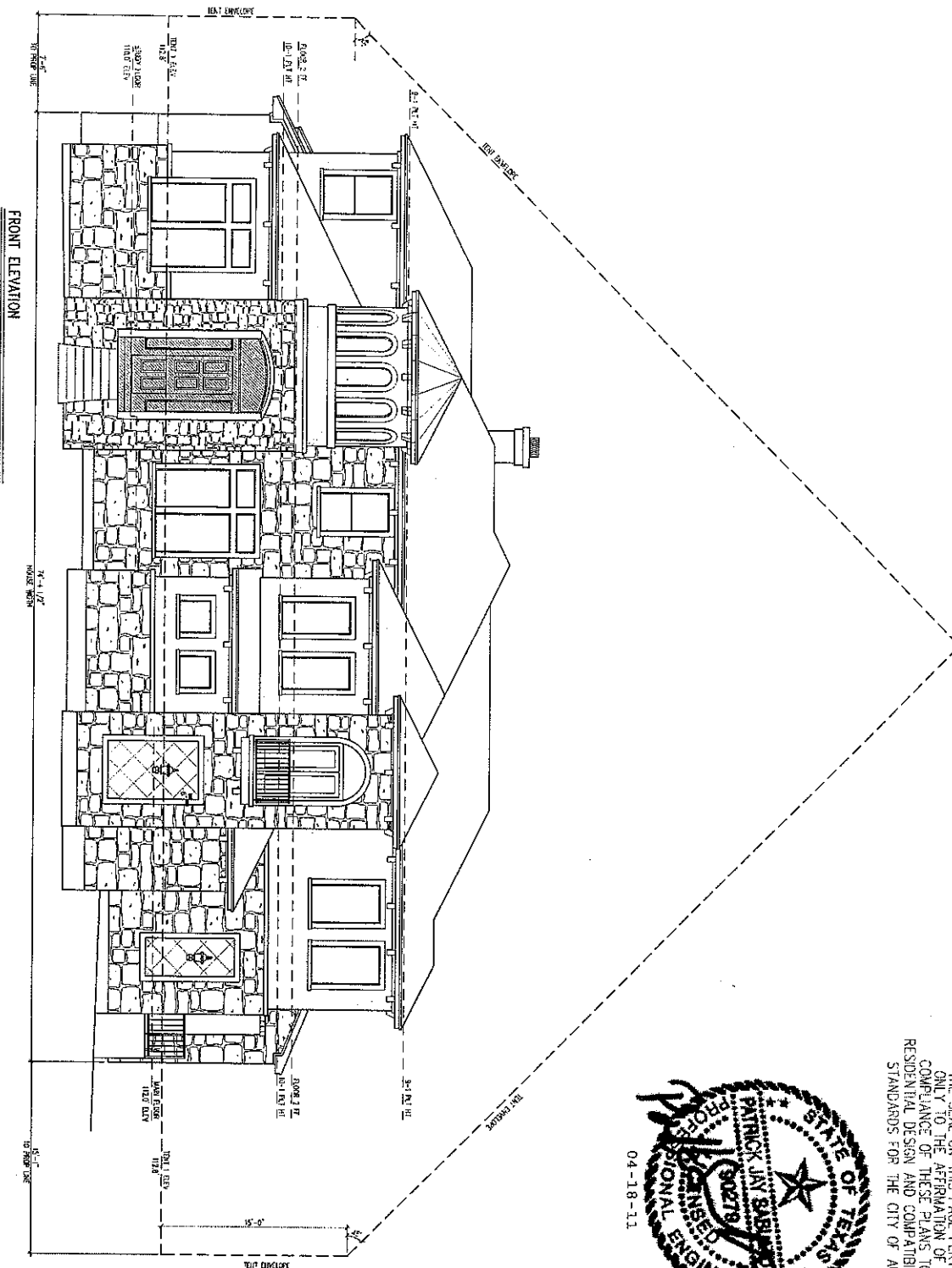
MOUNT BONNELL TERRACE
3704 Bonnell Terrace
Austin, TX 78731

Proj. No.: 2023
Job No.: 1122
Lot: 1
Blk: E
Sect: 3

David Weekley Homes
MM/CL3/AJ Scale: 1/8" = 1'-0"
Date: 02/26/08 Rev: 11/03/10 GS

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CL
28



04-18-11

THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN

NORTH
3688-B
MCM-1
LUNDY
BOTH AUSTIN

MOUNT BONNELL DRIVE
3704 Bonnell Drive
Austin, TX 78731

Proj. No.: 2023
Job No.: 1122

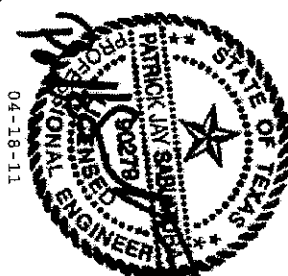
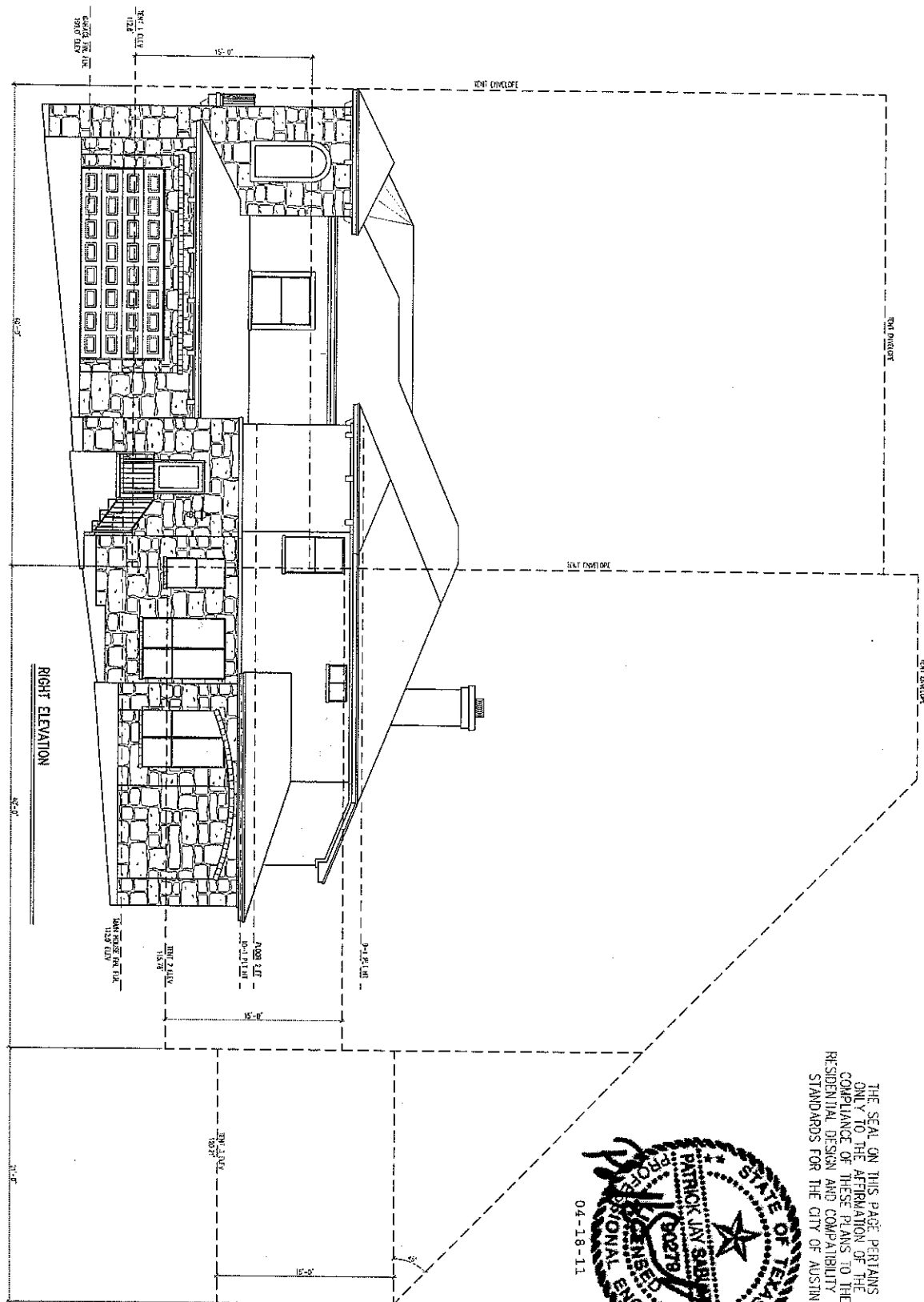
Lot: 1
Blk: E
Sect: 3

David Weekley Homes

MM/CL3/AJ Scale: 1/8" = 1'-0"
Date: 02/26/08 Rev.: 11/03/10 GS

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CL
29

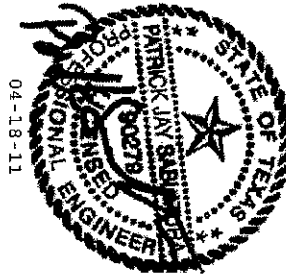


THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN

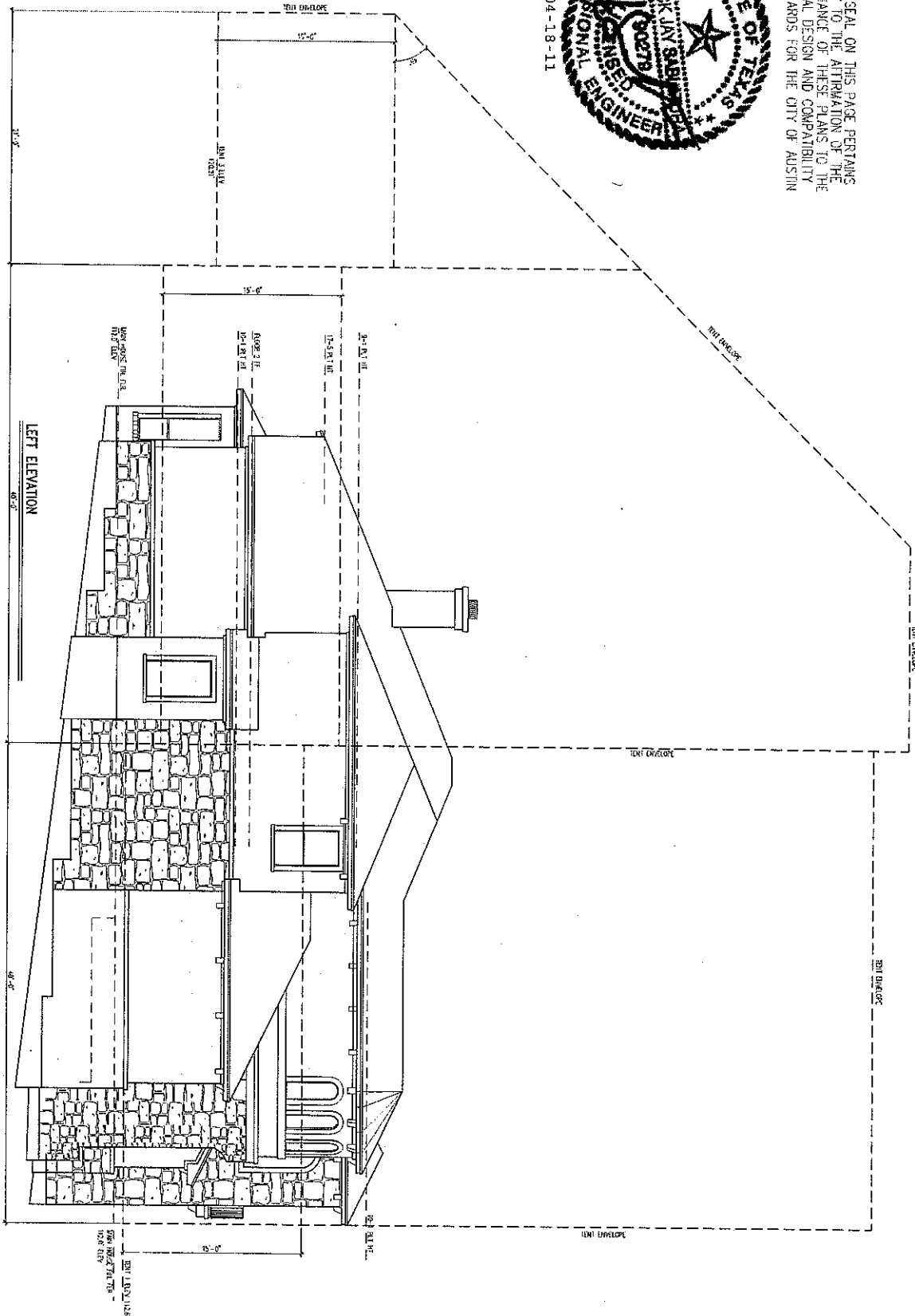
NORTH 3688-B MCM-2 LUNDY BOYL AUSTIN	MOUNT BONNELL DRIVE 3704 Bonnell Drive Austin, TX 78731		Proj. No.: 2023 Job No.: 1122	Lot: 1 Blk: E Sect: 3	David Weekley Homes MM/CL3/AJ Date: 02/26/08	Scale: 1/8" = 1'-0" Rev: 11/03/10 GS	© Weekley Homes LP 2008 The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.
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4/31



THE SEAL ON THIS PAGE PERTAINS ONLY TO THE ATTRIBUTION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN



NORTH
3688-B
MCM-4
LUNDY
BOTL AUSTIN

MOUNT BONNELL DRIVE
3704 Bonnell Drive
Austin, TX 78731

Proj. No.: 2023
Job No.: 1122
Lot: 1
Blk: E
Sect: 3

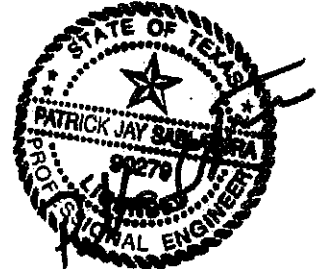
David Weekley Homes
MM/CL3/AJ
Date: 02/26/08
Scale: 1/8" = 1'-0"
Rev.: 11/03/10 GS

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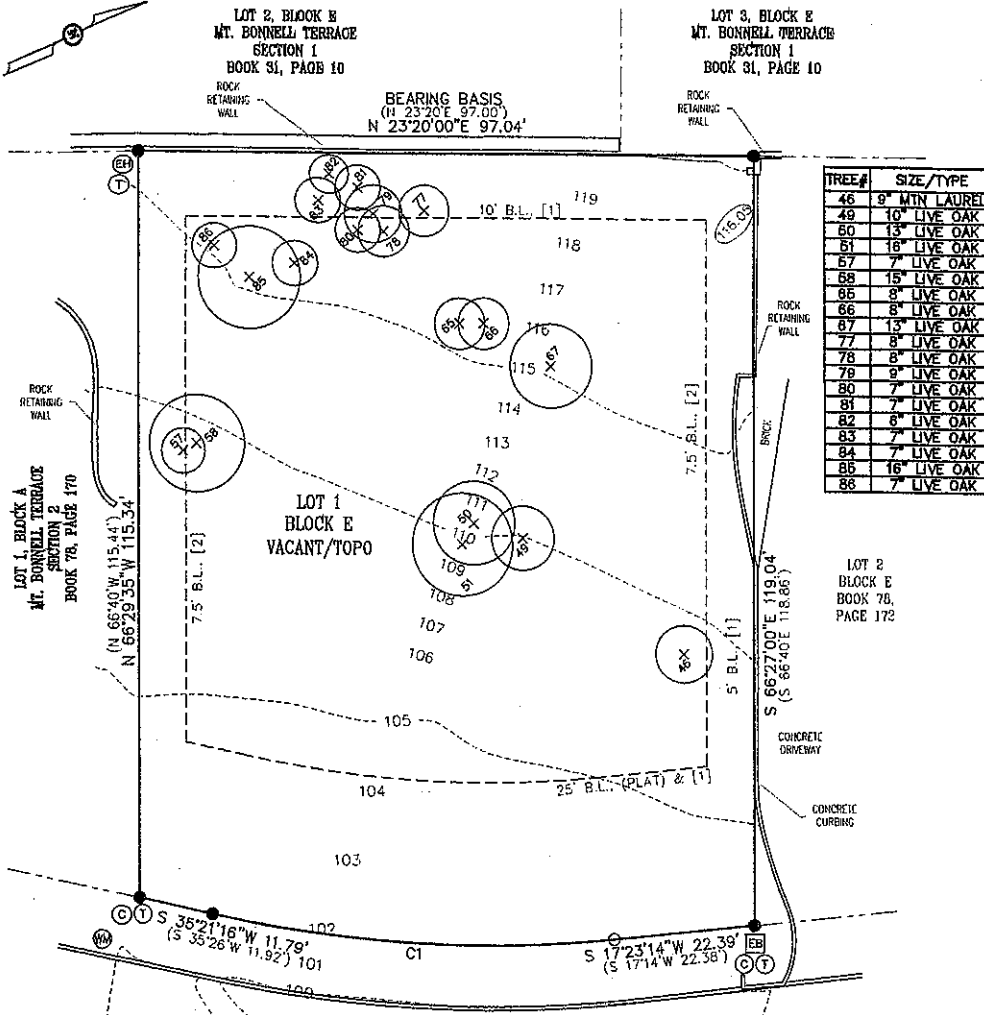
C1/32

SCALE: 1"=30'

THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN



04-18-11



TREE#	SIZE/TYPE
46	9' MTN LAUREL
49	10' LIVE OAK
50	13' LIVE OAK
51	16' LIVE OAK
57	7' LIVE OAK
58	15' LIVE OAK
59	8' LIVE OAK
66	8' LIVE OAK
67	13' LIVE OAK
77	8' LIVE OAK
78	8' LIVE OAK
79	9' LIVE OAK
80	7' LIVE OAK
81	7' LIVE OAK
82	6' LIVE OAK
83	7' LIVE OAK
84	7' LIVE OAK
85	16' LIVE OAK
86	7' LIVE OAK

LEGEND

- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- UTILITY LINE
- WROUGHT IRON FENCE
- A/C UNIT
- ELEC. TRANS.
- ELEC. BOX
- ELEC. METER
- WATER METER
- SBC BOX
- SEWER
- GAS METER
- WATER METER
- TELE. PED.
- C.A.T.V. PED.
- ELECT. MANHOLE
- TELE. COU.
- IRON ROD FND.
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
- SPINDLE FND.
- SPINDLE SET
- NAIL FND.
- NAIL SET
- PIPE FND.
- PIPE SET
- UTILITY POLE
- FIRE HYDRANT
- LIGHT STANDARD
- SPOT ELEVATION
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

LEGEND

- EB ELEC. BOX
- WM WATER METER
- T TELE. PED.
- C C.A.T.V. PED.
- EH ELECT. MANHOLE
- IRON ROD FND.
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
- X SPOT ELEVATION
- B.L. BUILDING LINE

Curve	Radius	Length	Chord	Chord Bearing
C1	199.73'	63.50'	63.23'	S 26°33'39" W
(C1)	(199.73')	(63.44')	(63.18')	(S 26°20' W)

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
[1] BUILDING LINE PER CITY OF AUSTIN ZONING ORDINANCE.
[2] PER HOME OWNERS ASSOCIATION
EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY PER COMMITMENT C.F. #1101881-ARL, EFFECTIVE FEBRUARY 2, 2011; SCHEDULE B, PARAGRAPH 10.
LOT 1 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: BOOK 78, PAGE 172 PLAT RECORDS OF TRAVIS COUNTY, TEXAS; VOLUME 6661, PAGE 1502 AND VOLUME 12947, PAGE 502 DEED RECORDS OF TRAVIS COUNTY, TEXAS.
LOT 1 IS SUBJECT TO SANITARY SEWER EASEMENT RECORDED IN VOLUME 4847, PAGE 274 DEED RECORDS OF TRAVIS COUNTY, TEXAS AS STATED IN BOOK 78, PAGE 172 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LOT No. 1 BLOCK "E" SUBDIVISION / ADDITION MT. BONNELL TERRACE
SECTION 3 PHASE --- Book 78 Page(s) 172 Cabinet --- PLAT RECORDS
COUNTY, TEXAS Volume --- Slide ---
CITY AUSTIN Reference: WILLIAM D. CLARK AND CLAUDIA J. CLARK

By: JW/AA Date: 2/21/11
FIELD WORK --- DRAFTING ---
SURVEY DATE: 2/21/11
Job No. 02815811
SCALE: 1"=30'



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELS.: (612) 440-0071 - FAX: (612) 440-0199

SITE PLAN - EXISTING
scale: 1"=30'

3688-1 NORTH
PLT PLM
LUND
BOYL AUST

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78721

Proj. No.: 2023
Job No.: 1000

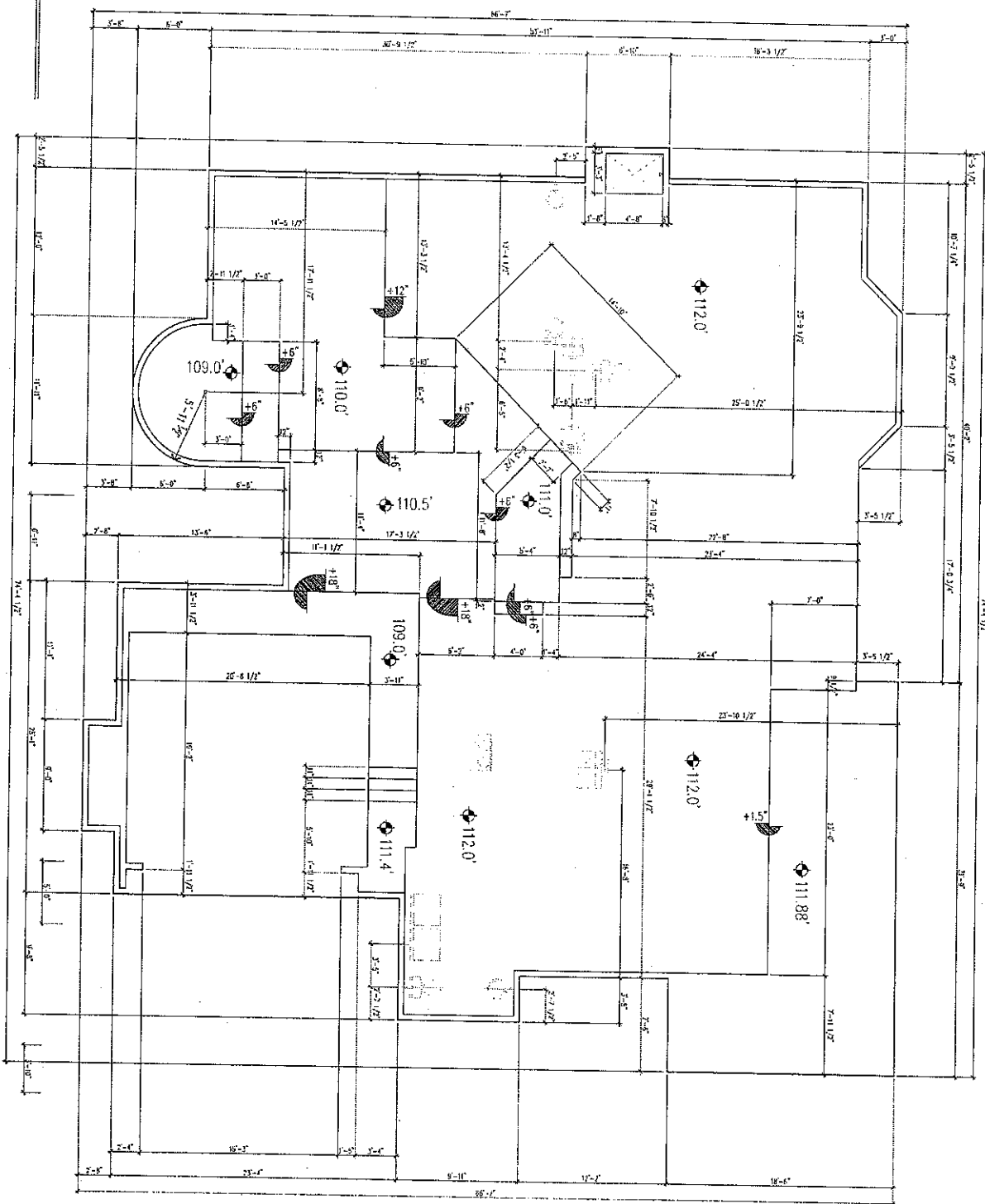
Lot: 1
Blk: E

David Weekley Homes
MM/CL3/AJ Scale: 1"=30'

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C/33

FORM SET PLAN



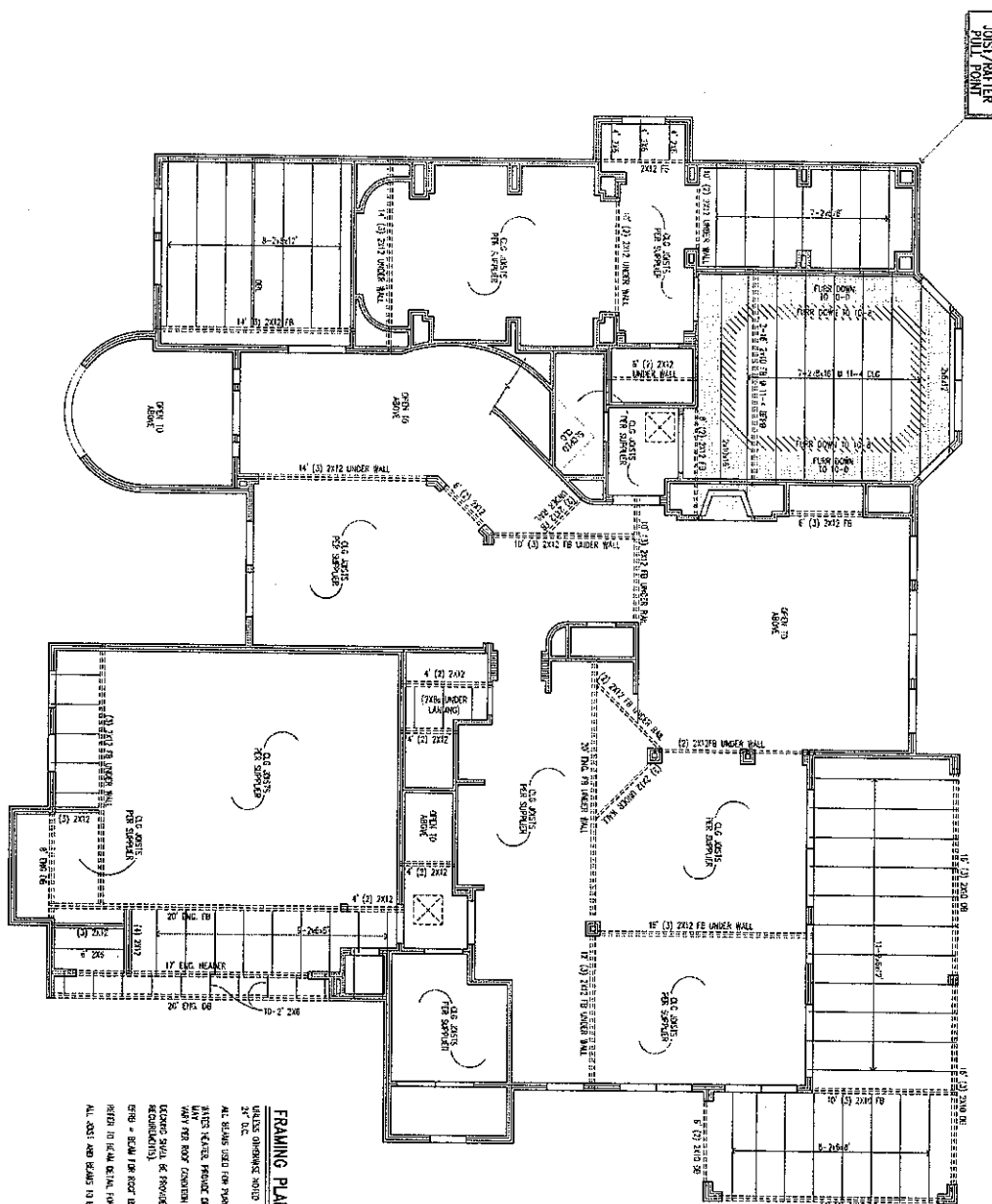
3688-B
FS-1
NORTH
LUNDY
BOUL. AUSTIN

MOUNT BONNELL TERRACE
3704 Bponnell Drive
Austin, TX 78731

Proj. No.: 2023
Job No.: 1122
Lct: 1
GR: E
Sect: 3

David Weekley Homes
MM/CL3/AJ
Date: 02/26/08
Scale: 1/8" = 1'-0"
Rev: 11/03/10 GS

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FRAMING PLAN (TEXAS)

[illegible]

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

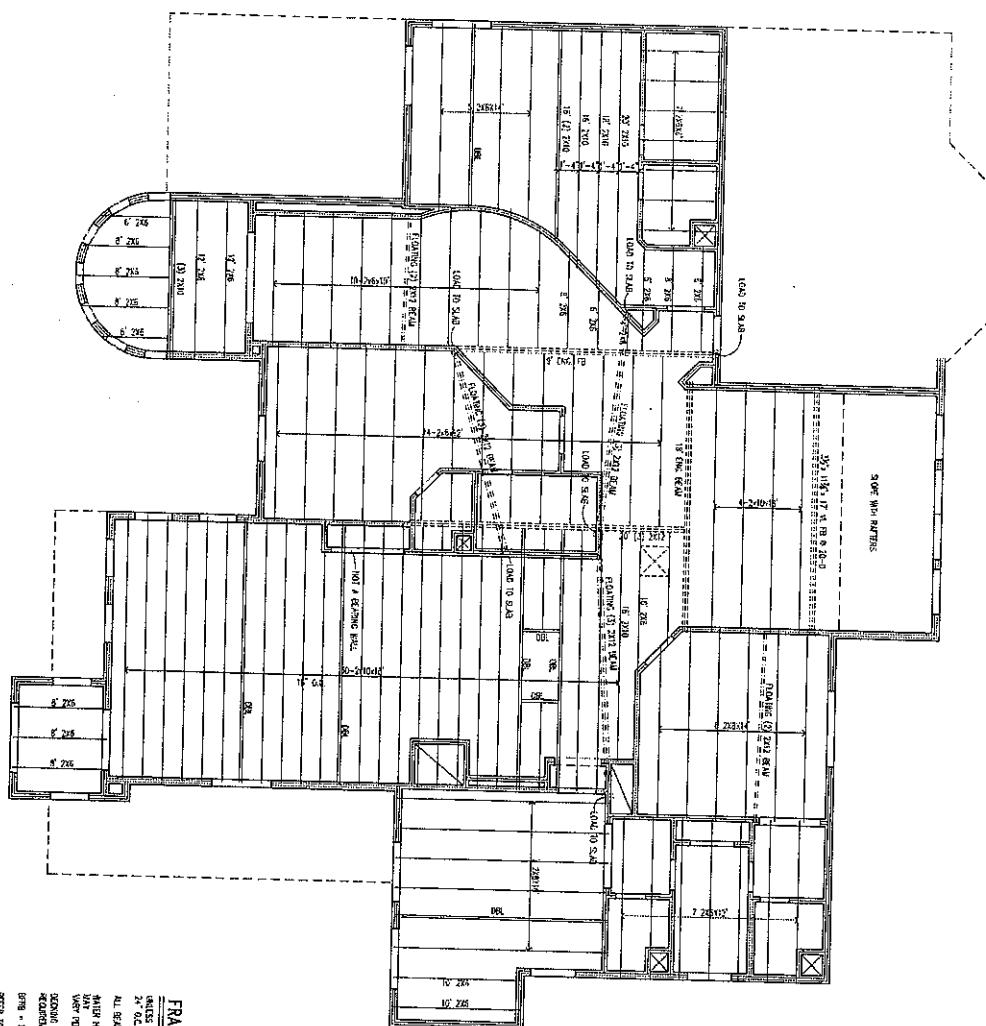
Proj. No.:	2023
Job No.:	1122

Lct:	1
Blk:	E
Sect:	3

David Weekley Homes

MM/CL3/AJ	Scale: 1/8" = 1'-0"
Date: 02/26/08	Rev: 11/03/10 GS

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NOTE: ALL 2ND FLR. CEILING HEIGHTS
9'-0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 EXTERIOR PERIMETER
WALL UNLESS NOTED OTHERWISE

FRAMING PLAN (TEXAS)

ALSO, CHAIRMAN WENT TO SEE THE 7 OTHER NATIONAL SPACES 24 OF 62

ALL SPACES (ONLY TWO REMAIN SURVIVING) ARE TO BE PLANNED WITHIN PROXIMITY, WITH A MAJOR PROPOSED BEING TWO IS RECORDED. EARTH RELATED TOGETHER WITH THE FOUR CORNER AND CITY RECORDATIONS.

ADDITION SHALL BE PROVIDED FOR RESPECTED ATTORNEY SURVIVING FROM COUNTRY RECORDATIONS.

FORM - BOUND FOR FOUR CORNER.

ATTEND TO REPLY FROM ALL PARTIES, WHO HAVE SHOWN AS A "YES," ALL AND ALSO BECAUSE TO BE SIMILAR TO THE FIRST NATIONAL.

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

Proj No:	2023
Job No:	1122

Lot:	1
Blk:	E
Secl:	3

David Weekley Homes

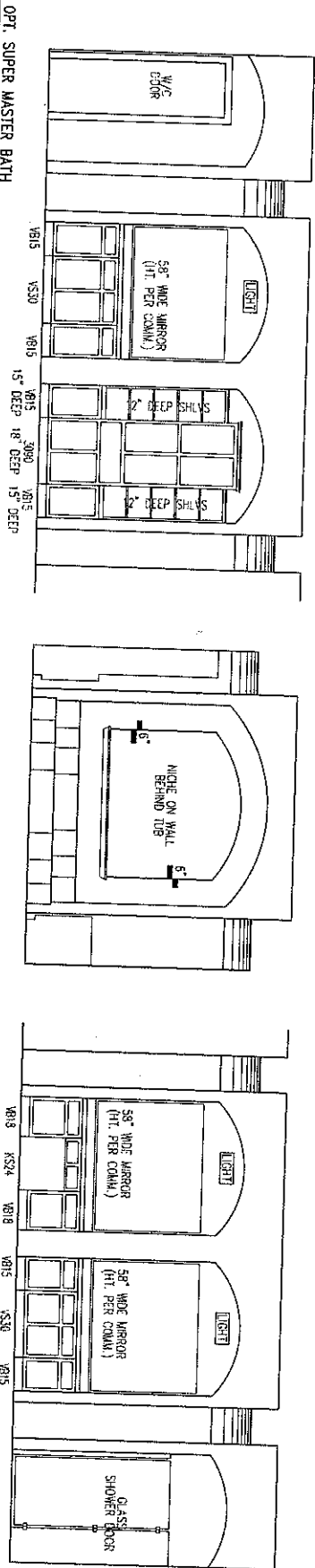
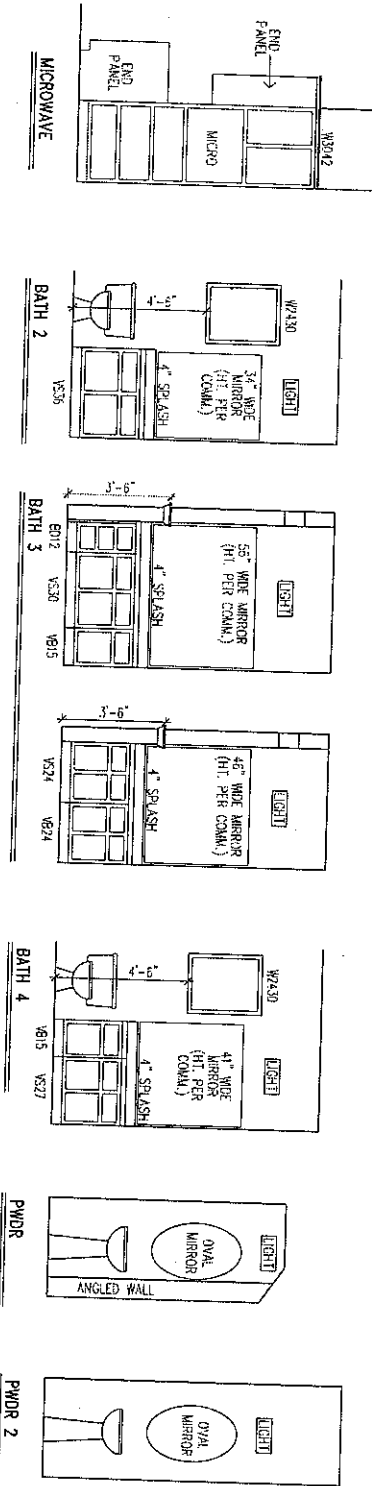
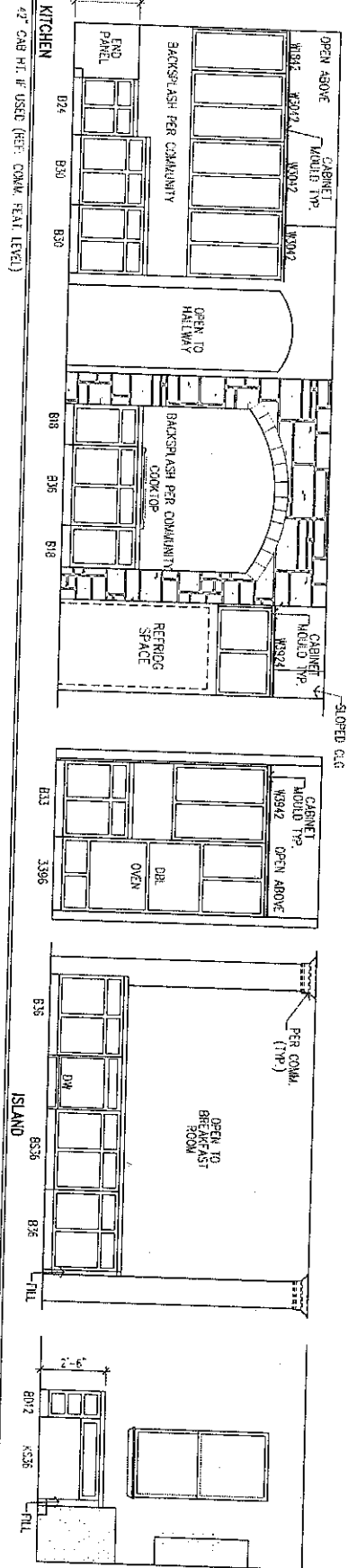
MM/CL3/AJ
Date: 02/26/08

Scale: 1/8" = 1'-0"
Rev.: 11/03/10 GS

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01/36



NORTH
3688-B
INT-1
LUNDY
BOLE AUSTIN

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

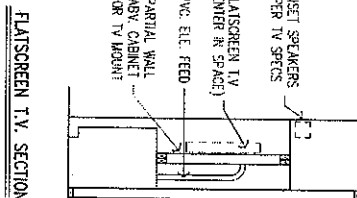
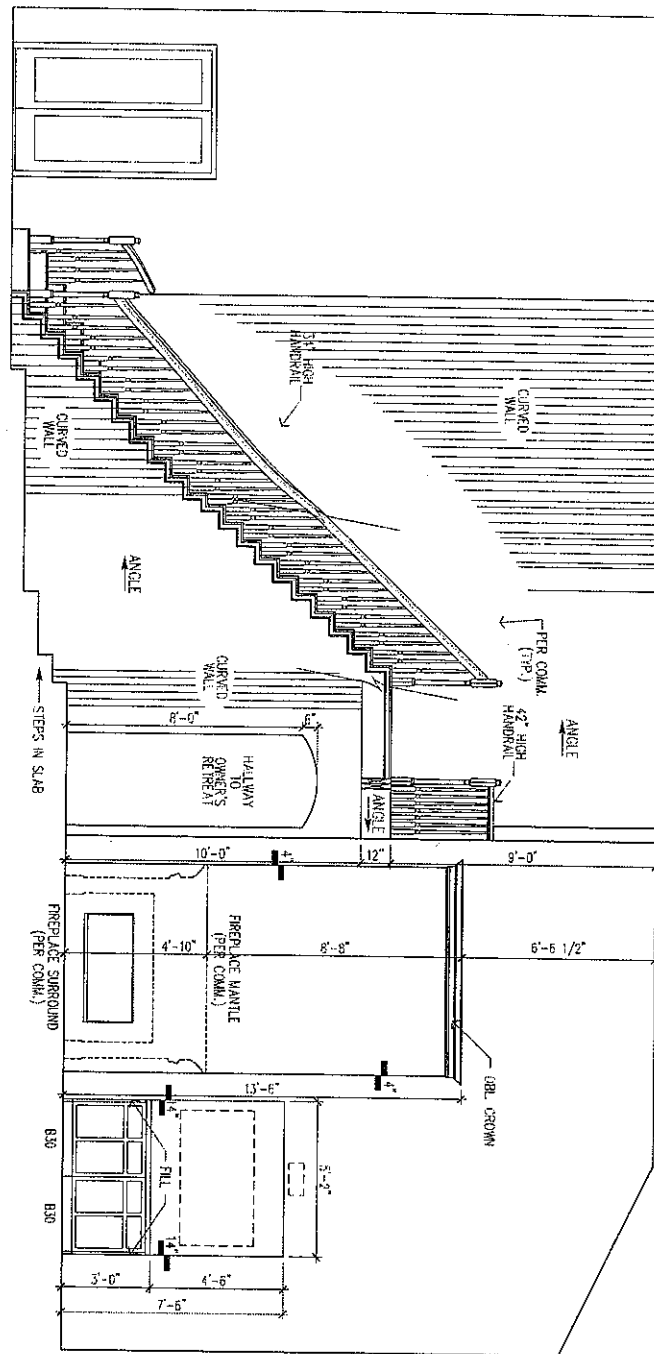
Proj. No.: 2023
Job No.: 1122
Lot: 1
Blk: E
Sect: 3

David Weekley Homes

MM/CL3/AJ
Date: 02/26/08
Scale: 1/4" = 1'-0"
Rev: 11/03/10 GS

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C1
37

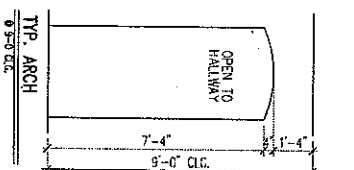
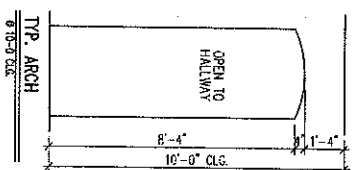
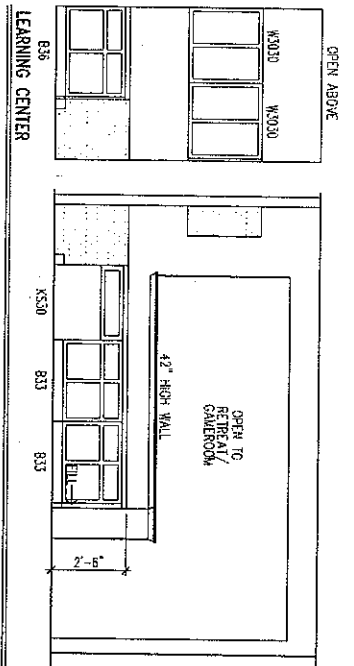
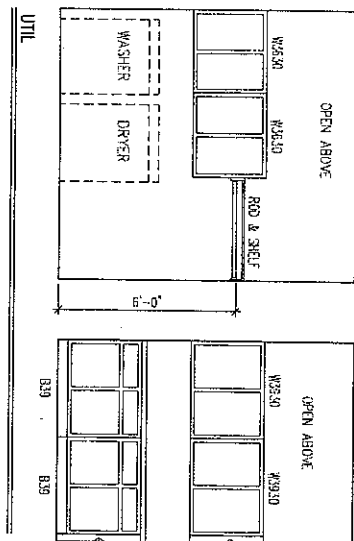


FOYER

STAIR SECTION

FAMILY ROOM

FLATSREEN TV SECTION



NORTH
3688-B
INT-2
LUNDY
BOY, AUSTIN

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

Proj. No.: 2023
Job No.: 1122
Lot: 1
Blk: E
Sect: 3

David Weekley Homes
MM/CL3/AJ
Date: 02/26/08
Scale: 1/4" = 1'-0"
Rev: 11/03/10 GS

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As Designed Estimated Energy Report

TCV Texas
Climate
Vision



Single Family House

3704 Bonnell Drive

Austin, 78731

Builder:

David Weekley Homes

(512) 821 - 8800

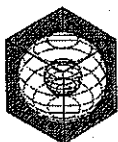
Printed Date:

4/13/2011

Inspected Date:

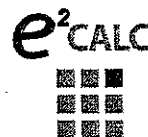
Certificate Number: 416746

	1st Floor	2nd Floor
Floor Area:	2667 sq ft	1799 sq ft
Wall Height:	15 ft	12 ft
Window Area:	411 sq ft	368 sq ft
Front Orientation:		East
Wall Insulation:		R-15
Ceiling Insulation:		R-38
Window Type:		U-0.34 SHGC-0.21
Heating:		Gas AFUE-0.80
Cooling:		SEER 16
Water Heater:		EF-0.58
Estimated Percent Above Code:		16.3%



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Texas Engineering Experiment Station
The Engineering Agency of the State of Texas

TCV 1.1



As Designed Estimated Energy Report Checklist - page 2

CL
40

Please place a lower case x in the yellow column to the left of the items included and inspected to a satisfactory level in the building project.

		Input	Input Values	Verified	By (signature)
		Fenestration (U-Factor)			
		Glazed Fenestration (SHGC)			
		Ceiling R-Value			
		Wall R-Value			
		Duct R-Value			
		Cooling System SEER			
		Furnace AFUE/Heat Pump HSPF			
		Cooling System(s) Capacity			
		Roof Radiant Barrier			
		Location of Ducts/Mechanical (conditioned or unconditioned space)			
		Documentation of Testing			
		Building Envelope Infiltration			
		HVAC System Leakage			
		HVAC System Balancing - Passed			
		HVAC System Total Static Pressure			
		Domestic Hot Water Energy Factor			
		Total Number of Lamps (Bulbs) Installed			
		Number of High Efficacy Lamps Installed			

Notes



2/41

Austin Water Utility

Water & Wastewater Service Plan Verification (W & WW SPV)

(Please Print or Type)

Customer Name: William D. & Claudia Clark Phone: (512) 750-8361 Alternate Phone: _____

Service Address: 3704 Bonnell Drive

Lot: 1 Block: E Subdivision/Land Status: Mount Bonnell Terrace Tax Parcel ID No.: _____

Existing Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Proposed Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Number of existing bathrooms: N/A Number of proposed bathrooms: 5.5 baths

City of Austin Office Use

Water Main size: _____ Service stub size: _____ Service stub upgrade required? _____ New stub size: _____

Existing Meter number: _____ Existing Meter size: _____ Upgrade required? _____ New size: _____

WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System _____ WW Main size: _____

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

Annette Adair 4/19/11 512-821-0854
W&WWSPV Completed by (Signature & Print name) Project Coordinator Weekly Homes Date Phone

OSSF (if applicable) Approved by UDS (Signature & Print name) _____ Date _____ Phone _____

AWU Representative _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

Instructions:

The intent of the "W&WWSPV" is to ensure that, prior to beginning a single-family residential project (includes duplex and garage apartment uses), adequate water/wastewater service can be provided to the site and is planned for as part of the overall project, and to ensure that the applicant is aware of the potential costs associated with the relocation, new service or upgrading of existing services to the site.

A "W&WWSPV" is required, prior to submitting for residential permit, for the following project types:

- Construction of a new home, duplex, or garage apartment (except for projects identified as a "volume builder" project)
- Remodeling/additions to an existing structure to increase the number of total bathrooms on the site to more than 3
- Remodeling/additions that increase the number of units on the site (for example, converting a home to a duplex)
- Remodeling/additions to an existing structure to increase the number of total bedrooms, total living square footage or change in surface improvement such as swimming pool, driveway, garage, etc. (for structure using OSSF).

If a "W&WWSPV" is required, complete the verification form above, and provide a copy of the "plot plan" for the site (plot plan, house floor plan and other required planning material for OSSF). The "plot plan" should be to a standard scale and show all existing and proposed improvements. Submit the application and planning material to Austin Water Utility-Taps Division (to UDS for OSSF) for approval, prior to submitting for a residential building permit, at one of the locations below:

Note: Applicant must contact AWU taps office, at either location noted below, to submit an application (if required) for a meter upgrade or a new service before issuance of the building permit.

Austin Water Utility- Waller Creek
625 E 10th St, Austin, TX 78701
(512) 972-0000 - Suite 200 - TAPS Division
(512) 972-0207 - Suite 715 - UDS Division

Development Assistance Center- One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 974-6370

42

② 3704 BONNELL DRIVE
(SUBJECT PROPERTY)

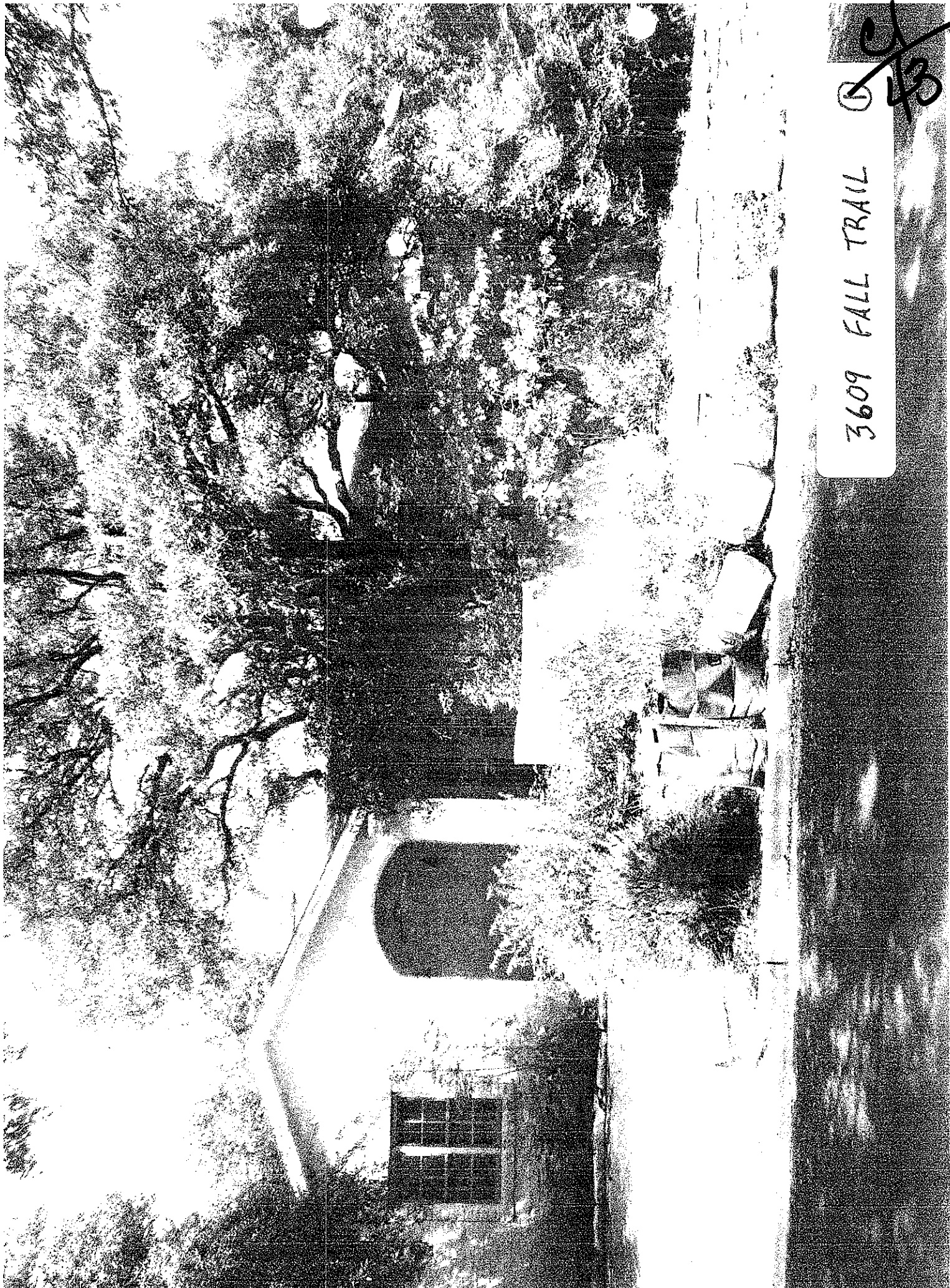
Travis Central Appraisal District
8314 Cross Park Drive P.O. Box 149012
Austin, Texas 78754 Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512)-834-9317 Appraisal Information (512) 834-9318
TDD (512) 836-3328

1 2507

Revision Date
8/24/2005

0 100 Feet

Magnolia = 100 scale map
Blue = 400 scale map

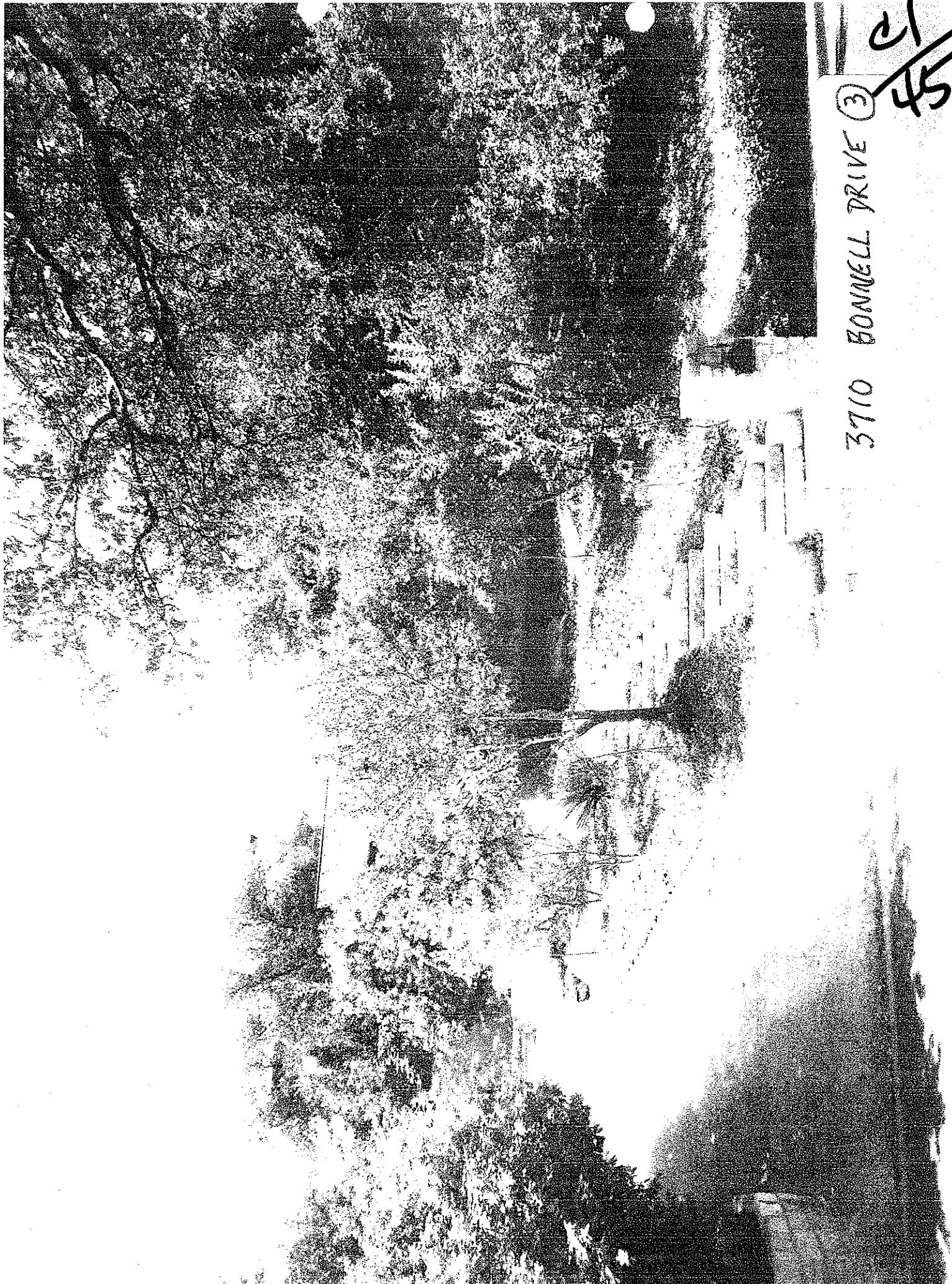


3609 FALL TRAIL ① C/43

3704 BONNELL DRIVE
SUBJECT PROPERTY

②

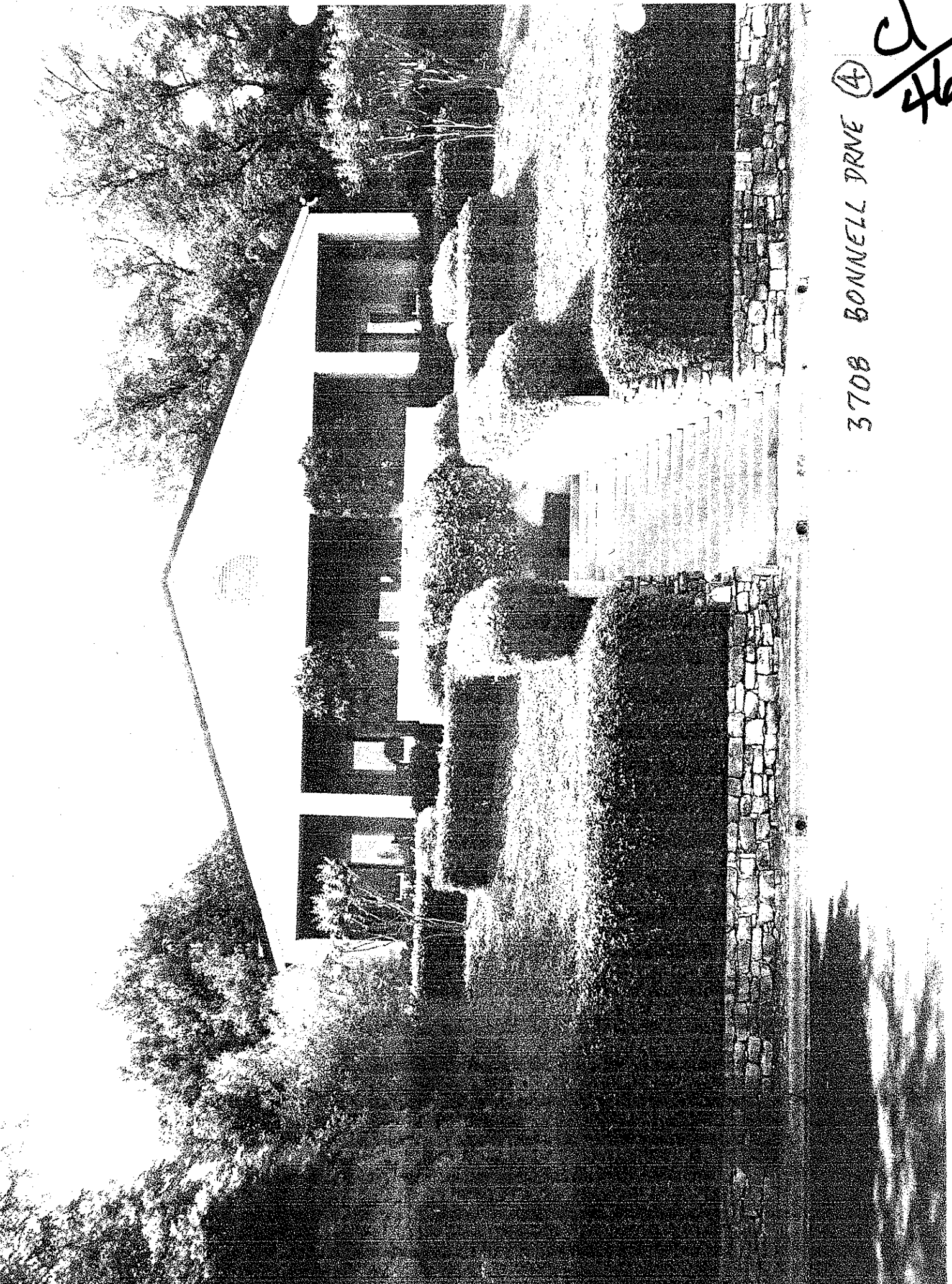
44



3710 BONNELL DRIVE (3) C1
45

3708 BONNELL DRIVE (4)

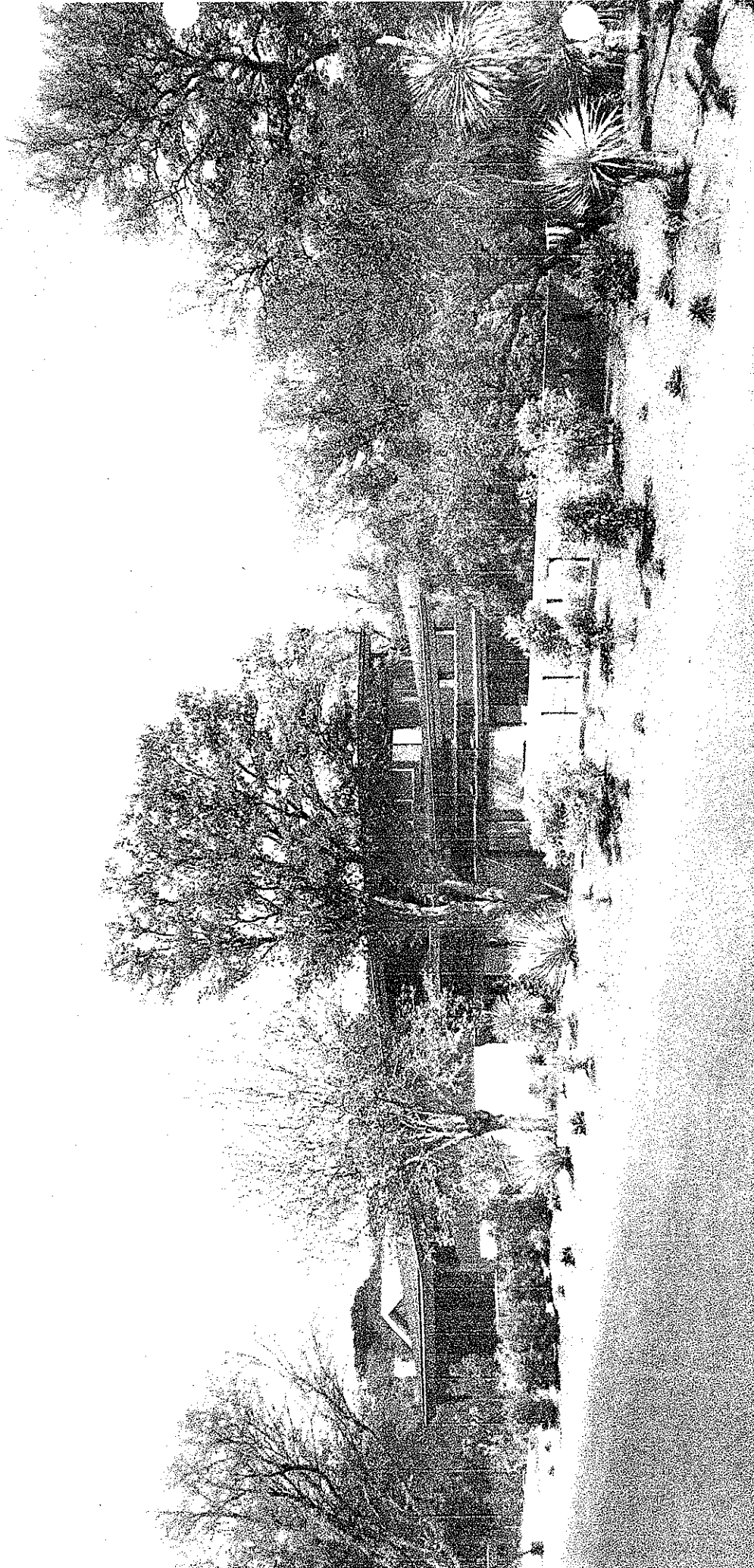
C
46





3802 BONNELL DRIVE (5)

4/7



3703 BONNELL DRIVE

LOT 1, BLK D, SEC. 3

LOT 1, BLK B, SEC. 2

2 LOTS

6

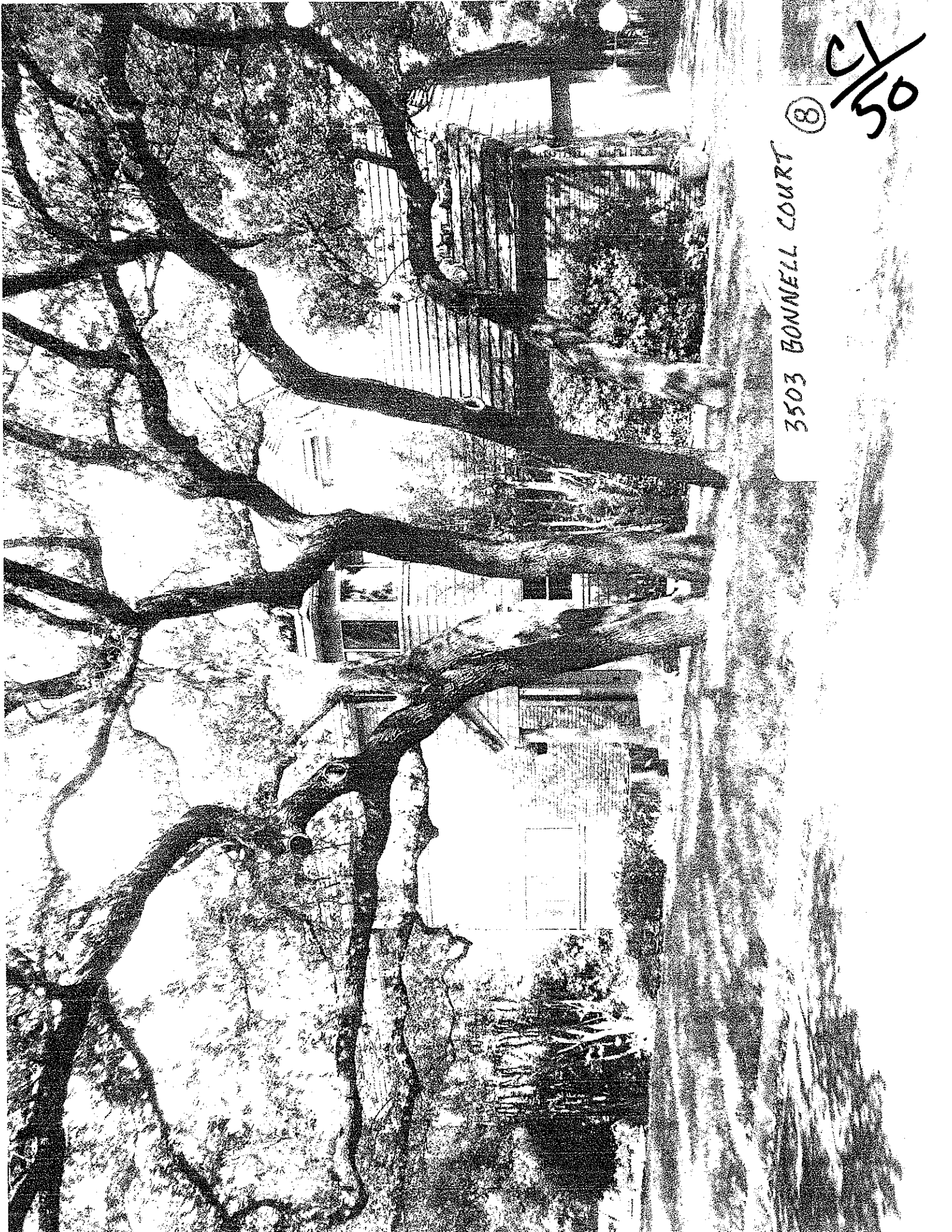
48



3705 BONNELL DRIVE

⑦

C/49



3503 BONNELL COURT

8

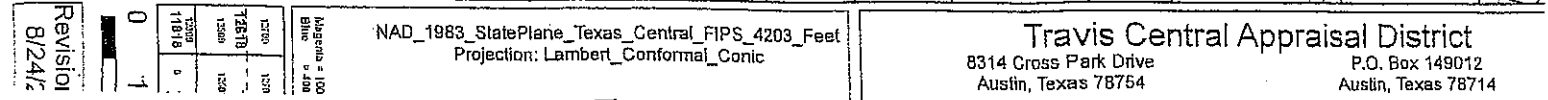
C/50

C/51

FAR CALCS FOR HOUSES W/IN 300' RADIUS OF SUBJECT LOT

	Address	Square Footage	Lot Area	FAR
1	3609 Fall Trl	4301	12999	33%
* 2	3704 Bonnell Dr	0	11586	
3	3710 Bonnell Dr	2735	9830	28%
4	3708 Bonnell Dr	4066	13944	29%
5	3802 Bonnell Dr	3414	12468	27%
6	3703 Bonnell Dr	7626	25984	29%
7	3705 Bonnell Dr	3418	19578	17%
8	3503 Bonnell Ct	3510	13168	27%
9	3501 Bonnell Ct	3987	17300	23%
10	3606 Fall Trl	4735	24099	20%
11	3603 Mount Bonnell Rd	4245	15549	27%
12	3605 Mount Bonnell Rd	5207	15932	33%
13	3701 Mount Bonnell Rd	2685	15577	17%
14	3703 Mount Bonnell Rd	3493	16263	21%
15	3803 Mount Bonnell Rd	6278	16392	38%
16	3603 Alta Ct	3773	18331	21%

* SUBJECT PROPERTY
(VACANT LOT)

$$\frac{c}{52}$$


Owner's Name **GRAVES SALLY SAMPLE**

Mailing Address
3609 FALL TRL
AUSTIN, TX 78731-5838

Location
3609 FALL TRL 78731

Legal
LOT 1 BLK A MOUNT BONNELL TERRACE SEC 2

Property Details

Deed Date 02222001
Deed Volume 00000
Deed Page 00000
Exemptions HS, OA
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.2984
Block A
Tract or Lot 1
Docket No. 2001028109TR
Abstract Code S09217
Neighborhood Code X8264

Handwritten: FAR
4301
12,999 = 33%

Value Information

2010 Certified

Land Value	378,000.00
Improvement Value	524,295.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	902,295.00
10% Cap Value	0.00
Total Value	902,295.00

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		902,295.00	902,295.00	902,295.00	902,295.00
01	AUSTIN ISD	1.227000	902,295.00	852,295.00	902,295.00	902,295.00
02	CITY OF AUSTIN	0.457100	902,295.00	851,295.00	902,295.00	902,295.00
03	TRAVIS COUNTY	0.465800	902,295.00	656,836.00	902,295.00	902,295.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	902,295.00	656,836.00	902,295.00	902,295.00
68	AUSTIN COMM COLL DIST	0.095100	902,295.00	778,272.00	902,295.00	902,295.00

Improvement Information

Improvement ID	State Category	Description
319419	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
319419	1816866	1ST	1st Floor	WV6-	1996	3,521
319419	1836793	2ND	2nd Floor	WV6-	1996	780
319419	1836794	011	PORCH OPEN 1ST F	*6-	1996	114
319419	1836795	011	PORCH OPEN 1ST F	*6-	1996	24
319419	1836796	011	PORCH OPEN 1ST F	*6-	1996	269
319419	1836797	041	GARAGE ATT 1ST F	WV6-	1996	780
319419	1836798	095	HVAC RESIDENTIAL	**	1996	4,301
319419	1836799	251	BATHROOM	**	1996	5
319419	1836800	522	FIREPLACE	*6-	1996	1
319419	1889096	011	PORCH OPEN 1ST F	*6-	1996	162
Total Living Area						4,301

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121901	LAND	A1	T	0.298	0	0	12,999

[show history](#)

Owner's Name **CLARK WILLIAM**

Mailing Address 6106 JANEY DR
AUSTIN, TX 78757-

Location 3704 BONNELL DR 78731

Legal LOT 1 BLK E MOUNT BONNELL TERRACE SEC 3

Property Details

Deed Date 12312010

Deed Volume

Deed Page

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.2660

Block E

Tract or Lot 1

Docket No: 2011016546TR

Abstract Code S09218

Neighborhood Code X8204

Data up to date as of 2011-04-01

Value Information

2010 Certified

Land Value 350,000.00

Improvement Value 0.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 350,000.00

10% Cap Value 0.00

Total Value 350,000.00

☐ 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		350,000.00	350,000.00	350,000.00	350,000.00
01	AUSTIN ISD	1.227000	350,000.00	350,000.00	350,000.00	350,000.00
02	CITY OF AUSTIN	0.457100	350,000.00	350,000.00	350,000.00	350,000.00
03	TRAVIS COUNTY	0.465800	350,000.00	350,000.00	350,000.00	350,000.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	350,000.00	350,000.00	350,000.00	350,000.00
68	AUSTIN COMM COLL DIST	0.095100	350,000.00	350,000.00	350,000.00	350,000.00

Improvement Information

Improvement ID	State Category	Description
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Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
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Total Living Area 0

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121900	LAND	C1	F	0.266	0	0	11.586

[show history](#)

TaxNetUSA: Travis County Property Information

Property ID Number: 122339 Ref ID2 Number: 01250703160000

Owner's Name **BURNS H L**Mailing Address
PO BOX 5885
AUSTIN, TX 78763-5885

Location 3710 BONNELL DR 78731

Legal LOT 2 BLK E MOUNT BONNELL TERRACE SEC 3

Property Details

Deed Date 09192005
 Deed Volume
 Deed Page
 Exemptions
 Freeze Exempt
 ARB Protest
 Agent Code
 Land Acres
 Block
 Tract or Lot
 Docket No.
 Abstract Code
 Neighborhood Code

FAR
 $2,735 = 27\%$
 4830

2005174774TR
 S09218
 X8250

Value Information

2010 Certified

Land Value	280,000.00
Improvement Value	293,226.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	573,226.00
10% Cap Value	0.00
Total Value	573,226.00

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) ☒ PLAY 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		573,226.00	573,226.00	573,226.00	573,226.00
01	AUSTIN ISD	1.227000	573,226.00	573,226.00	573,226.00	573,226.00
02	CITY OF AUSTIN	0.457100	573,226.00	573,226.00	573,226.00	573,226.00
03	TRAVIS COUNTY	0.465800	573,226.00	573,226.00	573,226.00	573,226.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	573,226.00	573,226.00	573,226.00	573,226.00
68	AUSTIN COMM COLL DIST	0.095100	573,226.00	573,226.00	573,226.00	573,226.00

Improvement Information

Improvement ID	State Category	Description
118775	A1	1 FAM DWELLING
674450	A1	GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118775	127479	1ST	1st Floor	WV5	1981	2,145
118775	4126453	2ND	2nd Floor	WV5	2006	240
118775	4126455	011	PORCH OPEN 1ST F	"5	1981	40
118775	4126456	011	PORCH OPEN 1ST F	"5	1981	56
118775	4126458	095	HVAC RESIDENTIAL	"	1981	2,385
118775	4126459	251	BATHROOM	"	1981	2
118775	4126461	522	FIREPLACE	"5	1981	1
674450	4126839	2ND	2nd Floor	WS5	2000	320
674450	4126840	040	GARAGE BELOW GRD	WS5	2000	480
674450	4126842	011	PORCH OPEN 1ST F	"5	2000	160
674450	4126843	251	BATHROOM	"	2000	1
674450	4126844	095	HVAC RESIDENTIAL	"	2000	320

Total Living Area 2,705

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121899	LAND	A1	T	0.226	0	0	9,830

show history

(4)

cl
56

TaxNetUSA: Travis County Property Information

Property ID Number: 122338 Ref ID2 Number: 01250703150008

Owner's Name **COWDEN J COLEY & JEANIE**Mailing Address
3708 BONNELL DR
AUSTIN, TX 78731-5844Location
3708 BONNELL DR 78731Legal
LOT 3 BLK E MOUNT BONNELL TERRACE SEC 3

Property Details

Deed Date 08301980
Deed Volume 11266
Deed Page 01609
Exemptions HS, OA
Freeze Exempt F
ARB Protest F
Agent Code 2553
Land Acres 0.3201
Block E
Tract or Lot 3
Docket No.
Abstract Code S09218
Neighborhood Code X8260

FAR
4066
13,944 = 29%

Value Information

2010 Certified

Land Value 350,000.00
Improvement Value 375,315.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 725,315.00
10% Cap Value 0.00
Total Value 725,315.00

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) ☒ PLAY 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		725,315.00	725,315.00	725,315.00	725,315.00
01	AUSTIN ISD	1.227000	725,315.00	675,315.00	725,315.00	725,315.00
02	CITY OF AUSTIN	0.467100	725,315.00	674,315.00	725,315.00	725,315.00
03	TRAVIS COUNTY	0.465800	725,315.00	515,252.00	725,315.00	725,315.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	725,315.00	515,252.00	725,315.00	725,315.00
68	AUSTIN COMM COLL DIST	0.095100	725,315.00	603,062.00	725,315.00	725,315.00

Improvement Information

Improvement ID	State Category	Description
118774	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118774	127478	1ST	1st Floor	WV6-	1984	3,576
118774	481499	011	PORCH OPEN 1ST F	*6-	1984	429
118774	481500	011	PORCH OPEN 1ST F	*6-	1984	99
118774	481501	041	GARAGE ATT 1ST F	WV6-	1984	690
118774	481502	095	HVAC RESIDENTIAL	**	1984	3,576
118774	481503	251	BATHROOM	**	1984	4
118774	481504	320	OBS DRIVEWAY	SDC*	1984	1
118774	481506	320	OBS DRIVEWAY	LDC*	1984	1
118774	481508	513	DECK COVERED	*6-	1984	270
118774	481507	522	FIREPLACE	*6-	1984	1
118774	481508	522	FIREPLACE	*6-	1984	1
118774	481509	612	TERRACE UNCOVERD	*6-	1984	81
118774	481510	613	TERRACE COVERED	*6-	1984	112
118774	481511	619	TERRACE FV	F-V*	1984	1
118774	481512	619	TERRACE FV	F-V*	1984	1
118774	3172112	SO	Sketch Only	SO*	0	182
118774	3172113	SO	Sketch Only	SO*	0	494

Total Living Area 3,576

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121898	LAND	A1	T	0.320	0	0	13,944

show history

4066

(5)

CL
57

TaxNetUSA: Travis County Property Information

Property ID Number: 122337 Ref ID2 Number: 0125070310000

Owner's Name **GREENE LLOYD E & JENNIFER**

Property Details

Mailing Address 3802 BONNELL DR
AUSTIN, TX 78731-5846

Location 3802 BONNELL DR 78731

Legal LOT 5 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

05042006

HS

F

F

0

0.2862

E

5

2006083889TR

S09218

X8260

FAR
 $\frac{3414}{12468} = 27.4\%$

Value Information

2010 Certified

Land Value 350,000.00
Improvement Value 366,837.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 716,837.00
10% Cap Value 0.00
Total Value 716,837.00

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) ☒ PLAY 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		716,837.00	716,837.00	716,837.00	716,837.00
01	AUSTIN ISD	1.227000	716,837.00	701,837.00	716,837.00	716,837.00
02	CITY OF AUSTIN	0.457100	716,837.00	716,837.00	716,837.00	716,837.00
03	TRAVIS COUNTY	0.465800	716,837.00	573,470.00	716,837.00	716,837.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	716,837.00	573,470.00	716,837.00	716,837.00
68	AUSTIN COMM COLL DIST	0.085100	716,837.00	708,689.00	716,837.00	716,837.00

Improvement Information

Improvement ID
118773

State Category
A1

Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118773	127476	1ST	1st Floor	WP6	1985	1,585
118773	127477	2ND	2nd Floor	WP6	1985	1,545
118773	481491	011	PORCH OPEN 1ST F	*6	1985	100
118773	481492	011	PORCH OPEN 1ST F	*6	1985	40
118773	481493	041	GARAGE ATT 1ST F	WP6	1985	484
118773	481494	095	HVAC RESIDENTIAL	**	1985	3,130
118773	481495	251	BATHROOM	**	1985	3
118773	481496	320	OBS DRIVEWAY	MDC*	1985	1
118773	481497	522	FIREPLACE	*6	1985	1
118773	481498	539	FENCE FV	F-V*	1985	1
118773	1907891	612	TERRACE UNCOVERD	*6	1985	165
118773	1976370	613	TERRACE COVERED	*6	1985	168

Total Living Area 3,130

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121897	LAND	A1	T	0.286	0	0	12,468

show history

3414