

BOA CASE REVIEW SHEET

CASE: c15-2019-0013

BOA DATE: March 11, 2019

ADDRESS: 9400 Neenah Avenue

COUNCIL DISTRICT AREA: 6

OWNER: North Central Catholic School Corp.

AGENT: David J. Anderson

ZONING: GO-CO

AREA: Lot 1, Block A, North Austin Catholic High School

VARIANCE REQUEST: Subchapter E, Section 2.3.1 (Design Standards and Mixed Use) (B) (1) and (2)

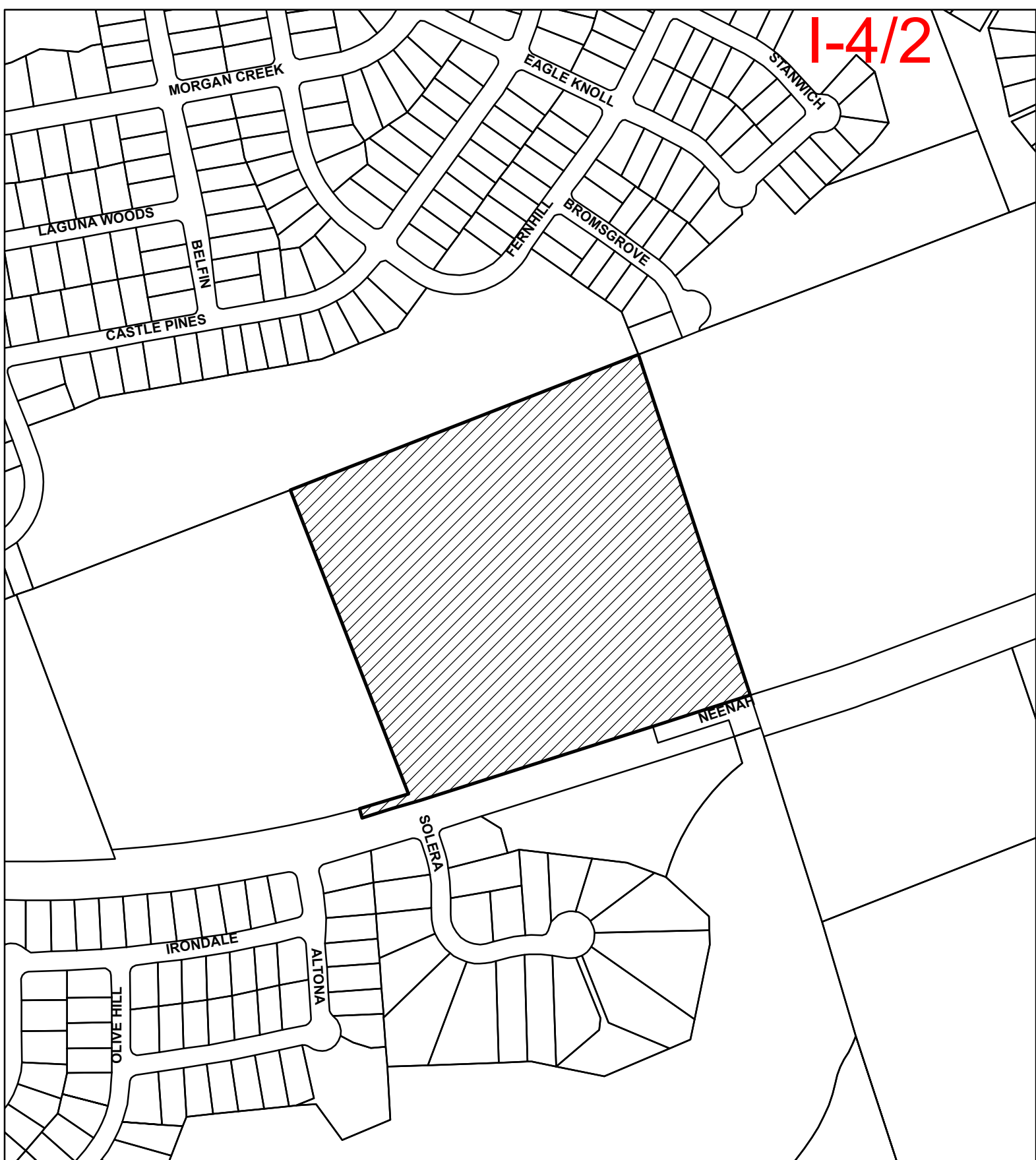
SUMMARY: Request to not provide on-site connectivity to adjoining street per previously approved site plan




ISSUES: Pedestrian trail as planned would create an unsafe condition for the school site

	ZONING	LAND USES
<i>Site</i>	GO-CO	Private Secondary Education Facility
<i>North</i>	PUD	Residential
<i>South</i>	SF-2	Residential
<i>East</i>	I-SF-2	Residential
<i>West</i>	SF-2	Residential

NEIGHBORHOOD ORGANIZATIONS: Bike Austin; Black Improvement Association; Davis Springs HOA; Friends of Austin Neighborhoods; Neighborhood Empowerment Foundation; Northwest Austin Coalition; SEL Texas; Sierra Club, Austin Regional Group

I-4/2



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0013

LOCATION: 9400 NEENAH AVE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

1" = 333'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 9400 Neenah Ave

Subdivision Legal Description:

NORTH AUSTIN CATHOLIC HIGH SCHOOL, BLOCK A, Lot 1

Lot(s): 1 Block(s): A

Outlot: _____ Division: _____

Zoning District: GO-CO

I/We Dave Anderson on behalf of myself/ourselves as
authorized agent for Diocese of Austin affirm that on
Month February, Day 12, Year 2019, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☒ Other: not construct

Type of Structure: A fenced trail measuring 687 linear feet in length through the Property

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Subchapter E "Design Standards and Mixed Use", Section 2.3.1 (B)(1) and (2) which requires
connectivity on the site.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Please see attached document.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

Please see attached document

b) The hardship is not general to the area in which the property is located because:

Please see attached document

Area Character

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

The variance is seeking to not construct a required trail, but to connect to Iveans Way through Block P. The Property would remain constructed as-is and no changes would be made to the Property or to adjacent sites.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

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

Applicant Signature:  Date: 2.12.19

Applicant Name (typed or printed): Dave Anderson

Applicant Mailing Address: 200 Lee Barton Dr, Ste 100

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 807-2908

Email (optional – will be public information): _____

Section 4: Owner Certificate

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

Owner Signature: SEE AGENT AUTHORIZATION(S)  Date: 2.12.19

Owner Name (typed or printed): North Central Catholic School Corp / Misty Poe, Secretary

Owner Mailing Address: 9400 Neenah Ave

City: Austin State: TX Zip: 78717

Phone (will be public information): _____

Email (optional – will be public information): _____

Additional owner information provided below in Section 6: Additional Space

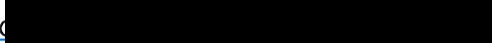
Section 5: Agent Information

Agent Name: Dave Anderson

Agent Mailing Address: 200 Lee Barton Dr, Ste 100

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 807-2908

Email (optional – will be public information): 

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Owner 2 Name: Catholic Diocese of Austin / Deacon Ron Walker, Chancellor

Owner Address: ATTN: BISHOPS OFFICE OR CHANCELLOR 6225 E HIGHWAY 290 AUSTIN, TX 78723-1025

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Construction of the pedestrian trail in question, along the Property's eastern boundary line, would create an enclosed and unsafe path through the Property leading towards Neenah Ave. This extremely unsafe condition does not allow for reasonable use of the property because of the unsafe conditions that would result from the construction of the trail.

An existing fence is located along the eastern boundary line already to separate the Property from adjacent single-family homes. Constructing an access trail through the Property to connect to Neenah Ave would require the extension of a second fence to run alongside the western edge of said trail in order to maintain security for the school site, prohibiting unsecured access by trespassers onto the school's property. The result would be a trail with extensive fencing on both sides, creating an unsafe and enclosed walking path with few methods of escape for a student or pedestrian in the face of a dangerous situation. Please see Exhibit A.

The area where Staff has proposed the trail in question be routed significantly impacts the school's ability to use that space for future school facilities and prevents reasonable use of the property.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

Compliance with Subchapter E was initially contemplated with the cooperation of the Pearson HOA, where a pedestrian pathway was proposed leading from the Property through Block P in the Pearson Place Section Three Subdivision and connecting to Iveans Way.

During the previous site plan on the project (SP-2008-0095C), City of Austin Transportation Review staff stated "A pedestrian/bike path has been added to sheet 11 and 21 that is located along the north and east property line. The path connects with a sidewalk that terminates at the end of Bromsgrove Drive (Avery South Section Two, Phase Six Subdivision to the north) and ends at a future connection to the development to the east. We have coordinated with Stanley Consultants, engineers for the property to the east, on the connection to their future path." It is clear here that the HOA was aware of the need for this connection point, but after repeated attempts to discuss this issue, the HOA is not willing to make this connection. Please see Exhibits B and C.

The HOA's refusal to participate in the initial plan has thus led City Staff to require this unsafe and unnecessary extension of the path to Neenah Ave. The Property is a Catholic high school with reasonable safety concerns for its students. A path accessible to the public does not create safe egress for students and staff.

Further, it is clear that the Subchapter E Design Standards were not intended to be applicable to schools. In fact, Section 1.2.4 (A) (4) of these standards specifically exempts the "Development of a public primary or secondary educational facility", presumably because of

the safety and security concerns exhibited on this project. As an example, at nearby Pearson Ranch Middle School, access to the school facilities is prohibited via a locked gate and signage that reads "Field Closed to Public. No Access". Please see Exhibit D.

The same section of the Subchapter E Design Standards also provides an exemption for the "Development for which public access is prohibited due to health, safety and welfare reasons" in Section 1.2.4 (A) (8). The forced inclusion of the trail in question would undoubtedly create unsafe conditions.

The strict application of the connectivity requirements of Subchapter E "Design Standards and Mixed Use", Section 2.3.1 (B)(1) and (2) is a hardship and is not applied equally to schools across the City of Austin.

b) The hardship is not general to the area in which the property is located because:

The Property is the only school in the immediate area with the requirement to construct a trail for connectivity purposes in accordance with Subchapter E, which would be required to be built and ultimately fenced on both sides.

As stated previously, it is clear that the Subchapter E Design Standards were not intended to be applicable to schools. In fact, Section 1.2.4 (A) (4) of these standards specifically exempts the "Development of a public primary or secondary educational facility", presumably because of the safety and security concerns exhibited on this project.

Additional Information

Section 1.1.2 of the Subchapter E Design Standards lists as a general intent of the standards "To strengthen and protect the image, identity, and unique character of Austin and thereby to enhance its business economy". It is a dubious assertion that Subchapter E Design Standards, or portions thereof, should be applicable the educational facilities.

In support of this idea, Section 1.2.4 (A) (4) of these standards specifically exempts the "Development of a public primary or secondary educational facility", presumably because of the safety and security concerns exhibited on this project.

Further, Section 2.3.1 (B) (1) (b), the Code section from which the Applicant is seeking relief, states that "Where a public street is adjacent to the property line, provide direct pedestrian and bicycle access from that street to a customer entrance. The pedestrian and bicycle access points must be fully accessible during operating hours." The use of the word "customer" further underscores that the connectivity requirements were not intended for schools, but rather for commercial projects and sites.

Exhibit A

Unsafe Conditions of Trail in Question



Termination of Existing Holy Family Catholic School/St Dominic Savio High School Pedestrian Trail on Eastern Edge of Property

Exhibit B

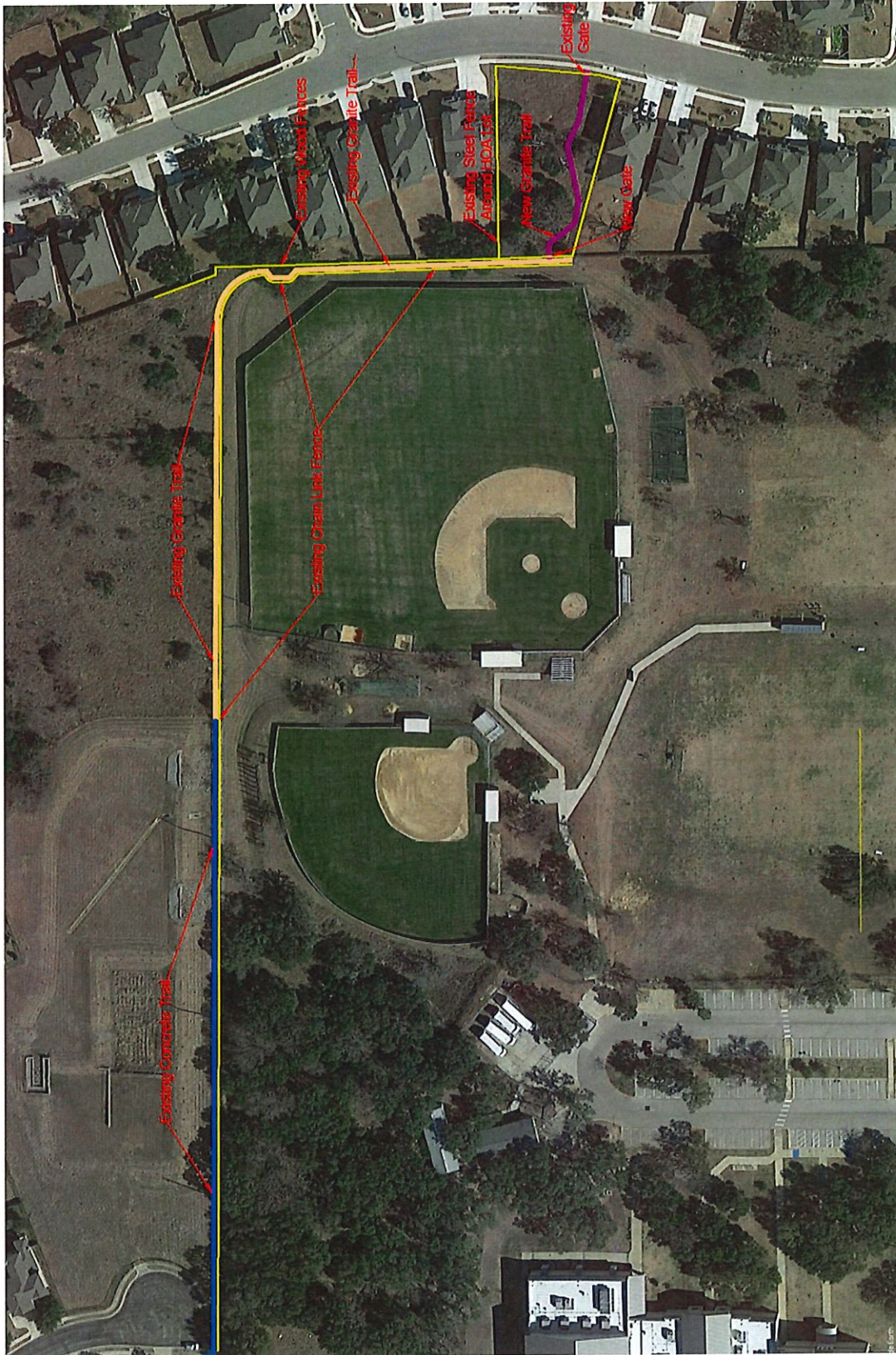
Pedestrian Connectivity at Holy Family Catholic School/St Dominic Savio High School



Pedestrian Connectivity at Holy Family Catholic School/St Dominic Savio High School

Exhibit C

Connectivity Proposed to Pearson Ranch HOA on July 5, 2018



Connectivity Proposed to Pearson Ranch HOA on July 5, 2018

Exhibit D

Pearson Ranch Middle School Public Access



Pearson Ranch Middle School Public Access

January 24, 2019
City of Austin

To Whom It May Concern:

Re: 9400 Neenah Avenue – Board of Adjustment variance application for a
47.26 acre piece of property located at 9400 Neenah Ave, Austin, TX
78705 (the "Property")

As the record owner of the above referenced Property, I hereby authorize Dave
Anderson at Drenner Group PC, or his designee, to act as agent to submit the Board of
Adjustment variance application to the City of Austin, Texas and I attest to all submittal
regulations.

Sincerely,

North Central Catholic School Corp

Signature: Misty Poe

Name (print): Misty Poe

Title: Secretary

January 24, 2019
City of Austin

To Whom It May Concern:

Re: 9400 Neenah Avenue – Board of Adjustment variance application for a
47.26 acre piece of property located at 9400 Neenah Ave, Austin, TX
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As the record owner of the above referenced Property, I hereby authorize Dave
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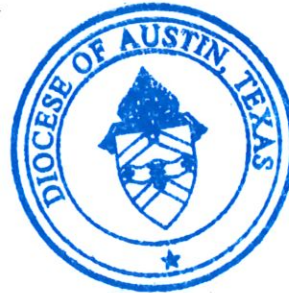
Sincerely,

Catholic Diocese of Austin

Signature: RW

Name (print): Deacon Ron Walker

Title: Chancellor



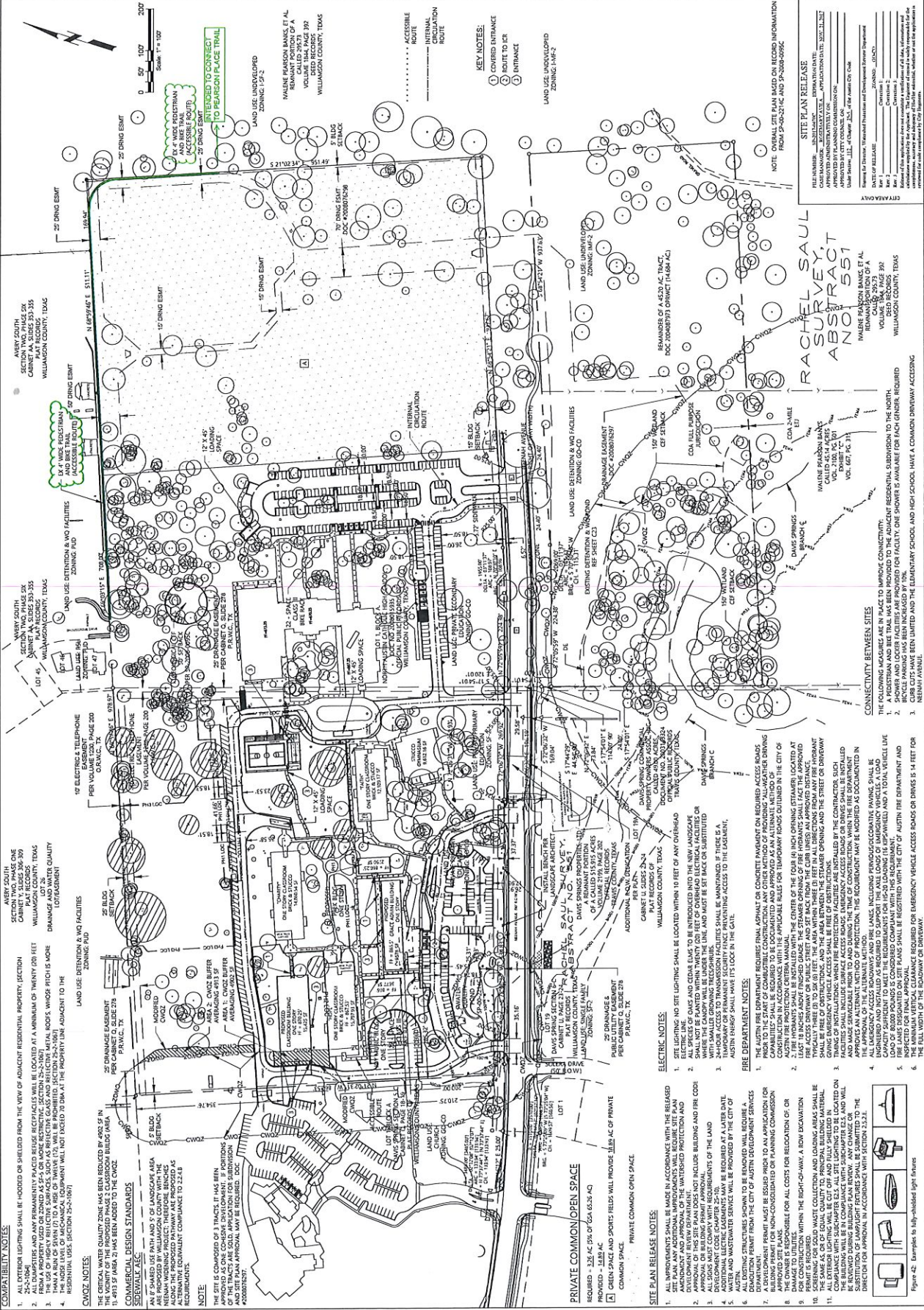
[illegible]

Figure 42: Examples to fully-shielded light fixtures

PID	Owner Name	Owner Mailing Address
R454046	GREENING, PAUL E & SUSAN L	9221 CASTLE PINES DR AUSTIN, TX 78717
R370552	ESLING, WALTER T	14833 IRONDALE DR AUSTIN, TX 78717
R454049	LE, QIZHONG & JIANI ZHANG	9301 CASTLE PINES DR AUSTIN, TX 78717
R454050	GUPTA, SAURABH & RUCHIKA	9305 CASTLE PINES DR AUSTIN, TX 78717
R454053	BERNARD, MARY A	9317 CASTLE PINES DR AUSTIN, TX 78717
R454054	YEERAGUDI, VENKATA SUBBAREDDY	9321 CASTLE PINES DR AUSTIN, TX 78717
R370528	LIN, STEVE YO-HSIN & SERENA SHUI CHAO	9405 ALTON WAY AUSTIN, TX 78717-4594
R413778	RUETHER, MARK A & DEEDRA A	15009 SOLERA DR AUSTIN, TX 78717-4449
R413794	DOUGHTY, BRANDON & JANNA	15004 SOLERA DR AUSTIN, TX 78717
R413796	EKER, HALIL I & MARGARET A	15012 SOLERA DR AUSTIN, TX 78717-4449
R453548	AVERY RANCH OWNERS ASSOCIATION INC	9601 AMBERGLEN BLVD #STE 150 AUSTIN, TX 78729
R454101	SUTHERLAND, MICHELLE A & JUSTIN M	9308 CASTLE PINES DR AUSTIN, TX 78717
R454099	BAO, YAXIN & YUN YU HSIEH	9324 CASTLE PINES DR AUSTIN, TX 78717
R454130	MERKLE, ANTHONY	15101 FERNHILL DR AUSTIN, TX 78717
R454134	HON, JAMES ONG T	14800 FERNHILL DR AUSTIN, TX 78717-3989
R454135	PATEL, NIKI	111 S MELVILLE AVE #APT 2 TAMPA, FL 33606-1862
R470643	9512 BROMSGROVE LLC	10108 SPICEWOOD MESA AUSTIN, TX 78759
R470691	ZAMBRANO, SANDRA S & ALFREDO LOPEZ MENDEZ	4002 BUCKHAVEN CV CEDAR PARK, TX 78613
R470687	ROJO, MINERVA	9505 STANWICH DR AUSTIN, TX 78717
R470654	XU, XIAOPING	5165 164TH AVE SE BELLEVUE, WA 98006
R470658	AVERY RANCH OWNERS ASSOC INC	PO BOX 702348 DALLAS, TX 75370-2348
R562506	PARKHI, VAISHALI & RAJBHARATH ETHIRAJ	14616 IVEANS WAY AUSTIN, TX 78717
R541955	BAO, LIGONG	14609 IVEANS WAY AUSTIN, TX 78717-4179
R529619	SALAS, MING-SHING H & MIGUEL L C	10625 IVALENES HOPE DR AUSTIN, TX 78717
R529622	PANDIAN, ANBUNATHAN & USHA DHAMODHARAN	15108 IVEANS WAY AUSTIN, TX 78717
R529599	MEDIKONDA, APPA RAO	15009 IVEANS WAY AUSTIN, TX 78717
R529597	CHANDRASEKARAN, SATISH & SANGEETHA JAGADHEESAN	15404 BENDED KNEE DR AUSTIN, TX 78717
R529596	SHAH, NIRAV K & ZANKHANA N	15408 BENDED KNEE DR AUSTIN, TX 78717
R541947	KAMBAPU, NAGA KALYAN & ANITHA GINNE	15308 SISTERS CIR AUSTIN, TX 78717
R370527	NOTH, MICHAEL A & MARY ELLEN	9409 ALTONA WAY AUSTIN, TX 78717-4594
R370525	CONG, XING & CATHERINE HUANG	9417 ALTONA WAY AUSTIN, TX 78717
R413780	NUNEZ, JOSE M & JAZMIN D	15001 SOLERA DR AUSTIN, TX 78717-4449
R413782	SINGH, SANJEET & DIMPLE BAJAJ	14921 SOLERA DR AUSTIN, TX 78717-4448
R413783	TAJCHMAN, HARRY & JENNIFER	14917 SOLERA DR AUSTIN, TX 78717
R442989	DAVIS SPRING COMM PROP OWNERS ASSOC	C/O PLATEAU PROPERTY MGMT P.O. BOX 92585 AUSTIN, TX 78709-2585
R454098	ZANDER, TRAVIS E & TASHA A	9332 CASTLE PINES DR AUSTIN, TX 78717-3968
R454056	JIAO, CHENG	9329 CASTLE PINES DR AUSTIN, TX 78717-3968
R454136	BROD, DANIEL	9521 EAGLE KNOLL DR AUSTIN, TX 78717
R470638	SALLEY, KELLY A	9513 BROMSGROVE DR AUSTIN, TX 78717-5512
R470650	VAZQUEZ, FERNANDO & LAURA VERONICA VAZQUEZ	9501 EAGLE KNOLL DR AUSTIN, TX 78717

R470651 RABADIYA, ZAVER K & PINALBEN
R470656 CURLEE, JESSE W Jr & BROOKE E WILSON
R541957 KUESTER, DAVID EUGENE & JENNIFER LUCILLE
R541943 PEARSON PLACE AT AVERY RANCH OA INC
R529620 SANKARANARAYANA, GAJENDRA P & SWATHY POKKALI
R529623 PAN, YAO CHUNG
R529625 SHAH, ANAL & DHARA MEHTA
R529605 DUDELLA, RADHAKRISHNA R & KIRAN AVADHANULA
R529629 KANDAGATLA, SREENIVASAN & HIMABINDU BOLLAM
R529632 YOUNG, TOM & KATHLEEN GARITTY
R529598 KANG, YEONHEE & HYUNJONG KIM
R529651 HARKAWAT, SANJAY
R529594 SHAH, CHIRAG J
R541945 JAGADEESAN, SARAVANA K & DIVYALAKSHMI C SEKAR
R454045 KIM, SUNJOON
R370556 HANNIGAN, PATRICK K & AUBREY C
R379560 AYMOND GREGORY THE MOST REV BISHOP OF DIOCESE OF AUSTIN
R454100 PUNSKE, GREGORY S & BONNIE B
R454115 TUCKER, TIMOTHY
R454117 WANG, ISAAC QIN & YUCAN GUO
R470639 ROCHA, GISELE
R470647 DEVARASETTY, VAYUNANDANARAO & VENKATA LAKSHMI MUVVALA
R529639 KULKARNI, MILIND R & ARATI M
R529643 DASH, NILAMADHABA & SASMITA MISHRA
R529644 REPAKA, VENU GOPAL & VINEELA GAMPA
R541951 CHELLACHAMY, VIJAYARAJ & PADMAPRIYA NAMMALWAR
R541950 GALLAGHER, ROBERT J & VIRGINIA S
R562510 TAVVA, CHINNA VENKATA SWAMY
R541932 PITCHIAH, GOPINATH B KOLAMMAI & JAYASRI S
R541949 KUMAR, ANIL & LAXMI JAIN
R413781 MACKAY, THOMAS & CECILIA
R413791 MUSSI, MARCO & VIVIAN
R463478 AYMOND GREGORY THE MOST REV BISHOP OF DIOCESE OF AUSTIN
R454057 REES KEITH RICHARD & JESSICA JAURIGUI REES TRS OF JOINT LIVING TF
R454105 LI, YONG & DAQIN K LIU
R470648 MEYYAPPAN, MEYYAPPAN
R470642 HONG BAO TRAN & QUOC THAI TRAN
R470641 AVERY RANCH OWNERS ASSOC INC
R529636 SUNDARAM, SHANMUGA
R529638 AGARWAL, KAVISH & SONAL AGRAWAL
R541928 RAO, CHETAN NAGARAJA & RANJITA KISHOR PATIL

9425 EAGLE KNOLL DR AUSTIN, TX 78717
9405 EAGLE KNOLL DR AUSTIN, TX 78717
14601 IVEANS WAY AUSTIN, TX 78717
Attn: CERTIFIED MANAGEMENT OF AUSTIN LLC 101 RIVER HILLS DR GEORGETOWN, TX ;
15116 IVEANS WAY AUSTIN, TX 78717
15104 IVEANS WAY AUSTIN, TX 78717
15016 IVEANS WAY AUSTIN, TX 78717
15201 IVEANS WAY AUSTIN, TX 78717
15000 IVEANS WAY AUSTIN, TX 78717
14920 IVEANS WAY AUSTIN, TX 78717
15400 BENDED KNEE DR AUSTIN, TX 78717
14925 IVEANS WAY AUSTIN, TX 78717
15500 BENDED KNEE DR AUSTIN, TX 78717
15320 SISTERS CIR AUSTIN, TX 78717
9217 CASTLE PINES DR AUSTIN, TX 78717-3973
9428 ALTONA WAY AUSTIN, TX 78717
ATTN: BISHOPS OFFICE OR CHANCELLOR 6225 E HIGHWAY 290 AUSTIN, TX 78723-1025
9316 CASTLE PINES DR AUSTIN, TX 78717
9401 CASTLE PINES DR AUSTIN, TX 78717-3967
9409 CASTLE PINES DR AUSTIN, TX 78717
9 HAWK HILL MISSION VIEJO, CA 92692-5181
9513 EAGLE KNOLL DR AUSTIN, TX 78717
14800 IVEANS WAY AUSTIN, TX 78717
14704 IVEANS WAY AUSTIN, TX 78717
14700 IVEANS WAY AUSTIN, TX 78717
15216 SISTERS CIR AUSTIN, TX 78717
15222 SISTER CIR AUSTIN, TX 78717
14600 IVEANS WAY AUSTIN, TX 78717
15221 SISTERS CIR AUSTIN, TX 78717
15230 SISTERS CIR AUSTIN, TX 78717
14925 SOLERA DR AUSTIN, TX 78717
14908 SOLERA DR AUSTIN, TX 78717-4448
ATTN: BISHOPS OFFICE OR CHANCELLOR 6225 E HIGHWAY 290 AUSTIN, TX 78723-1025
620 VALE DR MORGANVILLE, NJ 07751-4272
10517 LAVON BND AUSTIN, TX 78717-4188
9508 BROMSGROVE DR AUSTIN, TX 78717
PO BOX 702348 DALLAS, TX 75370-2348
14812 IVEANS WAY AUSTIN, TX 78717
14804 IVEANS WAY AUSTIN, TX 78717
15205 SISTERS CIR AUSTIN, TX 78717

78428-5306

1-4/24

R562509	BHANDARI, RONEISH & PRANITHA CHITTURU	14604 IVEANS WAY AUSTIN, TX 78717
R541931	KOIRALA, DIPESH & SUBHEKSHA KAFLE	15217 SISTERS CIR AUSTIN, TX 78717
R529600	RAM, KRISH & ASHWINI	15013 IVEANS WAY AUSTIN, TX 78717-4158
R529595	GARDNER RUSSELL W & TERESA	15412 BENDEED KNEE DR AUSTIN, TX 78717
R370536	CHANG, JEN-CHE & YU-CHING CHEN	14832 IRONDALE DR AUSTIN, TX 78717
R370554	JOHNSON, JOEY & EMILY	14841 IRONDALE DR AUSTIN, TX 78717
R454051	BODDULURI, VENKATA & PRAVEENA GUMMALLA (TOD)	9309 CASTLE PINES DR AUSTIN, TX 78717
R370539	OCHS, JAMES E	14844 IRONDALE DR AUSTIN, TX 78717-4586
R454052	KAYAMKULANGARA, SUDHIR	9313 CASTLE PINES DR AUSTIN, TX 78717-3968
R454055	KUNG, TIMOTHY & KIT CHAN	9325 CASTLE PINES DR AUSTIN, TX 78717
R413779	BARNES MAI TANG TRUSTEE OF THOMAS J & MAI TANG BARNES REVO	15005 SOLERA DR AUSTIN, TX 78717
R413792	PEREIRA, DAVID M & MARGARET A	14912 SOLERA DR AUSTIN, TX 78717-4448
R413784	GARCIA, GERARDO & ROXANNA M	14913 SOLERA DR AUSTIN, TX 78717
R413785	GOODWIN, ROBERT D & SYBLE	14909 SOLERA DR AUSTIN, TX 78717-4448
R470640	IMAM, DONNA SUMIYA & ATIVATUR RAUF	9501 BROMSGROVE DR AUSTIN, TX 78717
R413788	HARKRIDER, MICHAEL & VICKI L	14901 SOLERA DR AUSTIN, TX 78717-4448
R442990	DAVIS SPRING PROPERTIES LTD	3215 STECK AVE STE 101 AUSTIN, TX 78757-8060
R454089	WELLHOUSEN, JACK E & NANCY K TRUSTEES OF WELLHOUSEN FAMILY	15812 BELFIN DR AUSTIN, TX 78717
R454116	PATEL, ATTIT D	9405 CASTLE PINES DR AUSTIN, TX 78717
R454132	CHOW ALEX C & EMILY Y	7312 YAUPON DR AUSTIN, TX 78759
R454104	VO, ELIZABETH TA	15104 FERNHILL DR AUSTIN, TX 78717
R470415	SUNDARAM, NARAYANAN & SRIVIDYA, KARTIK LAKSHMINARAYANAN	£ 12055 CAROL LN SARATOGA, CA 95070
R470637	GARRISON, BRENT A	9517 BROMSGROVE DR AUSTIN, TX 78717-5512
R470690	LOHAVICHARN, KAWPONG & NATTIKARN	9504 EAGLE KNOLL DR AUSTIN, TX 78717
R470689	LIAO, KUO-CHUN LIAO & YA-TING LIU	9500 EAGLE KNOLL DR AUSTIN, TX 78717
R470652	MAHAJAN, ATUL & GUNJAN SAHNI	9421 EAGLE KNOLL DR AUSTIN, TX 78717
R529642	DESAI, AKSHAY	14708 IVEANS WAY AUSTIN, TX 78717
R562508	RAMBHA, PARTHASARATHY & ROOPA LAVANYA RAVADA	14608 IVEANS WAY AUSTIN, TX 78717
R541926	SREELATHA, RAM KUMAR BALACHANDRAN	14705 IVEANS WAY AUSTIN, TX 78717
R541933	LAWRENCE, WESLEY ADAIR & MEREDITH	15225 SISTERS CIR AUSTIN, TX 78717
R550790	WESTERN CLUSTERS CONDOMINIUM	
R529624	KHAN, ASIF & NAZNEEN	15100 IVEANS WAY AUSTIN, TX 78717
R529626	VUMMA, VENKATRAMREDDY & SOUJANYA	15012 IVEANS WAY AUSTIN, TX 78717
R529603	BHOSEKAR, SUNIL & POOJA BIDARKAR	15109 IVEANS WAY AUSTIN, TX 78717
R529634	BURLA, BALENDU	14904 IVEANS WAY AUSTIN, TX 78717
R529650	TIWARI, UMESH & NEHA	14921 IVEANS AUSTIN, TX 78717
R529648	WHITE, JAMES L & JANICE L	6606 CROWN BLVD SAN JOSE, CA 95120
R529647	FOSTER, KRISTEN & JEFFREY T	14909 IVEANS WAY AUSTIN, TX 78717
R370555	FAIR MARK A SR & ANN M	14845 IRONDALE DR AUSTIN, TX 78717-4585
R370529	LEWIS, ANTHONY D, TRUSTEE OF THE A & C FAMILY TRUST	9401 ALTONA WAY AUSTIN, TX 78717
R370524	KINCADE GREGORY F & PATRICIA	9421 ALTONA WAY AUSTIN, TX 78717-4594

R413795 TAVAREZ, ROBERT A & KELLY M
 R413797 DAVIS SPRING PROPERTIES LTD
 R470645 CHANG REALTY LLC
 R529635 PONNUDURAI, ARAVIND
 R459231 AYMOND GREGORY THE MOST REV BISHOP OF DIOCESE OF AUSTIN
 R541925 VARDHINEEDI, VIVEKANAND
 R541929 KALANTRI, ATUL L & NEHA A
 R541944 MOSUR PICHANDY, SAKTHIVELMOORTHY & SUBASHINI KALAISELVAN
 R529593 TIWARI, RAJESH & RASHMI R
 R454047 WALLS, MARK
 R454048 BAIG, MIRZA A K & AFZIA KALIM
 R370537 STAUB BARBARA A & THEODORE J TRUSTEES OF THEIR INDIV TRUSTS
 R370553 JOHNSON, BRIAN & ANNE
 R454131 CARRUTH, MARY
 R454128 DESAI, MANJARI
 R470644 BOGARD, JAMES M & SARA E
 R470649 VENKATESAN, GANESH & KALAIVANI MUTHUSWAMY
 R470653 SANTOS, JOSE G, Jr
 R470657 HA, YONGBIN J
 R470655 LEE, SHENG-SHYONG & FU-TZE L
 R529637 SHANMUGARAJ, VIJAYAKUMAR & JAYANTHI RAJAKUMAR
 R529640 PRODDUTURI, SUHAS SHANKER & SINDHU KALAKONDA
 R529645 LAWRENCE, JASON W & AUSTINA N NGUYEN
 R541952 LIN, TING & QING ZHENG
 R541927 GNANAPIRAGASAM, SINGARAYAKUMAR & ANBARASI JEREMIAS
 R541954 KHAWAJA, AHMED FATHI
 R541953 No WCAD information available
 R529653 PEARSON PLACE AT AVERY RANCH OA INC
 R529628 KOSSIREDDI, RAMA RAO V & VEENA M VINNAKOTA
 R529601 MANDRA, ANIL ASHOK & MONALI ANIL
 R529630 OAK, PARAG & GEETA GHARPURE
 R529633 PEARSON PLACE AT AVERY RANCH OA INC
 R529649 SIDDAPPA, SHARATH & RASHMI GOVINDA
 R529646 GUNAPARTHY, SWARNA
 R529610 PEARSON PLACE AT AVERY RANCH OA INC
 R541946 TALATI, ANKIT PRADIPKUMAR & NEHA MEHTA
 R541948 MANTHENA, SRINIVAS R & DURGA ANUSHA DANDU
 R370535 RODRIGUEZ, ERNESTO M & TERESA
 R370538 BAUMAN, BRIAN & AMANDA BURTON
 R370557 CHU LING Y & QUINN C
 R370526 DANIEL, JYM T & STACEY A

15008 SOLERA DR AUSTIN, TX 78717-4449
 3215 STECK AVE STE 101 AUSTIN, TX 78757-8060
 13010 N HIGHWAY 183 STE 104 AUSTIN, TX 78750-3243
 14900 IVEANS WAY AUSTIN, TX 78717
 ATTN: BISHOPS OFFICE OR CHANCELLOR 6225 E HIGHWAY 290 AUSTIN, TX 78723-1025
 14701 IVEANS WAY AUSTIN, TX 78717
 15209 SISTERS CIR AUSTIN, TX 78717
 15324 SISTERS CIR AUSTIN, TX 78717
 15508 BENDED KNEE DR AUSTIN, TX 78717
 2516 LIPIZZAN DR AUSTIN, TX 78732-2060
 9229 CASTLE PINES DR AUSTIN, TX 78717
 14836 IRONDALE DR AUSTIN, TX 78717
 14837 IRONDALE DR AUSTIN, TX 78717
 15105 FERNHILL DR AUSTIN, TX 78717
 15013 FERNHILL DR AUSTIN, TX 78717
 9516 BROMSGROVE DR AUSTIN, TX 78717
 9505 EAGLE KNOLL DR AUSTIN, TX 78717
 9417 EAGLE KNOLL DR AUSTIN, TX 78717
 9401 EAGLE KNOWL AUSTIN, TX 78717
 9409 EAGLE KNL AUSTIN, TX 78717-5542
 14808 IVEANS WAY AUSTIN, TX 78717
 14716 IVEANS WAY AUSTIN, TX 78717
 14901 IVEANS WAY AUSTIN, TX 78717
 15200 SISTERS CIR AUSTIN, TX 78717
 15201 SISTERS CIR AUSTIN, TX 78717
 14613 IVEANS WAY AUSTIN, TX 78717
 No WCAD information available
 Attn: CERTIFIED MANAGEMENT OF AUSTIN LLC 101 RIVER HILLS DR GEORGETOWN, TX ;
 15004 IVEANS WAY AUSTIN, TX 78717
 15017 IVEANS WAY AUSTIN, TX 78717
 967 BLUEBONNET DR SUNNYVALE, CA 94086
 Attn: CERTIFIED MANAGEMENT OF AUSTIN LLC 101 RIVER HILLS DR GEORGETOWN, TX ;
 14917 IVEANS WAY AUSTIN, TX 78717
 14905 IVEANS WAY AUSTIN, TX 78717
 Attn: CERTIFIED MANAGEMENT OF AUSTIN LLC 101 RIVER HILLS DR GEORGETOWN, TX ;
 15312 SISTERS CIR AUSTIN, TX 78717
 15300 SISTERS CIR AUSTIN, TX 78717
 14828 IRONDALE DR AUSTIN, TX 78717-4586
 14840 IRONDALE DR AUSTIN, TX 78717-4586
 9432 ALTONA WAY AUSTIN, TX 78717-4592
 9413 ALTONA WAY AUSTIN, TX 78717-4594

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R413777	KELLERMAN, ANGELA B	15013 SOLERA DR AUSTIN, TX 78717
R413793	WINKELER, KEITH & EKATERINA	14916 SOLERA DR AUSTIN, TX 78717-4448
R413790	ZORA, DAN & BARBARA	19023 PARKLAND VIEW DR CYPRESS, TX 77433-7007
R413789	MITCHELL, RICK J & MY N	14900 SOLERA DR AUSTIN, TX 78717
R454133	AL-LEHEIBAT, HUSSAM	12100 METRIC BLVD #APT 518 AUSTIN, TX 78758
R454129	KABIR, REZWANUL	8018 MULEY DR AUSTIN, TX 78759-6902
R470646	MAHAJAN, RISHIKESK A & NETRA P CHAUDHARI	9517 EAGLE KNOLL DR AUSTIN, TX 78717
R470688	LEE, JONATHAN PAUL	1095 TERRITO TER SAN JOSE, CA 95133-3217
R529641	RAVADY VINOTH KUMAR & SARAYU PRETHIKKA VIVEKANANDAN	14712 IVEANS WAY AUSTIN, TX 78717
R562505	PEARSON PLACE AT AVERY RANCH OA INC	Attn: CERTIFIED MANAGEMENT OF AUSTIN LLC 101 RIVER HILLS DR GEORGETOWN, TX ;
R562507	JAYAPRAKASH, JYOTHSWAROOP & AARTI RUKARI	14612 IVEANS WAY AUSTIN, TX 78717
R541930	LARA, RICARDO BAGAN & JESSICA FALLURIN LARA	15213 SISTERS CIR AUSTIN, TX 78717
R541956	MALAKKARAN, TONY VARGHESE & MAREENA	14609 IVEANS WAY AUSTIN, TX 78717
R529621	TAM, SHARON YEH & RICHARD W	15112 IVEANS WAY AUSTIN, TX 78717
R529627	DHARMCHAND, MAHAVEERA & DHARMAPAL SOWMYA TUMKUR	15008 IVEANS WAY AUSTIN, TX 78717
R529604	KAMPFER, JOHN K & JANET L	15117 IVEANS WAY AUSTIN, TX 78717
R529602	WANG, QINGDE & MI DONG	15101 IVEANS WAY AUSTIN, TX 78717
R529631	SAHA, DIPENDU & APARAJITA TRUSTEES OF D&AS TRUST	14924 IVEANS WAY AUSTIN, TX 78717
R550791	DSOUZA, RICHARD & ROYCE	14416 IVEANS WAY AUSTIN, TX 78717
R550792	CENTENO, EDUARDO GRALA & CAMILA CORREA BARBOZA	9301 MCKNIGHT LOOP #UNIT 2 AUSTIN, TX 78717-7664
R550793	YANG, YANG & JIANJI CHEN	9303 MCKNIGHT LOOP AUSTIN, TX 78717-4664
R550794	SAXENA, PRATEEK & RADHIKA	9305 MCKNIGHT LOOP #UNIT 4 AUSTIN, TX 78717
R550795	MANIKARNIKA, SRINIVASAN & RAMA SRINIVASAN	9307 MCKNIGHT LOOP #UNIT 5 AUSTIN, TX 78717
R550796	MUTHUSAMY, VINOD & RACHANA RAVI	9401 MCKNIGHT LOOP AUSTIN, TX 78717
R550797	SEO, KANG YEOL & SUN HYUNG KIM	9403 MCKNIGHT LOOP AUSTIN, TX 78717
R550798	PARKER, DAVID CHRISTOPHER & ERIKA PENELOPE	9405 MCKNIGHT LOOP AUSTIN, TX 78717
R550799	MAXWELL, GRACE G TRUSTEE OF THE THOMAS N & GRACE G MAXWEL	9407 MCKNIGHT LOOP AUSTIN, TX 78717
R550800	CHOI, WONJOON & HAEJIN	9501 MCKNIGHT LOOP AUSTIN, TX 78717
R550801	SHUBAN KRISHNARAM HOLDING LLC	9509 BRIANS PATH AUSTIN, TX 78717
R550802	KRISHNAMURTHY, ARCHANA M & VIVAAN GIDEON	9505 MCKNIGHT LOOP AUSTIN, TX 78717
R550803	KORSHENKO, OLEKSII & ANNA	9507 MCKNIGHT LOOP AUSTIN, TX 78717
R550804	CLAIANU, ADELINE X & NICOLAE B	12300 PALISADES PKWY AUSTIN, TX 78732
R550805	TAVAREZ, ROBERT & KELLY & ALLEN SPROWL	9511 MCKNIGHT LOOP AUSTIN, TX 78717
R550806	PERUMAL, SURESHKUMAR & POORNIMA DEVI KANNAN	9504 MCKNIGHT LOOP AUSTIN, TX 78717
R550807	MIKAN, DONALD G JR & CARY R	14701 CATARINA WAY AUSTIN, TX 78717
R550808	SAANI, RAM MOHAN & REKHA SUDHA	2617 DALEA ST ROUND ROCK, TX 78681-2448
R550809	LIAO, KUO-CHUN & YA-TING LIU	14705 CATARINA WAY #UNIT 19 AUSTIN, TX 78717
R550810	SMITH, NICOLE	14707 CATARINA WAY AUSTIN, TX 78717
R550811	VELLORE, RAVINDRAN S & TRANG MY CAO	9606 MCKNIGHT LOOP AUSTIN, TX 78717
R550812	HAN, KWANGSOO & JINSIL KANG	9512 MCKNIGHT LOOP AUSTIN, TX 78717
R550813	YANG, YANG	9510 MCKNIGHT LOOP AUSTIN, TX 78717

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R550814	SINGH, LALIT KUMAR & SANTOSH	1561 LOCHINVAR AVE SUNNYVALE, CA 94087
R550815	ROCHA, PABLO & MARIA I	9603 MCKNIGHT LOOP AUSTIN, TX 78717
R550816	LUONGO, BO EUGENE	317 DAWN RIVER CV AUSTIN, TX 78732
R550817	KOTARU, UMA & CHAKRAVARTHY	9607 MCKNIGHT LOOP AUSTIN, TX 78717
R550818	TOMAR, CHARU & RAHUL	9701 MCKNIGHT LOOP AUSTIN, TX 78717
R550819	KAIYRBAEV, MIRLAN & ZHYIDYZ KULMURZACVA	9703 MCKNIGHT LOOP AUSTIN, TX 78717
R550820	RICCI, JANINE J	9705 MCKNIGHT LOOP #UNIT 30 AUSTIN, TX 78717
R550821	CHITRALA, VISHAL & MADHURI ALURU	9707 MCKNIGHT LOOP AUSTIN, TX 78717
R550822	PAMARTHI, SIRISHA & NAGA VENKATA YARRAMSETTY	9709 MCKNIGHT LOOP AUSTIN, TX 78717
R550823	VIJAYARAGHAVAN, BIJESH & RARIKRISHNA KAITHERI MANIKKOTH	9711 MCKNIGHT LOOP AUSTIN, TX 78717
R550824	PRABAGAR, NEELUJA VANI & SREENIVASAN VENUGOPAL	9713 MCKNIGHT LOOP AUSTIN, TX 78717
R550825	KIM, KELLY M & HEE S	9715 MCKNIGHT LOOP AUSTIN, TX 78717
R550826	PATWAL, NIDHI & ANOOP KUMAR	9801 MCKNIGHT LOOP #UNIT 36 AUSTIN, TX 78717
R550827	CENTURY LAND HOLDINGS II LLC DBA CENTURY LH II LLC	6500 RIVER PLACE BLVD #BLDG 2 STE 200 AUSTIN, TX 78730
R550828	CENTURY LAND HOLDINGS II LLC DBA CENTURY LH II LLC	6500 RIVER PLACE BLVD #BLDG 2 STE 200 AUSTIN, TX 78730
R550829	CENTURY LAND HOLDINGS II LLC DBA CENTURY LH II LLC	6500 RIVER PLACE BLVD #BLDG 2 STE 200 AUSTIN, TX 78730
R550830	CENTURY LAND HOLDINGS II LLC DBA CENTURY LH II LLC	6500 RIVER PLACE BLVD #BLDG 2 STE 200 AUSTIN, TX 78730
R550831	CIARLA, JESSICA & NICHOLAS BENSON	9811 MCKNIGHT LOOP #UNIT 41 AUSTIN, TX 78717
R550832	KAN, TZU-LING	9813 MCKNIGHT LOOP 42 AUSTIN, TX 78717
R550833	POLAVARAPU, JAGANNATH	9302 MCKNIGHT LOOP AUSTIN, TX 78717
R550834	PTNURU, RAMAKANTH & SRAVANTHI BUNGA (JT)	9304 MCKNIGHT LOOP #UNIT 44 AUSTIN, TX 78717
R550835	MOORTBY, NIRANCHANA DHAKSHINA & HARIPRASAD SIVARAJAN	9306 MCKNIGHT LOOP AUSTIN, TX 78717
R550836	ZHENG, FENG & MIN QUN JIANG	14700 STILLMAN BND AUSTIN, TX 78717
R550837	ANDERSON, GEORGE L	14702 STILLMAN BND AUSTIN, TX 78717
R550838	SHARMA, ABHISHEK & NUPUR	14710 STILLMAN BND AUSTIN, TX 78717
R550839	PHAM, KHOI NHU & KHAI NHU PHAM	3820 KYLER GLEN ROUND ROCK, TX 78681
R550840	ARUMUGAM, VARATHAN	14714 STILLMAN BND AUSTIN, TX 78717
R550841	HAIJAGHAJANI, MASOUD & RAHILA RAMAZANOVA	12126 OLD OAKS DR HOUSTON, TX 77024
R550842	INDURTI, PRANESH VENKATA	14709 STILLMAN BND AUSTIN, TX 78717
R550843	ARVA, SREENATH & SWETHA MAKU	14711 STILLMAN BND AUSTIN, TX 78717
R550844	DAVIDSON, ANGELA	14713 STILLMAN BND AUSTIN, TX 78717
R550845	PATTERSON, JAMES RANDALL	9714 MCKNIGHT LOOP AUSTIN, TX 78717
R550846	EASWARAN, BHUVANESHWARI	5410 HUMBOLDT PARK LN KATY, TX 77494
R550847	PHAM, KHAI NHU	3820 KYLER GLEN RD ROUND ROCK, TX 78681
R550848	SALAIMANI, SALAIVALLAN & REVATHY SALAIVALLAN	9708 MCKNIGHT LOOP AUSTIN, TX 78717
R550849	JANG, SUNGJIN & HYERAN CHOI	9706 MCKNIGHT LOOP AUSTIN, TX 78717
R550850	NASTA, BUNTY & DIMPLE PARIKH	14705 STILLMAN BND AUSTIN, TX 78717
R550851	KAIRAMKONDA, SRINIVAS & CHAITRA ARSHANAPALLI	14703 STILLMAN BND AUSTIN, TX 78717
R550852	MOON, DEUKRYONG & SEUNGHYE LEE (JT)	14701 STILLMAN BND AUSTIN, TX 78717
R550853	BALINAS, TRAVIS LYNN & CORBY MASON WEEAKS	14700 CATARINA WAY AUSTIN, TX 78717
R550854	LEITE, LEA TAVARES	14702 CATARINA WAY AUSTIN, TX 78717

R550855 KUMETS, SIMON JONATHAN
R550856 CYRIAC, SHANI & GIBY GEORGE
R550857 CENTURY LAND HOLDINGS II LLC DBA CENTURY LH II LLC
R550858 CHEN, TIEN-TSAI & PAO HSIANG
R550859 CENTURY LAND HOLDINGS II LLC DBA CENTURY LH II LLC
R550860 CENTURY LAND HOLDINGS II LLC DBA CENTURY LH II LLC

14704 CATARINA WAY AUSTIN, TX 78717
14706 CATARINA WAY AUSTIN, TX 78717
6500 RIVER PLACE BLVD #BLDG 2 STE 200 AUSTIN, TX 78730
9208 MCKNIGHT LOOP #UNIT 68 AUSTIN, TX 78717
6500 RIVER PLACE BLVD #BLDG 2 STE 200 AUSTIN, TX 78730
6500 RIVER PLACE BLVD #BLDG 2 STE 200 AUSTIN, TX 78730