
Owner/Applicant: Austin Independent School District
Project Name: 4900 Gonzales Redevelopment
Owner/Applicant Address: 4000 S. I-H 35 Frontage Rd., Austin, TX 78704
Owner/Applicant Phone: 512-414-1700 Owner/Applicant Fax: _____

Agent/Company Name (as designated on the provided Affidavit): Nikelle Meade (Husch Blackwell);
Nick Walsh (The NRP Group)

Agent Address: 111 Congress Ave., Suite 1400, Austin, TX 78701
Agent Phone: 512-992-6001 Agent Fax: _____

Name of Adopted Plan: Govalle / Johnston Terrace Combined Neighborhood Plan
Adoption Date: March 27, 2003

Change in Future Land Use Designation

- Submit map with application designating the parcels to be changed

Requested FLUM Change FROM: Civic TO: Mixed-Use
Proposed Use: Multi-Family / School / Administrative Office
Property Address: 4900 Gonzales St., Austin, TX 78702
Legal Description: See Metes and Bounds attached

Tax Parcel Number(s): 0202160103
Acreage or Square Footage: 19.8078 AC / 862,827.768
Watershed Location: BOGGY CREEK (BOG)

Change in Plan Document—including text, tables, and reference maps [attach additional sheets if needed]

Item and Page Number(s): _____
Existing Text: _____

Requested Change:

PLEASE FILL IN THE INFORMATION BELOW IF THERE IS AN ASSOCIATED ZONING CASE:

Zoning Change [requires a separate zoning application]

Existing zoning: P-NP

Proposed zoning: CS-MU-V-NP

List any conditional overlays to be removed or added:

Zoning case number: _____

Neighborhood Plan Amendments
AFFIDAVIT OF AGENT DESIGNATION

State of Texas
County of Travis

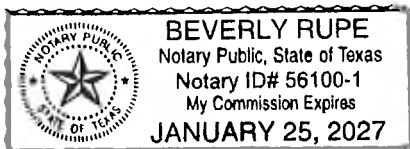
BEFORE ME, the undersigned official, on this day personally appeared Jeremy Striffler, who is personally known to me and first being duly sworn according to law upon his/her oath deposed and said:

"My name is Jeremy Striffler. I am over eighteen (18) years of age and I reside at 4804 Pecan Springs Road, Austin, TX 78723. I have personal knowledge of the facts stated herein, and they are all true and correct. I own property which is the subject of this request. I have designated Husch Blackwell/NRP to represent me in filing this Neighborhood Plan Amendment application with the City of Austin's Planning Department, and to appear on my behalf at all necessary meetings of the Department, Planning Commission, and City Council with respect to this request. In relation to this, my understanding that as owner of the aforementioned property, either I or my representative may apply and appear on behalf of the request."



Affiant

On February 9, 2024 Year, personally appeared Jeremy Striffler, and having been duly sworn by me, subscribed to the foregoing affidavit and has stated the facts herein are true and correct.





Notary Public, State of Texas

Neighborhood Plan Amendment – Summary Letter

(4900 Gonzales Redevelopment - 4900 Gonzales St., Austin, Texas 78702)

The Future Land Use Map (the “FLUM”) for the Govalle / Johnston Terrace Combined Neighborhood Plan (the “Plan”) designates this 19.8078-acre property located at 4900 Gonzales St., Austin, Texas 78702 (the “Property”) as “Civic.”

Austin Independent School District (“AISD”) has selected and authorized The NRP Group to redevelop the Property to include multifamily housing, a new Alternative Learning Center (“ALC”) campus, and public park space. Through this application, AISD seeks to change the Property’s FLUM designation from Civic to Mixed Use. Approval of the FLUM change will provide much-needed new housing and community amenities while maintaining the current educational facility on-site in keeping with the Property’s Civic use.

Austin has become one of America’s fastest-growing cities. Coupled with that growth is an increased demand for housing in the city’s urban core. Increasing housing supply has been a priority issue for the City and the partnership between AISD and The NRP Group offers an opportunity to deliver high quality housing and new development by reusing and utilizing this important property. The Property’s new rental housing will be an option for AISD teachers and staff but will not be mandatory. Additionally, AISD teachers and staff will be given priority when the apartments are available to lease. The ability to live within the Austin city limits could allow district teachers and staff to be part of the same community as the students and families they serve. The housing will otherwise be available to the general public, who will similarly benefit from the increase in housing in this central location.

Approval of the amendment will advance the Plan’s goals in numerous ways. For example, approval will promote Goal Six to “foster and protect existing neighborhoods,” as this multi-family housing project will supply new development on the Property and avoid development where existing single-family housing already sits, which will in turn help preserve structures in the core that are currently being used as single-family residences, as well as historic commercial buildings.

The amendment will also promote Goal Eighteen to “design public facilities and open spaces that serve as community gathering places” in addition to Goal Twenty-Four to “improve the appearance and condition of private and public property in the neighborhood.” As part of the site redevelopment, AISD will build a new facility for the ALC that is responsive to student needs and meets the school’s current educational specifications. Additionally, the development will include new public parkland on the property. Together, the redevelopment will draw people to the neighborhood, make use of under-utilized property, and provide a new state of the art campus that has been critical to many AISD families.

Neighborhood Plan Amendment
SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application.

PLEASE PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Signature *Nikelle Meade* Date 2.9.2024

Name (Printed) Nikelle Meade

Firm Husch Blackwell LLP



Neighborhood Plan Amendment
INSPECTION AUTHORIZATION

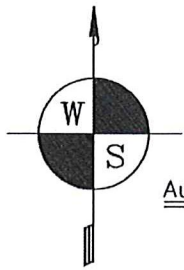
As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Signature Nikelle Meade Date 2.9.2024

Name (Printed) Nikelle Meade

Firm Husch Blackwell LLP



"EXHIBIT A"

August 22, 2023

WATERLOO SURVEYORS
PO BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
T.B.P.L.S. FIRM#10124400
A1335ABTi
DRAWN BY: BOBO

page 2 of 2

BEING 19.8078 ACRES OUT OF THE J.C. TANNEHILL LEAGUE ON TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE BOARD OF TRUSTEES OF THE AUSTIN INDEPENDENT SCHOOL DISTRICT BY 7 SEPARATE INSTRUMENTS OF RECORD IN VOLUME 1689, PAGE 96, VOLUME 1689, PAGE 49, VOLUME 1703, PAGE 208, VOLUME 1360, PAGE 223, VOLUME 1436, PAGE 97, VOLUME 1702, PAGE 83 AND VOLUME 1714, PAGE 444 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 19.8078 ACRES, OF WHICH 0.9158 ACRES LIES WITHIN THE APPARENT R.O.W. OF MANSELL AVENUE, BEING MORE PARTICULARLY DESCRIBED MY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found "X" in the north R.O.W. of Gonzales Street at the intersection with the east R.O.W. of Mansell Avenue for the SW corner of Lot 1, Block 4 of the Chunn Subdivision, recorded in Vol. 4, Pg. 120, Plat Records, and the SW corner of herein described tract, from which a found 1/2' iron rod for the SE corner of Lot 14 and NE corner of Lot 15 said Chunn Subdivision bears S38°55'59"W at a distance of 254.82 feet;

THENCE with said east R.O.W. of Mansell Avenue and the west line of Lots 1-3, Block 4 of said Chunn Subdivision N27°44'25"E for a distance of 150.21 feet to a found "X" in concrete for the NW corner of Said Lot 3 and an interior ell corner of herein described tract, said point also being the SE corner of the 0.9158 acres which fall within the apparent R.O.W. of Mansell Avenue;

THENCE crossing Mansell Avenue, N62°13'22"W for a distance of 50.00 feet to a found 1" iron rod for the NE corner of Lot 12, Block 1 of said Chunn Subdivision, the SE corner of the Ellie May Master Condominium tract as recorded in Doc No. 2021280581, Official Public Records, for the Western SW corner of herein described tract;

THENCE with the west R.O.W. of Mansell Avenue and the east line of said Ellie May Master Condominium tract, the east line of Springdale Terrace as recorded in Vol. 4, Pg. 47, Plat records, the east line of the Milburn Addition as recorded in Vol. 4, Pg. 186, Plat Records, and the east line of Gullet Gardens Subdivision as recorded in Vol. 4, Pg. 328, Plat Records, N27°40'55"E for a distance of 797.67 feet to a found 1/2" iron rod in the east line of Lot 8 of said Gullet Gardens, and the SW corner of that certain tract called Tract 3 as recorded in Vol. 11388, Pg. 829, Real Property Records, and for the NW corner of herein described tract;

THENCE with the south line of said Tract 3, S62°36'36"E, passing at a distance of 50.00 feet, the NE corner of the 0.9158 acres which fall within the apparent R.O.W. of Mansell Avenue, and continuing for a total distance of 899.41 feet to a found square bolt in the west R.O.W. of Shady Lane, for the SE corner of said Tract 3 and being the NE corner of herein described tract;

THENCE with the west R.O.W. of Shady Lane S28°01'04"W for a distance of 1006.60 feet to a found "X" in concrete in the west R.O.W. of Shady Lane at the intersection with the north R.O.W. of Gonzales Street for the SE corner of herein described tract, from which a found 1/2" iron rod for the SW corner of Lot 1 of the Howards Nursery Addition as recorded in Vol. 73, Pg. 45, Plat Records bears the following two (2) courses and distances N28°10'04"E, a distance of 10.39 feet and S61°49'56"E a distance of 70.78 feet;

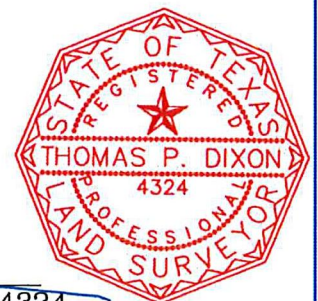
THENCE with the north R.O.W. of said Gonzales Street, the following three (3) courses and distances:
1. N62°47'44"W for a distance of 239.32 feet to a found capped iron rod for an angle point, from which a found 1/2" iron rod bears S57°56'47"E at a distance of 12.22 feet;
2. N48°08'57"W for a distance of 226.07 feet to a set capped iron rod stamped "Waterloo RPLS 4324" for an angle point;
3. N62°13'02"W for a distance of 382.51 feet to the POINT OF BEGINNING, containing 19.8078 acres, more or less.

****All records are Travis County, Texas****

BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE,
BASED ON LOCAL GPS OBSERVATIONS.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE FIELD NOTES AND ACCOMPANYING SKETCH WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY UNDER MY DIRECT SUPERVISION AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Thomas P. Dixon R.P.L.S. 4324



TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

ACCOUNT NUMBER: 02-0216-0103-0000

PROPERTY OWNER:

AUSTIN PUBLIC SCHOOLS
1111 W 6TH ST

AUSTIN, TX 78703-5338

PROPERTY DESCRIPTION:

LOT 1-3 BLK 4 CHUNN SUBD ABS 22
SUR 29 TANNEHILL J C ACR 19.22

ACRES 19.8438 MIN%

SITUS INFORMATION: 4900 GONZALES ST 78702

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties, and interest are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2023	AUSTIN ISD	* EXEMPT *
	CITY OF AUSTIN (TRAVIS)	* EXEMPT *
	TRAVIS COUNTY	* EXEMPT *
	TRAVIS CENTRAL HEALTH	* EXEMPT *
	ACC (TRAVIS)	* EXEMPT *

TOTAL SEQUENCE 0 Total * EXEMPT *

TOTAL TAX: * EXEMPT *
UNPAID FEES: * EXEMPT *
PENALTY/INTEREST: * EXEMPT *
COMMISSION: * EXEMPT *
TOTAL DUE * EXEMPT *

ALL TAXES ABOVE ARE EXEMPT FOR 2023.
ALL TAXES PAID IN FULL/EXEMPT PRIOR TO AND INCLUDING THE YEAR 2023 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

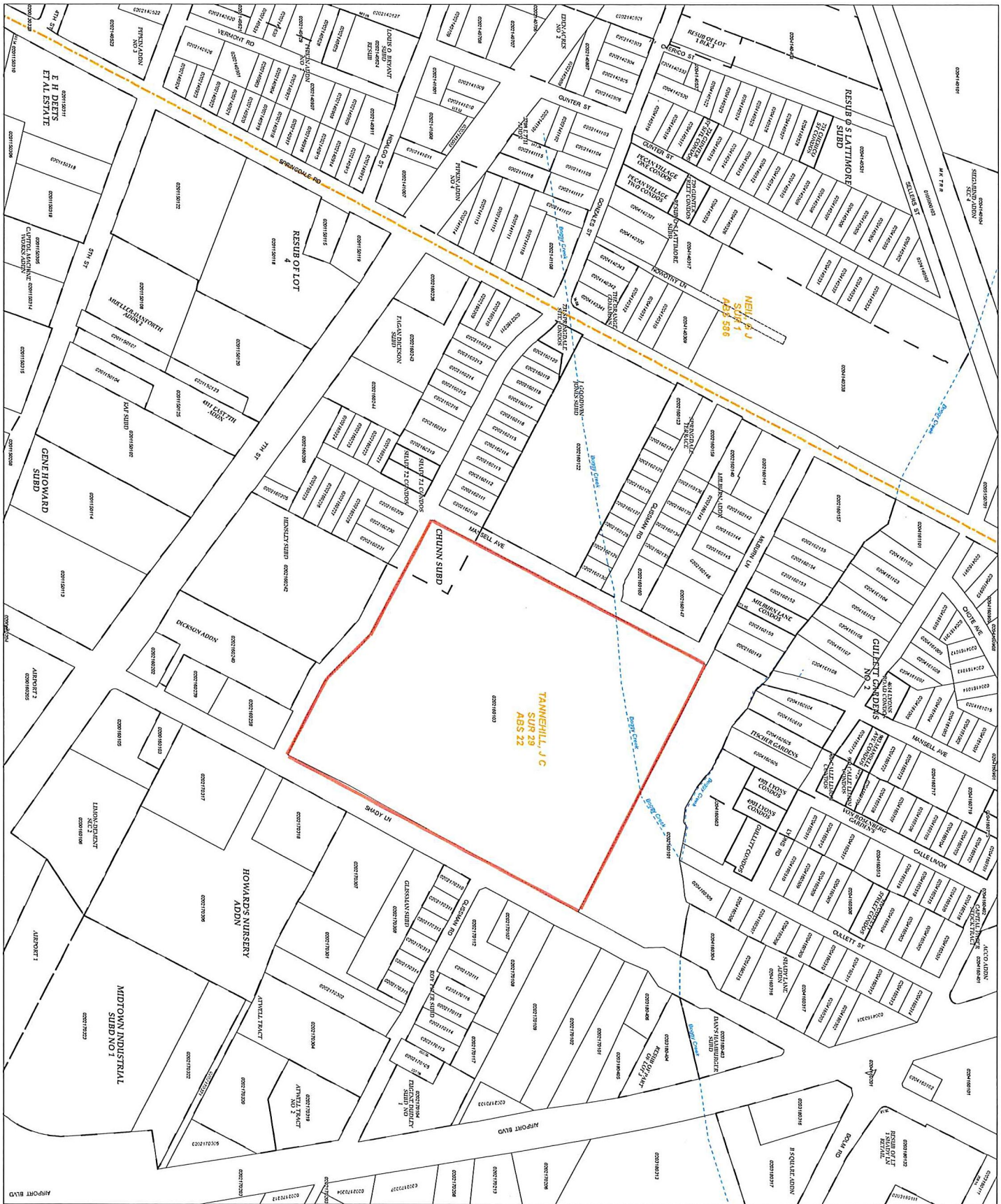
The above-described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF December 29, 2023.

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

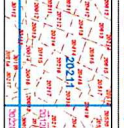
By: 



20216

Revision Date:
3/10/2021

0 120 Feet



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

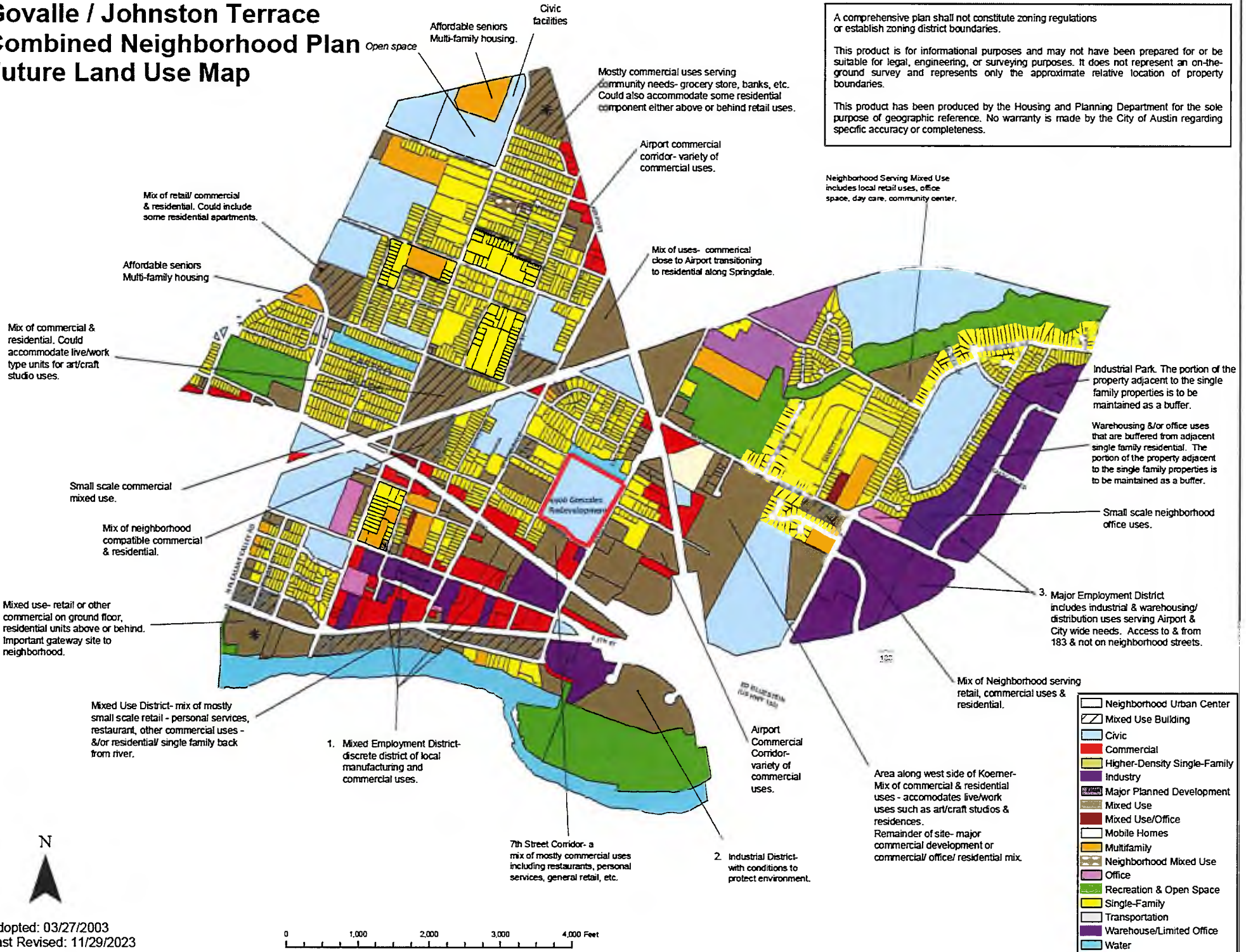
Travis Central Appraisal District
 8314 Cross Park Drive
 Austin, Texas 78754
 P.O. Box 149012
 Austin, Texas 78714
 Internet Address: www.traviscad.org
 Main Telephone Number (512) 834-9317
 Appraisal Information (512) 834-9318
 TDD (512) 836-3328

Govalle / Johnston Terrace Combined Neighborhood Plan Future Land Use Map

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Adopted: 03/27/2003
Last Revised: 11/29/2023