

ZONING

APPLICATION FOR ZONING

DEPARTMENT USE ONLY

APPLICATION DATE _____ FILE NUMBER(S) _____
 TENTATIVE ZAP/PC DATE _____ TENTATIVE CC DATE _____
 CASE MANAGER _____ CITY INITIATED YES NO
 APPLICATION ACCEPTED BY _____ ROLLBACK YES NO

PROJECT DATA

OWNER'S NAME: Austin Independent School District
 PROJECT NAME: 4900 Gonzales Rezoning
 PROJECT STREET ADDRESS (or Range): 4900 Gonzales St., Austin, Texas
 _____ ZIP 78702 COUNTY: Travis

If project address cannot be defined, provide the following information:
 _____ ALONG THE _____ SIDE OF _____ APPROXIMATELY
Frontage ft. (N,S,E,W) Frontage road
 _____ FROM ITS INTERSECTION WITH _____
Distance Direction Cross street
 TAX PARCEL NUMBER(S): 0202160103

Is Demolition proposed? Yes
 If Yes, how many residential units will be demolished? 0 Unknown _____
 Number of these residential units currently occupied**: 0
 Is this zoning request to rezone a parcel that contains an existing mobile home park with five or more occupied units? ** No If Yes, how many? _____
 Type of Residential Unit: SF, duplex, triplex, townhouse/condo, multi-family, manufactured home: Multi-family
 Number of Proposed Residential units (if applicable): 700 If Yes, how many of the following:
406 1 Bedroom 203 Affordable 245 2 Bedroom 122 Affordable
42 3 Bedroom 21 Affordable 0 4 or more Bedroom _____ Affordable _____ Unknown
 ** If 5 or more, tenant notification may be required and a certified form may be required with your application (LDC 25-1-712).
 Tenants must receive notification at least 270 days before the application is eligible for final ordinance readings by City Council.

AREA TO BE REZONED: ACRES 19.8078 OR SQ FT 862,827.7

Existing Zoning	Existing Use	Tract #	# of Acres/SF	Max # of Res Units Per Acre	
<u>P-NP</u>	<u>School;</u>	<u>1</u>	<u>19.81</u>	_____	
_____	<u>Admin Office</u>	_____	_____	_____	
_____	_____	_____	_____	_____	
Proposed Zoning	Proposed Use	Tract #	Proposed # of Acres/SF	Max # of Res Units Per Acre	Proposed Total # of Units Per Acre
<u>CS-MU-V-NP</u>	<u>MU/School/</u>	<u>1</u>	<u>19.81</u>	<u>54</u>	<u>36</u>
_____	<u>Admin Office</u>	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Name of Neighborhood Plan: Govalle / Johnston Terrace

ZONING

RELATED CASES

NEIGHBORHOOD PLAN AMENDMENT (YES / NO)	FILE NUMBER: _____
ACTIVE ZONING CASE (YES / NO)	FILE NUMBER: _____
RESTRICTIVE COVENANT (YES / NO)	FILE NUMBER: _____
SUBDIVISION (YES / NO)	FILE NUMBER: _____
SITE PLAN (YES / NO)	FILE NUMBER: _____

PROPERTY DESCRIPTION

(For the portion affected by this application) Provide either subdivision reference OR metes & bounds description.

1. **SUBDIVISION REFERENCE:** Name: _____ Block(s) _____
2. **METES AND BOUNDS** (Attach two copies of certified field notes **FILE NUMBER:** See Metes and Bounds attached as "Exhibit A")

DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER:

VOLUME: _____ PAGE: _____ OR DOCUMENT # _____
SQ. FT: 862,827.79 or ACRES 19.81 *See attached "Exhibit B"

Is this a SMART Housing Project? Yes No
If residential, is there other Tax Credits or Local/State/Federal funding? Yes No

OTHER PROVISIONS

IS A VARIANCE TO THE SIGN ORDINANCE BEING REQUESTED? Yes No
IS PROPERTY IN A COMBINING DISTRICT / OVERLAY ZONE? Yes No

TYPE OF COMBINING DIST/OVERLAY ZONE (NP, NCC, CVC, WO, etc) NP

NATIONAL REGISTER DISTRICT? Yes No

URBAN RENEWAL ZONE? Yes No

IS A TIA REQUIRED? Yes No TRIPS PER DAY: >2000

GRID NUMBER (S) ML21

WATERSHED: BOGGY CREEK WS CLASS: URBAN
WATER UTILITY PROVIDER: Austin Water
WASTEWATER UTILITY PROVIDER: Austin Water
ELECTRIC UTILITY PROVIDER: Austin Energy
SCHOOL DISTRICT: Austin Independent School District

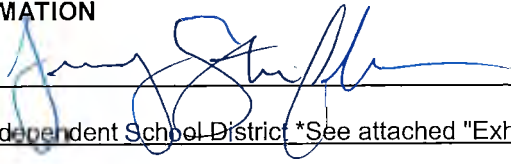
OWNERSHIP INFORMATION

TYPE OF OWNERSHIP SOLE COMMUNITY PROPERTY PARTNERSHIP CORPORATION TRUST
If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

ZONING

OWNER INFORMATION

SIGNATURE: _____



NAME: Austin Independent School District *See attached "Exhibit C" showing name change from Austin Public Schools

FIRM NAME: _____

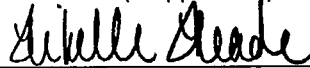
TELEPHONE NUMBER: (512) 414-1700

STREET ADDRESS: 4000 S. I-H 35 Frontage Rd., Austin, TX 78704

CITY/STATE/ZIP: AUSTIN TX 78703-5338

AGENT / PRINCIPAL CONTACT (If applicable)

SIGNATURE: _____



NAME: Nikelle Meade / Nick Walsh

FIRM NAME: Husch Blackwell / The NRP Group

TELEPHONE NUMBER: (512) 992-6001

STREET ADDRESS: 111 Congress Ave., Suite 1400

CITY/STATE/ZIP Austin, Texas 78701

CONTACT PERSON: Nikelle Meade

TELEPHONE NUMBER: (512) 992-6001

Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: 4900 Gonzales Rezoning

Location: 4900 Gonzales St., Austin, TX 78702

Applicant: Nikelle Meade

Telephone No: 512-992-6001

Application Status: Development Assessment Zoning Site Plan

EXISTING:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	19.84	112,679	P-NP	School; Admin Office	525	1.94	221

PROPOSED:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	19.84	700 MF Units; School; Admin Office for School	CS-MU-V	MF/School	221	4.54	3178
1	19.84	70000	CS-MU-V	MF/School	525	1.94	221

ABUTTING ROADWAYS:

FOR OFFICE USE ONLY

Street Name	Proposed Access?	Pavement Width	Classification
Gonzales St.	yes		
Shady Ln.	yes		
Mansell Ave.	yes		

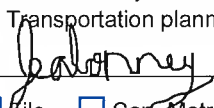
FOR OFFICE USE ONLY

A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study. **Traffic Analysis is required as there are 2000 new trips**

A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.

The traffic impact analysis has been waived for the following reason:

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By:  Julie Apagya Bonney Date: 1/23/2024

Distribution: File Cap Metro TxDOT DSD Travis Co. ATD Total Copies: _____

NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.

ZONING

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

Nikelle Meade 5.9.2024
Signature Date

Nikelle Meade
Name (Typed or Printed)

Husch Blackwell LLP
Firm

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

Nikelle Meade 5.9.2024
Signature Date

Nikelle Meade
Name (Typed or Printed)

Husch Blackwell LLP
Firm

ZONING

ACKNOWLEDGMENT FORM
concerning
Subdivision Plat Notes, Deed Restrictions
Restrictive Covenants

I, Nikelle Meade have checked the subdivision plat notes,
(Print name of applicant)

deed restrictions, and/or restrictive covenants prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at:

4900 Gonzales St., Austin, TX 78702

(Address or Legal Description)

See Metes and Bounds Attached as "Exhibit A"

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, and/or restrictive covenants, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, and/or restrictive covenants.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, and/or restrictive covenants as information which may apply to this property.

Nikelle Meade

(Applicant's signature)

2.9.2024

(Date)

POSTPONEMENT POLICY
ON
ZONING HEARINGS

- | Sets a postponement date and time at the City Council hearing so that renotification of residents and property owners is not necessary.
- | Limits the time a hearing can be postponed to two months for both proponents and opponents, unless otherwise approved by Council so that renotification of residents and property owners is not necessary.
- | Allows only one postponement for either side, unless otherwise approved by Council.
- | Requires that all requests for postponements be submitted in writing to the director of the Planning and Zoning Department at least one week prior to the scheduled Council meeting. The written request must specify reasons for the postponement.
- | The Director of the Planning and Zoning Department shall provide a recommendation regarding the validity of the postponement request as the Director deems appropriate.
- | Eliminates the automatic granting of a postponement of the first request.
- | Authorizes Council to consider requests that are not submitted timely.



EXHIBIT VIII

**EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION
PART A**

If your project is located in one or more of the following school districts, and requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

<input type="checkbox"/> YES	<input type="checkbox"/> NO	100 or more single family units are proposed
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	200 or more multifamily units are proposed
<input type="checkbox"/> YES	<input type="checkbox"/> NO	100 or more multifamily units are proposed and a tax credit is requested
<input type="checkbox"/> YES	<input type="checkbox"/> NO	project will demolish more than 50 residential existing units in a structure more than 20 years old

Please check the appropriate school district(s).

- Austin Independent School District
- Leander Independent School District
- Pflugerville Independent School District
- Hays County Independent School District
- Del Valle Independent School District
- Round Rock Independent School District
- Manor Independent School District

If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.

ZONING



EDUCATIONAL IMPACT ANALYSIS FORM Part B

OFFICE USE ONLY

CASE MANAGER: _____

APPLICANT / AGENT: _____

CASE NUMBER: _____

PROJECT NAME: _____

PROJECT ADDRESS: _____

PROPOSED USE: _____

EXISTING RESIDENTIAL UNITS

Existing number of Residential Units: 0

Number of existing residential units to be demolished: 0

Age of units to be demolished: N/A

PROPOSED DEVELOPMENT

Gross Project Acreage: 19.81

Number of lots: 1.00

Lots per acre: 0.05

PROPOSED RESIDENTIAL UNITS

Proposed number of Residential Units: 700

Size of proposed units in square feet (specify range): TBD to TBD

Number of bedrooms per unit: 1BR; 2BR; 3BR

ZONING

ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)

Estimated selling price of units (specify range): N/A to N/A

Estimated rental rates (if applicable): TBD

Range of monthly rental rates to be demolished: N/A to N/A

Estimated increase in rental rates (specify percentage of increase): N/A

If project is multifamily, will a tax credit be applied for as part of the Smart Housing™ Program? No

Number of Certified Affordable Dwelling Units (Proposed or Existing) 50%

OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT

(Open to the public – attach location plan)

Parks / Greenbelts: Springdale Farms Greenbelt 1; Govalle Neighborhood Park; Parque Zaragoza

Recreation Centers: Paque Zaragoza Recreation Center

Public Schools: AISD Alternative Learning Center; Govalle Elementary

PARKLAND DEDICATION

Parkland dedication required? YES NO

If yes, please indicate if applicant plans to request fee in lieu or provide parkland:

Fee: YES NO

Land: YES NO

ON-SITE FAMILY AMENITIES PROPOSED

Will space be provided for childcare services? YES NO Unknown at this time

Amount of open space required in acres: 1.61

Amount of open space provided in acres: TBD

Other proposed amenities (pools, clubhouse, recreation area): Community lounges, pools, and fitness centers.

TRANSPORTATION LINKAGES

Closest Public Transit Location: E 7th St. and Shady Lane (Cap Metro)

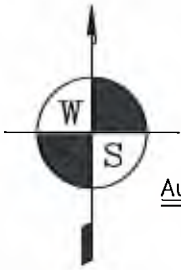
Pedestrian / Bike Routes: Bike lanes on E 7th St., Springdale Rd.

Exhibit "A"

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



August 22, 2023

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

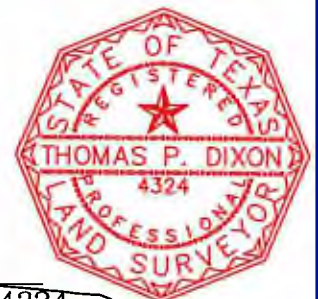


Exhibit "B"

Deeds

1. VOLUME 1689, PAGE 96 of the Deed Records of Travis County, Texas
2. VOLUME 1689, PAGE 49 of the Deed Records of Travis County, Texas
3. VOLUME 1703, PAGE 208 of the Deed Records of Travis County, Texas
4. VOLUME 1360, PAGE 223 of the Deed Records of Travis County, Texas
5. VOLUME 1436, PAGE 97 of the Deed Records of Travis County, Texas
6. VOLUME 1702, PAGE 83 of the Deed Records of Travis County, Texas
7. VOLUME 1714, PAGE 444 of the Deed Records of Travis County, Texas



Exhibit "C"
 AISD Name Change
 Explanation

Search Finding Aids

Limit By Repository

Limit Results to Digital Objects



Austin Public Schools Records An Inventory of the Collection

Collection Summary

Creator(s): Austin Public Schools (Austin, Tex.)

Title(s): Austin Public Schools Records

Date(s) (Inclusive): 1874-1954

Abstract: The Austin Public School system was created by voters in 1881 and was superseded by the Austin Independent School District in 1955. Financial ledgers, Teacher Daily Registers, student scholastic and census records, correspondence, and scrapbooks document the Austin Public Schools system from 1874 to 1954.

Identification: AR.D.003

Extent(s):
 - 33 linear feet
 - 30 document boxes, 46 ledgers and/or scrapbooks and 6 oversized boxes

Location(s): Archives stacks, Oversize Volumes, qAR

Language(s): English

Repository: [Austin History Center](#), [Austin Public Library](#),

810 Guadalupe, PO Box 2287, Austin, TX 78768

Collection Details

Administrative History

In the mid-1800s, education was considered a function of the family or the church, and so taxation for education was not a universally accepted idea in Texas. Before formal establishment of public schools in Austin, education was provided by an assortment of small, private, tuition-charging academies. In the mid-1850s, the state of Texas established a school fund that annually distributed to the counties money according to scholastic population. Following the Civil War, the state government made efforts to create a highly centralized school system, but the laws were unpopular. As the Reconstruction era came to an end, many of these laws, as well as laws fostering public education, were repealed. Control of the schools was returned to the local districts and state public-school funds were again to be apportioned to the counties according to the scholastic population. In 1876, just as Austin completed building its first school building with public funds, the Texas legislature passed a law allowing cities to establish their own public schools. But in Austin, there was opposition to taking the management of schools out of the hands of the parents and the community system. In the mid-1870s, the Austin Graded School Community was organized by parents, and the board of directors worked to break down the prejudice against public or graded schools. The new Austin school building was used for a community school that was free, as long as there was state money to pay the teachers; generally, parents had to pay tuition for the second half of the year.

Change came in 1880, when Austin citizens voted, and control of the public free schools within the city limits was assumed by the City of Austin. On September 12, 1881, the Austin Public Schools opened under the new system. A.P. Wooldridge was appointed president of the school board, John Winn was appointed the first superintendent of schools, and thirty teachers were hired. In 1882, there were twenty-six public schools with a total enrollment of 1250 students. In 1903, Arthur N. McCallum, Sr., was appointed superintendent of schools, and he immediately began lobbying for additional bond issues to support the school. His thirty-nine years of stewardship saw the schools rapidly expand, and by 1942, there were to thirty-two schools and 16,128 students.

In the early years, the Austin Public Schools were tied to the City of Austin government, and the division of power between the School Board of Trustees and the City Council was not clear. With the City School District form of government, school-bond issues were combined with city-bond issues, and the schools' needs often did not receive the highest priority. In addition, the Austin City Council, rather than the School Board of Trustees, set the tax rate. In 1955, there was an election that allowed the school district to separate from the City through the creation of the Austin Independent School District.

Scope and Contents

The collection is arranged into series: Board of Directors, Austin Graded School; Correspondence - Office of the Superintendent; Financial Records; Scrapbooks; Student Census, Attendance and Examination Records; Teacher Applications and Certification; Teacher Daily Registers and Certification; Scrapbooks and Assorted Ledgers.

The **Board of Directors, Austin Graded School** series (1874-1881) contains a single ledger book with the Constitution and the meeting minutes of the Austin Graded School Board of Directors. This ledger documents the organization and activities of the Board, which was created in 1874 to organize and manage a system of graded schools in the city of Austin before the citizens of Austin voted to have the city government take control of the public free schools.

The **Correspondence** series (1895-1907) contains a small amount of materials from the Office of the Superintendent under T. G. Harris and A. N. McCallum. The T. G. Harris correspondence is in a Japanese-letter copy book and is difficult to read.

The **Financial Records** series (1879-1954) consists of general financial registers, building-fund ledgers, and payroll registers, as well as ledgers for the A.J. Zilker Fund, the J. T. Allen Fund, the athletic fund, food accounts, and the science-lab fund. The "general financial" subseries contains account ledgers and school-fund registers that include teacher, staff, and administrative salaries; rent paid for school buildings; building-improvement and repair costs; receipts from merchants for goods and services rendered to Austin Public Schools; and itemized accounts for supplies, fuel, and furniture. The Building Fund registers document architects' and builders' fees, school-equipment purchases and land purchases, and they include Public Works Administration projects during the 1930s.

The **Scrapbook** series (1881-1954) documents the activities of the Austin Public School system from its first year of existence until the creation of the Austin Independent School District in 1955. The scrapbooks contain newspaper clippings, handbills promoting school bonds, and graduation programs, with the later years consisting of only newspaper clippings.

The **Student Census, Attendance, Progress and Examination Records** series (1885-1915) includes material that documents by age and race the number of students attending Austin Public Schools in 1887-1896, 1907, 1911, and 1912 (scholastic census and Tax Assessor's Abstract Report of Scholastic Education); weekly tallies of the number of students attending each Austin Public School during the 1893-1894 and 1894-1895 school years; results of the competitive examinations; high-school and junior-high grades by term, from 1897 to 1908; graduate lists for Austin High School (1885-1952) and Anderson High School (1929-1950); examples of early report cards; a teacher's class record; and a permanent-records ledger. The scholastic census documents parent names and nationalities.

The **Teacher Applicants and Certificates** series (1881-1933) consists of registers of teachers' certificates and a ledger documenting teachers who applied for a position with Austin Public Schools and any subsequent actions. The Registers of Teacher Certificates include the name, race, gender, and nationality of each teacher, as well as the kind of certificate or diploma that each teacher had received and the authority that issued each certificate or diploma.

Location Map



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 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: 



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

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NAD_1983_StatePlane
 Texas_Central_FIPS_4203_Feet
 Projection: Lambert_Conformal_Conic



0 120 Feet

Revision Date: 3/10/2021

20216

**Austin Independent
School District**
4000 S. I-H 35
Frontage Rd.,
Austin, TX 78704

February 9, 2024

City of Austin
Development Services Department
P.O. Box 1088
Austin, Texas 78767-1088

RE: Authorization of Husch Blackwell LLP (Nikelle Meade) and The NRP Group, as agents for Austin Independent School District, for applications and filings pertaining to the property located 4900 Gonzales Street, Austin, Texas 78702 (the “**Property**”)

To Whom it May Concern:

The undersigned hereby authorizes Husch Blackwell LLP and The NRP Group, as agent (individually, “**Agent**” collectively, “**Agents**”) regarding any and all zoning and neighborhood plan amendment applications, site plans, building permits, regulatory issues, and related filings related to the 4900 Gonzales Redevelopment project on the Property. I also give both Husch Blackwell LLP and The NRP Group authorization as Agent to sign and submit the same. This letter does not revoke or interfere with any prior agent authorizations regarding the Property. Contact information for Husch Blackwell and The NRP Group, is provided below:

Husch Blackwell LLP
Nikelle Meade
Nikelle.Meade@huschblackwell.com

The NRP Group
Nick Walsh
NWalsh@nrpgroup.com

Please let us know if you have any questions.

[SIGNATURE PAGE FOLLOWS]

Sincerely,

Austin Independent School District
a Texas independent school district

By: 
Jeremy Striffler, Director of Real Estate

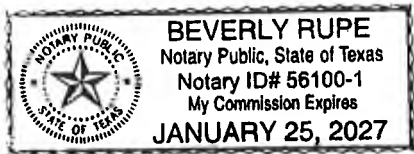
City of Austin
Development Services Department
P.O. Box 1088
Austin, Texas 78767-1088

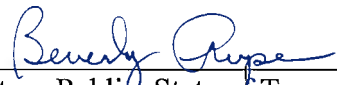
STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Before me, the undersigned notary, on the 9th day of February, 2024 personally appeared Jeremy Striffler, Director of Real Estate of Austin Independent School District, a Texas independent school district, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on February 9, 2024.

[Seal]




Notary Public, State of Texas