

ZONING

SUBMITTAL CHECKLIST

- Application Form
- TIA Determination Form
- Submittal Verification Form
- Site Check Permission Form
- Additional Submittal Requirements for Planned Unit Development (PUD)
- Postponement policy
- Acknowledgment Form
- Full size tax maps (1"=100') showing properties within 500' of zoning request.
- Tax certificate (Not a tax receipt).
- If required, provide the number of copies of TIA as determined by Transportation Review
- Copy of receipt, if refund for Development Assessment is requested/granted
- Application fee
- TIA fee, if applicable
- Educational Impact Statement (EIS) Determination Form (Exhibit A)

INTAKE SUBMITTAL CHECKLIST
ZONING

City Of Austin Planning and Development Review Department

505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-2689, 974-2681 or 974-7208 Fax 974-2620

Departmental Use Only:

File Number: _____ Date Issued: _____

Intake Specialist: _____ Date: _____

Information Required for Submittal:

- ___ 1. Completed application form with all appropriate signatures & Application Fee
- ___ 2. Signed Submittal Verification and Site Check Permission Forms
- ___ 3. TIA Determination Form
- ___ 4. If required, provide five (5) copies of TIA
- ___ 5. TIA fee, if applicable
- ___ 6. Two (2) copies of certified field notes for footprint zoning and portion(s) of lot(s)
- ___ 7. Full size tax maps (1"=100') showing properties within **500'** of zoning request (for CS-1 zoning red-line to include footprint and entire tract); For projects located outside of Travis County, submit a list of names and addresses of *all property owners within a 500' radius of the subject tract on a separate 8 1/2"x11" sheet*
- ___ 8. Current Tax Certificate or letter from County Tax Office
- ___ 9. Copy of receipt if refund for Development Assessment is requested/ granted
- ___ 10. Letter from Neighborhood Association(s) and positive staff recommendation, if consent agenda is requested.
- ___ 11. Zoning map showing property to be rezoned
- ___ 12. Subject to: ZAP _____ or PC _____

Additional Submittal Requirements for Planned Unit Development (PUD):

- ___ A. Verification that the project has obtained and completed the Developmental Assistance process, including sign-off from the Customer Assistance Team; comment report with sign-off sheet will suffice
- ___ B. Eighteen (18) copies of a 24" x 36" generalized land use map which shall include all of the following:
Project name, legal description, boundary lines with bearings and dimensions, total acreage, north arrow, scale and location map. Existing topography using USGS or City datum at tow (2) foot intervals for the property and adjacent property within 100 feet of the project boundary
- ___ C. Eighteen (18) copies of the proposed site development regulations to be established by the Land Use Plan (PUD Report/ Summary)

ZONING
APPLICATION FOR ZONING

PROJECT INFORMATION:

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

OTHER PROJECT DATA

OWNER'S NAME: <u>Texas Congress of Parents and Teachers</u>	
PROJECT NAME: <u>Texas PTA Rezoning of 410 and 416 West Eleventh Street</u>	
PROJECT STREET ADDRESS (or Range): <u>410 and 416 West Eleventh Street</u>	
<u>Austin, Texas</u>	<u>ZIP 78701</u>
COUNTY: <u>Travis</u>	

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): <u>02080109060000 / 02080109080000</u>					

AREA TO BE REZONED:

ACRES <u>0.5068</u>		(OR)	SQ. FT. <u>22,076</u>		
EXISTING ZONING	EXISTING USE	TRACT#	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>CS</u>	<u>Parking</u>	<u>1</u>	<u>0.2534 / 11,038</u>	<u>Office / Court</u>	<u>CBD</u>
<u>CS</u>	<u>Office</u>	<u>2</u>	<u>0.2534 / 11,038</u>	<u>Office / Court</u>	<u>CBD</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CASES

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

PROPERTY DESCRIPTION

(For the portion affected by this application) Provide either subdivision reference OR metes & bounds description.	
1. SUBDIVISION REFERENCE: Name: <u>Original City of Austin</u>	
Block(s) <u>133</u>	Lot(s) <u>1 and 2</u> Outlot(s) _____
Plat Book: _____	Page Number _____ or Document # _____
2. METES AND BOUNDS (Attach two copies of certified field notes.)	

ZONING

FILE NUMBER: _____

DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER:

VOLUME: 931 / 2273 PAGE: 592 / 511 OR DOCUMENT # _____
SQ. FT: 22,076 or ACRES 0.5068

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) Capitol View Corridor
NATIONAL REGISTER DISTRICT? YES / (NO)
URBAN RENEWAL ZONE? YES / (NO)
IS A TIA REQUIRED? YES / (NO) TRIPS PER DAY: _____
GRID NUMBER (S) J-23

WATERSHED: Shoal WS CLASS: Urban
WATER UTILITY PROVIDER: City of Austin Water Utility Department
WASTEWATER UTILITY PROVIDER: City of Austin Water Utility Department
ELECTRIC UTILITY PROVIDER: Austin Energy

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.

OWNER INFORMATION

SIGNATURE: Kyle Ward NAME: Mr. Kyle Ward, Executive Director
FIRM NAME: Texas Congress of Parents and Teachers TELEPHONE NUMBER: 512-476-6769
STREET ADDRESS: 408 West Eleventh Street
CITY/STATE/ZIP: Austin, Texas 78701

AGENT / PRINCIPAL CONTACT (If applicable)

SIGNATURE: Michael W. Wilson NAME: Michael W. Wilson
FIRM NAME: Garrett-Ihnen Civil Engineers, Inc. TELEPHONE NUMBER: 512-454-2400
STREET ADDRESS: 3600 West Parmer Lane, Suite 212
CITY/STATE/ZIP: Austin, Texas 78727
CONTACT PERSON: Mike Wilson TELEPHONE NUMBER: 512-569-5063

ZONING

CITY OF AUSTIN TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: Texas PTA Rezoning of 410 and 416 West Eleventh Street

LOCATION: 410 and 416 West Eleventh Street

APPLICANT: Mike Wilson TELEPHONE NO: 512-569-5063

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: _____ ZONING: X SITE PLAN: _____

EXISTING:

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1	0.2534	0	CS	Parking			
2	0.2534	4,133	CS	Office			

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1	0.2534	47,900	CBD	Office / Court			
2	0.2534	47,900	CBD	Office / Court			

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
W. Eleventh Street	No		
San Antonio Street	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.
- A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.
- X The traffic impact analysis has been waived for the following reason: Applicant agrees to limit trips to less than 2,000 trips per day above current trips per day threshold.
- 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: _____ DATE: _____

DISTRIBUTION: _____ FILE _____ CAP. METRO _____ TXDOT _____ TRANS. REV. _____ TRAVIS CO. _____ TRANS DEPT.

TOTAL COPIES: _____


NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.

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.

 8-15-12
Signature Date

Michael W. Wilson

Name (Typed or Printed)

Garrett-Ihnen Civil Engineers, Inc.

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.

 8-15-12
Signature Date

Michael W. Wilson

Name (Typed or Printed)

Garrett-Ihnen Civil Engineers, Inc.

Firm

ZONING

ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions
Restrictive Covenants

I, Michael W. Wilson 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:

410 and 416 W. Eleventh Street

(Address or Legal Description)

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.



(Applicant's signature)

8-15-12

(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 Development Review 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 Development Review 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.

ZONING



EXHIBIT A

EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION

PART A

If your project is located in the Austin Independent School District, requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

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

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

**Determination of
Planning Commission or Zoning & Platting Commission
Assignment**

I, MICHAEL W. WILSON (GARRETT-JHANE) owner or authorized agent for the following project.

Name of project: TEXAS PTA REZONING OF 410 AND 416 W. ELEVENTH ST.

Address of project: 410 AND 416 W. ELEVENTH ST.

Case Number: _____

Check One:

_____ have verified that this project does fall within the boundaries of an approved neighborhood plan or a proposed plan as defines in 25-1-46(D).

Name of neighborhood plan _____

Commission assigned: **Planning Commission**

☒ have verified that this project does not fall within the boundaries of an approved neighborhood plan.

Commission assigned: **Zoning and Platting Commission**

I understand if I have not accurately determined if my project falls inside or outside the boundaries of an approved neighborhood plan, I may experience delays in processing my project through the appropriate commission.

Owner or Agent:  Intake Date: 8-15-12



MEMORANDUM

TO: Intake Division, Planning and Development Review Department

FROM: Jim Robertson, Manager, Urban Design Division
Planning and Development Review Department *JR*

DATE: 15 August 2012

RE: Zoning Application for Properties Located at 408, 410, and 416 West 11th Street

I have been informed of a zoning case for three properties located at 408, 410, and 416 West 11th Street. The requested re-zonings are as follows:

- 408 West 11th Street: From existing zoning of DMU to proposed zoning of CBD.
- 410 and 416 West 11th Street: From existing zoning of CS to proposed zoning of CBD.

These parcels are all within the project boundaries for the Downtown Austin Plan.

On December 8, 2011, the City Council adopted the Downtown Austin Plan (the Plan) as an amendment to the Austin Tomorrow Plan. The Downtown Austin Plan is not a neighborhood plan, and the properties within the Plan boundaries were not rezoned using the "NP" (Neighborhood Plan) combining district. A neighborhood plan amendment is NOT required.

Please call me if you have any questions.

Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Re: Authorization Letter for Rezoning Submittal
Lots 1 and 2, Block 133, Original City of Austin Subdivision
410 and 416 West Eleventh Street
Austin, Travis County, Texas 78701

Dear City of Austin:

Please accept this letter appointing Garrett-Ihnen Civil Engineers, Inc. as authorized agent for the undersigned in connection with the submittal of a rezoning application in connection with the above referenced property. This appointment includes complete authority for Garrett-Ihnen Civil Engineers, Inc. to handle all aspects of the rezoning application for the property. All correspondence and contact should be directed thereto. Thank you for your assistance with this matter.

Sincerely,

Mr. Kyle Ward, Executive Director
Texas Congress of Parents and Teachers
408 W. Eleventh Street
Austin, TX 78701

By:

A handwritten signature in blue ink, appearing to read "Kyle Ward", is written over a horizontal line.

August 15, 2012

512.454.2400
866.512.4423

Mr. Jim Robertson
City of Austin Planning and Development Review Department
Urban Design Department Services Manager
505 Barton Springs Road, 8th Floor
Austin, Texas 78704

Re: Applicant's Summary Letter
Texas PTA Rezoning of 410 and 416 W. Eleventh Street (the "Application")
410 and 416 W. Eleventh Street
Austin, Travis County, Texas

Dear Mr. Robertson,

This firm represents and this letter is submitted on behalf of the applicant in the above referenced Application. Please accept this summary letter and accompanying application materials as our formal request for rezoning of the Texas PTA property for the above referenced addresses.

The properties, which currently consists of parking and office uses is currently designated General Commercial Services (CS) District and is currently home to the Texas Parent and Teachers Association (PTA). There are two (2) tracts, shown on the attached zoning map, which we are requesting to rezone to Central Business District (CBD) Designation, in order to allow for the construction of building office space for Travis County district attorney and county attorney prosecutors. Travis County district attorney offices are currently in the Criminal Justice Center, located across the street, in space intended for the criminal courts. This site is crucial to Travis County's building and office space needs as part of its downtown master plan for the next 25 years and its proximity to the Criminal Justice Center.

Travis County has determined the criminal courts will need the space in the Criminal Justice Center, which currently houses the assistant district attorney offices, very soon. Travis County has identified the Texas PTA tracts as a very strategic location for the county and has determined that it is logical to house county prosecutors at this location. The county has determined that the district attorney and the county attorney prosecutors should move to one building and that building should be as close to the Criminal Justice Center as possible. This rezoning request is Travis County's latest move in addressing a shortage of office and court space. The county's downtown Central Campus master plan analysis shows that by 2035, the county will need more than double the amount of downtown office space that it has now. This rezoning request will allow for county courts and offices to expand downtown to keep pace with the county's swelling population.

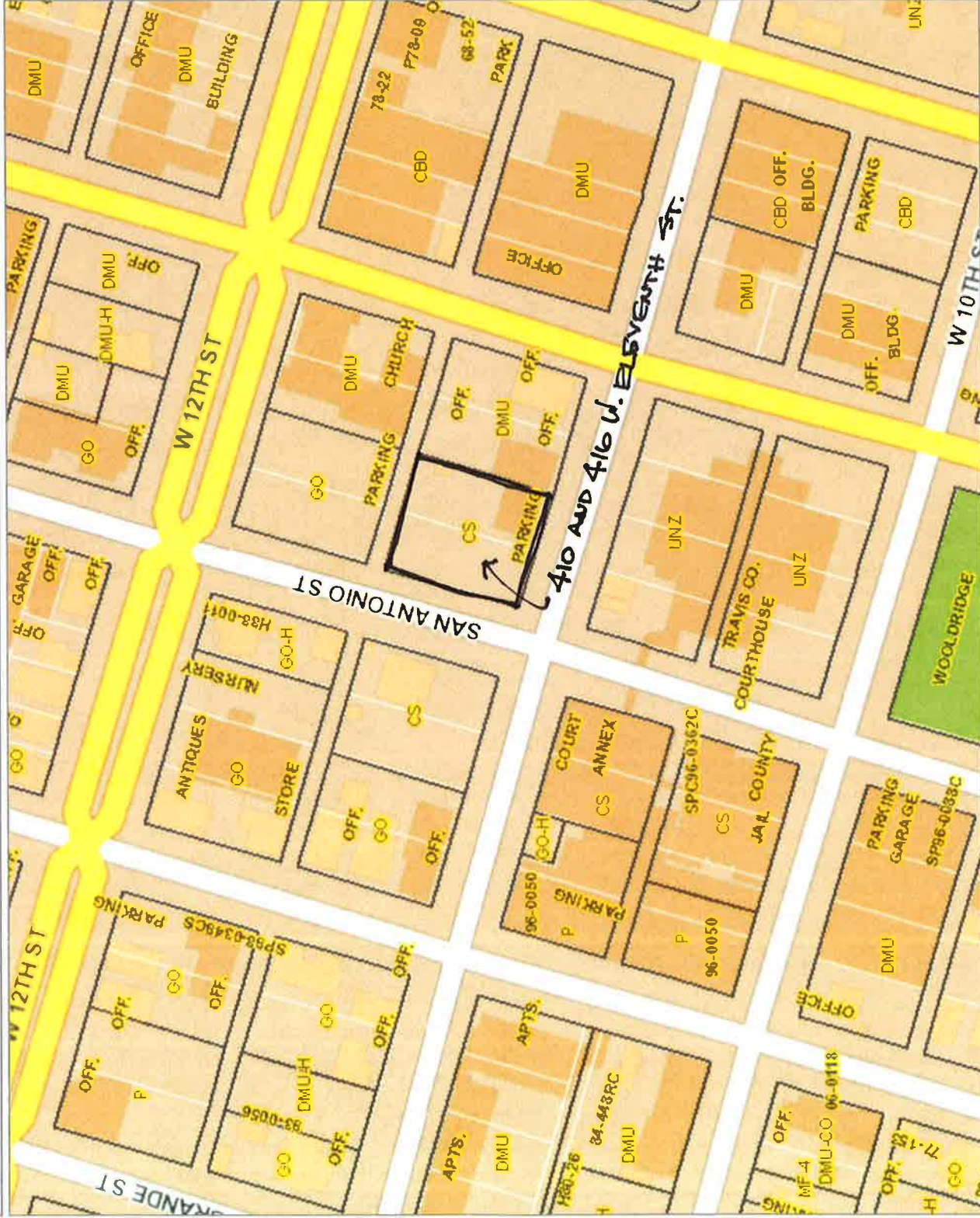
We trust that you will find the application complete and satisfactory for its intended purpose. Should you have any questions or need any additional information, please don't hesitate to contact our office.

Sincerely,



Michael W. Wilson

CITY OF AUSTIN DEVELOPMENT WEB MAP



- Legend**
- Lot Lines
 - Streets
 - Building Footprints
 - Named Creeks
 - Lakes and Rivers
 - Parks
 - County
 - Zoning Text
 - Zoning

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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

Travis Central Appraisal District
P.O. Box 149012
Austin, Texas 78714
Internet Address: www.traviscentral.org
Main Telephone Number (512) 834-9317
TDD (512) 836-3328

This 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.

NAD 1983 StatePlane
Texas, Central FIPS 4203 Feet
Projection: Lambert_Conformal_Conic

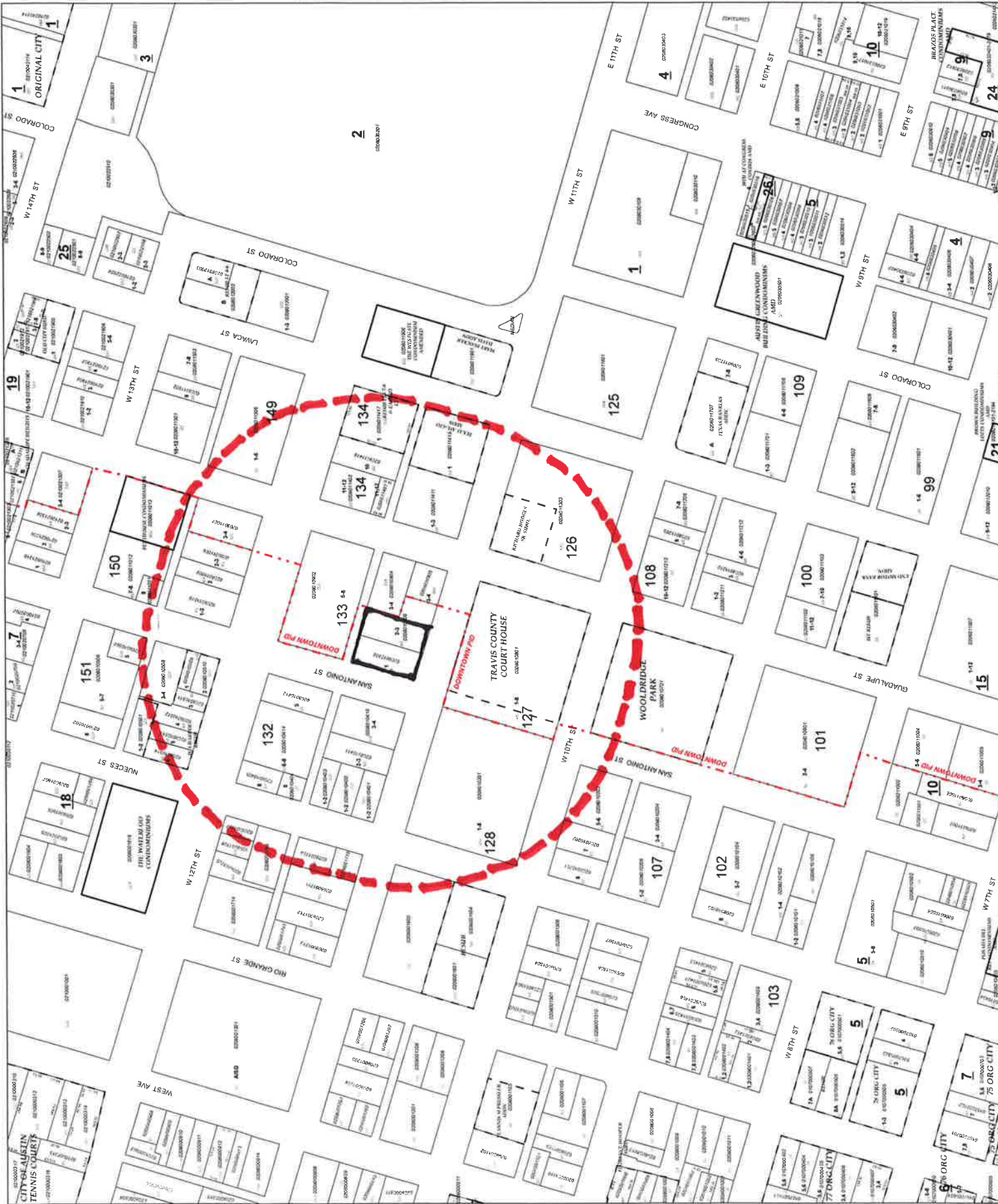
Graphic scale bar: 0 120 Feet

Legend:
Blue = 100 scale map
Thin = 100 scale map
Bold = 400 scale map

Year	File	Page	Scale
2001	21001	21004	100
2002	20002	20005	100
2003	20003	20006	100
2004	20004	20007	100
2005	20005	20008	100
2006	20006	20009	100
2007	20007	20010	100
2008	20008	20011	100
2009	20009	20012	100
2010	20010	20013	100
2011	20011	20014	100

Revision Date
6/27/2011

2 0801



TaxNetUSA: Travis County

Property ID Number: 196764 Ref ID2 Number: 02080109080000

Owner's Name **TEXAS CONGRESS PARENTS & TEACH**Mailing Address
PARENTS AND
TEACHERS CORP
408 W 11TH ST
AUSTIN, TX 78701-2113

Location 416 W 11 ST 78701

Legal **LOT 1 BLOCK 133 ORIGINAL CITY****Property Details**

Deed Date	03101961
Deed Volume	02273
Deed Page	00511
Exemptions	TOT
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.2534
Block	
Tract or Lot	1
Docket No.	
Abstract Code	S01453
Neighborhood Code	ZEXMP

Value Information**2012 Certified**

Land Value	993,600.00
Improvement Value	43,941.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	1,037,541.00
10% Cap Value	0.00
Total Value	1,037,541.00

Data up to date as of 2012-08-03**Value By Jurisdiction**

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		1,037,541.00	0.00	1,037,541.00	1,037,541.00
01	AUSTIN ISD	1.242000	1,037,541.00	0.00	1,037,541.00	1,037,541.00
02	CITY OF AUSTIN	0.481100	1,037,541.00	0.00	1,037,541.00	1,037,541.00
03	TRAVIS COUNTY	0.485500	1,037,541.00	0.00	1,037,541.00	1,037,541.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	1,037,541.00	0.00	1,037,541.00	1,037,541.00
68	AUSTIN COMM COLL DIST	0.094800	1,037,541.00	0.00	1,037,541.00	1,037,541.00

Improvement Information

Improvement ID	State Category	Description
160252		Detail Only

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
160252	753790	551	PAVED AREA	AI*	1971	9,600
160252	4375331	1ST	1st Floor	D35	0	1
Total Living Area						1

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
194778	LAND	F3	F	0.253	0	0	11,040

TaxNetUSA: Travis County

Property ID Number: 196763 Ref ID2 Number: 02080109060000

Owner's Name **TEXAS CONGRESS OF PARENTS**Mailing Address
PARENTS AND TEACHERS
408 W 11TH ST
AUSTIN, TX 78701-2113

Location 408 W 11 ST 78701

Legal LOT 2 *8 W 50 FT OF S 80 FT LOT 3 BLOCK 133
ORIGINAL CITY**Property Details**

Deed Date	02251937
Deed Volume	00560
Deed Page	00003
Exemptions	TOT
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.3453
Block	
Tract or Lot	2; 3
Docket No.	
Abstract Code	S01453
Neighborhood Code	53EXE

Value Information**2012 Certified**

Land Value	1,353,600.00
Improvement Value	1,116,131.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	2,469,731.00
10% Cap Value	0.00
Total Value	2,469,731.00

Data up to date as of 2012-08-03**Value By Jurisdiction**

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		2,469,731.00	0.00	2,469,731.00	2,469,731.00
01	AUSTIN ISD	1.242000	2,469,731.00	0.00	2,469,731.00	2,469,731.00
02	CITY OF AUSTIN	0.481100	2,469,731.00	0.00	2,469,731.00	2,469,731.00
03	TRAVIS COUNTY	0.485500	2,469,731.00	0.00	2,469,731.00	2,469,731.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	2,469,731.00	0.00	2,469,731.00	2,469,731.00
68	AUSTIN COMM COLL DIST	0.094800	2,469,731.00	0.00	2,469,731.00	2,469,731.00

Improvement Information

Improvement ID	State Category	Description
160251		OFFICE (SMALL)

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
160251	185559	1ST	1st Floor	D5	1961	4,883
160251	185560	2ND	2nd Floor	D5	1961	4,883
160251	753786	276	ELEVATOR COM PAS	2A*	1961	1
160251	753787	501	CANOPY	A*	1961	56
160251	753788	551	PAVED AREA	AA*	1961	6,300
160251	753789	571	STORAGE DET	WW2	1961	240

Total Living Area 9,766

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
194777	LAND	F1	F	0.345	0	0	15,040

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

ACCOUNT NUMBER: 02-0801-0908-0000

PROPERTY OWNER:

TEXAS CONGRESS OF PARENTS (181189)
PARENTS AND TEACHERS CORP
416 W 11 STREET
AUSTIN, TX 78701

PROPERTY DESCRIPTION:

LOT 1 BLOCK 133 ORIGINAL CITY

SITUS INFORMATION: 408 W 11 STREET

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interest are not due on the 2011 year for described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2011	TRAVIS COUNTY	*EXEMPT*
2011	CITY OF AUSTIN	*EXEMPT*
2011	TRAVIS COUNTY HEALTHCARE DISTRICT	*EXEMPT*
2011	AUSTIN ISD	*EXEMPT*
2011	AUSTIN COMMUNITY COLLEGE	*EXEMPT*

TOTAL TAX:	*NONE*
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE == >	* NONE *

ALL TAXES ABOVE ARE EXEMPT FOR TAX YEAR 2011.

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 AUGUST 9, 2012

Fee Paid: \$10.00

Tina Morton
Tax Assessor-Collector

By: 

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

ACCOUNT NUMBER: 02-0801-0906-0000

PROPERTY OWNER:

TEXAS CONGRESS OF PARENTS (181188)
PARENTS AND TEACHERS CORP
416 W 11 STREET
AUSTIN, TX 78701

PROPERTY DESCRIPTION:

LOT 2 *& W 50 FT OF S 80 FT LOT 3 BLOCK 133
ORIGINAL CITY BLOCK

SITUS INFORMATION: 408 W 11 STREET

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interest are not due on the 2011 year for described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2011	TRAVIS COUNTY	*EXEMPT*
2011	CITY OF AUSTIN	*EXEMPT*
2011	TRAVIS COUNTY HEALTHCARE DISTRICT	*EXEMPT*
2011	AUSTIN ISD	*EXEMPT*
2011	AUSTIN COMMUNITY COLLEGE	*EXEMPT*

TOTAL TAX:	*NONE*
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE == >	* NONE *

ALL TAXES ABOVE ARE EXEMPT FOR TAX YEAR 2011.

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 AUGUST 9, 2012

Fee Paid: \$10.00

Tina Morton
Tax Assessor-Collector

By: 

transferred and assigned, and by these presents do grant, sell, transfer and assign, with-
out recourse on us, unto the said The Government Employees Credit Union, of Austin, Texas,
its successors and assigns, the above described note, together with the vendor's lien, deed
of trust lien and superior title herein retained, and all rights, titles, equities and
claims securing the payment of said note.

Witness our hands at Austin, Texas, this the 16th. day of February, A. D. 1949.

J. Roy White

Mary E. White

\$4.40 U. S. REV. STAMPS CAN.

THE STATE OF TEXAS |

COUNTY OF TRAVIS | BEFORE ME, the undersigned authority, on this day personally
appeared J. Roy White, known to me to be the person whose name is subscribed to the forego-
ing instrument, and acknowledged to me that he executed the same for the purposes and con-
sideration therein expressed. And also on this day before me personally appeared Mary E.
White, wife of J. Roy White, known to me to be the person whose name is subscribed to the
foregoing instrument, and having been examined by me privily and apart from her ^{said} husband,
and having the same fully explained to her, she, the said Mary E. White, acknowledged
such instrument to be her act and deed, and she declared that she had willingly signed the
same for the purposes and consideration therein expressed, and that she did not wish to
retract it.

Given under my hand and seal of office, this the 12th. day of February, A. D. 1949.

Anna I. Santos

Notary Public in and for Travis

County, Texas.

(Notary Seal)

Filed for Record Feb. 17, 1949 at 11:00 A. M., Recorded Feb. 17, 1949 at 2:25 P. M.

THE STATE OF TEXAS |

COUNTY OF TRAVIS | KNOW ALL MEN BY THESE PRESENTS: That we, E. J. Jordan and wife, Irene
Alice Jordan, and Frank B. Morgan and wife, Erna M. Morgan, all of Austin, Travis County,
Texas, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valu-
able consideration cash to us in hand paid by Texas Congress of Parents & Teachers, the
receipt of all of which is hereby acknowledged and confessed and for which no lien express
or implied is retained, have granted, sold and conveyed, and by the presents do grant, sell
and convey unto the said Texas Congress of Parents & Teachers of Travis County, Texas, all
that certain lot, tract or parcel of land, lying and being situated in Austin, Travis
County, Texas, and more particularly described as follows:

Lot No. Two (2), in Block No. One Hundred Thirty three (133), in the City of Austin,
Travis County, Texas, according to the map or plan of said City on file in the General Land
Office of the State of Texas, and being the same property conveyed to E. J. Jordan and Frank
Morgan by Warranty Deed dated May 9, 1947, more particularly described in Deed Records of
Travis County, Texas, Book 842, pages 273-274, inclusive.

To have and to hold the above described premises, together with all and singular
the rights and appurtenances thereto in any wise belonging unto the said Texas Congress of
Parents & Teachers, its successors, assigns and legal representatives forever; and we do
hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend
and maintain, the said premises unto the said Texas Congress of Parents & Teachers, its

931-592

successors, assigns and legal representatives, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness our hands at Austin, Texas, this the 16th. day of February, A. D. 1949.

E. J. Jordan

Irene Alice Jordan

Frank B. Morgan

Erna M. Morgan

\$35.50 U. S. INT. REV. STAMPS CAN.

THE STATE OF TEXAS |

COUNTY OF TRAVIS | BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared E. J. Jordan, and wife, Irene Alice Jordan, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Irene Alice Jordan, wife of the said E. J. Jordan, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Irene Alice Jordan, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 16th. day of February, A. D. 1949.

Janell Holman

Notary Public in and for Travis County,
Texas.

(Notary Seal)

THE STATE OF TEXAS |

COUNTY OF TRAVIS | BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Frank B. Morgan and wife, Erna M. Morgan, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Erna M. Morgan, wife of the said Frank B. Morgan, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Erna M. Morgan, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 16th. day of February, A. D. 1949.

Janell Holman

Notary Public in and for Travis County,
Texas.

(Notary Seal)

Filed for Record Feb. 17, 1949 at 9:00 A. M., Recorded Feb. 17, 1949 at 2:45 P. M.

THE STATE OF TEXAS |

COUNTY OF TRAVIS | KNOW ALL MEN BY THESE PRESENTS: That I, Jas. Bascom Giles, being the legal owner and holder of that certain \$70,000.00 vendor's lien promissory note dated March 21, 1946, and more fully described in that certain deed from Jas. Bascom Giles and wife, Effie Dean Giles to Delwood Development Company recorded in Volume 791, page 1, Deed Records, Travis County, Texas, for and in consideration of \$10.00 and other good and valuable cash considerations, receipt of which is hereby acknowledged, do hereby remise, release,

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Evelyn B. Wright, a feme sole, and Katherine E. Wright, a feme sole, of Travis County, Texas, for and in consideration of the sum of Forty Thousand and no/100 Dollars (\$40,000.00) to us paid and secured to be paid by Texas Congress of Parents and Teachers, a corporation organized and existing under the laws of the State of Texas, with its principal office in the City of Austin, Travis County, Texas, as follows: The sum of Ten Thousand and no/100 Dollars (\$10,000.00) to us cash in hand paid, receipt of which is hereby acknowledged, and the execution and delivery to us by said corporation of its two certain promissory notes in writing, numbered 1 and 2, of even date herewith, for the sum of Fifteen Thousand and no/100 Dollars (\$15,000.00) each, said notes payable in one and two years after date, respectively, bearing interest from date until paid at the rate of 4 per cent per annum, interest payable annually, and if not so paid to become as principal and bear the same rate of interest, and providing for acceleration of maturity and for 10 per cent attorney's fees in case of default, said notes being secured by the vendor's lien herein retained, HAVE SOLD, GRANTED AND CONVEYED and by these presents do SELL, GRANT AND CONVEY unto the said Texas Congress of Parents and Teachers, a corporation, subject to the reservation herein made, all of that certain lot, tract or parcel of land situated and being in Travis County, Texas, and described as follows:

Lot No. 1 in Block No. 133, in the Original City of Austin, Travis County, Texas,

together with all improvements thereon situated.

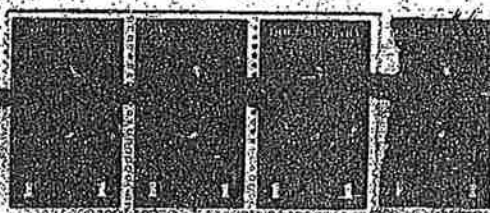
TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Texas Congress of Parents and Teachers, a corporation, its successors and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT

2273-511

AND FOREVER DEFEND all and singular the said premises unto the said Texas Congress of Parents and Teachers, its successors and assigns, forever, EXCEPT, however, that the Grantors herein reserve, and it is expressly agreed that they shall have, for themselves and their assigns, the full possession, benefit and use of the above-described premises as well as the rents and profits thereof, so long as they both shall live, and Grantors, and each of them, agree that the one in possession of said property at the expiration of the life estate shall deliver possession of said property to Grantee, its successors and assigns, within ninety (90) days from the date of the death of either Grantor.

But it is expressly stipulated and agreed that a vendor's lien and the superior title are retained against the above-described property and premises until the promissory notes herein are fully and finally paid according to their face and tenor, effect and reading, when this deed shall become absolute.

Grantors assume payment of taxes for the year 1961, and during the life tenancy herein reserved, Grantors shall pay all taxes each year upon the above-described property and premises before any interest or penalty accrues thereon shall keep the improvements on said property insured against loss by fire and loss by tornado and windstorms at full value with loss payable clause to Texas Congress of Parents and Teachers.



Evelyn B. Wright
 EVELYN B. WRIGHT
Katherine E. Wright
 KATHERINE E. WRIGHT

~~44.00~~
 U.S. INT. REV. STAMPS CANCELLED

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared EVELYN B. WRIGHT, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th.

day of March, 1961.

David J. Pickle

(David J. Pickle)

Notary Public, Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared KATHERINE E. WRIGHT, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th.

day of March, 1961.

David J. Pickle

(David J. Pickle)

Notary Public, Travis County, Texas

Filed March 10 1961 at 4:15 P.M.
Recorded March 14 1961 at 12:20 P.M.

THE STATE OF TEXAS

County of Travis

I, MISS EMILIE LIMBERG, Clerk of the County Court

within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of Writing, with its Certificate of Authentication, was filed for record in my office on the 10 day of March, A.D. 1961 at 4:15 P.M. and duly recorded on the 14 day of March, A.D. 1961 at 12:20 P.M. in the DEED Records of said County, in Book No. 2273 Pages 511 to 513 inclusive.

WITNESS MY HAND and seal of the said County Court of said County, the date last above written,

By *Edmund J. [Signature]* Deputy.

MISS EMILIE LIMBERG
Clerk County Court, Travis County, Texas

Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need
STACKING PLAN

UTILIZATION

THE TRAVIS COUNTY DISTRICT ATTORNEY

ADULT PROBATION

PRETRIAL SERVICES



Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need
FLOOR BY FLOOR SPACE ALLOCATION FOR:

TRAVIS COUNTY DISTRICT ATTORNEY
ADULT PROBATION
PRETRIAL SERVICES

2025									
District Attorney									
	7th Floor	6th Floor	5th Floor	4th Floor	3rd Floor	Ground Level 2nd Floor	Sub Level 1st Floor	Total Departmental Sq. Ft.	2025 Needs Assessment
District Attorney - Legal and Prosecution	8705	9008						17,713	15,676
District Attorney - Staff Support Services	6058	5755						11,813	10,910
District Attorney - Investigations				2537				2,537	2,396
District Attorney - Special Prosecution				8295				8,295	7,942
District Attorney - Support Space			14,763					14,763	17,172
Sub-Total	14,763	14,763	14,763	10,832	0	0	0	55,121	54,086
									(1,025)

2025									
Adult Probation									
	7th Floor	6th Floor	5th Floor	4th Floor	3rd Floor	Ground Level 2nd Floor	Sub Level 1st Floor	Total Departmental Sq. Ft.	2025 Needs Assessment
Adult Probation - Admin and Operations				2,364	3,931			6,295	6,036
Adult Probation - Admin and Operations - Support Space				1,567				1,567	1,490
Adult Probation - Intake, Orientation and Diagnostic					5,220	6,300		11,520	9,526
Adult Probation - I, O, & D - Support Space					5,612	982		6,594	6,595
Sub-Total	0	0	0	3,931	14,763	7,282	0	25,978	23,647
									(2,329)

2025									
Pretrial Services									
	7th Floor	6th Floor	5th Floor	4th Floor	3rd Floor	Ground Level 2nd Floor	Sub Level 1st Floor	Total Departmental Sq. Ft.	2025 Needs Assessment
Staff Space - Administration						2,278		2,278	2,276
Staff Space - Case Management							2,436	2,436	2,640
Staff Space - Central Booking							6,939	6,939	7,080
Support Space						1,723	1,364	3,087	3,200
Sub-Total	0	0	0	0	0	4,001	10,739	14,740	15,196
									456

Flex Space ***	0	0	0	0	0	0	0	0	0
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Total Building Sq. Ft.	14,763	14,763	14,763	14,763	14,763	11,283	10,739	95,837	
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* Negative numbers represent and overage of square footage allocated to the department

** Positive numbers represent a shortage of square footage allocated to the department

***Flex Space represents additional space on a floor not specifically allocated to a department. This space can be utilized for: Design efficiency sprawl, amenities, migration space, needs beyond 2025.





Travis County Criminal Court Administration Building

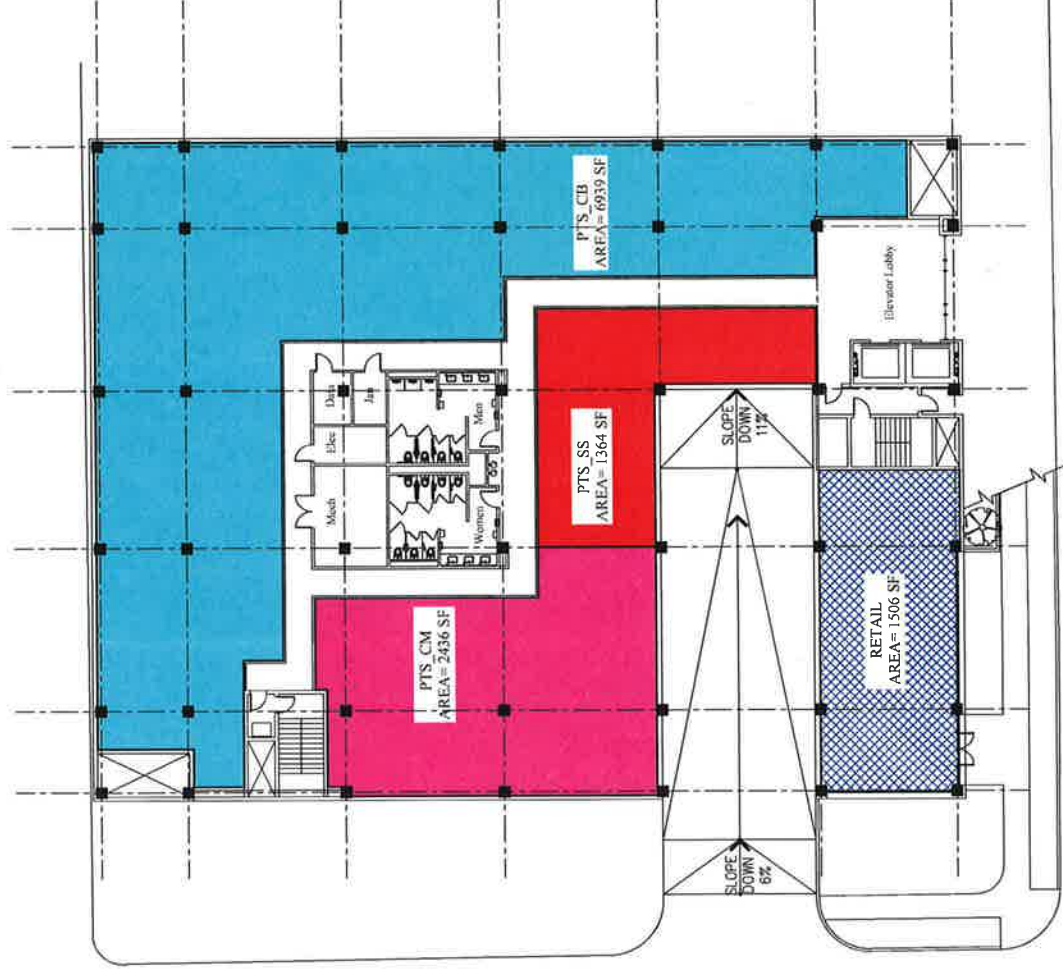
Travis County Central Campus Study - 2025 Need

STACKING PLAN

1st Floor (Sub-grade)

DISTRICT ATTORNEY
ADULT PROBATION
PRETRIAL SERVICES

	Pretrial Services - Case Management: PTS_CM	2,436 sf.
	Pretrial Services - Central Booking: PTS_CB	6,939 sf.
	Pretrial Services - Support Space: PTS_SS	1,364 sf.
	Retail Space:	1,506 sf.



D2000

A TURN-KEY DEVELOPMENT COMPANY

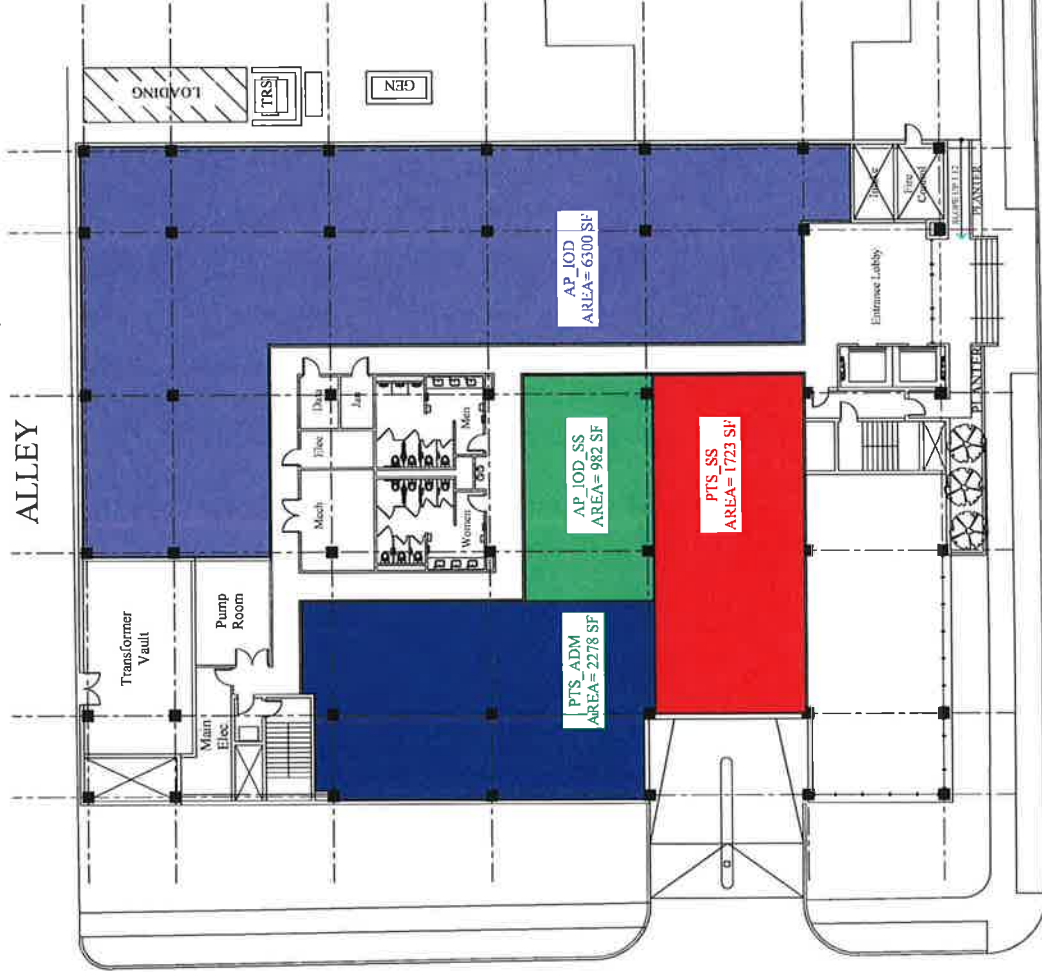
Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need

STACKING PLAN

2nd Floor (Street Access)

ALLEY



W. 11TH ST.

D2000

A TURN-KEY DEVELOPMENT COMPANY

SAN ANTONIO ST.

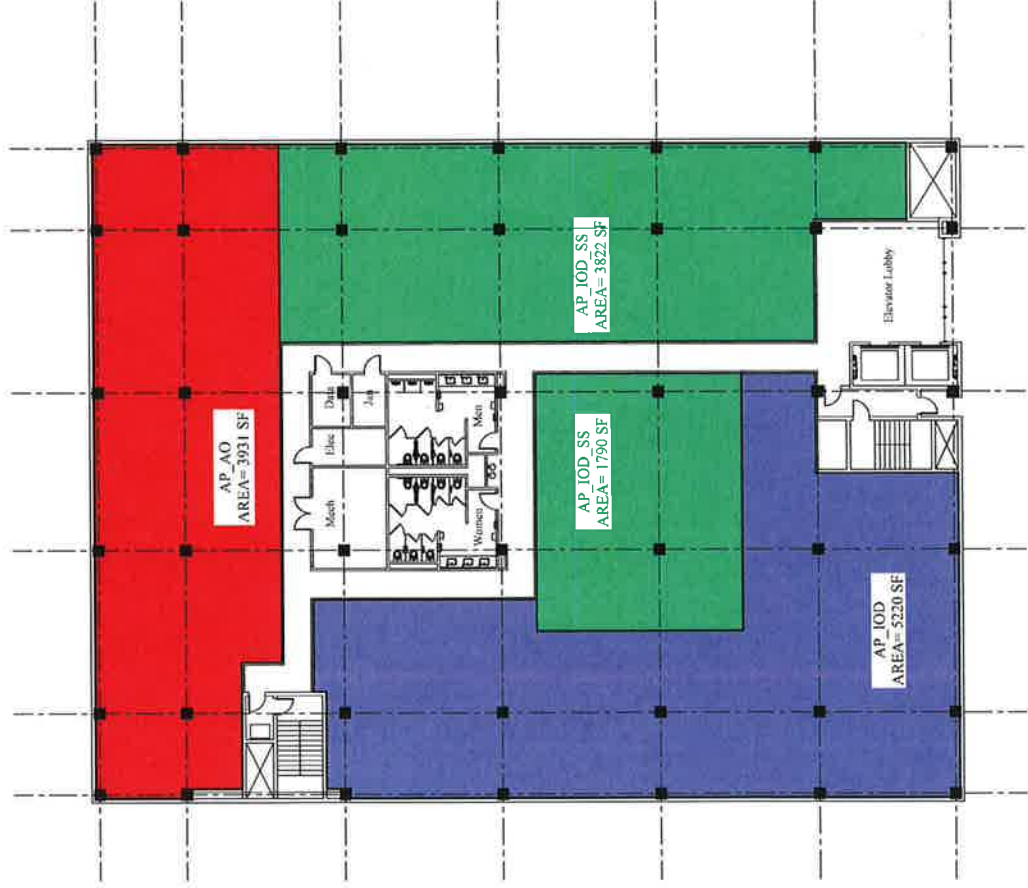
Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need
STACKING PLAN

3rd Floor

DISTRICT ATTORNEY
ADULT PROBATION
PRETRIAL SERVICES

Adult Probation. - Admin & Operations: AP_AO	3,931 sf.
Adult Probation. - Intake, Orient, Diag: AP_IOD	5,220 sf.
Adult Probation. - IOD Support Space: AP_IOD_SS	5,612 sf.



Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need

STACKING PLAN

4th Floor

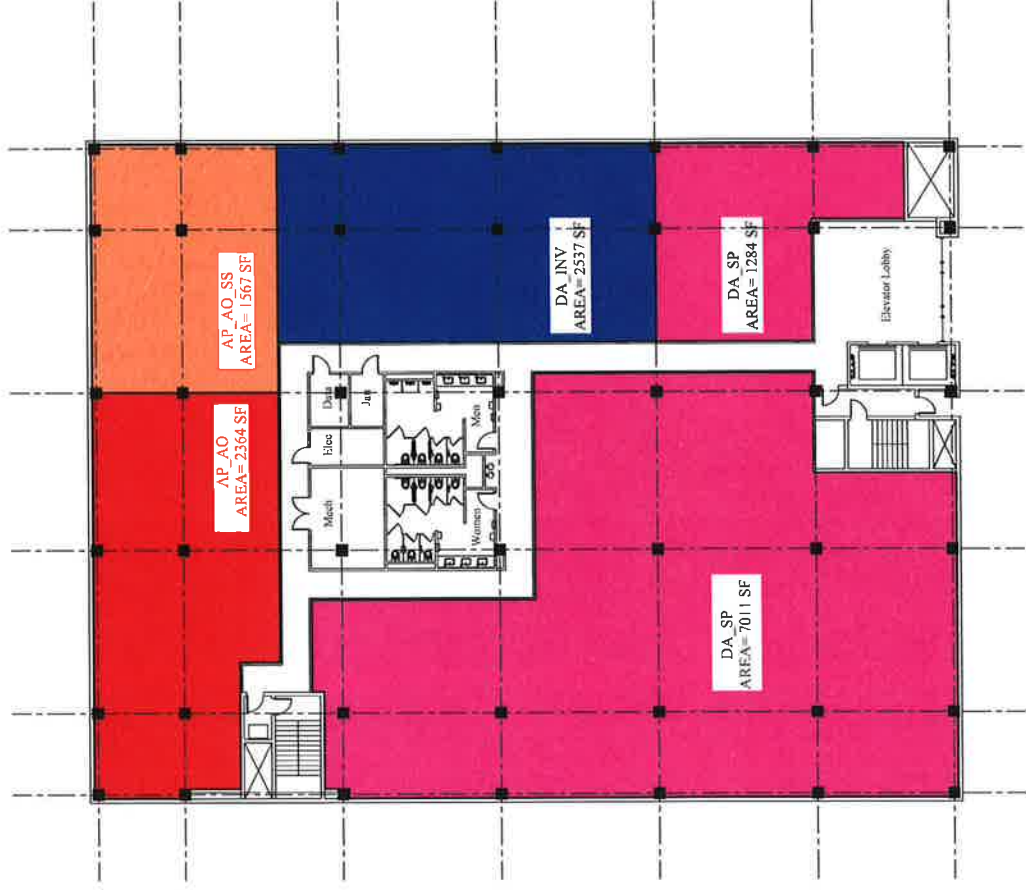
DISTRICT ATTORNEY
ADULT PROBATION
PRETRIAL SERVICES

District Attorney - Investigations:
DA_INV 2,537 sf.

District Attorney - Special Prosecution:
DA_SS 8,295 sf.

Adult Probation - Admin & Operations:
AP_AO 2,364 sf.

Adult Probation - Admin & Ops - Support:
AP_AO_SS 1,567 sf.



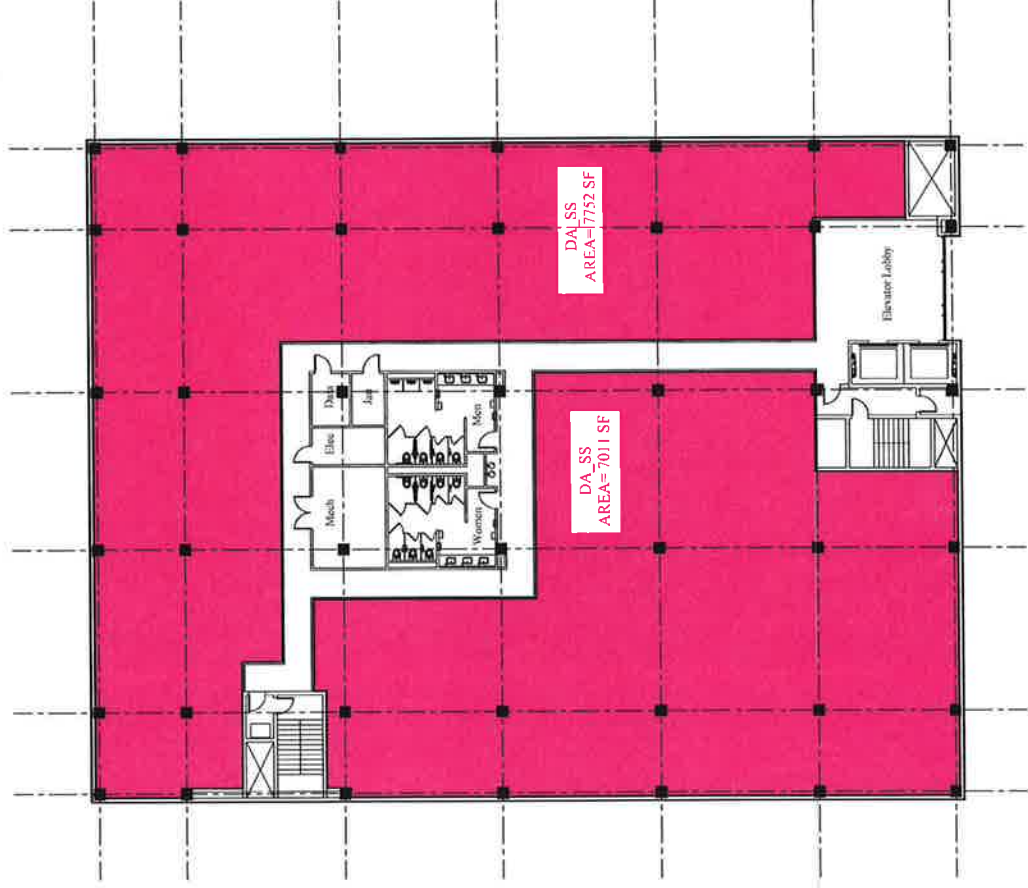
Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need
STACKING PLAN

5th Floor

DISTRICT ATTORNEY
ADULT PROBATION
PRETRIAL SERVICES

District Attorney - Staff Support:
DA_SS
14,763 sf.



Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need

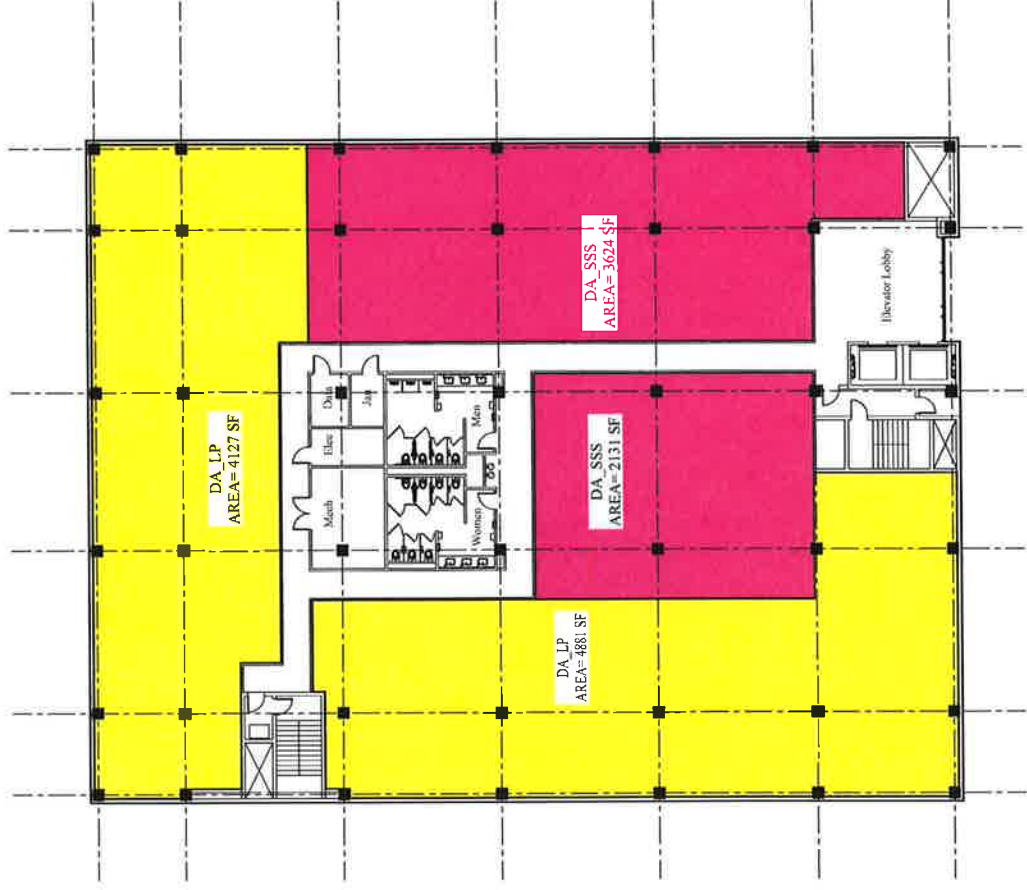
STACKING PLAN

6th Floor

DISTRICT ATTORNEY
ADULT PROBATION
PRETRIAL SERVICES

District Attorney - Legal / Prosecution:
DA_LP 9,008 sf.

District Attorney - Staff Support Services:
DA_SSS 5,755 sf.



Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need

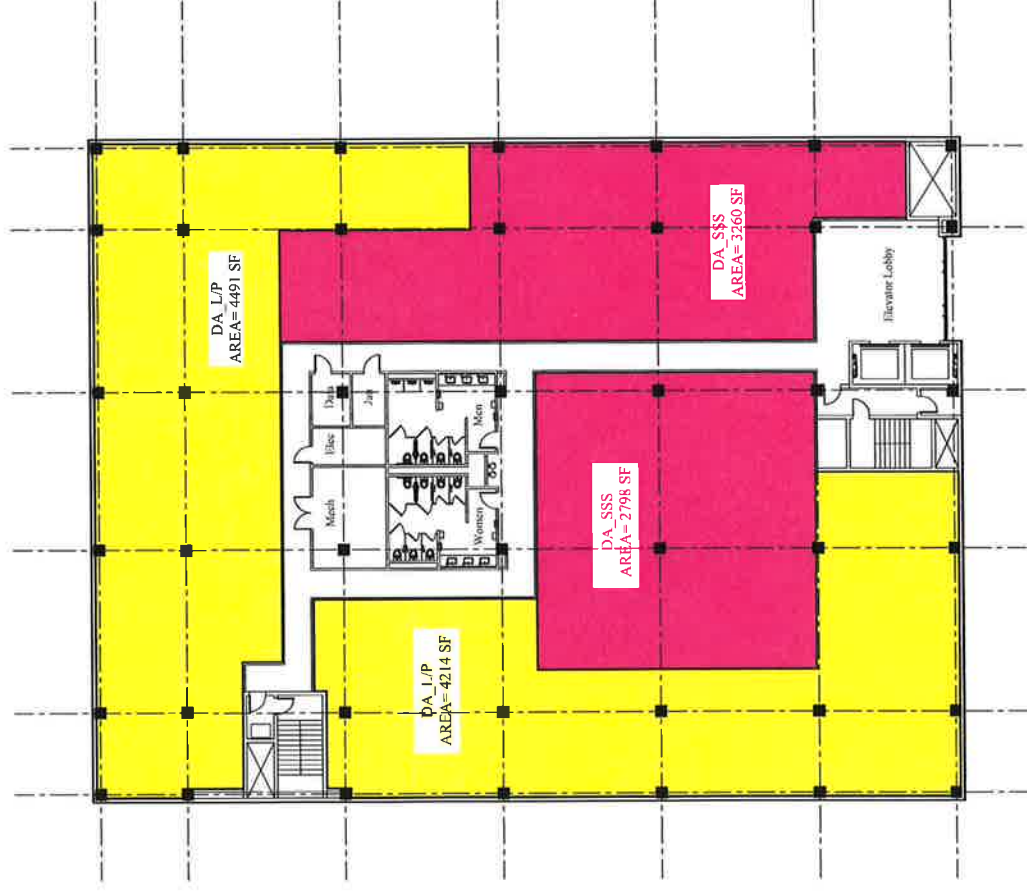
STACKING PLAN

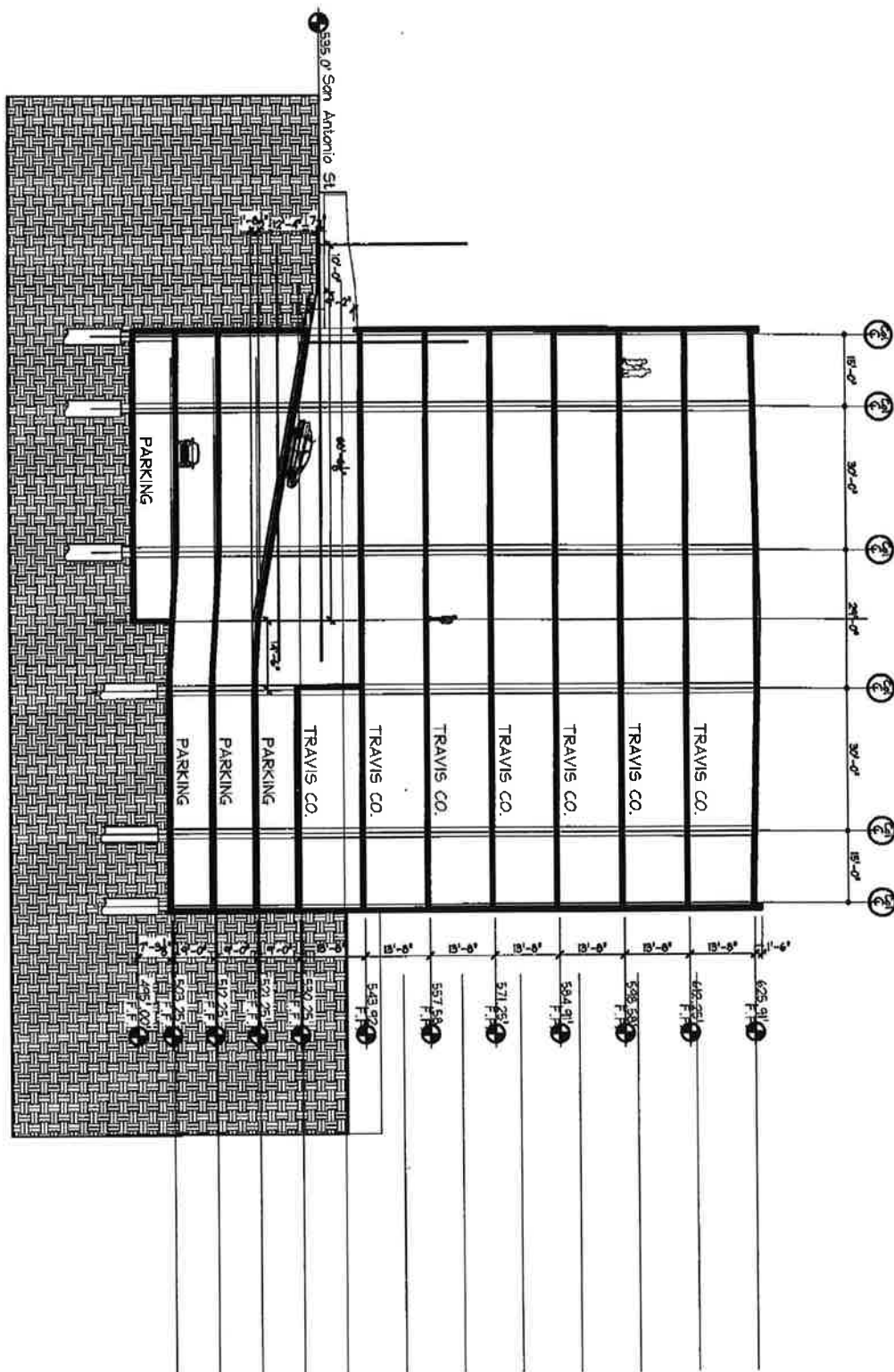
7th Floor

DISTRICT ATTORNEY
ADULT PROBATION
PRETRIAL SERVICES

District Attorney - Legal / Prosecution:
DA_LP 8,705 sf.

District Attorney - Staff Support Services:
DA_SSS 6,058 sf.





SECTION 2: 7 FLOORS

PTA BUILDING - SECTION

SCALE: 1" = 20'-0"

4-23-09





Mike Wilson

From: Ted Siff [ted@parkplacepubs.com]
Sent: Tuesday, August 14, 2012 1:39 PM
To: 'Kyle Ward'; 'Jerry Reed'
Cc: Mike Wilson; 'Albert Stowell'
Subject: RE: walk

Thanks Jerry and Kyle for this info.

The OANA board discussed your potential zoning change request at its monthly meeting last week. No significant concerns were raised. Albert and I will be on the lookout for official notice of your zoning change request from the City. I expect authorization to write a letter stating OANA's position on your zoning request will be taken up formally at our September board meeting, which is scheduled for Thursday, the 6th.

Please feel free to stay in touch with any relevant info. And, please forward anything you think would assist us such as a your zoning application, architectural drawings, etc.

Best, Ted

Ted Siff, Chief Operating Officer

Park Place Publications, LP

Direct: 512.657.5414

Fax: 512.495.9955

email: ted@parkplacepubs.com

<http://www.texaschoolbusiness.com>

<http://www.legaldigest.com>



please consider the environment before printing this email

From: Kyle Ward [<mailto:kward@txpta.org>]

Sent: Tuesday, August 14, 2012 11:57 AM

To: 'Jerry Reed'; ted@parkplacepubs.com

Cc: mwilson@garrett-ihnen.com

Subject: RE: walk

Hello all.

Ted, I really enjoyed visiting with our "neighbors." Mr. Ross said he is unsure what he thinks about our zoning change. It was clear he was not happy that his own zoning request change was denied. I did not sense any warm "fuzzies" toward PTA, our service to children and our ability to stay near the Capitol. I tried to emphasize that a beautiful new building will look nicer than the old parking lot that we cannot afford to maintain.

Kyle

Kyle Ward, CAE

Executive Director

408 W. 11th Street

Austin, Texas 78701

kward@txpta.org

512 705 7404 (Mobile)

512 320 9801 (Office Direct)

800 TALK PTA (Tollfree)

Get Connected!



CALL



TEXT/SOCIAL



EMAIL

PTA CONNECTION DAY - SEPTEMBER 20, 2012

From: Jerry Reed [<mailto:jreed@development2000.com>]

Sent: Tuesday, August 14, 2012 11:44 AM

To: ted@parkplacepubs.com

Cc: Kyle Ward; mwilson@garrett-ihnen.com

Subject: walk

Ted

We walked the block between Nueces and San Antonio. We talked to many of the owner/tenants and encountered Daniel Ross. We will be talking with him many times I am sure. Robert Icenhauer was very supportive. I stopped at Roy Minton's office and will meet with him later.

Will keep you informed. The zoning should be filed today