



Thursday, November 02, 2006

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**Neighborhood Housing and Community  
Development  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No 9**

**Subject** Approve a resolution authorizing the negotiation and execution of an agreement with PB Austin Ridge L L C and MF Austin Ridge L L C to partially release the lien held by Travis County Health Facilities Development Corporation and the City on approximately 5.076 acres property located at 8509 FM 969 in exchange for PB Austin Ridge L L C and MF Austin Ridge L L C's agreement to contribute land and a building for the Center for Child Protection

**Additional Backup Material**

(click to open)

- ☐ Exhibit A
- ☐ Resolution

**For More Information** Paul Hilgers, Director Neighborhood Housing & Community Development 974-3104

The Family Violence Protection Team (FVPT) was established in 1997 with grant funds to provide comprehensive services to the victims of family violence. The FVPT is a collaborative effort between the Austin Police Department, Travis County Attorney's Office, Travis County District Attorney's Office, Travis County Sheriff's Office, SafePlace, Texas Rural Legal Aid, and the Women's Advocacy Project. The Family Violence Protection team provides legal, counseling and investigative services to victims of family violence. The FVPT members are currently located in facilities across Austin.

The Child Protection Team (CPT) was established 1990 in an effort to effectively protect the children of this community by consolidating the community, investigative, legal and social services into one collaborative effort. The CPT is a collaboration between the Travis County Attorney's Office, Travis County Sheriff's Office, Austin Police Department, their respective Victim Services Divisions, all other law enforcement agencies in Travis County, the Travis County Center for Child Protection and the Texas Department of Family Protective Services. The CPT members are currently located in facilities across Austin.

The FVPT and the CPT would like to co-locate to a facility that would allow for victims to receive the services they need without having to visit multiple facilities across town. The Family Violence Protection Team members would co-locate with the Austin Police Department Family Violence Unit investigators and APD Victim Services counselors in a new facility. In addition, the Austin/Travis County Child Protection Team would also be locating several of the agencies at the facility to improve the system's response to abused and neglected children.

The City and Travis County Health Facilities Development Corporation have a second lien on the Austin Ridge campus located at 8509 FM 969. The City Council on March 25, 2004, approved release of its lien provided the current owner, PB Austin Ridge L L C and MF Austin Ridge L L C (Owner) agree to several requirements, including providing office space for Travis County and the City in the Family Justice Center (which is located on the property and commonly known as the hospital building). The City has entered into extensive negotiations to finalize this remaining Council approved requirement. However, additional work is needed before the final arrangement between the parties is complete.

The Travis County Center for Child Protection (CCP) proposes to be the initial agency to locate at the Austin Ridge campus. CCP has completed a capital campaign to raise funds for development of an approximate 5.76 acre site on the combined 171 acre Austin Ridge campus for their headquarters building. Construction bids have been received and following release of the City and Travis County Health Facilities Development Corporation lien on the CCP site, construction will begin.

CCP has requested the City to partially release its lien on the property it is acquiring from the Owner before beginning construction of the project. This action will allow a partial release by the City on its portion of the lien and allow CCP to begin construction. Once the City completes its final negotiation with the Owner, the City can release its lien on the remainder of the property.

Child Advocacy Center  
5.076 Acres

1 of 2

EXHIBIT A

BEING A 5.076 ACRE TRACT LOCATED IN THE PHILIP McELROY SURVEY No. 18 AND THE JAMES BURLSON SURVEY No. 19, BOTH LOCATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 190.084 ACRE TRACT CONVEYED TO A&R VISION, INC., AND DESCRIBED IN DOCUMENT No. 1999100560, OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 5.076 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a concrete monument found for a northeast corner of said 190.084 acre tract, same being the southwest corner of a 2.305 acre tract conveyed to Joe Allen, Jr., and described in Volume 8295, Page 430, of the Deed Records, Travis County, Texas, for the POINT OF COMMENCING, from which a concrete monument found in the south right-of-way line of F.M. 969, for a northeast corner of said 190.084 acre tract and the northwest corner of said 2.305 acre tract bears, N25°06'42"E, a distance of 768.86 feet, also from the commencing point a concrete monument found for a north corner of said 190.084 acre tract bears, S59°43'09"E, a distance of 1060.08 feet,

THENCE crossing the said 190.084 acre tract, S24°02'22"W, a distance of 292.85 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set for the POINT OF BEGINNING,

THENCE continuing across said 190.084 acre tract, the following (5) five courses and distances

- 1 With the arc of a curve to the right a distance of 147.08 feet, through a central angle of 131°40'24", having a radius of 64.00 feet, and whose chord bears S81°13'49"E, a distance of 116.78 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set,
- 2 S15°43'37"E, a distance of 747.95 feet to a nail with "DELTA SURVEY" shiner set,
- 3 With the arc of a curve to the right a distance of 26.96 feet, through a central angle of 134°19'03", having a radius of 11.50 feet, and whose chord bears S51°25'54"W, a distance of 21.20 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set,

EXHIBIT APage 1 of 2


Child Advocacy Center  
5 076 Acres

2 of 2

- 4 N61°24'34"W, a distance of 660 01 feet to a nail with "DELTA SURVEY" shiner set, and
- 5 N32°35'59"E, a distance of 515 70 feet to the **POINT OF BEGINNING**, and containing 5 076 acres of land, more or less.

**BEARING BASIS** DSGI found a concrete monument in the south right-of-way line of F.M. 969, same being a northwest corner of a 2 305 acre tract conveyed to Joe Allen, Jr , and described in Volume 8295, Page 430, of the Deed Records, Travis County, Texas, also being a north corner of a 190 084 acre tract conveyed to A&R Vision, Inc , and described in Document No. 1999100560, of the Official Public Records, Travis County, Texas, and a concrete monument for the southwest corner of said 2 305 acre tract, same being a northeast corner of said 190 084 acre tract. Held bearing of, N25°06'42"E, as called for in said 190 084 acre deed and found a distance of 768 86 feet.

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision in August 2004, and is true and correct to the best of my knowledge and belief

  
John E Brautigam  
Registered Professional Land Surveyor  
No. 5057 - State of Texas

  
Date

Delta Survey Group, Inc  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745

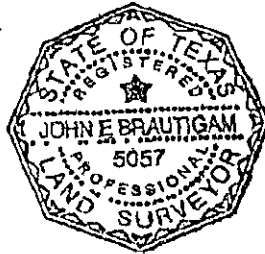


EXHIBIT A

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1. Adjacent Owners have been notified of the proposed project and have been given the opportunity to be heard at a public hearing held on October 12, 2006 at 1:00 PM in the City of Austin, Texas. The City of Austin has received all required notices and has approved the project.
2. The project is located within the City of Austin, Texas, and is subject to the City of Austin's rules and regulations regarding the use of public utilities.
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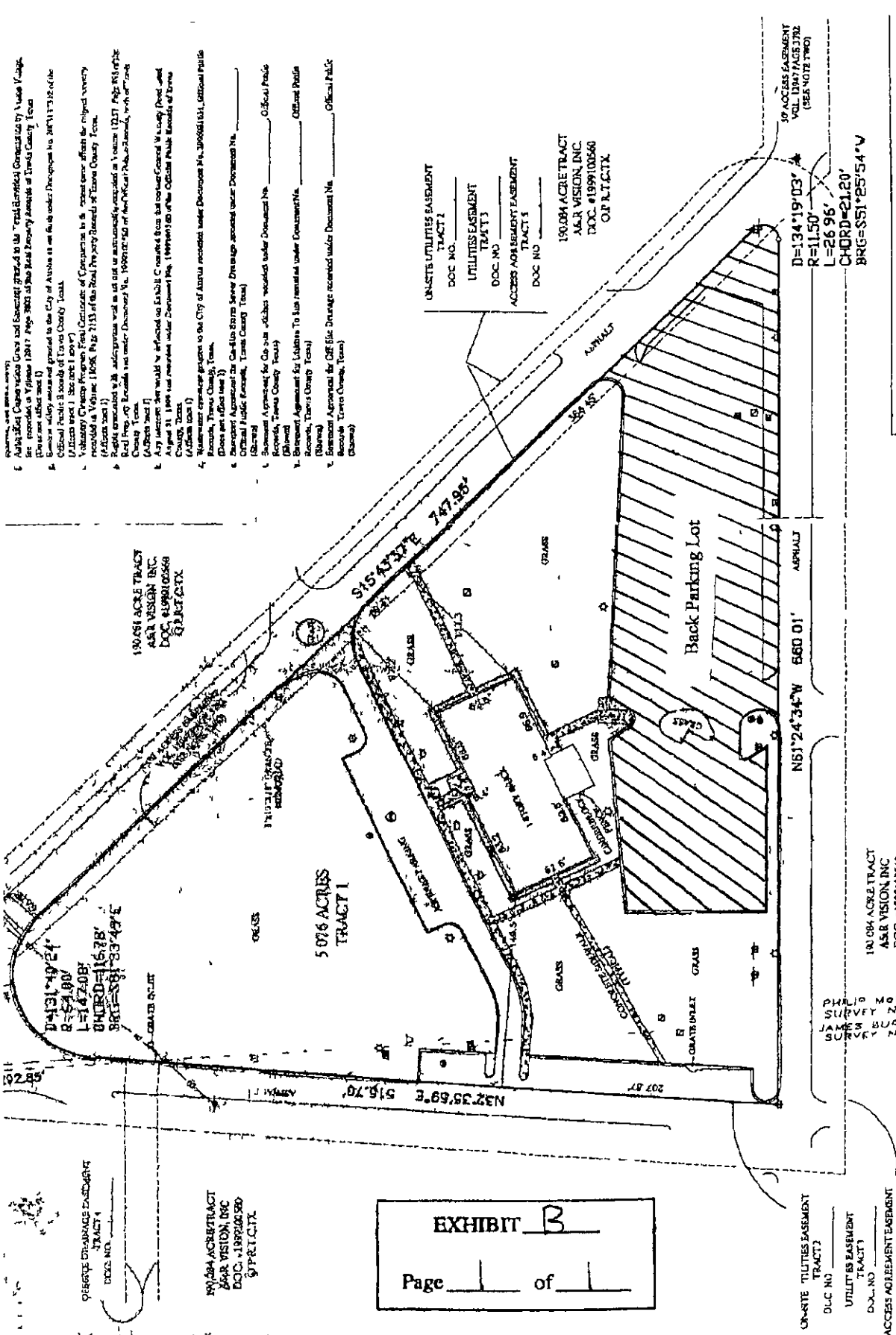


EXHIBIT B

Page 1 of 1

UNSTEAD EASEMENT  
TRACT 2  
DOC NO. \_\_\_\_\_  
UTILITIES EASEMENT  
TRACT 3  
DOC NO. \_\_\_\_\_  
ACCESS EASEMENT EASEMENT  
TRACT 4  
DOC NO. \_\_\_\_\_

PHILIP MOEL  
SURVEY NO. \_\_\_\_\_  
JAMES BURL  
SURVEY NO. \_\_\_\_\_

19.028 ACRE TRACT  
ASLR VISION, INC.  
DOC #1999100560

0.050 ACRE TRACT  
TRACT 1  
DOC NO. \_\_\_\_\_

19.028 ACRE TRACT  
ASLR VISION, INC.  
DOC #1999100560

19.028 ACRE TRACT  
ASLR VISION, INC.  
DOC #1999100560

5.076 ACRES  
TRACT 1

UNSTEAD EASEMENT  
TRACT 2  
DOC NO. \_\_\_\_\_  
UTILITIES EASEMENT  
TRACT 3  
DOC NO. \_\_\_\_\_  
ACCESS EASEMENT EASEMENT  
TRACT 4  
DOC NO. \_\_\_\_\_

19.028 ACRE TRACT  
ASLR VISION, INC.  
DOC #1999100560

39' ACCESS EASEMENT  
VILL. TRACT 3/12  
(SEE NOTE TWO)

D=134'19"03'  
R=11.50'  
L=26.96'  
CHORD=21.20'  
BRG=SS1°25'54"W

RESOLUTION NO

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN

The City Council approves a resolution authorizing the negotiation and execution of an agreement with PB Austin Ridge L.L.C. and MF Austin Ridge L.L.C. to partially release the lien held by Travis County Health Facilities Development Corporation and the City on the property herein described and attached as Exhibit A in exchange for PB Austin Ridge L.L.C. and MF Austin Ridge L.L.C.'s agreement to contribute land and a building for the Center for Child Protection

ADOPTED

2006

ATTESTED

Shirley Gentry  
City Clerk