



**Annexation - Conduct and Approve  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 12  
AGENDA DATE: Thu 04/07/2005  
PAGE: 1 of 1**

**SUBJECT:** Approve first reading of an ordinance annexing the Goodnight Ranch for the limited purposes of planning and zoning. (Approximately 714 acres in southeastern Travis County east of Old Lockhart Highway located approximately one tenth of a mile east of the intersection of Slaughter Lane and Old Lockhart Highway)

**AMOUNT & SOURCE OF FUNDING:** Funding necessary to provide general governmental services to this tract is available in the budgets of the departments which will be providing the services.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**REQUESTING** Neighborhood Planning **DIRECTOR'S**  
**DEPARTMENT:**and Zoning **AUTHORIZATION:** Alice Glasco

**FOR MORE INFORMATION CONTACT:** Virginia Collier, 974-2022; Sylvia Arzola, 974-6448

**PRIOR COUNCIL ACTION:** Public hearings held on 3/3/05 & 3/10/05

**BOARD AND COMMISSION ACTION:** N/A

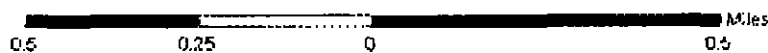
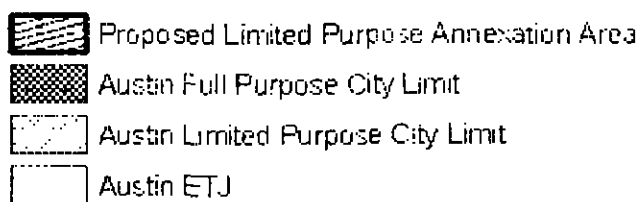
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The Goodnight Ranch area (approximately 714 acres) is located in Travis County east of Old Lockhart Highway approximately one tenth of a mile east of the intersection of Slaughter Lane and Old Lockhart Highway and is the site of a proposed mixed use development including 4200 single family lots. This area is adjacent to the city's full purpose city limit on the north side.

Goodnight Ranch is being proposed for consensual limited purpose annexation and phased conversion to full purpose status in conjunction with a PUD currently in process.

**Goodnight Ranch**  
**C7L-05-002**

City of Austin  
Neighborhood Planning & Zoning Department  
January 21, 2005



## **ORDINANCE NO.**

**AN ORDINANCE ANNEXING FOR THE LIMITED PURPOSES OF PLANNING AND ZONING ADDITIONAL TERRITORY ADJACENT TO THE CITY LIMITS OF THE CITY OF AUSTIN, CONSISTING OF APPROXIMATELY 714 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT LOCATED IN TRAVIS COUNTY, TEXAS, AND REFERRED TO AS THE "GOODNIGHT RANCH" AREA.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Council makes the following findings.

- (A) Notice of two public hearings concerning the limited purpose annexation of the territory described in Exhibit A, referred to as the Goodnight Ranch Area, was published in a newspaper of general circulation in the City of Austin and in the area to be annexed.
- (B) A report containing a planning study and regulatory plan for the territory to be annexed was prepared more than 10 days before the first public hearing.
- (C) Notice of the availability of the report was published twice in a newspaper of general circulation in the area to be annexed.
- (D) The public hearings were held during City Council meetings, and concluded after providing an opportunity for all persons present to be heard with respect to the proposed annexation.
- (E) The Regulatory Plan, as amended by City Council, shall be approved by separate ordinance.
- (F) The limited purpose annexation of this territory serves the interests of the current and future residents of the City of Austin.
- (G) All procedural requirements imposed by state law for the limited purpose annexation of the territory described in Exhibit A have been met.

**PART 2.** The present boundary limits of the City are amended to include the territory described in Exhibit A for limited purposes. The territory is within the extraterritorial jurisdiction and adjacent to the city limits of the City of Austin in Travis County, Texas. The territory is annexed into the City for the limited purposes of planning and zoning.

**PART 3.** The City Council declares that its purpose is to annex to the City of Austin each part of the area described in Exhibit A as provided in this ordinance, whether any other part of the described area is effectively annexed to the City. If this ordinance is held invalid as to any part of the area annexed to the City of Austin, that invalidity does not affect the effectiveness of this ordinance as to the remainder of the area.

**If any area or lands included within the description of the area set out in Exhibit A are: (1) presently part of and included within the general limits of the City of Austin; (2) presently part of and included within the limits of any other city, town, or village; or (3) are not within the jurisdiction or power of the City of Austin to annex, then that area is excluded and excepted from the area annexed.**

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_, 2005

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§  
§  
§

\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Brown  
City Clerk

C71-05-002

Area to be annexed for limited purposes.

(Approximately 714 acres of land out of the Santiago Del Valle Grant in Travis County, Texas).

(Unplatted land)

(Portions of Old Lockhart Road and Nuckols Crossing Road)

#### LEGAL DESCRIPTION

**LEGAL DESCRIPTION FOR APPROXIMATELY 714 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, OF WHICH APPROXIMATELY 714 ACRES OF LAND ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING at a point in the present corporate limit line of the City of Austin as adopted by Ordinance 030306-34 (Case No. C7a-03-003), being in the northwesterly line of that certain called 225.318 acre tract of land conveyed to KB Home Lone Star, LP by deed recorded in Document No. 2003099256 of the Official Public Records of Travis County, same being the southeast corner of that certain called 14.760 acre tract of land conveyed to W.T. Bradshaw, Jr. Trustee by deed recorded in Volume 8412 at Page 663 of the Deed Records of Travis County, Texas, also being the northeast corner of that of that certain called 679.66 acre tract of land described as "Tract II" conveyed to MVE Venture by deed recorded in Volume 11841 at Page 1943 of the Real Property Records of Travis County, Texas, for the northeast corner of the herein described tract;

THENCE, in a southwesterly direction with the present corporate limit line of the City of Austin as adopted by Ordinance 030306-34 (Case No. C7a-03-003), being the common dividing line of the said KB Home Lone Starr, LP 225.318 acre tract and the said MVE Venture 679.66 acre tract to a

point at the southwest corner of the said KB Home Lone Starr, LP 225.318 acre tract, same being an inside ell corner of the said MVE Venture 679.66 acre tract, for an inside ell corner of the herein described tract;

THENCE, in a southeasterly direction with the present corporate limit line of the City of Austin as adopted by Ordinance 030306-34 (Case No. C7a-03-003), being the common dividing line of the said KB Home Lone Starr, LP 225.318 acre tract and the said MVE Venture 679.66 acre tract to a point at an outside ell corner of the said KB Home Lone Starr LP 225.318 acre tract, same being the southwest corner of that certain called 22.818 acre tract of land conveyed to MVE Venture by deed recorded in Volume 11093 at Page 219 of said Real Property Records, for an inside ell corner of the herein described tract;

THENCE, in a northeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance 030306-34 (Case No. C7a-03-003), being the common dividing line of the said KB Home Lone Starr, LP 225.318 acre tract and the said MVE Venture 22.818 acre tract to a point at the common westerly corner of the said MVE Venture 22.818 acre tract and that certain called 22.80 acre tract of land conveyed to the Veterans Land Board (Frank J. Dannelly) by deed recorded in Volume 3859 at Page 2044 of said Deed Records, for an outside ell corner of the herein described tract;

THENCE, in a southeasterly direction along the proposed corporate limit line of the City of Austin, being the common dividing line of the said MVE Venture 22.818 acre tract and the said Veterans Land Board (Frank J. Dannelly) 22.80 acre tract to a point in the west right-of-way line of Capitol View Drive at the easterly common corner of the said MVE Venture 22.818 acre tract and the remaining portion of the said Veterans Land Board (Frank J. Dannelly) 22.80 acre tract, for an outside ell corner of the herein described tract;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin, being

point at the southwest corner of the said KB Home Lone Starr, LP 225.318 acre tract, same being an inside ell corner of the said MVE Venture 679.66 acre tract, for an inside ell corner of the herein described tract;

THENCE, in a southeasterly direction with the present corporate limit line of the City of Austin as adopted by Ordinance 030306-34 (Case No. C7a-03-003), being the common dividing line of the said KB Home Lone Starr, LP 225.318 acre tract and the said MVE Venture 679.66 acre tract to a point at an outside ell corner of the said KB Home Lone Starr LP 225.318 acre tract, same being the southwest corner of that certain called 22.818 acre tract of land conveyed to MVE Venture by deed recorded in Volume 11093 at Page 219 of said Real Property Records, for an inside ell corner of the herein described tract;

THENCE, in a northeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance 030306-34 (Case No. C7a-03-003), being the common dividing line of the said KB Home Lone Starr, LP 225.318 acre tract and the said MVE Venture 22.818 acre tract to a point at the common westerly corner of the said MVE Venture 22.818 acre tract and that certain called 22.80 acre tract of land conveyed to the Veterans Land Board (Frank J. Dannelly) by deed recorded in Volume 3859 at Page 2044 of said Deed Records, for an outside ell corner of the herein described tract;

THENCE, in a southeasterly direction along the proposed corporate limit line of the City of Austin, being the common dividing line of the said MVE Venture 22.818 acre tract and the said Veterans Land Board (Frank J. Dannelly) 22.80 acre tract to a point in the west right-of-way line of Capitol View Drive at the easterly common corner of the said MVE Venture 22.818 acre tract and the remaining portion of the said Veterans Land Board (Frank J. Dannelly) 22.80 acre tract, for an outside ell corner of the herein described tract;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin, being

the west right-of-way line of Capitol View Drive, same being the east line of the said MVE Venture 22.818 acre tract to a point at the southeast corner of the said MVE Venture 22.818 acre tract, also being the northeast corner of Lot 15-B, Resubdivision of Lots 14 and 15 Capitol View Estates, a subdivision of record found in Plat Book 48 at Page 1 of the Plat Records of Travis County, Texas, for an outside ell corner of the herein described tract;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin, being the common dividing line of the said MVE Venture 22.818 acre tract and said Lot 15-B to a point at the northwest corner of said Lot 15-B, same being the most easterly corner of the said MVE 679.66 acre tract, for an inside ell corner of the herein described tract;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin, being a southeasterly line of the said MVE 679.66 acre tract common with the northwesterly line of said Resubdivision of Lots 14 and 15 Capitol View Estates, the northerly line of Capitol View Estates, a subdivision of record found in Plat Book 45 at Page 13 of said Plat Records, the northwesterly line of the Resubdivision of Lots 10, 11, 21, 22 & 23 Capitol View Estates, a subdivision of record found in Plat Book 47 at Page 100 of said Plat Records, the Resubdivision of Lot 5 Capitol View Estates, a subdivision of record found in Plat Book 55 at Page 47 of said Plat Records and the Resubdivision of Lot 4 Capitol View Estates, a subdivision of record found in Plat Book 58 at Page 66 of said Plat Records to a point in the north right-of-way line of Old Lockhart Highway at the common southerly corner of the said MVE 679.66 acre tract and Lot 1 of said Capitol View Estates, for the southeast corner of the herein described tract;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin, being the north right-of-way line of Old Lockhart Highway, same being the south line of the said MVE 679.66 acre tract to a point at the intersection of the north right-of-way line of Old Lockhart Highway with the northerly prolongation of the



common dividing line of that certain called 148.80 acre tract of land conveyed to Tarrytown Pharmacy, Inc. by deed recorded in Volume 12049 at Page 1677 of said Real Property Records and that certain called 272.09 acre tract of land conveyed to Z.T. Scott, et al. by deeds recorded in Volume 1214 at Page 256 and Volume 5679 at Page 1135 of said Deed Records, said line also being the northerly prolongation of the easterly line of that certain tract annexed into the City of Austin and adopted by Ordinance 040304-14 (Case No. C7a-04-005), for an inside ell corner of the herein described tract;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin, crossing said Old Lockhart Highway along the said northerly prolongation of the common dividing line of the said Tarrytown Pharmacy, Inc. 148.80 acre tract and the said Z.T. Scott, et al. 272.09 acre tract to a point in the south right-of-way line of Old Lockhart Highway at the northeast corner of that certain tract annexed into the City of Austin and adopted by Ordinance 040304-14 (Case No. C7a-04-005), for an outside ell corner of the herein described tract;

THENCE, in a northwesterly direction along the present corporate limit line of the City of Austin adopted by Ordinance 040304-14 (Case No. C7a-04-005), being the south right-of-way line of Old Lockhart Highway to a point at a right angle to the south right-of-way line of Old Lockhart Highway from the southerly common corner of the said MVE 679.66 acre tract and that certain called 0.994 acre tract of land conveyed to Billy W. Hope, Jr. and Bonnie R. Hope by deed recorded in Volume 12478 at Page 528 of said Real Property Records, for an outside ell corner of the herein described tract;

THENCE, in a northeasterly direction along the proposed corporate limit line of the City of Austin, crossing Old Lockhart Highway to a point in the north right-of-way line of Old Lockhart Highway at the southerly common corner of the said MVE 679.66 acre tract and the said Billy W. Hope, Jr. and Bonnie R. Hope 0.994 acre tract, for an angle point of the herein described tract;

THENCE, continuing in a northeasterly direction along the proposed corporate limit line of the City of Austin, being a northwesterly line of the said MVE 679.66 acre tract common in part with the easterly line of the said Billy W. Hope, Jr. and Bonnie R. Hope 0.994 acre tract, and in part with the east line of that certain called 2.510 acre tract of land conveyed to Salvador and Mary Ruiz by deed recorded in Volume 13035 at Page 304 of said Real Property Records to a point at the northeast corner of the said Salvador and Mary Ruiz 2.510 acre tract, same being an inside ell corner of the said MVE 679.66 acre tract, for an inside ell corner of the herein described tract;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin, being a southwesterly line of the said MVE 679.66 acre tract common in part with the northeast line of the said Salvador and Mary Ruiz 2.510 acre tract, and in part with a northeasterly line of that certain called 16.540 acre tract of land conveyed to Thomas Shows, Inc. by deed recorded in Volume 8127 at Page 695 of said Deed Records to a point at an outside ell corner of the said MVE 679.66 acre tract, same being an inside ell corner of the said Thomas Shows, Inc. 16.540 acre tract, for an outside ell corner of the herein described tract;

THENCE, in a northeasterly direction along the proposed corporate limit line of the City of Austin, being the common dividing line of the said MVE 679.66 acre tract and the said Thomas Shows, Inc. 16.540 acre tract to a point at the northerly common corner of the said MVE 679.66 acre tract the said Thomas Shows, Inc. 16.540 acre tract, for an inside ell corner of the herein described tract;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin, being a southwesterly line of the said MVE 679.66 acre tract common in part with the northeasterly line of the said Thomas Shows, Inc. 16.540 acre tract, in part with the northeasterly line of Perkins Park Section 1, a subdivision of record found in Plat Book 50 at Page 78 of said Plat Records, and in part with the northeasterly line of that certain called 6.590 acre tract of land conveyed to Stephen

Ray Hill by deed recorded in Document No. 2000167421 of said Official Public Records to a point at the northwest corner of the said Stephen Ray Hill 6.590 acre tract, same being an inside ell corner of the said MVE 679.66 acre tract, for an inside ell corner of the herein described tract;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin, being the common dividing line of the said Stephen Ray Hill 6.590 acre tract and the said MVE 679.66 acre tract to a point in the north right-of-way line of Old Lockhart Highway at the southerly common corner of the said Stephen Ray Hill 6.590 acre tract and the said MVE 679.66 acre tract, for an outside ell corner of the herein described tract;

THENCE, in a northwesterly and northeasterly direction along the proposed corporate limit line of the City of Austin, being the northeast right-of-way line of Old Lockhart Highway, same being a southwesterly and northwesterly line of the said MVE 679.66 acre tract to a point at the southwesterly common corner of the said 679.66 acre tract and that certain called 1.50 acre tract of land conveyed to R & C Steele by deed recorded in Volume 11234 at Page 365 of said Real Property Records, for an outside ell corner of the herein described tract;

THENCE, in a southeasterly direction along the proposed corporate limit line of the City of Austin, leaving the northeast right-of-way line of Old Lockhart Highway with the common dividing line of the said MVE Venture 679.66 acre tract and the said R & C Steele 1.50 acre tract to a point at the southeast corner of the said R & C Steele 1.50 acre tract, same being an inside ell corner of the said MVE Venture 679.66 acre tract, for an inside ell corner of the herein described tract;

THENCE, in northeasterly direction along the proposed corporate limit line of the City of Austin, being the northwesterly line the said MVE Venture 679.66 acre tract common in part with the southeast line of the said R & C Steele 1.50 acre tract, in part with the southeast line of

that certain called 67.95 acre tract of land conveyed to Thomson Family Limited Partnership by deed recorded in Document No. 2002232017 of said Official Public Records and in part with the southeast line of that certain called 1.477 acre tract of land conveyed to Charles C. Spradling and Yvonne F. Spradling, Trustees of the Spradling Revocable Trust by deed recorded in Document No. 2003115738 of said Official Public Records to a point in the southeasterly right-of-way line of Nuckols Crossing Road at the northeast corner of the said Spradling Revocable Trust 1.477 acre tract, for an angle point of the herein described tract;

THENCE, continuing in a northeasterly direction along the proposed corporate limit line of the City of Austin, crossing Nuckols Crossing Road to a point in the northwesterly right-of-way line of Nuckols Crossing Road, same being in the present corporate limit line of the City Of Austin as adopted by Ordinance 010927-69 (Case No. C7a-01-009) at the most easterly southeast corner of that certain called 40.052 acre tract of land conveyed to the City of Austin by deed recorded in Document No. 2000121255 of said Official Public Records, for an angle point of the herein described tract;

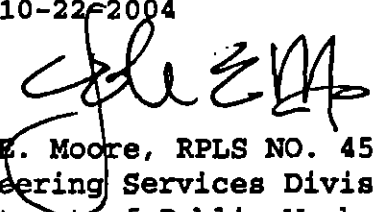
THENCE, continuing in a northeasterly and southeasterly direction along the present corporate limit line of the City Of Austin as adopted by Ordinance 010927-69 (Case No. C7a-01-009), being the northwesterly right-of-way line of Nuckols Crossing Road, in part along the southeasterly line of the said City of Austin 40.052 acre tract and the southeasterly line of that certain called 133.816 acre tract of land conveyed to LE Cadeau, LP by deed recorded in Document No. 1999109465 of said Official Public Records to a point at the intersection of the northwest right-of-way line of Nuckols Crossing Road with the northwesterly prolongation of the common dividing line of the said MVE Venture 679.66 acre tract and Lot 1, Gentry Estates, a subdivision of record found in Plat Book 75 at Page 88 of said Plat Records, for an angle point of the herein described tract;

THENCE, continuing in a southeasterly direction along the proposed corporate limit line of the City of Austin, crossing Nuckols Crossing Road with the northwesterly prolongation of the common dividing line of the said MVE Venture 679.66 acre tract and said Lot 1, Gentry Estates to a point the southeast right-of-way line of Nuckols Crossing Road at the westerly common corner of the said MVE Venture 679.66 acre tract and said Lot 1, Gentry Estates, for an angle point of the herein described tract;

THENCE, continuing in a southeasterly direction along the proposed corporate limit line of the City of Austin, being a northeasterly line of the said MVE Venture 679.66 acre tract common in part with the southerly line of said Lot 1, Gentry Estates and in part with the southerly line of the said W.T. Bradshaw, Jr. 14.76 acre tract to the point of beginning, and containing approximately 714 acres of land more or less out of the Santiago Del Valle Grant in Travis County, Texas.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".

LEGAL DESCRIPTION: John E. Moore  
10-22-2004

 10-22-2004  
APPROVED: John E. Moore, RPLS NO. 4520  
Engineering Services Division  
Department of Public Works  
City of Austin

REFERENCES

TCAD MAP NO'S. 3-3901, 4-3908 & 4-4808  
Austin Grid's H-11 thru H-13 & J-11 thru J-13