

# A U S T I N C I T Y C O U N C I L

## AGENDA



Thursday, May 18, 2006

Item # 35

Back

### Item(s) to Set Public Hearing(s) RECOMMENDATION FOR COUNCIL ACTION

**Subject:** Set a public hearing to approve the use of approximately 1.552 acres for a waterline, 2.422 acres for a wastewater line and a temporary work space adjacent to both permanent easements to allow the construction of improvements serving the Goodnight Ranch PUD, through dedicated parkland known as Onion Creek Park located along Nuckols Crossing Road and Thaxton Road, in accordance with Sec. 26.001 et seq. of the Texas Parks and Wildlife Code. (Suggested date and time: June 22, 2006 at 6:00 p.m., City Hall Council Chambers, 301 West 2nd Street).

**Amount and Source of Funding:** All costs associated with construction, as well as any parkland restoration, will be paid by requester.

**Fiscal Note:** There is no unanticipated fiscal impact. A fiscal note is not required.

#### Additional Backup Material

(click to open)

- ☐ EXHIBIT
- ☐ MAP

**For More Information:** Junie Plummer, 974-7085; Laura Bohl, 974-7064.

**Boards and Commission Action:** Recommended by Parks Board on February 28, 2006.

Chapter 26 of the Parks and Wildlife Code provides that the use of parkland for non-park purposes may be approved upon a finding that there is no feasible and prudent alternative to the use of this land.

The Public Works Department on behalf of the Austin Water Utility hereby requests authorization for the construction, operation and maintenance of the water and wastewater facilities.

The proposed improvements require a water and wastewater use over and across the Onion Creek Park to serve the Goodnight Ranch PUD ("Goodnight"). In addition the lines will serve the AISD's South Central Elementary School. The improvements are shown on Exhibits "A" and "B".

In mitigation, Austin Goodnight Ranch, L.P., the developer of Goodnight Ranch PUD, has agreed to the following:

- a. Construct a crushed granite trail along the use area of the Wastewater Line.
- b. Provide Water and Wastewater service connects to allow future development of the Park.
- c. Provide a cable fence along the park frontage adjacent to the Goodnight Ranch PUD to help control unauthorized access and dumping.

Approval of the use of parkland is made on the condition that all restoration is completed in accordance with the Standard Specifications and Construction Standards of the City of Austin

and the Parks and Recreation Department's "Construction in Parks Specifications". Goodnight is required to pay any and all costs associated with the restoration.

There is no feasible and prudent alternative to the use of the dedicated parkland, which includes all reasonable planning to minimize harm to such lands. The dates of public notification in the Austin American-Statesman are May 28th, June 4th and 11th, 2006.



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-441-8987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

Exhibit "A"

City of Austin to  
City of Austin  
(Waterline Easement)

**1.552 ACRES  
WATERLINE EASEMENT**

A DESCRIPTION OF 1.552 ACRES (67,592 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 226.903 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN, DATED JANUARY 25, 2000 AND RECORDED UNDER DOCUMENT NO. 2000011816 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.552 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1" Iron pipe found at an angle point in the north right-of-way line of Nuckols Crossing Road (right-of-way width varies), being also an angle point the south line of the said 226.903 acre tract;

**THENCE** South 72°41'41" West, with the north right-of-way line of Nuckols Crossing Road, being also the south line of the 226.903 acre tract, a distance of 9.22 feet to a calculated point, from which a 1" Iron pipe found at an angle point in the north right-of-way line of Nuckols Crossing Road, being also an angle point the south line of the said 226.903 acre tract, bears South 72°41'41" West, a distance of 64.11 feet;

**THENCE** departing the north right-of-way line of Nuckols Crossing Road, over and across the 226.903 acre tract, the following six (6) courses:


1. North 32°00'13" East, a distance of 107.05 feet to a calculated point;
2. North 25°39'34" East, a distance of 851.48 feet to a calculated point;
3. North 32°18'06" East, a distance of 164.86 feet to a calculated point;
4. North 71°55'55" East, a distance of 53.28 feet to a calculated point;
5. South 72°41'51" East, a distance of 184.61 feet to a calculated point;
6. South 61°06'40" East, a distance of 1420.69 feet to a calculated point in the north right-of-way line of Thaxton Road (right-of-way width varies), being also the south line of the 226.903 acre tract, from which a 1/2" rebar found in the north

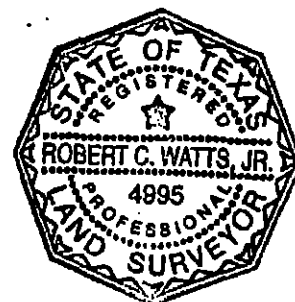
right-of-way line of Thaxton Road, being also the south line of the 226.903 acre tract, bears North 87°41'17" East, a distance of 12.31 feet;

**THENCE** with the north right-of-way line of Thaxton Road and Nuckols Crossing Road, being also the south line of the 226.903 acre tract, the following ten (10) courses:

1. South 87°41'17" West, a distance of 22.78 feet to a 5/8" rebar found;
2. North 73°57'04" West, a distance of 59.40 feet to a 1/2" rebar found, from which a 3/8" iron pipe found in the south right-of-way line of Thaxton Road bears South 32°52'03" West, a distance of 69.88 feet;
3. North 61°06'38" West, a distance of 460.92 feet to a 1" iron pipe found;
4. North 61°06'42" West, a distance of 879.84 feet to a 1/2" rebar found, from which a 1/2" iron pipe found in the south right-of-way line of Thaxton Road bears South 28°23'04" West, a distance of 68.94 feet;
5. North 72°41'51" West, a distance of 174.10 feet to a 1/2" rebar found;
6. South 71°55'55" West, a distance of 36.30 feet to a 1/2" rebar found;
7. South 32°18'06" West, a distance of 154.40 feet to a 1/2" rebar found, from which a 3/8" iron pipe found in the south right-of-way line of Nuckols Crossing Road bears South 63°36'38" East, a distance of 69.27 feet;
8. South 25°39'34" West, a distance of 851.75 feet to a 5/8" rebar found, from which a 1" iron pipe found in the south right-of-way line of Nuckols Crossing Road bears North 79°00'11" East, a distance of 87.02 feet;
9. South 33°31'21" West, a distance of 48.80 feet to a 1-3/4" iron pipe found;
10. South 50°43'05" West, a distance of 55.25 feet to the **POINT OF BEGINNING**, containing 1.552 acres of land, more or less.

Surveyed on the ground in October 2005. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 471-001-WE1.

 4-18-06  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



**REFERENCES**  
TCAD Parcel #0334000126  
Austin Grid map H-13 & J-13

**FIELD NOTES REVIEWED**  
By John Moore Date 4-18-2006  
Engineering Support Section  
Department of Public Works  
and Transportation

SKETCH TO ACCOMPANY A DESCRIPTION OF 1.552 (67,592 SQ. FT.) ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 226.903 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN, DATED JANUARY 25, 2000 AND RECORDED UNDER DOCUMENT NO. 2000011816 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

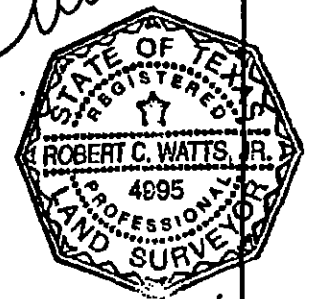
BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE,  
1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 471-001-WE1

LINE TABLE			
No.	BEARING	LENGTH	RECORD LINE
L1	S72°41'41"W	73.33'	(S72°42'40"W 73.32')
L2	N87°20'12"W	47.73'	(N87°20'59"W 47.74')
L3	N80°00'36"W	5.30'	(N80°01'13"W 5.30')
L4	S10°51'39"W	68.98'	
L5	S72°41'41"W	9.22'	
L6	N32°00'13"E	107.05'	
L7	N32°18'06"E	164.86'	
L8	N71°55'55"E	53.28'	
L9	S72°41'51"E	184.61'	
L10	S87°41'17"W	22.78'	
L11	N73°57'04"W	59.40'	(N73°58'19"W 59.28')
L12	S32°52'03"W	69.88'	
L13	S28°23'04"W	68.94'	
L14	N72°41'51"W	174.10'	(N72°41'57"W 174.11')
L15	S71°55'55"W	36.30'	(S71°57'48"W 36.28')
L16	S32°18'06"W	154.40'	(S32°19'48"W 154.44')
L17	S63°36'38"E	69.27'	
L18	N79°00'11"E	87.02'	
L19	S33°31'32"W	48.80'	(S33°29'17"W 48.81')
L20	S50°43'05"W	55.25'	(S50°40'30"W 55.27')
L21	N87°41'17"E	35.09'	(N87°27'53"E 35.20')
L22	N70°08'35"E	40.00'	(N69°51'44"E 40.12')
L23	N53°06'27"E	41.45'	(N53°22'40"E 41.31')
L24	N35°35'19"E	42.98'	(N36°04'57"E 42.78')

LEGEND

- REBAR FOUND (SIZE NOTED)
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- CALCULATED POINT
- ( ) RECORD DATA



DATE OF SURVEY: OCT. 2005  
PLOT DATE: 4/18/06  
DRAWING NO.: 471-001-WE1  
PROJECT NO.: 471-001  
SHEET 1 OF 4

*Chaparral*

SANTIAGO DEL VALLE GRANT

228.903 ACRES  
CITY OF AUSTIN  
(2000011816)

5.74 AC.  
DONALD F.  
SCHMIDT ET AL.  
(5057/250)

5.74 AC.  
ALICE DITTMAR GROBOWSKY  
(5057/284)

5.74 AC.  
C.L. JENNINGS AND K.T. GILMORE  
(2002075802)

LOT 1  
GENTRY ESTATES  
(75/88)

679.66 ACRES  
MVE VENTURE, LTD.  
(200507BB56)

DATE OF SURVEY: OCT. 2005  
PLOT DATE: 4/18/06  
DRAWING NO.: 471-001-WE1  
PROJECT NO.: 471-001  
SHEET 2 OF 4

# Chaparral

226.803 ACRES  
CITY OF AUSTIN  
(2000011816)

# SANTIAGO DEL VALLE GRANT

SCALE  
1"=20'



N25°39'34"E 851.48'  
S25°39'34"W 851.75'  
(S25°39'01"W 851.70')

APPROXIMATE RIGHT OF WAY;  
CURVE DATA PER  
(200300236)

A PORTION OF 2 AC.  
FRANK DITTMAR, JR.  
(1340/403)

THAYTON ROAD  
(R.O.W. WIDTH VARIES)

1.552 ACRES

N61°06'42"W 879.84'  
(N61°06'45"W 879.84')

S61°06'40"E 1420.69'

LOT 2  
CREEK VIEW  
(200300236)

LOT 1  
CREEK VIEW  
(200300236)

5.74 AC.  
DONALD F.  
SCHMIDT ET AL.  
(5057/250)

DATE OF SURVEY: OCT. 2005  
PLOT DATE: 4/18/06  
DRAWING NO.: 471-001-WET  
PROJECT NO.: 471-001  
SHEET 3 OF 4

Chaparral

S61°06'40"E 1420.69'  
N61°06'42"W 879.84'  
(N61°08'45"W 879.84')

226.903 ACRES  
CITY OF AUSTIN  
(2000011816)

**LOT 1  
CREEK VIEW  
(200300236)**

1.552 ACRES  
THAXTON ROAD  
(R.O.W. WIDTH VARIES)

N61.06.38 W 460.92.  
(N61.05.48 W 461.06.)

14.760 ACRES  
W. T. BRADSHAW, JR., TRUSTEE  
(8412/663)

DATE OF SURVEY: OCT. 2005  
PLOT DATE: 4/18/06  
DRAWING NO.: 471-001-WET  
PROJECT NO.: 471-001  
SHEET 4 OF 4

**SCALE**  
**1"=20'**

SALT SPRINGS DRIVE  
(R.O.W. WIDTH VARIES)

# Chaparral





Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

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Exhibit "A"

City of Austin to  
City of Austin  
(Wastewater Easement)

**2.422 ACRES  
WASTEWATER EASEMENT**

A DESCRIPTION OF 2.422 ACRES (APPROXIMATELY 105,522 SQUARE FEET) IN THE SANTIAGO DEL VALLE GRANT, BEING A PORTION OF A 226.903 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN, DATED JANUARY 25, 2000 AND RECORDED UNDER DOCUMENT NO. 2000011816 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PORTION OF A 74.401 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN, DATED OCTOBER 29, 1999 AND RECORDED UNDER DOCUMENT NO. 1999131284 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.422 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 3/4" iron pipe found at an angle point in the north right-of-way line of Nuckols Crossing Road (right-of-way width varies), being also the west corner of the said 226.903 acre tract and the southeast corner of the said 74.401 acre tract, from which a 1" iron pipe found at another angle point in the north right-of-way line of Nuckols Crossing Road, being also an angle point in the southwest line of the 226.903 acre tract, bears South 68°17'00" East, a distance of 145.27 feet;

**THENCE** North 63°17'50" West, along the north right-of-way line of Nuckols Crossing Road, being also the southwest line of the 74.401 acre tract, a distance of 30.00 feet to a calculated point, from which a 1/2" rebar found at an angle point in the north right-of-way line of Nuckols Crossing Road, being also an angle point in the southwest line of the 74.401 acre tract, bears North 63°17'50" West, a distance of 10.12 feet;

**THENCE** over and across the 74.401 acre tract and the 226.903 acre tract, the following sixteen (16) courses:

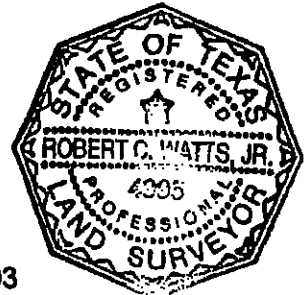
1. North 26°55'16" East, a distance of 805.21 feet to a calculated point;
2. North 21°29'13" East, a distance of 260.34 feet to a calculated point;
3. North 26°26'08" East, a distance of 351.19 feet to a calculated point;
4. North 26°45'44" East, a distance of 350.41 feet to a calculated point;

5. North 25°23'09" East, a distance of 352.96 feet to a calculated point;
6. North 62°37'38" West, a distance of 15.00 feet to a calculated point;
7. North 27°22'22" East, a distance of 305.14 feet to a calculated point;
8. North 17°28'47" East, a distance of 383.93 feet to a calculated point in the south line of a 20' wide Sanitary Sewer Easement granted to the City of Austin, of record in Volume 10344, Page 284 of the Real Property Records of Travis County, Texas;
9. South 81°14'31" East, along the south line of the said 20' wide easement, a distance of 60.70 feet to a calculated point;
10. South 17°28'47" West, departing the south line of the 20' wide easement, a distance of 398.32 feet to a calculated point;
11. South 27°22'22" West, a distance of 309.81 feet to a calculated point;
12. North 62°37'38" West, a distance of 15.00 feet to a calculated point;
13. South 25°23'09" West, a distance of 352.80 feet to a calculated point;
14. South 26°45'44" West, a distance of 350.68 feet to a calculated point;
15. South 26°26'08" West, a distance of 349.81 feet to a calculated point;
16. South 21°29'13" West, a distance of 260.46 feet to a 1/2" rebar found at an angle point in the common line of the 226.903 acre tract and the 74.401 acre tract, from which a nail found at another angle point in the aforementioned common line bears North 23°30'17" East, a distance of 228.17 feet;

**THENCE** South 26°55'16" West, along the aforementioned common line, a distance of 806.52 feet to the **POINT OF BEGINNING**, containing 2.422 acres of land, more or less.

Surveyed on the ground in November 2005. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 471-001-WWE1.

*Robert C. Watts, Jr.*  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



**REFERENCES**

TCAD Parcel #0334000126, 0431080801 & 0431080803  
Austin Grid map H-13

**FIELD NOTES REVIEWED**

By JOHN MOORE Date 4-18-2006  
Engineering Support Section  
Department of Public Works  
and Transportation

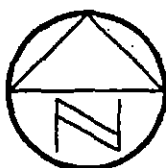
SKETCH TO ACCOMPANY A DESCRIPTION OF 2.422 ACRES (APPROXIMATELY 105,522 SQUARE FEET) IN THE SANTIAGO DEL VALLE GRANT, BEING A PORTION OF A 226.903 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN, DATED JANUARY 25, 2000 AND RECORDED UNDER DOCUMENT NO. 2000011816 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PORTION OF A 74.401 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF AUSTIN, DATED OCTOBER 29, 1999 AND RECORDED UNDER DOCUMENT NO. 1999131284 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION  
471-001-WWE1

SEE SHEET 2

40.052 ACRES  
CITY OF AUSTIN  
(2000121255)



SCALE  
1"=100'

LEGEND	
●	1/2" REBAR FOUND
○	36" ELM TREE FOUND
▲	NAIL FOUND
⊙	IRON PIPE FOUND (SIZE NOTED)
○	CALCULATED POINT

226.903 ACRES  
CITY OF AUSTIN  
(2000011816)

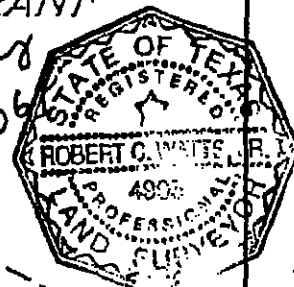
74.401 ACRES  
CITY OF AUSTIN  
(1999131284)

SANTIAGO DEL  
VALLE GRANT

0.048 ACRES  
R.O.W. DEDICATION  
(1999131284)

175.000 ACRES  
BENCHMARK LAND DEVELOPMENT, INC.  
(2005078857)

NUCKOLS CROSSING ROAD  
(R.O.W. WIDTH VARIES)



DATE OF SURVEY: NOV. 2005  
PLOT DATE: 4/18/06  
DRAWING NO.: 471-001-WWE1  
PROJECT NO.: 471-001  
SHEET 1 OF 4

Chaparral

SEE SHEET 3



SCALE  
1"=100'

# SANTIAGO DEL VALLE GRANT

74.401 ACRES  
CITY OF AUSTIN  
(1999131284)

226.903 ACRES  
CITY OF AUSTIN  
(2000011818)

2.422 ACRES

40.052 ACRES  
CITY OF AUSTIN  
(2000121255)

74.401 ACRES  
CITY OF AUSTIN  
(1999131284)

## LEGEND

- 1/2" REBAR FOUND
- 36" ELM TREE FOUND
- ▲ NAIL FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- CALCULATED POINT

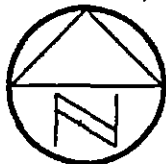
DATE OF SURVEY: NOV. 2005  
PLOT DATE: 4/18/08  
DRAWING NO.: 471-001-WWE1  
PROJECT NO.: 471-001  
SHEET 2 OF 4

SEE SHEET 1

Chaparral

SEE SHEET 4

LINE TABLE			
No.	BEARING	LENGTH	RECORD LINE
L1	S68°17'00"E	145.27'	(S68°18'33"E 145.32')
L2	S28°09'43"W	68.64'	
L3	N63°17'50"W	40.12'	(N63°16'16"W 40.10')
L4	N63°07'20"W	19.93'	(N63°09'28"W 19.99')
L5	S31°13'12"W	57.41'	(S30°53'52"W 57.87')
L6	S24°58'02"W	130.37'	(S24°58'58"W 130.40')
L7	N63°17'50"W	30.00'	
L8	N62°37'38"W	15.00'	
L9	S81°14'31"E	60.70'	
L10	S17°28'47"W	398.32'	
L11	N62°37'38"W	15.00'	



SCALE  
1"=100'

74.401 ACRES  
CITY OF AUSTIN  
(1999131284)

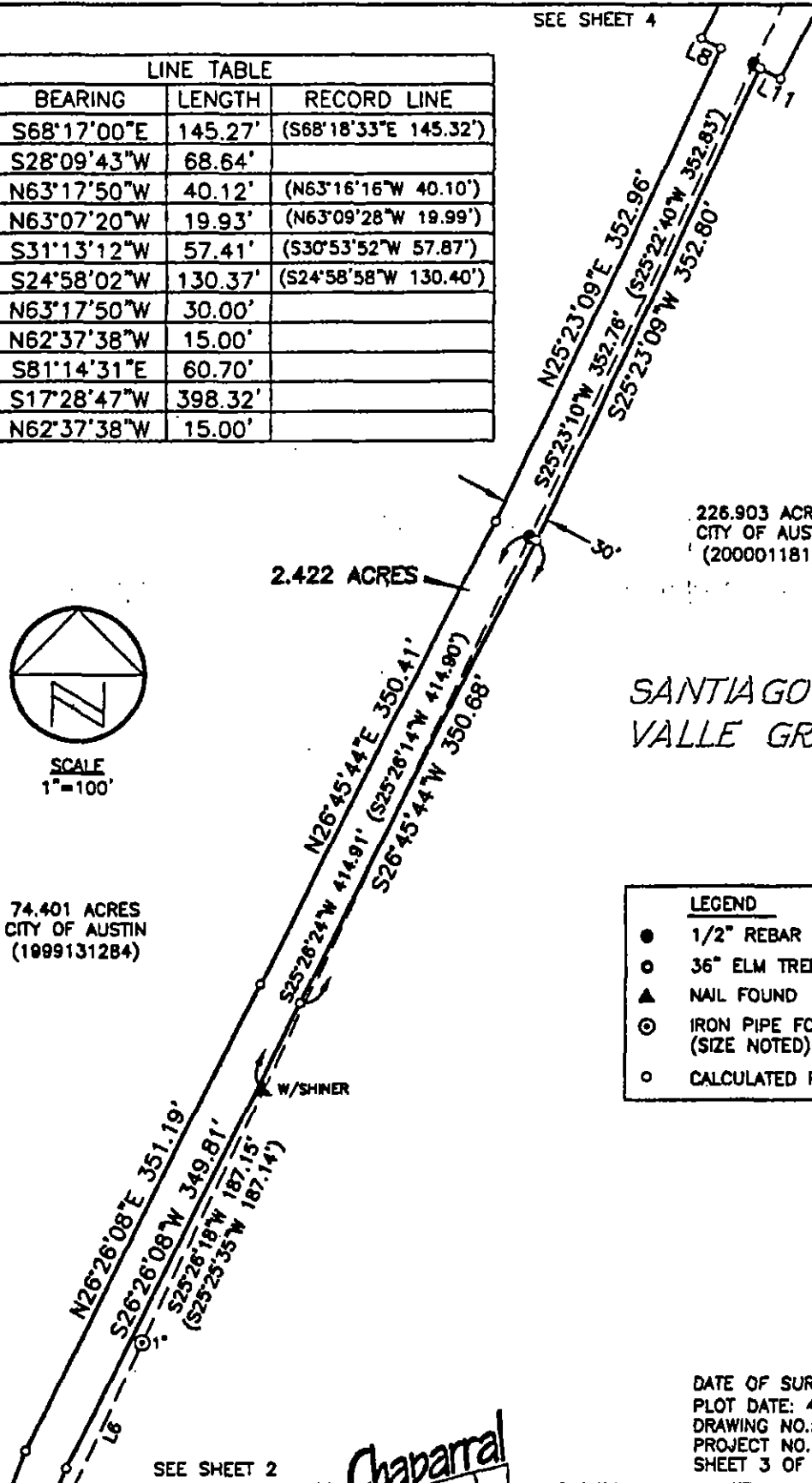
2.422 ACRES

226.903 ACRES  
CITY OF AUSTIN  
(2000011816)

SANTIAGO DEL  
VALLE GRANT

LEGEND

- 1/2" REBAR FOUND
- 36" ELM TREE FOUND
- ▲ NAIL FOUND
- ⊙ IRON PIPE FOUND  
(SIZE NOTED)
- CALCULATED POINT



SEE SHEET 2

Chaparral

DATE OF SURVEY: NOV. 2005  
PLOT DATE: 4/18/06  
DRAWING NO.: 471-001-WWE1  
PROJECT NO.: 471-001  
SHEET 3 OF 4

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	90°14'38"	136.02'	136.60'	214.24'	192.77'	S72°14'38"W

