

**ORDINANCE NO. 20050929-Z011**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10815 BRADSHAW ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-04-0211, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.992 acre tract of land, more or less, out of the Santiago del Valle Grant, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 10815 Bradshaw Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on October 10, 2005.

**PASSED AND APPROVED**

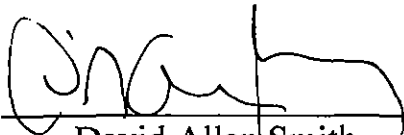
September 29, 2005

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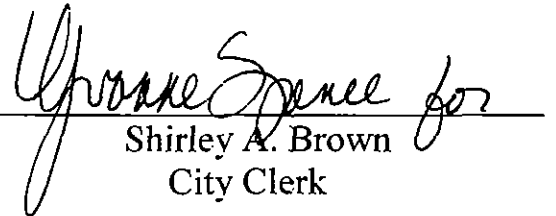
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

Exhibit "A"

**LEGAL DESCRIPTION**

**ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, BEING THE SAME PROPERTY AS CONVEYED TO EDGAR M. AND LOIS E. DAUGHERTY BY DEED RECORDED IN VOLUME 5050, PAGE 1101 OF THE DEED RECORDS OF TRAVIS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** a 1/2" iron rod found on the east right-of-way line of Bradshaw Road (R.O.W. varies) for the southwest corner of the herein described tract; said point bears N29°32'09"E a distance of 854.0 feet from the intersection of the centerline of River Plantation Drive and the east right-of-way line of Bradshaw Road;

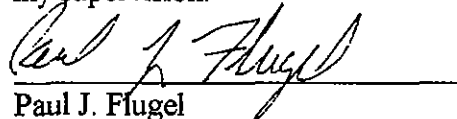
**THENCE**, with said east right-of-way line of Bradshaw Road, N29°34'59"E a distance of 417.57 feet to a 1/2" iron rod found for the northwest corner of this tract;

**THENCE**, leaving said right-of-way, and with common line between this tract and the west line of that certain 114.172-acre tract of land conveyed to Williamson Creek Farms, L.P., a Texas Limited Partnership, (proposed Legends Way Subdivision, Section 1), for the following three (3) courses:

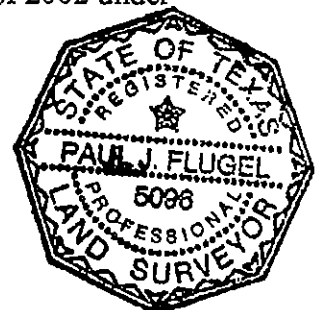
- 1) S60°34'29"E a distance of 208.16 feet to a 1/2" iron rod found for the northeast corner of this tract;
- 2) S29°38'52"W a distance of 417.01 feet to a 1/2" iron rod found for the southeast corner of this tract;
- 3) N60°43'45"W a distance of 207.69 feet to the **POINT OF BEGINNING** and containing 1.992 acres (86,764 square feet) of land, more or less.

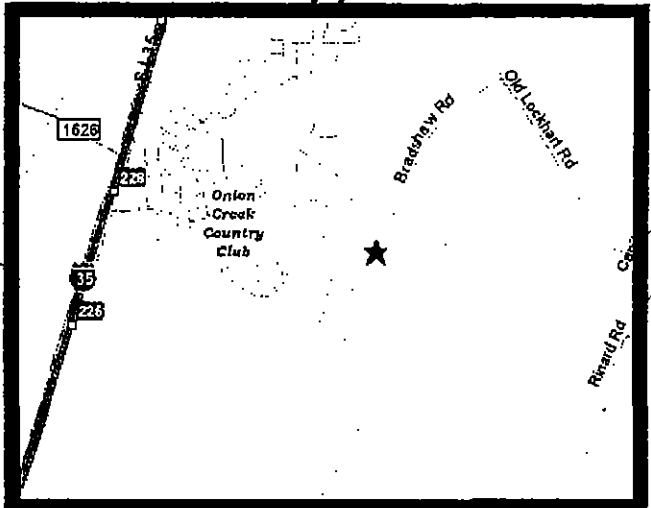
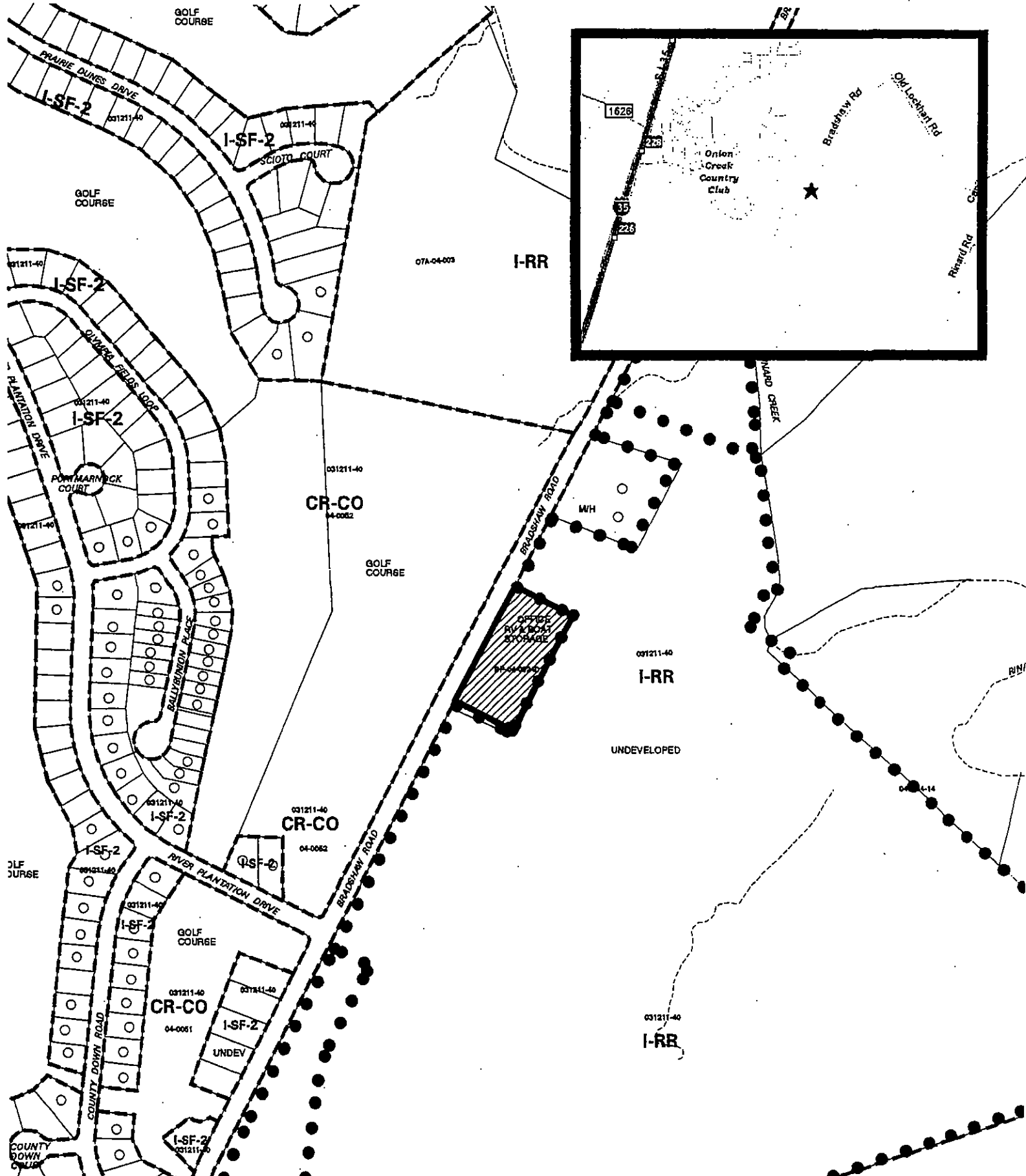
Bearing Basis for this survey is the east right-of-way line of Bradshaw Road according to (proposed) Legends Way Subdivision, Section 1.




**I HEREBY CERTIFY** that these notes were prepared by Landmark Surveying, Inc. from a survey made on the ground during April of 2002 under my supervision.

  
Paul J. Flugel

Registered Professional Land Surveyor No. 5096  
April 18, 2002





SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: W. WALSH

CASE #: C14-04-0211  
 ADDRESS: 10815 BRADSHAW RD  
 SUBJECT AREA (acres): 1.992

# ZONING EXHIBIT B

DATE: 05-01  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 G11