

ORDINANCE NO. 14-214

AN ORDINANCE OF THE CITY OF BEE CAVE, TEXAS (“CITY”) AMENDING THE ZONING OF REAL PROPERTY FROM CURRENT ZONING AS RETAIL (R) TO PLANNED DEVELOPMENT DISTRICT – MIXED USE (PD-MU) FOR LOTS 1, 2, AND 4, BLOCK B, OF THE AMENDED FINAL PLAT OF THE HILL COUNTRY GALLERIA OF LOTS 1-8 AND 10-26, BLOCK A, LOTS 1-3 AND 5-8, BLOCK B, AND LOT 1, BLOCK A, CITY OF BEE CAVE, TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 200700378 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; AND A ZONING CHANGE REQUEST FROM PLANNED DEVELOPMENT DISTRICT – TOWN CENTER (PD-TC), AS SET OUT IN ORDINANCE 05-03-08-A, AS AMENDED, TO PLANNED DEVELOPMENT DISTRICT – MIXED USE (PD-MU) FOR LOT 5, BLOCK B, OF THE AMENDED FINAL PLAT OF THE HILL COUNTRY GALLERIA OF LOTS 1-8 AND 10-26, BLOCK A, LOTS 1-3 AND 5-8, BLOCK B, AND LOT 1, BLOCK A, CITY OF BEE CAVE, TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 200700378, WHICH LAND IS LOCATED GENERALLY NORTH OF BEE CAVE PARKWAY AND EAST OF HIGHWAY 620 WHICH LAND IS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO (“PROPERTY”); APPROVING A CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT “B” AND CONSISTING OF A CONCEPT PLAN, PEDESTRIAN CIRCULATION PLAN, BUILDING INFORMATION PLAN, PHASING AND PARKING PLANS, LAND USE PLAN, ROADWAY AND UTILITY PLANS, OPEN SPACE PLAN AND TREE PRESERVATION PLAN, AND DRAINAGE PLAN (COLLECTIVELY “CONCEPT PLAN”); PROVIDING SPECIAL DEVELOPMENT STANDARDS AND CONDITIONS, ATTACHED AS EXHIBIT “C” (“PLANNED DEVELOPMENT STANDARDS”); BUILDING ELEVATIONS, ATTACHED HERETO AS EXHIBIT “D”; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR FINDINGS OF FACT, SEVERABILITY, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, the Planning and Zoning Commission and the City Council of the City, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held two public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City is of the opinion and finds that said zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended as set forth herein; and

WHEREAS, the development proposed by the zoning applicant complies with the current City Ordinances except as modified by the Planned Development Standards contained in Exhibit “C” of this Ordinance; and

WHEREAS, any protest made against the proposed change of Zoning Classification has been duly considered by the City Council; and

WHEREAS, Sec. 32.03.015 of the City Zoning Ordinance provides that the purpose of a Planned Development District is to provide for the development of land as an integral unit for single or mixed use in accordance with a Concept Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts, and to encourage flexible and creative planning to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community; and

WHEREAS, the proposed development supports many of the objectives of the City's Comprehensive Plan which calls for Bee Cave to be a unique place that encourages unique types of businesses, particularly in the arts and that is structured for people who live, work and shop within the City with an emphasis on recreational trails, parks and pedestrian and bicycle traffic;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE, TEXAS:

SECTION 1. Findings of Fact. All of the above premises are hereby found to be true and correct legislative and factual findings of the City and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. Amendment. That the City Zoning Ordinance and Map of the City of Bee Cave, Texas, be and the same are hereby, amended so as to grant a change of zoning from Retail, Planned Development District to Mixed Use, Planned Development District ("MU-PDD") and Town Center, Planned Development District to Mixed Use, Planned Development District ("MU-PDD") with a base zoning of Mixed Use for the Property as described in Exhibit "A".

SECTION 3. Development. That the Property shall be developed in compliance with this Ordinance, the Concept Plan, attached as Exhibit "B", and the terms and conditions of the City's Code of Ordinances, except as modified by the Planned Development Standards attached hereto as Exhibit "C."

SECTION 4. Concept Plan. That the Concept Plan for this Planned Development District which is attached as Exhibit "B" and consists of the Concept Plan, Pedestrian Circulation Plan, Building Information Plan, Phasing and Parking Plans, Land Use Plan, Roadway and Utility Plans, Trail and Open Space Plan, Drainage Plan, and Tree Preservation Plan (collectively "Concept Plan") are made a part hereof for all purposes and is hereby approved for said Planned Development District as required by Chapter 32, of the Code of Ordinances of the City of Bee Cave, Texas. Any proposed use or development depicted on the Concept Plan shall not be deemed authorized or approved by the City of Bee Cave until a final site plan ("Site Plan") is approved for such use and/or development in accordance with the terms and conditions of Chapter 32 of the Code of Ordinances and the requirements set out herein. Amendments to the Concept Plan may occur in accordance with the requirements of Chapter 32, of the Code of Ordinances, or as provided in Exhibit "C".

SECTION 5. Uses. The City Council for the City hereby expressly permits and approves the uses listed in Section IV(C) of Exhibit "C" as Permitted Uses, which is attached hereto and incorporated herein for all purposes. Permitted Uses associated with the Mixed Use

District zoning are not authorized by this Ordinance unless listed as Permitted Uses in Section IV (C) of Exhibit "C". Conditional Uses associated with Mixed Use District zoning are likewise not authorized by this Ordinance unless listed as a Permitted Use. Any uses listed in Exhibit "C" as a Conditional Use must be approved by a future zoning ordinance in accordance with the City's Code of Ordinances. The City Council would not necessarily authorize such change of zoning to allow such uses, or authorize a waiver of the City's set back requirements or any other waivers, absent the development of the Project in strict accordance with the Project depicted in Exhibit "B" and according to the Development Standards described in Exhibit "C". The authority granted by this Ordinance is therefore specific to this Project as it has been represented in the applicant's application and as depicted in the Concept Plan unless this Ordinance is subsequently amended or modified by approval of the City Council or unless such changes are expressly authorized by Exhibit "C" to this Ordinance.

SECTION 6. Severability. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjusted or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of Chapter 32, Zoning, of the City of Bee Cave Code of Ordinances and Map as a whole.

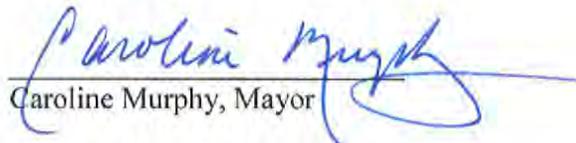
SECTION 7. Repealer. All ordinances or parts of ordinances in force regarding the zoning of this Property when the provisions of this Ordinance become effective are hereby repealed.

SECTION 8. Effective Date. That this Ordinance shall take effect immediately from and after its passage.

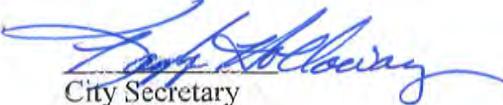
SECTION 9. Notice and Meeting Clause. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED by the City Council of the City of Bee Cave, Texas, on the 9th day of December 2014.

CITY OF BEE CAVE, TEXAS


Caroline Murphy, Mayor

ATTEST:


City Secretary

[SEAL]

APPROVED AS TO FORM:


Patty L. Akers, City Attorney

Ordinance 14-214

Terrace at Bee Cave Exhibit Table of Contents

EXHIBIT "A" — Property Description of Property Subject to Ordinance 14-214

EXHIBIT "B" —

- 1. CONCEPT PLAN**
- 2. PEDESTRIAN CIRCULATION PLAN**
- 3. BUILDING INFORMATION PLAN**
- 4. PHASING AND PARKING PLANS**
- 5. LAND USE PLAN**
- 6. ROADWAY AND UTILITY PLANS**
- 7. OPEN SPACE PLAN AND TREE PRESERVATION PLAN**
- 8. DRAINAGE PLAN**

EXHIBIT "C" — PLANNED DEVELOPMENT STANDARDS

EXHIBIT "D" — BUILDING ELEVATIONS

EXHIBIT "E" — TRAFFIC IMPROVEMENTS

EXHIBIT A

Lots 1, 2,4 and 5, Block B, of the Amended Final Plat of the Hill Country Galleria of Lots 1-8 and 10-26, Block A, Lots 1-3 and 5-8, Block B, and Lot 1, Block A, City of Bee Cave, Travis County, Texas, as recorded in document number 200700378 of the official public records of Travis County Texas.

EXHIBIT B

Ordinance 14-214: Terrace at Bee Cave
Approved 9 December 2014



NOTE: THIS PLAN IS SUBJECT TO REVISION



PLANNED ENVIRONMENTS, INC. BECHTOL GOLF DESIGN WATERS OF AMERICA
9104 ATWATER COVE, AUSTIN, TX 78733 (512)474-0806 (512)474-5458 fax peibg@peibg.com



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fax: (512) 477-4668

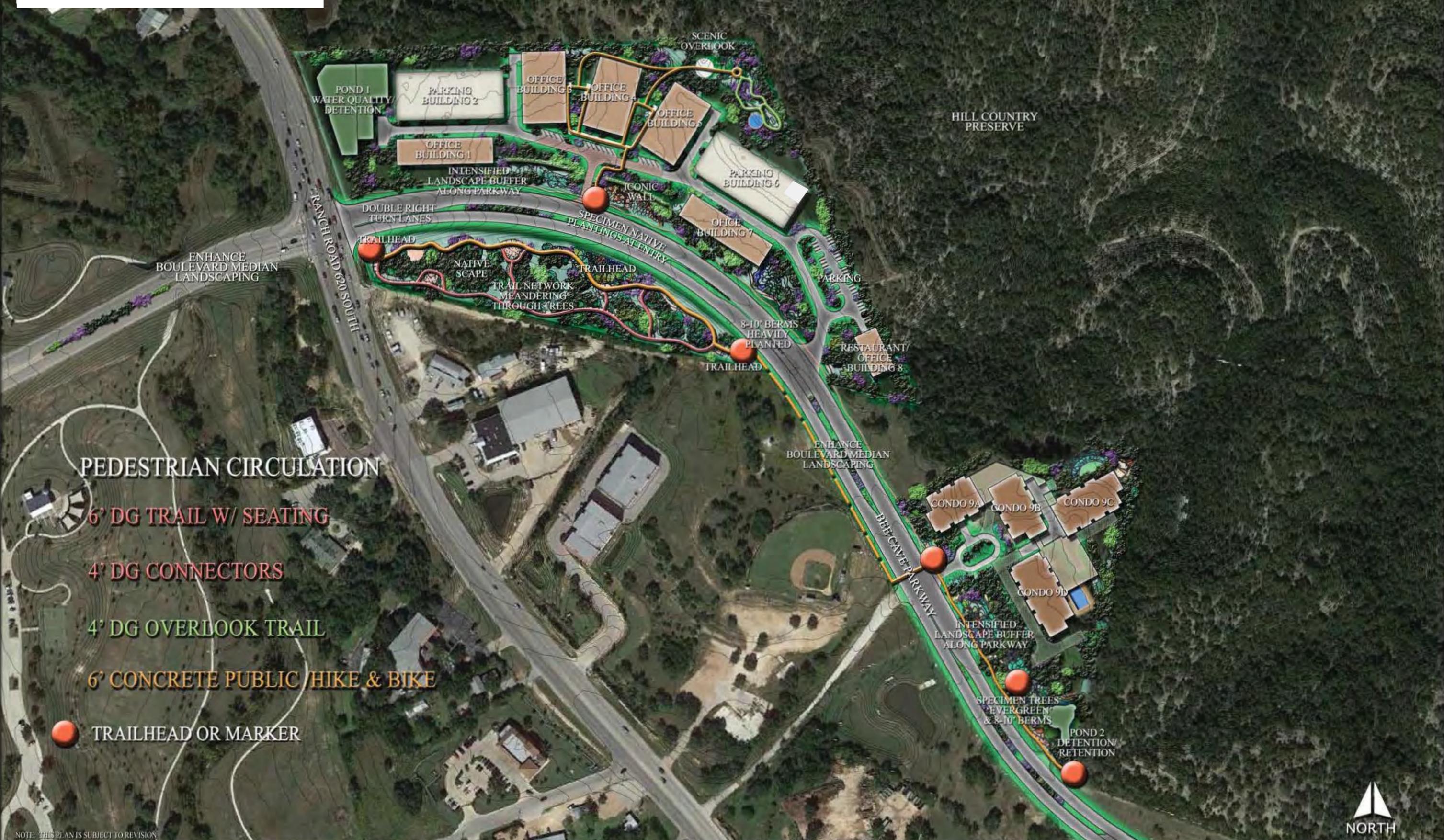
BURY
221 West Sixth Street
Suite 600
Austin, TX 78701
512.328.0011 Phone

Gensler
212 Lavaca Street
Suite 390
Austin, TX 78701
Tel: +1 512.867.8100

Concept Plan

THE TERRACE

0 100 200 Feet
SCALE: 1"=100'
10/2/14



PEDESTRIAN CIRCULATION

6' DG TRAIL W/ SEATING

4' DG CONNECTORS

4' DG OVERLOOK TRAIL

6' CONCRETE PUBLIC/HIKE & BIKE

● TRAILHEAD OR MARKER

NOTE: THIS PLAN IS SUBJECT TO REVISION



The Terrace



BUILDING 1 (OFFICE)
 Levels: 2, Building Height: 35'-0"
 Total Building Area: 31,200 s.f.
 Building Footprint: 15,600 s.f.

BUILDING 2 (PARKING)
 Levels: 5, Building Height: 47'-0"
 Total Parking Spaces: 490
 Total Building Area: 162,000 s.f.
 Building Footprint: 32,400 s.f.

BUILDING 3 (OFFICE)
 Levels: 3, Building Height: 47'-0"
 Total Building Area: 59,400 s.f.
 Building Footprint: 19,800 s.f.

BUILDING 4 (OFFICE)
 Levels: 3, Building Height: 47'-0"
 Total Building Area: 59,400 s.f.
 Building Footprint: 19,800 s.f.

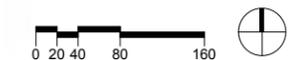
BUILDING 5 (OFFICE)
 Levels: 3, Building Height: 47'-0"
 Total Building Area: 59,400 s.f.
 Building Footprint: 19,800 s.f.

BUILDING 6 (PARKING)
 Levels: 4, Building Height: 35'-0"
 Levels: 1, Below Grade
 Total Parking Spaces: 490
 Total Building Area: 162,000 s.f.
 Building Footprint: 32,400 s.f.

BUILDING 7 (OFFICE)
 Levels: 2, Building Height: 35'-0"
 Total Building Area: 31,200 s.f.
 Building Footprint: 15,600 s.f.

BUILDING 8 (RESTAURANT/OFFICE)
 Levels: 2, Building Height: 42'-0"
 Levels: 1 Below grade
 Total Building Area: 13,000 s.f.
 Building Footprint: 6,500 s.f.

BUILDING 9A, 9B, 9C, 9D (CONDOMINIUM)
 Levels: 4 above grade, Building Height: 47'-0"
 Units: 120
 Parking: Floor Area: varies by floor
 Levels: 2 below grade
 Total Parking Spaces: 290
 Total Building Area: 222,800 s.f.
 9A Building Footprint: 11,500 s.f.
 9B Building Footprint: 13,000 s.f.
 9C Building Footprint: 14,800 s.f.
 9D Building Footprint: 16,400 s.f.

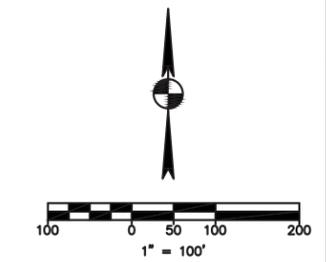
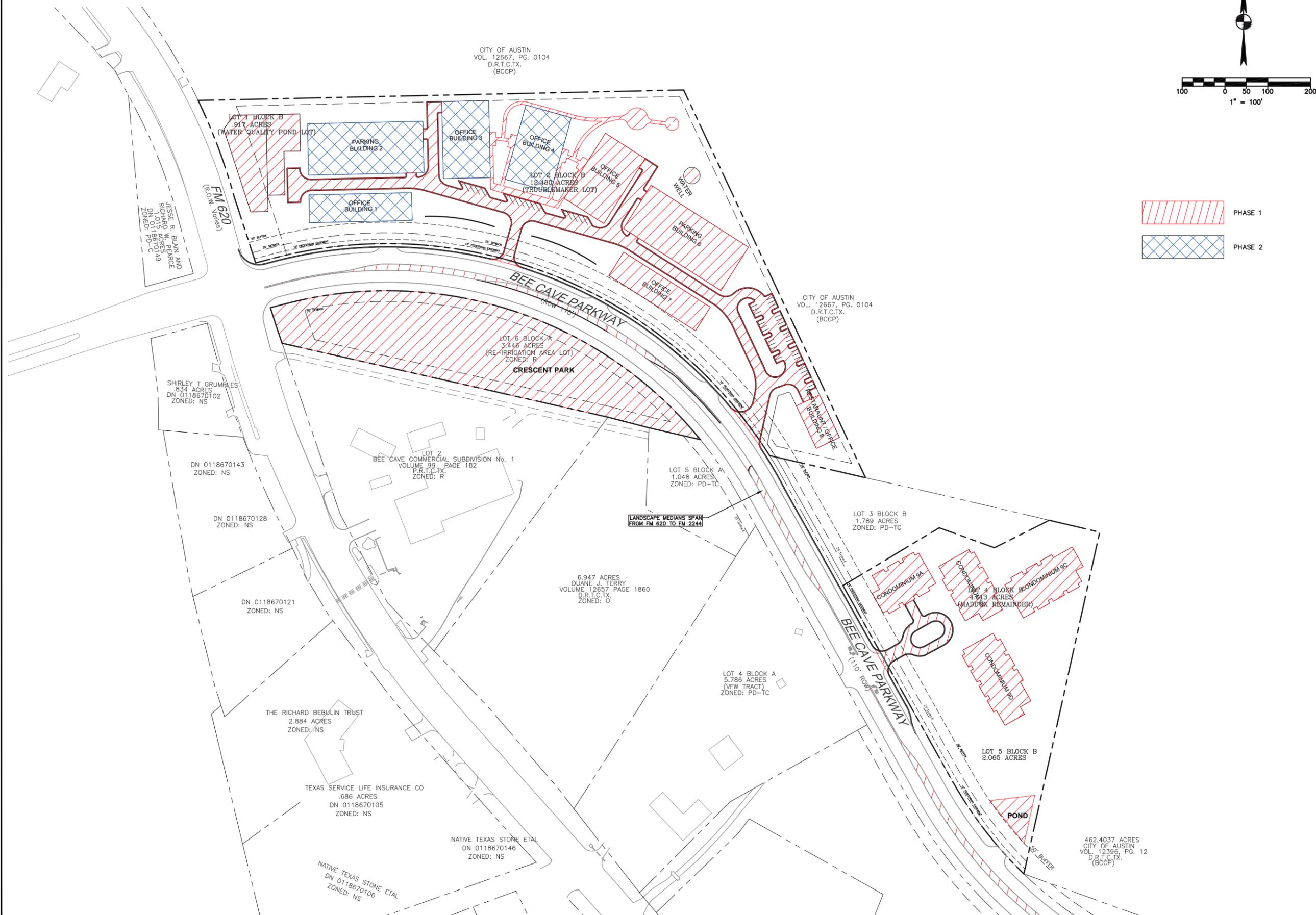


Terrace Building Information

Ordinance 14-214 Exhibit B3.2

Terrace Building Information									
Building #	Use(s)	Gross Area (SF)	Bldg Footprint (SF)	# Levels	Building Height (from low grade)	Building Height (at building perimeter)			
						North	East	South	West
1	Class A Office	31,200	15,600	2	35'-0"	35'-0"	35'-0"	35'-0"	35'-0"
2	Structured Parking	162,000	32,400	5 above	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
3	Class A Office	59,400	19,800	3	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
4	Class A Office	59,400	19,800	3	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
5	Class A Office	59,400	19,800	3	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
6	Structured Parking	162,000	32,400	4 above/1 below	35'-0"	35'-0"	35'-0"	35'-0"	35'-0"
7	Class A Office	31,200	15,600	2	35'-0"	35'-0"	35'-0"	35'-0"	35'-0"
8	Restaurant/Office	13,000	6,500	2 above/1 below	42'-0"	42'-0"	42'-0"	42'-0"	42'-0"
9A	Single Family Attached Residential	46,000	11,500	4 above/2 below	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
9B	Single Family Attached Residential	52,000	13,000	4 above/2 below	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
9C	Single Family Attached Residential	52,900	14,800	4 above/2 below	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
9D	Single Family Attached Residential	65,600	16,400	4 above/2 below	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"

Ordinance 14-214 Exhibit B4.1



 PHASE 1
 PHASE 2

REVISION	NO.	DATE	APPROVAL

BURY
 221 West Shore Street, Suite 600
 Austin, Texas 78701
 Tel: (512) 325-0011 Fax: (512) 325-0325
 TBP# F-1008 TBP#LS # F-1010/500
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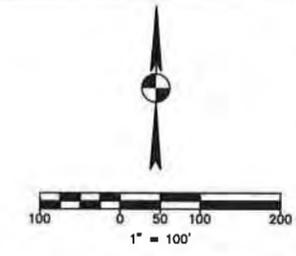
PHASING PLAN

THE TERRACE
 BEE CAVE, TEXAS
 TERRACE PARTNERS LLC

DRAWN BY: RWM	PROJECT NO.: R10175610001
DESIGNED BY: LEB	
QA/QC:	

G:\1017561\0001\001 The Terrace\017561001\PHASE_1\PHASE_1.dwg modified by rwm on Feb 12, 16 5:27 PM

Ordinance 14-214 Exhibit B4.2

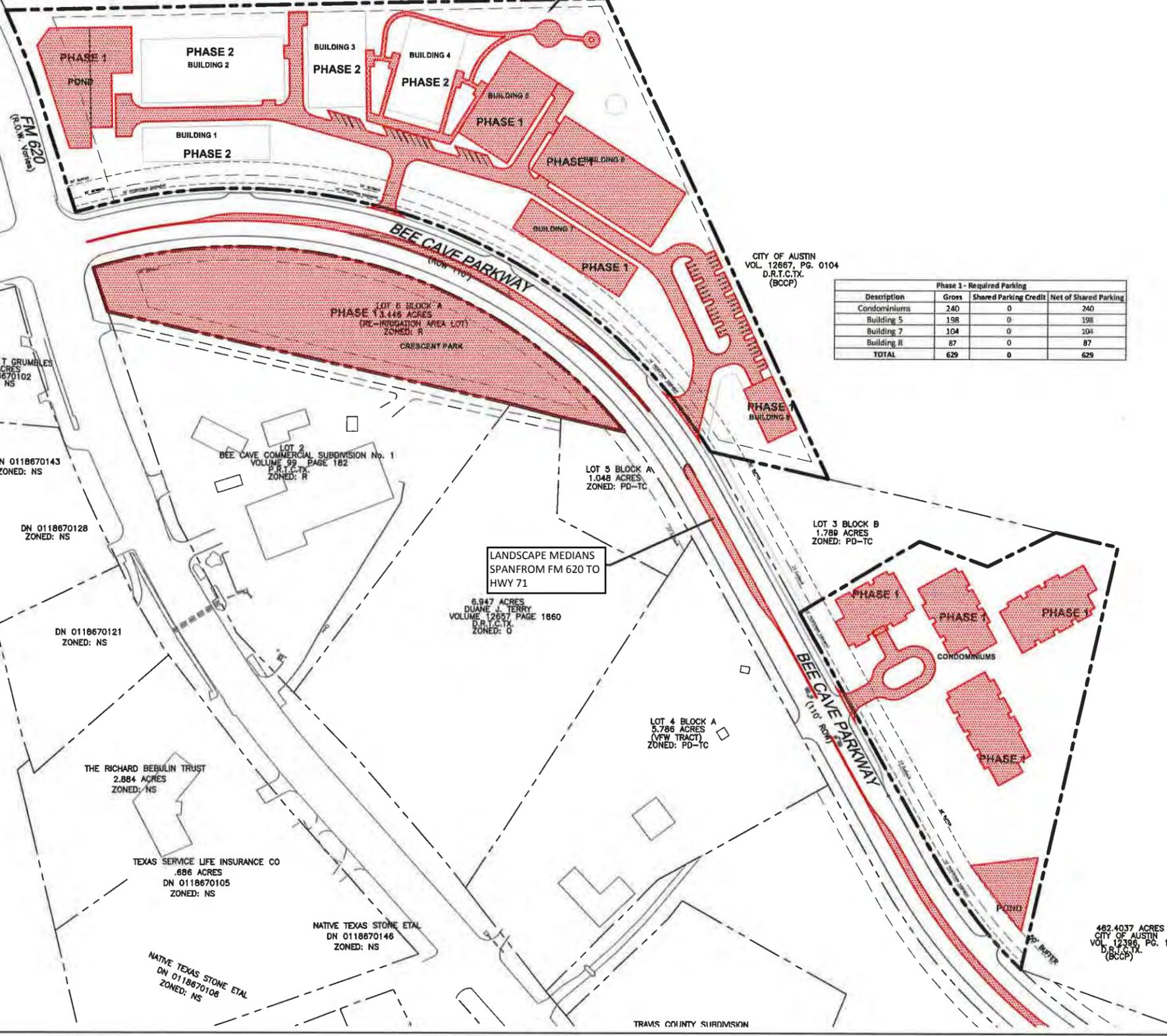


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 TBP# F-1048 TBP#LS # F-10107500
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CITY OF AUSTIN
 VOL. 12667, PG. 0104
 D.R.T.C.T.X.
 (BCCP)

SCENIC
 OVERLOOK

ESSE R. BLAIN AND
 RICHARD W. MORSE
 1.013 ACRES
 ZONED: PD-C



CITY OF AUSTIN
 VOL. 12667, PG. 0104
 D.R.T.C.T.X.
 (BCCP)

Phase 1 - Required Parking			
Description	Gross	Shared Parking Credit	Net of Shared Parking
Condominiums	240	0	240
Building 5	198	0	198
Building 7	104	0	104
Building 8	87	0	87
TOTAL	629	0	629

Parking Provided	
East Parking Garage	490
Condo Parking Garage	290
Surface Parking	75
TOTAL	855

SHIRLEY T. GRUMBLES
 .834 ACRES
 DN 0118670102
 ZONED: NS

DN 0118670143
 ZONED: NS

DN 0118670128
 ZONED: NS

DN 0118670121
 ZONED: NS

THE RICHARD BEBULIN TRUST
 2.884 ACRES
 ZONED: NS

TEXAS SERVICE LIFE INSURANCE CO
 .686 ACRES
 DN 0118670105
 ZONED: NS

NATIVE TEXAS STONE ETAL
 DN 0118670146
 ZONED: NS

NATIVE TEXAS STONE ETAL
 DN 0118670108
 ZONED: NS

LOT 3
 BEE CAVE COMMERCIAL SUBDIVISION No. 1
 VOLUME 99, PAGE 182
 D.R.T.C.T.X.
 ZONED: R

LOT 5 BLOCK A
 1.048 ACRES
 ZONED: PD-TC

6.947 ACRES
 DUANE J. TERRY
 VOLUME 12657, PAGE 1860
 D.R.T.C.T.X.
 ZONED: 0

LOT 4 BLOCK A
 3.786 ACRES
 (VFW TRACT)
 ZONED: PD-TC

LOT 3 BLOCK B
 1.789 ACRES
 ZONED: PD-TC

482.4037 ACRES
 CITY OF AUSTIN
 VOL. 12386, PG. 12
 D.R.T.C.T.X.
 (BCCP)

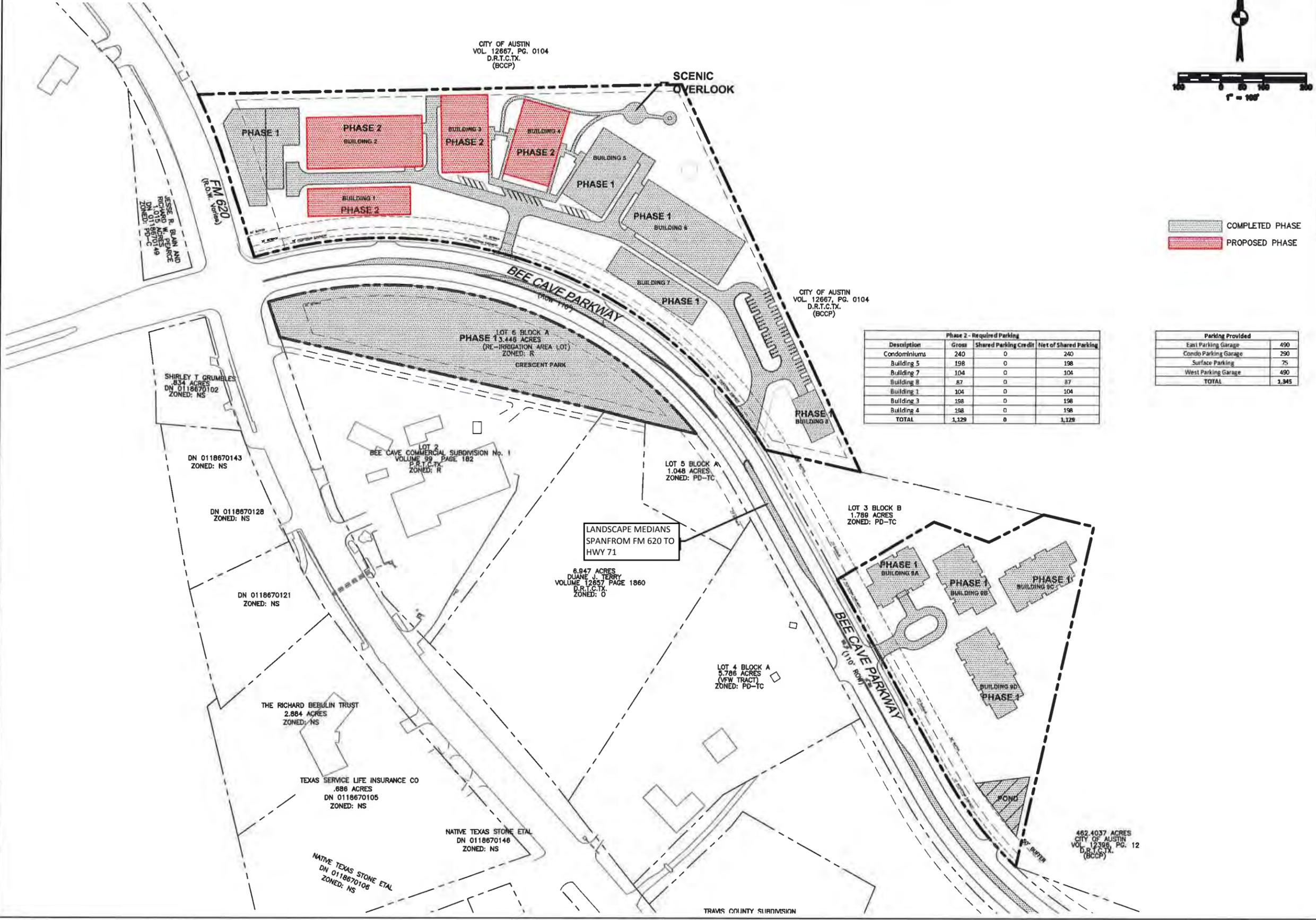
PHASE 1 PARKING BUILDOUT
 PHASING PLAN

THE TERRACE
 BEE CAVE, TEXAS
 TERRACE PARTNERS LLC

DRAWN BY: RWM
 DESIGNED BY: LEB
 QA/QC:
 PROJECT NO.: R10172910001

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Ordinance 14-214 Exhibit B4.1



CITY OF AUSTIN
VOL. 12667, PG. 0104
D.R.T.C.T.X.
(BCCP)

CITY OF AUSTIN
VOL. 12667, PG. 0104
D.R.T.C.T.X.
(BCCP)

462.4037 ACRES
CITY OF AUSTIN
VOL. 12395, PG. 12
D.R.T.C.T.X.
(BCCP)

SHIRLEY T GRUMBLES
8.34 ACRES
DN 0118670102
ZONED: NS

DN 0118670143
ZONED: NS

DN 0118670128
ZONED: NS

DN 0118670121
ZONED: NS

THE RICHARD BEBULIN TRUST
2.884 ACRES
ZONED: NS

TEXAS SERVICE LIFE INSURANCE CO
.886 ACRES
DN 0118670105
ZONED: NS

NATIVE TEXAS STONE ETAL
DN 0118670146
ZONED: NS

NATIVE TEXAS STONE ETAL
DN 0118670108
ZONED: NS

LOT 2
BEE CAVE COMMERCIAL SUBDIVISION No. 1
VOLUME 99, PAGE 182
P.R.T.C.T.X.
ZONED: R

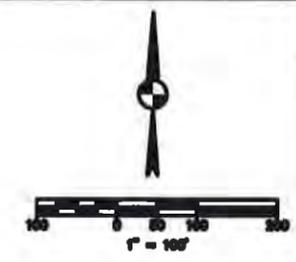
LOT 5 BLOCK A
1.048 ACRES
ZONED: PD-TC

6.947 ACRES
DUANE J. TERRY
VOLUME 12657, PAGE 1860
D.R.T.C.T.X.
ZONED: O

LOT 4 BLOCK A
5.786 ACRES
(VFW TRACT)
ZONED: PD-TC

LOT 3 BLOCK B
1.789 ACRES
ZONED: PD-TC

SCENIC
OVERLOOK



COMPLETED PHASE
PROPOSED PHASE

Description	Phase 2 - Required Parking		
	Gross	Shared Parking Credit	Net of Shared Parking
Condominiums	240	0	240
Building 5	198	0	198
Building 7	104	0	104
Building 8	87	0	87
Building 1	104	0	104
Building 3	198	0	198
Building 4	198	0	198
TOTAL	1,129	0	1,129

Parking Provided	
East Parking Garage	490
Condo Parking Garage	290
Surface Parking	75
West Parking Garage	490
TOTAL	1,345

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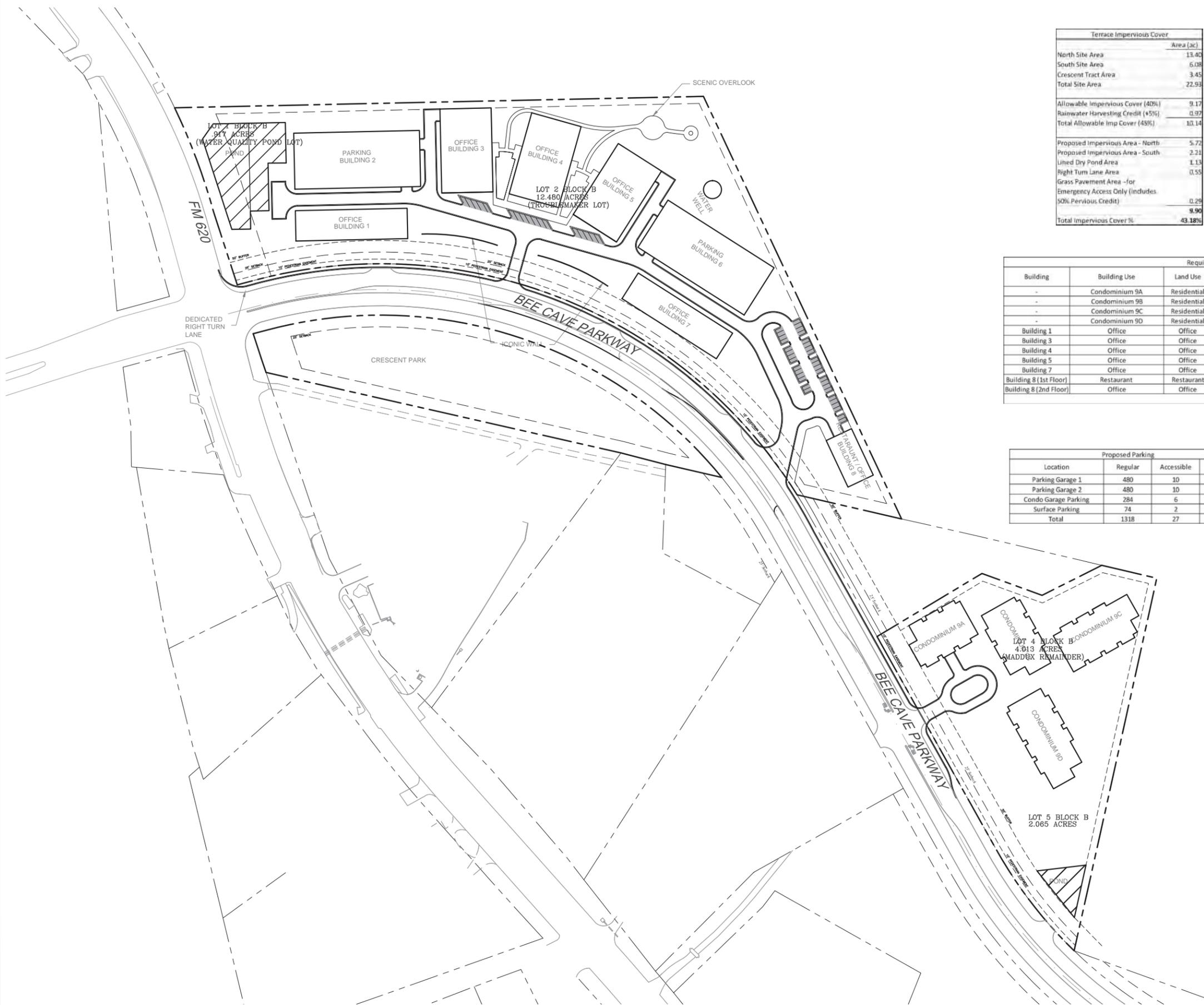
**PHASE 2 PARKING BUILDOUT
PHASING PLAN**

THE TERRACE
BEE CAVE, TEXAS
TERRACE PARTNERS LLC

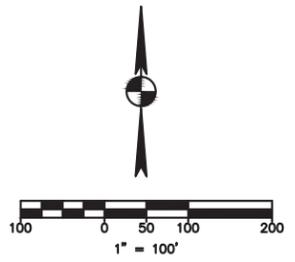
DRAWN BY: RWM
DESIGNED BY: LEB
QA / QC:
PROJECT NO.: R10175910001

010175910001.DOC THE TERRACE/CD EXHIBIT/PARKING BUILDOUT EXHIBITS/010175910001_T_PHASE 2.PKG modified by rwm on Feb 13, 10:33 AM

Ordinance 14-214 Exhibit B5



Terrace Impervious Cover	
	Area (ac)
North Site Area	13.40
South Site Area	6.08
Crescent Tract Area	3.45
Total Site Area	22.93
Allowable Impervious Cover (40%)	9.17
Rainwater Harvesting Credit (+5%)	-0.92
Total Allowable Imp Cover (45%)	10.14
Proposed Impervious Area - North	5.72
Proposed Impervious Area - South	2.21
Lined Dry Pond Area	1.13
Right Turn Lane Area	0.55
Grass Pavement Area -for Emergency Access Only (includes 50% Pervious Credit)	0.29
Total Impervious Cover %	43.18%



Required Parking							
Building	Building Use	Land Use	Units	Area (square feet)	Gross Area (square feet)	Ratio	
-	Condominium 9A	Residential	24	11,500	46,000	2 48	
-	Condominium 9B	Residential	28	13,000	52,000	2 56	
-	Condominium 9C	Residential	32	14,800	59,200	2 64	
-	Condominium 9D	Residential	36	16,400	65,600	2 72	
Building 1	Office	Office	-	15,600	31,200	1/300 104	
Building 3	Office	Office	-	19,800	59,400	1/300 198	
Building 4	Office	Office	-	19,800	59,400	1/300 198	
Building 5	Office	Office	-	19,800	59,400	1/300 198	
Building 7	Office	Office	-	15,600	31,200	1/300 104	
Building 8 (1st Floor)	Restaurant	Restaurant	-	6,500	6,500	1/100 65	
Building 8 (2nd Floor)	Office	Office	-	6,500	6,500	1/300 22	
						Total:	1129

Proposed Parking			
Location	Regular	Accessible	Total
Parking Garage 1	480	10	490
Parking Garage 2	480	10	490
Condo Garage Parking	284	6	290
Surface Parking	74	2	75
Total	1318	27	1345

REVISION	NO.	DATE	APPROVAL

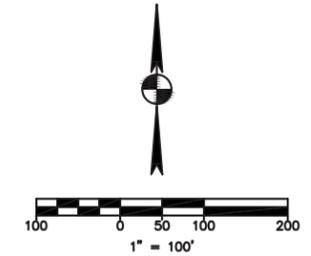
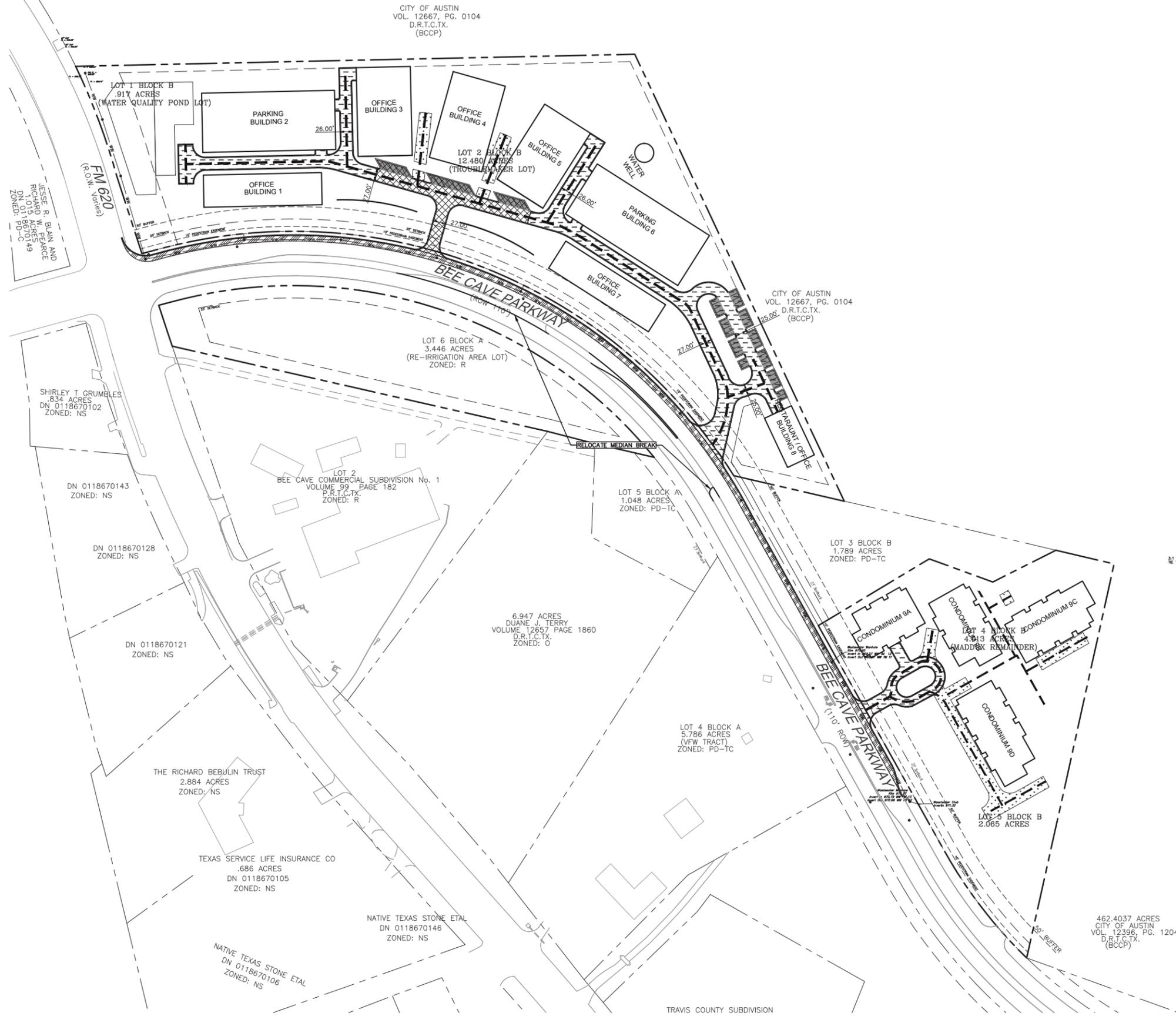
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LAND USE MAP

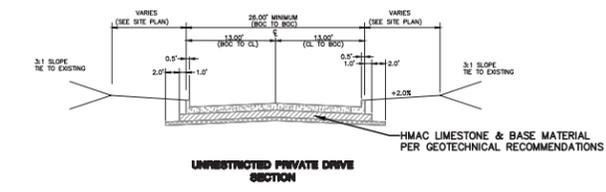
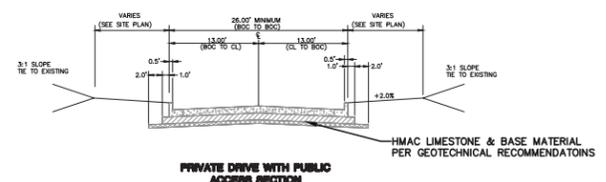
**THE TERRACE
 BEE CAVE, TEXAS
 TERRACE PARTNERS LLC**

DRAWN BY: RWM
 DESIGNED BY: LEB
 QA / CC:
 PROJECT NO.: R10175810001

Ordinance 14-214 Exhibit B6.1



- PRIVATE DRIVE WITH PUBLIC ACCESS
- UNRESTRICTED PRIVATE DRIVE
- SURFACE PARKING
- DEDICATED RIGHT TURN LANE
- PERVIOUS PAVERS (MATERIAL TBD AT SITE PLAN) - EMERGENCY ACCESS ONLY
- FIRELANE



APPROVAL	
REVISION	
NO.	
DATE	

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 221 West Sixth Street, Suite 600
 Austin, Texas 78701
 Tel. (512) 328-0011 Fax (512) 328-0325
 TBPCE # F-1048 TBPLS # F-10107500
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ROADWAY PLAN

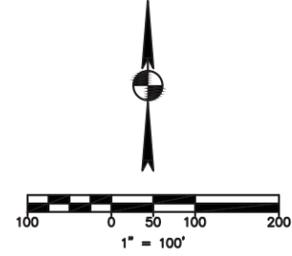
THE TERRACE
 BEE CAVE, TEXAS
 TERRACE PARTNERS LLC

DRAWN BY: RWM
DESIGNED BY: LEB
QA / QC:
PROJECT NO.: R10175610001

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Ordinance 14-214 Exhibit B6.2

CITY OF AUSTIN
VOL. 12667, PG. 0104
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(BCCP)



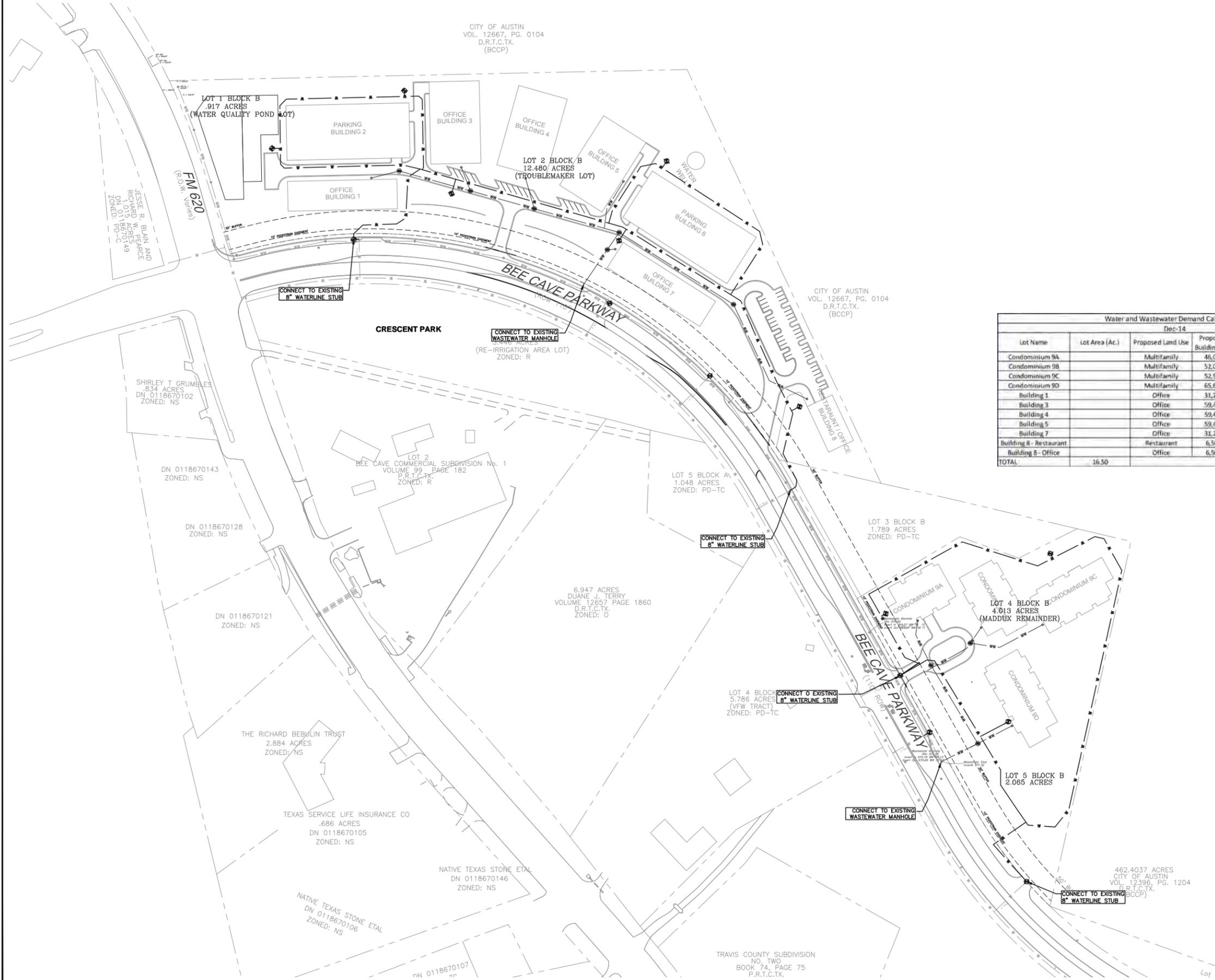
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Austin, Texas 78701
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UTILITY PLAN

THE TERRACE
BEE CAVE, TEXAS
TERRACE PARTNERS LLC

DRAWN BY: RWM
DESIGNED BY: LEB
QA / CC:
PROJECT NO.: R10175810001

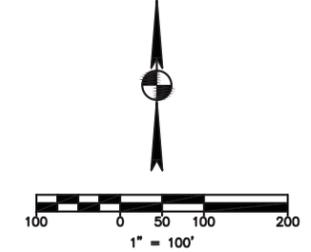


Water and Wastewater Demand Calculations
Dec-14

Lot Name	Lot Area (Ac.)	Proposed Land Use	Proposed Building CSF	# Units	LUEs/SF or LUEs/Unit	Total LUEs
Condominium 9A		Multifamily	46,000	24	0.7	17
Condominium 9B		Multifamily	52,000	28	0.7	20
Condominium 9C		Multifamily	52,900	32	0.7	22
Condominium 9D		Multifamily	65,600	37	0.7	26
Building 1		Office	31,200		1/3000	10
Building 3		Office	59,400		1/3000	20
Building 4		Office	59,400		1/3000	20
Building 5		Office	59,400		1/3000	20
Building 7		Office	31,200		1/3000	8
Building 8 - Restaurant		Restaurant	6,500		1/200	2
Building 8 - Office		Office	6,500		1/3000	2
TOTAL	16.50					201

APPROVAL	
REVISION	
NO.	
DATE	

Ordinance 14-214 Exhibit B7.2



TERRACE NORTH

1126	13	CEDAR
R 1127 (M)	10	LIVE OAK (7, 6)
1128 (M)	9	LIVE OAK (7, 4)
1129	9	CEDAR
R 1130 (M)	10	LIVE OAK (8, 4)
R 1131	7	LIVE OAK
R 1132	6	LIVE OAK
R 1133	6	LIVE OAK
R 1134	7	LIVE OAK
R 1135 (M)	12	LIVE OAK (7, 5, 5)
R 1136	9	LIVE OAK
R 1137	9	LIVE OAK
R 1138	10	CEDAR (11)
R 1139 (M)	16	LIVE OAK (12, 8)
R 1140 (M)	10	CEDAR (7, 6)
1141	8	LIVE OAK
1142	6	CEDAR
R 1143 (M)	10	LIVE OAK (6, 4, 3)
R 1144 (M)	12	LIVE OAK (8, 7)
R 1145	10	LIVE OAK
R 1146 (M)	10	LIVE OAK (8, 3)
1147	8	LIVE OAK
R 1148	7	CEDAR
R 1149 (M)	11	LIVE OAK (7, 7)
1150	9	LIVE OAK
1151	11	LIVE OAK
1152 (M)	6	LIVE OAK (4, 4)
1153	8	LIVE OAK
1154	13	LIVE OAK
1155	10	LIVE OAK
R 1156	12	LIVE OAK
1157	11	LIVE OAK
1158	8	LIVE OAK
1159 (M)	6	LIVE OAK (4, 4)
1160	7	LIVE OAK
1161	8	CEDAR
R 1162 (M)	11	LIVE OAK (7, 7)
R 1163 (M)	12	LIVE OAK (7, 6, 3)
R 1164	9	CEDAR (8, 6)
1165	9	LIVE OAK
1166	7	CEDAR
R 1167 (M)	6	LIVE OAK (4, 4)
1168	7	CEDAR
1169	6	CEDAR
1170	15	LIVE OAK
R 1171 (M)	11	CEDAR (7, 7)
R 1172	8	LIVE OAK
R 1173	10	CEDAR
R 1174	9	LIVE OAK
1175	9	LIVE OAK
R 1176 (M)	10	LIVE OAK (7, 6)
1177	9	LIVE OAK
R 1178	9	LIVE OAK
1179	8	LIVE OAK
1180	12	LIVE OAK
R 1181 (M)	19	CEDAR (12, 7, 7)
R 1182	7	LIVE OAK
R 1183	8	CEDAR
R 1184	8	CEDAR

TERRACE SOUTH

TREE LIST:	900 (M)	22	CEDAR (15, 13)
R 901 (M)	19	LIVE OAK (14, 9)	
R 902	17	LIVE OAK	
R 903 (H)	26	LIVE OAK (17, 14, 3)(M)	
904	12	LIVE OAK	
905	11	LIVE OAK	
906	13	LIVE OAK	
907	15	LIVE OAK	
908	14	LIVE OAK	
909	10	LIVE OAK	
910 (M)	22	LIVE OAK (16, 12)	
911 (H)	25	LIVE OAK	
912	17	LIVE OAK	
913	16	LIVE OAK	
914	13	LIVE OAK	
915	13	LIVE OAK	
916	19	LIVE OAK	
R 917	17	LIVE OAK	
R 918 (H)	26	LIVE OAK (18, 15)(M)	
919 (H)	29	LIVE OAK (20, 17)(M)	
920	20	CEDAR	
921	7	LIVE OAK (11)	
922 (H)	25	LIVE OAK	
R 923 (H)	23	LIVE OAK (16, 14, 11)(M)	
924 (H)	27	LIVE OAK (14, 13, 13)(M)	
925 (H)	24	LIVE OAK	
926 (M)	17	LIVE OAK (12, 10)	
927	6	LIVE OAK	
R 928	10	LIVE OAK	
R 929	6	LIVE OAK	
R 930	13	CEDAR	
R 931	7	LIVE OAK	
R 932	7	LIVE OAK	
R 933	10	LIVE OAK	
R 934	7	LIVE OAK	
R 935 (M)	8	LIVE OAK (6, 4)	
R 936	7	LIVE OAK	
R 937 (M)	8	LIVE OAK (5, 5)	
R 938	6	LIVE OAK	
R 939	7	LIVE OAK	
R 940	7	LIVE OAK	
R 941	13	LIVE OAK	
R 942	12	LIVE OAK	
R 943 (M)	17	LIVE OAK (9, 9, 7)	
R 944 (M)	18	LIVE OAK (12, 12)	
R 945 (M)	14	LIVE OAK (10, 8)	
R 946	12	LIVE OAK	
R 947 (M)	17	LIVE OAK (12, 9)	
R 948 (M)	7	LIVE OAK (5, 4)	
R 949	6	LIVE OAK	
R 950	6	LIVE OAK	
R 951	9	LIVE OAK	
R 952	7	LIVE OAK	
R 953 (M)	10	LIVE OAK (8, 4)	
954 (M)	12	LIVE OAK (9, 6)	

TREE LIST:	1185	7	CEDAR
R 1186 (M)	8	LIVE OAK (6, 4)	
R 1187	7	LIVE OAK	
1188 (M)	13	CEDAR (9, 8)	
1189	6	LIVE OAK	
R 1190	10	LIVE OAK	
R 1191 (M)	10	CEDAR (7, 6)	
R 1192	9	LIVE OAK	
R 1193	8	CEDAR	
R 1194	12	CEDAR (11)	
R 1195	8	LIVE OAK	
R 1196	12	CEDAR	
1197	10	LIVE OAK	
R 1198	11	LIVE OAK	
R 1199	6	LIVE OAK	
R 1200	8	LIVE OAK	
R 1201	8	LIVE OAK	
R 1202	8	LIVE OAK	
R 1203	16	LIVE OAK	
R 1204 (M)	10	LIVE OAK (6, 4, 3)	
R 1205	9	LIVE OAK	
R 1206	8	LIVE OAK	
R 1207	9	CEDAR	
R 1208	7	CEDAR	
R 1209	6	CEDAR	
R 1210	9	LIVE OAK	
R 1211	14	LIVE OAK	
R 1212	10	LIVE OAK	
R 1213	14	LIVE OAK	
R 1214 (M)	13	CEDAR (9, 7)	
R 1215	8	LIVE OAK	
R 1216	10	LIVE OAK	
R 1217	9	LIVE OAK	
R 1218	8	LIVE OAK	
R 1219 (M)	13	LIVE OAK (9, 8)	
1220	11	CEDAR	
R 1221	12	CEDAR	
R 1222 (M)	9	CEDAR (8, 6)	
R 1223	11	LIVE OAK (11)	
R 1224	12	CEDAR	
R 1225	8	CEDAR	
R 1226 (M)	11	LIVE OAK (9, 4, 11)	
1227	6	CEDAR	
1228	6	CEDAR	
1229	6	CEDAR	
R 1230	8	LIVE OAK	
1231	6	CEDAR	
1232	10	LIVE OAK	
1233	8	LIVE OAK	
1234	8	LIVE OAK	
1235	7	LIVE OAK	
R 1236	7	LIVE OAK	
R 1237	6	CEDAR	
R 1238	12	LIVE OAK	
R 1239	8	CEDAR	
R 1240	7	CEDAR	
R 1241	6	LIVE OAK	
R 1242	8	CEDAR	
R 1243	8	CEDAR	

TREE LIST:	1011	6	LIVE OAK
1012	6	LIVE OAK	
1013	9	LIVE OAK	
1014 (M)	12	LIVE OAK	
1015	6	LIVE OAK (8, 8)	
1016	7	LIVE OAK	
1017	6	LIVE OAK	
1018	6	LIVE OAK	
R 1019	6	LIVE OAK	
R 1020	9	LIVE OAK	
R 1021	9	LIVE OAK	
R 1022	6	LIVE OAK	
R 1023	7	LIVE OAK	
R 1024	7	LIVE OAK	
R 1025	7	LIVE OAK	
R 1026	7	LIVE OAK	
R 1027	16	LIVE OAK	
R 1028	7	LIVE OAK	
R 1029	7	LIVE OAK	
R 1030	8	LIVE OAK	
R 1031 (M)	10	LIVE OAK (6, 3, 3, 2)	
R 1032 (M)	10	LIVE OAK (7, 3, 3)	
R 1033 (M)	8	LIVE OAK (5, 5)	
R 1034 (M)	9	LIVE OAK (7, 4)	
R 1035	7	LIVE OAK	
1036	21	CEDAR	
1037 (M)	7	LIVE OAK (5, 3)	
1038	6	LIVE OAK	
1039	8	LIVE OAK	
1040	8	LIVE OAK	
1041	11	LIVE OAK	
R 1042	9	LIVE OAK	
R 1043 (M)	7	LIVE OAK (4, 4, 2)	
1044	7	LIVE OAK	
1045	9	LIVE OAK	
R 1046 (M)	13	LIVE OAK (7, 6, 5)	
R 1047	9	LIVE OAK	
R 1048	6	LIVE OAK	
R 1049	6	LIVE OAK	
R 1050	6	LIVE OAK	
R 1051 (M)	10	LIVE OAK (7, 5)	
R 1052	9	LIVE OAK	
R 1053 (M)	9	LIVE OAK (7, 4)	
R 1054	10	LIVE OAK	
R 1055	6	LIVE OAK	
R 1056	6	LIVE OAK	
R 1057	11	LIVE OAK	
R 1058 (M)	7	ASH (5, 4)	
R 1059 (M)	9	MOUNTAIN LAUREL (5, 4, 3)	
R 1060	10	PALM	
R 1061 (M)	21	LIVE OAK (16, 10)	
R 1062 (M)	18	LIVE OAK (12, 12)	
R 1063	13	LIVE OAK	
R 1064	9	LIVE OAK	
R 1065	9	LIVE OAK	

TREE LIST:	1362	10	LIVE OAK
1363	13	LIVE OAK	
R 1364	7	CEDAR	
R 1365	6	CEDAR	
R 1366	7	LIVE OAK	
R 1367	17	CEDAR (11)	
R 1368 (M)	14	CEDAR (7, 7, 7)	
R 1369 (M)	14	CEDAR (11, 6)	
R 1370	9	LIVE OAK	
R 1371	6	CEDAR	
R 1372	8	LIVE OAK	
R 1373	8	CEDAR	
R 1374	8	CEDAR	
R 1375	8	LIVE OAK	
R 1376 (M)	9	LIVE OAK (7, 3)	
R 1377	9	LIVE OAK	
R 1378	7	LIVE OAK	
R 1379 (M)	10	LIVE OAK (7, 6)	
R 1380	8	CEDAR	
R 1381 (M)	10	LIVE OAK (7, 5)	
R 1382	12	LIVE OAK	
R 1383	11	LIVE OAK	
R 1384	8	LIVE OAK	
R 1385	6	LIVE OAK	
R 1386	6	LIVE OAK	
R 1387	12	LIVE OAK	
R 1388	7	CEDAR	
R 1389	6	CEDAR	
R 1390	6	CEDAR	
R 1391	12	LIVE OAK	
R 1392	9	LIVE OAK (11)	
R 1393	8	CEDAR	
R 1394 (M)	9	CEDAR (6, 6)	
R 1395	9	CEDAR	
R 1396	7	CEDAR	
R 1397	6	CEDAR	
R 1398	10	CEDAR	
R 1399	8	LIVE OAK (11)	
R 1400	6	CEDAR	
R 1401	8	CEDAR	
R 1402	11	POST OAK	
R 1403	6	LIVE OAK	
R 1404	6	CEDAR	
R 1405	7	CEDAR	
R 1406 (M)	21	LIVE OAK (16, 10)	
R 1407	13	CEDAR	
R 1408	7	CEDAR	
R 1409 (M)	22	LIVE OAK (18, 8)	
1410	12	LIVE OAK	
1411	12	LIVE OAK	
1412	9	LIVE OAK	
1413	11	LIVE OAK	
1414	10	LIVE OAK	
1415	9	CEDAR	
1416 (M)	9	CEDAR (6, 6)	
1417	9	LIVE OAK	
1418	12	LIVE OAK	
1419	8	LIVE OAK	
1420	8	CEDAR	

TREE LIST:	1066	8	LIVE OAK
R 1067	9	LIVE OAK	
R 1068	7	LIVE OAK	
R 1069	9	LIVE OAK	
1070	9	LIVE OAK	
1071 (M)	10	LIVE OAK (7, 6)	
1072	7	LIVE OAK	
R 1073 (M)	18	LIVE OAK (10, 9, 7)	
1074	7	LIVE OAK	
1075	9	LIVE OAK	
1076	10	LIVE OAK	
1077	12	LIVE OAK	
1078	10	LIVE OAK	
1079 (M)	13	LIVE OAK (9, 8)	
1080	13	LIVE OAK	
R 1081	10	LIVE OAK	
1082	9	CEDAR	
1083 (M)	9	LIVE OAK (7, 4)	
1084	8	LIVE OAK	
1085 (M)	11	LIVE OAK (9, 4)	
1086	7	LIVE OAK	
1087	6	BOIS D'ARC	
R 1088	19	LIVE OAK	
R 1089 (M)	10	LIVE OAK (8, 4)	
R 1090	16	LIVE OAK	
R 1091	12	LIVE OAK	
R 1092 (M)	22	LIVE OAK (17, 9)	
R 1093	6	LIVE OAK	
R 1094	7	LIVE OAK	
R 1095 (M)	9	LIVE OAK (7, 4)	
R 1096	6	LIVE OAK	
R 1097	9	LIVE OAK	
R 1098	11	LIVE OAK	
R 1099 (M)	15	LIVE OAK (10, 10)	
R 1100	13	LIVE OAK	
R 1101	11	LIVE OAK	
R 1102	11	LIVE OAK	
R 1103	10	LIVE OAK	
R 1104	6	LIVE OAK	
R 1105	6	LIVE OAK	
R 1106 (M)	9	LIVE OAK (6, 6)	
R 1107	8	LIVE OAK	
R 1108	8	LIVE OAK	
R 1109	8	LIVE OAK	
R 1110	10	LIVE OAK	
R 1111	11	LIVE OAK	
1112	13	LIVE OAK	
R 1113 (M)	10	LIVE OAK (7, 5)	
1114	13	LIVE OAK	
1115	12	LIVE OAK	
1116 (M)	6	LIVE OAK (4, 4)	
R 1117 (M)	20	LIVE OAK (12, 10, 6)	
R 1118	14	LIVE OAK	
R 1119	10	LIVE OAK	
R 1120	10	LIVE OAK	
R 1121 (M)	18	LIVE OAK (10, 10, 6)	
R 1122 (M)	8	LIVE OAK (6, 4)	
R 1123	9	LIVE OAK	
R 1124	9	LIVE OAK	
R 1125	14	LIVE OAK	

TREE LIST LEGEND:

(TO BE REMOVED)	TREE NUMBER	(M) (MULTITRUNK DESIGNATION)	TREE SIZE CALIPER (IN)	TREE SPECIES	MULTITRUNK TRUNK WIDTHS (IN)
R	1126	(M)	13	CEDAR	
R	1127	(M)	10	LIVE OAK	(7, 6)
R	1128	(M)	9	LIVE OAK	(7, 4)
R	1129	(M)	9	CEDAR	
R	1130	(M)	10	LIVE OAK	(8, 4)

INCHES REMOVED	PROTECTED TREES (IN)	TREES WITH CALIPER ≥ 10" (IN)	LIVE OAK TREES (IN)
3643	3643	1818	2610
5727	2064	1352	4229

BURY
 221 West Sixth Street, Suite 600
 Austin, Texas 78701
 Tel. (512) 326-0011 Fax (512) 326-0225
 TBPCE # F-1048 TBPES # F-10107500
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TREE PRESERVATION LIST

THE TERRACE
 BEE CAVE, TEXAS
 TERRACE PARTNERS LLC

APPROVAL: _____
 REVISION: _____
 NO. _____
 DATE: _____

DRAWN BY: RWM
 DESIGNED BY: LEB
 QA / QC:
 PROJECT NO.: R10175610001

EXHIBIT C

Ordinance 14-214: Terrace at Bee Cave
Approved 9 December 2014

Exhibit “C”

PLANNED DEVELOPMENT STANDARDS-TERRACES

The following Planned Development Standards (“Development Standards”) shall be applicable within this Planned Development District. To the extent that any of the Development Standards conflict with other City Ordinances, the Development Standards shall control. All development activity undertaken on the Property, including but not limited to, offices, restaurant, condominiums and other authorized uses and activities (as described below) (the “Project”), shall comply with the land use development standards for Mixed Use (“MU”) for the Property in effect as of March 7, 2014, except as modified by this Ordinance. Capitalized terms shall be defined as indicated in these Planned Development Standards, as reflected on the Concept Plan or as defined in the City of Bee Cave Code of Ordinances (“Code”), depending upon context.

I. General Project Design Requirements

The Property is an approximate 19.52 acre tract generally located north of Bee Cave Parkway and east of Highway 620 and is intended to be constructed in Phases over an approximate 7 to 10 year period. The Project is intended to provide a tightly integrated live, work and entertainment environment consisting condominiums, restaurant, campus style professional office space, associated parking garages, storm water detention and water quality facilities, enhanced landscaping, publicly accessible overlook and publicly accessible trails to be located on City owned property on the south side of Bee Cave Parkway, and other ancillary improvements and associated uses. The square footage of building footprints and the location of the buildings and other structures and uses are as set forth on the Concept Plan. Landscape buffer areas are intended to be located along Bee Cave Parkway as depicted in the Concept Plan as enhanced landscaping to provide compatibility to adjoining land uses.

II. Project Phase I. Office Building 5, Office Building 7, Office/Restaurant Building 8, Parking Garage (Building 6) and Condominiums. The Project’s Phasing Plan is depicted as part of Exhibit B. Phase I of the Project is composed of Office Building 5, Office Building 7, Office/Restaurant Building 8, Parking Garage (Building 6), Condominiums, the Scenic Overlook, new right turn lane on Bee Cave Parkway, water well, the existing water quality pond and two new ponds as depicted in the Concept Plan, Crescent Park trail system, onsite driveways and surface parking as depicted in the Phasing Plan. In addition, the enhanced landscaping and buffer areas along the southern property line adjacent to Bee Cave Parkway and the enhanced landscaping of the medians within Bee Cave Parkway. The improvements described in this section shall be completed prior to commencement of construction of any other phase.

A. Office (Building 5)

(1) Office Uses as described in Section IV-C are permitted uses in Building 5.

(2) Building 5 shall be constructed and operated at the location depicted on the Concept Plan. Building 5 is composed of a building foot print of 19,800 square feet and 59,400 square feet of gross area office space.

(3) Building and structure height shall be measured in accordance with the City's Code of Ordinances and shall not exceed the maximum height and levels described in the Building Information Plan, Exhibit "B".

(4) The facades for Building 5 shall be substantially similar to those depicted in Exhibit "D" attached hereto. In the event that the Building Façades depicted in Exhibit "D" do not comply with the City's Exterior Building Design Standards, such facades shall be revised to comply and shall be considered for approval at Site Plan.

(5) Any changes in the Building 5 facades, shall conform to the City's Exterior Building Design Standards within the Bee Cave Code of Ordinances, unless the City Council, in its sole discretion, approves an alternate design in conjunction with approval of a future Site Plan. The City Council has authority to approve a building design which deviates from the City's Exterior Building Design Standards if the City Council determines that an alternate design adequately meets the intent of the City's Exterior Building Design Standards as well as the intent of the Project.

B. Office Building 7

Office Building 7 shall be authorized with the same uses and heights and subject to the same requirements applicable to Office Building 5; provided however, that the building height of Building 7 shall be two story and no more than 35 feet .

C. Office/Restaurant Building 8

(1) Office Building 8 shall be authorized with the same uses and subject to the same requirements applicable to Office Building 5 (except for height); provided, however, Office Building 8 may also include up to 6,500 square feet of ground level restaurant space and one (1) level of underground parking. Building 8 is composed of a building foot print of 6,500 square feet and 13,000 square feet of gross area office/restaurant space.

(2) Building and structure height shall be measured in accordance with the City's Code of Ordinances and shall not exceed the maximum height and levels described in the Building Information Plan, Exhibit "B".

(3) Restaurant use and parking are permitted uses in Office Building 8.

D. Parking Garage (Building 6)

(1) The building footprint of Parking Garage (Building 6) shall not exceed 32,500 square feet and 162,000 square feet of gross area. Parking Garage (Building 6) shall be constructed and operated at the location depicted in the Concept Plan, Exhibit "B". The Parking Garage shall not

exceed thirty five (35) feet in height and the first level of the garage may be constructed below grade.

(2) Parking is a permitted use in Parking Garage (Building 6).

(3) Parking Garage (Building 6) structure height shall be measured in accordance with the City's Code of Ordinances and shall be allowed, subject to the requirements set out in subsection (1) above, the maximum height and number of levels described in the Building Information Plan, Exhibit "B".

(4) The elevations for the Building facades for Parking Garage (Building 6) shall be substantially similar to the elevation depicted in Exhibit "D" attached hereto.

(5) Any changes in Parking Garage (Building 6) facades from those depicted in Exhibit "D", attached hereto shall be considered for approval at Site Plan approval at the City's sole discretion. The City Council has authority to approve a building design which deviates from the City's Exterior Building Design Standards if the City Council determines that an alternate design adequately meets the intent of the City's Exterior Building Design Standards as well as the intent of the Project.

(6) Parking Garage (Building 6) will be accessible via public access easements over private drives adjacent to Parking Garage (Building 6) and connected to Bee Cave Parkway and shall be available for use by the general public on the weekends and after 5:00 p.m. on weekdays, at no cost, for access to the Overlook.

(7) Facades of the Parking Garage (Building 6) not screened by office shall be screened as depicted by drought and heat resistant vines as depicted in Exhibit "D". A maintenance agreement shall be required as a condition of Site Plan approval.

E. Scenic Overlook and Crescent Tract Trails

(1) The Scenic Overlook shall be located as depicted in the Concept Plan and shall be a publicly accessible park like area composed of approximately 1.5 acres overlooking the Balcones Canyonland. Amenities within the Overlook will include benches, educational signage, trails, viewing deck and a telescope. Parking for the Overlook will be provided by the Parking Garage (Building 6) and some adjacent surface parking.

(2) City and Developer shall enter into a separate agreement for approval of the design, construction and maintenance of the Crescent Tract Trail System. The trail system shall be constructed using the material and with the width of trails as generally describe in the Pedestrian Circulation Plan, Exhibit "B". Trails shall be constructed ADA compliant. The Agreement will provide for a temporary construction easement or license to the Developer for the purpose of constructing the improvements and will provide for the City to be named as an additional insured and indemnified against liability for the construction and will provide for a license agreement to the Developer to authorize maintenance of the improvements. Upon completion of construction the City will inspect the improvements and if the improvements are accepted, the Developer

shall be responsible for the repair and maintenance of the improvements from the date of acceptance for a period of twenty (20) years.

F. Internal Driveways and Highway Improvements

Internal Driveways and Bee Cave Parkway improvements will be constructed as generally depicted in the Roadway Plan, Exhibit “B”. Pavement width shall be at least 23 feet in width from edge of pavement to edge of pavement and shall be approved by Lake Travis Fire and Rescue Department. Construction standards for the right turn lane on Bee Cave Parkway and signalization (collectively, the “Bee Cave Parkway Improvements”) will be considered for approval with Site Plan approval in accordance with the Traffic Impact Analysis Study. The Bee Cave Parkway Improvements will be constructed in conjunction with Phase 1.

G. Condominiums

(1) Condominiums shall be constructed as four (4) different buildings depicted as 9A, 9B, 9C, and 9D at the location depicted in the Concept Plan. One of the four Condominium buildings shall be constructed with a pool. Deed restrictions associated with the Condominiums will include language that prohibits long term leasing (e.g. more than 6 consecutive months), short term leasing such as a time share, day rental, week to week rental or weekend rental, by the owner and limits buyers to a maximum of one (1) unit. Deed restrictions shall also restrict condos to use as owner occupation only, unless such occupancy is to a member of the owner’s family within the second degree of consanguinity or affinity. Amendments to the deed restrictions associated with the foregoing restrictions may not be amended without the approval of the City.

(2) The Building footprint for each Condominium shall not exceed the square footage depicted in the Building Information Plan, Exhibit “B” and a total of 120 units between the four buildings and a not to exceed 336,500 square feet of gross building square footage, including the below grade parking areas. Two below grade levels of parking shall be provided composed of 290 parking spaces sized in accordance with the City’s Code of Ordinances.

(3) Building and structure height shall be measured in accordance with the City’s Code of Ordinances and shall not exceed the maximum height and levels described in the Building Information Plan, Exhibit “B”.

(4) The facades for Condominiums shall be substantially similar to those depicted in Exhibit “D” attached hereto.

(5) Any changes in the Condominium facades, shall conform to the City’s Exterior Building Design Standards within the Bee Cave Code of Ordinances, unless the City Council, in its sole discretion, approves an alternate design in conjunction with approval of a future Site Plan. The City Council has authority to approve a building design which deviates from the City’s Exterior Building Design Standards if the City Council determines that an alternate design adequately

meets the intent of the City's Exterior Building Design Standards as well as the intent of the Project.

III. Project Phase II. Office Building 1, Office Building 3, Office Building 4 and Parking Garage (Building 2).

A. Office (Building 1)

Office Building 1 shall be authorized with the same uses and heights and subject to the same requirements applicable to Office Building 5; provided however, that the building height of Building 1 shall be two story and 35 feet .

B. Office (Building 3)

Office Building 3 shall be authorized with the same uses and heights and subject to the same requirements applicable to Office Building 5.

C. Office (Building 4)

Office Building 4 shall be authorized with the same uses and heights and subject to the same requirements applicable to Office Building 5.

D. Parking Garage (Building 2)

(1) The building footprint of Parking Garage (Building 2) shall not exceed 32,500 square feet and 162,000 square feet gross area. Parking Garage (Building 2) shall be constructed and operated at the location depicted in the Concept Plan, Exhibit "B".

(2) Parking is a permitted use in Parking Garage (Building 2).

(3) Parking Garage (Building 2) structure height shall be measured in accordance with the City's Code of Ordinances and shall be allowed the maximum height and number of levels described in the Building Information Plan, Exhibit "B".

(4) The elevations for the Building facades for the Parking Garage (Building 2) shall be substantially similar to the elevation depicted in Exhibit "D" attached hereto.

(5) Any changes in Parking Garage (Building 2) facades from those depicted in Exhibit "D", attached hereto shall be considered for approval at Site Plan approval at the City's sole discretion. The City Council has authority to approve a building design which deviates from the City's Exterior Building Design Standards if the City Council determines that an alternate design

adequately meets the intent of the City's Exterior Building Design Standards as well as the intent of the Project.

(6) Facades of the Parking Garage (Building 2) not screened by office shall be screened as depicted by drought and heat resistant vines as depicted in Exhibit "D". A maintenance agreement shall be required as a condition of Site Plan approval.

IV. Requirements applicable to the Project as a Whole

A. Water Quality and Detention Ponds

(1) Water quality and detention facilities shall be located outside of any buffer zones and setbacks as depicted on the Concept Plan. All water quality ponds will be considered impervious. All detention ponds will be considered pervious. Ponds shall be maintained by the Developer.

(2) Future subdivision of the Project shall be contingent on each Lot obtaining an easement for water quality runoff and to convey storm water capture and detention into the applicable water quality pond and storm water detention facilities serving the Lot being subdivided.

(3) All proposed drainage and storm water runoff is conceptual until approved in conjunction with a Site Plan.

B. Impervious Cover and Non-Point Source Pollution Control Standards for Water Quality Controls

(1) Impervious Cover. The impervious cover created by construction of the new turn lane on Bee Cave Parkway shall count as impervious cover of the Project. Developer shall be entitled to claim the area encompassed by Crescent Tract south of Bee Cave Parkway as if such area was included as part of the Property. Therefore forty percent (40%) of the Crescent Tract Area (150,108 square feet) may be added as impervious cover of the Project and located on the Property. An additional impervious cover credit of five percent (5%) of the Property shall be authorized for construction and operation of a rainwater harvesting system in accordance with the City's Code of Ordinances. The Project will receive a 50% credit for the use of pervious pavers or grass pavers that provide fire access, but are closed to vehicular traffic. If all portions of the Project that are authorized to receive a credit against impervious cover are constructed and operated in accordance with the City's Code of Ordinances the total impervious cover authorized for the Project shall be 10.14 acres or 441,800 square feet which is an impervious cover percentage of 44.2%.

(2) Future subdivision of the Property shall be contingent on an allocation of available impervious cover being apportioned between the various lots so that the Project can be constructed in accordance with the Concept Plan and the impervious cover limits applied to individual lots. Individual lots may exceed the impervious cover limits established in subsection

1 above so long as the Project as a whole does not exceed the impervious cover limits set out in subsection 1.

(3) The Project water quality controls shall be constructed to achieve pollutant removals of 95% as required by the City's Code of Ordinances. The Project shall construct all water quality facilities and structures in conjunction with the first Site Plan application and Phase I and as required to serve the Project as a whole.

(4) The Project shall be responsible for the capture and treatment of any overland flow across the Property resulting from Bee Cave Parkway.

C. Uses

(1) Only those uses that are expressly authorized in this Ordinance are authorized and permitted uses. Other uses that would be considered as permitted uses in a Mixed Use District pursuant to the City's zoning regulations are not considered permitted uses for this Project, except as expressly stated due to the nature of the variances, density and size of building and waivers set out in these Development Standards. The conversion of any building from a use specifically approved herein to a different use shall require an amendment to the zoning ordinance.

(2) The following uses will be considered as authorized office uses within the Buildings designated for Office use: offices (professional and general business); provided, however, Restaurant shall be an allowed use in Office Building 8 subject to the square footage limitations provided in Section II(C) above. The following uses will be considered as authorized uses in conjunction with office uses within the Buildings designated for office use so long as such use or combination of such uses does not exceed fifteen percent (15%) of the square footage of the gross area of the Building or portion of the Building designated as Office: Art Dealer/Gallery, Artist Studio, Automatic Teller Machines ("ATMS"), Bakery (Retail), Bank, Barbershop (Non-College), cafeteria, child day care (business), church/place of worship, civic club, clinic (medical) not including drug, alcohol or other treatment or recovery type facility, community center (municipal), small grocery store (without gas), dance/music school (performing arts), government office (municipal, state or federal), health club (physical fitness), laundry/dry cleaning (drop off/pick up only), library (public), museum, non-profit activities by church, photo studio, rectory/parsonage, restaurant (no drive through/no in vehicle service), and retail shops and services so long as such retail shop or services use or combination of such uses does not exceed fifteen percent (15%) of the square footage of the gross area of the office space.

(3) The following uses will be considered as Conditional Uses in conjunction with an office use: Day Camp, Kiosk (providing a service), philanthropic organization, Caretaker/guard's residence, recycling Kiosk and any use designated in subsection 2 above which would exceed the fifteen percent (15%) limitation. Mini-warehouse/self storage is a prohibited use in office.

(4) The following uses will be permitted for the Project generally: Contractor's Temporary On-site Construction Office (as a temporary use), surface parking, water well, and accessory buildings/structures (non-residential) as depicted in the Concept Plan.

(5) Residential use is authorized in the Condominiums as authorized for Condominiums in the City's Code of Ordinances except as expressly described herein.

D. Landscaping

(1) Tree removal and the Project's Landscape Plan applicable to any portion of the Project shall be considered for approval when the Site Plan applicable to that portion of the Project is submitted for approval. Such landscaping shall be used to accomplish the following: (i) substantially screen utilities; (ii) substantially screen the Project from Bee Cave Parkway; (iii) substantially screen storage areas and water quality ponds and storm water detention ponds that are not constructed as amenity ponds and substantially screen the parking garages.

(2) Except as otherwise set out herein, the Project shall comply with the landscape requirements of the City's Code of Ordinance. In areas marked on the Concept Plan as High Intensity Landscaping (which includes both Project site and offsite landscaping), Developer shall provide 2 times as much landscaping as that provided by City's Code of Ordinances. Areas where High Intensity Landscaping shall occur are depicted in the Concept Plan.

(3) Subject to the terms and conditions of this paragraph, without the prior approval of the City, no trees shall be removed which (i) have a single eighteen inch (18") caliper trunk or greater, as measured four and one-half feet (4.5') above the ground or (ii) are located within a High Intensity Landscape Area as depicted on Exhibit "B" ("Protected Trees") unless such Protected Trees are relocated to another location within the Project or within the Bee Cave Parkway right of way.

In conjunction with Site Plan approval that contains any Protected Trees, the Developer may provide a report performed by a licensed arborist in the State of Texas ("Arborist"). If the Arborist determines, in his/her reasonable professional opinion, that the applicable Protected Trees (i) constitute a hazard to life or property which cannot reasonably be mitigated without removing the tree, (ii) are dying, dead, or diseased to the point that its restoration to sound condition is not reasonably practicable, or that its disease can be expected to be transmitted to other trees and endanger their health, Developer shall have the right to remove the Protected Trees. Furthermore, if the Arborist determines, in his or her reasonable professional opinion, that the soil or other topographical or environmental conditions on the Property or Bee Cave Parkway right of way where the Protected Tree is to be relocated will not allow for the continued viability and growth of the Protected Trees, then the City may consider in conjunction with Site Plan approval, the replacement of caliper inches as an alternative to tree relocation.

(4) Canopy trees shall be retained to provide shade for parking or vehicular use areas as depicted on the Concept Plan.

(5) Juniper, cedar and hackberry trees shall not be considered as "protected trees" and shall not be considered as being included within the requirements of the landscape provisions of the City's Code of Ordinances unless such trees are 18 caliper inches in size or greater.

(6) Landscaping of the medians within Bee Cave Parkway and the enhanced landscaping associated with the buffer areas adjoining Bee Cave Parkway shall occur in conjunction with construction of Phase 1. City and Developer shall enter into a separate agreement for approval of the design, construction and maintenance of the landscaping within the medians of Bee Cave Parkway. Developer shall be responsible for extending water facilities to the median to provide irrigation of the landscaped areas or may provide for irrigation by contracting with the West Travis County Public Utility Agency to provide irrigation through use of treated wastewater effluent. The Agreement will provide for a temporary construction license to the Developer for the purpose of constructing the landscaping and other improvements and will provide for the City to be named as an additional insured and indemnified against liability for the construction and will provide for a license agreement to the Developer to authorize maintenance of the landscaping. Upon completion of the landscaping, the City will inspect the improvements and if the improvements are accepted, the Developer shall be responsible for the maintenance of the landscaping from the date of acceptance for a period of twenty (20) years.

E. Setbacks

(1) The Project will meet the requirements of a 50' setback along Bee Cave Parkway and a 75' set back along RR 620 with the following exceptions: Water quality and detention facilities located adjacent to RR 620 and trails.

(2) The Project will provide a minimum fifteen (15') foot front yard setback on interior front yard lot lines and a fifteen (15') foot setback on side and rear yard lots lines.

F. Additional Performance Standards

(1) A minimum of twenty percent (20%) (not counting the Crescent Tract) of the gross land area within the entire PD District shall be devoted to open space, consistent with the open space recommendations in the City's Comprehensive Plan.

(2) Trash dumpsters and outdoor storage accessory buildings shall be screened from view in accordance with Section 32.05.002(f) (7) of the City Ordinances.

(3) The PDD shall be allowed three (3) public access points as depicted on the Concept Plan.

(4) A property management company, property owners association or similar association or entity shall be created for the purpose of managing the Project on an on-going basis and for being responsible for compliance with the development standards and other requirements associated with this Project. The management company or association shall be authorized to enforce compliance on individual lot owners and shall ensure the upkeep and maintenance of property and facilities constructed for the benefit of the Project as a whole. This entity will be the entity responsible for compliance of the Project and with any permits or agreements between the City and the Project. Documents necessary to establish the company or association shall be reviewed and approved by the City in conjunction with plat approval to ensure that they conform

to these and other applicable City ordinances. The documents shall be filed of record with the Travis County Clerk in conjunction with final plat approval in order to ensure that there is an entity in place for long-term management of the Project.

(5) As depicted generally on the Concept Plan, the Project proposes approximately 1.15 miles of public and private trails and connectivity throughout the development. All open space, parks and trails located within the Project will be privately maintained by the Project, but the portion of such trails or open space outside of the Crescent Tract may be dedicated to the City pursuant to a separate mutually acceptable written agreement between City and Owner. Trails and open space dedication shall be considered by the City in conjunction with the first Site Plan application for the Project. If the open space and trails located on the Property and outside the Crescent Tract are not dedicated and accepted by the City, such trails and open space will continue to be accessible by the public in accordance with a public access easement. Trails on both sides of Bee Cave Parkway shall be designed and constructed by Developer up to 10 feet in width to provide pedestrian connectivity to adjoining property. The exact location and design of the trails shall be considered for approval in conjunction with Site Plan approval.

(6) A Traffic Impact Analysis has been completed for the Project. Developer shall construct the Bee Cave Parkway Improvements in conjunction with Phase I of the Project and deposit its pro-rata share of the amount estimated for any other required improvements, as designated in the Traffic Impact Analysis. The Traffic Impact Analysis shall be updated throughout development of the Project when a Site Plan application is submitted for approval or amendment.

(7) Cut and fill shall be minimized throughout the Project. The buildings shall be terraced following the natural terrain. This creates a high and low side to many of the buildings, but is an appropriate approach to the Project. Disturbances of the natural fall of the land shall be minimized. The construction plan shall conform to this site, rather than making the site conform to the plan.

(8) “Minor Modifications” of the Concept Plan and/or Site Plan as defined by the City’s Code of Ordinances for the Project may be approved administratively by the City Manager provided such modifications would not otherwise result in a violation of the City’s Code of Ordinances, except as modified herein, a violation of specific Development Standards described in this Ordinance, cause an increase in the amount of impervious cover or an increase in Annual Pollutant Load, or cause additional encroachments into the setbacks established for the Property.

(9) Construction Traffic Control Plans shall be submitted and approved by the City Manager prior to the issuance of any building permit.

(10) The Project shall be maintained clean from litter. A litter management and control program for the project shall be subject to review and approval by the City Manager.

(11) Utilities located along Bee Cave Parkway and within the boundaries of the Project shall be buried. Any utilities that are required to be constructed across Bee Cave Parkway shall be constructed by boring under the Parkway. Pavement cuts through the Parkway are not permitted unless it is determined that sleeves do not exist within Bee Cave Parkway.

(12) In the event that the location of streets, driveways, parking, utilities, or water quality or detention ponds, drainage ways or lot lines, are subsequently approved by the City Council in association with plat approval or Site Plan approval, such changes shall be authorized herein without the need for an amendment to the Concept Plan or these development standards.

(13) No walls or fences shall be constructed within a setback unless approved by the City in conjunction with Site Plan approval.

(14) Building or structure height listed in the Building Information Plan, Exhibit “B” shall include the height of any parapets, mechanical equipment, elevator housing or other structural components in accordance with the City’s Code of Ordinances. Building equipment shall be screened from view. Flag poles or lighting fixtures shall not be included in calculation of the height.

(15) The Project shall be allowed to create a signage package that will be applicable to the Project as a whole. The signage package shall be in lieu of City signage regulations if approved by the City Council.

(17) The Crescent Park trail system, medians and other areas accessible by the public within the Project shall be maintained by the developer in accordance with a Maintenance Agreement that will be considered for approval at Site Plan approval.

(18) A nonexclusive 10 foot pedestrian easement shall be provided and dedicated to the City along the front lot line along Bee Cave Parkway (within the 50’ setback), upon request by the City, for the purpose of the City’s construction of trail or bike lanes for hike and/or bike purposes.

(19) Easements associated with infrastructure improvements contemplated in this Ordinance may be established by separate instrument. The easement locations will be further defined at the time of site plan approval.

(20) For purposes of this Ordinance, the term “Developer” or “Owner” shall mean Terrace Partners LLC or its successors and assigns.

(21) Developer shall provide an access easement for adjoining property so that driveways and signalization constructed for this Project can be accessed by adjoining property and thereby reduce driveway cuts on Bee Cave Parkway. Such easements will be considered for approval at Site Plan and if approved by the City may be located in a setback or buffer zone. The exact location of the traffic signal and the associated drive way cut into the condo portion of the Project as it is depicted in the Concept Plan may be modified if such modification is made to accommodate access by adjoining landowners and the Developer and is approved at Site Plan.

EXHIBIT D

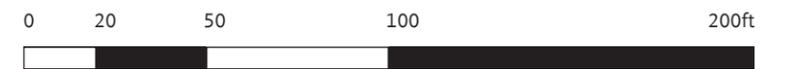
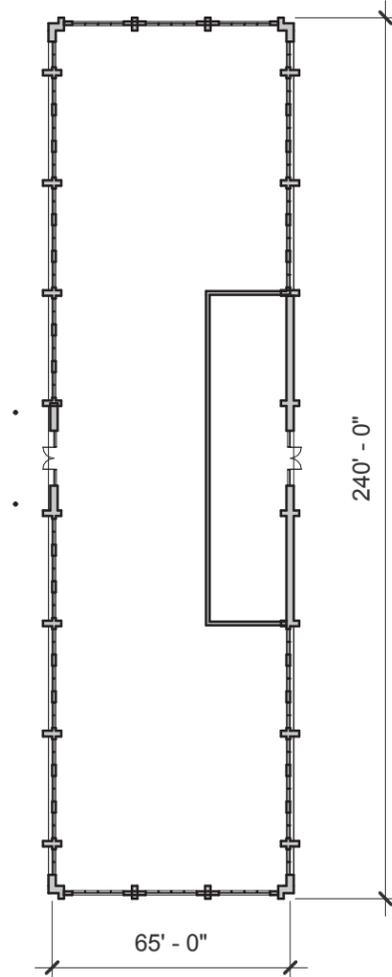
Ordinance 14-214: Terrace at Bee Cave
Approved 9 December 2014







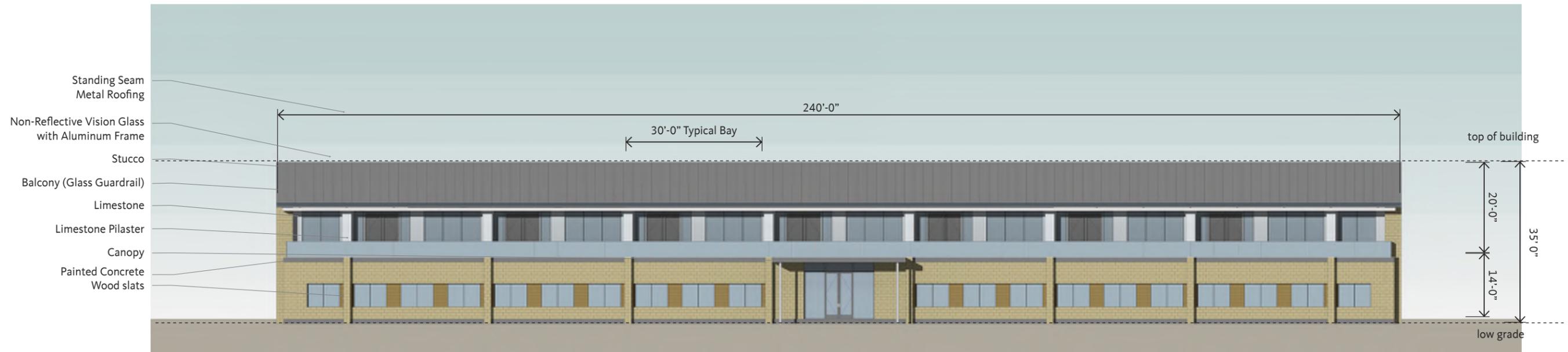
Office (The Terrace 1, 7)
Ordinance 14-214 Exhibit D4



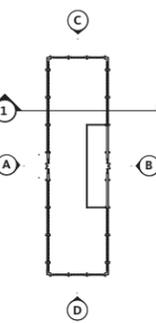
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Ordinance 14-214 Exhibit D5

Elevation A



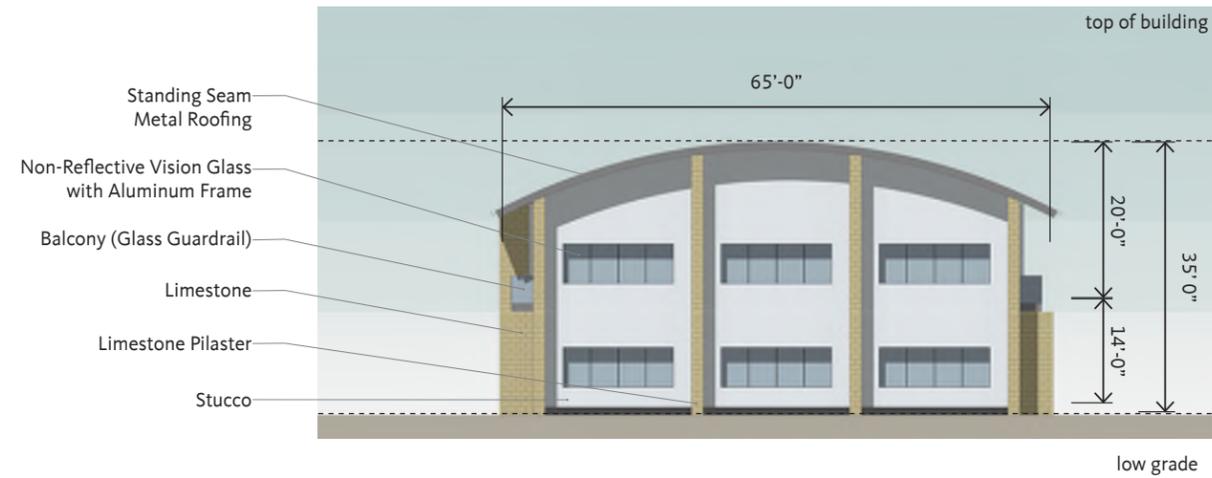
Elevation B



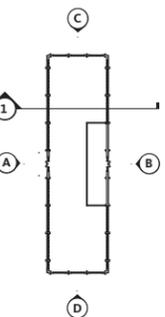
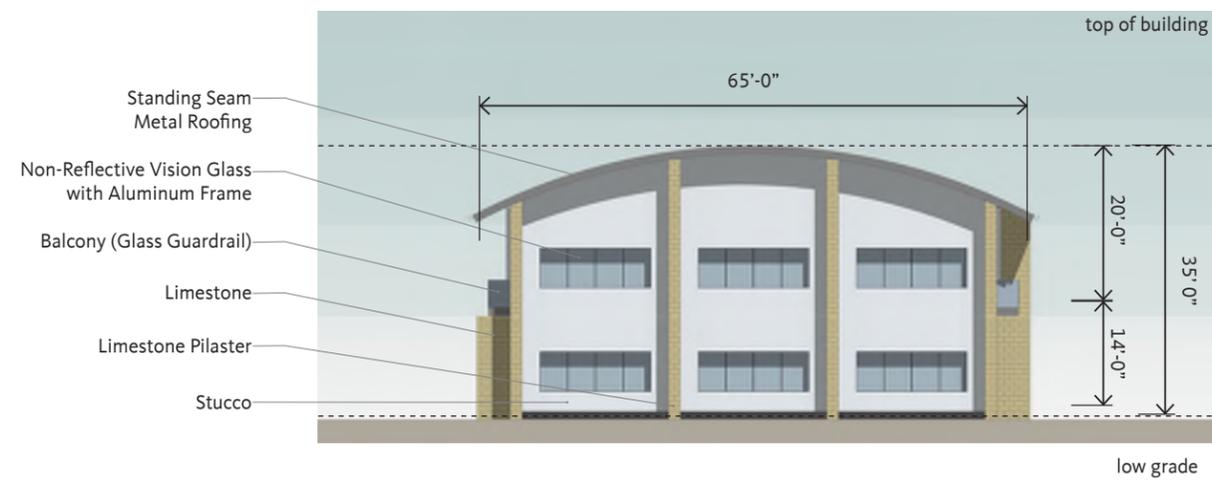
Office (The Terrace 1, 7)

Ordinance 14-214 Exhibit D6

Elevation C



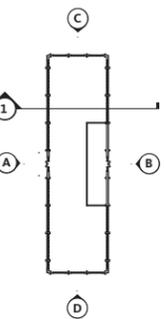
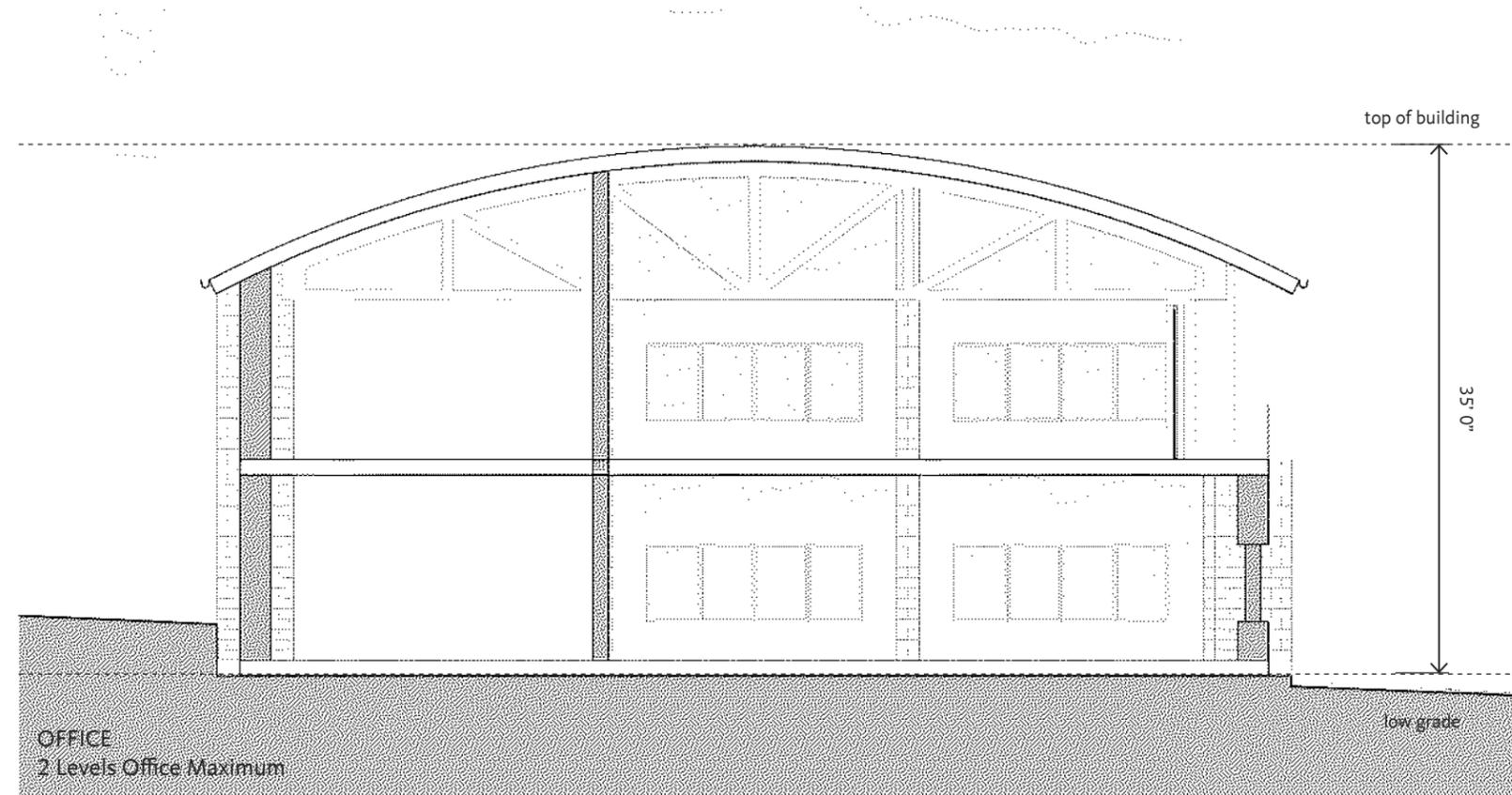
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Office (The Terrace 1, 7)

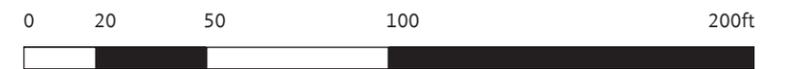
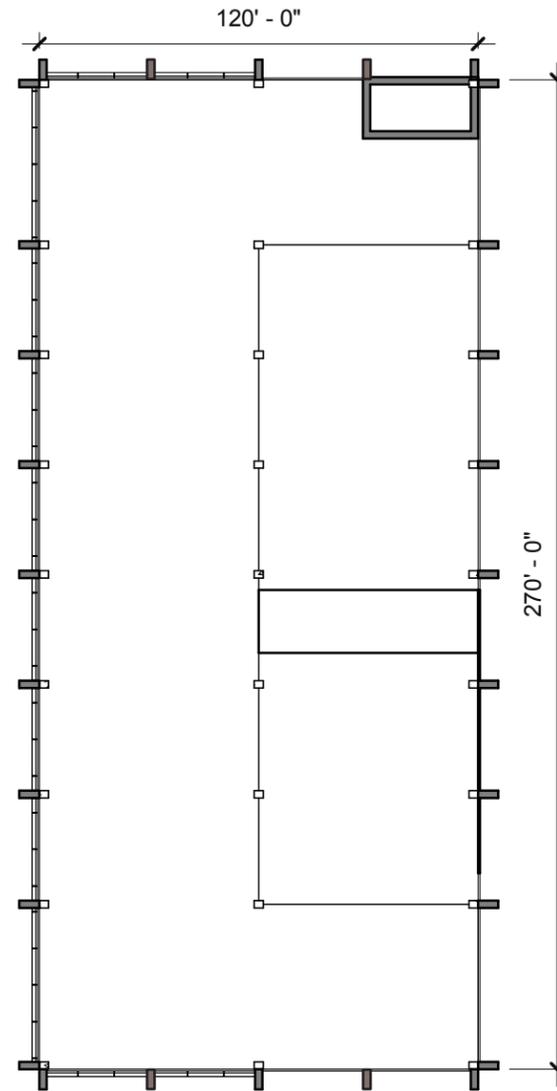
Ordinance 14-214 Exhibit D7

Section 1



Parking Garage (The Terrace 2)

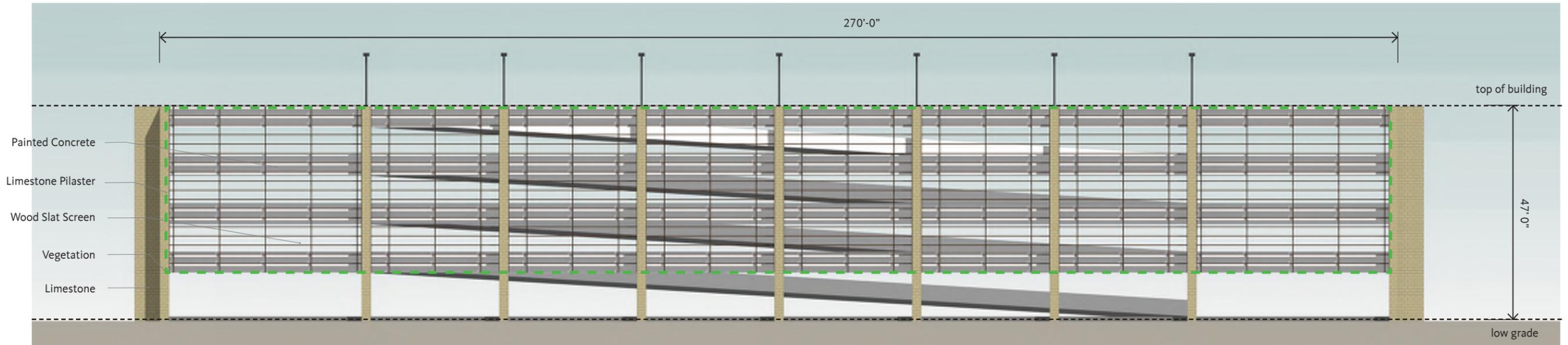
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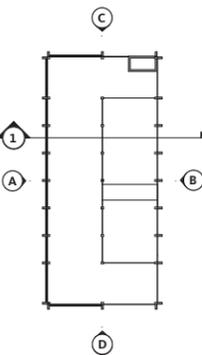
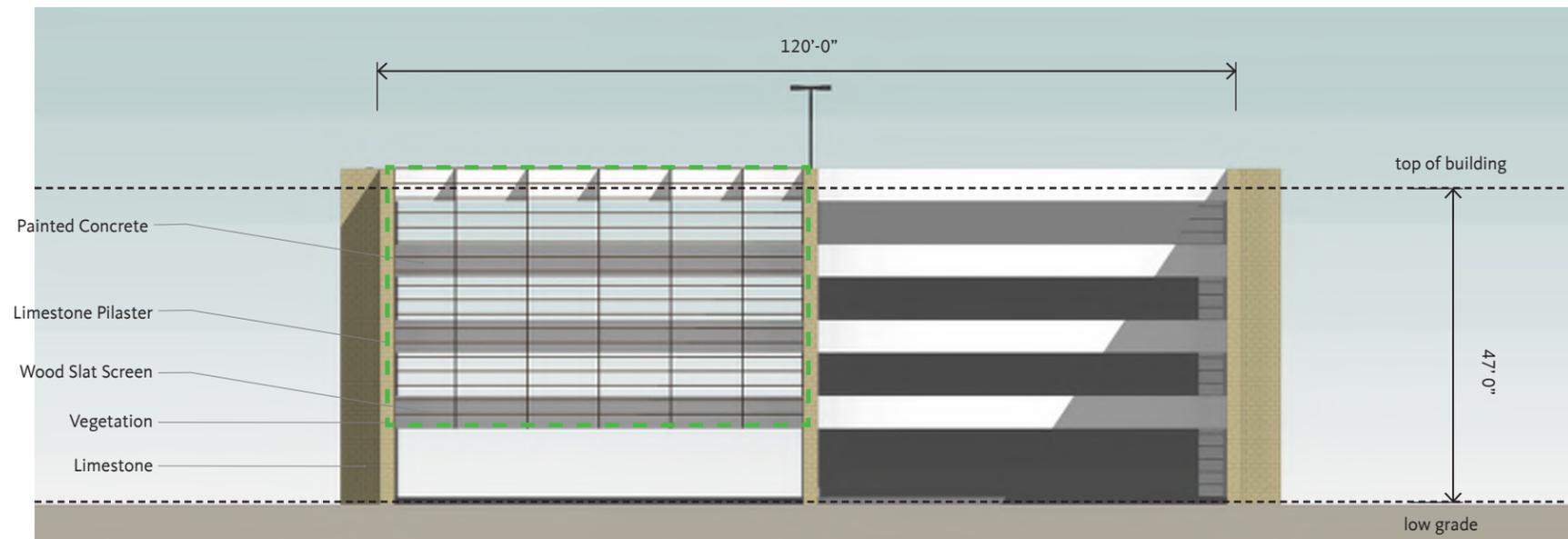
Parking Garage (The Terrace 2)

Ordinance 14-214 Exhibit D9

Elevation A

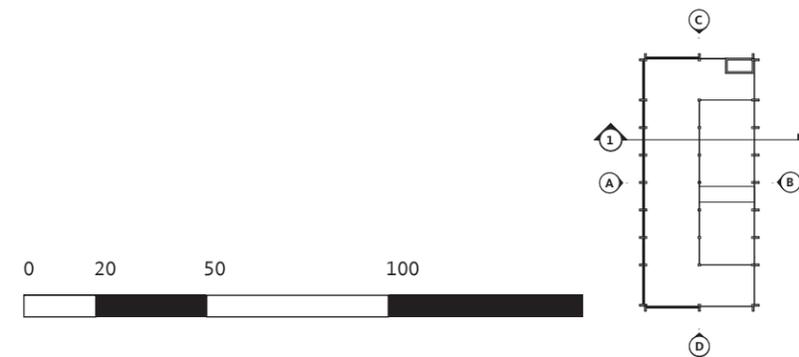
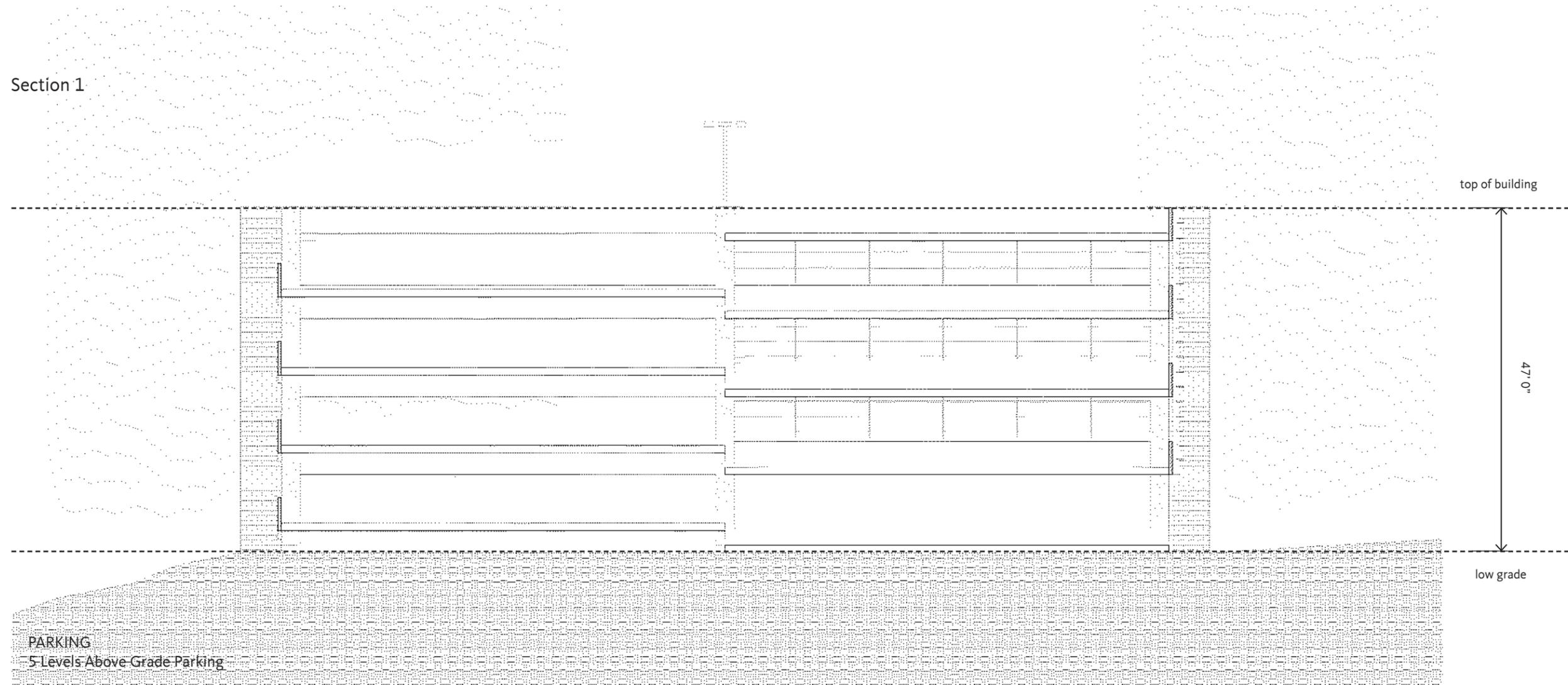


Elevation B



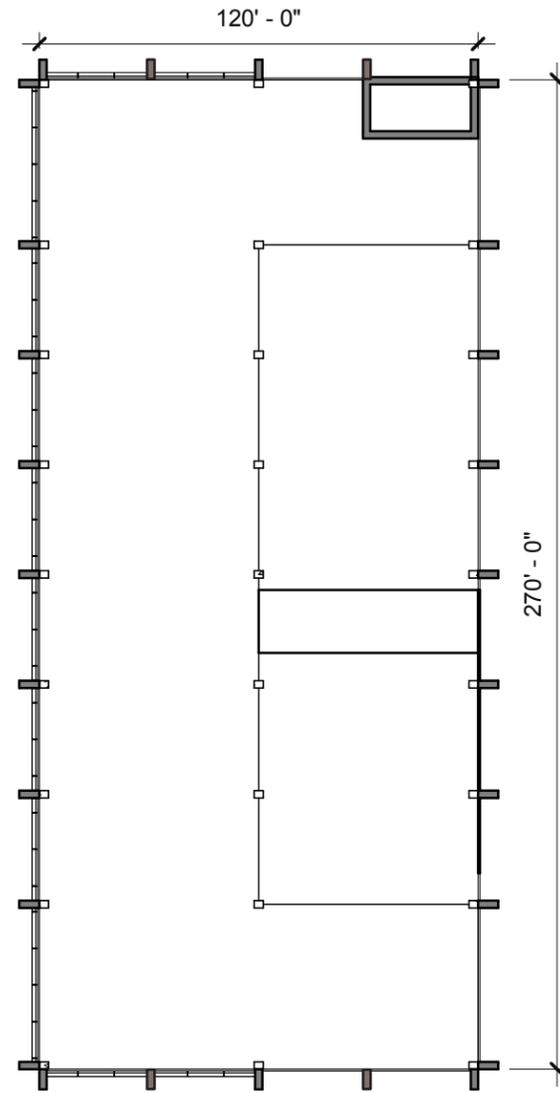
Parking Garage (The Terrace 2)

Ordinance 14-214 Exhibit D10



Parking Garage (The Terrace 6)

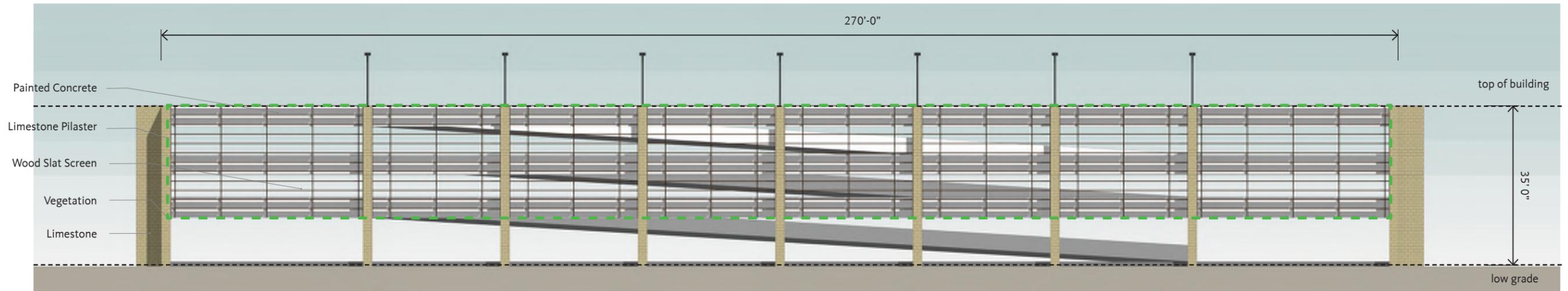
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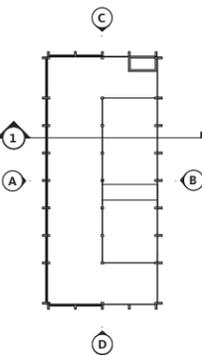
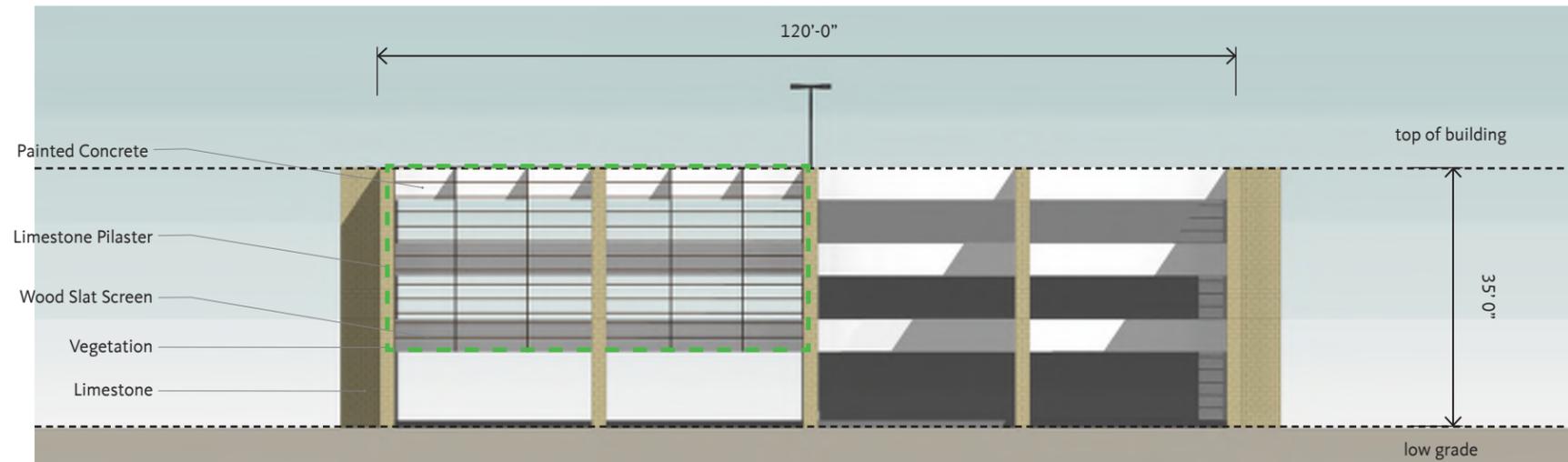
Parking Garage (The Terrace 6)

Ordinance 14-214 Exhibit D12

Elevation A



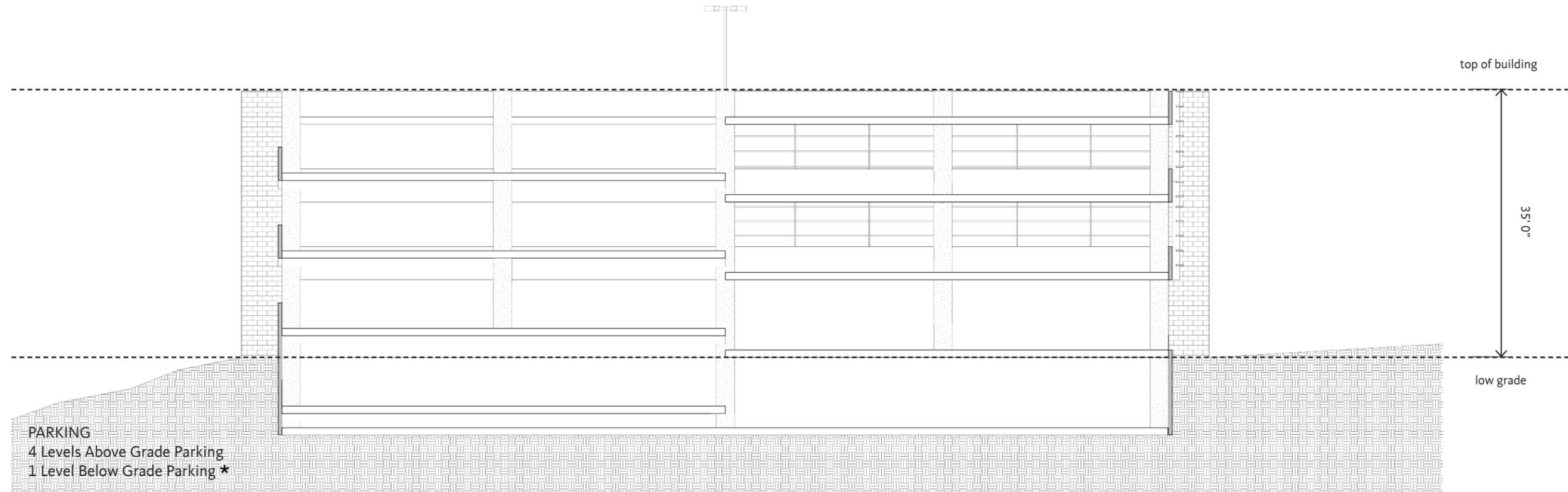
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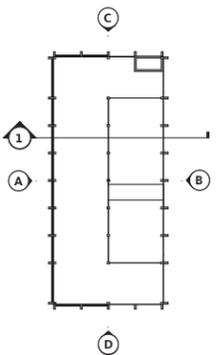
Parking Garage (The Terrace 6)

Ordinance 14-214 Exhibit D13

Section 1

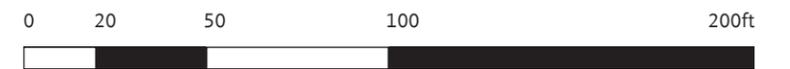
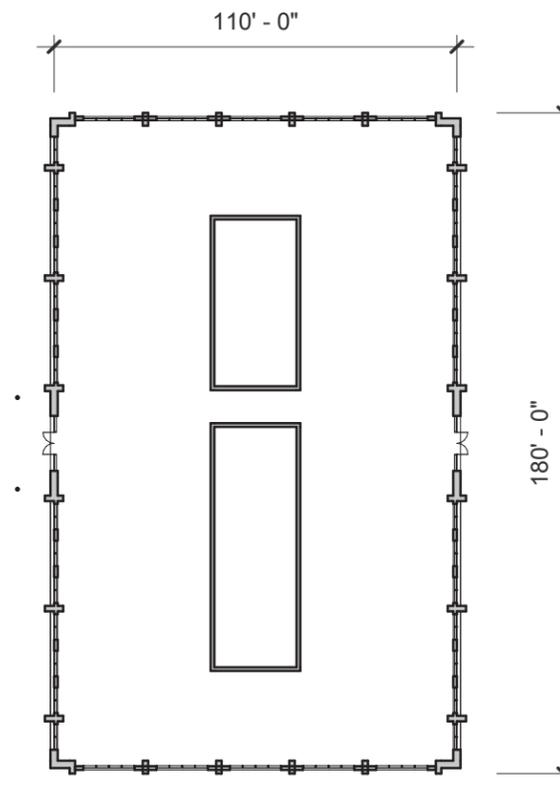


*Extent of below grade parking subject to change based upon final design



Office Building (The Terrace 3-5)

Ordinance 14-214 Exhibit D14

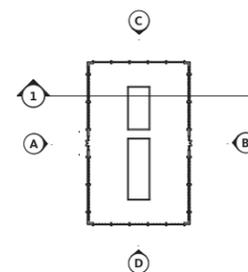
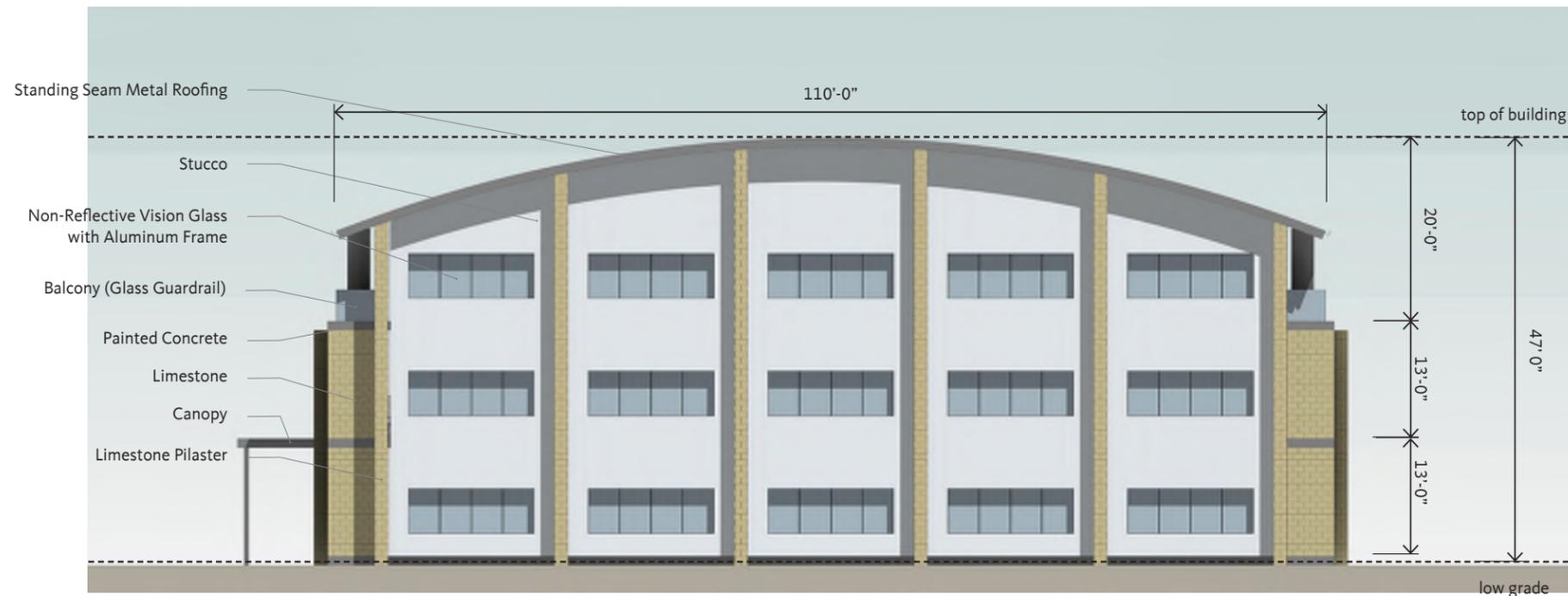


Office Building (The Terrace 3-5)
Ordinance 14-214 Exhibit D15

Elevation A/B

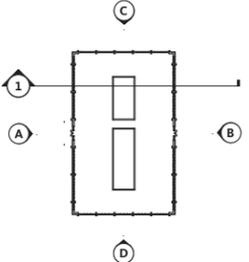
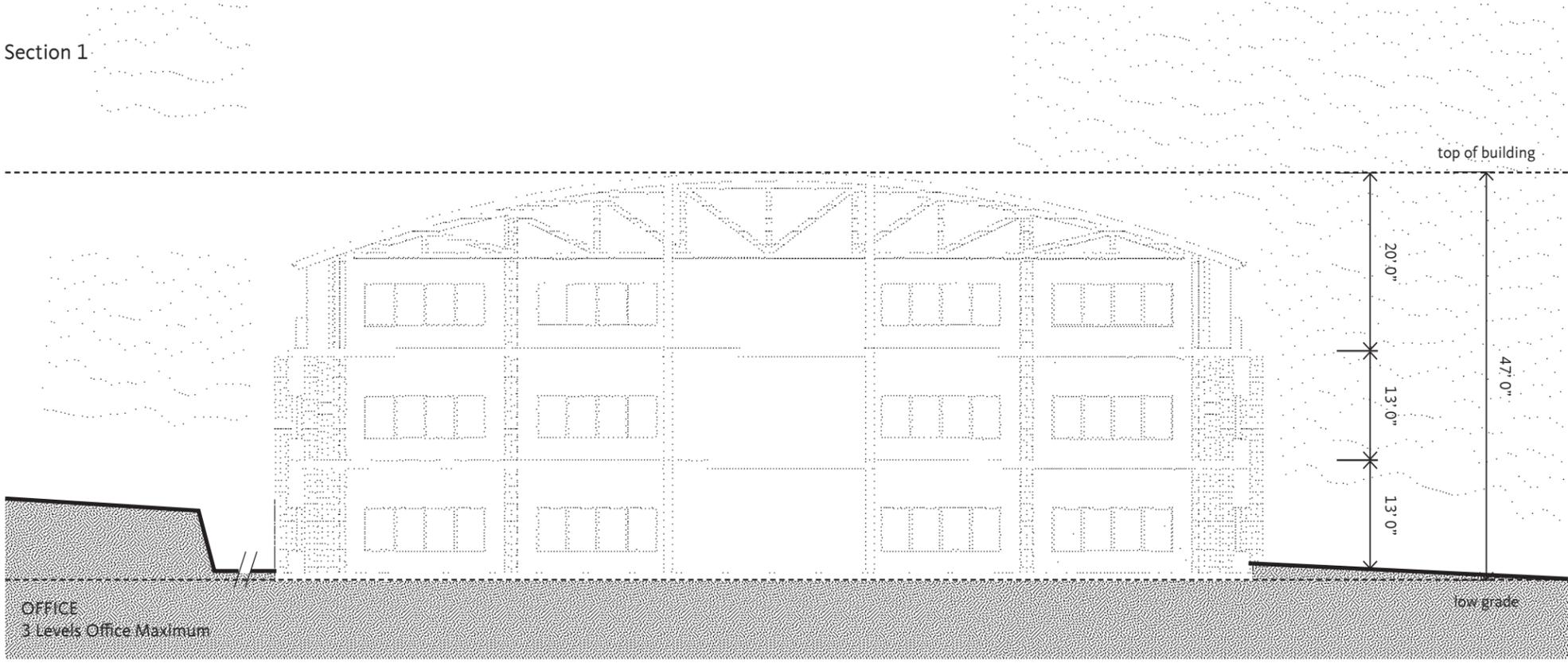


Elevation C/D



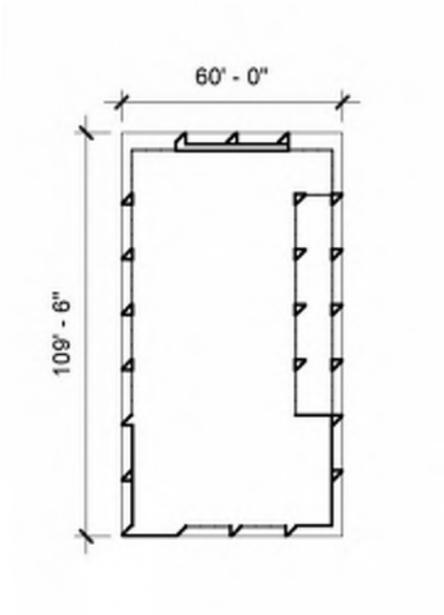
Office Building (The Terrace 3-5)

Ordinance 14-214 Exhibit D16



Restaurant/Office (The Terrace 8)

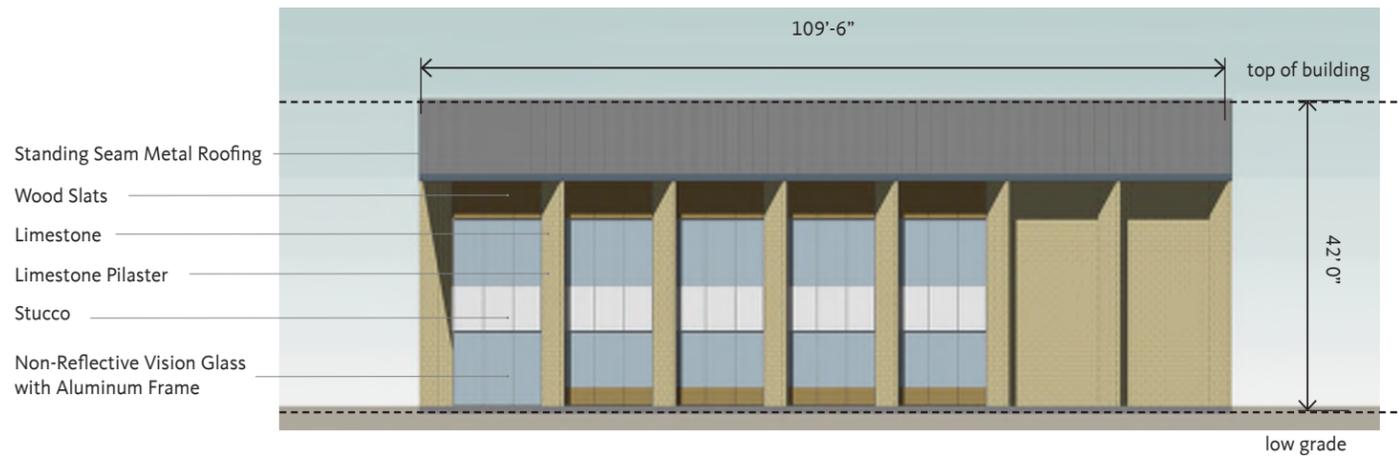
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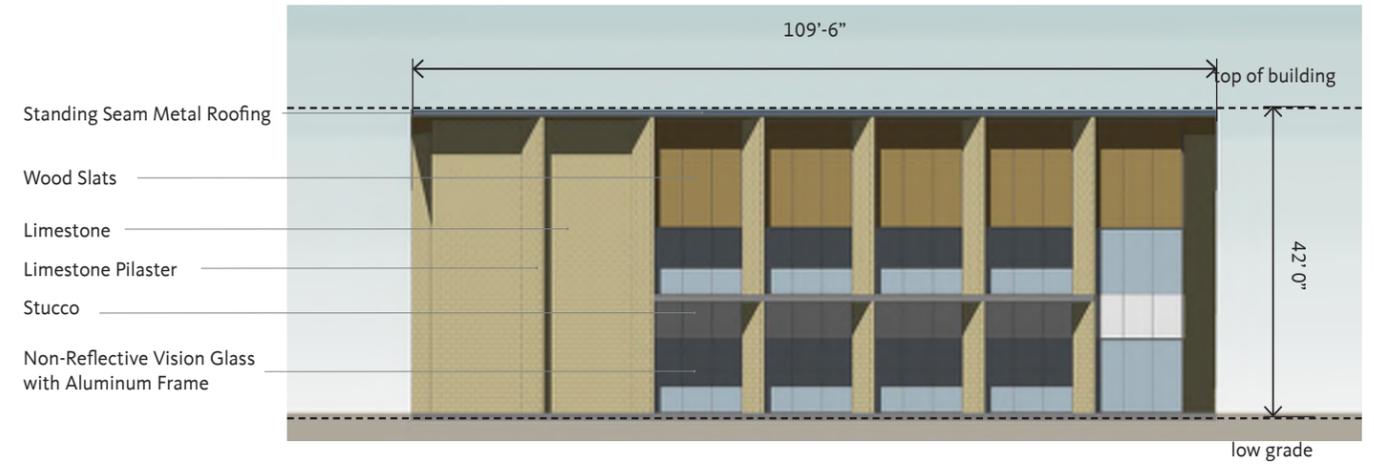
Restaurant/Office (The Terrace 8)

Ordinance 14-214 Exhibit D18

Elevation A



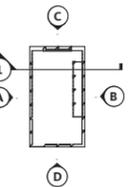
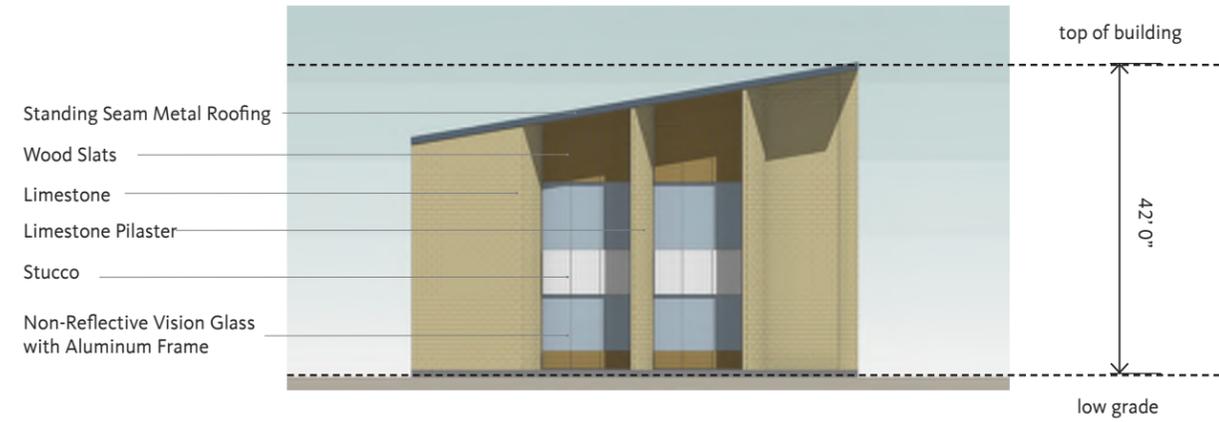
Elevation B



Elevation C



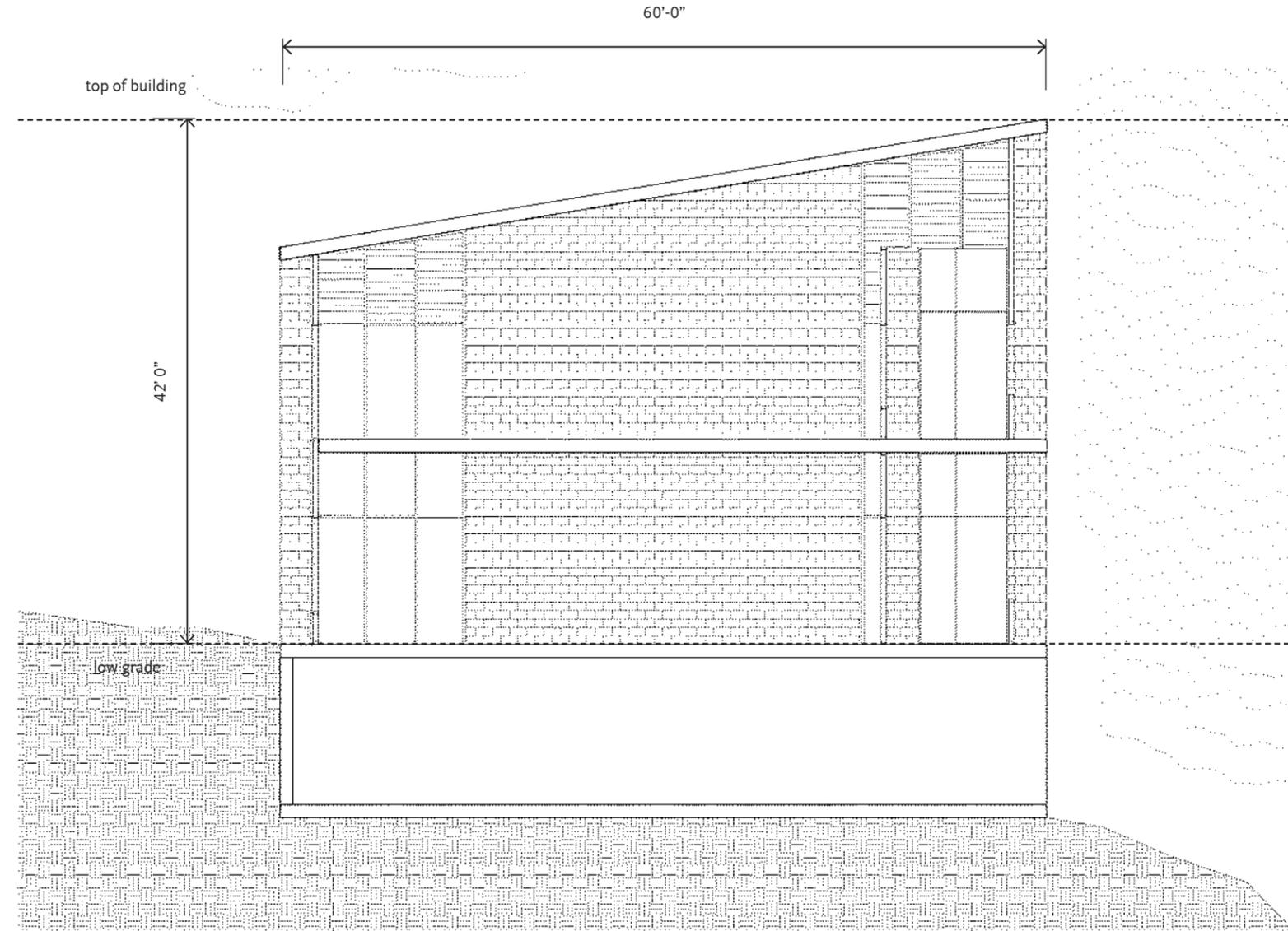
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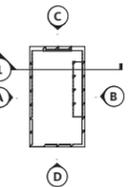
Restaurant/Office (The Terrace 8)

Ordinance 14-214 Exhibit D19

Section 1

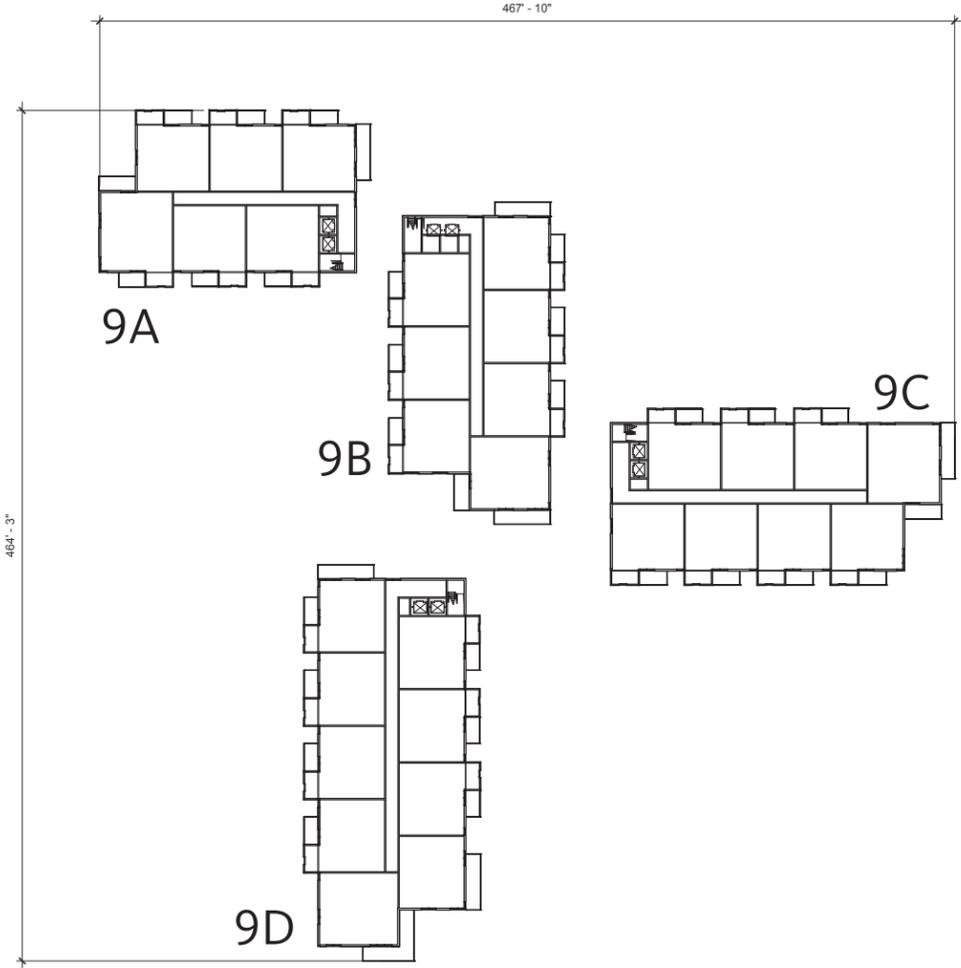


Restaurant/ Office
2 Levels Maximum
1 Levels Below Grade Parking



Condominium (The Terrace 9A, 9B, 9C, 9D)

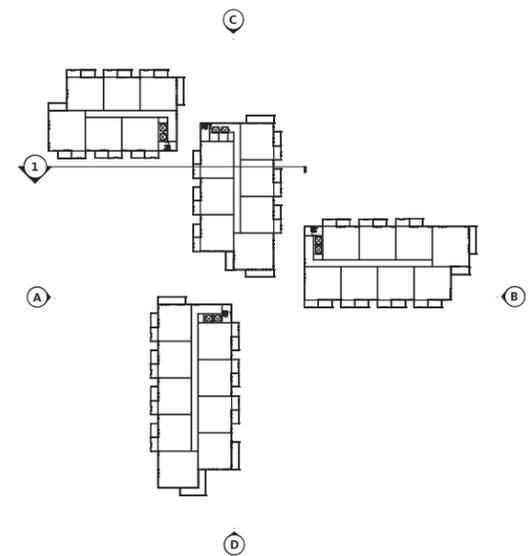
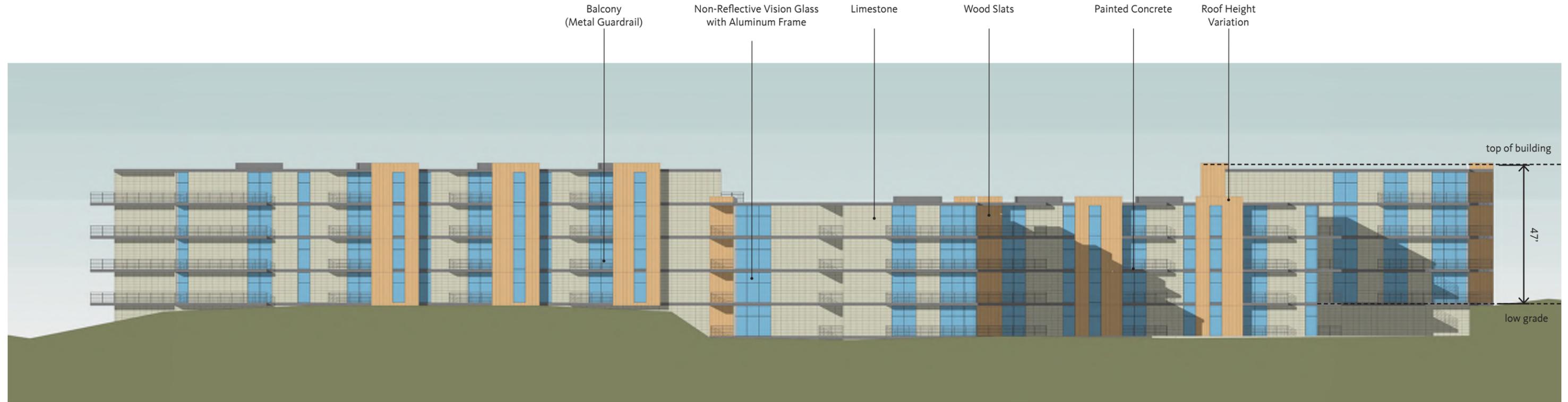
Ordinance 14-214 Exhibit D20



Condominium (The Terrace 9A, 9B, 9C, 9D)

Northeast Elevation B

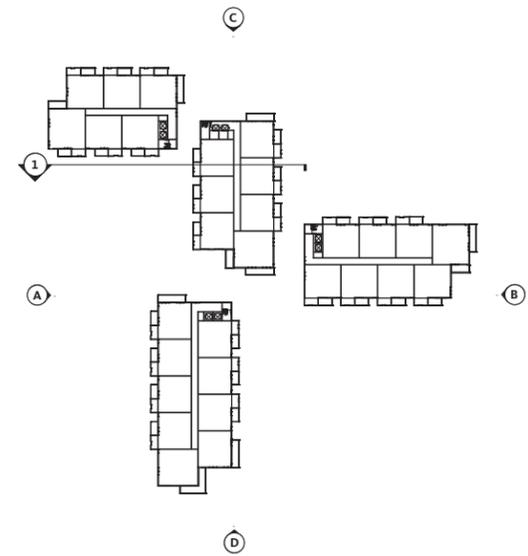
Ordinance 14-214 Exhibit D21



Condominium (The Terrace 9A, 9B, 9C, 9D)

Southeast Elevation D

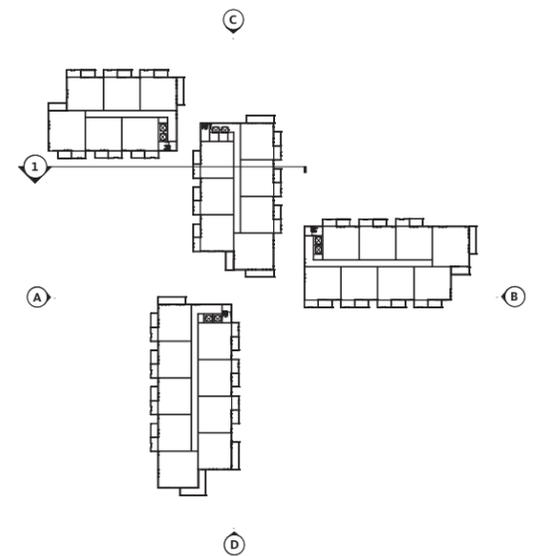
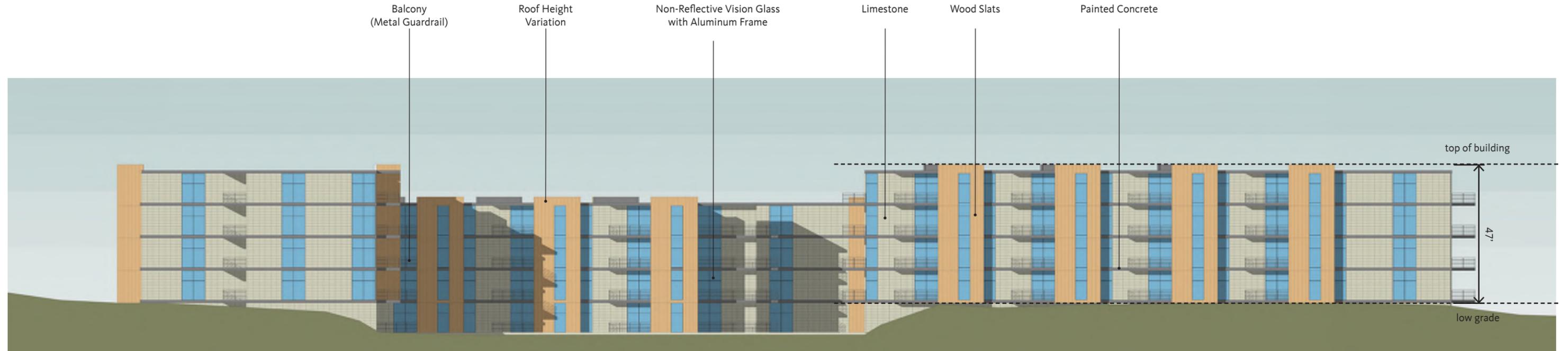
Ordinance 14-214 Exhibit D22



Condominium (The Terrace 9A, 9B, 9C, 9D)

Southwest Elevation A

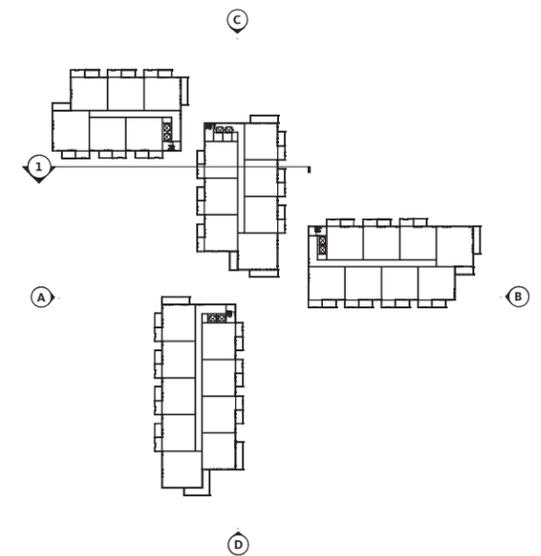
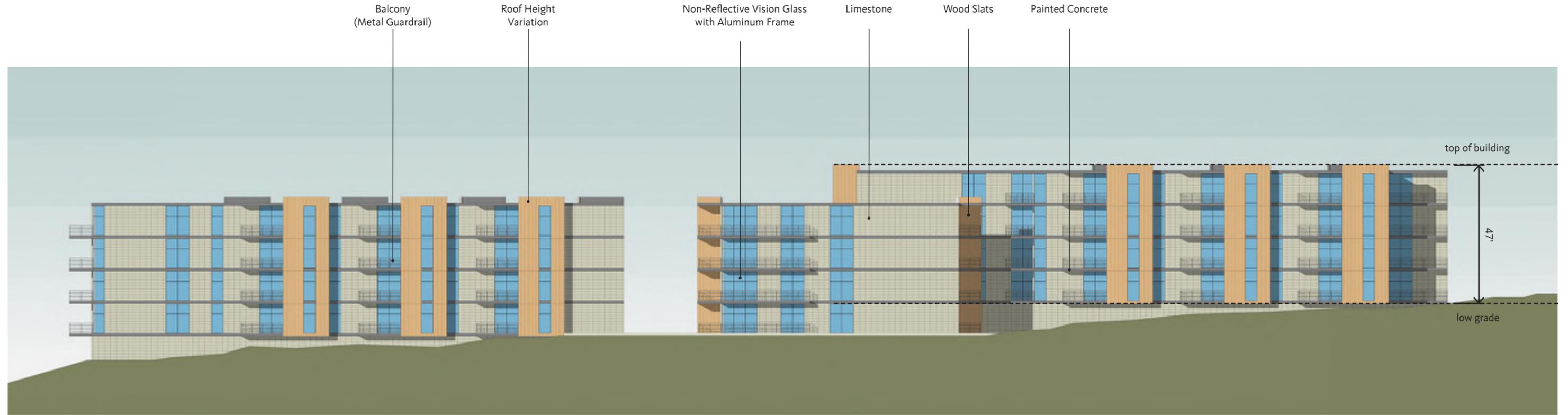
Ordinance 14-214 Exhibit D23



Condominium (The Terrace 9A, 9B, 9C, 9D)

Northwest Elevation C

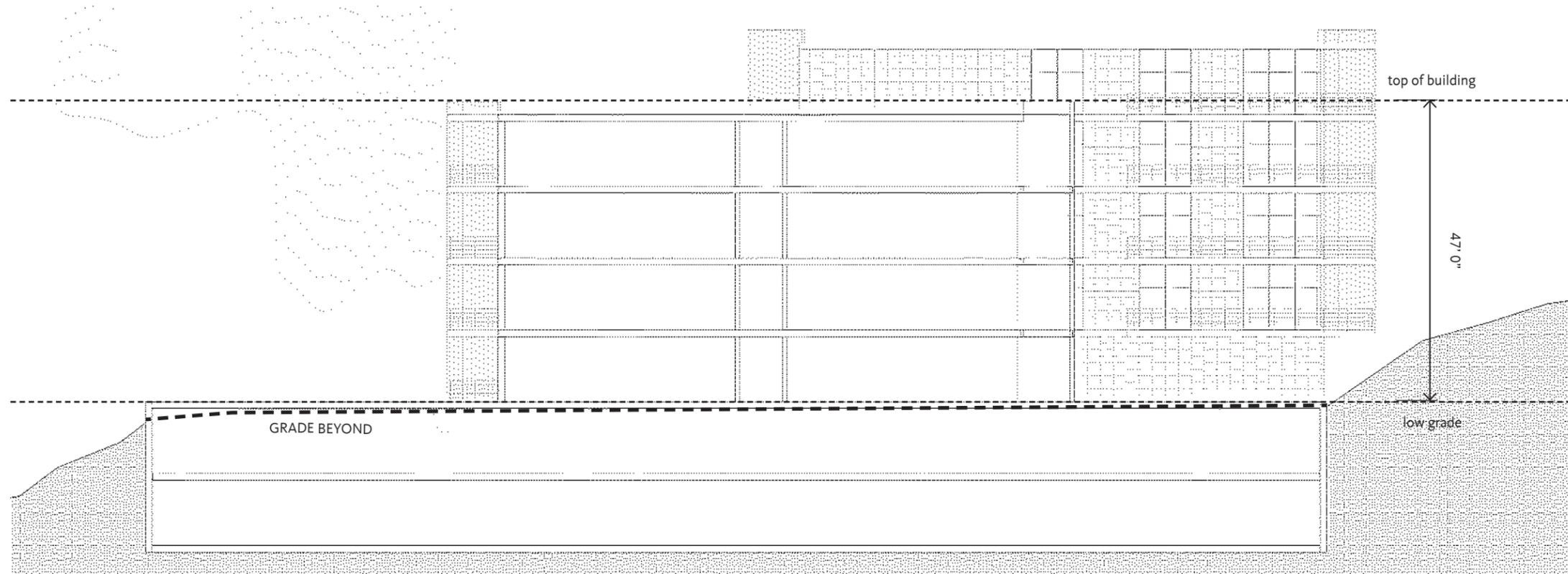
Ordinance 14-214 Exhibit D24



Condominium (The Terrace 9A, 9B, 9C, 9D)

Section 1

Ordinance 14-214 Exhibit D25



Condominium
4 Levels Maximum
2 Levels Below Grade Parking

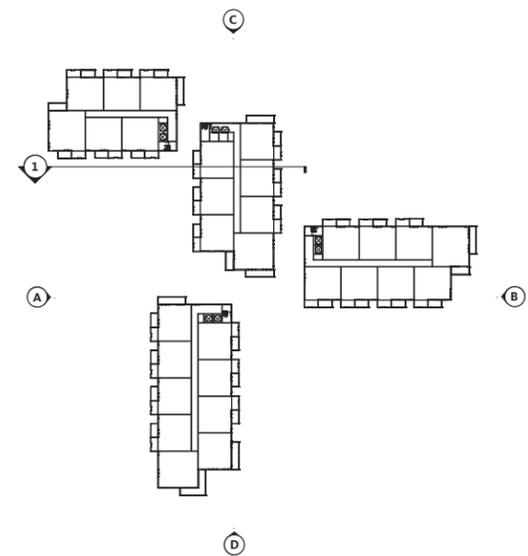
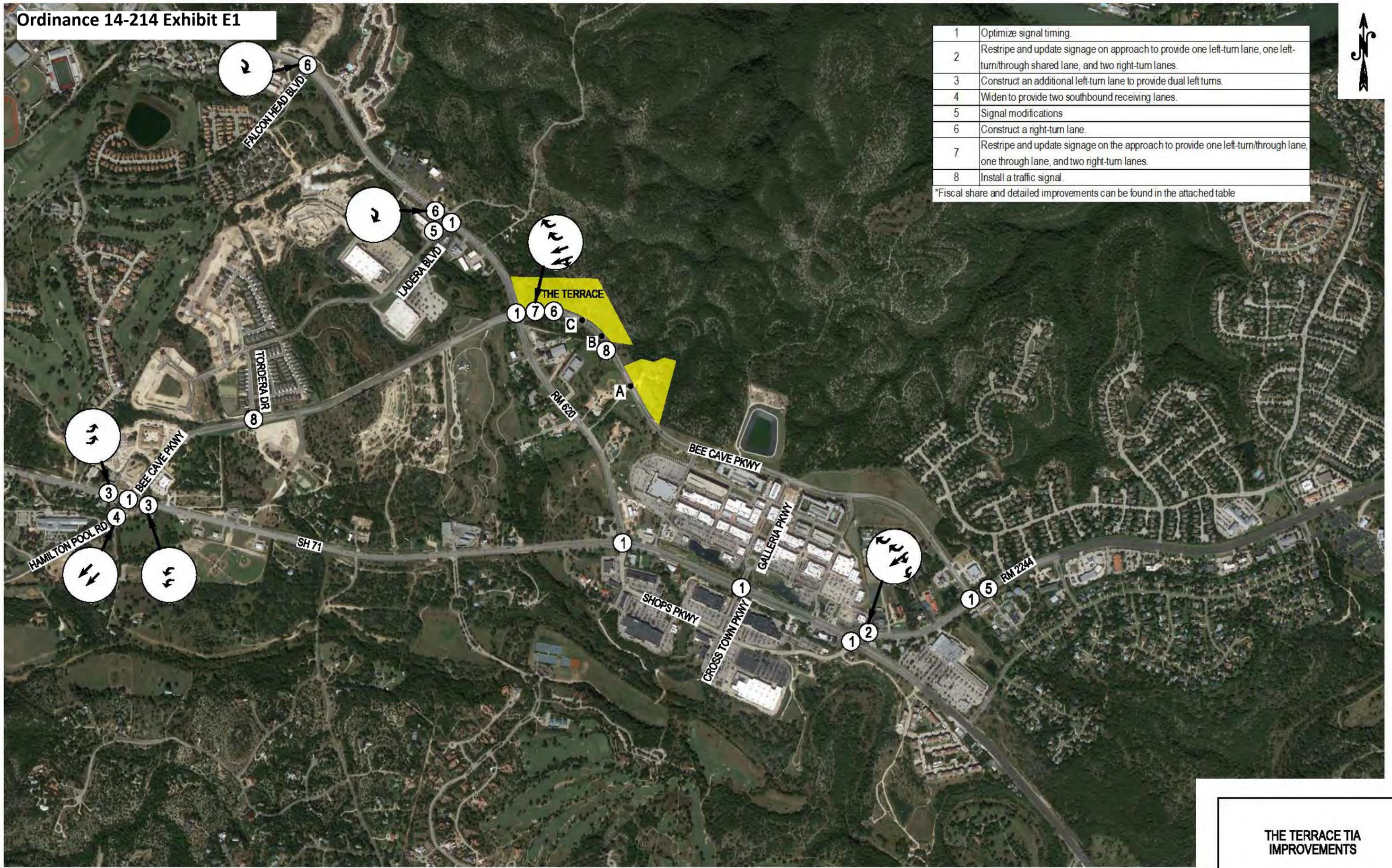


EXHIBIT E

Ordinance 14-214: Terrace at Bee Cave
Approved 9 December 2014

Ordinance 14-214 Exhibit E1



1	Optimize signal timing.
2	Restripe and update signage on approach to provide one left-turn lane, one left-turn/through shared lane, and two right-turn lanes.
3	Construct an additional left-turn lane to provide dual left turns.
4	Widen to provide two southbound receiving lanes.
5	Signal modifications
6	Construct a right-turn lane.
7	Restripe and update signage on the approach to provide one left-turn/through lane, one through lane, and two right-turn lanes.
8	Install a traffic signal.

*Fiscal share and detailed improvements can be found in the attached table

THE TERRACE TIA IMPROVEMENTS

Ordinance 14-214 Exhibit E2

The Terrace TIA: Traffic Improvement (Site+Off-Site) Preliminary Opinion of Probable Costs and and Pro-Rata Fiscal Share

Total Fiscal Share	\$1,046,633.65
Improvements to be constructed by the developer	\$892,399.00
Off-site Improvements (for fiscal posting at the beginning of the project)	\$154,234.65

Assumptions:

1. All estimates are preliminary and may change based on site details and design details
2. No ROW or easement costs are assumed in the estimate.
3. Utility relocation costs are not included in the estimate.

IMPROVEMENTS

Intersection	Recommended Improvements	Terrace Pro-Rata	Approximate Improvement Cost	Terrace Fiscal Share
SH 71 and RM 2244/Shops Parkway	§ Restripe and update signage on the southbound approach to provide one left-turn lane, one left-turn/through shared lane, and two right-turn lanes.	0.4%	\$2,596.00	\$10.38
	§ Optimize signal timing.	2.0%	\$5,000.00	\$100.00
SH 71 and Galleria Parkway/Cross Town Parkway	§ Optimize signal timing.	1.8%	\$5,000.00	\$90.00
SH 71 and RM 620	§ Optimize signal timing.	1.5%	\$5,000.00	\$75.00
SH 71 and Hamilton Pool Road/Bee Cave Parkway	§ Construct an additional eastbound left-turn lane to provide dual left turns.	11.8%	\$797,843.50	\$94,145.53
	§ Construct an additional westbound left-turn lane to provide dual left turns.	2.9%	\$797,843.50	\$23,137.46
	§ Widen Hamilton Pool Road to provide two southbound receiving lanes.	2.9%	\$274,553.00	\$7,962.04
	§ Optimize signal timing.	2.9%	\$5,000.00	\$145.00
RM 2244 and Bee Cave Parkway	§ Install a southbound right-turn overlap phase	8.8%	\$9,077.00	\$798.78
	§ Optimize signal timing.	3.2%	\$5,000.00	\$160.00
Galleria Parkway and Bee Cave Parkway	§ No improvements.	0.0%	\$0.00	
RM 620 and Bee Cave Parkway	§ Construct a westbound right-turn lane. ***	100.0%	\$687,399.00	\$687,399.00
	§ Restripe and update signage on the westbound approach to provide one left-turn/through lane, one through lane, and two right-turn lanes. **	100.0%	\$0.00	\$0.00
	§ Optimize signal timing.	100.0%	\$5,000.00	\$5,000.00
RM 620 and Ladera Boulevard	§ Construct a southbound right-turn lane.	3.5%	\$171,559.00	\$6,004.57
	§ Modify the eastbound and westbound signal heads to provide permissive-only phasing.	3.5%	\$56,704.00	\$1,984.64
	§ Optimize signal timing and phasing.	3.5%	\$5,000.00	\$175.00
RM 620 and Falcon Head Boulevard	§ Construct a southbound right-turn lane.	2.9%	\$277,457.00	\$8,046.25
Tordera Drive and Bee Cave Parkway	§ Install a traffic signal.	5.7%	\$200,000.00	\$11,400.00
Bee Cave Parkway and Driveway B (Terrace)	§ Construct a westbound right-turn lane. **	100.0%	\$0.00	\$0.00
	§ Install a traffic signal. (Median relocation will be completed as part of the site development.) *	100.0%	\$200,000.00	\$200,000.00
				\$1,046,633.65

* To be constructed by the developer as part of the site development

** Construction cost included in the Westbound Right Turn Lane at RM 620 and Bee Cave Parkway

*** To be constructed by the developer as part of the Terrace site development prior to opening of the Backyard development