

ORDINANCE NO. 14-212

AN ORDINANCE OF THE CITY OF BEE CAVE, TEXAS (“CITY”) AMENDING THE ZONING OF REAL PROPERTY FROM CURRENT ZONING AS A PLANNED DEVELOPMENT RETAIL DISTRICT ESTABLISHED IN ORDINANCE NO. 2008-01, AS AMENDED, TO A PLANNED DEVELOPMENT OFFICE DISTRICT (“PD-OFFICE”) FOR A TRACT OF LAND BEING APPROXIMATELY 35.139 ACRES, WHICH LAND IS LOCATED GENERALLY NORTH OF HIGHWAY 71 AND WEST OF HIGHWAY 620 AND SOUTH OF BEE CAVE PARKWAY IN THE CITY AND 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”; EVENT TRAFFIC MANAGEMENT PLAN, ATTACHED HERETO AS EXHIBIT “E”; TRAFFIC IMPROVEMENTS ATTACHED HERETO AS EXHIBIT “F” AND APPROVING A TRANSFER OF IMPERVIOUS COVER FROM THE PROPERTY DESCRIBED IN EXHIBIT “G”; 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 development proposed by the zoning applicant includes uses that have not been previously considered for approval in the City nor does the City's current zoning regulations contain zoning standards that can accommodate such proposed land uses; and

WHEREAS, this Property is intended to continue to serve as the location for the outdoor music venue named "The Backyard" which business in 2014 celebrated its 22nd year in Bee Cave and the additional development contemplated within the Property is consistent with the entertainment industry and will further the viability of the music venue; and

WHEREAS, zoning applicant has requested approval of a transfer of impervious cover from the property described in Exhibit "G", attached hereto and the requested transfer complies with the requirements of the City's Code of Ordinances; 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 Office, Planned Development District with a base zoning of Office 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, 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 Office District zoning are not authorized by this Ordinance unless listed as Permitted Uses in Section IV (C) of Exhibit “C”. Conditional Uses associated with Office 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. Transfer of Impervious Cover. The Developer’s request to transfer impervious cover from the property described in Exhibit “G” (“Old Backyard Property”) is hereby approved. Impervious cover from the Old Backyard Property at a ratio of 3:1 at forty percent 40% shall be credited to the amount of impervious cover authorized for use within the Project. The Old Backyard property shall be deed restricted in accordance with the Development Standards set out in Exhibit “C”.

SECTION 7. 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.

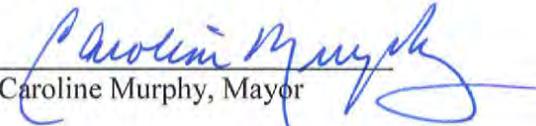
SECTION 8. Repealer. All ordinances or parts of ordinances in force regarding the zoning of this Property when the provisions of this Ordinance becomes effective are hereby repealed.

SECTION 9. Effective Date. That this Ordinance shall take effect immediately from and after its passage.

SECTION 10. 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 14-212

Backyard at Bee Cave Exhibit Table of Contents

EXHIBIT "A" — Property Description of Property Subject to Ordinance 14-212

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" — EVENT TRAFFIC MANAGEMENT PLAN

EXHIBIT "F" — TRAFFIC IMPROVEMENTS

EXHIBIT "G" — DESCRIPTION OF PROPERTY FROM WHICH IMPERVIOUS COVER IS BEING TRANSFERRED

EXHIBIT A

Lots 1 and 2, Block A, a Final Plat of Planet Earth Music Subdivision, City of Bee Cave, Travis County, Texas, as recorded in document number 201000097 of the official public records of Travis County Texas.

201000097

August 17, 2010

\$92.00

PHOTOGRAPHIC MYLAR



SCALE 1" = 100'

LEGEND
1/2" REBAR FOUND
1/2" REBAR SET W/CAP
STAMPED J.E. GARON RPLS 4303
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
B.L. BUILDING LINE
(BMG-DIST.) RECORD CALL

TIM & BRENDA SKAGGS
12007/1764
40.240 ACRES
ZONED: RETAIL

I. & G.N. R.R. CO. SURVEY A-2108
NANCY GIBSON SURVEY A-322

TIM & BRENDA SKAGGS
12007/1764
4.641 ACRES
ZONED: COMMERCIAL

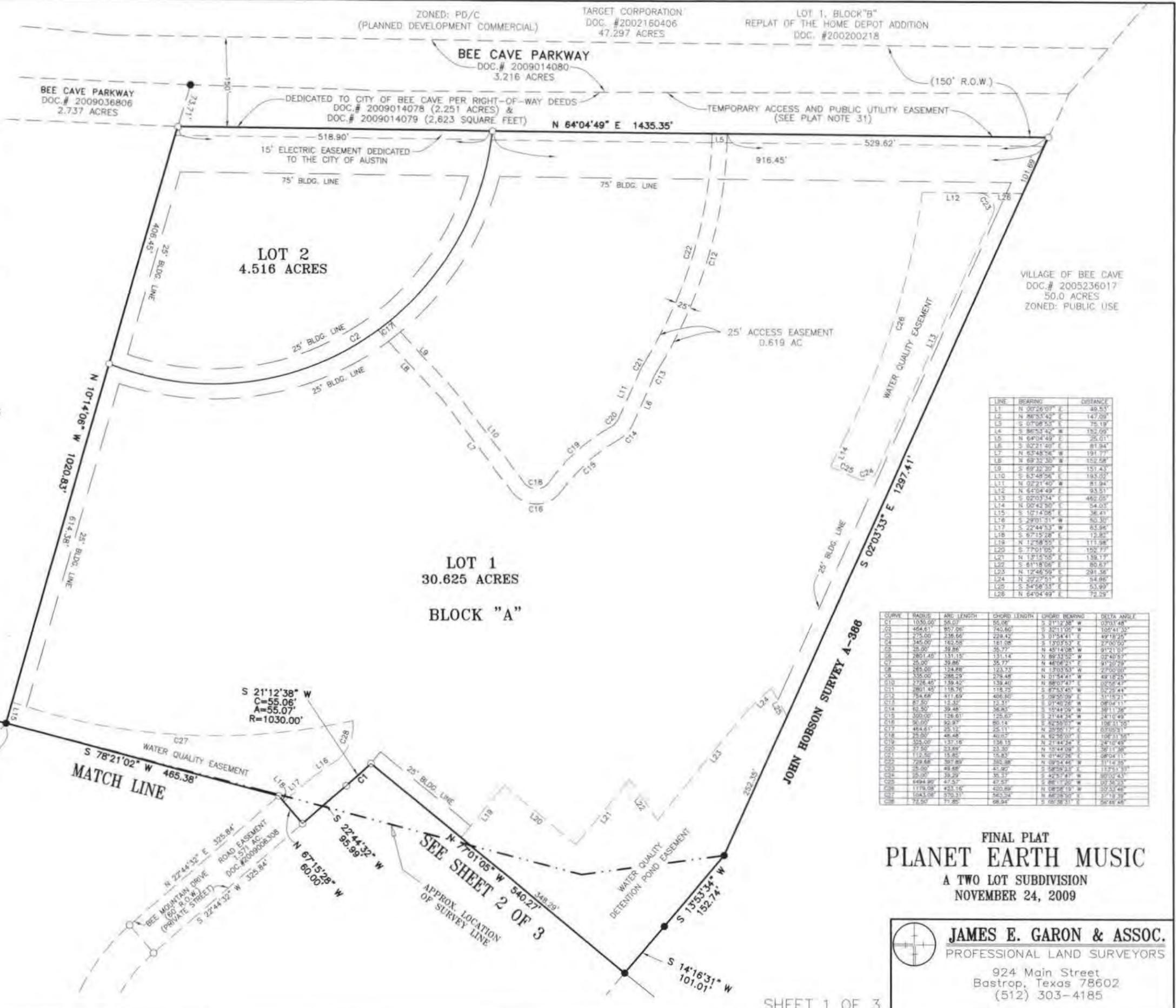


Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L26 with their respective bearings and distances.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curves C1 through C28 with their respective geometric data.

FINAL PLAT
PLANET EARTH MUSIC
A TWO LOT SUBDIVISION
NOVEMBER 24, 2009

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
924 Main Street
Bastrop, Texas 78602
(512) 303-4185

EXHIBIT B

Ordinance 14-212: Backyard at Bee Cave
Approved 9 December 2014

Ordinance 14-212 Exhibit B1



NOTE: THIS PLAN IS SUBJECT TO REVISION.

Ordinance 14-212 Exhibit B2



PEDESTRIAN CIRCULATION

- 6' DG GARDEN TRAIL
- 5' DG CONNECTOR TRAIL
- 6' CONCRETE 'MUSIC' TRAIL
- 4' CONCRETE SIDEWALK
- 6' CONCRETE HIKE & BIKE (EXTENDS TO HIGHWAY 71)
- 6' DG GLENN TRAIL
- 4' DG PARK TRAIL
- TRAILHEAD OR MARKER

NOTE: THIS PLAN IS SUBJECT TO REVISION.

The Backyard

Ordinance 14-212 Exhibit B3.1



BUILDING A1 (STUDIO)
Levels: 1, Building Height: 47'-0"
Total Building Area: 18,000 s.f.
Building Footprint: 18,000 s.f.

BUILDING A2 (STUDIO)
Levels: 1, Building Height: 47'-0"
Total Building Area: 18,000 s.f.
Building Footprint: 18,000 s.f.

BUILDING B1 (OFFICE)
Office: Floor Area: 52,650 s.f.
Levels: 3, Building Height: 47'-0"
Building Footprint: 17,550 s.f.

BUILDING B2 (PARKING)
Parking: Floor Area: 388,800 s.f.
Levels: 5 levels above grade
Total Parking Spaces: 738
Total Building Area: 243,000 s.f.
Building Footprint: 48,600 s.f.

BUILDING C1 (AMPHITHEATER - STAGE)
Levels: 1, Building Height: 50'-0"
Total Building Area: 4,896 s.f.
Building Footprint: 4,896 s.f.

BUILDING C2 (AMPHITHEATER - RESTROOMS)
Levels: 1, Building Height: 19'-0"
Total Building Area: 1,164 s.f.
Building Footprint: 1,164 s.f.

BUILDING C3 (AMPHITHEATER - TREE HOUSE SUITE)
Levels: 1, Building Height: 30'-0"
Total Building Area: 1,000 s.f.
Building Footprint: 1,000 s.f.

BUILDING C4 (AMPHITHEATER - TREE HOUSE SUITE)
Levels: 1, Building Height: 30'-0"
Total Building Area: 1,000 s.f.
Building Footprint: 1,000 s.f.

BUILDING C5 (AMPHITHEATER - TREE HOUSE SUITE)
Levels: 1, Building Height: 30'-0"
Total Building Area: 1,000 s.f.
Building Footprint: 1,000 s.f.

BUILDING C6 (AMPHITHEATER - TREE HOUSE SUITE)
Levels: 1, Building Height: 30'-0"
Total Building Area: 1,000 s.f.
Building Footprint: 1,000 s.f.

BUILDING C7 (AMPHITHEATER - CASITAS)
Levels: 1, Building Height: 20'-0"
Total Building Area: 900 s.f.
Building Footprint: 900 s.f.

BUILDING C8 (AMPHITHEATER - CASITAS)
Levels: 1, Building Height: 20'-0"
Total Building Area: 900 s.f.
Building Footprint: 900 s.f.

BUILDING C9 (AMPHITHEATER - CASITAS)
Levels: 1, Building Height: 20'-0"
Total Building Area: 900 s.f.
Building Footprint: 900 s.f.

BUILDING C10 (AMPHITHEATER - CASITAS)
Levels: 1, Building Height: 20'-0"
Total Building Area: 900 s.f.
Building Footprint: 900 s.f.

BUILDING C11 (AMPHITHEATER - CASITAS)
Levels: 1, Building Height: 20'-0"
Total Building Area: 900 s.f.
Building Footprint: 900 s.f.

BUILDING C12 (AMPHITHEATER - PAVILION STAGE)
Levels: 1, Building Height: 35'-0"
Total Building Area: 2,275 s.f.
Building Footprint: 2,275 s.f.

BUILDING C13 (AMPHITHEATER - PAVILION)
Levels: 1, Building Height: 35'-0"
Total Building Area: 7,500 s.f.
Building Footprint: 7,500 s.f.

BUILDING D1 (OFFICE)
Office: Floor Area: 52,650 s.f.
Levels: 3, Building Height: 47'-0"
Building Footprint: 17,550 s.f.

BUILDING D2 (PARKING)
Parking: Floor Area: 388,800 s.f.
Levels: 5 levels above grade
Total Parking Spaces: 738
Total Building Area: 243,000 s.f.
Building Footprint: 48,600 s.f.

BUILDING E1 (STUDIO)
Levels: 1, Building Height: 47'-0"
Total Building Area: 18,000 s.f.
Building Footprint: 18,000 s.f.

BUILDING E2 (STUDIO)
Levels: 1, Building Height: 47'-0"
Total Building Area: 18,000 s.f.
Building Footprint: 18,000 s.f.

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

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

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

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

BUILDING K1 (DANCE HALL/ RESTAURANT/ MEETING ROOMS)
Levels: 1, Building Height: 28'-0"
Total Building Area: 16,000 s.f.
Building Footprint: 16,000 s.f.

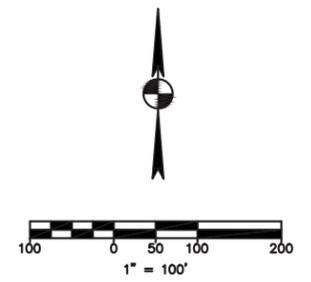
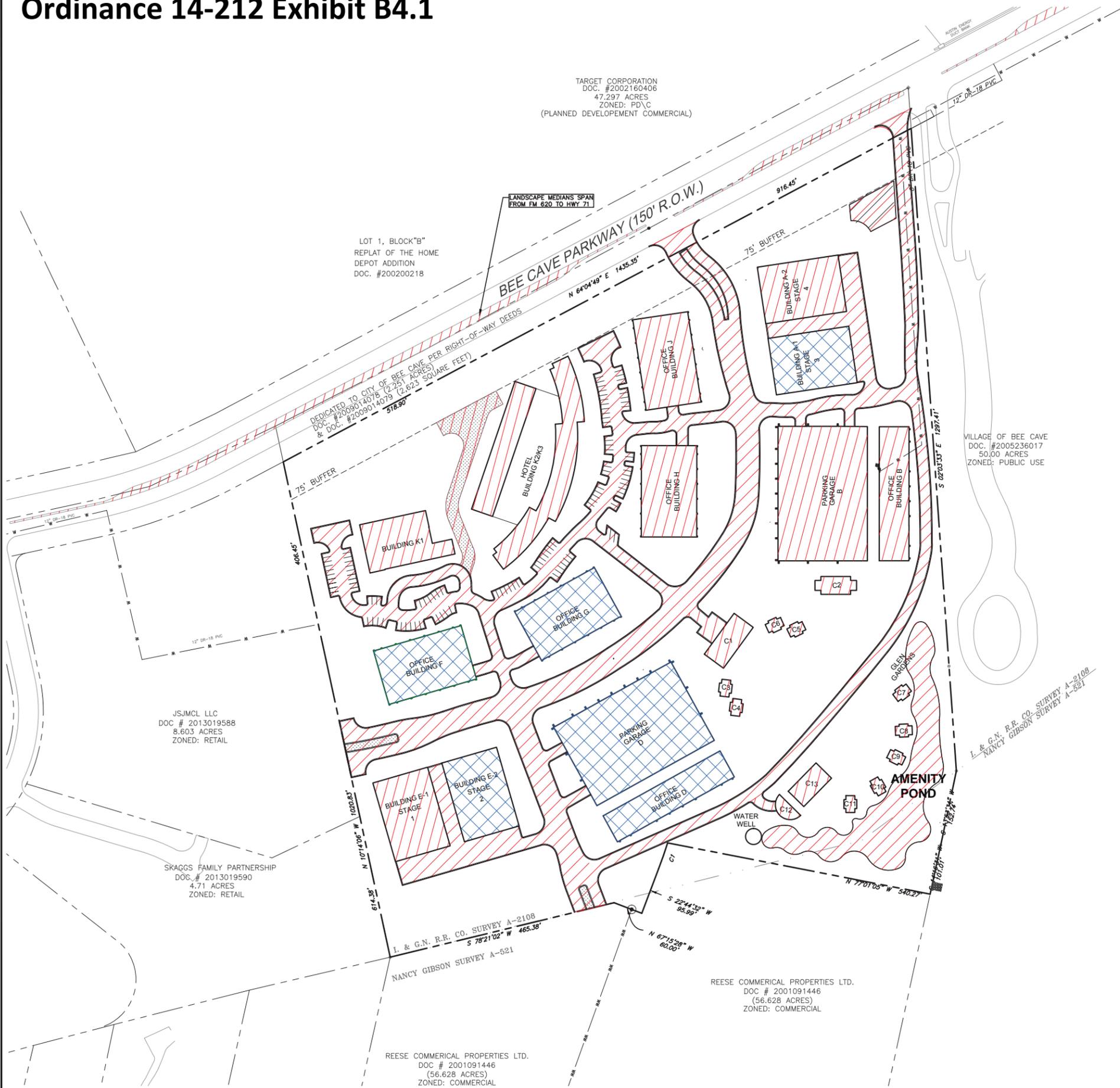
BUILDING K2 (HOTEL - GUESTROOMS)
Keys: 80
Levels: 3, Building Height: 47'-0"
Total Building Area: 60,000 s.f.
Building Footprint: 20,000 s.f.

BUILDING K3 (HOTEL - GUESTROOMS)
Keys: 45
Levels: 3, Building Height: 47'-0"
Total Building Area: 36,450 s.f.
Building Footprint: 12,150 s.f.

Ordinance 14-212 Exhibit B3.2

Backyard 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
A1	Sound Stage	18,000	18,000	1	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
A2	Sound Stage	18,000	18,000	1	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
B1	Class A Office	48,600	16,200	3	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
B2	Parking Structure	243,000	48,600	5	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
C1	Amphitheater - Stage	4,896	4,896	1	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
C2	Amphitheater – Restrooms	1,164	1,164	1	19'-0"	19'-0"	19'-0"	19'-0"	15'-0"
C3	Amphitheater – Tree House Suite	1,000	1,000	1 (above grade)	30'-0"	30'-0"	30'-0"	30'-0"	26'-0"
C4	Amphitheater – Tree House Suite	1,000	1,000	1 (above grade)	30'-0"	30'-0"	30'-0"	30'-0"	26'-0"
C5	Amphitheater – Tree House Suite	1,000	1,000	1 (above grade)	30'-0"	30'-0"	30'-0"	30'-0"	26'-0"
C6	Amphitheater – Tree House Suite	1,000	1,000	1 (above grade)	30'-0"	30'-0"	30'-0"	30'-0"	26'-0"
C7	Amphitheater – Casitas	900	900	1	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"
C8	Amphitheater – Casitas	900	900	1	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"
C9	Amphitheater – Casitas	900	900	1	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"
C10	Amphitheater – Casitas	900	900	1	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"
C11	Amphitheater – Casitas	900	900	1	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"
C13	Amphitheater – Pavilion	7,500	7,500	1	35'-0"	35'-0"	35'-0"	35'-0"	35'-0"
D1	Class A Office	48,600	16,200	3	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
D2	Parking Structure	243,000	48,600	5	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
E1	Sound Stage	18,000	18,000	1	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
E2	Sound Stage	18,000	18,000	1	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
F	Class A Office	59,400	19,800	3	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
G	Class A Office	59,400	19,800	3	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
H	Class A Office	59,400	19,800	3	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
J	Class A Office	59,400	19,800	3	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
K1	Hotel - Dance Hall/Restaurant/Meeting Rooms	16,000	16,000	1	28'-0"	28'-0"	28'-0"	28'-0"	28'-0"
K2	Hotel - Guestrooms	60,000	20,000	3	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
K3	Hotel - Guestrooms	36,450	12,150	3	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"

Ordinance 14-212 Exhibit B4.1



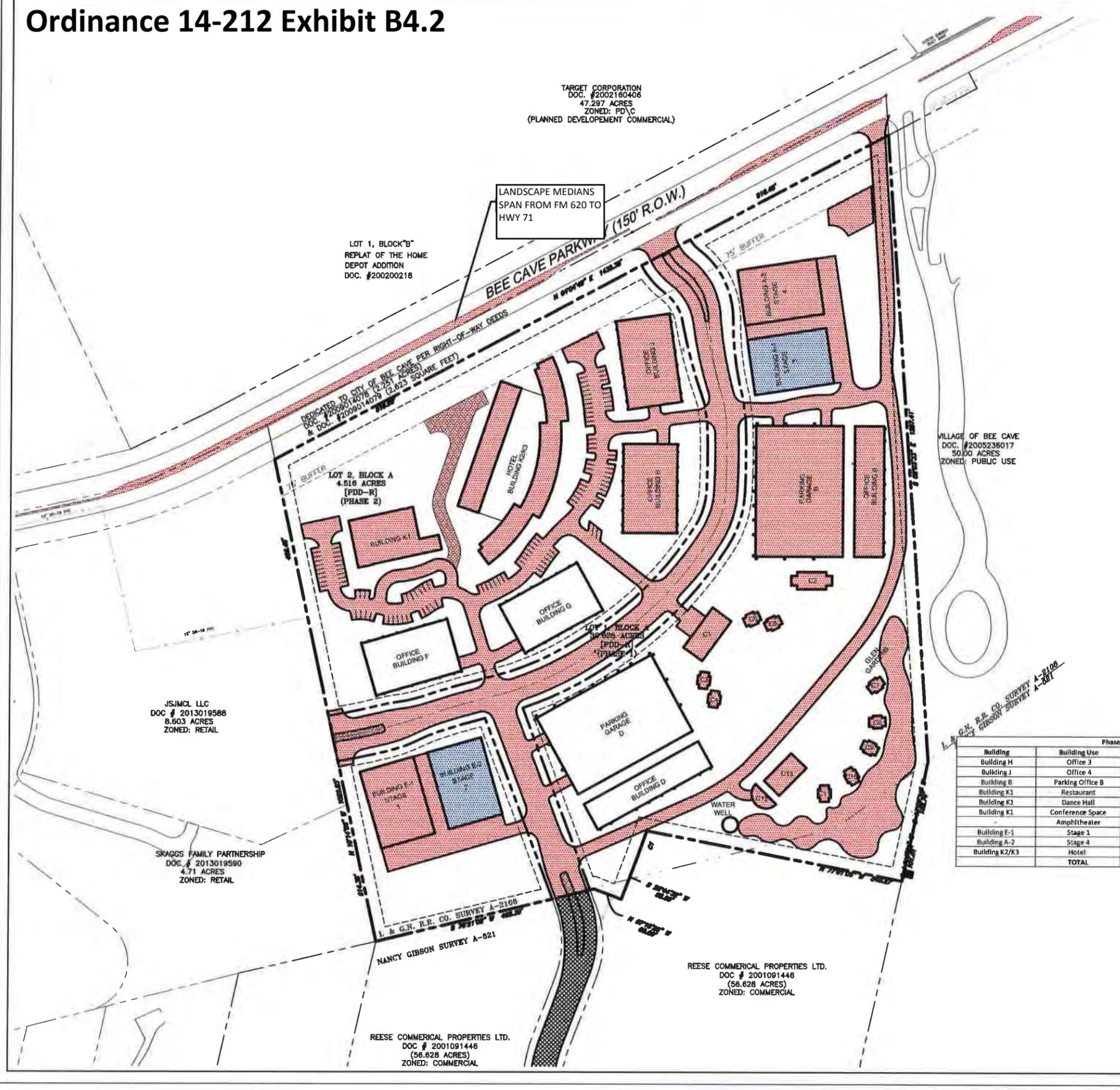
PHASE 1
 PHASE 2

NOTE: AREAS FOR BUILDING A-1 AND BUILDING A-2 TO SERVE AS TEMPORARY SURFACE PARKING LOTS DURING PHASE 1.

APPROVAL	
REVISION	
DATE	
NO.	
BURY 221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel: (512) 326-0011 Fax: (512) 326-0325 TPEP # F-1068 TBP/LS # F-1017500 Copyright © 2015	
PHASING PLAN	
THE BACKYARD BEE CAVE, TEXAS	
BACKYARD PARTNERS LLC	
DRAWN BY: RWI	
DESIGNED BY: LEB	
QA / QC:	
PROJECT NO.:	RI0175810001

G:\10175810001\The Backyard\Exhibit\concept\Plan\1017581001_B_Phasing.dwg modified by rmins on Feb 12, 16:42:23 PM

Ordinance 14-212 Exhibit B4.2



TARGET CORPORATION
DOC. #2002160406
47.287 ACRES
ZONED: PDC
(PLANNED DEVELOPMENT COMMERCIAL)

LANDSCAPE MEDIANS
SPAN FROM FM 620 TO
HWY 71

LOT 1, BLOCK "B"
REPLAT OF THE HOME
DEPOT ADDITION
DOC. #200200218

DEDICATED TO CITY OF BEE CAVE PER RIGHT-OF-WAY DEEDS
DOC. #2008014076 (2.251 ACRES)
& DOC. #2008014079 (2.623 SQUARE FEET)

LOT 2, BLOCK A
4.516 ACRES
[PDD-R]
(PHASE 2)

JSIMCL LLC
DOC # 2013019588
8.603 ACRES
ZONED: RETAIL

SRAGGS FAMILY PARTNERSHIP
DOC # 2013019590
4.71 ACRES
ZONED: RETAIL

REESE COMMERCIAL PROPERTIES LTD.
DOC # 2001091446
(56.628 ACRES)
ZONED: COMMERCIAL

REESE COMMERCIAL PROPERTIES LTD.
DOC # 2001091446
(56.628 ACRES)
ZONED: COMMERCIAL

VILLAGE OF BEE CAVE
DOC. #2005236017
50.00 ACRES
ZONED: PUBLIC USE

L. & G.N. R.R. CO. SURVEY A-2108
GIBSON SURVEY A-821



- COMPLETED PHASE
- PROPOSED PHASE
- TEMPORARY PARKING PHASE

NOTE:
AMPHITHEATER WILL BE CONSTRUCTED AS PART
OF PHASE ONE, BUT OCCUPANCY OF THE
AMPHITHEATER WILL NOT BE ALLOWED UNTIL THE
ONSITE PARKING GARAGE AND THE OFFSITE
ROADWAY TO HIGHWAY 71 ARE CONSTRUCTED.

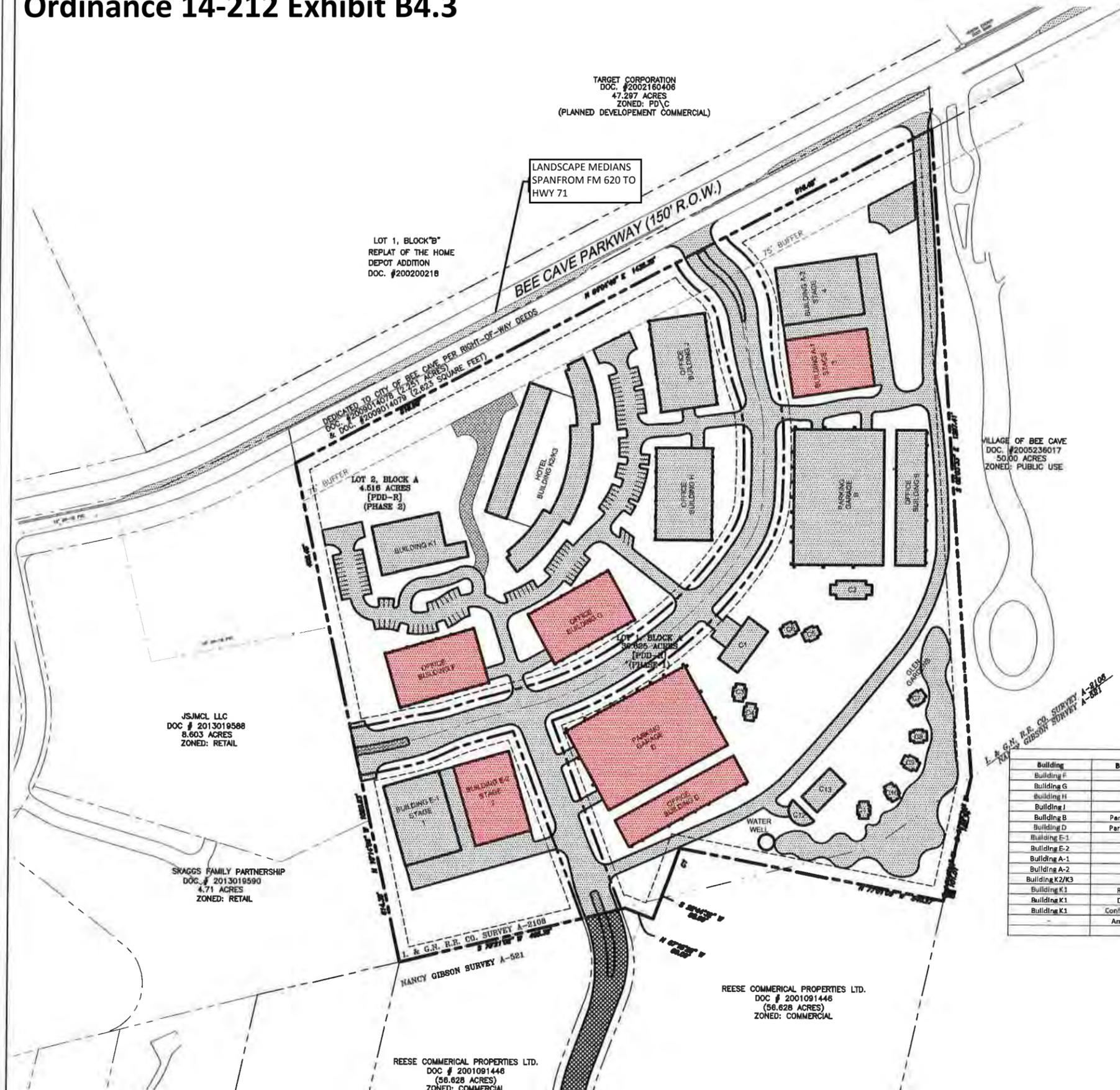
Phase 1- Required Parking				
Building	Building Use	Gross	Shared Parking Credit	Net of Shared Parking
Building H	Office 3	198	198	0
Building J	Office 4	198	198	0
Building B	Parking Office B	162	162	0
Building K1	Restaurant	20	0	20
Building K3	Dance Hall	60	0	60
Building K1	Conference Space	64	0	64
	Amphitheater	711	0	711
Building E-1	Stage 1	36	0	36
Building A-2	Stage 4	36	0	36
Building K2/K3	Hotel	135	0	135
TOTAL		1,620	558	1,062

Parking Provided	
Garage B	738
Hotel - Surface Parking	116
Willie Way - Surface Parking	90
Temporary Surface Parking	118
TOTAL	1,062

DATE	NO.	REVISION	BURY 221 West Sixth Street, Suite 600 Aurora, Texas 78701 Tel: (972) 328-0011 Fax: (972) 328-0325 E-MAIL: BURY@BURY.COM Copyright © 2015		
THE BACKYARD BEE CAVE, TEXAS			PHASE 1 PARKING BUILDOUT PHASING PLAN		
DRAWN BY: RWM DESIGNED BY: LEB QA / CC: PROJECT NO.: R10175610001			BACKYARD PARTNERS LLC		

G:\10175610001\THE BACKYARD\CD\DRWG\PHASING\PHASING BUILDOUT EXHIBIT B4.2\PHASING_1.dwg, modified by cpop on 10/12/15 4:45 PM

Ordinance 14-212 Exhibit B4.3



COMPLETED PHASE
 PROPOSED PHASE

NOTE:
 AMPHITHEATER WILL BE CONSTRUCTED AS PART OF PHASE ONE, BUT OCCUPANCY OF THE AMPHITHEATER WILL NOT BE ALLOWED UNTIL THE ONSITE PARKING GARAGE AND THE OFFSITE ROADWAY TO HIGHWAY 71 ARE CONSTRUCTED.

Phase 2 - Required Parking				
Building	Building Use	Gross	Shared Parking Credit	Net of Shared Parking
Building F	Office 1	198	198	0
Building G	Office 2	198	198	0
Building H	Office 3	198	198	0
Building J	Office 4	198	198	0
Building B	Parking Office B	162	162	0
Building D	Parking Office D	162	162	0
Building E-1	Stage 1	36	0	36
Building E-2	Stage 2	36	0	36
Building A-1	Stage 3	36	0	36
Building A-2	Stage 4	36	0	36
Building K2/K3	Hotel	135	0	135
Building K1	Restaurant	20	0	20
Building K1	Dance Hall	60	0	60
Building K1	Conference Space	64	0	64
-	Amphitheater	1,263	0	1,263
TOTAL		2,802	1,118	1,686

Parking Provided	
Garage B	738
Garage D	738
Hotel - Surface Parking	210
TOTAL	1,686

APPROVAL		 221 West Sixth Street, Suite 1000 Austin, Texas 78701 Tel: (512) 309-0011 Fax: (512) 338-0325 Email: info@bury.com Website: www.bury.com Copyright © 2015	PHASE 2 PARKING BUILDOUT PHASING PLAN		
REV/ISSUE	NO.			DATE	DATE
DRAWN BY: RWM		DESIGNED BY: LEB		PROJECT NO.: R10175810001	
QA / QC		THE BACKYARD BEE CAVE, TEXAS		BACKYARD PARTNERS LLC	

D:\10175810001\CD THE BACKYARD\CD THE BACKYARD\PHASING BUILDOUT\PHASING BUILDOUT\PHASING BUILDOUT - PHASE 2.dwg modified by ccorpo on Feb 15 10:29 AM

Ordinance 14-212 Exhibit B5

TARGET CORPORATION
 DOC. #2002160406
 47.297 ACRES
 ZONED: PD/C
 (PLANNED DEVELOPMENT COMMERCIAL)

LOT 1, BLOCK "B"
 REPLAT OF THE HOME
 DEPOT ADDITION
 DOC. #200200218

JSJML LLC
 DOC # 2013019588
 8.603 ACRES
 ZONED: RETAIL

SKAGGS FAMILY PARTNERSHIP
 DOC. # 2013019590
 4.71 ACRES
 ZONED: RETAIL

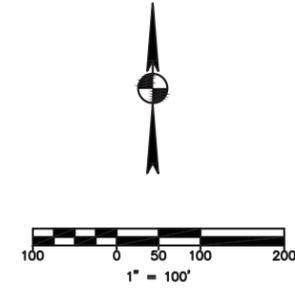
REESE COMMERCIAL PROPERTIES LTD.
 DOC # 2001091446
 (56.628 ACRES)
 ZONED: COMMERCIAL

REESE COMMERCIAL PROPERTIES LTD.
 DOC # 2001091446
 (56.628 ACRES)
 ZONED: COMMERCIAL

L. & G.N. R.R. CO. SURV.
 NANCY GIBSON SURVEY

Backyard Impervious Cover	
	Area (ac.)
Site Area	35.14
2.553-ac Old Backyard Tract	
Transfer Credit at 3:1 (2.553-ac total)	0.85
Bee Cave Parkway ROW	2.31
Total Site Area	38.30
Allowable Impervious Cover (40%)	15.32
Rainwater Harvesting Credit (+5%)	1.76
Total Allowable Imp Cover (45%)	17.08
Proposed Impervious Area*	17.03
Total Impervious Cover Percentage	44.46%

*Includes 50% pervious paver credit and 100% wet amenity pond credit.



Required Parking Summary - Phase 1											
Building	Building Use	Land Use	Units	Employees	Area (square feet)	Area (square feet)	Ratio	Required Parking	Shared Parking	Net of Shared Parking	
Building H	Office 3	Office	-	-	19,800	59,400	1/300	198	198	0	
Building J	Office 4	Office	-	-	19,800	59,400	1/300	198	198	0	
Building B	Parking Office B	Office	-	-	16,200	48,600	1/300	162	162	0	
Building E-1	Stage 1	Studio	-	-	18,000	18,000	1/500	36	0	36	
Building A-2	Stage 4	Studio	-	-	18,000	18,000	1/500	36	0	36	
Building K2/K3	Hotel	Hotel	125	20	-	-	-	135	0	135	
Building K1	Restaurant	Restaurant	-	-	2,000	2,000	1/100	20	0	20	
Building K1	Dance Hall	-	-	-	6,000	6,000	1/100	60	0	60	
Building K1	Conference Space	-	-	-	8,000	8,000	1/125	64	0	64	
Building K1	Amphitheater	-	-	-	-	-	-	711	0	711	
										Total	1,062

Proposed Parking - Phase 1			
Location	Regular	Accessible	Total
Garage B	723	15	738
Hotel - Surface Parking	114	2	116
Willie Way - Surface Parking	88	2	90
Temporary Surface Parking	116	2	118
Total	837	17	1,062

VILLAGE OF BEE CAVE
 DOC. #2005236017
 50.00 ACRES
 ZONED: PUBLIC USE

Required Parking Summary - Phase 2											
Building	Building Use	Land Use	Units	Employees	Area (square feet)	Gross Area (square feet)	Ratio	Required Parking	Net of Shared Parking		
Building F	Office 1	Office	-	-	19,800	59,400	1/300	198	0		
Building G	Office 2	Office	-	-	19,800	59,400	1/300	198	0		
Building H	Office 3	Office	-	-	19,800	59,400	1/300	198	0		
Building J	Office 4	Office	-	-	19,800	59,400	1/300	198	0		
Building B	Parking Office B	Office	-	-	16,200	48,600	1/300	162	0		
Building D	Parking Office D	Office	-	-	16,200	48,600	1/300	162	0		
Building E-1	Stage 1	Studio	-	-	18,000	18,000	1/500	36	36		
Building E-2	Stage 2	Studio	-	-	18,000	18,000	1/500	36	36		
Building A-1	Stage 3	Studio	-	-	18,000	18,000	1/500	36	36		
Building A-2	Stage 4	Studio	-	-	18,000	18,000	1/500	36	36		
Building K2/K3	Hotel	Hotel	125	20	-	-	-	135	135		
Building K1	Restaurant	Restaurant	-	-	2,000	2,000	1/100	20	20		
Building K1	Dance Hall	-	-	-	6,000	6,000	1/100	60	60		
Building K1	Conference Space	-	-	-	8,000	8,000	1/125	64	64		
									1,263	1,263	
										Total	1,686

Proposed Parking - Phase 2			
Location	Regular	Accessible	Total
Garage B	723	15	738
Garage D	723	15	738
Hotel - Surface Parking	116	4	210
Total	1,652	34	1,686

NOTE: FOR FURTHER PARKING INFORMATION REFERENCE TIA SHARED PARKING STUDY PREPARED BY HDR.

APPROVAL		 221 West Stem Street, Suite 600 Fort Worth, TX 76102 Phone: (817) 338-0011 Fax: (817) 338-0325 TBP# F-1048 TBP#LS F-107590 Copyright © 2015	LAND USE MAP	
REVISION	NO.			
DATE	NO.	THE BACKYARD BEE CAVE, TEXAS BACKYARD PARTNERS LLC	BACKYARD PARTNERS LLC	
DATE	NO.			
DRAWN BY: RWM	DESIGNED BY: LEB	PROJECT NO.: R10175810001		

Ordinance 14-212 Exhibit B6.1

TARGET CORPORATION
 DOC. #2002160406
 47.297 ACRES
 ZONED: PD\C
 (PLANNED DEVELOPMENT COMMERCIAL)

LOT 1, BLOCK "B"
 REPLAT OF THE HOME
 DEPOT ADDITION
 DOC. #200200218

DEDICATED TO CITY OF BEE CAVE PER RIGHT-OF-WAY DEEDS
 DOC. #20030124018 (2.25 ACRES)
 & DOC. #2009014079 (2,623 SQUARE FEET)

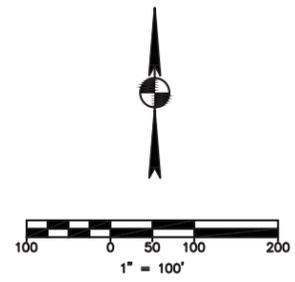
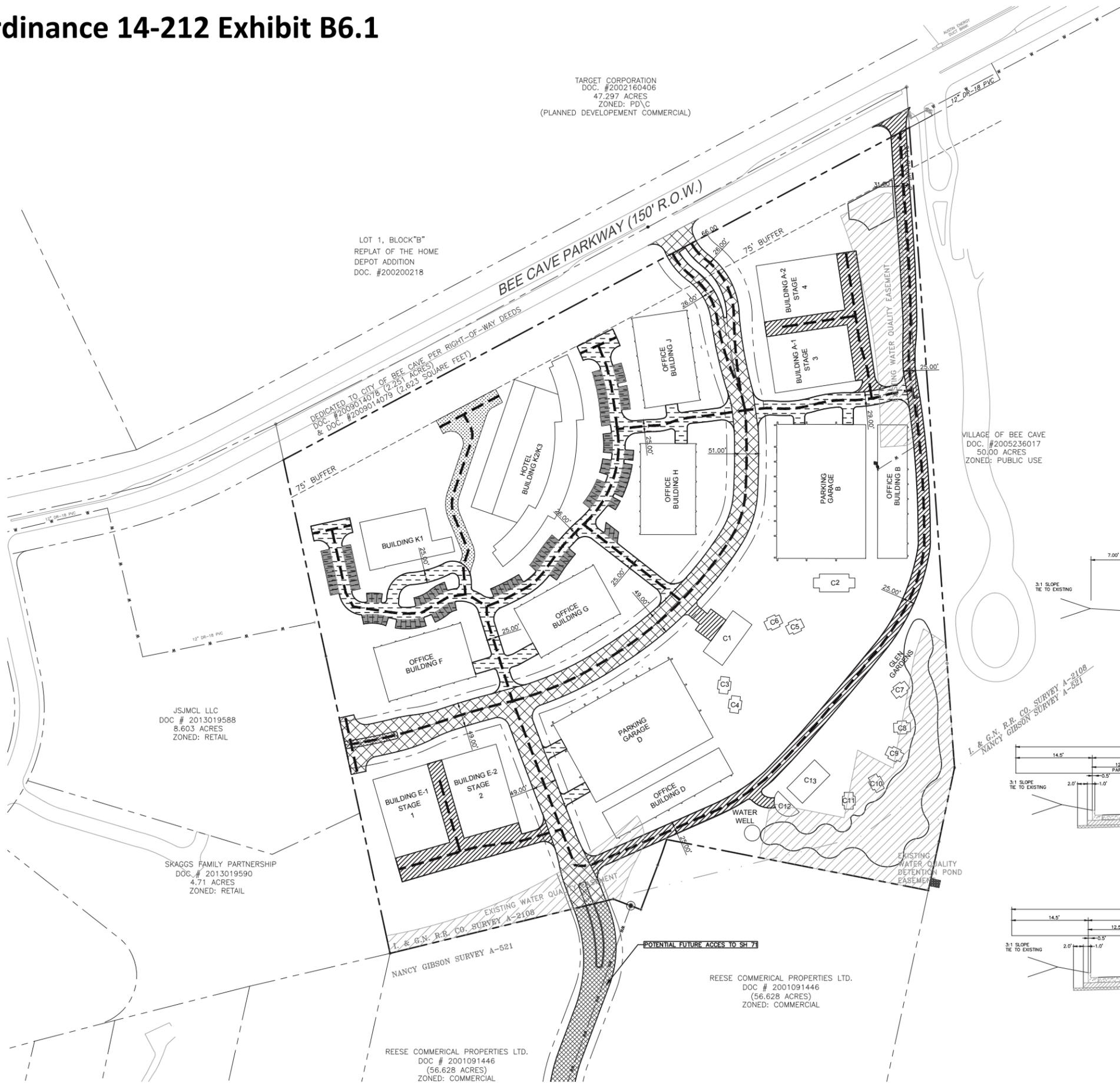
JSJMCL LLC
 DOC. # 2013019588
 8.603 ACRES
 ZONED: RETAIL

SKAGGS FAMILY PARTNERSHIP
 DOC. # 2013019590
 4.71 ACRES
 ZONED: RETAIL

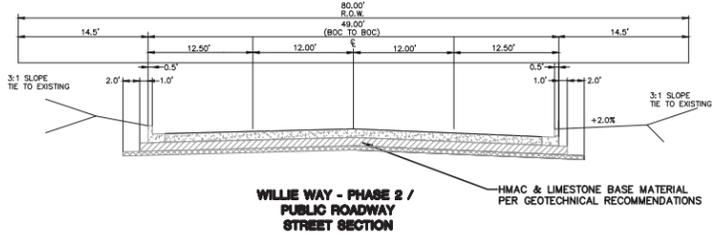
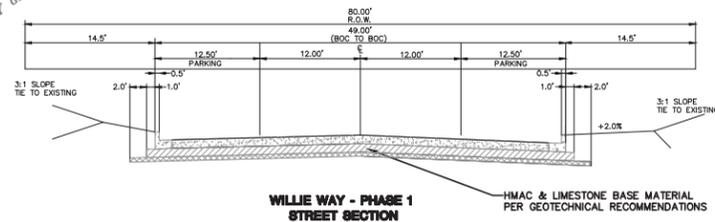
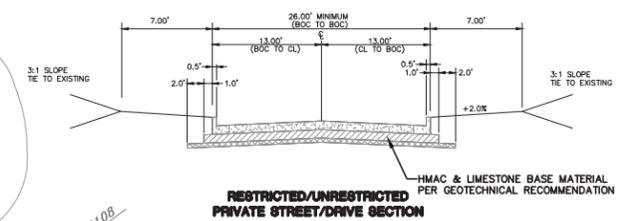
REESE COMMERCIAL PROPERTIES LTD.
 DOC. # 2001091446
 (56,628 ACRES)
 ZONED: COMMERCIAL

REESE COMMERCIAL PROPERTIES LTD.
 DOC. # 2001091446
 (56,628 ACRES)
 ZONED: COMMERCIAL

VILLAGE OF BEE CAVE
 DOC. #2005236017
 50.00 ACRES
 ZONED: PUBLIC USE



- WILLIE WAY/PUBLIC STREET
- PRIVATE STREET WITH PUBLIC ACCESS
- UNRESTRICTED PRIVATE DRIVE
- RESTRICTED PRIVATE STREET
- SURFACE PARKING
- PERVIOUS PAVERS (MATERIAL TBD AT SITE PLAN) - EMERGENCY ACCESS ONLY
- FIRELANE



APPROVAL	
REVISION	
NO.	
DATE	
ROADWAY PLAN	
THE BACKYARD BEE CAVE, TEXAS	
BACKYARD PARTNERS LLC	
DRAWN BY: RWM	DESIGNED BY: LEB
QA/QC:	PROJECT NO.: R10175810001

C:\1017581\1001\1001\The Backyard\Concept\Plan\1017581001_E_Roadway\1017581001.dwg modified by rwm on Feb 12, 10:16:19 PM

Ordinance 14-212 Exhibit B6.2

TARGET CORPORATION
 DOC. #2002160406
 47.297 ACRES
 ZONED: PD/C
 (PLANNED DEVELOPMENT COMMERCIAL)

LOT 1, BLOCK "B"
 REPLAT OF THE HOME
 DEPOT ADDITION
 DOC. #200200218

DEDICATED TO CITY OF BEE CAVE PER RIGHT-OF-WAY DEEDS
 DOC. #2009014078 (2.251 ACRES)
 DOC. #2009014079 (2.251 ACRES)
 DOC. #2009014080 (2.251 ACRES)
 DOC. #2009014081 (2.251 ACRES)
 DOC. #2009014082 (2.251 ACRES)
 DOC. #2009014083 (2.251 ACRES)
 DOC. #2009014084 (2.251 ACRES)
 DOC. #2009014085 (2.251 ACRES)
 DOC. #2009014086 (2.251 ACRES)
 DOC. #2009014087 (2.251 ACRES)
 DOC. #2009014088 (2.251 ACRES)
 DOC. #2009014089 (2.251 ACRES)
 DOC. #2009014090 (2.251 ACRES)
 DOC. #2009014091 (2.251 ACRES)
 DOC. #2009014092 (2.251 ACRES)
 DOC. #2009014093 (2.251 ACRES)
 DOC. #2009014094 (2.251 ACRES)
 DOC. #2009014095 (2.251 ACRES)
 DOC. #2009014096 (2.251 ACRES)
 DOC. #2009014097 (2.251 ACRES)
 DOC. #2009014098 (2.251 ACRES)
 DOC. #2009014099 (2.251 ACRES)
 DOC. #2009014100 (2.251 ACRES)

JSJMCL LLC
 DOC. # 2013019588
 8.603 ACRES
 ZONED: RETAIL

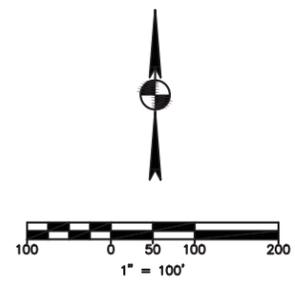
SKAGGS FAMILY PARTNERSHIP
 DOC. # 2013019590
 4.71 ACRES
 ZONED: RETAIL

REESE COMMERCIAL PROPERTIES LTD.
 DOC # 2001091446
 (56.628 ACRES)
 ZONED: COMMERCIAL

REESE COMMERCIAL PROPERTIES LTD.
 DOC # 2001091446
 (56.628 ACRES)
 ZONED: COMMERCIAL

L. & G.N. R.R. CO. SURVEY A-2108
 NANCY GIBSON SURVEY A-521

BEE CAVE PARKWAY (150' R.O.W.)



EXISTING WTC-PUA 8" INFRASTRUCTURE TO REMAIN FOR FIRE PROTECTION

VILLAGE OF BEE CAVE
 DOC. #2005236017
 50.00 ACRES
 ZONED: PUBLIC USE

Building	Building Use	Lot Area (Ac.)	Proposed Land Use	Proposed Building SF	# Units	LUEs/SF or LUEs/Unit	Total LUEs
Building F	Office 1		Office	59,400		1/3000	19.8
Building G	Office 2		Office	59,400		1/3000	19.8
Building H	Office 3		Office	59,400		1/3000	19.8
Building I	Office 4		Office	59,400		1/3000	19.8
Building B	Office 5		Office	48,600		1/3000	16.2
Building D	Office 6		Office	48,600		1/3000	16.2
Building E-1	Stage 1		Studio	18,000		1/4000	4.5
Building E-2	Stage 2		Studio	18,000		1/4000	4.5
Building A-1	Stage 3		Studio	18,000		1/4000	4.5
Building A-2	Stage 4		Studio	18,000		1/4000	4.5
Building K2/K3	Hotel				125	0.5	62.5
Building K1	Restaurant		Restaurant	2,000		1/200	10.0
Building K1	Dance Hall			6,000		1/3000	2.0
Building K1	Conference Space			8,000		1/3000	2.7
TOTAL		35.00					207

UTILITY PLAN

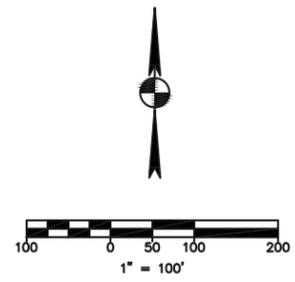
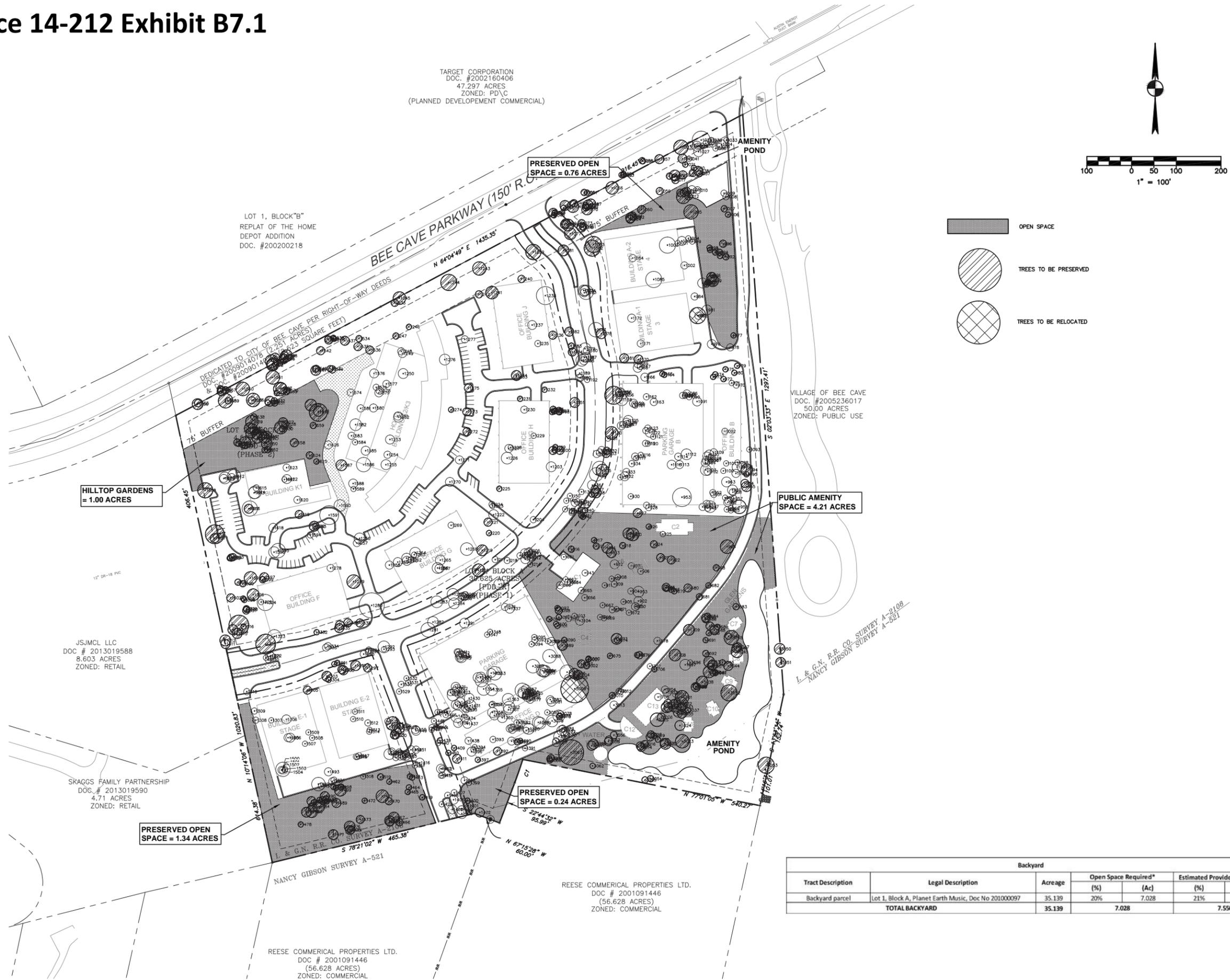
THE BACKYARD
 BEE CAVE, TEXAS
 BACKYARD PARTNERS LLC

DRAWN BY: RWM
 DESIGNED BY: ARL
 QA / QC:
 PROJECT NO.: R10175810001

BURY
 221 West Sixth Street, Suite 600
 Austin, TX 78701, Fax: (512) 328-0325
 Tel: (512) 328-0348
 TOLL FREE: 1-800-392-7293
 Copyright © 2015

G:\1017581\0001\The Backyard\Utility\UtilityPlan.dwg modified by: arl on Feb 12, 15 8:34 PM

Ordinance 14-212 Exhibit B7.1



- OPEN SPACE
- TREES TO BE PRESERVED
- TREES TO BE RELOCATED

Backyard						
Tract Description	Legal Description	Acreage	Open Space Required*		Estimated Provided Open Space	
			(%)	(Ac)	(%)	(Ac)
Backyard parcel	Lot 1, Block A, Planet Earth Music, Doc No 201000097	35.139	20%	7.028	21%	7.550
TOTAL BACKYARD		35.139		7.028		7.550

APPROVAL		<h2 style="margin: 0;">BURY</h2> <small>221 West Sixth Street, Suite 600 Austin, Texas 78701 Phone: (512) 328-0325 TIRE # F-1048 TRPLS # F-107800 Copyright © 2014</small>	<h3 style="margin: 0;">TREE PRESERVATION AND OPEN SPACE PLAN</h3>	REVISION	
NO.					
DATE					
DRAWN BY: RWM	DESIGNED BY: LEB			QA / QC:	PROJECT NO.: R10175810001
THE BACKYARD BEE CAVE, TEXAS		BACKYARD PARTNERS LLC			

G:\1017581\0001\The Backyard.dwg modified by cpop on: Nov 8, 14 9:41 AM

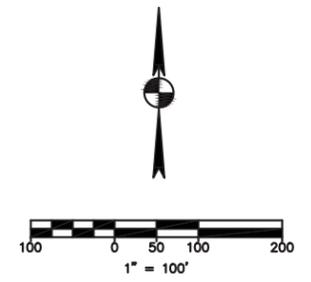
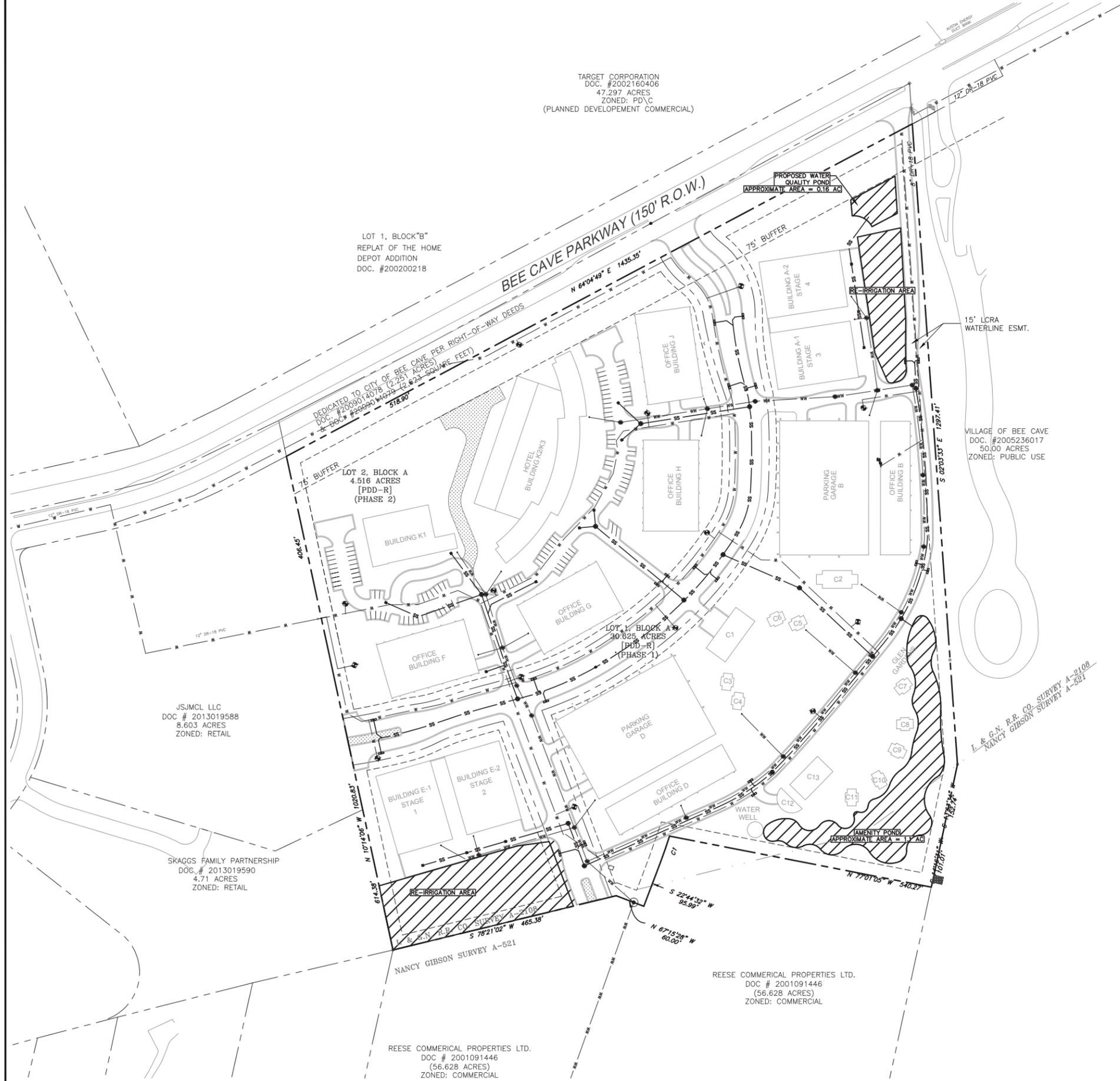
Ordinance 14-212 Exhibit B7.2

TREE LIST:	TREE LIST:	TREE LIST:	TREE LIST:	TREE LIST:	TREE LIST:	TREE LIST:	TREE LIST:	TREE LIST:	TREE LIST:
R 900	6 LIVE OAK	R 1010	8 CEDAR	R 1120	6 LIVE OAK	R 1229	6 LIVE OAK	R 1342	9 LIVE OAK
R 901 (M)	9 LIVE OAK (6, 5)	R 1011	8 CEDAR	R 1121	6 LIVE OAK	R 1230	8 CEDAR	R 1343	9 LIVE OAK
R 902 (M)	10 LIVE OAK (7, 5)	R 1012	8 CEDAR	R 1122	10 LIVE OAK	R 1231	6 LIVE OAK	R 1344	7 LIVE OAK (ILL)
R 903	12 LIVE OAK	R 1013 (M)	15 CEDAR (8,7,6)	R 1123	7 LIVE OAK	R 1232	6 LIVE OAK	R 1345	8 LIVE OAK
R 904	7 LIVE OAK	R 1014 (M)	9 CEDAR (6,5)	R 1124	7 LIVE OAK	R 1233	9 LIVE OAK	R 1346 (M)	13 LIVE OAK (9, 7)
R 905	6 LIVE OAK	R 1015	8 CEDAR (6,5)	R 1125	11 LIVE OAK (8, 6)	R 1234 (M)	11 LIVE OAK (8, 6)	R 1347	6 LIVE OAK
R 906	7 LIVE OAK	R 1016	8 CEDAR	R 1126	9 LIVE OAK	R 1235	7 LIVE OAK	R 1348	6 LIVE OAK
R 907	7 LIVE OAK	R 1017	8 CEDAR	R 1127	8 LIVE OAK	R 1236	9 LIVE OAK	R 1349	11 LIVE OAK
R 908	6 LIVE OAK	R 1018	7 CEDAR	R 1128	7 LIVE OAK (7, 5)	R 1237 (M)	10 LIVE OAK (7, 5)	R 1350	11 LIVE OAK
R 909	6 LIVE OAK	R 1019	12 CEDAR	R 1129	9 LIVE OAK	R 1238 (M)	20 LIVE OAK (11, 9, 9)	R 1351	14 LIVE OAK
R 910	7 LIVE OAK	R 1020 (M)	9 CEDAR (6,5)	R 1130	14 LIVE OAK	R 1239 (M)	17 LIVE OAK (4, 4)	R 1352	10 LIVE OAK
R 911	6 LIVE OAK	R 1021	6 CEDAR	R 1131	6 LIVE OAK	R 1240	8 LIVE OAK	R 1353	15 SPANISH
R 912	10 LIVE OAK	R 1022 (M)	10 CEDAR (7,6)	R 1132	8 LIVE OAK (9, 5, 4)	R 1241 (M)	14 LIVE OAK (9, 5, 4)	R 1354 (M)	14 LIVE OAK (10, 7)
R 913	11 LIVE OAK (11, 9)	R 1023 (M)	16 CEDAR (11, 9)	R 1133	9 LIVE OAK	R 1242	8 LIVE OAK	R 1355	13 LIVE OAK
R 914	12 LIVE OAK	R 1024	9 CEDAR	R 1134	8 LIVE OAK	R 1243 (M)	15 LIVE OAK (10, 9)	R 1356	7 LIVE OAK
R 915	7 LIVE OAK	R 1025	11 LIVE OAK	R 1135	8 LIVE OAK (7, 4)	R 1244 (M)	18 LIVE OAK (13, 9)	R 1357	6 LIVE OAK
R 916	7 LIVE OAK	R 1026	7 CEDAR	R 1136	8 LIVE OAK	R 1245	14 LIVE OAK	R 1358	11 LIVE OAK
R 917	6 LIVE OAK	R 1027	11 CEDAR	R 1137	16 LIVE OAK	R 1246	6 LIVE OAK	R 1359	10 LIVE OAK
R 918	7 LIVE OAK	R 1028 (M)	20 CEDAR (9,8,8,6)	R 1138 (M)	15 LIVE OAK (11, 8)	R 1247	7 LIVE OAK	R 1360	11 LIVE OAK
R 919	8 LIVE OAK	R 1029	6 CEDAR	R 1139	6 LIVE OAK	R 1248	8 LIVE OAK	R 1361	11 LIVE OAK
R 920 (M)	14 LIVE OAK (6, 5, 4, 3, 3, 3)	R 1030	6 CEDAR	R 1140	6 LIVE OAK	R 1249	9 LIVE OAK (8, 8)	R 1362 (M)	12 LIVE OAK (8, 8)
R 921 (M)	9 LIVE OAK (6, 5)	R 1031	8 CEDAR	R 1141	7 LIVE OAK	R 1250	11 LIVE OAK (8, 7, 6)	R 1363	13 LIVE OAK
R 922	9 LIVE OAK	R 1032	6 CEDAR	R 1142	7 LIVE OAK (7, 7)	R 1251	9 LIVE OAK (7, 7)	R 1364 (M)	16 LIVE OAK (11, 5)
R 923 (M)	12 LIVE OAK (8, 7)	R 1033	6 CEDAR	R 1143	8 LIVE OAK	R 1252	11 LIVE OAK	R 1365	11 LIVE OAK
R 924	8 LIVE OAK	R 1034	10 LIVE OAK	R 1144	7 LIVE OAK	R 1253	10 LIVE OAK	R 1366 (M)	13 LIVE OAK (10, 5)
R 925	6 LIVE OAK	R 1035	7 CEDAR	R 1145	6 LIVE OAK	R 1254	8 LIVE OAK	R 1367	10 LIVE OAK
R 926	6 LIVE OAK	R 1036	6 LIVE OAK	R 1146	6 LIVE OAK (7, 7)	R 1255 (M)	11 LIVE OAK (7, 7)	R 1368	6 LIVE OAK
R 927 (M)	10 LIVE OAK (7, 6)	R 1037	7 LIVE OAK	R 1147	6 LIVE OAK (7, 5, 5)	R 1256 (M)	12 LIVE OAK (7, 5, 5)	R 1369 (M)	14 LIVE OAK (11, 5)
R 928	7 LIVE OAK	R 1038	6 CEDAR	R 1148	6 LIVE OAK	R 1257	8 LIVE OAK (10, 7)	R 1370	9 LIVE OAK
R 929	7 LIVE OAK	R 1039	8 CEDAR	R 1149	6 LIVE OAK	R 1258	9 LIVE OAK	R 1371	7 LIVE OAK
R 930	6 LIVE OAK	R 1040	6 CEDAR	R 1150	6 LIVE OAK	R 1259	10 LIVE OAK	R 1372	11 LIVE OAK
R 931	6 LIVE OAK	R 1041	6 CEDAR	R 1151	11 LIVE OAK	R 1260	10 LIVE OAK	R 1373	9 LIVE OAK
R 932	10 LIVE OAK	R 1042	10 LIVE OAK	R 1152	20 SPANISH	R 1261	11 LIVE OAK	R 1374	6 LIVE OAK
R 933	8 LIVE OAK	R 1043	6 LIVE OAK	R 1153	8 LIVE OAK	R 1262	7 LIVE OAK	R 1375	8 LIVE OAK
R 934	7 LIVE OAK	R 1044	6 LIVE OAK	R 1154	10 LIVE OAK	R 1263	6 LIVE OAK	R 1376	6 LIVE OAK
R 935	14 LIVE OAK	R 1045	6 LIVE OAK	R 1155	7 LIVE OAK	R 1264	12 LIVE OAK	R 1377	8 LIVE OAK
R 936	7 LIVE OAK	R 1046	6 LIVE OAK	R 1156	8 LIVE OAK	R 1265	11 LIVE OAK (ILL)	R 1378	13 LIVE OAK
R 937	9 LIVE OAK	R 1047	11 LIVE OAK	R 1157	8 LIVE OAK	R 1266	12 LIVE OAK (7, 6, 5)	R 1379 (M)	13 LIVE OAK (10, 6)
R 938	11 LIVE OAK	R 1048	8 LIVE OAK	R 1158 (M)	13 LIVE OAK (9, 8)	R 1267	10 LIVE OAK	R 1380 (M)	12 LIVE OAK (8, 7)
R 939	6 LIVE OAK	R 1049 (M)	13 LIVE OAK (9, 8)	R 1159 (M)	9 LIVE OAK (6, 6)	R 1268 (M)	14 LIVE OAK (6, 6, 5, 4)	R 1381	7 LIVE OAK
R 940	6 LIVE OAK	R 1050	7 LIVE OAK	R 1160	7 LIVE OAK	R 1269	7 LIVE OAK	R 1382	7 LIVE OAK
R 941	6 LIVE OAK	R 1051	6 LIVE OAK	R 1161	6 LIVE OAK	R 1270	10 LIVE OAK	R 1383	6 LIVE OAK
R 942	6 LIVE OAK	R 1052	6 LIVE OAK	R 1162	7 LIVE OAK (6, 5)	R 1271 (M)	9 LIVE OAK (6, 5)	R 1384	6 LIVE OAK
R 943	7 LIVE OAK	R 1053	6 LIVE OAK	R 1163	8 LIVE OAK (6, 6)	R 1272 (M)	9 LIVE OAK (6, 6)	R 1385	8 LIVE OAK
R 944	7 LIVE OAK	R 1054	6 LIVE OAK	R 1164	6 LIVE OAK	R 1273 (M)	9 LIVE OAK (6, 6)	R 1386	6 LIVE OAK
R 945	9 CEDAR	R 1055	6 LIVE OAK	R 1165	6 LIVE OAK	R 1274	6 LIVE OAK	R 1387 (M)	8 LIVE OAK (6, 4)
R 946	6 LIVE OAK	R 1056	7 LIVE OAK	R 1166	9 LIVE OAK	R 1275 (M)	9 LIVE OAK (6, 5)	R 1388 (M)	9 LIVE OAK (6, 5)
R 947	13 LIVE OAK	R 1057 (M)	10 LIVE OAK (7, 6)	R 1167	7 LIVE OAK (6, 6, 5)	R 1276 (M)	12 LIVE OAK (6, 6, 5)	R 1389	7 LIVE OAK
R 948	7 LIVE OAK	R 1058	7 LIVE OAK	R 1168	10 LIVE OAK	R 1277	8 LIVE OAK (6, 4)	R 1390	6 LIVE OAK
R 949 (M)	8 LIVE OAK (6, 3)	R 1059	8 LIVE OAK	R 1169	9 LIVE OAK	R 1278	8 LIVE OAK	R 1391	6 LIVE OAK
R 950 (M)	8 LIVE OAK (6, 3)	R 1060	9 LIVE OAK	R 1170	10 LIVE OAK	R 1279	15 LIVE OAK	R 1392	9 LIVE OAK
R 951	7 LIVE OAK	R 1061 (M)	9 LIVE OAK (6, 5)	R 1171	8 LIVE OAK	R 1280 (H)	28 LIVE OAK (14, 12, 9)	R 1393	7 LIVE OAK
R 952	7 LIVE OAK	R 1062	7 LIVE OAK	R 1172	9 LIVE OAK (10, 7, 5)	R 1281 (M)	16 LIVE OAK (10, 7, 5)	R 1394	6 LIVE OAK (ILL)
R 953 (M)	21 LIVE OAK (15, 12)	R 1063	11 LIVE OAK	R 1173	16 LIVE OAK (6, 5, 5)	R 1282 (M)	12 LIVE OAK (6, 5, 5)	R 1395	6 LIVE OAK
R 954	9 LIVE OAK	R 1064	9 LIVE OAK	R 1174	11 LIVE OAK (6, 5, 4, 4)	R 1283 (M)	13 LIVE OAK (6, 5, 4, 4)	R 1396	10 LIVE OAK
R 955	11 LIVE OAK	R 1065 (M)	14 CEDAR	R 1175	12 LIVE OAK (8, 7)	R 1284 (M)	12 LIVE OAK (8, 7)	R 1397	6 LIVE OAK
R 956	15 LIVE OAK	R 1066	11 CEDAR	R 1176	9 LIVE OAK (7, 5, 6)	R 1285 (M)	13 LIVE OAK (7, 5, 6)	R 1398 (M)	8 LIVE OAK (6, 4)
R 957	7 LIVE OAK	R 1067	10 LIVE OAK	R 1177	16 LIVE OAK	R 1286	6 LIVE OAK	R 1399	6 LIVE OAK
R 958	8 LIVE OAK	R 1068	6 LIVE OAK	R 1178	11 LIVE OAK	R 1287	8 LIVE OAK	R 1400	6 LIVE OAK
R 959 (M)	11 LIVE OAK (8, 5)	R 1069	10 LIVE OAK	R 1179	13 SPANISH	R 1288	8 LIVE OAK	R 1401	11 LIVE OAK (ILL)
R 960	6 LIVE OAK	R 1070 (M)	12 LIVE OAK (8, 7)	R 1180	9 LIVE OAK	R 1289	6 LIVE OAK	R 1402 (M)	10 LIVE OAK (7, 6)
R 961 (M)	9 LIVE OAK (7, 3)	R 1071	7 LIVE OAK	R 1181	10 LIVE OAK (7, 6)	R 1290	6 LIVE OAK	R 1403 (H)	28 LIVE OAK (22, 6, 5)(M)
R 962 (M)	9 LIVE OAK (7, 3)	R 1072	7 LIVE OAK	R 1182	10 LIVE OAK	R 1291	11 LIVE OAK	R 1404	10 LIVE OAK
R 963 (M)	11 LIVE OAK (5, 5, 4, 3)	R 1073	8 LIVE OAK	R 1183	7 LIVE OAK (10, 6)	R 1292 (M)	13 LIVE OAK (10, 6)	R 1405 (M)	10 LIVE OAK (7, 6)
R 964 (M)	15 LIVE OAK (12, 5)	R 1074	10 LIVE OAK	R 1184	9 LIVE OAK	R 1293	6 LIVE OAK	R 1406	10 LIVE OAK
R 965	6 LIVE OAK	R 1075	7 LIVE OAK	R 1185	13 LIVE OAK	R 1294	7 LIVE OAK	R 1407	7 LIVE OAK
R 966	6 LIVE OAK	R 1076	8 LIVE OAK	R 1186	10 LIVE OAK	R 1295	7 LIVE OAK	R 1408	7 LIVE OAK
R 967	6 LIVE OAK	R 1077 (M)	13 LIVE OAK (10, 6)	R 1187	11 LIVE OAK (9, 7)	R 1296	8 LIVE OAK	R 1409	6 LIVE OAK
R 968	7 LIVE OAK	R 1078	7 LIVE OAK	R 1188	9 LIVE OAK	R 1297	9 LIVE OAK	R 1410	9 LIVE OAK
R 969	7 LIVE OAK	R 1079	10 LIVE OAK (6, 6)	R 1189	10 LIVE OAK	R 1298	11 LIVE OAK	R 1411 (M)	10 LIVE OAK (10, 6)
R 970	7 CEDAR	R 1080 (M)	9 LIVE OAK	R 1190	8 LIVE OAK	R 1299	9 LIVE OAK	R 1412	10 LIVE OAK (7, 6)
R 971	6 CEDAR	R 1081	12 LIVE OAK	R 1191	8 LIVE OAK	R 1300 (M)	10 LIVE OAK (7, 5)	R 1413	10 LIVE OAK
R 972	6 CEDAR	R 1082 (M)	18 LIVE OAK (9, 7, 6)	R 1192	6 LIVE OAK	R 1301	6 LIVE OAK	R 1414	7 LIVE OAK
R 973	6 CEDAR	R 1083 (M)	18 LIVE OAK (10, 9, 7)	R 1193	7 LIVE OAK	R 1302	6 LIVE OAK	R 1415	6 LIVE OAK
R 974	6 CEDAR	R 1084	8 LIVE OAK	R 1194	6 LIVE OAK	R 1303	11 LIVE OAK	R 1416	10 LIVE OAK
R 975	6 CEDAR	R 1085 (M)	18 LIVE OAK (12, 12)	R 1195	6 LIVE OAK	R 1304	6 LIVE OAK	R 1417	6 LIVE OAK
R 976 (M)	10 LIVE OAK (5, 5, 4)	R 1086	8 LIVE OAK	R 1196	6 LIVE OAK	R 1305	9 LIVE OAK	R 1418	6 LIVE OAK
R 977	6 CEDAR	R 1087	6 LIVE OAK	R 1197	8 LIVE OAK	R 1306	10 LIVE OAK	R 1419	6 LIVE OAK
R 978	6 CEDAR	R 1088	6 LIVE OAK	R 1198	7 LIVE OAK	R 1307	6 LIVE OAK	R 1420	6 LIVE OAK
R 979	6 CEDAR	R 1089	7 LIVE OAK	R 1199	6 LIVE OAK	R 1308	7 LIVE OAK	R 1421	10 LIVE OAK
R 980	6 CEDAR	R 1090	6 LIVE OAK	R 1200 (M)	9 LIVE OAK (6, 5)	R 1309	7 LIVE OAK	R 1422	9 LIVE OAK
R 981 (M)	11 CEDAR (8,6)	R 1091	10 LIVE OAK	R 1201	6 LIVE OAK	R 1310	7 LIVE OAK	R 1423	12 LIVE OAK
R 982	8 CEDAR	R 1092	7 LIVE OAK	R 1202 (M)	9 LIVE OAK (6, 5)	R 1311	10 LIVE OAK	R 1424	9 LIVE OAK
R 983	18 CEDAR	R 1093	6 LIVE OAK	R 1203 (M)	11 LIVE OAK (6, 5, 4)	R 1312	12 LIVE OAK (8, 5)	R 1425	13 LIVE OAK
R 984	8 CEDAR	R 1094 (M)	13 LIVE OAK (10, 5)	R 1204	6 LIVE OAK (6, 5, 4)	R 1313	11 LIVE OAK	R 1426	7 LIVE OAK
R 985 (M)	11 LIVE OAK (8,6)	R 1095	6 LIVE OAK	R 1205	7 LIVE OAK	R 1314	8 LIVE OAK	R 1427	11 LIVE OAK
R 986	6 CEDAR	R 1096	11 LIVE OAK	R 1206	9 LIVE OAK	R 1315 (M)	11 LIVE OAK (8, 6)	R 1428	10 LIVE OAK
R 987	6 CEDAR	R 1097	11 LIVE OAK	R 1207	10 LIVE OAK	R 1316	6 LIVE OAK	R 1429	9 LIVE OAK
R 988	6 CEDAR	R 1098	6 LIVE OAK	R 1208	7 LIVE OAK	R 1317	22 CEDAR	R 1430	11 LIVE OAK
R 989 (M)	13 CEDAR (9,8)	R 1099	9 LIVE OAK	R 1209	7 LIVE OAK	R 1318 (M)	22 SPANISH (14, 10, 6)	R 1431	13 LIVE OAK
R 990 (M)	11 CEDAR (8,5)	R 1100	6 LIVE OAK	R 1210	10 LIVE OAK	R 1319	6 LIVE OAK	R 1432	8 LIVE OAK
R 991	6 CEDAR	R 1101	6 LIVE OAK	R 1211	7 LIVE OAK	R 1320	7 LIVE OAK	R 1433	7 LIVE OAK (ILL)
R 992	7 CEDAR	R 1102	8 LIVE OAK	R 1212	6 LIVE OAK (8, 7)	R 1321	8 LIVE OAK	R 1434	7 LIVE OAK
R 993	7 CEDAR	R 1103 (M)	9 LIVE OAK (8, 7)	R 1213	9 LIVE OAK	R 1322	8 LIVE OAK	R 1435	14 LIVE OAK (ILL)
R 994	7 CEDAR	R 1104	9 LIVE OAK	R 1214	6 LIVE OAK	R 1323 (M)	15 LIVE OAK (10, 9)	R 1436	10 LIVE OAK
R 995	6 CEDAR	R 1105	8 LIVE OAK	R 1215 (M)	12 LIVE OAK (7, 5, 5)	R 1324 (M)	18 LIVE OAK (11, 8, 6)	R 1437	10 LIVE OAK
R 996	8 CEDAR	R 1106	8 LIVE OAK	R 1216 (M)	14 LIVE OAK (7, 7, 6)	R 1325	6 LIVE OAK	R 1438	8 LIVE OAK
R 997	6 CEDAR	R 1107	7 LIVE OAK	R 1217	7 LIVE OAK	R 1326 (M)	13 LIVE OAK (9, 8)	R 1439	6 LIVE OAK
R 998	6 CEDAR	R 1108	8 LIVE OAK	R 1218	7 LIVE OAK	R 1327	6 LIVE OAK	R 1440	6 LIVE OAK
R 999	6 CEDAR	R 1109	8 LIVE OAK	R 1219 (M)	12 LIVE OAK (7, 5, 5)	R 1328	6 LIVE OAK	R 1441	6 LIVE OAK
R 1000 (M)	10 LIVE OAK (7, 5)	R 1110	10 LIVE OAK (7, 5)	R 1220	7 LIVE OAK	R 1329	7 LIVE OAK	R 1442	6 LIVE OAK
R 1001	6 LIVE OAK	R 1111	9 LIVE OAK	R 1221	11 LIVE OAK (6, 5)	R 1330	7 LIVE OAK	R 1443	6 LIVE OAK
R 1002	8 CEDAR	R 1112	12 LIVE OAK	R 1222 (M)	9 LIVE OAK	R 1331	8 LIVE OAK	R 1444	6 LIVE OAK
R 1003 (M)	18 CEDAR (8,7,6,6)	R 1113	9 LIVE OAK	R 1223	6 LIVE OAK	R 1332	6 LIVE OAK	R 1445	6 LIVE OAK
R 1004	6 CEDAR	R 1114	8 LIVE OAK	R 1224	7 LIVE OAK	R 1333	8 LIVE OAK	R 1446	6 LIVE OAK
R 1005 (M)	16 CEDAR (12,8)	R 1115	10 LIVE OAK	R 1225	6 LIVE OAK	R 1334	8 LIVE OAK	R 1447	6 LIVE OAK
R 1006	6 CEDAR	R 1116	6 LIVE OAK	R 1226 (M)	13 LIVE OAK (9, 7)	R 1335	10 LIVE OAK	R 1448	6 LIVE OAK
R 1007	7 CEDAR	R 1117	6 LIVE OAK	R 1227	9 LIVE OAK (7, 4)	R 1336	6 LIVE OAK	R 1449	10 LIVE OAK
R 1008	7 CEDAR	R 1118	8 LIVE OAK	R 1228	6 LIVE OAK	R 1337	6 LIVE OAK	R 1450	9 LIVE OAK
R 1009	7 CEDAR	R 1119	7 LIVE OAK						

TREE LIST LEGEND:

R (TO BE REMOVED)	TREE NUMBER	M (MULTITRUNK DESIGNATION)	TREE SIZE, CALIPER (IN)	MULTITRUNK WIDTHS (IN)	TREE SPECIES
R	900		6		LIVE OAK
R	901	(M)	9	(6, 5	

Ordinance 14-212 Exhibit B7.2



APPROVAL	
REVISION	
NO.	
DATE	

BURY
 221 West Sixth Street, Suite 600
 Austin, Texas 78701
 Tel. (512) 329-0011 Fax (512) 329-0025
 TBE # F-108 TPLS # F-1017500
 Copyright © 2014

DRAINAGE PLAN

THE BACKYARD
 BEE CAVE, TEXAS
 BACKYARD PARTNERS LLC

DRAWN BY: RWM
DESIGNED BY: LEB
QA / QC:
PROJECT NO.: R10175010001

C:\1017501\0001\The Backyard\001\Concept\Plan\1017501001_B_DRAINAGE.dwg modified by cpepp on Nov 5, 14 9:51 AM

EXHIBIT C

Ordinance 14-212: Backyard at Bee Cave
Approved 9 December 2014

Exhibit “C”

PLANNED DEVELOPMENT STANDARDS-BACKYARD

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, live outdoor music venues, film, television or other studios, hotel offices and other authorized uses and activities (as described below) (the “Project”), shall comply with the land use development standards for Office Zoning District (O) 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 35.139 acre tract generally located north of Highway 71 and west of Highway 620 and south of Bee Cave Parkway and is intended to be constructed in Phases over an approximate 7 year period. The Project is intended to provide a tightly integrated work and entertainment environment consisting of television and film studios and staging areas, outdoor music venues and tree house seating areas coupled with campus style professional office space to provide support to the studios and the music venues, a hotel and conference facility (including a dancehall and restaurant), dressing room facilities for use by performers behind the music stage area, storage facilities, associated parking garages, storm water detention and water quality facilities, enhanced landscaping, public park and publicly accessible trails, a splash pad and tennis courts, to be located on adjoining property 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 at strategic areas of the Project as depicted in the Concept Plan as enhanced landscaping to provide compatibility to adjoining land uses and in particular the City’s Central Park. Noise attenuation measures are proposed to better manage impacts from the music venues on adjoining landowners and are further described below. Water quality and detention ponds are likewise intended to serve as amenity ponds and are intended to be constructed so that they are park like areas that are accessible by the general public. The central street (“Willie Way”) that traverses the Project is positioned to provide vehicular connectivity between the various uses within the Project but is also located to provide connectivity between Bee Cave Parkway and Highway 71.

II. Project Phase I. Music Venues Backyard/Glenn, Hotel, Conference Center, and Motion Picture Studio (Building A-2) Motion Picture Studio (Building E-1) Office (Building B) Parking Garage (Building B), Office (Building H) Office (Building J) Tennis Courts and Splash Pad

The Project's Phasing Plan is depicted as part of Exhibit "B", Phase I of the Project is composed of the Live Oak Amphitheater and the Glenn (collectively, the "Music Venues"), the south and north east amenity ponds, the Hotel, Conference Center and Park (Hilltop Gardens), the construction and layout of Willie Way, the construction and layout of 3 connector streets providing accessibility from the Hotel to Willie Way, Office Building B, Office Building H, Office Building J, the Motion Picture Studio and associated support area (Building A-2) and Motion Picture Studio and associated support area (Building E-1). In addition, the enhanced landscaping and buffer areas along the western property line of the City's Central Park and along the northern property line of the Project, the enhanced landscaping of the medians within Bee Cave Parkway, the enhanced landscaping at the entrance to the City's Central Park, the trails within the Hilltop Garden and adjacent to the south amenity pond, trails adjacent to the Hotel and trails parallel to Willie Way and the water quality and storm water detention ponds. The improvements described in this section shall be completed prior to commencement of construction of any other phase of the Project.

Notwithstanding the above, the building footprint of (i) the Motion Picture Studio (Building A-1) may be initially constructed and used as a surface parking lot until such time as the Motion Picture Studio (Building A-1) is constructed and (ii) the Motion Picture Studio (Building E-2) may be initially constructed and used as a surface parking lot until such time as the Motion Picture Studio (Building E-2) is constructed.

Although the Music Venues will be constructed as part of Phase I, the Music Venues shall not be opened or operated and a final Certificate of Occupancy ("CO") will not be issued for the Music Venues until such time as access to Highway 71 through any adjacent property is constructed to the Project and at least one of the Parking Garages depicted on the Concept Plan has been constructed and is operational. At least one of the Parking Garages must be constructed and operational before a CO is issued for any other building in Phase I.

A. Backyard and Glenn

(1) The outdoor Music Venues are the areas labeled with "C" buildings and uses and is composed of the Glenn and the Live Oak Amphitheater and water well. The "C" buildings and uses shall be constructed and operated at the locations depicted in Exhibit "B". The occupancy of the Music Venues shall not exceed 3,410. Until such time as the second Parking Garage is constructed and is operational, the occupancy of the Music Venues shall not exceed 1920. Occupancy shall be maintained through ticket sales limited to 1920 until such time as the second Parking Garage is constructed and operational. The Glenn and the Live Oak Amphitheater may hold events concurrently so long as the maximum occupancy provided herein is not exceeded. Live outdoor music shall not be played within the Music Venues on week days until after 7 P.M.

The outdoor Music Venues may be used as outdoor music venues, parks, and food and beverage concessions in conjunction with events or Special Activities Venues. Other than outdoor music events, any other events held at the Music Venues that will exceed occupancy of 500 shall require a Special Event Permit.

(2) Building and structure height shall be measured in accordance with the City's Code of Ordinances. The stage and any lighting/sound towers, fly, amphitheater shell, or accessory stage improvements for the Live Oak Amphitheater shall be allowed a maximum height of fifty feet (50') and for the Glenn a maximum height of thirty five feet (35').

(3) The tree houses, artist casitas and other buildings or structures within the Music Venues shall occupy the areas as depicted on the Concept Plan, and shall not exceed the maximum heights, building foot prints and gross area square footage described in the Building Information Plan, Exhibit B.

(4) The elevations for the Building Facades, tree houses, artist casitas, and accessory structures for the buildings and structures within the Music Venue 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 Building Facades from those depicted in Exhibit "D" attached hereto, any structures or buildings which are subsequently added to the Music Venue, or any buildings or structures that do not have building elevations in Exhibit "D" 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.

(6) Parking for the outdoor Music Venue shall initially be provided by the Parking Garage depicted as Building B on the Concept Plan. After Phase II of the Project is constructed, Parking for the outdoor Music Venue shall be provided by Parking Garage (Building B) and Parking Garage (Building D). All parking requirements shall be determined according to City Ordinances. Any future subdivision of the Property shall be contingent on the Music Venue lot retaining a long term lease, easement, or other legal right to a dedicated number of parking spaces in one or both of Parking Garages sufficient to meet the parking requirements of the Music Venues.

(7) Recreational vehicles, buses, travel trailers or motor homes used by the artists and their staffs may be used only within the staging areas designated on the Concept Plan for on-site dwelling or non-residential purposes. The Music Venues staging areas shall be screened from view through landscaping or minimum ten foot (10') privacy fencing from adjacent property (and including adjoining lots once the Project is subdivided) and from public roadways. A maximum of ten (10) recreational vehicles, buses, travel trailers or motor homes may be located

within the staging areas for a maximum of 72 hours. Fencing materials, screening or landscaping of the staging areas shall be approved in conjunction with Site Plan approval.

(8) Except for stage lighting, lighting within the Music Venues shall be shielded and shall comply with City Ordinances. Other than lighting needed for security purposes, lighting within the Music Venue shall not be turned on except for events that occur within the outdoor Music Venue site. Provided however, that the City Council has the authority upon the request of the Project owner to approve a lighting plan which deviates from the City's Code of Ordinances, and from this Ordinance, if the City Council determines that an alternate design meets or exceeds the intent of the City's Ordinances. Alternate lighting plans may be considered for approval in conjunction with a future Site Plan approval or amendment or may be administratively approved if the change in lighting is compliant with the City's Code of Ordinances.

(9) Lighting for the stage, lighting/sound towers, fly, amphitheater shell, and accessory stage improvements shall not be required to comply with the City's lighting requirements but shall be shielded to the extent feasible for a typical outdoor music venue.

(10) Noise generated from the Music Venue from live outdoor music events shall not exceed eighty five (85) decibels at the Property line of the Project. Developer of the Project shall be required to design, engineer and construct noise attenuating structures and incorporate sound attenuation materials into the Music Venues which will limit the noise generated by the Music Venues at or below the noise limits described herein. Examples of such structures and materials to be incorporated into construction include properly designed earth berms, raked seating and effective sound walls built to absorb sound and control reflections. Examples of operational sound mitigation include proper electro-acoustical design, configuration and location and positioning of speakers, electro/physical steering and pattern control of loudspeakers, use of in-ear monitoring systems, DPS control of sound levels and management of sound levels through artist/venue contracting. In the event that noise limits exceed 85 decibels when measured at the property line of the Project, sound controls shall include equipment that will automatically reduce the sound produced at the music venue below 85 decibels. Logs shall be kept by the Developer that track the noise produced at the Music Venues and the City shall have access to review the logs. The City shall consider approval of the sound attenuation materials and structures and operational controls in conjunction with Site Plan approval and building permit applications as applicable.

In addition the Music Venues shall be required to use a Sound Level Management System (a noise monitoring, logging, and limiting system or "governing" device, programmed to limit specific noise levels) during all outdoor music events. The equipment shall be capable and shall be operated so that it will automatically reduce the sound produced by the speaker systems to keep the noise from exceeding the noise limits described herein.

(11) Noise generated from the Music Venue from amplified outdoor music (not live music) shall not exceed sixty five (65) decibels at the Property line of the Project.

(12) Live outdoor music shall cease to be played within the Music Venue by 10:30 pm on Sunday through Thursday, and by 11:30 pm on Friday and Saturday unless a Sunday falls on a

three day weekend and in such case then 11:30 on Sunday. Amplified (but not live music) may continue to be played with a decrease in volume following the live music, but shall cease to be played by 11:30 p.m. on Sunday through Thursday, and by 12:30 a.m. on Friday and Saturday unless Sunday falls on three day weekend in which case amplified music may be played until 12:30am on Sunday..

- (13) The Music Venues may continue to operate for one hour past the cessation of all music.
- (14) The Water Well depicted on the concept Plan may be used for supplemental irrigation for on-site landscaping.
- (15) Hike and Bike trails shall be constructed in conjunction with construction of the access road to Highway 71 and within or adjacent to the right of way of the access road, unless an alternative route is approved by the City.

B. Hotel and Conference Center

- (1) The Hotel and Conference Center is the area composed of buildings and uses labeled as “K1-K3” on Exhibit “B”, Concept Plan. The Hotel and Conference Center area shall include buildings and uses consisting of a hotel and a conference or exhibit center which may include additional uses such as a dance hall or restaurant, and an outdoor park labeled as Hilltop Garden on the Concept Plan. Additional uses, as described in Section VI.C, may also be associated with the hotel use. Hotel shall include all of the following: outdoor pool, fitness center, business center, gift shop. An extended stay hotel is not a permitted use for the Project.
- (2) The “K” buildings and uses shall be constructed and operated at the locations depicted in Exhibit “B” and shall not exceed the building foot print square footage or the gross area square footage depicted on the Concept Plan for each building.
- (3) Building and structure height shall be measured in accordance with the City’s Code of Ordinances and all buildings and structures shall not exceed the maximum heights and levels described in the Building Information Plan, Exhibit “B”.
- (4) The elevations for the Building Facades for the buildings and structures within the Hotel and Conference Center area shall be substantially similar to those depicted in Exhibit “D” attached hereto.
- (5) Any changes in Building Facades from those approved in Exhibit “D”, any structures or buildings which are subsequently added to the Hotel and Conference Center area, or any buildings or structures that do not have building elevations approved in Exhibit “D” 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.

(6) Parking for the Hotel and Conference Center shall be provided by surface parking and Parking Garages as depicted on the Concept Plan. A minimum of 116 full size parking spaces shall be provided within the Hotel and Conference Center area as depicted in Exhibit "B". All parking requirements shall be determined according to City Ordinances. Any future subdivision of the Property shall be contingent on the Hotel and Conference Center lot retaining a long term lease, easement, or other legal right if surface parking needed for the Hotel and Conference Center is separated among different lots.

(7) The Hilltop Gardens shall be located as depicted on the Concept Plan and shall be accessible to the public without charge or fees. Parking for the Hilltop Gardens will be provided by surface parking adjacent to the site as depicted in the Concept Plan.

C. Motion Picture Studio (Building A-2)

(1) The first Motion Picture Studio is composed of the building labeled Building A-2 on the Concept Plan together with the adjacent studio support areas. Building A-2 is composed of a building foot print of 18,000 square feet and 18,000 square feet of gross area studio space.

(2) The Motion Picture Studio may be used for staging, producing and recording scenes used in motion pictures, television, motion capture, music or sound recording. Other events such as banquets, meetings, celebrations, gatherings and private screenings may also be held in the studios so long as attendance at such event does not exceed 500 occupants and so long as the event does not coincide with an event at the Music Venues. Any special gathering within the Motion Picture Studio that exceeds 500 occupants shall require a Special Event Permit.

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

(4) Studio staging/support areas shall occupy the areas depicted on the Concept Plan and shall be screened from view through landscaping or minimum fifteen foot (15'), or as otherwise approved by the City, privacy fencing from adjacent property (and including adjoining lots once the Project is subdivided) and from public roadways. A maximum of twenty (20) (10 per studio) recreational vehicles, buses, box trucks, moving vans, travel trailers or motor homes may be located within the staging areas at any one time and only during such time as the studios are being used for filming and production purposes. Staging areas shall not be used for the storage of props, backdrops, equipment, costumes or any other items. All non vehicular items, props or equipment or other items shall be stored indoors when not being used and daily at the end of filming.

(5) The elevations for the Building Facades for Building A-2 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.

(6) Any changes in facades for Building A-2 from those depicted in Exhibit “D” 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.

(7) Parking for Building A-2 shall be provided by the Parking Garage (Building B) and surface parking within the building envelope of Building A-1 as depicted on the Concept Plan and in accordance with the requirements of the City’s Code of Ordinances (until such time as the Motion Picture Studio (Building A-1) is constructed). Any future subdivision of the Property shall be contingent on the Building A-2 retaining a long term lease, easement, or other legal right to a dedicated number of parking spaces in the Parking Garage (Building B).

(8) Recreational vehicles, buses, travel trailers or motor homes used by the artists and their staffs may be used only within the staging areas designated on the Concept Plan for on-site dwelling or non-residential purposes.

(9) Movie Studios shall be permitted to have indoor filming take place 24 hours a day, 7 days a week. Outdoor filming will be authorized to take place Monday through Sunday between 6:00 A.M. and 10:00 P.M. Provided however, that outdoor filming with takes place on Saturday and Sunday shall not produce noise that exceeds 75 decibels at the property line before 9:00 A.M. on Saturday or Sunday or after 8:00 P.M. on Sunday. Outdoor filming may be approved at additional times or under alternative conditions if approved in accordance with the City’s Special Event Ordinance. Outdoor filming shall not generate any noise that can be heard outside of the boundaries of the Project without a Special Event Permit.

(10) Except through a zoning ordinance amendment to this Ordinance, no other use, expansion of a use, or change in use is authorized in Building A-2.

D. Motion Picture Studio (Building E-1)

(1) Motion Picture Studio (Building E-1) shall be authorized with the same uses and heights, and shall be subject to the same requirements applicable to Motion Picture Studio (Building A-2).

(2) Parking for Motion Picture Studio (Building E-1) shall be provided initially via the Parking Garage (Building “B”) and surface parking within the building envelope of Building E-2 as depicted on the Concept Plan and in accordance with the requirements of the City’s Code of Ordinances (until such time as the Motion Picture Studio (Building E-2) is constructed). Once Parking Garage (Building D) is constructed, parking for Motion Picture Studio (Building E-1) shall be provided via Parking Garage (Building D). Any future subdivision of the Property shall be contingent on the Building E-1 retaining a long term lease, easement, or other legal right to a dedicated number of parking spaces in either Parking Garage (Building B) or Parking Garage (Building D).

E. Office (Building B)

- (1) Office Uses as described in Section VI. C are permitted uses in Building B.
- (2) The Building footprint for Office Building B shall not exceed 17,550 square feet and shall not exceed 52,500 square feet of gross building square footage. Building B shall be constructed and operated at the location depicted on the Concept Plan.
- (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 the Office Building B 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 Office Building B 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.

F. Parking Garage Building B

- (1) The building footprint of Parking Garage Building B shall not exceed 48,600 square feet and shall not exceed 388,800 square feet of gross building square footage. Parking Garage Building B 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 B.
- (3) Parking Garage Building B 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 B shall be substantially similar to the elevation depicted in Exhibit "D" attached hereto.
- (5) Any changes in Parking Garage Building B 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. A Streetscape scene may be proposed for the South face of Parking Garage Building B which can be used for backdrop filming purposes. If requested by the Developer, the Streetscape shall be considered for approval at Site Plan approval.

(6) Parking Garage Building B will be accessible via public access easements over private drives adjacent to Parking Garage Building B and connected to Willie Way and shall be available for use on the weekends and after 5:00 p.m. on weekdays by the general public, at no cost, when attending events in the adjacent City Park or when attending events on the Project campus not related to the Music Venues. A minimum of 20 spaces shall be reserved for use by public utilizing the City Park. Fees may be charged to anyone attending an event at the Music Venues.

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

G. Splash Pad and Tennis Courts

(1) The Splash Pad (including a canopy) and four (4) Tennis Courts shall be located on adjacent property owned by the City at the location depicted in the Concept Plan.

(2) City and Developer shall enter into a separate agreement for approval of the design, construction and maintenance of the Splash Pad and Tennis Courts. The Agreement will provide for a temporary construction easement to the Developer for the purpose of constructing these 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.

(3) The Public shall be allowed to access the Splash Pad and Tennis Courts from the City's Park and also from the Project.

(4) Developer shall extend water from the Property to the Splash Pad.

H. Office (Building J)

(1) Office Building J shall be authorized with the same uses and heights and subject to the same requirements applicable to Office Building B.

(2) Parking for Building J shall be provided via the Parking Garage (Building B). All parking requirements shall be determined according to City Ordinances. Any future subdivision of the

Property shall be contingent on the Building J retaining a long term lease, easement, or other legal right to a dedicated number of parking spaces in Parking Garage (Building B).

I. Office (Building H)

(1) Office Building H shall be authorized with the same uses, heights, square footage and subject to the same requirements applicable to Office Building B.

(2) Parking for Building H shall be provided via the Parking Garage (Building B). All parking requirements shall be determined according to City Ordinances. Any future subdivision of the Property shall be contingent on the Building H retaining a long term lease, easement, or other legal right to a dedicated number of parking spaces in Parking Garage (Building B).

III. Phase II Motion Picture Studio (Building A-1), Motion Picture Studio (Building E-2), Office Space (Building F), Office (Building G), Office (Building D), Parking Garage (Building D)

Phase II of the Project is composed of the Motion Picture Studio and associated adjacent staging/support area (Building A-1), Motion Picture Studio and associated adjacent staging/support area (Building E-2), Office Building F, Office Building G, Office Building D and Parking Garage (Building D) as depicted on the Concept Plan. In addition, Phase II will include any trails depicted in the Concept Plan that are located adjacent to Building F, Building G, Building E-1, Building E-2, Parking Garage Building D or Office Building D.

No certificate of occupancy shall be issued for a Building within Phase II until the access roadway from the Project to Highway 71 is constructed and Parking Garage (Building D) is constructed and operational.

A. Office Use (Building F)

(1) Building F shall be authorized with the same uses and heights, and shall be subject to the same requirements applicable to Office Building B.

(2) Parking for Building F shall be provided via the Parking Garage (Building D). All parking requirements shall be determined according to City Ordinances. Any future subdivision of the Property shall be contingent on the Building F retaining a long term lease, easement, or other legal right to a dedicated number of parking spaces in Parking Garage (Building D).

B. Office Building G

(1) Office Building G shall be authorized with the same uses and heights and shall be subject to the same requirements applicable to Office Building B.

(2) Parking for Building G shall be provided via the Parking Garage (Building D). All parking requirements shall be determined according to City Ordinances. Any future subdivision of the Property shall be contingent on the Building G retaining a long term lease, easement, or other legal right to a dedicated number of parking spaces in Parking Garage (Building D).

C. Motion Picture Studio (Building E-2)

(1) Except as otherwise described in this Section, Motion Picture Studio E-2 shall be authorized with the same uses, heights, square footage and shall be subject to the same requirements applicable to Motion Picture Studio A-2.

(2) Construction of Building E-2 shall not commence until such time as the Developer can demonstrate that a need for additional studio space is needed. Developer shall demonstrate that Buildings E-1 and A-2 have been successfully utilized for studio purposes, without extended periods of vacancy for a period of 12 months, or greater, or Developer shall provide evidence via letters of intent from a financially viable studio to utilize Building E-2 for intervals of 6 months or greater.

(3) Parking for Building E-2 shall be provided by the Parking Garage (Building D).

(4) Except through a zoning ordinance amendment to this Ordinance, no other use, expansion of a use, or change in use is authorized for Building E-2 other than the uses specifically described herein and only so long as the approved use does not exceed the square footage approved herein.

D. Motion Picture Studio (Building A-1)

(1) Motion Picture Studio (Building A-1) shall be authorized with the same uses, heights, square footage and shall be subject to the same requirements applicable to Motion Picture Studio (Building E-2).

(2) Parking for Motion Picture Studio (Building A-1) shall be provided via the Parking Garage (Building B). All parking requirements shall be determined according to City Ordinances. Any future subdivision of the Property shall be contingent on the Building A-1 retaining a long term lease, easement, or other legal right to a dedicated number of parking spaces in Parking Garage (Building B).

(3) Construction of Building A-1 shall not commence until such time as the Developer can demonstrate that a need for additional studio space is needed. Developer shall demonstrate that Buildings E-1 and A-2 have been successfully utilized for studio purposes, without extended periods of vacancy for a period of 12 months, or greater, or Developer shall provide evidence via letters of intent from a financially viable studio to utilize Building A-1 for intervals of 6 months or greater.

E. Office Building D

(1) Office Building D shall be authorized with the same uses, heights, square footage and shall be subject to the same requirements applicable to Office Building B.

(2) Parking for Office Building D shall be provided via the Parking Garage (Building D). All parking requirements shall be determined according to City Ordinances. Any future subdivision of the Property shall be contingent on Office Building D retaining a long term lease, easement, or other legal right to a dedicated number of parking spaces in Parking Garage (Building D).

F. Parking Garage (Building D)

(1) The building footprint of Parking Garage Building D shall not exceed 50,000 square feet. Parking Garage Building D 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 D.

(3) Parking Garage Building D 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 D shall be substantially similar to the elevation depicted in Exhibit "D" attached hereto.

(5) Any changes in Parking Garage Building D 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. A Streetscape scene may be proposed for the South face of Parking Garage Building D which can be used for backdrop filming purposes. If requested by the Developer, the Streetscape shall be considered for approval at Site Plan approval.

(6) Facades of the Parking Garage not screened by an office building shall be screened as depicted in Exhibit “D” and shall be screened with drought tolerant and heat resistant vines. 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 authorized within buffer zones and setbacks as depicted on the Concept Plan. All water quality and detention ponds will be considered pervious so long as they are constructed and operated as wet amenity ponds. Amenity ponds shall be designed to function as a landscape feature with views available to ponds, plantings, trails and site furnishings and shall be accessible by the public and contiguous to trails as depicted in the Tree and Open Space Plan, Exhibit “B”. Ponds shall be maintained by the Developer in a park-like manner with grass surrounding the ponds and landscaping and be inviting for picnics or similar leisure activities.

(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 Bee Cave Parkway shall not count as impervious cover of the Project. In addition, Developer shall be entitled to claim ½ of the area encompassed by Bee Cave Parkway directly adjacent to the Property (the “Parkway Area”) as if such area was included as part of the Property. Therefore forty percent (40%) of the Parkway Area (40,250 square feet) may be added as impervious cover of the Project. Impervious cover created by construction of any future roadway connection from the Project to Highway 71 shall count as impervious cover of this Project or against a future project on the property upon which the roadway is constructed depending on the agreement of the property owner of such property. Impervious cover for the Project shall not exceed a maximum of forty percent (40%) impervious cover plus applicable credits as described herein. An additional impervious cover credit of five percent (5%) shall be authorized for construction and operation of a rainwater harvesting system in accordance with the City’s Code of Ordinances. An additional impervious cover credit shall be authorized via a transfer of impervious cover from the Old Backyard at a transfer rate of 3:1 at forty percent (40%) in accordance with the City’s Code of Ordinances; which property is described in Exhibit “G”, attached hereto. The Old Backyard property shall be deed restricted by separate instrument approved at Site Plan against the creation of any additional impervious cover as a condition of

this credit and approval of the transfer. Provided however, in the event that the Old Backyard property is used as a park or for other public purposes, impervious cover not to exceed 1000 square feet may be utilized within the Old Backyard Property without affecting the credit for transfer of impervious cover described herein. Grass pavers or pervious pavers, if used within the fire lane adjacent to the hotel and as depicted on the Concept Plan shall receive an impervious cover credit of fifty percent (50%). 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 approved for the Project as a whole shall be 744,200 square feet.

(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 not be responsible for the capture and treatment of any overland flow across the Property resulting from Bee Cave Parkway.

(5) The Project shall be responsible for the capture and treatment of any pollutants generated from the roadway connecting the Project to Highway 71 unless the landowner upon whose property the road is constructed agrees to provide capture and treatment and a Site Plan is approved by the City approving the water quality treatment of the roadway.

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 an Office District pursuant 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). 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.

(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 considered as authorized uses in conjunction with the hotel use: Bed and Breakfast Inn, Bakery Retail, Automatic Teller Machines (ATMs), Exhibit Hall, Community Center (municipal), Dance Hall, health club, museum, park and/or playground, 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 ten percent (10%) of the square footage of the gross area of the hotel. The following uses will be considered Conditional Uses in conjunction with the approved hotel use: Art Dealer/Gallery, Kiosk recycling, Kiosk (providing a service), and Caretaker/guard's residence. Extended stay hotel is a prohibited use.

(5) The following uses will be considered as authorized uses in conjunction with the Music Venue: outdoor music events and special events as otherwise described in these Development Standards. Trailers and/or buses for overnight use by music artists and staff (up to a maximum of 72 hours and as otherwise described in these Development Standards).

(6) The following uses will be considered as authorized uses in conjunction with the Studios: Staging, producing and recording scenes used in motion pictures, television, motion capture, music or sound recording. Trailers and/or buses for overnight use by performers and staff and special events as otherwise described in these Development Standards.

(7) The following uses will be permitted for the Project generally: Contractor's Temporary On-site Construction Office (as a temporary use), surface parking, tennis court in conjunction with City's Central Park adjacent to the Project, water well, and accessory buildings/structures (non-residential).

(8) The Music Venue and the Studios are allowed to be used as a special event venue for special events such as banquets, meetings, celebrations, gatherings, weddings and private screenings in accordance with these Development Standards and so long as an event which exceeds 500 participants shall not be conducted at the same time as another event within the Project which exceeds 500 participants unless a Special Event Permit is obtained from the City and covering both events.

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 and sound/lighting towers to the extent feasible; (ii) substantially screen the areas behind the stage and in particular the areas designated a Music Venue staging/support areas and the Movie Studio staging/support area (iii) substantially screen the Music Venues from the City's Central Park which adjoins the Music Venues; (iv) screen storage areas and artist casitas.

(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 removed 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.

Tree clusters located within the City Park and located adjacent to the southern boundary of the Project shall be protected and shall not be removed unless approved by the City in conjunction with construction of the Splash Pad and Tennis Courts.

(4) Canopy trees shall be retained to provide shade for parking or vehicular use areas as substantially 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 Willie Way and the enhanced landscaping associated with the entrance to the City's Central Park 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 and of Bee Cave Parkway and within the City's Central Park. Developer shall be responsible for extending water facilities to the median and park landscape areas 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 improvements. Upon completion of the landscaping, 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.

E. Setbacks

(1) The Project will meet the requirements of the 75' setback along Bee Cave Parkway with the exception of the embankments of the water quality pond.

(2) The Project will provide a minimum fifteen (15') foot front yard setback on interior front yard lot lines. The Project shall meet a minimum setback of ten feet (10') adjacent to Willie Way. Overhangs and awnings for the purposes of shade and shelter at pedestrian entrances are exempt from setbacks. Underground utilities may be placed within the setbacks. Pressurized utilities shall be located behind the curb adjacent to internal streets. Other utilities may be located beneath street pavement.

(3) The Project will provide a twenty-five (25') foot setback on the exterior Project boundary lines.

F. Additional Performance Standards

(1) A minimum of twenty percent (20%) 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) Private streets within the PDD shall be permitted for site circulation in conjunction with Site Plan approval and will be designed to meet all current Code standards for a public right-of-

way. Dead-end streets shall be permitted within the PDD with approved turnaround or connection to a private drive for turn around. Provided however, that the private artist drive which provides access from Bee Cave Parkway to the Music Venue will not be used for traffic circulation purposes and is not required to meet City Code standards for public streets.

(4) The PDD shall be allowed one public access point and one private drive, both with emergency vehicle access as depicted on the Concept Plan. An access roadway from the Project to Highway 71 across any adjacent property is required as a condition of opening the Music Venues and prior to issuance of Certificates of Occupancy for Phase II.

(5) Sec. 30.03.001(c)(10)(C) of the City's Code of Ordinance related to a private street subdivision and a minimum of eighty feet (80') of access frontage on a public collector or arterial street for subdivision entrances shall not be required for the Private Drives located adjacent to the City Central Park.

(6) During Phase I of the Project, Willie Way shall function as a 2 lane right of way with parallel parking on either side of the right of way. When Parking Garage (Building D) is constructed and operational, Developer shall remove the parallel parking and restripe Willie Way at Developer's cost (whether or not the street has been dedicated and accepted by the City as a public street) so that it will then function as a 4 lane right of way. Provided however, the conversion will be at the discretion of the City.

(7) 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.

(8) As depicted generally on the Concept Plan, the Project proposes approximately 1.5 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 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 and all trails shall be constructed in conjunction with Phase I. Trails shall be designed and constructed by Developer up to 10 feet in width to provide for pedestrian connectivity. The exact location and design of the trails shall be considered for approval in conjunction with Site Plan approval. Except that the trails associated with the access road between the Project and highway 71 shall be constructed in conjunction with construction of the access road.

(9) A Traffic Impact Analysis has been completed for the Project. Developer shall construct all traffic, street and signal improvements required by the TIA in conjunction with Phase I of the Project or deposit its pro-rata share of the amount estimated for said improvements. The Traffic Impact Analysis shall be updated throughout development of the Project when a Site Plan application is submitted for approval. In particular the traffic improvements identified in Exhibit “F” shall be constructed in conjunction with Phase I. The additional right turn lane proposed on Bee Cave Parkway on the east side of 620 shall also be constructed in conjunction with Phase I. Fiscal security and/or any necessary escrow agreements or advanced funding agreements shall be considered for approval in conjunction with the first Site Plan approval.

(10) 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.

(11) The Outdoor Music Venue will strive to comply with the requirements of a two star rating pursuant to the most current Green Builder Program of the Austin Energy. The Project may generate some of its hot water demands from solar thermal and some of its electrical demands from solar photovoltaic.

(12) “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.

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

(14) 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.

(15) Utilities located along Bee Cave Parkway and within the boundaries of the Project shall be buried.

(16) Traffic control and event security shall be maintained by the Project in accordance with the terms contained in Exhibit “E” attached to this Ordinance. Exhibit “E” may be amended from time to time by mutual agreement of the City and the Developer without the need to amend this Zoning Ordinance.

(17) 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.

(18) No walls or fences shall be constructed within 25 feet from the property line of the City's Park unless it shall have been approved in advance by the City prior to construction.

(19) 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. Flag poles or lighting fixtures shall not be included in calculation of the height.

(20) 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.

(21) 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.

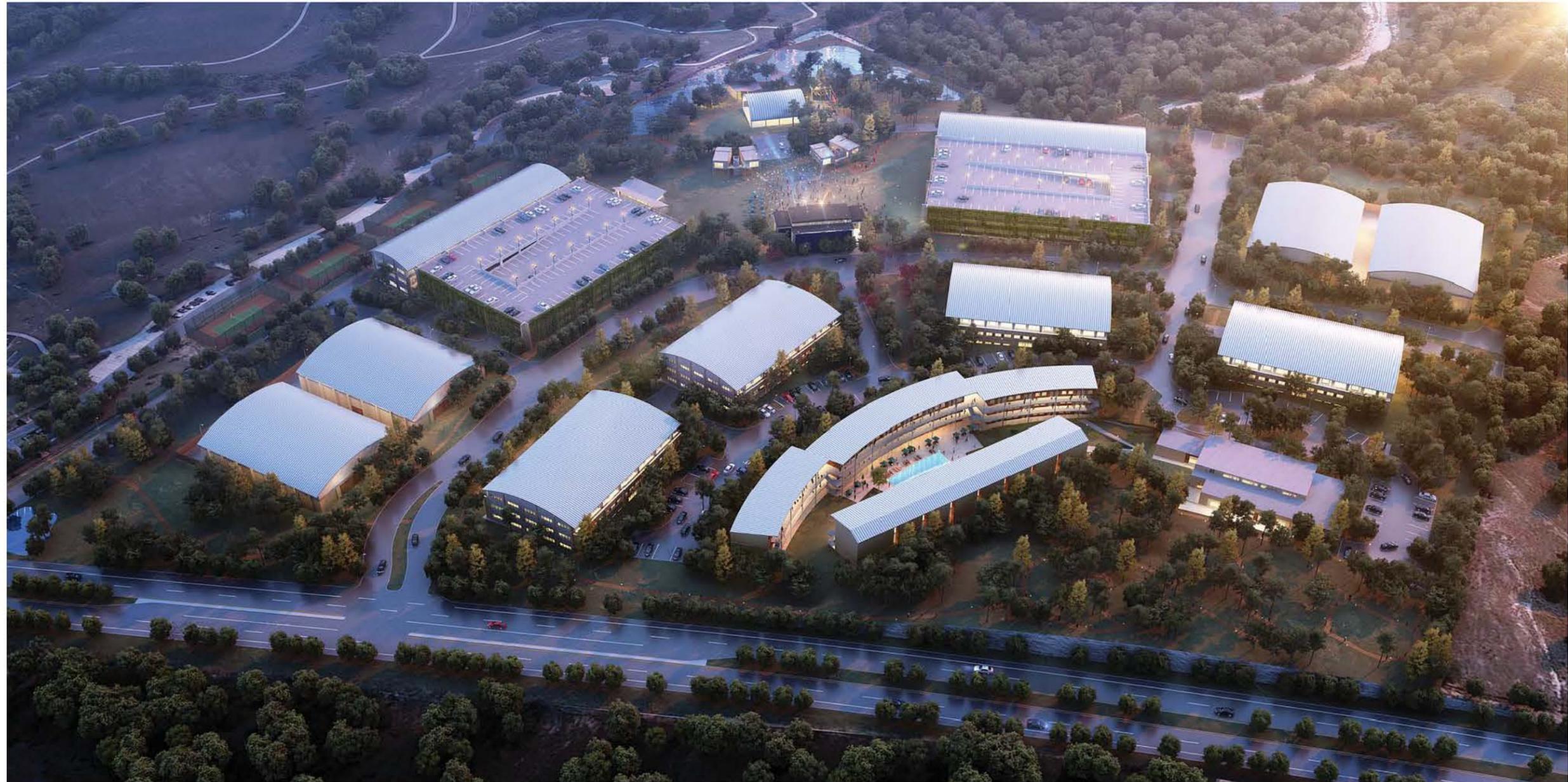
(22) For purposes of this Ordinance, the term "Developer" shall mean Backyard Partners LLC or its successors and assigns.

(23) The Property shall be replatted into a single lot in conjunction with Site Plan approval.

(24) Any air conditioning units or mechanical equipment that serves the buildings shall either be screened from view or located in one or more parking garages. Screening shall be considered for approval at Site Plan.

EXHIBIT D

Ordinance 14-212: Backyard at Bee Cave
Approved 9 December 2014



The Backyard
Aerial View from South







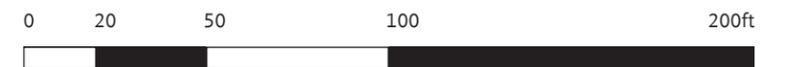
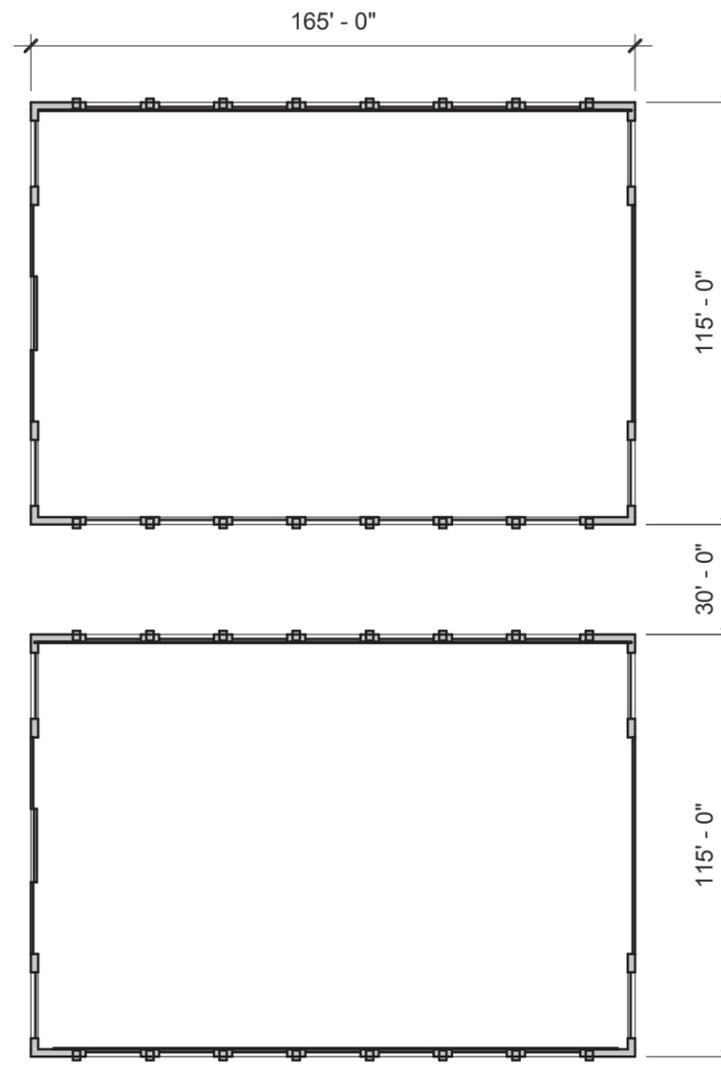
The Backyard
Studios



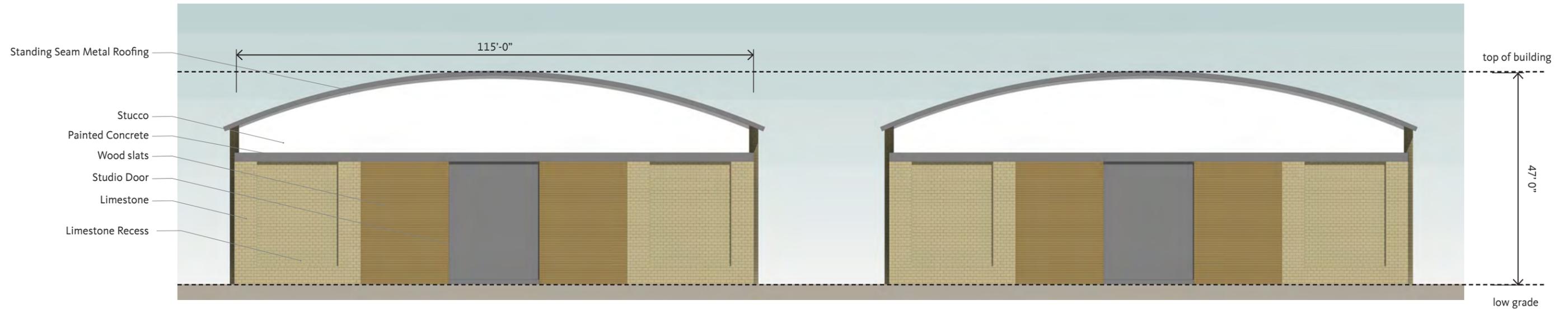




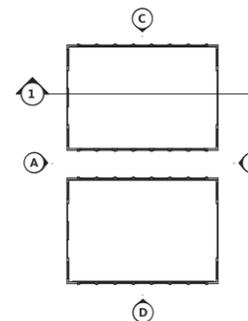




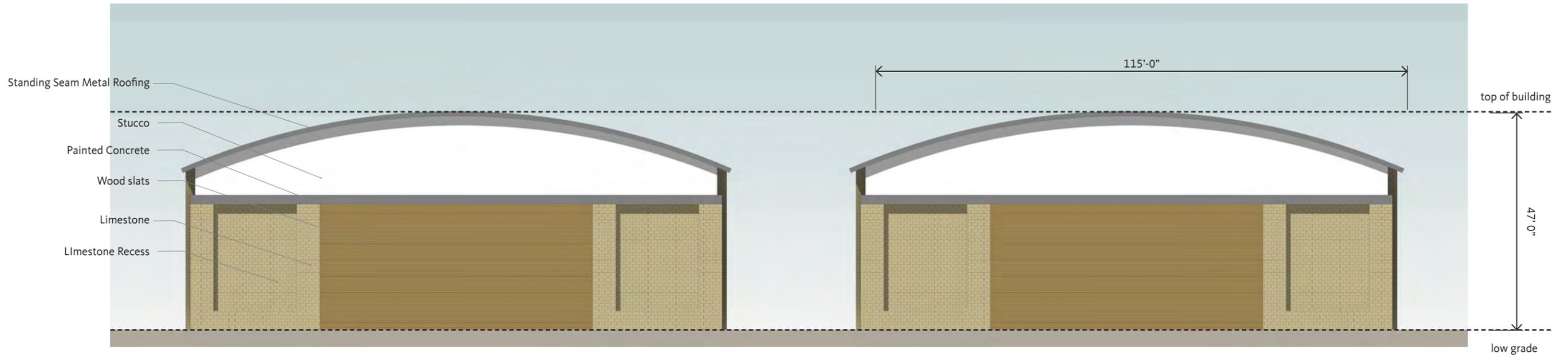
Elevation A



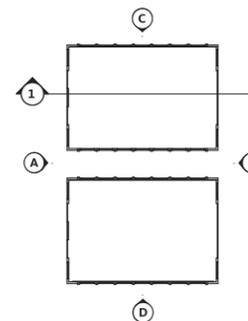
Elevation C



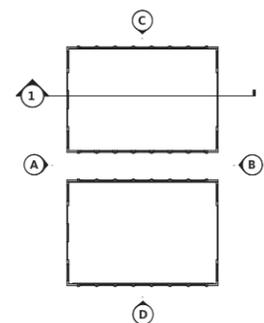
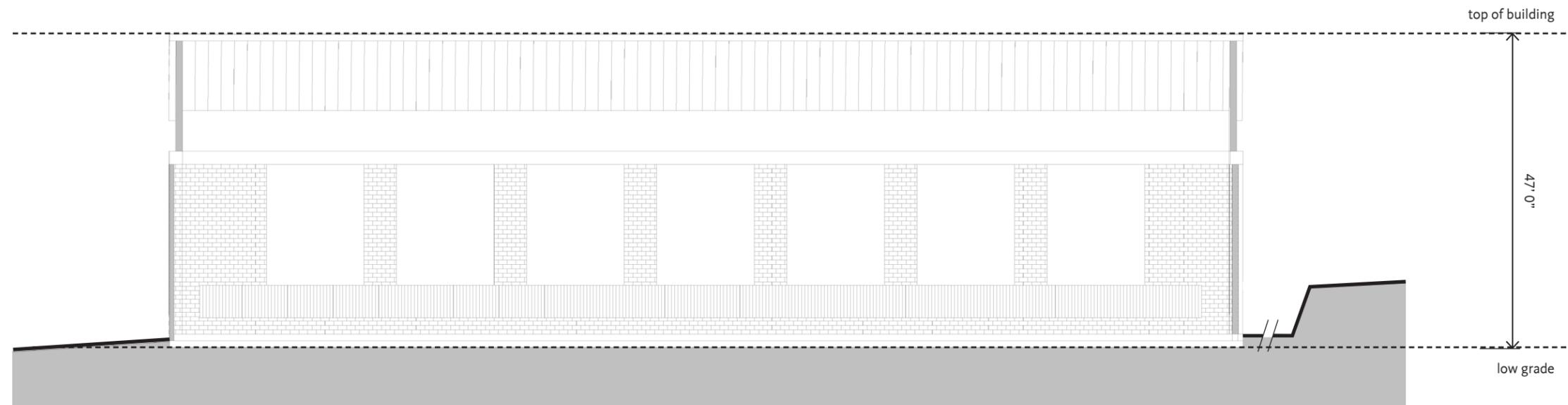
Elevation B

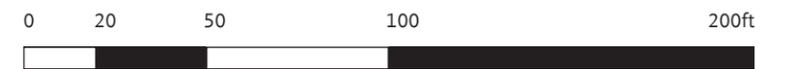
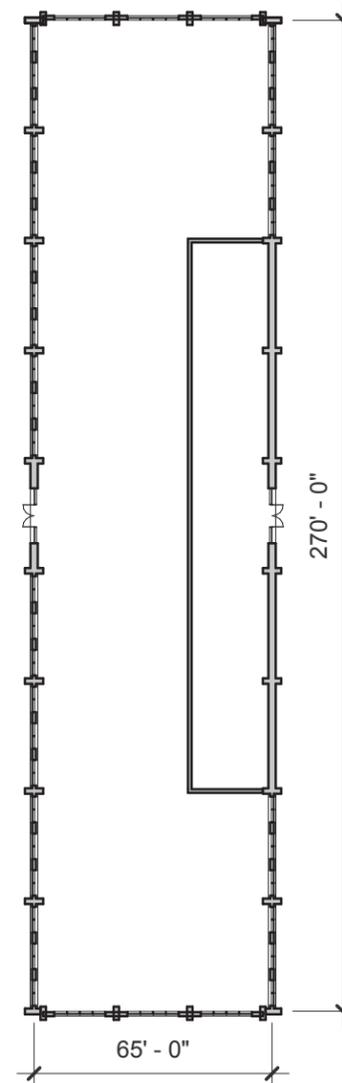


Elevation D



Section 1

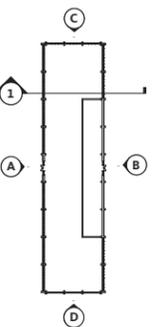
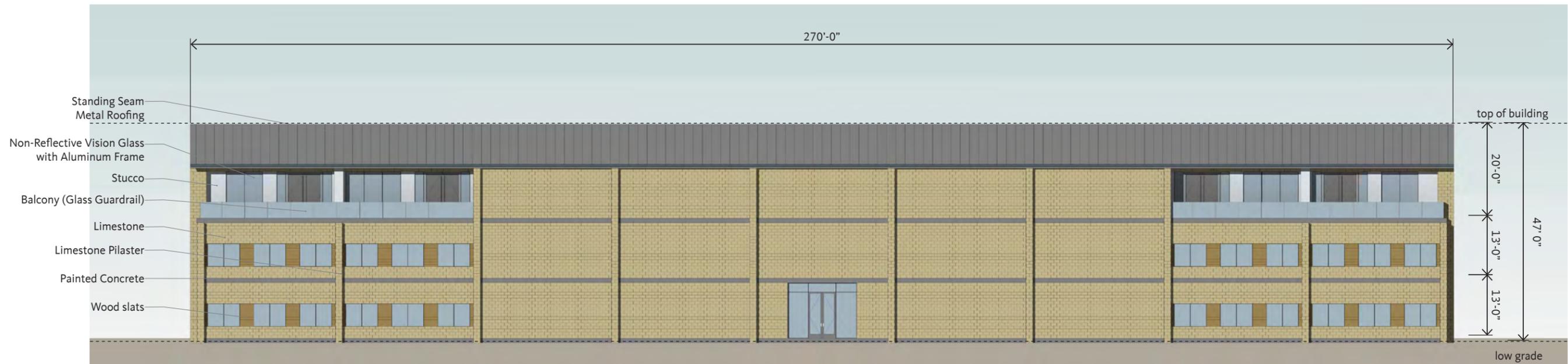




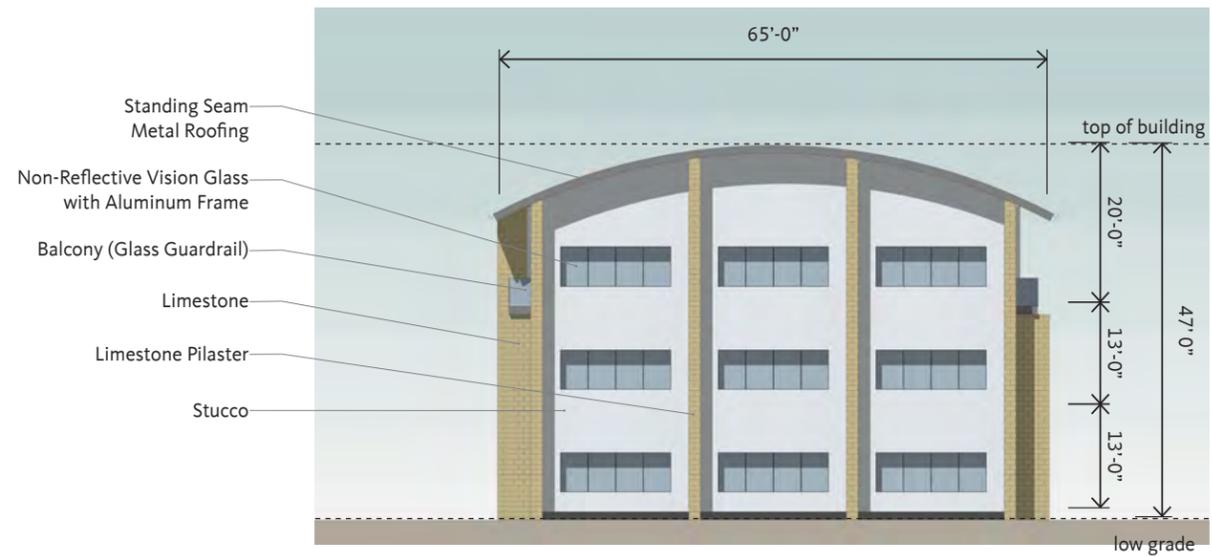
Elevation A



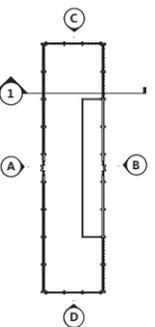
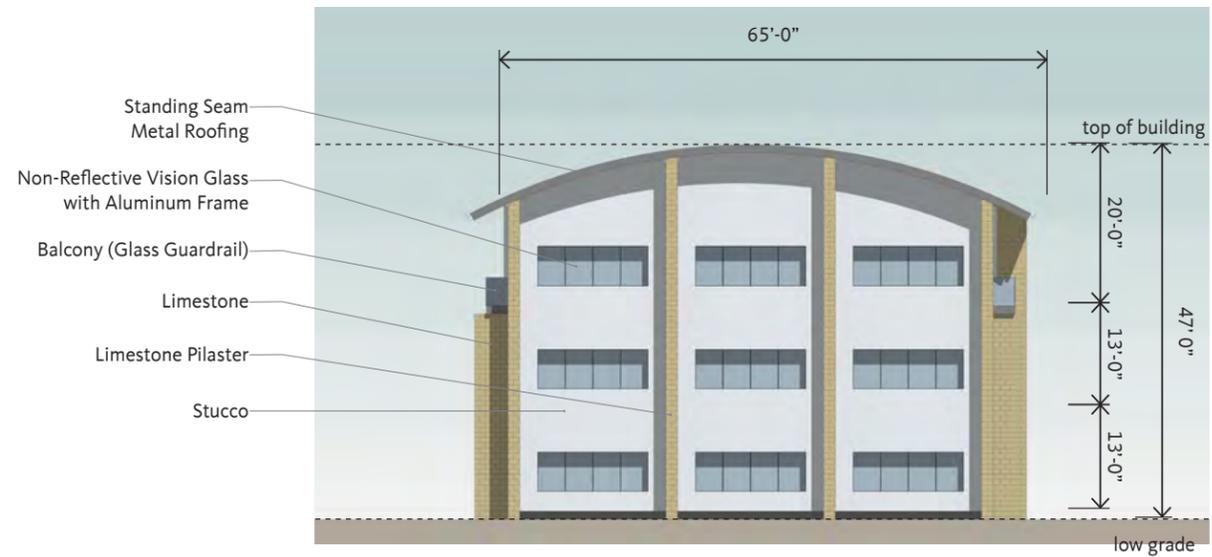
Elevation B



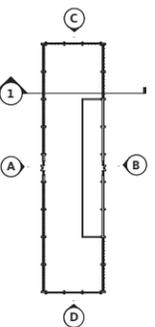
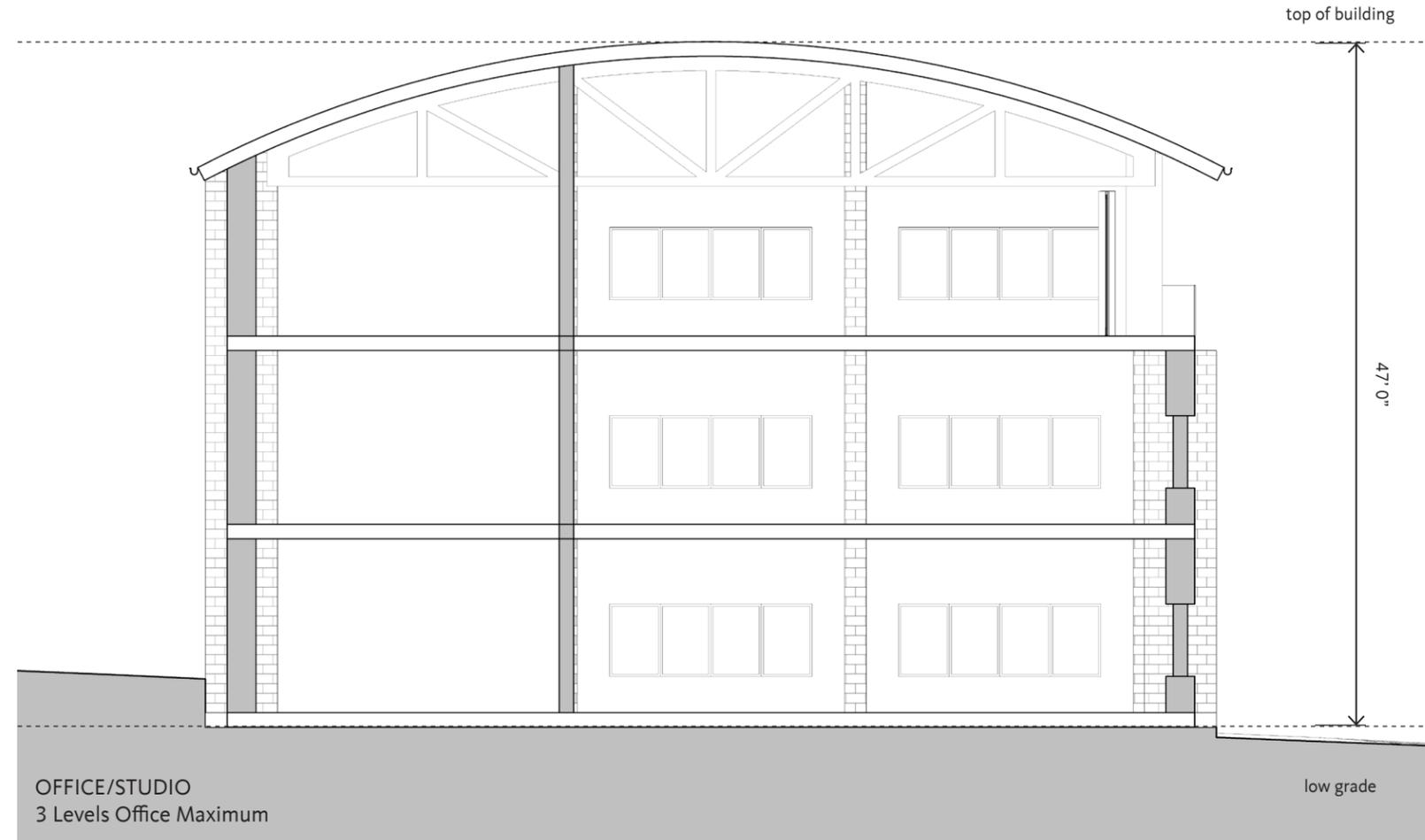
Elevation C

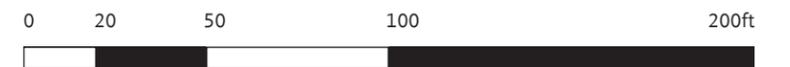
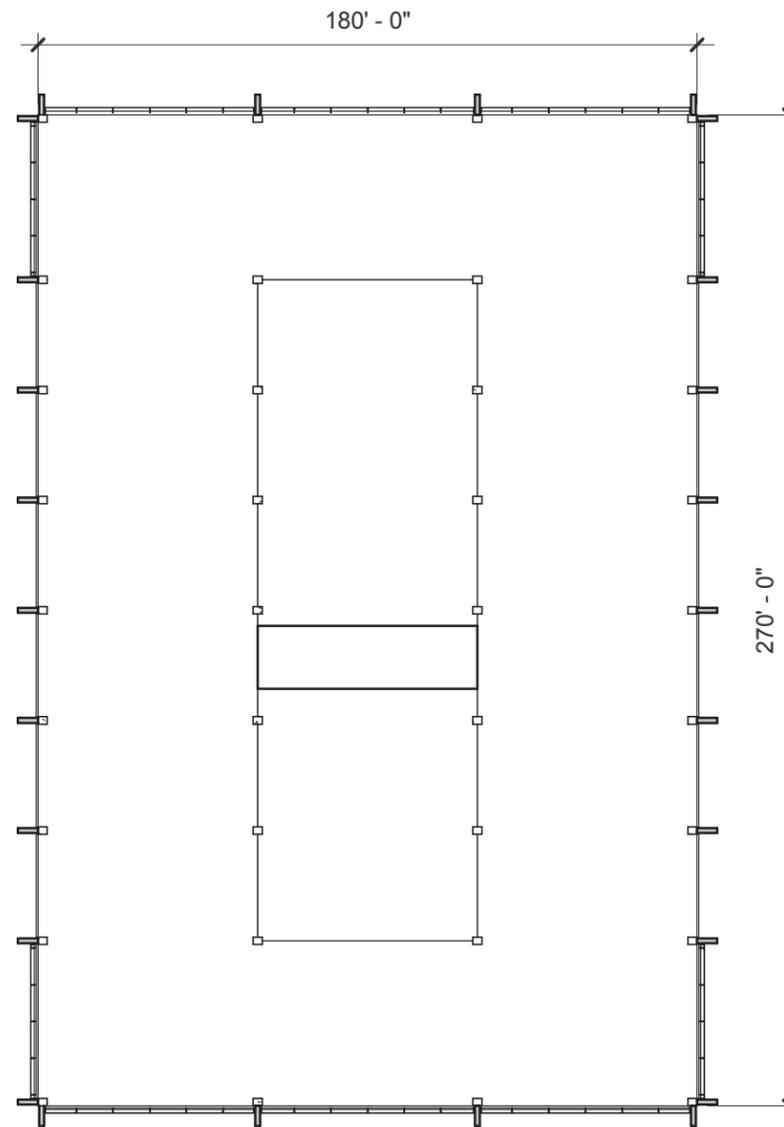


Elevation D

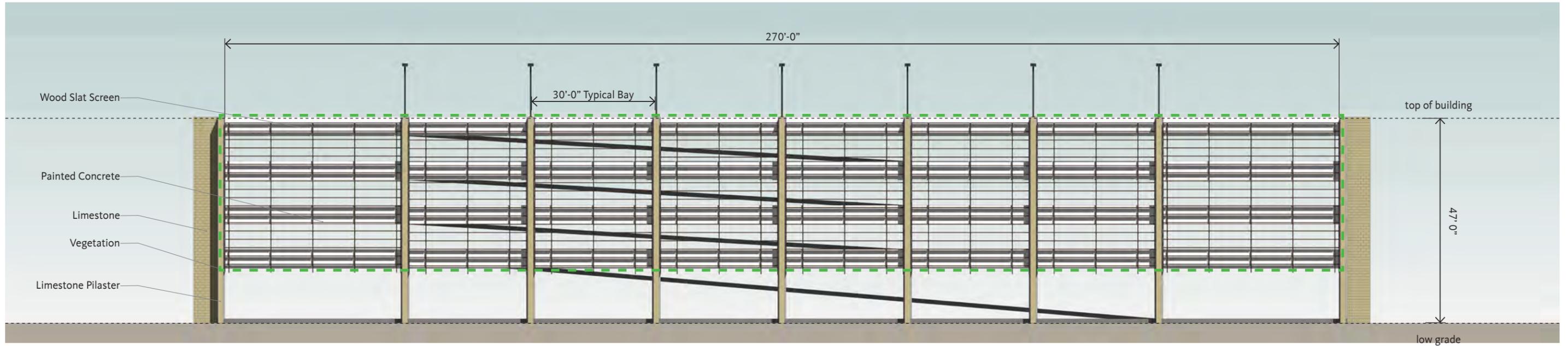


Section 1

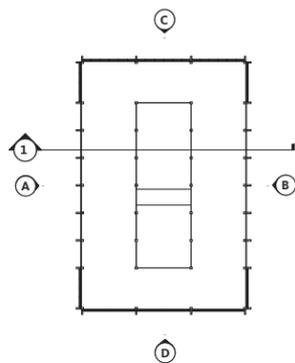
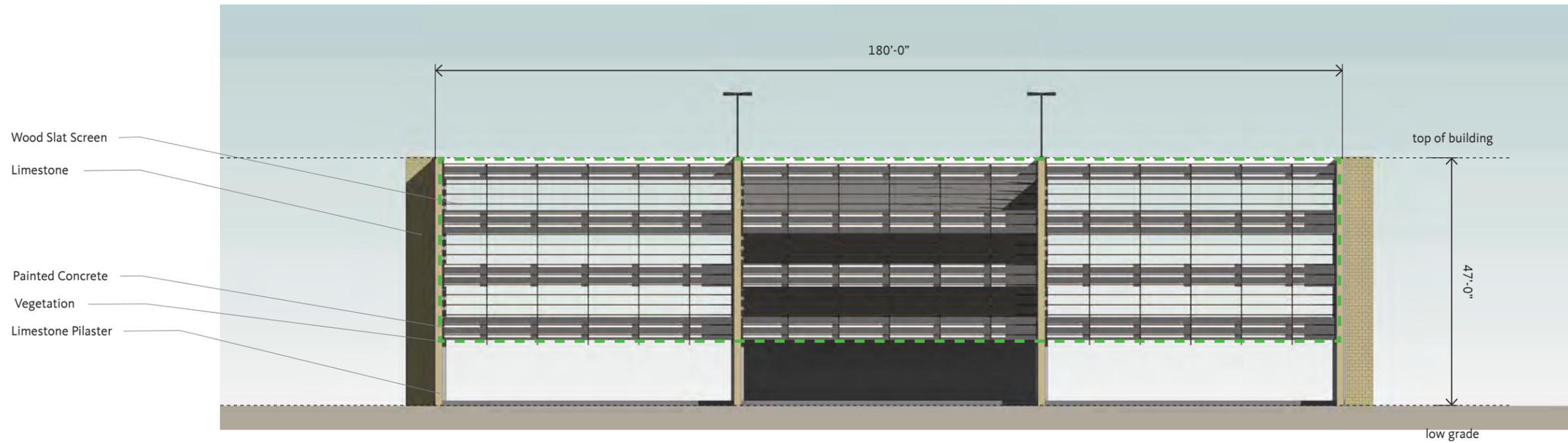




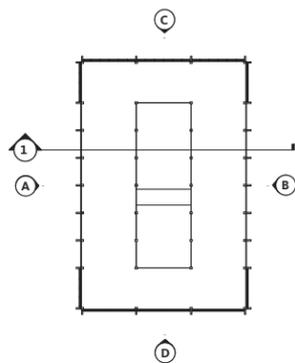
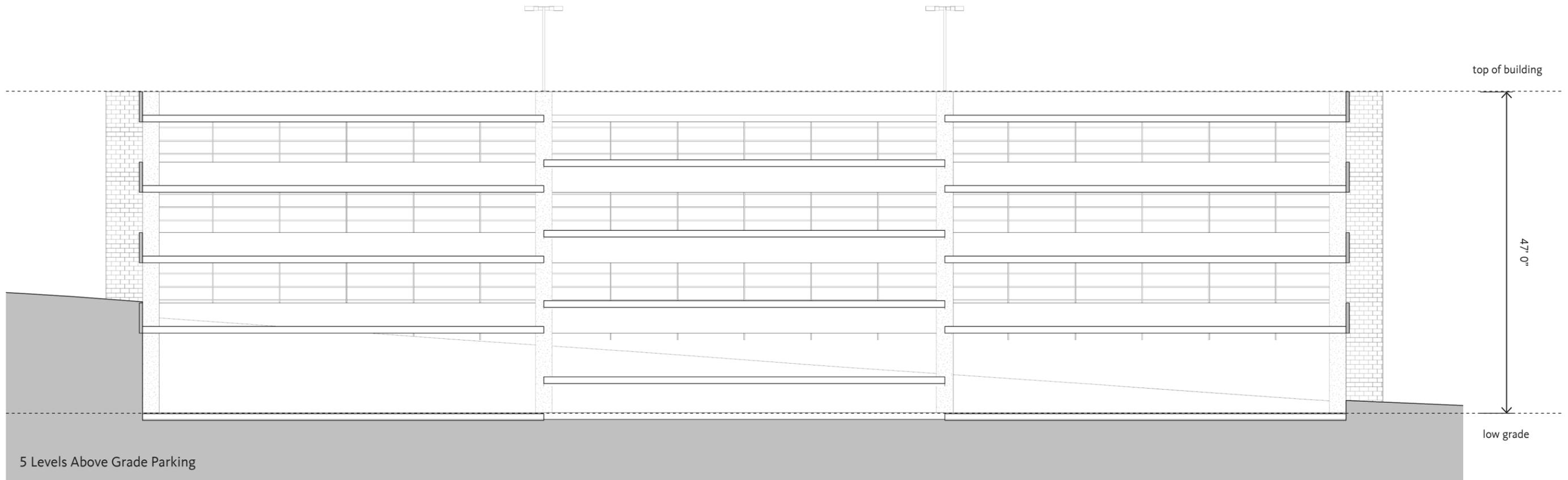
Elevation A/B

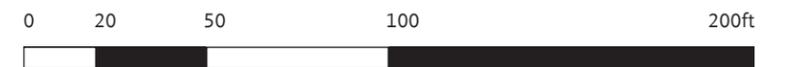
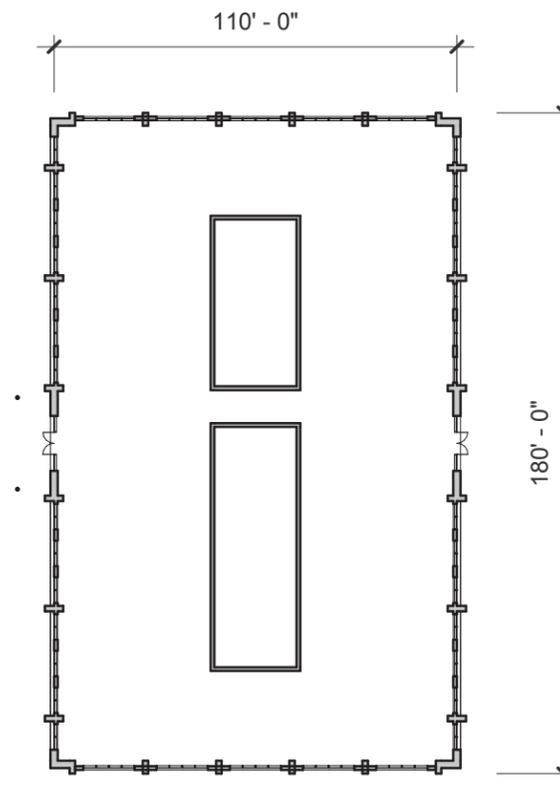


Elevation C/D

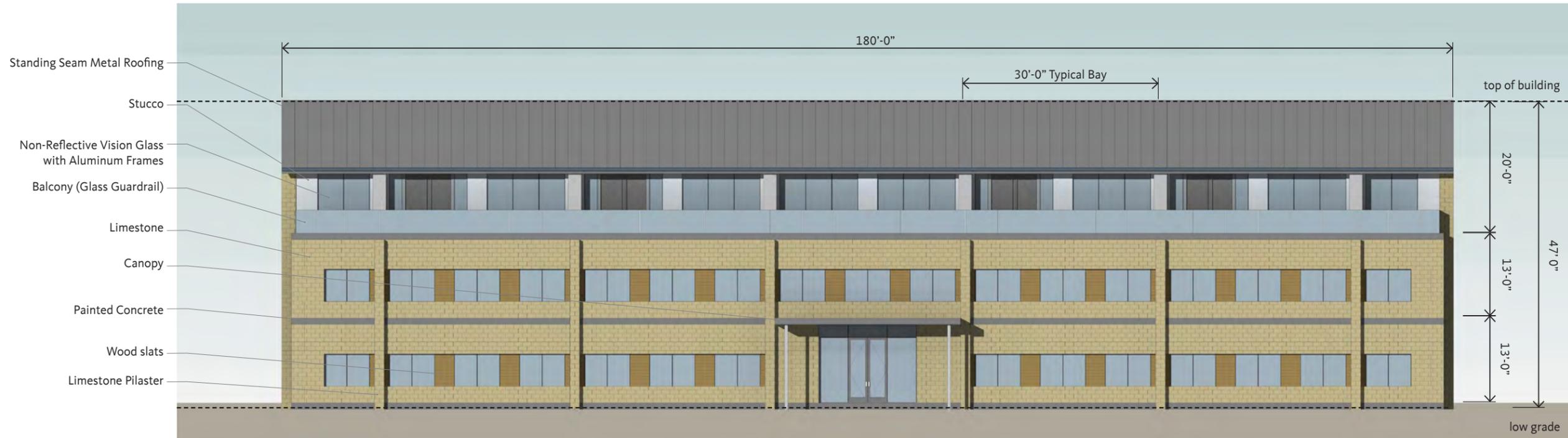


Section 1

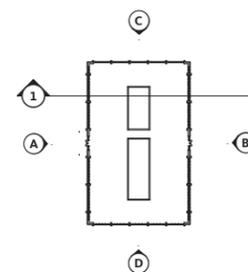
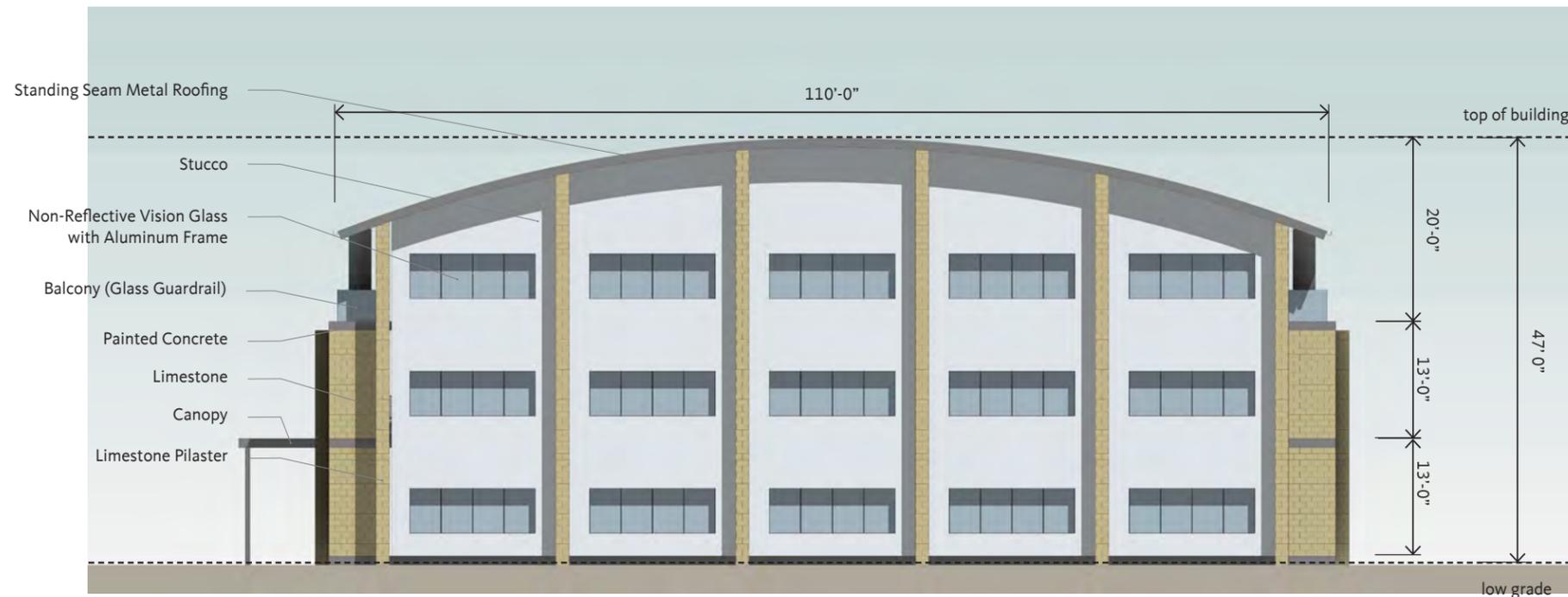




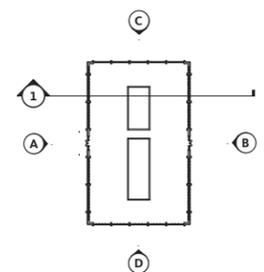
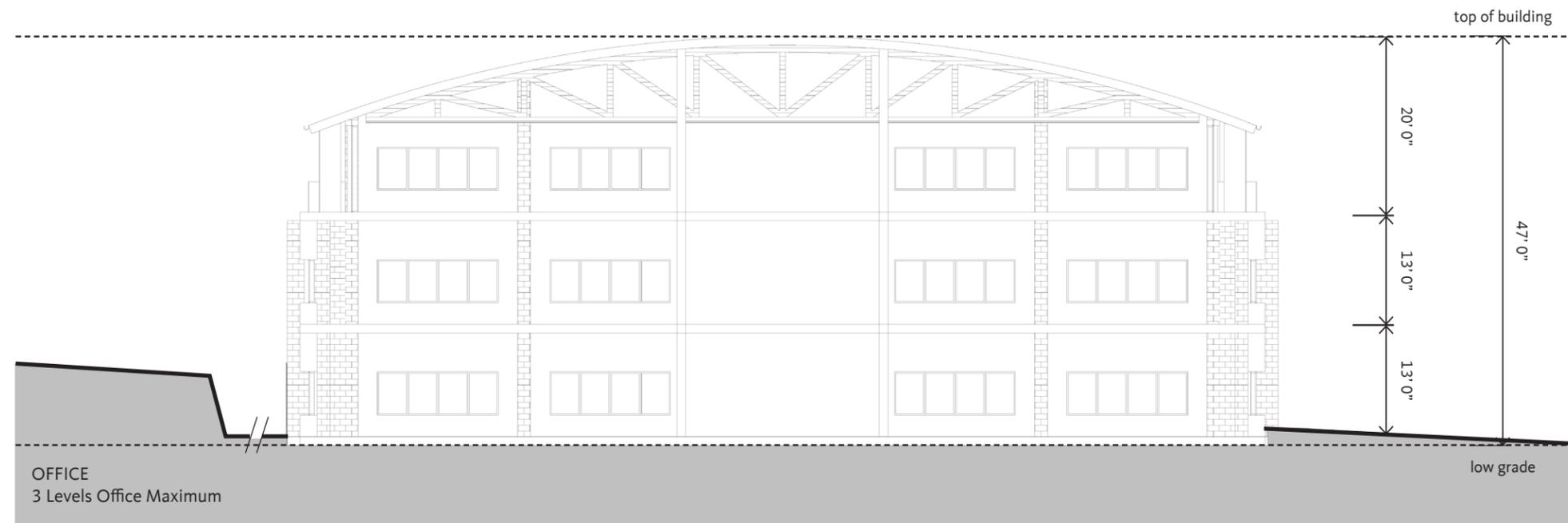
Elevation A/B

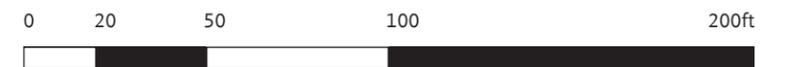
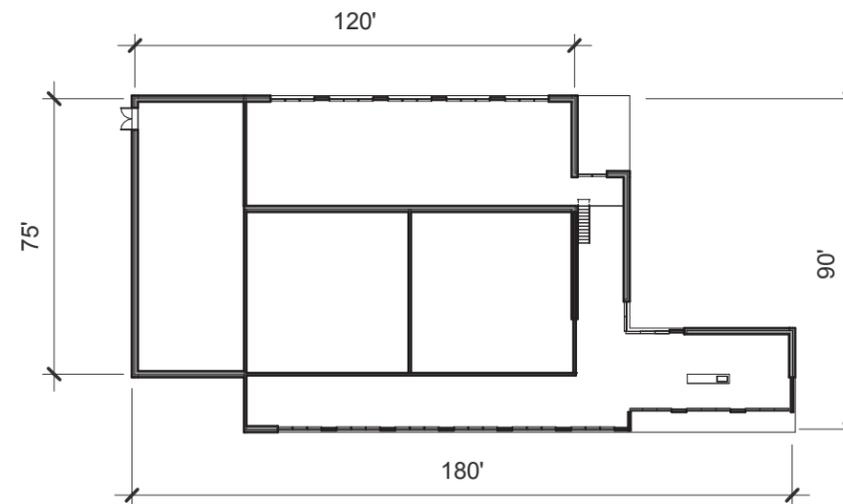


Elevation C/D



Section 1

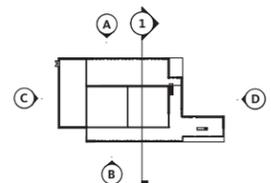
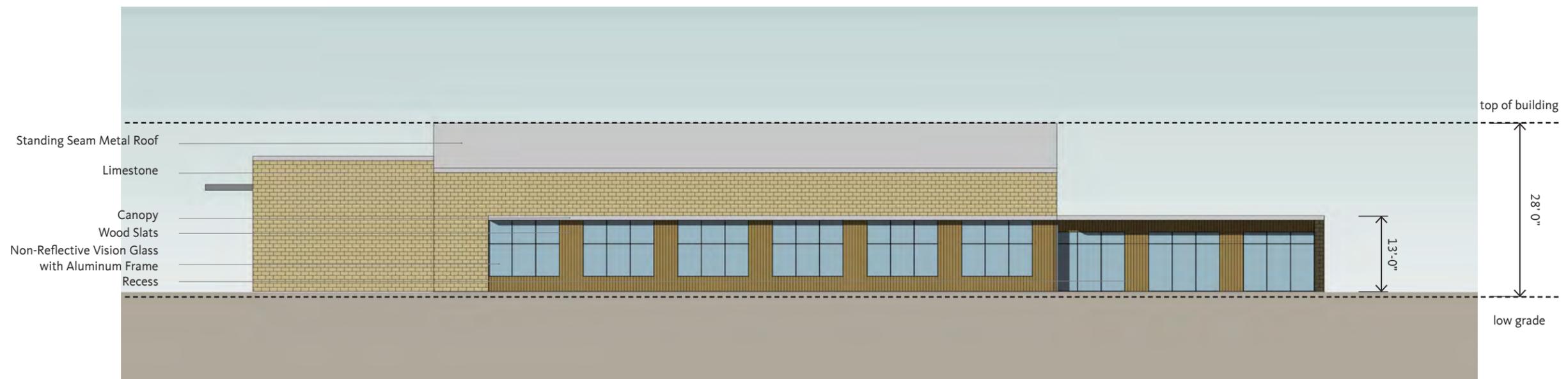




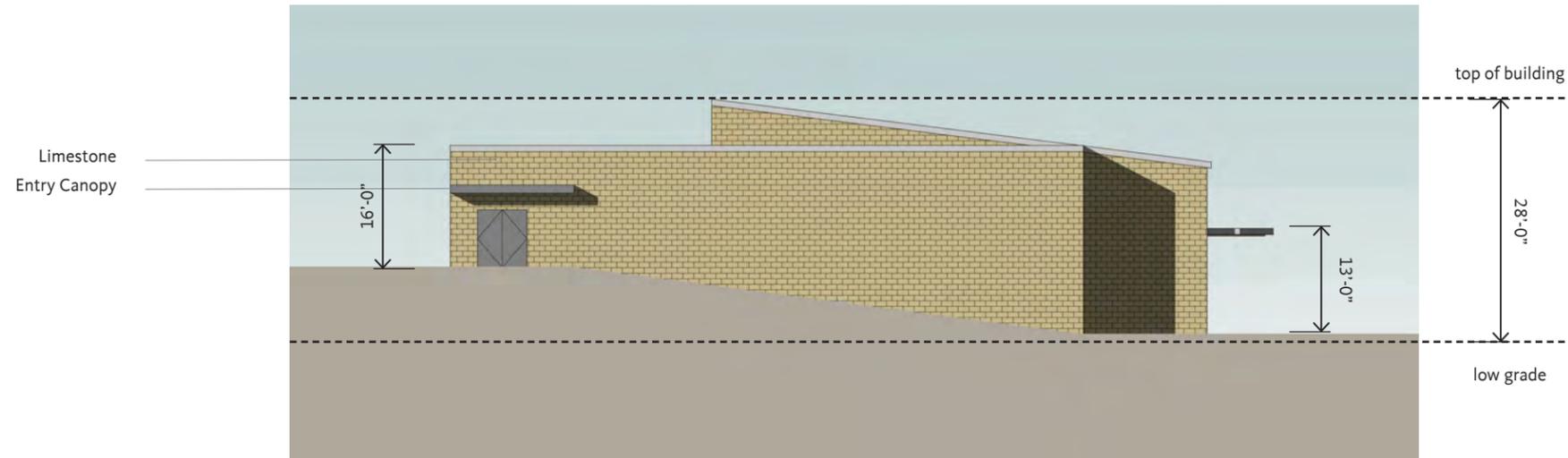
Elevation A



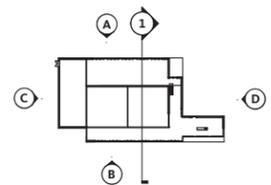
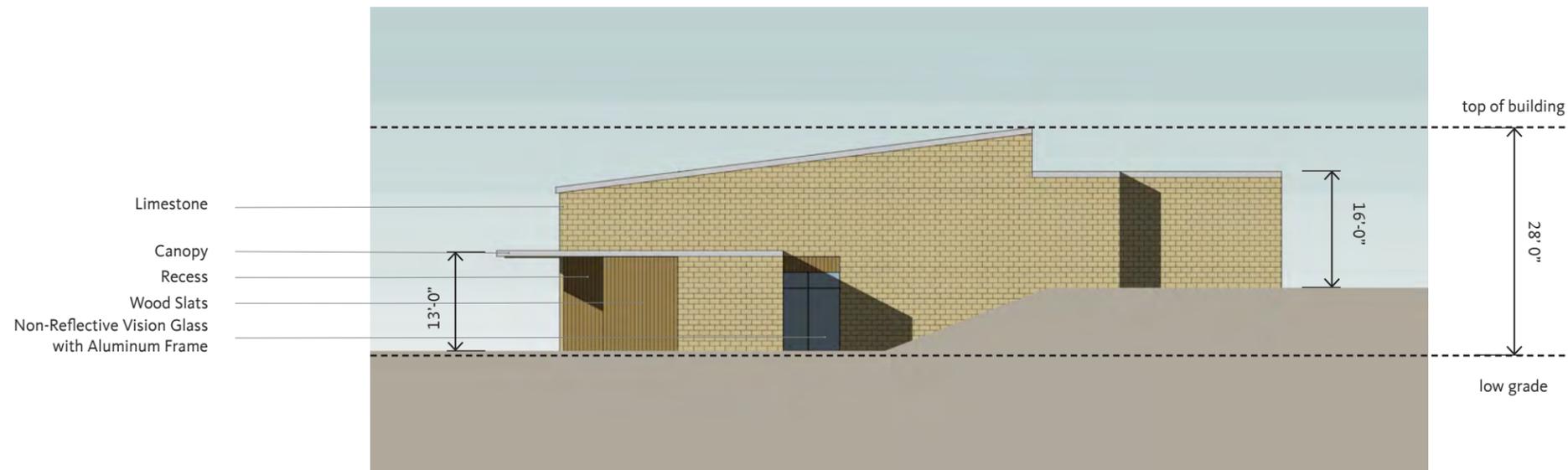
Elevation B



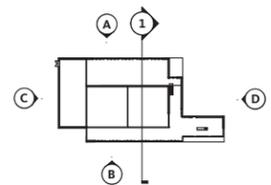
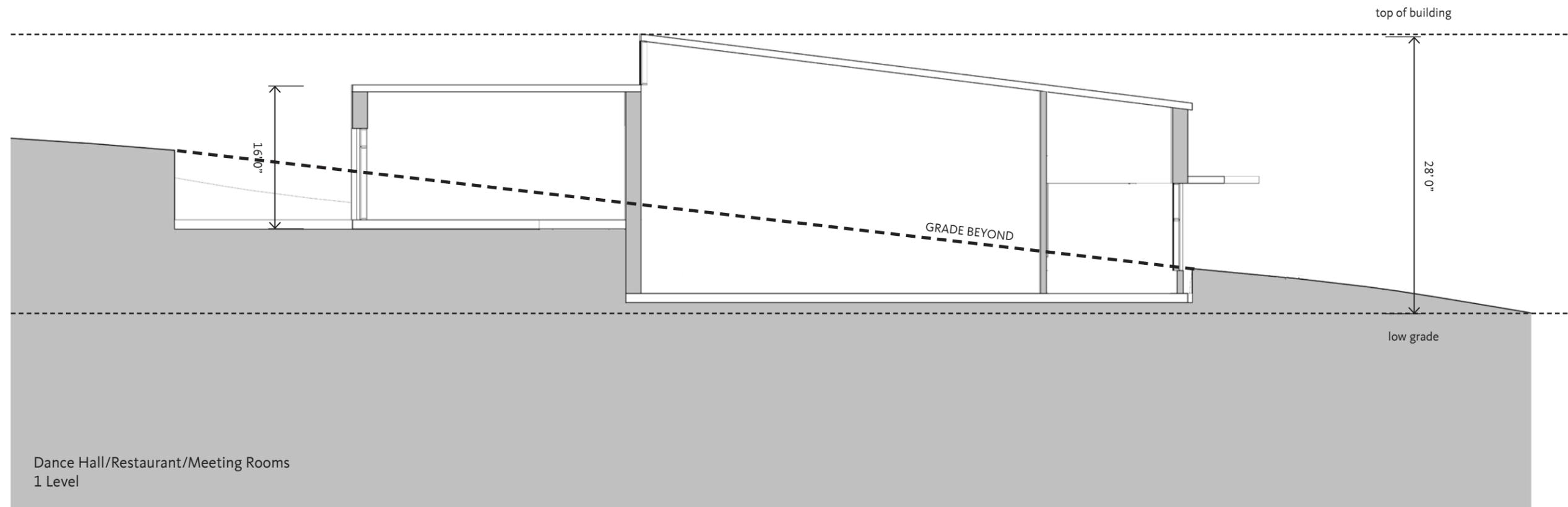
Elevation C

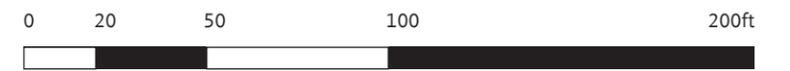
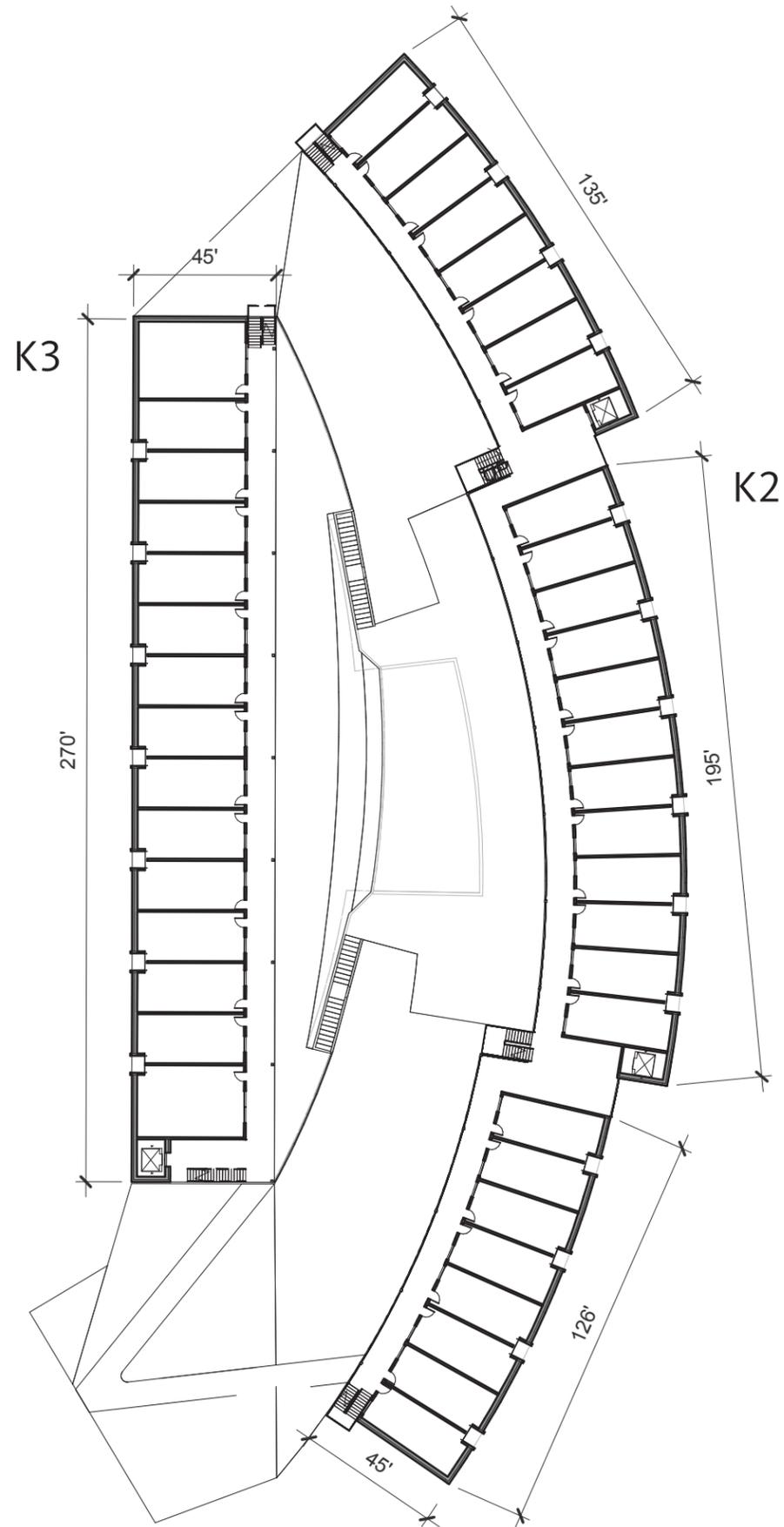


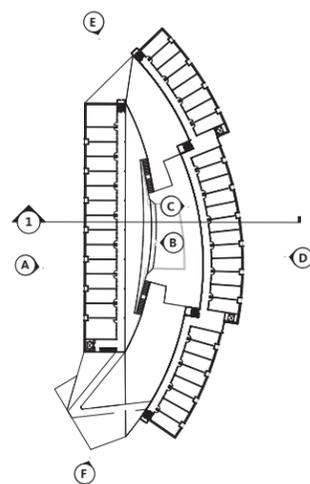
Elevation D



Section 1





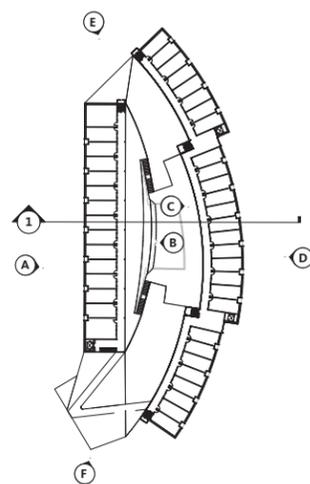
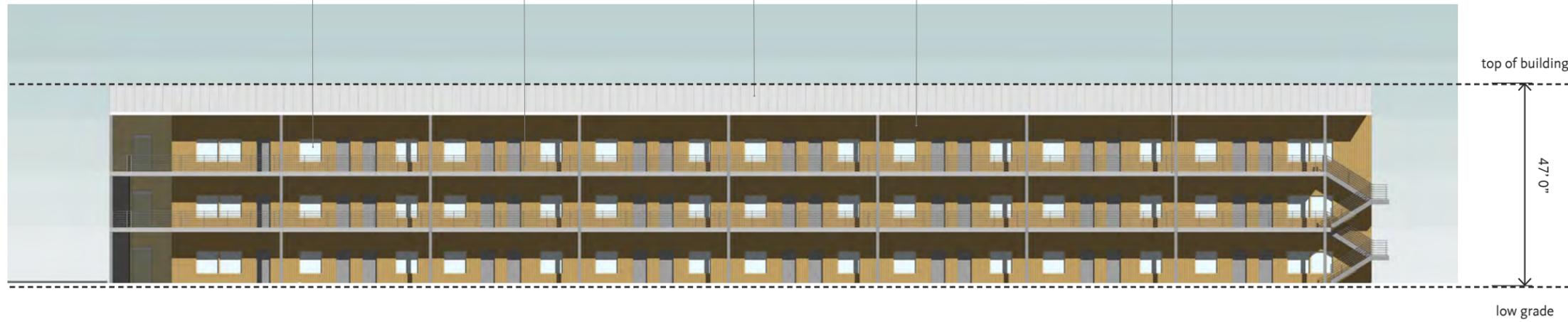


Elevation A



Non-Reflective Vision Glass with Aluminum Frame Metal Guardrail Standing Seam Metal Roofing Wood Slats Recess Painted Concrete Limestone

Elevation B



Elevation C



Elevation D



Non-Reflective Vision Glass with Aluminum Frame

Balcony (Metal Guardrail)

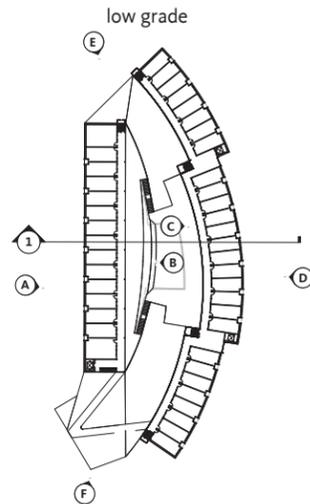
Standing Seam Metal Roofing

Wood Slats

Recess

Limestone

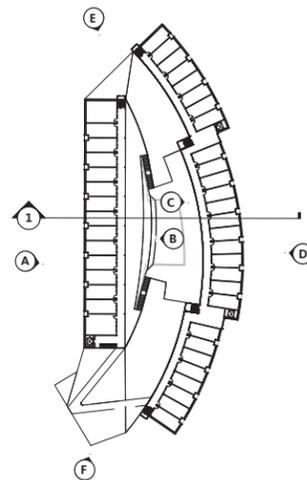
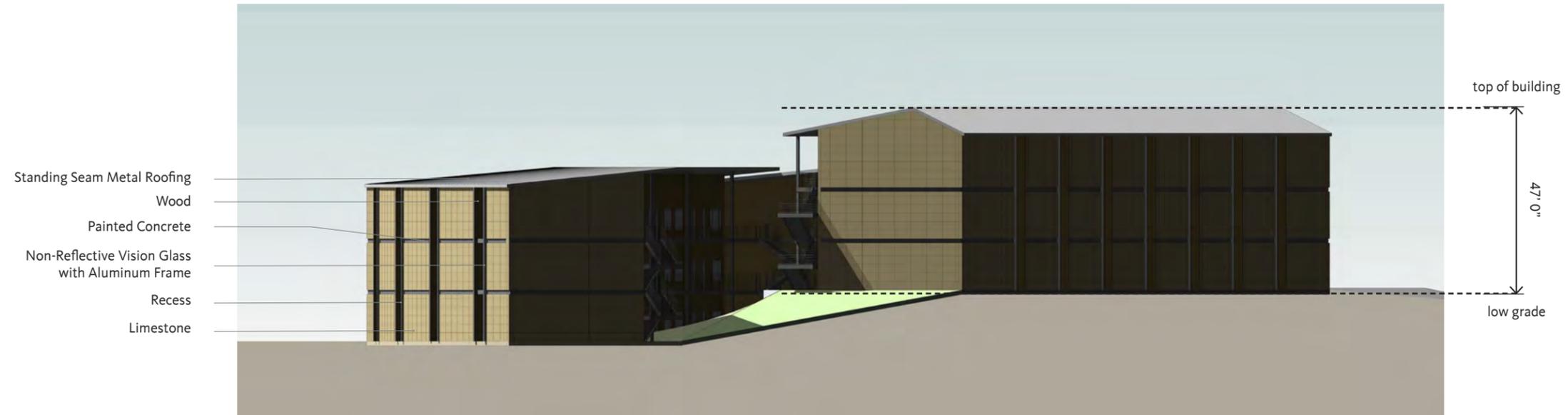
Painted Concrete



Elevation E



Elevation F



Section 1

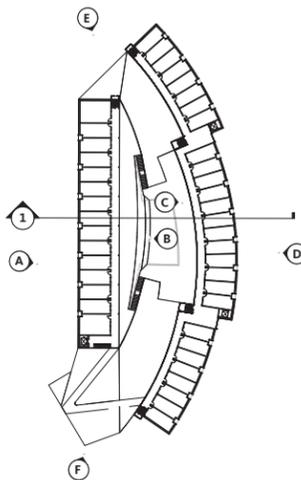
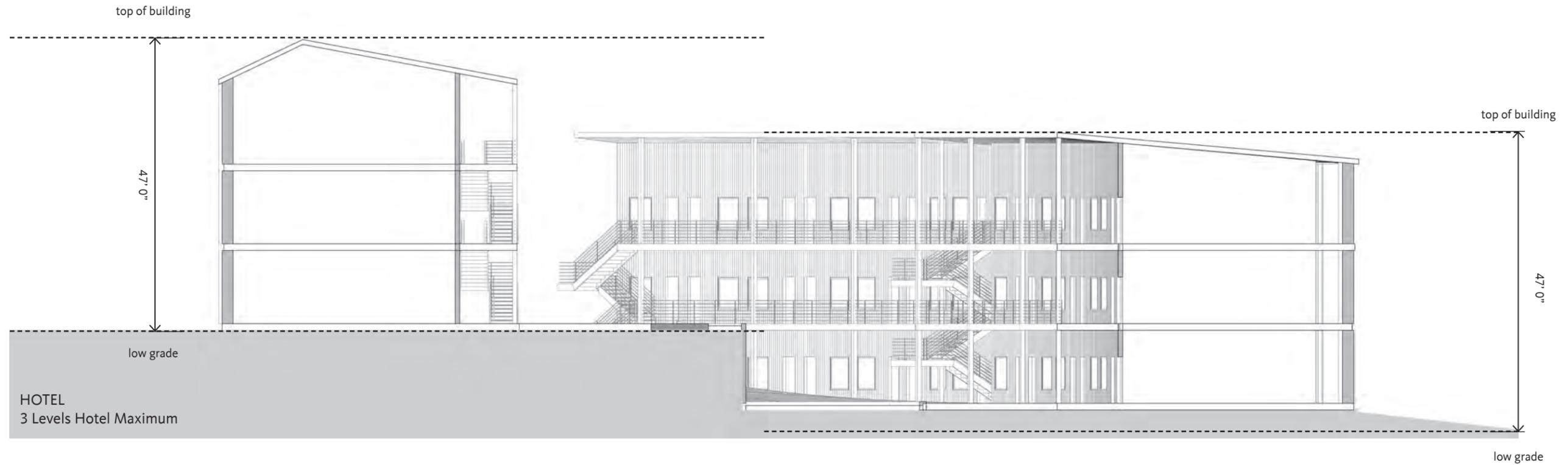


EXHIBIT E

Ordinance 14-212: Backyard at Bee Cave
Approved 9 December 2014

EVENT TRAFFIC MANAGEMENT PLAN

The existing Backyard venue will close during construction and will reopen when the site obtains direct access to SH 71 and at least one of the structured parking garages is completed and open for use. The existing venue hosts concerts and events on two stages: The Backyard and The Glen at the Backyard. Events at The Backyard will have a maximum occupancy of approximately 3,410 attendees. The Glen at the Backyard is a smaller venue which hosts events with an occupancy of approximately 500 attendees. The Glenn and the Live Oak Amphitheater may hold events concurrently so long as the maximum occupancy provided herein is not exceeded. This event management plan provides a conservative analysis scenario by evaluating an event with the maximum attendance of 3,410 persons. Shows at each venue typically start around 7:00 PM. Entertainment venues do not have typical traffic peaking characteristics, and as a result event traffic was not included in the Traffic Impact Analysis. Moreover, all office traffic will most likely leave the site before the event traffic arrives for the shows. Typical average vehicle occupancy for these shows is 2.7 persons/vehicle and event traffic will be parked in the garages built as part of this project.

An analysis of The Backyard's primary access points (Driveway A and Driveway C) was completed for the 6:00-7:00 PM hour to document the impacts of the entering event traffic. For the purpose of this analysis, it was assumed that all event traffic would enter during this hour. Additionally, it was assumed that 25% of the office and studio land uses would be exiting during this hour. This percentage is based on information provided in Urban Land Institute (ULI) Shared Parking Report. The results of the analysis are presented in Table 1. The driveway will continue to operate at acceptable levels of service with an event signal timing plan.

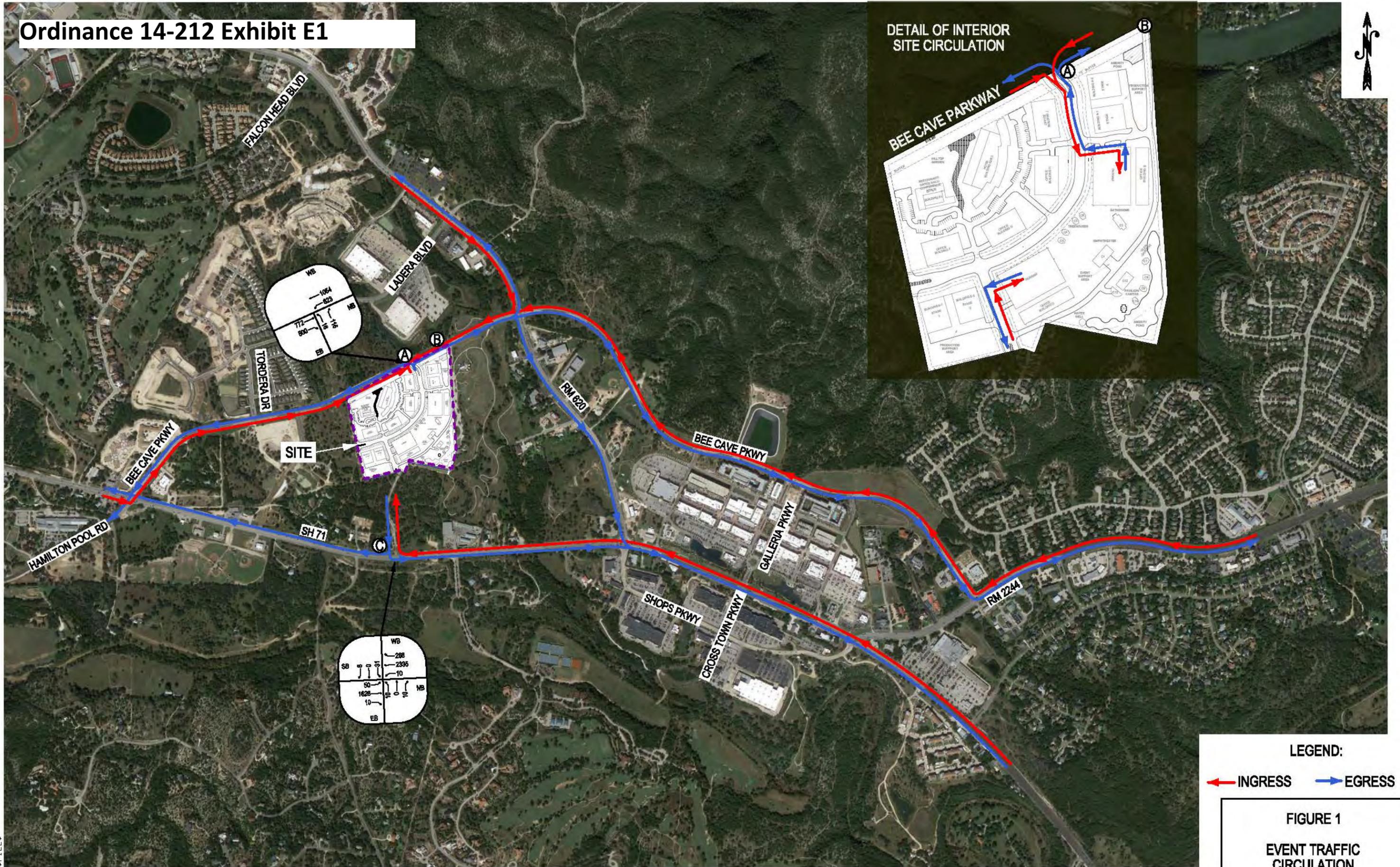
Table 1.
Event Signalized Intersection Level of Service

Intersection	2019 Event Peak	
	6:00-7:00	
	LOS	Delay (sec)
Bee Cave Parkway and Driveway A	B	12.2
SH 71 and Driveway C	B	12.8

It is recommended that the Venue Management Team hire off-duty Travis County Sherriff and/or Bee Cave Police Officers to direct pedestrian and vehicular traffic at the intersections of Bee Cave Parkway and Access Driveway A and SH 71 and Access Driveway C before and after events at The Backyard. The presence of officers at the site driveways and garage access points will help circulation and improve safety. In addition, it is also recommended to hire event staff to direct traffic to the parking garages internal to the site. The attached event traffic circulation plan can be used by the Venue Management Team for educating concert attendees for using appropriate ingress/egress routes. The Venue Management Team should coordinate with the City as necessary to adjust this event circulation plan after the venue is open for operations.

Access to The Backyard and The Glen at the Backyard venues will utilize the two driveways on Bee Cave Parkway proposed as part of this project as well as SH 71 access. It should be noted that the Backyard venue will not reopen until the site obtains direct access to SH 71 and at least one of the structured parking garages is completed and open for use. Event traffic will utilize the existing surface parking and garage structures available on site. Higher occupancy vehicles will be provided preferred parking locations at events to encourage carpooling. Figure 1 depicts anticipated ingress and egress to the venue. Since both the access locations will be signalized with dedicated left turn and right turn lanes towards the site, no lane closures will be required for the event. Special event related signal timing plans (as provided in the attached Synchro reports) should be implemented to facilitate traffic operations before and after the event.

Ordinance 14-212 Exhibit E1



LEGEND:
→ INGRESS → EGRESS

FIGURE 1
EVENT TRAFFIC CIRCULATION

\$FILES

Background Map Copyrighted by Google, 2014

The Backyard TIA
Lanes, Volumes, Timings

11: Backyard Dwy A & Bee Cave Parkway
PM EVENT

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↗	↙	↑↑	↖	↗
Volume (vph)	772	500	623	1054	16	116
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		150	150		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			50		25	
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00
Frt		0.850				0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3539	1583	1770	3539	1770	1583
Flt Permitted			0.224		0.950	
Satd. Flow (perm)	3539	1583	417	3539	1770	1583
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		367				27
Link Speed (mph)	45			45	25	
Link Distance (ft)	1002			434	357	
Travel Time (s)	15.2			6.6	9.7	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	839	543	677	1146	17	126
Shared Lane Traffic (%)						
Lane Group Flow (vph)	839	543	677	1146	17	126
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Number of Detectors	2	1	1	2	1	1
Detector Template	Thru	Right	Left	Thru	Left	Right
Leading Detector (ft)	100	20	20	100	20	20
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	6	20	20	6	20	20
Detector 1 Type	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)	94			94		
Detector 2 Size(ft)	6			6		
Detector 2 Type	CI+Ex			CI+Ex		
Detector 2 Channel						
Detector 2 Extend (s)	0.0			0.0		
Turn Type	NA	Perm	pm+pt	NA	NA	pm+ov
Protected Phases	2		1	6	4	1
Permitted Phases		2	6			4
Detector Phase	2	2	1	6	4	1

The Backyard TIA
Lanes, Volumes, Timings

11: Backyard Dwy A & Bee Cave Parkway
PM EVENT

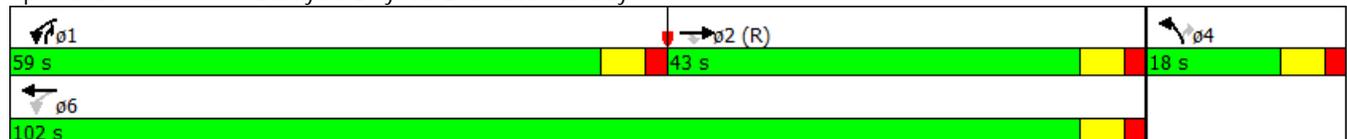


Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Switch Phase						
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	20.0	20.0	10.0	20.0	20.0	10.0
Total Split (s)	43.0	43.0	59.0	102.0	18.0	59.0
Total Split (%)	35.8%	35.8%	49.2%	85.0%	15.0%	49.2%
Maximum Green (s)	37.0	37.0	53.0	96.0	12.0	53.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lag	Lag	Lead			Lead
Lead-Lag Optimize?	Yes	Yes	Yes			Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	C-Max	C-Max	None	None	None	None
Act Effect Green (s)	59.9	59.9	108.4	112.0	6.8	48.1
Actuated g/C Ratio	0.50	0.50	0.90	0.93	0.06	0.40
v/c Ratio	0.48	0.56	0.79	0.35	0.17	0.19
Control Delay	23.2	10.3	16.8	1.3	57.2	15.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	23.2	10.3	16.8	1.3	57.2	15.5
LOS	C	B	B	A	E	B
Approach Delay	18.1			7.1	20.4	
Approach LOS	B			A	C	

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 27 (23%), Referenced to phase 2:EBT, Start of 1st Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.79
 Intersection Signal Delay: 12.2
 Intersection Capacity Utilization 75.5%
 Analysis Period (min) 15
 Intersection LOS: B
 ICU Level of Service D

Splits and Phases: 11: Backyard Dwy A & Bee Cave Parkway



The Backyard TIA
Lanes, Volumes, Timings

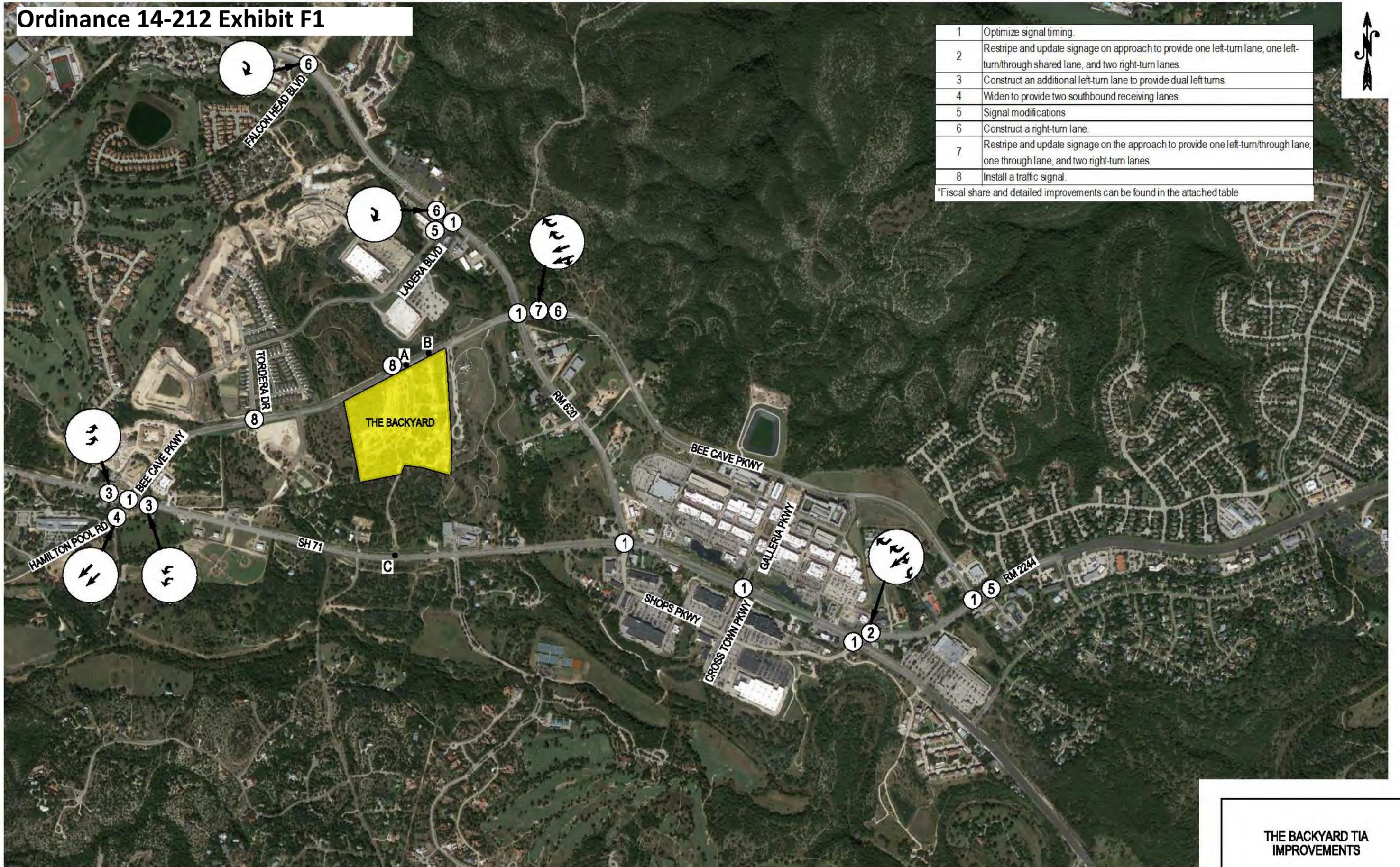
42: SH 71 & Driveway G
PM EVENT

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		 			 			 			 	
Volume (vph)	50	1628	10	10	2335	268	10	0	10	31	0	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		100	100		100	0		0	0		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fr _t			0.850			0.850		0.850			0.850	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	1770	1583	0	1770	1583	0
Flt Permitted	0.044			0.118			0.800			0.800		
Satd. Flow (perm)	82	3539	1583	220	3539	1583	1490	1583	0	1490	1583	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			82			106		136			174	
Link Speed (mph)		55			55			30			30	
Link Distance (ft)		1430			1101			245			261	
Travel Time (s)		17.7			13.6			5.6			5.9	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	54	1770	11	11	2538	291	11	0	11	34	0	7
Shared Lane Traffic (%)												
Lane Group Flow (vph)	54	1770	11	11	2538	291	11	11	0	34	7	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA		Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2		2	6		6	8			4		
Detector Phase	5	2	2	1	6	6	8	8		4	4	

EXHIBIT F

Ordinance 14-212: Backyard at Bee Cave
Approved 9 December 2014

Ordinance 14-212 Exhibit F1



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 BACKYARD TIA IMPROVEMENTS

Ordinance 14-212 Exhibit F2

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

Total Fiscal Share	\$353,535.86
Improvements to be constructed by the developer	\$200,000.00
Off-site Improvements (for fiscal posting at the beginning of the project)	\$153,535.86

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	Backyard Pro-Rata	Approximate Improvement Cost	Backyard 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.	17.8%	\$2,596.00	\$462.09
	§ Optimize signal timing.	5.2%	\$5,000.00	\$260.00
SH 71 and Galleria Parkway/Cross Town Parkway	§ Optimize signal timing.	5.9%	\$5,000.00	\$295.00
SH 71 and RM 620	§ Optimize signal timing.	4.5%	\$5,000.00	\$225.00
SH 71 and Hamilton Pool Road/Bee Cave Parkway	§ Construct an additional eastbound left-turn lane to provide dual left turns.	13.1%	\$797,843.50	\$104,517.50
	§ Construct an additional westbound left-turn lane to provide dual left turns.	0.1%	\$797,843.50	\$797.84
	§ Widen Hamilton Pool Road to provide two southbound receiving lanes.	0.1%	\$274,553.00	\$274.55
	§ Optimize signal timing.	6.3%	\$5,000.00	\$315.00
RM 2244 and Bee Cave Parkway	§ Install a southbound right-turn overlap phase	2.6%	\$9,077.00	\$236.00
	§ Optimize signal timing.	3.4%	\$5,000.00	\$170.00
Galleria Parkway and Bee Cave Parkway	§ No improvements.	0.0%	\$0.00	
RM 620 and Bee Cave Parkway	§ Construct a westbound right-turn lane. ***	0.0%	\$687,399.00	\$0.00
	§ Restripe and update signage on the westbound approach to provide one left-turn/through lane, one through lane, and two right-turn lanes. **	0.0%	\$0.00	\$0.00
	§ Optimize signal timing.	0.0%	\$5,000.00	\$0.00
RM 620 and Ladera Boulevard	§ Construct a southbound right-turn lane.	5.2%	\$171,559.00	\$8,921.07
	§ Modify the eastbound and westbound signal heads to provide permissive-only phasing.	5.2%	\$56,704.00	\$2,948.61
	§ Optimize signal timing and phasing.	5.2%	\$5,000.00	\$260.00
RM 620 and Falcon Head Boulevard	§ Construct a southbound right-turn lane.	4.2%	\$277,457.00	\$11,653.19
Tordera Drive and Bee Cave Parkway	§ Install a traffic signal.	11.1%	\$200,000.00	\$22,200.00
Bee Cave Parkway and Driveway A (Backyard)	§ Install a traffic signal. *	100.0%	\$200,000.00	\$200,000.00
SH 71 and Driveway C (Backyard)	§ Install a traffic signal. ****	0.0%	\$200,000.00	\$0.00
				\$353,535.86

* 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

**** Currently under construction by others.

EXHIBIT G

Ordinance 14-212: Backyard at Bee Cave
Approved 9 December 2014

Exhibit G

2.553 acres being a portion of the William P. Moore Survey No. 525, Abstract No. 557, the Jarrett Medlin Survey No. 520, Abstract No. 539 and the Orran Wade Survey No. 540, Abstract No. 811 Travis County, Texas, being all of that certain called 2.553 acre tract described in the General Warranty Deed to John Paul Dejoria, Trustee of the John Paul Dejoria Family Trust of record in Document No. 2012031804, Official Public Records of Travis County, Texas.