

ORDINANCE NO. 04-12-14-A

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF A PORTION OF AN APPROXIMATE 31.017 ACRE TRACT OF LAND IN THE VILLAGE OF BEE CAVE, TEXAS FROM SINGLE FAMILY RURAL RESIDENTIAL TO NEIGHBORHOOD SERVICES WITH AUTHORIZATION OF SPECIAL ACTIVITIES VENUES AS A CONDITIONAL USE, MAKING PROVISION FOR COMPLIANCE WITH THE VILLAGE'S ZONING ORDINANCE AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO ESTABLISH THE ZONING ON THE OFFICIAL ZONING MAP OF THE VILLAGE; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Owner of the land described in Exhibit "A" attached hereto (the "Property") has requested that the land previously zoned as Single Family-Rural Residential use be rezoned Neighborhood Service with a Conditional Use Permit for a Special Activities Venue; and

WHEREAS, the notice as required by the Village's Zoning Ordinance has been published in the official newspaper and given to adjacent property owners; and

WHEREAS, public hearings have been held by both the Planning and Zoning Commission and the Board of Aldermen as required by law; and

WHEREAS, the Board considered public comment in support of and in opposition to the proposed zoning and conditional use permit; and

WHEREAS, Sec. 14.149 of the Village Zoning Ordinance provides that the purpose of Neighborhood Service zoning is to provide for local neighborhood shopping and service facilities for the retail sales of goods, and a special activities venue is an authorized use in areas zoned for Neighborhood Services upon the granting of a Conditional Use Permit; and

WHEREAS, the Applicant has submitted a map and other necessary information and has complied with the requirements of the Village of Bee Cave Ordinances Section 14.129 for issuance of a Conditional Use Permit; except as otherwise noted in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF BEE CAVE, TEXAS:

Section 1. Zoning Classification. The Property is hereby declared to be zoned Neighborhood Service (with a Conditional Use Permit for a Special Activities Venue).

The BOARD OF ALDERMAN find that the information submitted in the Application for a Conditional Use Permit submitted by Star Hill Ranch for the creation of a Special Activities Venue meets the requirements of Section 14.129 of the Village of Bee Cave Ordinances;

The BOARD OF ALDERMAN find that the use of the subject property as a special activities venue is an appropriate use for the property and is a compatible use with the surrounding properties and neighborhoods.

Section 2.

A. Uses. The permitted uses shall be those allowed in a Neighborhood Service District as set out in Section 14.171 of the Zoning Ordinance of the Village of Bee Cave and as otherwise set out in this section.

B. Conditional Use: Special Activities Venue: The Conditional Use Permittee shall not commence development until it has secured all permits and approvals including approval of a concept plan, site plan or other approvals as required by the Village of Bee Cave zoning regulations. The following special conditions shall apply to the Property and approval of the Conditional Use Permit herein authorized for a Special Activities Venue is expressly contingent upon Permittee's implementation and compliance with the Village Code of Ordinances and the following special conditions:

1. This Permit only authorizes development of the subject property as a special activities venue in accordance with the plan submitted to the Board of Alderman attached hereto as Exhibit "B" and incorporated herein for all purposes, including weddings, receptions, corporate meeting, charity/fundraising events, church retreats, family/school reunions, seasonal festivities, community gatherings, videography and other uses approved by the Board of Alderman. No other use of the property is authorized by this Permit.

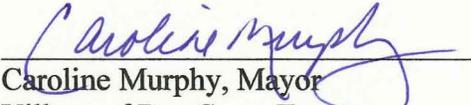
Section 3. That the granting of this Neighborhood Service zoning is subject to all applicable development regulations contained in the Code of Ordinances of the Village of Bee Cave, including, without limitations, the Zoning Ordinance and Subdivision Ordinance.

Section 4. 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 in 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 the Comprehensive Zoning Ordinance or Map as a whole.

Section 5. The Village Administrator is hereby authorized and directed to note the zoning change with the Conditional Use Permit for a special activities venue on the official Zoning Map of the Village of Bee Cave, Texas.

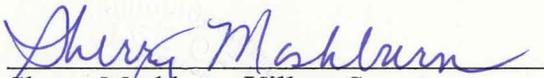
Section 6. That this Ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED this 14th day of December 2004.



Caroline Murphy, Mayor
Village of Bee Cave, Texas

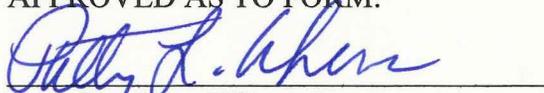
ATTEST:



Sherry Mashburn, Village Secretary
Village of Bee Cave, Texas

(SEAL)

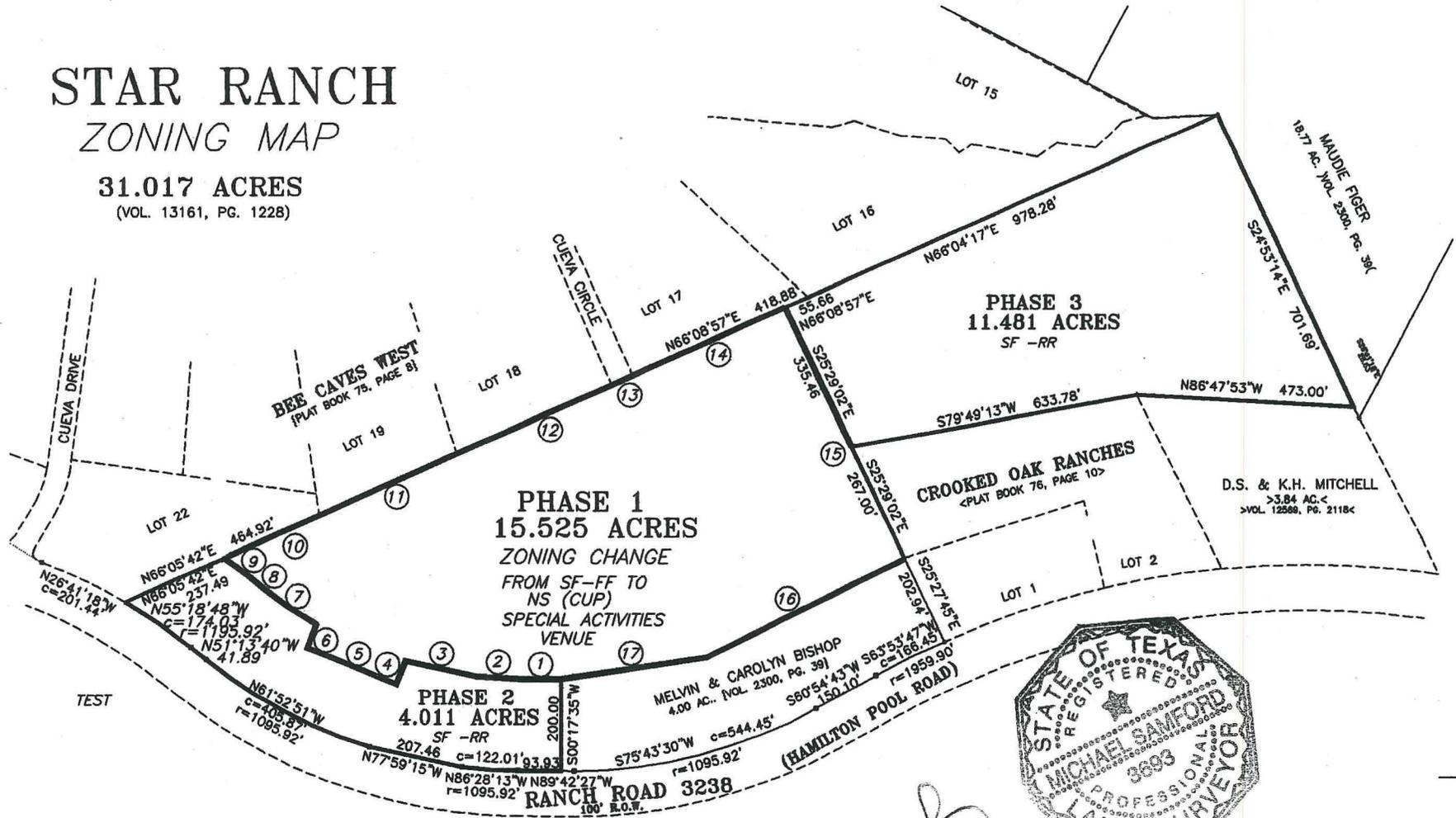
APPROVED AS TO FORM:



Patty L. Akers, Village Attorney

STAR RANCH ZONING MAP

31.017 ACRES
(VOL. 13161, PG. 1228)



PHASE 1
15.525 ACRES
ZONING CHANGE
FROM SF-FF TO
NS (CUP)
SPECIAL ACTIVITIES
VENUE

PHASE 2
4.011 ACRES
SF-RR

PHASE 3
11.481 ACRES
SF-RR

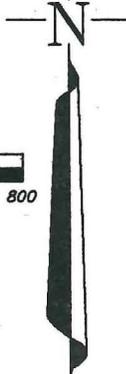
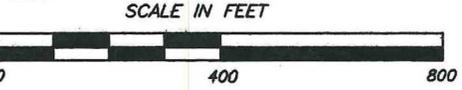
CROOKED OAK RANCHES
<PLAT BOOK 76, PAGE 10>

D.S. & K.H. MITCHELL
>3.84 AC.<
>VOL. 12688, PG. 2118<

MELVIN & CAROLYN BISHOP
4.00 AC. VOL. 2300, PG. 391



Handwritten signature



PHASE 1 CALLS

1	N89°42'27"W	93.85
2	N86°44'54"W	C=90.90 R=895.92 A=90.94
3	N77°59'15"W	159.88
4	S22°03'34"W	53.87
5	N67°56'26"W	210.00
6	N22°03'34"E	54.78
7	N55°44'31"W	C=141.66 R=895.92 A=141.80
8	N51°13'40"W	41.78
9	N52°28'34"W	C=64.74 R=1395.92 A=64.75
10	N66°05'42"E	227.43
11	N66°05'11"E	330.52'
12	N66°01'02"E	369.45'
13	N66°07'40"E	50.00
14	N66°08'57"E	363.22
15	S25°29'02"E	602.46
16	S63°10'36"W	483.83
17	S81°52'31"W	319.95

LEGAL DESCRIPTION: 31.017 ACRES OF LAND, MORE OR LESS,
OUT OF THE J. HOBSON SURVEY No. 526, ABSTRACT No. 386,
SITUATED IN TRAVIS COUNTY, TEXAS

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
15.525 ACRES
OUT OF THE J. HOBSON SURVEY
TRAVIS COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING 15.525 ACRES OF LAND, MORE OR LESS, OUT OF THE J. HOBSON SURVEY IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 31.107 ACRE TRACT DESCRIBED IN A DEED TO SETH ADAM WOOLLEY AND JUDY WOOLLEY, OF RECORD IN VOLUME 13161, PAGE 1228 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 15.525 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set at an interior corner of said 31.107 acre tract, at the northwest corner of a 4.00 acre remaining tract in the name of Melvin and Carolyn Bishop, being a remainder of a tract described in a deed of record in Volume 2300, Page 391 of the Travis County Deed Records, for a point in the south line hereof and POINT OF BEGINNING hereof, and from which point an iron rod set in the north ROW line of Hamilton Pool Road (RR 3238), at the southwest corner of said Bishop remaining tract and the southerly southeast corner of said Woolley tract bears S00°17'35"E at a distance of 200.00 feet

THENCE with the south line hereof, the following 9 calls:

1. N89°42'27"W for a distance of 93.85 feet to an angle point
2. along the arc of a curve to the right whose radius is 895.92 feet, arc length is 90.94 feet, and whose chord bears N86°44'54"W for a distance of 90.90 feet to an angle point
3. N77°59'15"W for a distance of 159.88 feet to an angle point
4. S22°03'34"W for a distance of 53.87 feet to an angle point
5. N67°56'26"W for a distance of 210.00 feet to an angle point
6. N22°03'34"E for a distance of 54.78 feet to an angle point
7. along the arc of a curve to the right whose radius is 895.92 feet, arc length is 141.80 feet, and whose chord bears N55°44'31"W for a distance of 141.66 feet to an angle point
8. N51°13'40"W for a distance of 41.78 feet
9. along the arc of a curve to the right whose radius is 1395.92 feet, arc length is 64.75 feet, and whose chord bears N52°28'34"W for a distance of 64.74 feet to a point in the northwest line of said Woolley tract, for the west corner hereof

THENCE with the northwest line of said Woolley tract and southeast line of Bee Caves West, a subdivision in Travis County, Texas, of record in Plat Book 75, Page 8 of the Travis County Plat Records, the following 5 calls:

1. N66°05'42"E for a distance of 227.43 feet to a 3/8" iron rod found
2. N66°05'11"E for a distance of 330.52 feet to a 3/8" iron rod found
3. N66°01'02"E for a distance of 369.45 feet to a 3/8" iron rod found

4. N66°07'40"E for a distance of 50.00 feet to a 3/8" iron rod found
5. N66°08'57"E for a distance of 363.22 feet to a point in the southeast line of Lot 17 of said Bee Cave West, for the north corner hereof

THENCE through said Woolley tract and then with the west line of Lot 2 of Crooked Oak Ranches, a subdivision in Travis County Texas, of record in Plat Book 76, Page 10 of the Travis County Plat Records, S25°29'02"E for a distance of 602.46 feet to a 1/2" iron rod found at the northerly southwest corner of said Lot 2 and northwest corner of Lot 1 of said Crooked Oak Ranches, at the northeast corner of said Bishop remaining 4.00 acre tract, for the southeast corner hereof

THENCE with the north line of said Bishop tract and south line of said Woolley tract, S63°10'36"W for a distance of 483.83 feet to a 1/2" iron rod set at an angle point

THENCE continuing with said line, S81°52'31"W for a distance of 319.95 feet to the POINT OF BEGINNING hereof and containing 15.525 acres of land, more or less, according to previous surveys by the undersigned.



Michael Samford, RPLS 3693
050007





STAR HILL Ranch

Adam Woolley
Owner/Principal

P: (512) 263-8603 / C: (512) 565-6740
Fax: (512) 263-8613
E: adam@starhillranch.com
15000 Hamilton Pool Road
Bee Cave, Texas 78738
www.starhillranch.com

weddings, events, film

- NITE GRAVEL
- HALT PAVING
- IES
- TIVE GRASSES
- UILDINGS

No Development Proposed.
Subdivision purely for
ownership and financial
purposes. Site already
developed.



ENGINEER:
S. ADAM WOOLLEY, P.E.
OWNER: S. ADAM WOOLLEY
& JUDY L. WOOLLEY
1500 CENTER AVE.
AUSTIN, TEXAS 78704
(512) 448-0080

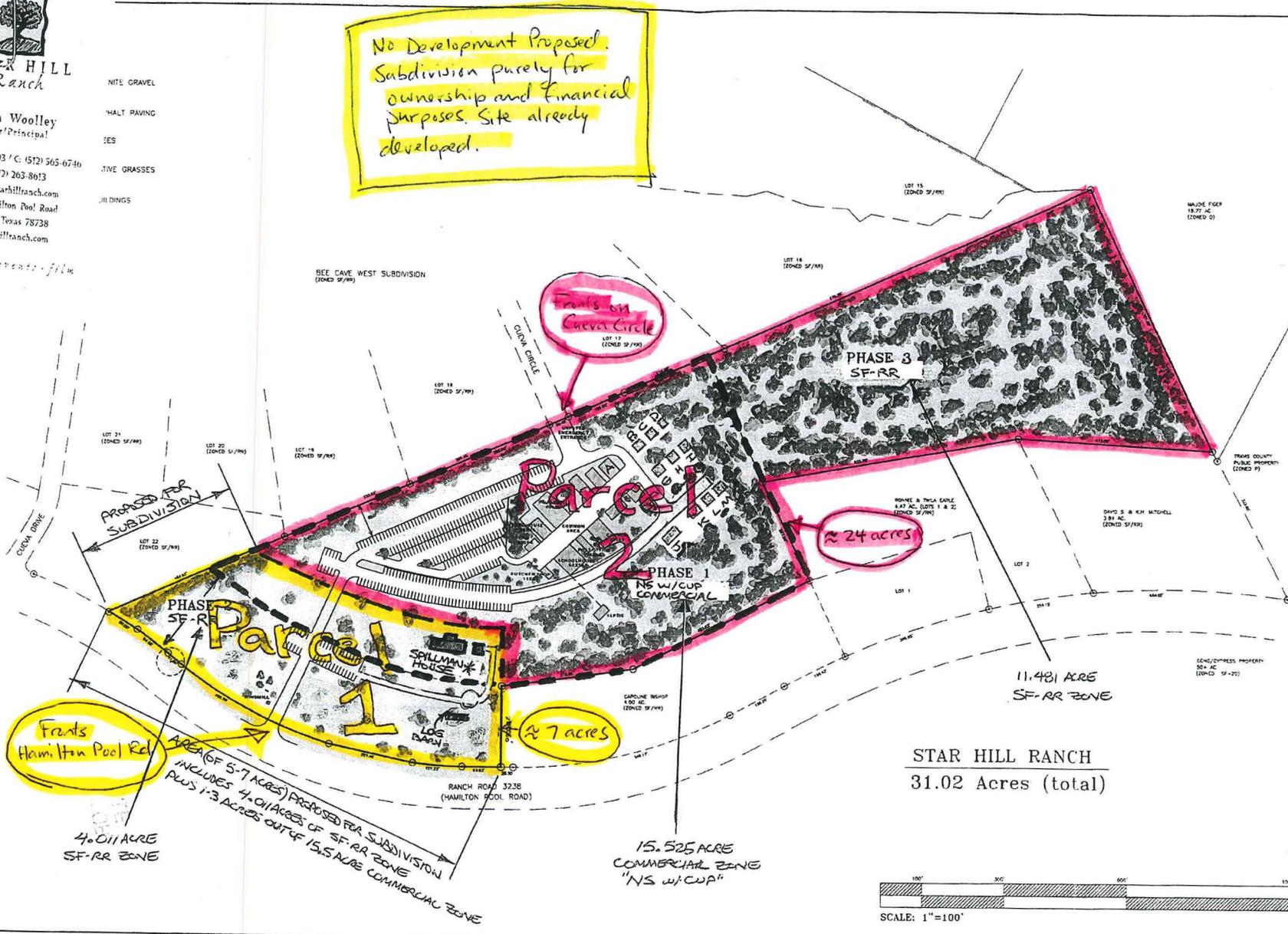
STAR HILL RANCH
15000 HAMILTON POOL ROAD
BEE CAVE, TEXAS

31.02 ACRES OUT OF THE
J. DODSON SURVEY NO. 588
ABSTRACT NO. 588,
TRAVIS COUNTY, TEXAS
LOCATED ON RR 3228
625 W/4 WEST OF T. 71 N.
BEE CAVE, TEXAS

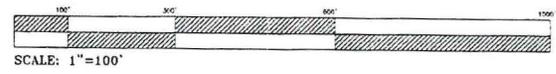
PROJECT NO:
2001.01
DATE:
10/23/04

SHEET TITLE:
SITE
PLAN

SHEET NO.
A



STAR HILL RANCH
31.02 Acres (total)





STAR HILL
Ranch

PROPOSED ZONING MODIFICATION
STAR HILL RANCH

October 30, 2004

PROPOSED ZONING MODIFICATION
STAR HILL RANCH
(November 8, 2004)

GENERAL DESCRIPTION

Star Hill Ranch is an event facility set in a compound of preserved historical buildings, surrounded by a rural ranch, and located in the scenic Texas Hill Country.

LOCATION

The subject site is comprised of 31 acres oriented on the north side of Hamilton Pool Road (FM 3238), located approximately one mile west of Texas Hwy. 71 within the village limits of Bee Cave, Texas. Per the revised zoning plan adopted in 2000, Star Hill Ranch is currently classified as SF-RR (Single Family Rural Residential).

Lying near the western boundary of the village limits, it is bound to the north and west by small tracts classified as SF-RR. It is bound to the east by larger, undeveloped tracts classified as O (Office). To the southeast, lies a large area zoned P (Public Use), currently occupied by the new Bee Cave Elementary School. A majority of the southern boundary fronts FM3238 (Hamilton Pool Road). Flanking this boundary to the south are two large tracts. One is designated as SF-20, the other as SF-RR. Also sharing the southern boundary is a small strip of SF-RR.

The existing building compound is oriented along a 50' wide "main street", and will be complemented with additional historic and period style structures as they become available. The compound is surrounded by a wide buffer of native trees and underbrush, and is located adjacent to an existing parking area that will accommodate 200-250 cars. Access to the site is provided by a gated 30' wide private drive. These existing and proposed improvements are defined on the attached *Concept Plan as Phase 1*.

HISTORY

Star Hill Ranch was purchased in April 1998, following discussions with Bee Cave Village officials regarding intended non-residential uses. At that time the concept of developing a facility for film production and special events was well received by neighbors and Village officials. The zoning designation was then DR (Development Reserve).

Throughout 1998 and 1999, brush clearing progressed and conceptual planning was undertaken. Acquisition of historic barns and buildings was also initiated.

In late 1999, Bee Cave began an effort to develop and adopt a new master growth plan. During public hearings, a more formalized concept for Star Hill Ranch was presented to the citizens and officials of Bee Cave. This concept was embraced by individuals on both sides of the growth and development debate.

In April 2000, the Planning Board and the Alderman heard arguments regarding the proposed Zoning Map. With the proper classification yet undefined for the Star Hill Ranch tract, the Village planning consultant and the Board of Alderman suggested that a de facto zoning designation of SF-RR be applied, but with proper allowances made through a CUP (Conditional Use Permit), permitting specific commercial uses for the site proposed by the

owner during the public hearings. This compromise solution was presented publicly by the acting mayor, and reluctantly agreed to by the owner.

In July 2001, a letter was issued by the Village Administrator, stating that the Village would consider a Planned Development within a particular zoning district. He stated that in order to determine the appropriate zoning district, the Village "needs a very detailed explanation of (the) project, types of uses, hours of operation, intentions of project, etc. Once received, a proper determination of the zoning district can be established and the procedures for a change of zoning can be initiated".

In this letter, the Village Administrator also communicated approval from the Board of Alderman (effectively approving the Concept Plan) to proceed with a request to move three historic buildings onto the site, congruent with the use concept originally proposed by the owner.

Per a proviso of the Board's approval, a full set of engineered site development plans were completed, and submitted for formal review in August 2001. The buildings were subsequently moved onto the site in September 2001, and placed in accordance with the approved Site Development Concept Plan.

In April 2002, a request was submitted to Mr. Fisher requesting permitting necessary to construct and operate wardrobe facilities for Disney's production of "The Alamo". A second letter was then submitted to Mr. Fisher providing a "detailed description of proposed development and uses of the Star Hill Ranch project". This "detailed description" was presented to the Board during their 4/23/02 meeting.

Following much discussion with the Board, the Village Engineer, and neighboring property owners, a Special Event Permit was issued, and the Disney project proceeded. The consideration of permanent zoning modifications for Star Hill was postponed, pending further study. It was suggested that *future uses* be better defined and that perhaps a zoning classification such as NS (Neighborhood Service) be considered.

After detailed review of the Village's 8/29/00 Zoning Ordinance, it became apparent that the planned uses for Star Hill Ranch could not be accomplished through a CUP (applied to current SF-RR zoning) nor through a NS classification alone.

In October 2003, a Proposal for a *Planned Development District* was submitted to the Village, and was discussed in public hearings before the P&Z Commission and the Board of Alderman. Following much public debate, the Mayor appointed a special committee (i.e. *Star Hill Ranch Committee*) chaired by Mayor Pro-Tem Auslander and made up of West Bee Cave neighborhood representatives to study the issues and make recommendations to the Board.

The Committee met several times beginning in December 2003. In August 2004, a new Conditional Use Category for a *Special Activities Venue* was approved by the Board, and added into the Village's Zoning Ordinance. In October 2004, the Committee convened for a final meeting, along with the new President of the West Bee Cave Neighborhood Association. A consensus was reached regarding the details of a partial re-zoning proposal for Star Hill.

REQUESTED ZONING CHANGE

Following study and discussions between Star Hill, West Bee Cave neighbors, and the Village, the Committee's recommendations are as follows:

Change zoning within the central portion of Star Hill (Phase 1) from *SF-RR* to *NS (Neighborhood Service)* with a CUP (Conditional Use Permit) for a *Special Activities Venue*. The remainder of Star Hill including a 200' wide strip fronting Hamilton Pool Road (Phase 2) and an approximate 11 acre portion at the rear of the site (Phase 3), will maintain current zoning as *SF-RR*. ~~Existing driveway and the~~ parking area that crosses Phase 2 shall be included in the proposed zoning for Phase 1. These proposed modifications are illustrated in the attached *Concept Plan*.

Attachment B is a condensed version of the Use Regulations Charts, identifying allowable uses, and to what extent they are permitted under the requested *NS* zoning.

Attachment C is the definition of a *Special Activities Venue* as defined in the Village's Zoning Ordinance under *Conditional Uses*.

PURPOSE

The purpose of rezoning the central portion of Star Hill is to permit continued operation of the existing compound of historical buildings as a *Special Activities Venue*, and to facilitate acquisition and restoration of additional historical structures within *Phase 1*.

Special Activities will include weddings, receptions, corporate meetings, charity/fundraising events, church retreats, family/school reunions, seasonal festivals, community gatherings, videography, and the like.

SPECIFICS

In addition to the parameters defined for *NS* zoning with a CUP for a *Special Activities Venue*, the Committee proposes further limitations specific to operations at Star Hill. These include the following:

Operational Limitations

- No outdoor amplified music
- No music louder than 50 dB shall be permitted beyond the property line
- Outdoor music shall be limited to acoustic strings only, and only within *Phase 1*
- Hours of operation shall be limited to 8am-10pm Sun-Thur, 8am-11pm Fri-Sat
- Events are limited to 250 guests
- Fireworks or Pyrotechnics shows are prohibited without a Special Event Permit
- Videography and Motion Picture filming is limited to 14 calendar days and 100 people
- All trash must be disposed of within 24 hours of the conclusion of any event
- An Onsite Manager shall be present during **all** events.
- Telephone numbers shall be clearly posted at or near front and rear gates for:
 - Onsite Manager
 - Travis County Sheriff's Department
 - Village of Bee Cave
- Onsite parking must be limited to designated areas within Star Hill Ranch
- Parking shall be prohibited within Bee Cave West subdivision and along H.P. Road
- All access to Star Hill Ranch is limited to the front entrance*

* *Rear access adjacent to Bee Cave West only available for emergencies requiring Police, Fire, or EMS assistance*

Additionally, a Special Events Permit shall be required for any event NOT complying with ANY of the parameters and conditions set forth above.

The Committee also proposes additional responsibilities pursuant to the CUP. These include the following:

Development Responsibilities

- Construct an attractive 8'-10' high, thick wall planted with vines to be built in phases along neighboring lots 19, 18, and the west half of 17, beginning with the most visible areas around the existing double gates leading to Cueva Circle.
- Replace double gates at Cueva Circle with a maximum 12' wide solid gate (8'-10' high)
- Construct the future main music/dance hall for heavy sound containment beyond normal building code requirements (2x6 framing, R-23 insulation, interior sound board material in addition to drywall, and a minimum STC Rating of 50)
- Fire Lane as indicated in Phase 1 of Concept Plan shall be partially paved and partially compacted granite gravel material
- Parking lot materials may be compacted granite gravel

Replacement of the double gates at Cueva Circle with a 12' wide solid gate flanked by 20' of wall on either side, shall be completed within 12 months of zoning revision. Remaining "Development Responsibilities" items are guidelines to be implemented during development of the site, and are not time sensitive.

CONCLUSION

The zoning modifications proposed for Star Hill will accomplish three things. *First*, they will finally accommodate the uses originally identified for the site back in 1998. *Second*, they will protect surrounding property owners by defining strict operating parameters for Star Hill that have been developed in part by residents of the West Bee Cave area. *Third*, they will protect the site from potentially undesirable future uses.

Star Hill Ranch has been the result of a careful planning and design process, that has focused on maintaining the natural beauty of the site, preserving the historic culture of the community, and cultivating the highest and best use of the property without compromising the integrity of its rural surroundings. As it develops, Star Hill should continue to be a real asset to the Bee Cave community.

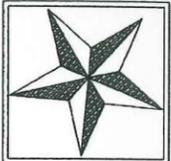
APPENDICES

A collection of visual images has been included in the Appendices of this proposal to help illustrate the look and feel of Star Hill, in a way which cannot be fully depicted in written form. These images are preceded with entry details.

Please note that the proposed entry and sign details will be submitted separately to P&Z per the Village's *Sign Permit Application* process. They are only included here for clarity.

A copy of the Traffic Impact Study dated July 8, 2003 is being submitted to the Village and will be available upon request.

For virtual tours and more information regarding the site, please visit the website at: www.starhillranch.com.



ENGINEER:
S. ADAM WOOLLEY, P.E.
OWNER: S. ADAM WOOLLEY
& JUDY L. WOOLLEY
1363 OXFORD AVE.
AUSTIN, TEXAS 78704
(512) 448-9080

STAR HILL RANCH
15000 HAMILTON POOL ROAD
BEE CAVE, TEXAS

31.07 ACRES OUT OF THE
J. HOBSON SURVEY NO. 526
ABSTRACT NO. 388,
TRAVIS COUNTY, TEXAS
LOCATED ON ER 3238
ONE MILE WEST OF TX. 71 W.
BEE CAVE, TEXAS

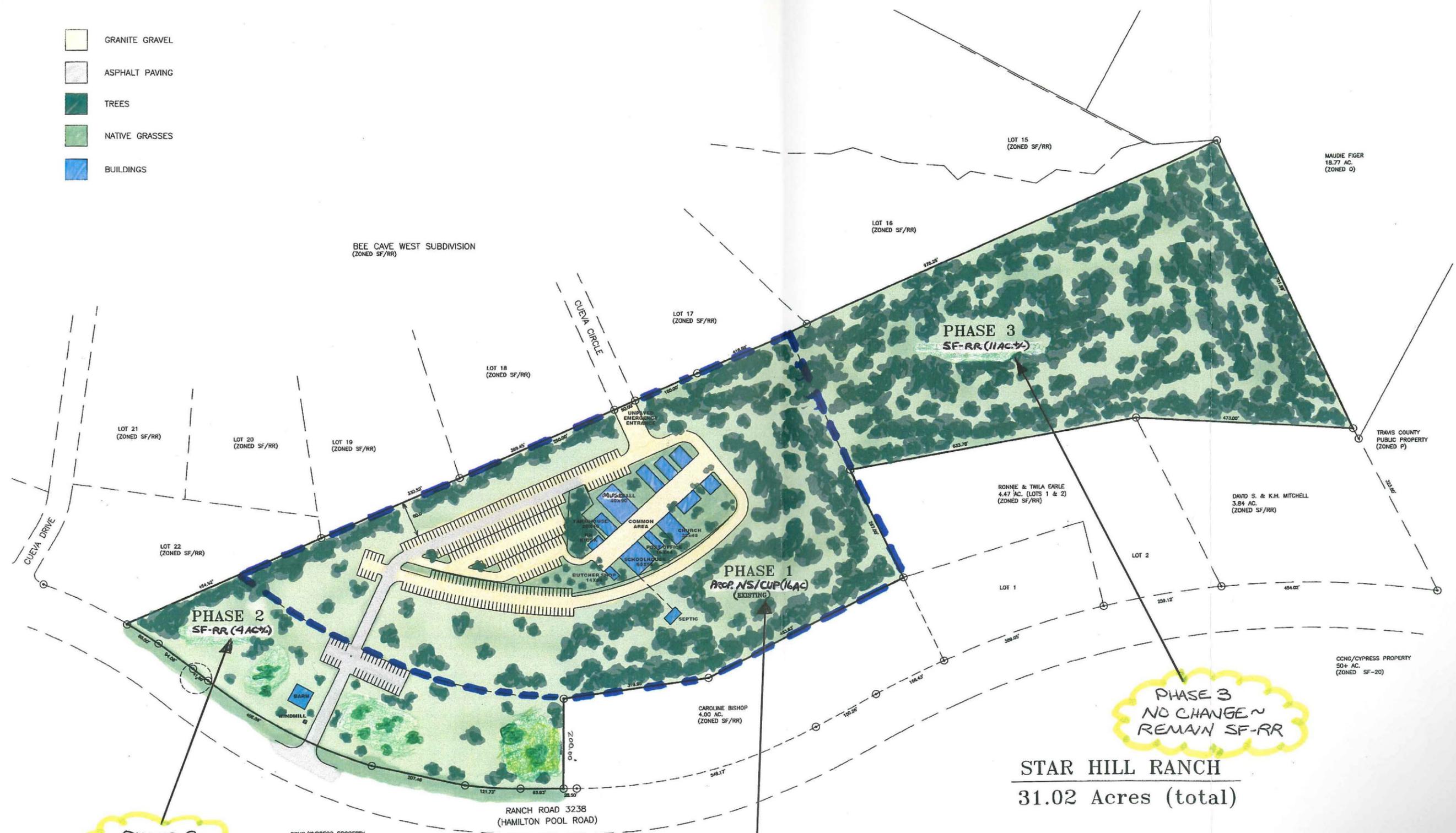
PROJECT NO.
2001.01

DATE:
10/30/04

SHEET TITLE:
CONCEPT
PLAN

SHEET NO.
A

- GRANITE GRAVEL
- ASPHALT PAVING
- TREES
- NATIVE GRASSES
- BUILDINGS

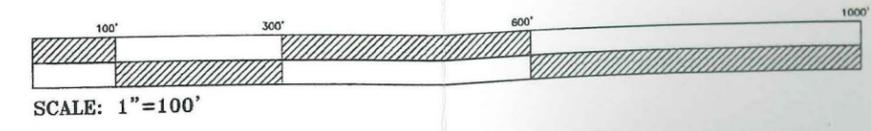


PHASE 2
NO CHANGE ~
REMAIN SF-RR

PHASE 1
CHANGE FROM SF-RR
TO NS W/CUP

PHASE 3
NO CHANGE ~
REMAIN SF-RR

STAR HILL RANCH
31.02 Acres (total)



(Attachment B)

USE CHARTS: SF-RR vs NS		
PERMITTED USES	SF-RR	NS
<u>AGRICULTURAL</u>		
Stables (Private, Accessory Use)	P	
<u>AMUSEMENT & RECREATION SERVICE</u>		
Dance Hall/Dancing Facility		
Day Camp		C
Fair Ground		
Motion Picture Studio, Commercial Film		
Museum		P
Park and/or Playground	P	P
Swimming Pool (Public/Private)	P	P
Theater (Non-Motion Picture)		C
<u>INSTITUTIONAL/GOVERNMENTAL</u>		
Civic Club		P
Community Center	P	P
<u>OFFICE</u>		
Offices (Professional)		P
Real Estate Offices		P
<u>PERSONAL & BUSINESS SERVICES</u>		
Artist Studio		P
Barber Shop (Non-College)		P
Bed & Breakfast Inn	C	P
Photo Studio		P
Special Activities Venue		C
Studio for Radio or Television (without tower)		P
<u>RESIDENTIAL</u>		
Caretaker's/Guard's Residence	P	C
Private Street Subdivision	C	
Single Family Detached	P	
<u>RETAIL</u>		
Alcoholic Beverage Retail Sales		C
Art Dealer/Gallery		P
Bakery (Retail)		P
Book Store		P
Confectionary Store (Retail)		P
Florist		P
Garden Shop (Inside Storage)		C
Market (Farmer's)		C
Plant Nursery (Retail Sales/Outdoors)		C
Restaurant		C
Retail Store (Misc.)		C

(Attachment C)

Sec. 14.139 (Special Activities Venue)

Special Activities Venue. A Venue or complex of buildings for hire (not including places of worship or public buildings) with the purpose of hosting a variety of gatherings where food, beverages, music or dancing may be offered for purposes such as life cycle events (i.e. birthdays, anniversaries, weddings, reunions); corporate or professional functions (i.e. seminars, meetings, lectures, retreats); other special events including charitable events, fundraisers, and art shows; holiday festivities; photographic shoots, videography and motion picture filming.

03-15-99

1" = 2000'

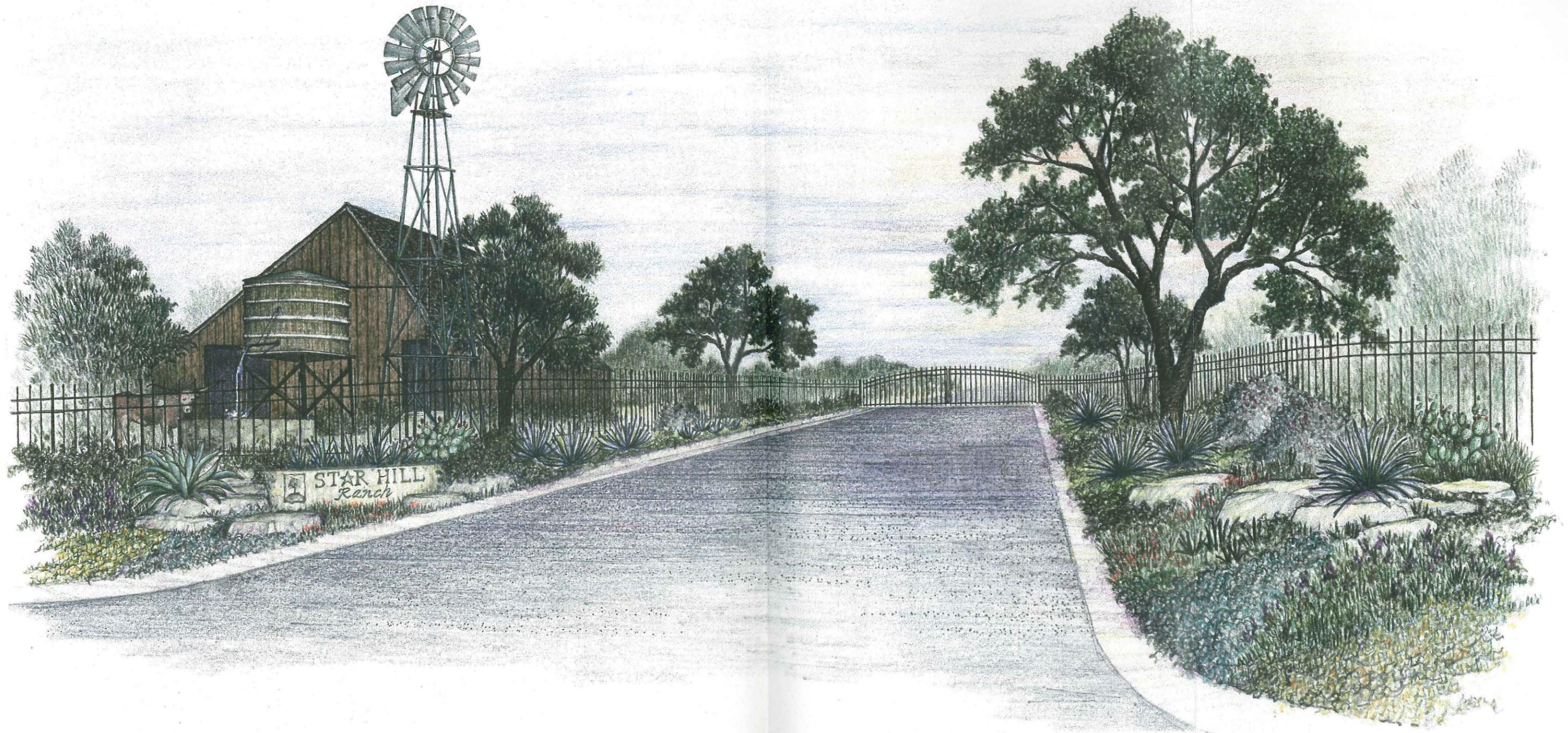
WILD 15/4UA9-S
No 13249 163.02

MILLER BLUEPRINT

6-19



AERIAL PHOTO OF STAR HILL RANCH AND VICINITY



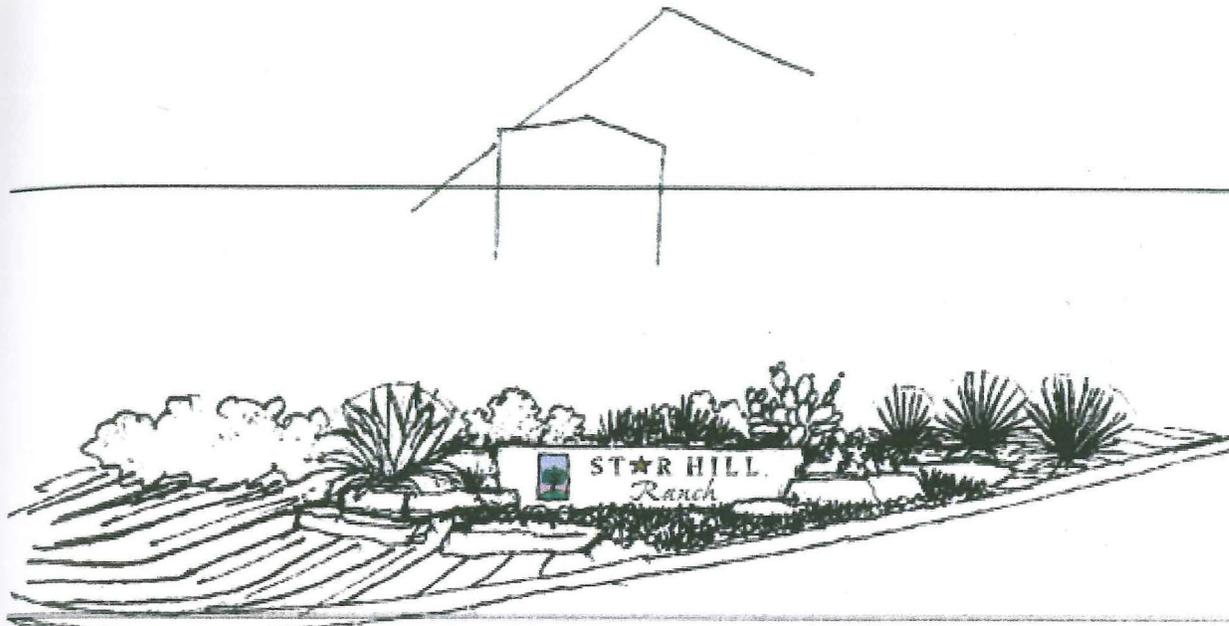
PROPOSED ENTRY SIGN



Materials: cut limestone, carved lettering

Lighting: indirect incandescent spotlight, placed at grade

Dimensions: 2.4'H x 10'L (24 sq. ft.)

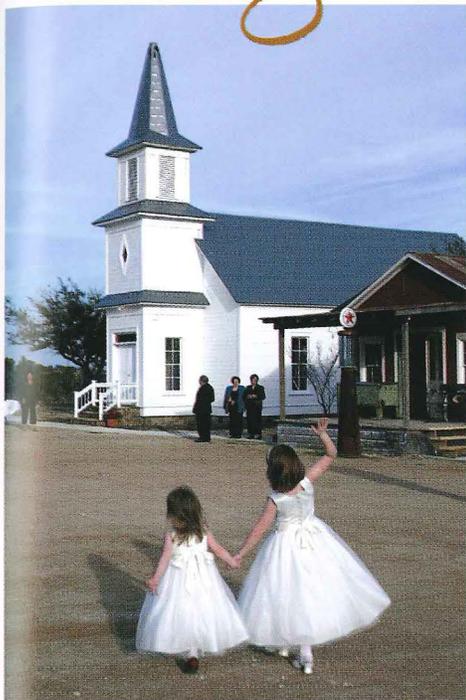


View from far away.



Close up.

Big starry skies and warm inviting spaces...



Photographs courtesy of www.KreutzPhotography.com

Star Hill is Austin's newest and perhaps most unique wedding and event venue. An historic main street surrounded by a panoramic Hill Country view, located just 25 minutes west of downtown Austin.

Star Hill is not just a destination, it is an experience.

The Chapel is a beautifully restored country church originally built in Pontotoc, Texas around 1899. A functional bell tower, period lighting, and original pine floors create a romantic ambiance for any indoor ceremony.

The Reception Hall is a converted "Rosenwald" school, constructed near Willow Springs, Texas in the early 1920s. Large open indoor spaces as well as a 1300 s.f. all weather covered verandah and surrounding lawn seating make this a very flexible setting for dining, dancing, and cocktails.

The Bride's House is a charming original Bee Cave area farm house built around 1910, and given as a wedding present in 1917. Plaster walls, a vintage kitchen and bath, and warm

antique furnishings create a luxurious retreat for the bride and her attendants. The old Bee Cave Post Office & Store (circa 1871) offers the groom's party their own festive quarters.

The Arbor is a grassy outdoor seating area nestled among stately oak trees and connected to the buildings by a meandering pathway. It is ideal for an outdoor ceremony, large or small.

Star Hill takes on a particular magic at night. Big starry skies and warm inviting spaces capture the imagination as you take over the town. As a backdrop for good food, music, and festivity, Star Hill appeals to all of the senses.

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STAR HILL
Ranch