

**ORDINANCE NO. 2008-11**

**AN ORDINANCE OF THE CITY OF BEE CAVE, TEXAS AMENDING THE ZONING OF REAL PROPERTY FROM CURRENT ZONING AS SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT AND NEIGHBORHOOD SERVICE DISTRICT TO PLANNED DEVELOPMENT NEIGHBORHOOD SERVICES DISTRICT AND PLANNED DEVELOPMENT RETAIL DISTRICT FOR TWO TRACTS OF LAND BEING APPROXIMATELY 15.364 ACRES AND 5.862 ACRES RESPECTIVELY, WHICH LAND IS LOCATED AT HIGHWAY 71 AND HAMILTON POOL ROAD, IN THE CITY OF BEE CAVE, TEXAS AND WHICH LAND IS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; APPROVING A CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT "B"; PROVIDING SPECIAL DEVELOPMENT STANDARDS AND CONDITIONS, ATTACHED HERETO AS EXHIBIT "C"; ; 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 of Bee Cave, 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 of Bee Cave 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 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. 14.156 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 Planned Development Concept Plan ("PD 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.

**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 of Bee Cave 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 Single Family Attached (SFA) Residential District and Neighborhood Services (NS) District to Planned Development District with base zoning of Neighborhood Services (NS) District for Tract 1, the 15.364 acre tract, and Planned Development District with base zoning of Retail (R) for Tract 2, the 5.862 acre tract, located at Highway 71 and Hamilton Pool Road in the City of Bee Cave which land is more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**SECTION 3. Development.** That the Property shall be developed in compliance with this Ordinance, the Concept Plan, attached hereto 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 hereto as Exhibit "B" and made a part hereof for all purposes is hereby approved for said Planned Development District as required by Chapter 14, 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 is approved for such use and/or development in accordance with the terms and conditions of Chapter 14 of the Code of Ordinances. Amendments to the Concept Plan may occur in accordance with the requirements of Chapter 14, of the Code of Ordinances, or as provided in Exhibit "C" attached hereto.

**SECTION 5. Uses.** In addition to the uses depicted in the Concept Plan and Planned Development Standards, all of the permitted uses for the base zoning district upon which the PD District is based shall be authorized uses. Conditional Uses associated with the applicable base zoning districts are not authorized by this Ordinance unless specifically listed in Planned Development Standards attached hereto as Exhibit "C".

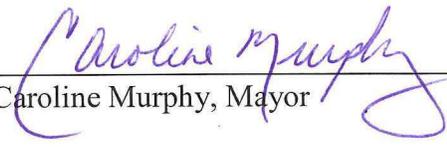
**SECTION 6. Severability.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjusted or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of Chapter 14, Zoning, of the City of Bee Cave Code of Ordinances and Map as a whole.

**SECTION 7. Effective Date.** That this Ordinance shall take effect immediately from and after its passage.

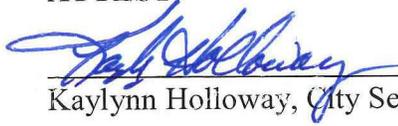
**SECTION 8. Notice and Meeting Clause.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**PASSED AND APPROVED** by the City Council of the City of Bee Cave, Texas, on the 14<sup>th</sup> day of October, 2008.

**CITY OF BEE CAVE:**

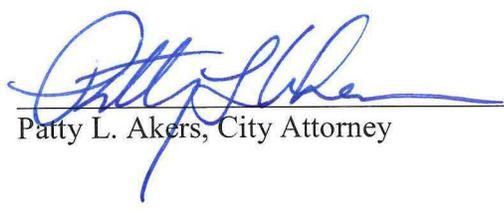
  
\_\_\_\_\_  
Caroline Murphy, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kaylynn Holloway, City Secretary

[SEAL]

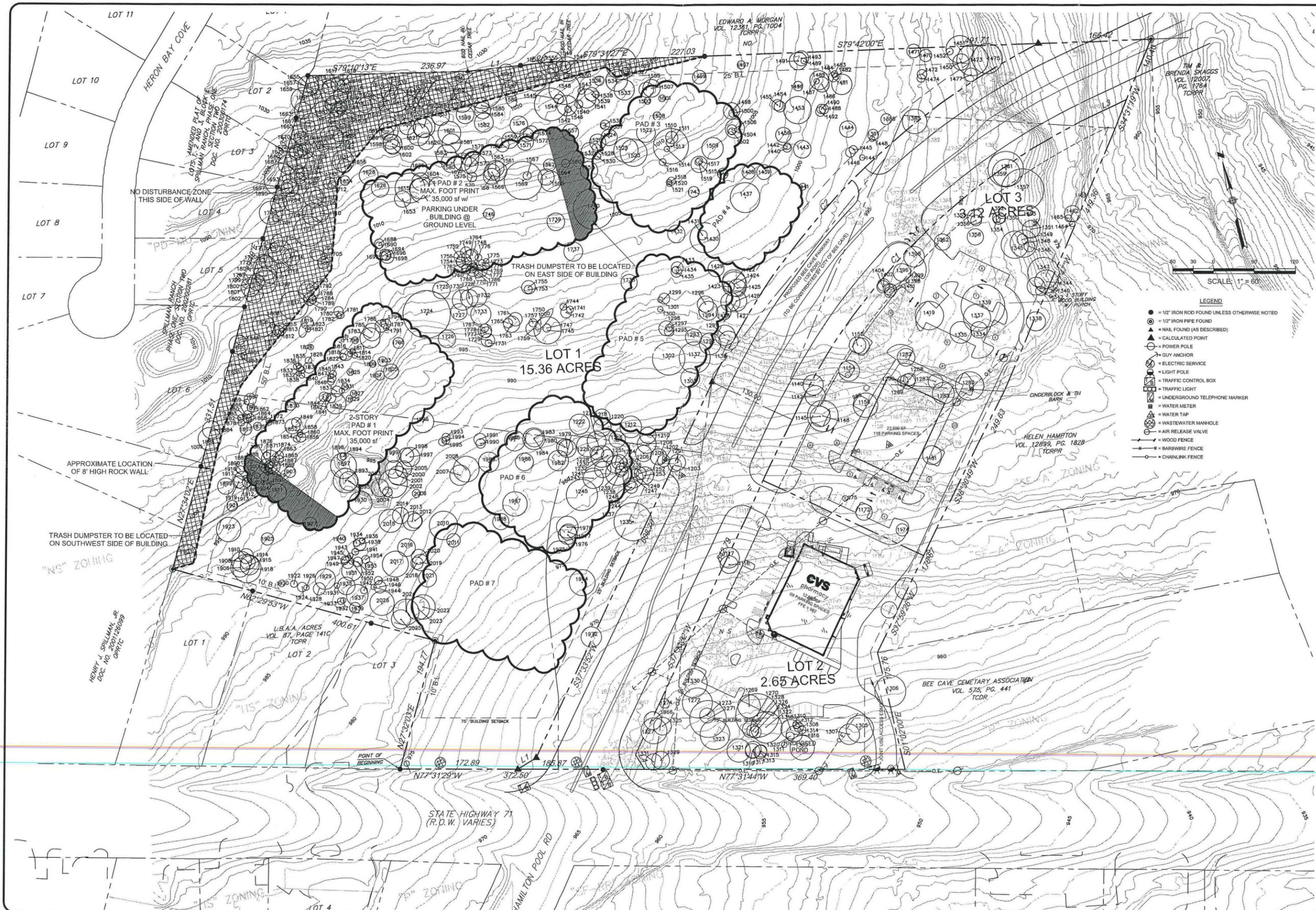
**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Patty L. Akers, City Attorney

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**



**EXHIBIT "B"**  
**CONCEPT PLAN**



TUSCANY  
 PLANNED DEVELOPMENT DISTRICT  
 CONCEPT PLAN

NO.	REVISIONS	DESCRIPTION	DATE	BY

DATE: 10/30/2007  
 DESIGNED BY: DCA  
 DRAWN BY: DCA  
 CHECKED BY: DM  
 DRAWING NAME: 1-TruePlan.dwg

THIS DOCUMENT IS RELEASED  
 REVIEW UNDER THE AUTHORITY  
 OF JOHN A. CLARK, P.E. BASED ON  
 THE INFORMATION PROVIDED AND  
 BE USED FOR CONSTRUCTION  
 PURPOSES.

**LJA Engineering & Surveying, Inc.**  
 5316 Highway 280 West  
 Suite 150  
 Austin, Texas 78735  
 Phone 512.439.4700  
 Fax 512.439.4716

JOB NUMBER:  
 A114-0404-401  
 SHEET NO.  
 1  
 OF 6 SHEETS

EXHIBIT B

**EXHIBIT “C”  
PLANNED DEVELOPMENT STANDARDS**

The following development standards shall be applicable within this Planned Development District. To the extent that any of the following standards conflict with other City Ordinances, the following shall control. All development activity undertaken on the Property (the “Project”), shall comply with the planned development standards described below, and with all other City zoning, subdivision and construction codes and requirements, except as modified herein. Capitalized terms contained herein 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, depending upon context.

**A. DEVELOPMENT STANDARDS FOR 15.364 ACRE, TRACT 1:**

1. Base zoning district. The Neighborhood Service (NS) district is the base zoning district applicable to this tract, except as modified herein.
2. Use regulations. The following are “additional uses” and are hereby expressly permitted on Tract 1 of the property.
  - a. Alcoholic Beverage Retail Sales (Allowed on pad sites adjoining Bee Cave Parkway but not on Pad Sites 1 or 2 depicted on the Concept Plan)
  - b. Bank with drive through
  - c. Cafeteria
  - d. Child Day Care (but without an outdoor play area unless a conditional use permit is subsequently granted)
  - e. Contractor’s Temporary On-Site Construction Office
  - f. Convenience Store without Gas Sales
  - g. Credit Union
  - h. Food or Grocery Store
  - i. Health Club
  - j. Major Appliance Sales
  - k. Membership Sports
  - l. Micro Brewery (Allowed on pad sites adjoining Bee Cave Parkway but not on Pad sites 1 or 2 unless the micro brewery meets the definition of a restaurant.)

- m. Motion Picture Theatre
- n. Pet Shop/Supplies
- o. Pharmacy
- p. Philanthropic Organizations
- q. Plant Nursery
- r. Restaurant
- s. Savings and Loan
- t. School, Driving / Defensive Driving
- u. School, Vocational
- v. Security Monitoring Company
- w. Security Systems Installation Company
- x. Studio for Radio or Television
- y. Theatre
- z. Furniture, Antique Store
- aa. Vacuum Cleaner Sales and Repair
- ab. Veterinarian with no outdoor kennels

3. Two (2) 35,000 Square Foot Pads – Pad #1 and Pad #2 may be a two-story building with a one-story elevation facing west and a two-story elevation facing east. If a one-story building is proposed it will be constructed in accordance with the construction standards applicable to Neighborhood Services, except that the buildings may be up to 35,000 square feet. For purposes of these development standards, the Pad Sites depicted in the concept Plan shall constitute a Building Envelope which is an area where construction of a particular improvement is authorized so long as the improvement does not exceed any overall size limitations described herein.

4. Twenty Five Foot (25') Setback on Bee Cave Parkway - Buildings and parking improvements on the site may not be constructed along Bee Cave Parkway within twenty five feet (25') from the Right of Way Line on Bee Cave Parkway.

5. Water Quality Pond Encroachment in Seventy Five Foot (75') Highway 71 Setback – The water quality pond and all necessary components thereof including landscape screening may be placed within the Highway 71 seventy-five foot (75') setback. Provided that

such water quality ponds shall not be placed closer than twenty-five feet (25') from the Highway 71 Right of Way.

6. Ten Foot (10') Encroachment on Southwest Boundary – Buildings and other improvements on the southwest boundary of Tract 1 shall not be placed closer than ten feet (10') from the adjoining property lines.

7. West Boundary Fifty Foot (50') Setback – Buildings and improvements (other than the wall) shall not be constructed within fifty feet (50') of the western boundary line of Tract 1 (Falconhead side).

8. Northern Boundary Line Twenty Five Foot Setback- Buildings and Improvements on the northern boundary line of Tract 1 shall not be constructed within twenty-five feet (25') of the adjoining property line.

9. Cut and Fill - Cut and Fill, to the extent that it exceeds the City's Code of Ordinances, will be limited on Pad Sites #1 and #2 to a maximum of twelve feet (12'). Due to the topography generally descending from the Falconhead development toward Bee Cave Parkway, any cutting of Pad #1 and Pad #2 will occur on the Falconhead facing portions of the site minimizing the visual impact from the Falconhead site.

10. Wall between Falconhead and Development on Tract 1- Prior to the initiation of construction on Tract 1, Owner shall complete construction of an eight foot (8') masonry wall as depicted on the Concept Plan. The stone veneer will be composed of sandstone resembling the stone incorporated on the wall between Lake Pointe subdivision and the Hill Country Galleria.

11. No Disturbance Zones- The areas depicted on the Concept Plan as "No Disturbance Zones" shall be areas where no development is to occur.

12. Dumpster Locations- The dumpsters for Pads #1 and #2 will be required to be screened and shall be located in the areas designated on the Concept Plan.

13. Mechanical Screening- Mechanical areas on the roofs of Pads #1 and #2 must be screened from the 2<sup>nd</sup> story views of the surrounding houses in the Falconhead subdivision.

## **B. DEVELOPMENT STANDARDS FOR 5.862 ACRE, TRACT 2:**

1. Base zoning district. The Retail (R) district is the base zoning applicable to this tract, except as modified herein.
2. Exterior Construction Materials.
  - a. To allow EIFS (exterior insulation finishing system) STO brand EIFS system to be used in lieu of stucco.
  - b. An exterior entryway for a store between 5,000 and 15,000 square feet shall exceed the minimum entryway of twenty-five square feet (25 square feet).

- c. Five foot width by eight foot height (5'-0" w x 8'-0" h) metal roll up door for receiving room on the northern face of the building depicted on Lot 2 of Tract 2 may be: (i) painted out to match the adjacent wall and (ii) either shielded by landscaping, or instead, constructed with a pair of hinged doors, consisting of two – three foot width by eight foot height (2 – (3'-0" w x 8'-0" h)) doors.
3. Alcoholic Beverage Sales. City permits the sale of prepackaged beer and bottled wine to be sold for off-premises consumption.
  4. Use Regulations. Clinic is a permitted use. There may be one or more retail health clinic (minute clinic) rooms inside the building staffed by board certified, family nurse practitioners and physician assistants who are trained to diagnose, treat, and write prescriptions (when clinically appropriate) for common family illnesses, such as strep throat, ear, eye, sinus, bladder and bronchial infections. Per the city ordinance charts, this small ancillary use of retail clinic, and/or a separate medical office building, are permitted in the retail district.
  5. Setbacks. Buildings and parking improvements on the site may be within the minimum seventy-five foot (75') building setbacks but no closer than twenty-five feet (25') adjoining Highway 71 and Bee Cave Parkway. The building set back adjoining the eastern property boundary of the Tract 2 shall be a minimum of ten feet (10'). For purposes of determining compliance with the set back requirements contained in the City's ordinances, all of Tract 2 shall be treated as a single lot, regardless of the number of lots platted within Tract 2.
  6. Signage – Signage shall be authorized in accordance with Exhibit C-1 (but not including the color depicted in C-1) which is attached hereto and as follows:
    - a. Two (2) reverse lit signs, which comply with Sec. 15.121 of the City's Ordinances, are authorized for installation on both sides of the natural stone retaining wall of the proposed water quality pond proposed for construction along State Hwy 71 near the entrance to Tract 2.
    - b. Sign color for the letters on all buildings shall be approved at the time that the Site Plan is approved for Tract 2.
    - c. An additional 5.93 square feet of signage shall be allowed in addition to the 94.3 sq ft. of signage allowed by the City's Ordinances for the building located on Lot 2 of Tract 2, for the third set of "CVS pharmacy" letters which will be oriented towards Hwy 71 going westbound.
    - d. An additional 19.5 square feet of signage is authorized for the "+ minute clinic" signage for the building located on Lot 2 of Tract 2 facing Bee Cave Pkwy which is considered a separate entity from the pharmacy.

- e. A third identification sign shall be authorized on the building proposed for Lot 2 of Tract 2 on the rear of the building visible to west bound traffic on State Hwy 71.
  - f. Any other signage within the Project, or amendments to signage authorized herein, shall be made in accordance with the City's Sign Ordinance as it may be amended from time to time. Such changes or amendments to signage shall not require an amendment to this Ordinance.
7. 24 Hour Operation. The Pharmacy and Minute-Clinic located within the building to be constructed on Lot 2 of Tract 2 will be allowed 24-hour operation
8. Window Signs. Two window signs for the building to be constructed on Lot 2 of Tract 2, one for each frontage, which reads "Open 24 Hours", shall be authorized.
9. Landscape Requirements for Nonresidential Developments.
- a. A water quality and detention pond shall be allowed to be located within the seventy-five foot (75') roadway buffer along Hwy 71; the pond shall be freeform in shape to create visual appeal.
  - b. The clearing of trees within seventy-five feet (75') of State Highway 71 shall be allowed to permit the construction of the water quality pond within the roadway buffer. The tree planting requirement of the City's Landscape Ordinance shall be met with the credit provided by the preservation of existing trees within the roadway buffer as depicted on the Concept Plan.
  - c. A roadway tree-clearing buffer of twenty-five feet (25') will be provided along Bee Cave Parkway with tree clearing only as necessary to provide access to the proposed development. The required tree planting within the proposed twenty-five feet (25') buffer shall be met with trees and shrubs as required to fulfill all other criteria within the landscape ordinance such as street yard planting, screening planting, and landscaping within vehicular use areas.
  - d. To provide a buffer strip of varying widths (with a minimum width of ten feet (10') instead of the twenty-five feet (25') width required along the portion of the lot that is adjacent to the residential district. Two (2) rows of landscape planting, six feet (6') in height will be provided to ensure an opaque screen is achieved in lieu of providing the required fence within the buffer strip.
  - e. To eliminate the requirement of providing trees for screening of the water quality pond. The water quality pond will be visually appealing; the proposed landscape shall be provided by the use of low shrubs and ornamental grasses that surround the pond at the proper ratio. Buffering

of off-street parking shall be provided along areas where there are no conflicts with the proposed water quality pond. In areas of conflict, the required tree plantings shall be established with low shrubs and grasses.

**C. DEVELOPMENT REQUIREMENTS APPLICABLE TO ALL PROPERTY WITHIN THE PROJECT:**

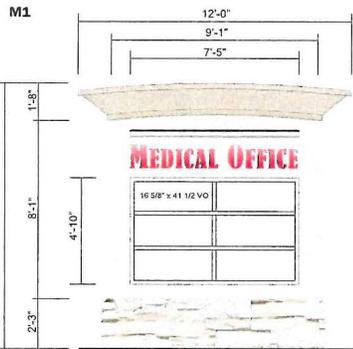
1. The traffic impact analysis (TIA) for the project shall be waived.
2. “Minor Modifications” of the Concept Plan and/or Site Plan for the Property may be approved administratively by the City Administrator provided such modifications would not otherwise result in a violation of the City’s Code of Ordinances as modified by these Development Standards. “Minor Modifications” are defined as:
  - a. adjustments of no more than 25 feet to the location or configuration of roadways, sidewalks, utilities, parking areas, buildings, landscape features, (including plants and trees,) ponds and any other improvements depicted on the Concept and/or Site Plan;
  - b. adjustments of no more than 5% in building square footage of any individual building to be constructed as part of the Project as compared to such building’s initial square footage shown on the Concept Plan or Site Plan; provided no such change may be administratively approved if the change would cause the Project to exceed the limitations on impervious cover, height or floor area specified in these Planned Development Standards;
  - c. a reduction in size of parking lot areas or structured parking garages;
  - d. adjustments of no more than 10% of the total square footage of all landscape areas as compared to the square footage shown on an approved Landscape Plan, provided no such change may be administratively approved if the change would cause the Project to exceed the limitations on impervious cover in these Planned Development Standards; or
  - e. adjustments of no more than 10% of the number of parking spaces or square footage of parking areas as shown on the Concept Plan or Site Plan; provided no such change may be administratively approved if the change would cause the Project to exceed the limitations on impervious cover or the maximum number of parking spaces specified in these Planned Development Standards.
  - f. adjustments of no more than 25 feet from the location of driveway access points as depicted on the Concept Plan provided there is no increase in the total number of driveway cuts to the Project.

3. Impervious Cover for the entire site will be calculated based upon a 40% standard for the entire 25.269 acre site. This is equal to 440,287 square feet of impervious cover. The total impervious cover for Tract 1 and Tract 2 shall not exceed 440,287. The impervious cover created by the extension of Bee Cave Parkway will not count toward this limit.
4. Any references to CVS Pharmacy in these Planned Development Standards, in the Concept Plan or the exhibits hereto are for descriptive purposes only, and the Owner may, in its discretion, place a CVS Pharmacy (or any other suitable user) in this location or utilize signage using the CVS Pharmacy logo or any other suitable user provided they adhere to the same guidelines detailed above.
5. Utilities located along Bee Cave Parkway shall be buried.
6. The elevations for Building Facades for all buildings in the Project 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 the 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. The elevations attached to this document as Exhibit C-2 are hereby approved for this Project. Approval of Building Elevations and Facades for buildings that are not approved herein shall be considered for approval at the time the applicable Site Plan is considered for approval.
7. Project Site Plans may be approved separately for Tracts 1 and 2.
8. Any requirements of the City's Code of Ordinances which are intended to be approved as part of the City's approval of the Concept Plan, and which are not otherwise addressed in these development standards, shall be considered for approval as part of the applicable Site Plan approval.
9. The Conceptual Landscape and Detention Pond Screening Plan attached hereto as Exhibit C-3 is hereby approved for Tract 2.

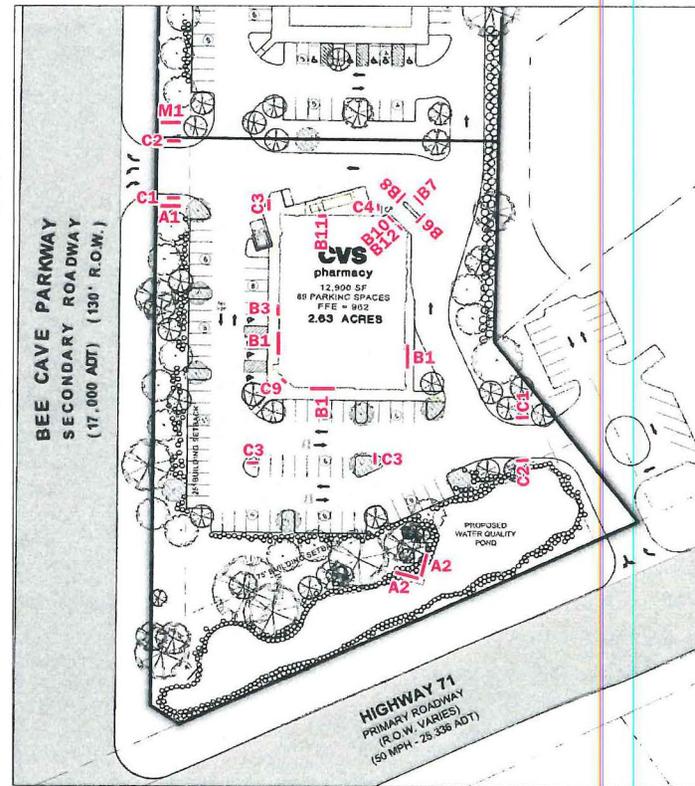
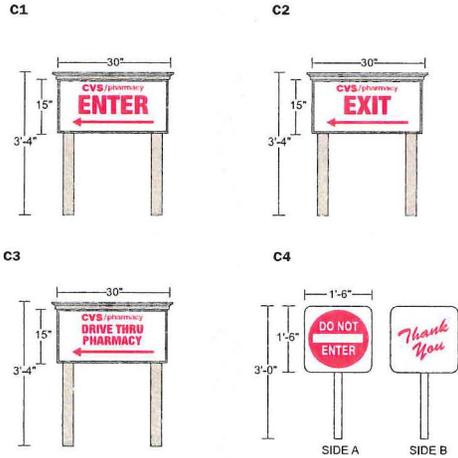
**FREESTANDING SIGNS**



NOTE: MONUMENTS MUST HAVE 2X LANDSCAPING OF TOTAL SIGN AREA

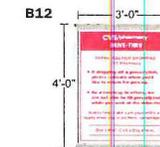
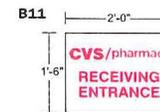
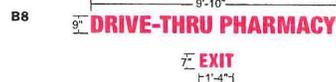
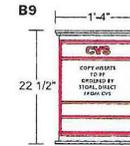


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(210) 648-3221 / 800-927-3221

**PRESENTATION DRAWING**

Client: CVS/pharmacy

Client's Location: Bee Cave & 71

Bee Cave, TX

Sales Rep: Guy C.

Project Manager: Ajda M.

PM Approval:

Date: 04/14/08

Drawn By: Andrew S.

Revision:

R1) revise 04/18/08 AS

R2) revise 06/09/08 AS

R3) revise 08/06/08 AS

R4) revise 08/07/08 AS

R5) revise 08/14/08 AS

R6) revise 08/21/08 AS

R7) revise 08/25/08 AS

Scale: N.T.S.

Work Order# 17906 Layout

Sign Description:

LAYOUT

Underwriters Laboratories Inc. UL

Primary wires provided by customer. Sign voltage based upon 120v.

THIS IS AN ORIGINAL UN-PUBLISHED DRAWING CREATED BY SWS SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY SWS SIGNS. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

Customer Approval:





LEGEND

EXTERIOR FINISH SCHEDULE

TAG	MATERIAL / DESCRIPTION	APR	STY/CAT NO	COLOR	NOTES
(E0)	EPS	S10 PREMIER SYSTEM	SEE SCHEDULE 10	WHITE	SEE SCHEDULE 10
(E1)	EPS	S10 PREMIER SYSTEM	SEE SCHEDULE 10	WHITE	SEE SCHEDULE 10
(E2)	EPS	S10 PREMIER SYSTEM	SEE SCHEDULE 10	WHITE	SEE SCHEDULE 10
(E3)	EPS	S10 PREMIER SYSTEM	SEE SCHEDULE 10	WHITE	SEE SCHEDULE 10
(E4)	PAINT	SEMIBANK MOISTURE			PAINT TO MATCH E1
(E5)	PAINT	SEMIBANK MOISTURE			PAINT TO MATCH E1
(E6)	PAINT	SEMIBANK MOISTURE			PAINT TO MATCH E1
(E7)	PAINT	SEMIBANK MOISTURE			PAINT TO MATCH E1
(E8)	ALUM STRIP/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E9)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E10)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E11)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E12)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E13)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E14)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E15)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E16)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E17)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E18)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E19)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E20)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E21)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E22)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E23)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E24)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E25)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E26)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E27)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E28)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E29)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E30)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E31)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E32)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E33)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E34)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E35)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E36)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E37)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E38)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E39)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E40)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E41)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E42)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E43)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E44)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E45)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E46)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E47)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E48)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E49)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E50)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E51)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E52)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E53)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E54)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E55)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E56)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E57)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E58)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E59)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E60)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E61)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E62)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E63)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E64)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E65)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E66)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E67)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E68)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E69)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E70)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E71)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E72)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E73)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E74)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E75)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E76)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E77)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E78)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E79)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E80)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E81)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E82)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E83)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E84)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E85)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E86)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E87)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E88)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E89)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E90)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E91)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E92)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E93)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E94)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E95)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E96)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E97)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E98)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E99)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC
(E100)	ALUM OUTLET/ROOF	SEE SPEC	SEE SPEC		SEE SPEC

**CEDARWOOD ARCHITECTURAL, INC.**  
 11111 Katy Road, Suite 100, Houston, TX 77058  
 (713) 866-8888

CONSULTANT:

SCALE:

STORE NUMBER:  
 MED HWY 71, BEE CREEK PARKWAY  
 BEE CREEK, TX

DEVELOPER:  
 CEDARWOOD DEVELOPMENT, INC.  
 200 PENN BRIGHT  
 SUITE 1000  
 HOUSTON, TEXAS 77060  
 TEL (281) 677-4140  
 FAX (281) 672-0547

REVISIONS:

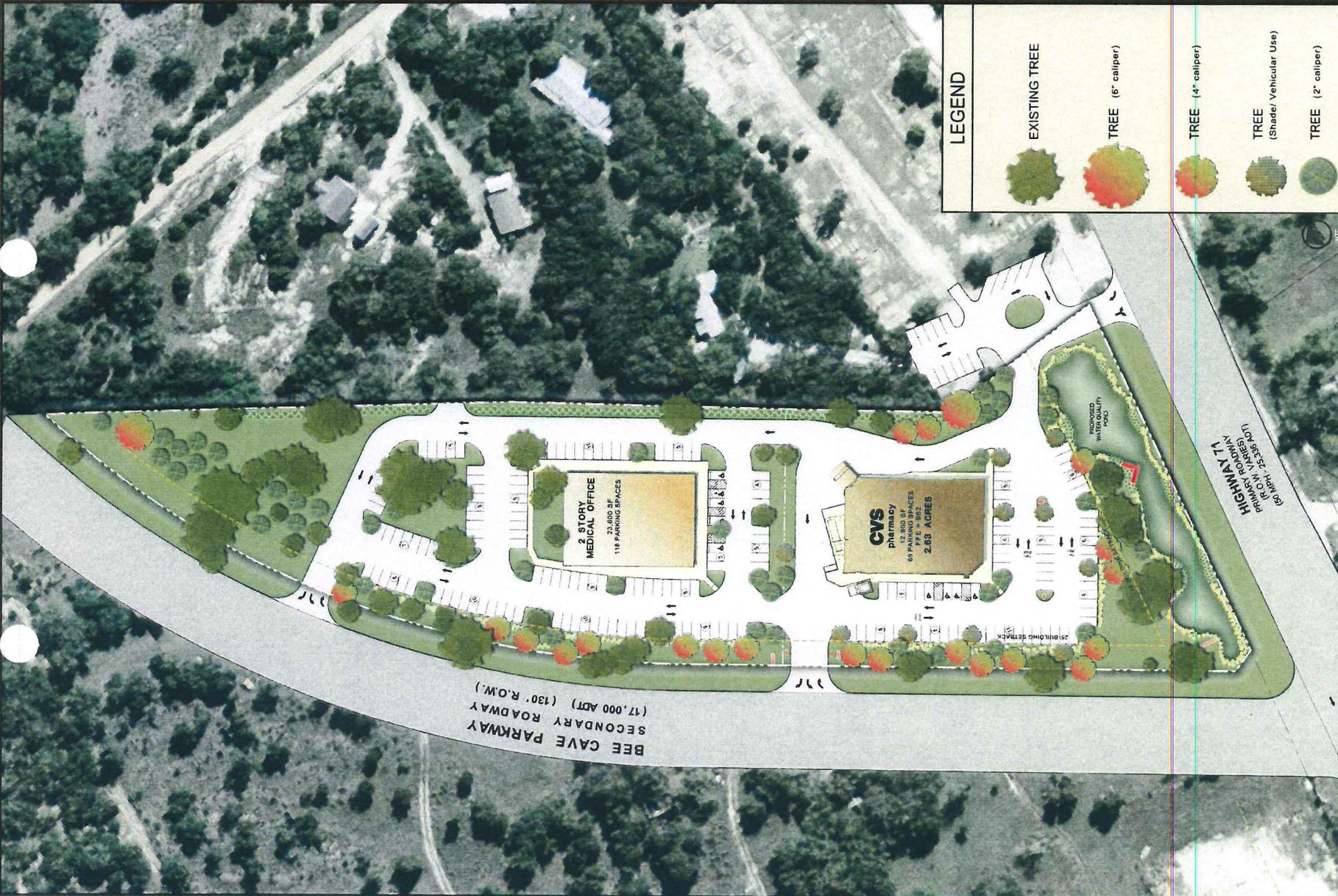
ISSUES	7.23.04
ISSUES	7.23.05
ISSUES	8.18.04
ISSUES	8.11.05
ISSUES	7.4.06

DRAWING BY: CH  
 PHOTO DATE: 9.01.05-A  
 JOB NUMBER: 0205C033

PROPOSED MEDICAL OFFICE  
 EXTERIOR ELEVATIONS

PROJECT NUMBER:  
 A-4.2

COMMENTS:



**LEGEND**

- EXISTING TREE
- TREE (6" caliper)
- TREE (4" caliper)
- TREE (Shade/ Vehicular Use)
- TREE (2" caliper)
- SHRUB (Evergreen)
- SHRUB (Evergreen/Deciduous)
- PROP. SIGN (See Sign Plan for details)

**PLANT MATERIALS SCHEDULE**

**SHRUBS**

- DWARF ABELIA  
*Abelia grandiflora*
- DWARF YAUPON HOLLY  
*Ilex vomitoria nana*
- DWARF BURFORD HOLLY  
*Ilex cornuta 'Burfordii nana'*

- AUTUMN SAGE  
*Salvia greggii*

- CARISSA HOLLY  
*Ilex cornuta 'Carissa'*

- MEXICAN FEATHER GRASS  
*Nassella tenuissima*

**GROUNDCOVER**

- ASIAN JASMINE  
*Trachelospermum asiaticum*

- LIRIOPE  
*Liriope muscari*

- MONKEY GRASS  
*Ophiopogon japonicus*

**HIGHWAY 71**  
PRIMARY ROADWAY  
(R.O.W. VARIES)  
(50 MPH - 25,336 ADT)

**SCREENING**

Shrub screening required: 123 shrubs

Screening provided: 183 shrubs

NOTE: shrubs shall be a minimum of five gallon in size.

