

ORDINANCE NO. 56

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 05-03-08-A (ADOPTED ON MARCH 8, 2005 AS PREVIOUSLY AMENDED BY ZONING ORDINANCE 06-08-22-A ADOPTED ON AUGUST 22, 2006 AND AS AMENDED BY ORDINANCE NO. 07-09-11 ADOPTED ON SEPTEMBER 11, 2007), SO AS TO APPROVE AMENDED DEVELOPMENT STANDARDS ATTACHED HERETO AS EXHIBIT "C", AND TO ADD THE USE OF SINGLE FAMILY RESIDENTIAL TO THE AUTHORIZED USES FOR THE PROPERTY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO, AND APPROVING AN AMENDED CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT "B", FOR THE PROPERTY DESCRIBED HEREIN; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Bee Cave and the City Council of the City of Bee Cave, in compliance with the laws of the State of Texas, with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held two 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 this zoning change should be granted and that Ordinance No. 05-03-08-A as previously amended by Ordinance No. 06-08-22-A and Ordinance No. 07-09-11 should be amended as set forth herein;

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

SECTION 1. That Ordinance No. 05-03-08-A, as previously amended by Ordinance No. 06-08-22-A and Ordinance No. 07-09-11, is hereby amended to incorporate Amended Development Standards attached hereto as Exhibit "C" for the Property described in Exhibit "A" attached hereto.

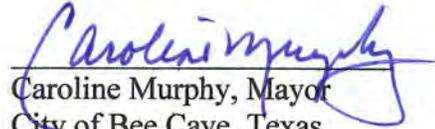
SECTION 2. That Single Family Residential uses are hereby authorized on the Property described in Exhibit "A" in accordance with the Amended Concept Plan which is also hereby approved and is attached hereto as Exhibit "B" and in accordance with the Development Standards attached as Exhibit "C".

SECTION 3. That all remaining applicable terms, provisions and requirements of Ordinance No. 05-03-08-A, as previously amended by Ordinance No. 06-08-22-A and Ordinance No. 07-09-11, remain in full force and effect to the extent that they are not inconsistent herewith.

SECTION 4. 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 the City of Bee Cave Code of Ordinances and Map as a whole.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and the publication as required by law.

DULY PASSED by the City Council of the City of Bee Cave, Texas, on the 14th day of September, 2010.


Caroline Murphy, Mayor
City of Bee Cave, Texas

ATTEST:


Kaylynn Holloway, City Secretary
City of Bee Cave, Texas

(SEAL)

APPROVED AS TO FORM:

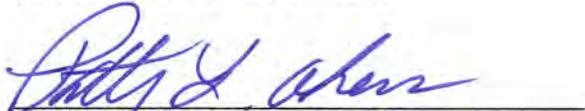

Patty L. Akers, City Attorney
City of Bee Cave

EXHIBIT A

Lot 16, Lot 17, Lot 21 and Lot 23, Block "A" of the AMENDED FINAL PLAT HILL COUNTRY GALLERIA OF LOTS 1-3, 6-8 AND 10-26, BLOCK A, LOTS 1-3 AND 6-8, BLOCK B AND LOT 1, BLOCK C, a subdivision in Travis County, Texas, according to the map or plat thereof recorded under Document No. 200700378 in the Official Public Records of Travis County, Texas.

GALLERIA TOWNHOMES CONCEPT PLAN AMENDMENT

GALLERIA PARKWAY CITY OF BEE CAVE, 78738

LOTS 16A - 16L, 17A-17E, 21A- 21H AND 23A-23P, BLOCK "A", OF THE
"GALLERIA TOWNHOMES" SUBDIVISION

DOC. _____
PREPARED: JULY 15, 2010

DESCRIPTION

DESCRIBING FOUR TRACTS OF LAND CONTAINING A TOTAL OF 1.882 ACRES OF LAND OUT OF THE WILLIAM P. MOORE SURVEY NO. 525, ABSTRACT NO. 557 AND THE JAS. C. SWISHER SURVEY NO. 152, ABSTRACT NO. 691, TRAVIS COUNTY, TEXAS. SAID FOUR TRACTS BEING HERINAFTER REFERRED TO AS TRACT 1, TRACT 2, TRACT 3 AND TRACT 4 AND ALL BEING A PORTION OF AMENDED FINAL PLAT HILL COUNTRY GALLERIA OF LOTS 1-3, 6-8 AND 10-26, BLOCK A, LOTS 1-3 AND 6-8, BLOCK B AND LOT 1, BLOCK C, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 200700378 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID FOUR TRACTS OF LAND BEING FURTHER DESCRIBED AS FOLLOWS:

TRACT 1:
Being 0.571 of an acre of land out of said Jas. C. Swisher Survey and being further described as being all of Lot 16, Block A of said subdivision.

TRACT 2:
Being 0.253 of an acre of land out of said William P. Moore Survey and being further described as being all of Lot 17, Block A of said subdivision.

TRACT 3:
Being 0.360 of an acre of land out of said William P. Moore Survey and being further described as being all of Lot 21, Block A of said subdivision.

TRACT 4:
Being 0.698 of an acre of land out of said William P. Moore Survey and being further described as being all of Lot 23, Block A of said subdivision.

PROJECT DATA

NAME OF SUBDIVISION	GALLERIA TOWNHOMES
NUMBER OF LOTS	41
TOTAL SITE ACREAGE	1.882 AC.
CURRENT ZONING	PLANNED DEVELOPMENT DISTRICT (PD-TC)
PROPOSED ZONING	PLANNED DEVELOPMENT DISTRICT (PD-TC)
COUNTY	TRAVIS
PRECINCT	TRAVIS COUNTY PRECINCT 3
TAX MAP PARCEL ID	0121630107
MUNICIPAL CORPORATE LIMITS	CITY OF BEE CAVE
SCHOOL DISTRICT	LAKE TRAVIS ISD
FIRE AND EMERGENCY SERVICE DISTRICT	TRAVIS COUNTY ESD #6 (HUDSON BEND FD)
TXDOT DISTRICT	AUSTIN DISTRICT
WATERSHED	BARTON CREEK / LITTLE Barton CREEK
EDWARDS RECHARGE ZONE	NO
EDWARDS CONTRIBUTING ZONE	YES
FEMA FLOODPLAIN PANEL NO.	48453C0415H, SEPT. 26, 2008
ELECTRIC SERVICE PROVIDER	AUSTIN ENERGY (CITY OF AUSTIN)
WATER SERVICE PROVIDER	LCRA - WEST TRAVIS COUNTY REGIONAL WATER SYSTEM
WASTEWATER SERVICE PROVIDER	LCRA - WEST TRAVIS COUNTY REGIONAL WATER SYSTEM
TELEPHONE SERVICE PROVIDER	AT&T

LOT DATA

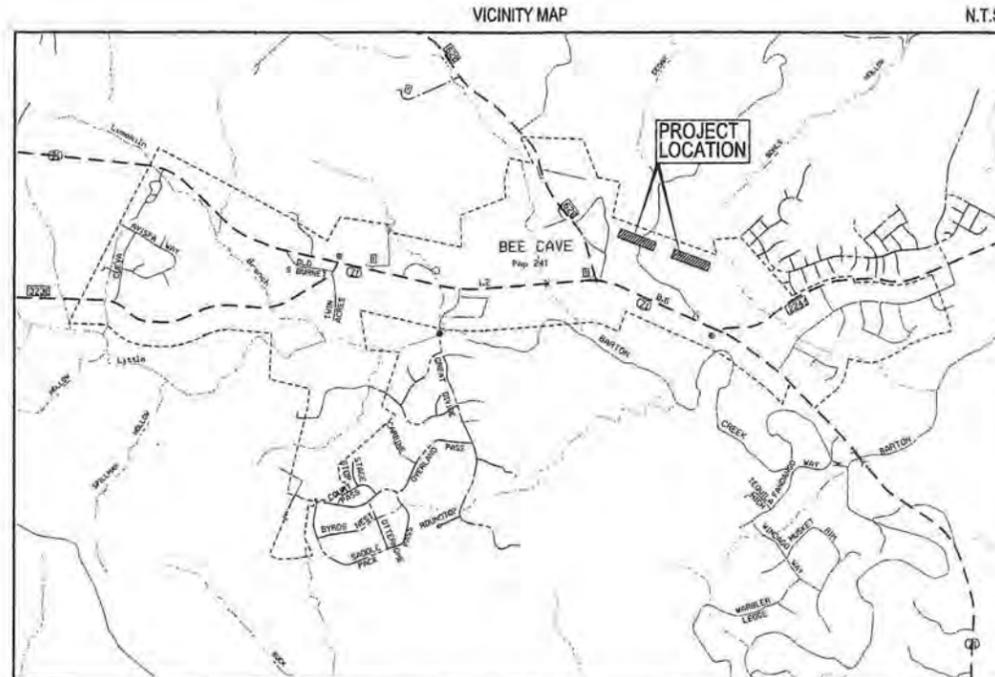
LOT 16-A	2,266.4 SF (0.052 AC)	LOT 21-A	2,249.2 SF (0.052 AC)
LOT 16-B	1,854.4 SF (0.043 AC)	LOT 21-B	1,918.0 SF (0.044 AC)
LOT 16-C	1,881.2 SF (0.043 AC)	LOT 21-C	1,918.0 SF (0.044 AC)
LOT 16-D	1,854.4 SF (0.043 AC)	LOT 21-D	1,918.0 SF (0.044 AC)
LOT 16-E	1,854.4 SF (0.043 AC)	LOT 21-E	1,918.0 SF (0.044 AC)
LOT 16-F	1,881.2 SF (0.043 AC)	LOT 21-F	1,918.0 SF (0.044 AC)
LOT 16-G	1,854.4 SF (0.043 AC)	LOT 21-G	1,918.0 SF (0.044 AC)
LOT 16-H	1,854.4 SF (0.043 AC)	LOT 21-H	1,926.2 SF (0.044 AC)
LOT 16-I	1,854.4 SF (0.043 AC)		
LOT 16-J	1,950.9 SF (0.045 AC)	LOT 21 TOTAL:	30,402.1 SF (0.6979 AC)
LOT 16-K	2,874.7 SF (0.066 AC)		
LOT 16-L	2,872.1 SF (0.066 AC)		
LOT 16 TOTAL:	24,852.7 SF (0.5705 AC)		
LOT 17-A	2,407.7 SF (0.055 AC)	LOT 22-A	2,167.2 SF (0.050 AC)
LOT 17-B	2,230.6 SF (0.051 AC)	LOT 22-B	1,877.6 SF (0.043 AC)
LOT 17-C	2,150.0 SF (0.049 AC)	LOT 22-C	1,877.6 SF (0.043 AC)
LOT 17-D	2,150.0 SF (0.049 AC)	LOT 22-D	1,877.6 SF (0.043 AC)
LOT 17-E	2,085.8 SF (0.048 AC)	LOT 22-E	1,877.5 SF (0.043 AC)
		LOT 22-F	1,877.5 SF (0.043 AC)
		LOT 22-G	1,877.5 SF (0.043 AC)
		LOT 22-H	1,877.5 SF (0.043 AC)
		LOT 22-I	1,877.5 SF (0.043 AC)
		LOT 22-J	1,877.5 SF (0.043 AC)
		LOT 22-K	1,877.5 SF (0.043 AC)
		LOT 22-L	1,877.5 SF (0.043 AC)
		LOT 22-M	1,877.5 SF (0.043 AC)
		LOT 22-N	1,877.5 SF (0.043 AC)
		LOT 22-O	1,877.5 SF (0.043 AC)
		LOT 22-P	1,949.4 SF (0.045 AC)
LOT 17 TOTAL:	11,024.1 SF (0.2531 AC)		
		LOT 23 TOTAL:	15,683.7 SF (0.3600 AC)

TOTAL CONCEPT PLAN AREA: 1.8816 AC

EACH BLDG. FOOTPRINT: 1,035.5 SF
TOTAL BLDG. FOOTPRINT: 42,456 SF
DRIVES & SIDEWALKS: 12,471 SF

ESTIMATED WASTEWATER DEMAND:
41 RESIDENTIAL UNITS x 1 LUE/UNIT = 41 LUE (1 LUE = 3.5 PEOPLE)
F = 70 GAL/PERSONDAY x 143.5 PEOPLE / 1440 MIN/DAY = 7.0
 $Q_{pd} = (1.18 + (0.0206 \times F)^{0.78}) / (4 + (0.0206 \times F)^{0.78}) \times F = 29.4 \text{ GPM}$
1 & 1 = NA
P_{ww} = 29.4 GPM
 $Q_{min} = 10.2 (0.0144 \times F)^{0.78} \times F = 0.9 \text{ GPM}$

ESTIMATED DOMESTIC WATER DEMAND:
41 RESIDENTIAL UNITS x 1.0 LUE/UNIT = 41 LUE (1 LUE = 3.5 PEOPLE)
PEAK HOUR = 3.5 PEOPLE x 41 LUE x 900 GAL/PERSONDAY = 89.7 GPM
AVG. DAY = 3.5 PEOPLE x 41 LUE x 200 GAL/PERSONDAY = 19.9 GPM
PEAK DAY = 3.5 PEOPLE x 41 LUE x 550 GAL/PERSONDAY = 52.8 GPM



THIS PROJECT IS LOCATED ENTIRELY WITHIN THE CITY OF BEE CAVE CITY LIMITS.

SCHEDULE OF IMPLEMENTATION

- PHASE 1:
LOTS 17A - 17E, AND UTILITIES TO SERVE THESE LOTS.
 - PHASE 2:
LOTS 16A - 16L, AND UTILITIES TO SERVE THESE LOTS.
 - PHASE 3:
LOTS 23A - 23P, AND UTILITIES TO SERVE THESE LOTS.
 - PHASE 4:
LOTS 21A - 21H, AND UTILITIES TO SERVE THESE LOTS.
- EACH PHASE SHALL BE COMPLETED BEFORE CONSTRUCTION SHALL BEGIN ON THE SUBSEQUENT PHASE.

OWNER:
ROBERT B. BALDWIN III
P.O. BOX 1526
AUSTIN, TX 78767-1526

DEVELOPER:
PRAIRIE FIRE, LLC

ARCHITECT:
KELLY GROSSMAN ARCHITECTS, LLC
5900 SOUTHWEST PARKWAY
BLDG. 4, SUITE 420
AUSTIN, TX 78735
PHONE: (512) 327-3397
FAX: (512) 327-0292

CIVIL ENGINEER:
3660 STONERIDGE ROAD
SUITE E101
AUSTIN, TEXAS 78746
PHONE: (512) 347-0040
FAX: (512) 347-1311
FIRM REG. NO. F-1843
WWW: WWW.UDG.COM



NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	CITY OF BEE CAVE APPROVAL/DATE

INDEX OF SHEETS

- COVER SHEET
- GENERAL NOTES
- OVERALL PROPOSED LOT LAYOUT
- DEVELOPMENT DETAIL
- DEVELOPMENT DETAIL
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS

SEE INDIVIDUAL SHEETS FOR SCALE AND NORTH ARROW.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE VILLAGE OF BEE CAVE MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



SUBMITTED BY: *[Signature]*
J. SEGURA, PE 67045
URBAN DESIGN GROUP
9/1/2010
DATE

DATE OF OFFICIAL SUBMITTAL: _____ DATE

DATE OF OFFICIAL APPROVAL: _____ DATE

CITY OF BEE CAVE: _____ DATE

LCRA: _____ DATE

LAKE TRAVIS FIRE RESCUE - ESD #6: _____ DATE

GALLERIA TEXAS, LLC: _____ DATE

RECEIVED

SEP 03 2010

City of Bee Cave

ACCESSIBILITY SITE NOTES

SITE GRADING SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS EXISTING AT THE TIME OF PLAN APPROVAL. GRADING SHOWN ON THE PLANS IS INTENDED TO COMPLY WITH SUCH STANDARDS AND SHOULD THE CONTRACTOR DETERMINE THAT COMPLIANCE WITH THE STANDARDS IS NOT CONSISTENT WITH THE SITE PLAN OR ELEVATIONS, HE SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR A REMEDY.

ACCESSIBLE ROUTES (SIDEWALKS, PATHS, ETC)

1. RUNNING SLOPES SHALL NOT EXCEED 1:20 (5%) OTHER THAN FOR RAMPS. SEE RAMP REQUIREMENTS BELOW.
2. CROSS SLOPE SHALL NOT EXCEED 1:50 (2%).
3. GROUND SURFACES SHALL BE RELATIVELY FIRM, STABLE AND SMOOTH. GRANITE PATHS WHERE SHOWN ON THE PLANS SHALL BE SUFFICIENTLY COMPACTED.
4. CHANGES IN LEVEL SHALL NOT EXCEED 1/4". 1/4" CHANGE IN LEVEL MUST HAVE A BEVELED EDGE OF 1:2. 1/4" CHANGE IN LEVEL OR LESS DOES NOT HAVE TO PROVIDE A BEVELED EDGE.
5. MANEUVERING CLEARANCE (60") AT ACCESSIBLE ENTRANCES SHALL NOT EXCEED 1:50 (2% SLOPE).
6. A 60" X 60" PASSING SPACE SHALL BE PROVIDED EVERY 200' ALONG AN ACCESSIBLE ROUTE.

PARKING

1. SLOPE IN ACCESSIBLE PARKING AREAS (PARKING SPACE AND ACCESS AISLE) SHALL NOT EXCEED 1:50 (2%) SLOPE IN ALL DIRECTIONS.
2. EACH ACCESSIBLE PARKING SPACE SHALL PROVIDE AN ADJACENT ACCESS AISLE (5' FOR STANDARDS ACCESSIBLE SPACES AND 8' FOR VAN ACCESSIBLE SPACES).
3. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED WITH SIGNAGE 60" ABOVE GRADE IDENTIFYING THE PARKING SPACE AS RESERVED FOR DISABLED PERSONS.
4. WHERE THE ACCESSIBLE ROUTE PASSES IN FRONT OF VEHICLES, WHEEL STOPS SHALL BE PROVIDED TO PREVENT VEHICLES FROM PULLING UP AND BLOCKING THE ACCESSIBLE ROUTE. ENOUGH SPACE SHALL BE ALLOWED TO MAINTAIN A MINIMUM OF 36" WIDE ACCESSIBLE ROUTE.

CURB RAMPS

1. SLOPE SHALL NOT EXCEED 1:12 (8.3%). FLARED SIDES SHALL NOT EXCEED 1:10. CROSS SLOPE SHALL NOT EXCEED 1:50 (2%).
2. FULL WIDTH AND DEPTH OF CURB RAMP SURFACES SHALL PROVIDE A CONTRASTING LIGHT REFLECTIVE VALUE (COLOR) AND TEXTURE. TEXTURE MAY CONSIST OF TRUNCATED DOMES OR 3/4" WIDE GROOVES, 3/4" DEEP AND 2" APART. COLOR SHALL CONTRAST AT LEAST 70% FROM ADJACENT SURFACES.
3. MINIMUM RAMP WIDTH SHALL BE 36".
4. WHERE AN ACCESSIBLE ROUTE CROSSES A CURB RAMP, IT SHALL CIRCUMVENT THE CURB RAMP SO AS TO NOT REQUIRE THE USER TO CROSS OVER THE CURB RAMP.
5. CURB RAMPS ARE NOT PERMITTED TO PROJECT INTO THE ACCESSIBLE PARKING ACCESS AISLES.
6. TRANSITIONS FROM GUTTER OR STREET TO CURB RAMPS SHALL BE FLUSH.

OTHER RAMPS

1. MAXIMUM SLOPE SHALL BE 1:12 (8.3%).
2. RAMPS OVER 6' IN LENGTH REQUIRE HANDRAILS ON BOTH SIDES.
3. HANDRAIL HEIGHT SHALL BE 34" - 36" ABOVE RAMP SURFACE.
4. HANDRAIL DIAMETER - 1.25" TO 1.5".
5. EDGE PROTECTION IS REQUIRED WHERE DROP OFFS OCCUR.
6. 12" MINIMUM HANDRAIL EXTENSIONS ARE REQUIRED AT LANDINGS, EXCEPT WHERE HANDRAILS ARE CONTINUOUS. HANDRAIL EXTENSIONS SHALL EXTEND IN THE SAME DIRECTION AS THE RAMP.
7. MAXIMUM RUN BETWEEN LANDINGS SHALL BE 30'.
8. 60" LEVEL (2% MAX. SLOPE) LANDINGS REQUIRED AT TOP AND BOTTOM OF EACH RUN. A 60" X 60" LANDING REQUIRED WHERE A RAMP CHANGES DIRECTION.

CONSTRUCTION SEQUENCING

1. APPOINT AN INDIVIDUAL RESPONSIBLE FOR THE EROSION/SEDIMENTATION CONTROLS TREE PROTECTION.
2. CALL ONE CALL CENTER (1-800-344-8377) FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY WORK. CALL CITY INSPECTION AT LEAST 72 HOURS PRIOR TO BEGINNING ANY WORK.
3. INSTALL TEMPORARY EROSION/SEDIMENTATION CONTROLS.
4. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE OWNER, ENGINEER, CONTRACTOR, AND CITY OF BEE CAVES PERSONNEL WILL BE HELD PRIOR TO STARTING WORK.
5. NO WORK SHALL COMMENCE IN THE RIGHT-OF-WAY WITHOUT A TRAFFIC CONTROL PLAN APPROVED BY THE CITY OF BEE CAVE.
6. BEGIN CLEARING AND ROUGH GRADING OF THE BUILDING PAD AREA.
7. INSTALL UNDERGROUND UTILITIES.
8. CONSTRUCT BUILDING FOUNDATIONS AND BEGIN BUILDING CONSTRUCTION.
9. COMPLETE CONSTRUCTION OF BUILDINGS.
10. INSTALL LANDSCAPING AND BEGIN RESTORATION.
11. PROJECT ENGINEER INSPECTS JOB AND WRITES CONCURRENCE LETTER TO THE CITY OF BEE CAVE.
12. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL MEASURES UPON ACHIEVING AN ACCEPTABLE LEVEL OF PERMANENT EROSION CONTROL.
13. DRESS UP AND RESTORE ANY AREAS DISTURBED BY ITEM 12.

VILLAGE/CITY OF BEE CAVE STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION:

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
2. Protective fences shall be erected according to City of Austin standards for tree protection.
3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
4. Erosion and sedimentation control barriers shall be installed or maintained in a manner that does not result in soil build-up within tree drip lines.
5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line); for natural areas, protective fences shall follow the limit of construction line, in order to prevent the following:
 - A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - B. Root Zone disturbances due to grade changes (greater than six inches (6") cut or fill), or trenching not reviewed by the contract arborist and authorized by the Village of Bee Cave Building Official;
 - C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
 - D. Other activities detrimental to trees such as chemical storage, on-site truck cleaning, and fires.
6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
 - A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately two (2) feet to four (4) feet beyond the area disturbed;
 - B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root damage);
 - C. Where trees are close to proposed buildings, erect the fence to allow six (6) feet to ten (10) feet of work space between the fence and the building;
 - D. Where there are severe space constraints due to tract size, or other special requirements, contact the Village of Bee Cave Building Official at 263-2151 and the contract arborist to discuss alternatives.
 - E. For the protection of natural areas, no exceptions to installing fences at the limit of construction line will be permitted.
7. Where any of the above exceptions result in a fence being closer than four (4) feet to a tree trunk, protect the trunk with strapped-on slanking to a height of eight (8) feet or to the limits of the lower branches in addition to the reduced fencing provided.
8. Trees approved for removal shall be removed in a manner that does not impact trees to be preserved.
9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with a good quality top soil as soon as possible. If exposed root areas are not backfilled within two (2) days, cover them with organic material in a manner that reduces soil temperature and minimizes water loss due to evaporation.
10. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
11. No landscape topsoil dressing greater than four (4) inches shall be permitted within the drip line of the trees. No soil is permitted on the root flare of any tree.
12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
13. All finished pruning shall be done according to recognized, approved standards of the industry (reference the national Arborist Association Pruning Standards for Shade Trees) and the guidelines of Ordinance 03-04-22-C as it relates to prevention of Oak Wilt in the Village of Bee Cave and specifically Sec. 8.407 through Sec. 8.411).
14. Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

LCRA WATER AND WASTEWATER UTILITY NOTES:

1. LCRA is the water and/or wastewater service provider for this development. A pre-construction meeting with LCRA shall be held prior to commencement of construction to schedule inspection of installation of water/wastewater facilities. Water facilities will be inspected up to and including, the water meter and/or fire hydrants. The contact number for LCRA is (512) 469-6839, Construction Services.
2. The City of Austin standard construction specifications current at the time of bidding shall govern material and methods used to do this work.
3. Contractor shall obtain a street cut permit from the City of Bee Cave or other appropriate party before beginning construction within the right-of-way of a public street or alley.
4. LCRA shall be contacted at (512) 469-6839 at least 48 hours before connecting to LCRA existing water and/or wastewater facilities.
5. Contractor shall contact the Austin area "One Call" system at 472-2822 for existing utility locations prior to any excavation. In advance of construction, the contractor shall verify the location of all utilities to be extended, tied to, or altered, or subject to damage/inconvenience by the construction operations.
6. No other utility service/appurtenances shall be placed near the property line or other assigned location designated for water and wastewater utility service that would interface with the water and/or wastewater services.
7. The separation distance between water mains, wastewater mains, and other utilities shall comply with TCEQ rules or have a variance approved by TCEQ before submitting piping assignments to the LCRA.
8. The City of Austin Specification Item 5095 will be required as a minimum trench safety measure. Contract documents, which include a trench safety plan and a pay item for trench safety measures, in compliance with Texas House Bill 1565, must be received by the Engineer of Record and LCRA before beginning work on the project.
9. All material tests, including soil density tests and related soil analysis, shall be accomplished by an independent laboratory funded by the developer in accordance with City of Austin Standard Specification Item 18045.4.
10. Pressure taps shall be in accordance with City of Austin Standard Specification Item 510.3(24). Contractor shall perform all work and shall furnish all materials needed to make the connection. Contractor shall schedule all such connections in advance and such schedule must be approved by the LCRA before beginning the work. At least 48 hours notice shall be given to LCRA prior to making the connection, and a representative from LCRA shall be present when the connection is made. Tap size on size taps will not be permitted, unless made by use of an approved full circlegasketed tapping sleeve. Concrete blocking shall be placed behind and under all tap sleeves 24 hours prior to making the wet tap.
11. Thrust restraint shall be in accordance with City of Austin Standard Specification Item 510.3(22).
12. Fire hydrant shall be set in accordance with City of Austin Standard Specification Item 5115.3 (E) and shall be approved by the Fire Department or other appropriate party prior to installation.
13. Water line testing and sterilization shall be performed in accordance with City of Austin Standard Specification Items 510.3(27) and (29), and/or TCEQ rules.
14. Contractor shall submit a Disinfection and Flushing Plan, in accordance with the City of Austin Standard Specification Item 510.3(29), to the LCRA for approval. Required flushing volumes, flushing schedule, and method of disposal of flush water shall be included in the plan.
15. Force main testing shall be performed in accordance with the City of Austin Standard Specification Item 510.3(27) and/or TCEQ rules.
16. Gravity sanitary sewer main testing shall be performed in accordance with the City of Austin Standard Specification Items 510.3(26) and/or TCEQ rules. In addition, all gravity sanitary sewer mains shall be televised prior to acceptance by LCRA. Digital files (via CD-ROM) clearly showing televised recording shall be submitted to the Engineer of Record following inspection.
17. Locator "Finder" Wire All non-metallic waterlines shall have a finder wire located above the pipe. The wire shall be poly-insulated No. 10 solid copper and will terminate at each isolation valve such that it is accessible from the valve stack.
18. Locator "Finder" Wire All non-metallic wastewater force main piping shall have a finder wire located above the pipe. The wire shall be poly-insulated No. 10 solid copper and should be terminated at readily accessible locations throughout the collection system.
19. All valve risers shall have a 1'-6" square concrete box poured around them at finished grade.
20. All manholes shall be lined with a corrosion resistant lining approved by the LCRA.
21. Bolted and gasketed covers shall be used for all manholes located in the 100 year floodplain. Where there are more than three gasketed manholes in a row, vents shall be provided on every third manhole.
22. The down stream end of any force main shall be terminated in a sanitary sewer manhole in a manner to minimize turbulence.
23. Contractor shall have all necessary Erosion and Sedimentation Controls in place prior to commencing water/wastewater facility construction.
24. Record Drawings, as stipulated in the LCRA Water & Wastewater Utilities Design Criteria, shall be submitted to the Engineer of Record and furnished to LCRA upon completion of the project.



Urban Design Group

SHEET 2 OF 7

3660 STONERIDGE ROAD
SUITE E 101
AUSTIN, TEXAS 78746
PHONE: (512) 347-0040
FAX: (512) 347-1311
FIRM REG. NO. T-1843
WWW.WWW.UDG.COM

LEGEND
 ● IRON NAIL FOUND
 ○ IRON ROD SET

CURVE TABLE

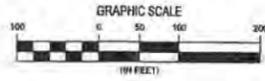
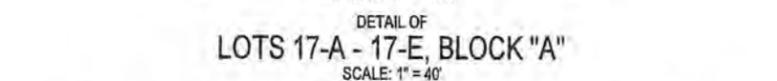
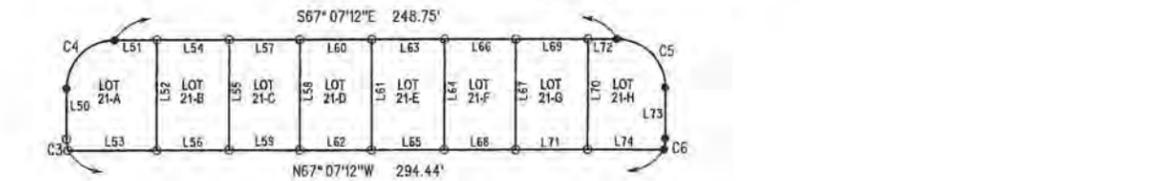
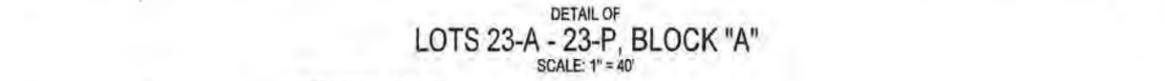
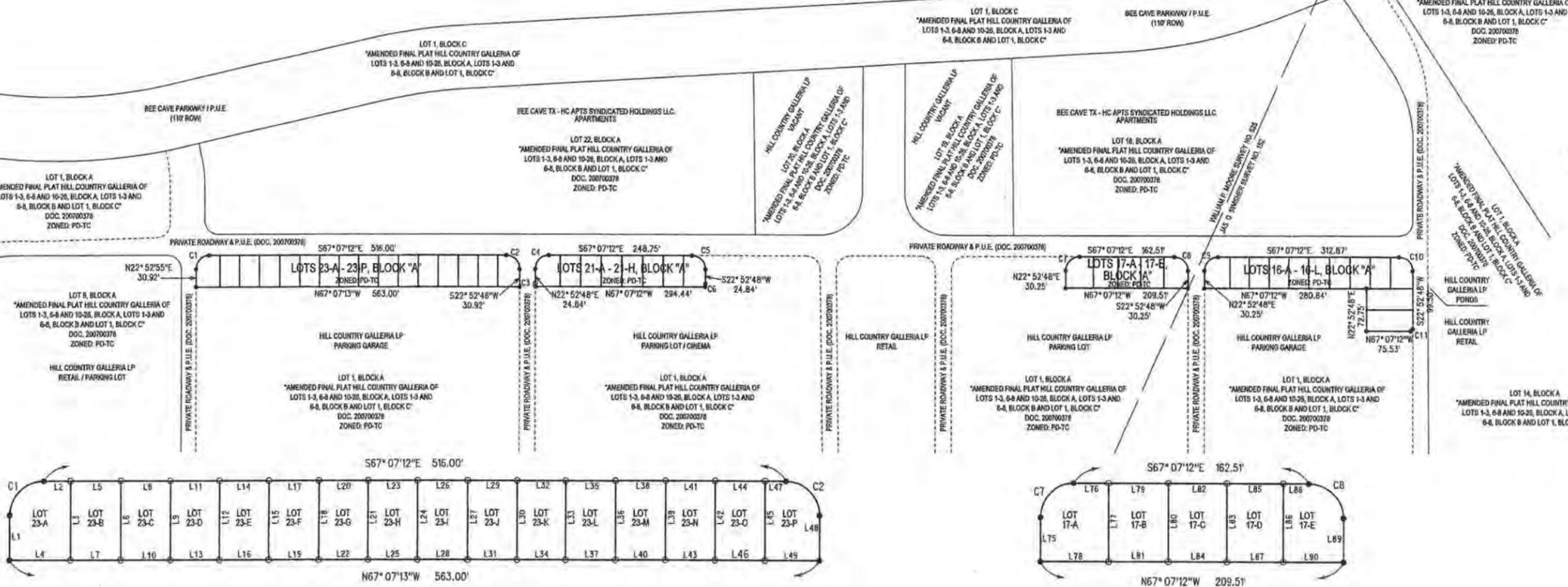
#	R	D	L	T	C	CB
1	23.50'	89°59'52"	36.91'	23.50'	33.23'	N67°52'52"E
2	23.50'	90°00'00"	36.91'	23.50'	33.23'	S22°07'12"E
3	23.50'	13°32'07"	5.55'	2.79'	5.54'	N16°06'45"E
4	23.50'	90°00'00"	36.91'	23.50'	33.23'	N67°52'48"E
5	23.50'	90°00'00"	36.91'	23.50'	33.23'	S22°07'12"E
6	23.50'	13°32'07"	5.55'	2.79'	5.54'	S22°38'51"W
7	23.50'	90°00'00"	36.91'	23.50'	33.23'	N67°52'48"E
8	23.50'	90°00'00"	36.91'	23.50'	33.23'	S22°07'12"E
9	23.50'	90°00'00"	36.91'	23.50'	33.23'	N67°52'48"E
10	23.50'	90°00'00"	36.91'	23.50'	33.23'	S22°07'12"E
11	3.50'	90°00'08"	5.50'	3.50'	4.95'	S67°52'54"W

LINE TABLE

#	L	C	#	L	C
1	30.92'	N22°52'55"E	66	35.62'	S67°07'12"E
2	18.50'	S67°07'12"E	67	53.84'	S22°52'48"W
3	54.42'	S22°52'46"W	68	35.62'	N67°07'12"W
4	42.00'	N67°07'13"W	69	35.62'	S67°07'12"E
5	34.50'	S67°07'12"E	70	53.84'	S22°52'48"W
6	54.42'	S22°52'46"W	71	35.62'	N67°07'12"W
7	34.50'	N67°07'13"W	72	14.50'	S67°07'12"E
8	34.50'	S67°07'12"E	73	74.84'	S22°52'48"W
9	54.42'	S22°52'46"W	74	37.35'	N67°07'12"W
10	34.50'	N67°07'13"W	75	30.25'	N22°52'48"E
11	34.50'	S67°07'12"E	76	23.50'	S67°07'12"E
12	54.42'	S22°52'46"W	77	53.75'	S22°52'48"W
13	34.50'	N67°07'13"W	78	47.00'	N67°07'12"W
14	34.50'	S67°07'12"E	79	41.50'	S67°07'12"E
15	54.42'	S22°52'46"W	80	53.75'	S22°52'48"W
16	34.50'	N67°07'13"W	81	41.50'	N67°07'12"W
17	34.50'	S67°07'12"E	82	40.00'	S67°07'12"E
18	54.42'	S22°52'46"W	83	53.75'	S22°52'48"W
19	34.50'	N67°07'13"W	84	40.00'	N67°07'12"W
20	34.50'	S67°07'12"E	85	40.00'	S67°07'12"E
21	54.42'	S22°52'46"W	86	53.75'	S22°52'48"W
22	34.50'	N67°07'13"W	87	40.00'	N67°07'12"W
23	34.50'	S67°07'12"E	88	17.51'	S67°07'12"E
24	54.42'	S22°52'46"W	89	30.25'	S22°52'48"W
25	34.50'	N67°07'13"W	90	41.01'	N67°07'12"W
26	34.50'	S67°07'12"E	91	30.25'	N22°52'49"E
27	54.42'	S22°52'46"W	92	20.87'	S67°07'12"E
28	34.50'	N67°07'13"W	93	53.75'	S22°52'48"W
29	34.50'	S67°07'12"E	94	44.37'	N67°07'12"W
30	54.42'	S22°52'46"W	95	34.50'	S67°07'12"E
31	34.50'	N67°07'13"W	96	53.75'	S22°52'48"W
32	34.50'	S67°07'12"E	97	34.50'	N67°07'12"W
33	54.42'	S22°52'46"W	98	35.00'	S67°07'12"E
34	34.50'	N67°07'13"W	99	53.75'	S22°52'48"W
35	34.50'	S67°07'12"E	100	35.00'	N67°07'12"E
36	54.42'	S22°52'46"W	101	34.50'	S67°07'12"E
37	34.50'	N67°07'13"W	102	53.75'	S22°52'48"W
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39	54.42'	S22°52'46"W	104	34.50'	S67°07'12"E
40	34.50'	N67°07'13"W	105	53.75'	S22°52'48"W
41	34.50'	S67°07'12"E	106	34.50'	N67°07'12"W
42	54.42'	S22°52'46"W	107	35.00'	S67°07'12"E
43	34.50'	N67°07'13"W	108	53.75'	S22°52'48"W
44	34.50'	S67°07'12"E	109	35.00'	N67°07'12"W
45	54.42'	S22°52'46"W	110	34.50'	S67°07'12"E
46	34.50'	N67°07'13"W	111	53.75'	S22°52'48"W
47	14.50'	S67°07'12"E	112	34.50'	N67°07'12"W
48	30.92'	S22°52'48"W	113	34.50'	S67°07'12"E
49	38.00'	N67°07'13"W	114	53.75'	S22°52'48"W
50	34.84'	N22°52'48"E	115	6.03'	N67°07'12"W
51	20.50'	S67°07'12"E	116	28.47'	N67°07'12"W
52	53.84'	S22°52'48"W	117	34.50'	S67°07'12"E
53	43.35'	N67°07'12"W	118	53.75'	S22°52'48"W
54	35.62'	S67°07'12"E	119	34.50'	N67°07'12"W
55	53.84'	S22°52'48"W	120	15.00'	S67°07'12"E
56	35.62'	N67°07'12"W	121	30.25'	S22°52'48"W
57	35.62'	S67°07'12"E	122	38.50'	N67°07'12"W
58	53.84'	S22°52'48"W	123	79.03'	S67°07'12"E
59	35.62'	N67°07'12"W	124	36.37'	S22°52'48"W
60	35.62'	S67°07'12"E	125	79.03'	N67°07'12"W
61	53.84'	S22°52'48"W	126	36.37'	N22°52'48"E
62	35.62'	N67°07'12"W	127	32.87'	S22°52'48"W
63	35.62'	S67°07'12"E	128	75.53'	N67°07'12"W
64	53.84'	S22°52'48"W	129	36.37'	N22°52'48"E
65	35.62'	N67°07'12"W			

LOT DATA

LOT 16-A	2,286.4 SF (0.052 AC)	LOT 21-A	2,249.2 SF (0.052 AC)
LOT 16-B	1,854.4 SF (0.043 AC)	LOT 21-B	1,918.0 SF (0.044 AC)
LOT 16-C	1,881.2 SF (0.043 AC)	LOT 21-C	1,918.0 SF (0.044 AC)
LOT 16-D	1,854.4 SF (0.043 AC)	LOT 21-D	1,918.0 SF (0.044 AC)
LOT 16-E	1,854.4 SF (0.043 AC)	LOT 21-E	1,918.0 SF (0.044 AC)
LOT 16-F	1,881.2 SF (0.043 AC)	LOT 21-F	1,918.0 SF (0.044 AC)
LOT 16-G	1,854.4 SF (0.043 AC)	LOT 21-G	1,918.0 SF (0.044 AC)
LOT 16-H	1,854.4 SF (0.043 AC)	LOT 21-H	1,926.2 SF (0.044 AC)
LOT 16-I	1,854.4 SF (0.043 AC)		
LOT 16-J	1,950.9 SF (0.045 AC)	LOT 21 TOTAL:	30,402.1 SF (0.6979 AC)
LOT 16-K	2,874.7 SF (0.066 AC)		
LOT 16-L	2,872.1 SF (0.066 AC)		
LOT 16 TOTAL:	24,852.7 SF (0.5705 AC)	LOT 22-A	2,167.2 SF (0.050 AC)
		LOT 22-B	1,877.6 SF (0.043 AC)
		LOT 22-C	1,877.6 SF (0.043 AC)
		LOT 22-D	1,877.5 SF (0.043 AC)
		LOT 22-E	1,877.5 SF (0.043 AC)
		LOT 22-F	1,877.5 SF (0.043 AC)
		LOT 22-G	1,877.5 SF (0.043 AC)
		LOT 22-H	1,877.5 SF (0.043 AC)
		LOT 22-I	1,877.5 SF (0.043 AC)
		LOT 22-J	1,877.5 SF (0.043 AC)
		LOT 22-K	1,877.5 SF (0.043 AC)
		LOT 22-L	1,877.5 SF (0.043 AC)
		LOT 22-M	1,877.5 SF (0.043 AC)
		LOT 22-N	1,877.5 SF (0.043 AC)
		LOT 22-O	1,877.5 SF (0.043 AC)
		LOT 22-P	1,945.4 SF (0.045 AC)
LOT 17 TOTAL:	11,024.1 SF (0.2531 AC)	LOT 23 TOTAL:	15,683.7 SF (0.3600 AC)
		TOTAL CONCEPT PLAN AREA:	1,881.6 AC



UDG
 Urban Design Group
 SHEET 3 OF 7

3660 STONERIDGE ROAD
 SUITE E101
 AUSTIN, TEXAS 78746
 PHONE: (512) 347-0040
 FAX: (512) 347-1311
 FIRM REG. NO. F-1843
 WWW: WWW.UDG.COM

17 Acres
 ased Galleria
 ay ROW
 OW 110'

25' Setback

RESIDENTIAL
 FUTURE BLOCK A
 42,300 SF / FLOOR
 MAX. HEIGHT: 55'-0"
 Phase 16

OFFICE/RESIDENTIAL/Retail/Hotel
 FUTURE BLOCK B
 69,500 SF / FLOOR
 MAX. HEIGHT: 55'-0"
 Phase 16

GALLERIA PARKWAY (ACCESS ESMNT.)

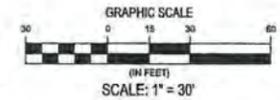
ALL BUILDINGS 5.5 FEET
 FROM REAR PROPERTY LINE

DECK A,2
 3 LEVELS ELEVATED
 Phase 1
 FFE: 960

CINEMA
 PHASE 1:
 2,546 SEATS
 50,788 SF +/-
 Phase 1
 FFE: 939



THERE ARE NO TREES ON THESE LOTS.
 ACTUAL CONSTRUCTION PLANS MAY BE MIRRORED OR REVERSED.

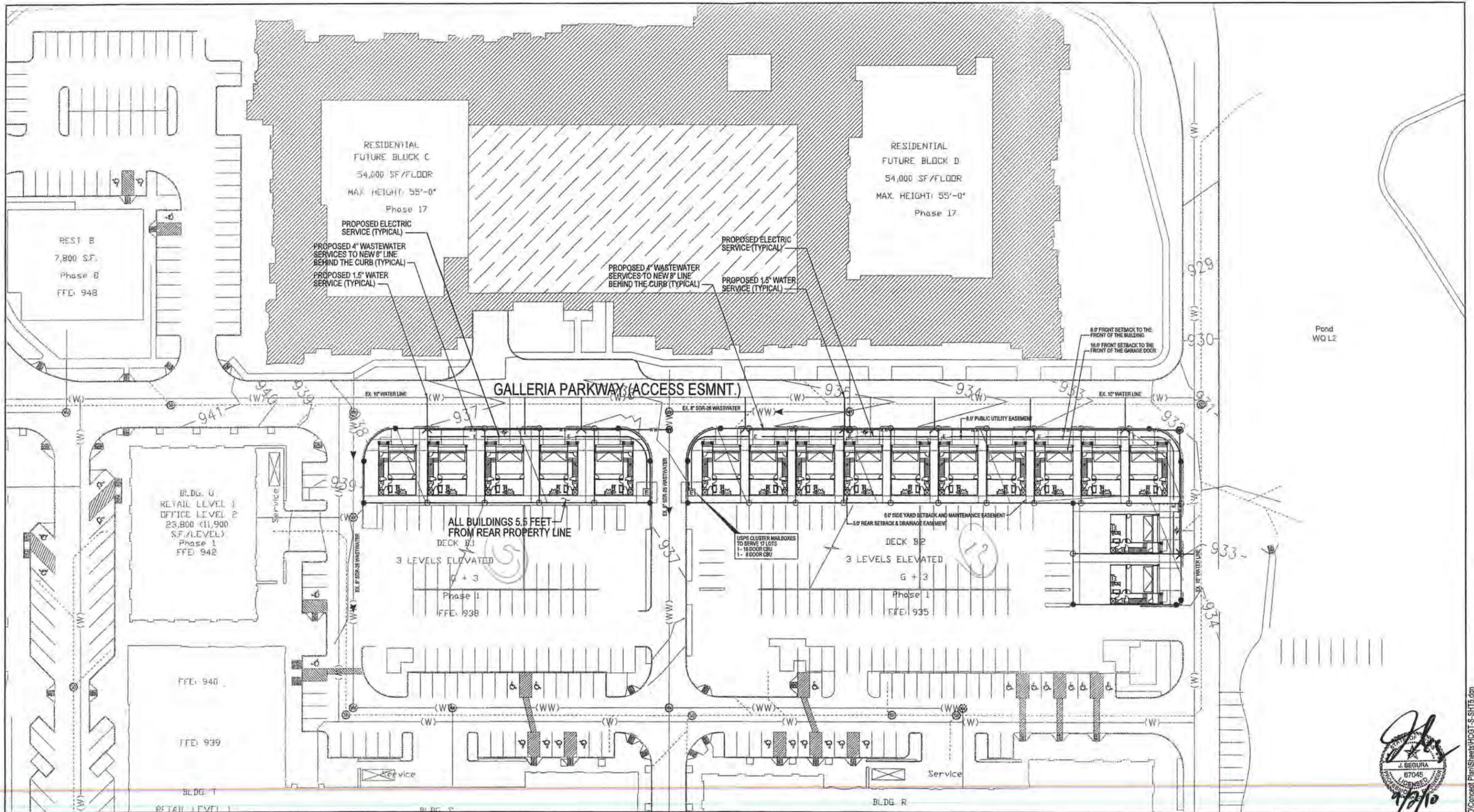


Urban Design Group

SHEET 4 OF 7

3660 STONERIDGE ROAD
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 AUSTIN, TEXAS 78746
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 FIRM REG. NO. F-1843
 WWW: WWW.UDG.COM

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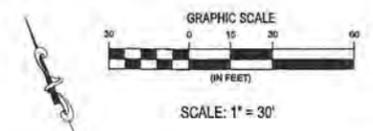


Pond WQ L2

GALLERIA PARKWAY (ACCESS ESMT.)

ALL BUILDINGS 5.5 FEET FROM REAR PROPERTY LINE

THERE ARE NO TREES ON THESE LOTS.
ACTUAL CONSTRUCTION PLANS MAY BE MIRRORED OR REVERSED.



UDG
Urban Design Group
SHEET 5 OF 7



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DRAWN BY: DFL
 CHECKED BY: JK
 PROJECT NO.: 08-166B
 REGISTERED ARCHITECT
 STATE OF TEXAS
 EXP: 11/30/10
 7/14/10

DEVELOPER:
BRAD WALTERS
 508W S.W. HWY.
 BOX 4, SUITE 432
 AUSTIN, TX 78735

ARCHITECT: KELLY GROSSMAN
 ARCHITECTS, P.C.
 1100 W. WILSON BLVD., SUITE 400, AUSTIN, TEXAS 78768
 TEL: 512.452.2200
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GALLERIA TOWNHOMES
 BEE CAVES TEXAS

REVISIONS
△
△
△
ISSUED FOR PERMIT
ISSUED FOR BID
ISSUED FOR CONST.

DWG. NAME: AH
 DATE: 07-12-10
 DESCRIPTION:
 SHEET: A1-1



Conceptual Plan & Elevation

Exhibit C

**PLANNED DEVELOPMENT STANDARDS AS AMENDED BY
ORDINANCE NO. 56**

The following development standards shall be applicable within this Planned Development and shall be applicable only to Lots 16, 17, 21 and 23 Block "A" (the "Property"). 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, shall comply with the development standards for TC – Town Center Base Zoning District in effect on January 26, 2005 ("The Applicable Town Center Development Standards"), except as modified herein, and with all other development standards applicable to the Galleria Project as required in Ordinance No. 05-03-08-A, as amended, 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.

1. General Project Design Requirements and Open Space

The Project shall be designed and constructed as three story single family town homes. The 45% of pervious cover depicted on the Concept Plan, is sufficient to meet the open space requirements for the Property.

2. Town Home Standards

Min lot size: 1,850 square feet

Min lot width: 30 feet

Min lot depth: 50 feet

Front setback to garage door: 16 feet from curb to garage door front.

Front building setback: 8 feet from curb to building.

Side yard setbacks: per platted lot 6 feet on one side, 0 feet on the other side

Rear setback: 5 feet rear exclusive of roof overhangs

Parking: 2 car garage for each unit. Street parking shall not be allowed.

Accessory gazebos, storage buildings or other structures shall not be allowed other than bike racks and propane gas grills.

Fencing shall not be allowed within 16 feet of the curb. Fencing shall not impede drainage and shall be limited to wrought iron or metal not to exceed 4 feet in height in the front or 8 feet on the rear.

minimum floor area per dwelling unit: 1,250 square feet

All buildings shall be detached.

Rear entry to the Town Homes from the alley or fire lane is not required and garages shall be front entry garages.

The townhomes shall have pitched roofs and shall not exceed 50 feet in height and three (3) stories.

Building heights shall be measured from the ground level of the finished grade to the roof ridge or parapet top.

3. Building Footprint Area

Each Townhome shall have a maximum Building Footprint area of 1,100 square feet; The term "Building Footprint" as used in this Ordinance shall mean the gross area in square feet of the ground floor of any building measured from outside wall to outside wall;

4. Material

(a) In addition to the materials permitted in the City Code of Ordinances, building facades and retaining walls are permitted to be faced with metal panels, synthetic stone or brick of like quality and appearance as natural stone or brick, commercial grade stucco, and/or synthetic exterior insulation and finish systems ("EIFS"). Painted wood or synthetic material with like quality and appearance as painted wood is permitted. Building walls and screening walls in service and dumpster areas which are shielded from public view may be faced with painted concrete (b) Exterior walls may have a maximum surface area of forty percent (40%) covered in glass. No banded or curtain wall windows shall be allowed.

5. Concept Plan and Site Plan Depictions of Buildings and Exterior Building Design Standards

(a) In order to accommodate the phasing of development and/or allow purchasers of the Townhomes to provide input into the final building design, Townhomes may be depicted on the Concept Plan or Site Plan without depiction of front, side, and rear architectural elevations; however, such elevations shall be submitted for approval in conjunction with approval of the Site Plan for the phase of development in which such Townhome is to be constructed. . Site plan submittals are subject to phasing schedule as per amended concept plan in Exhibit "B". Impervious cover shall be designated on each site plan submittal for the property being developed by the site plan and shall demonstrate that the overall impervious cover for the Property does not exceed the total allowable impervious.

(b) The massing, variation, articulation, offsets/insets, aesthetic detailing and other Exterior Building Design details for the Townhomes shall be either 1) as depicted in the elevations of the Townhomes approved with the Concept Plan (Exhibit "B"), 2) as depicted in alternate elevations approved by the City Council in its sole discretion in conjunction with approval of the associated Site Plan, or 3) be designed in conformance with the Exterior Design Standards provided in the City Code of Ordinances. In conjunction with approval of the Site Plan and at the request of the developer, the City Council has authority to approve a building design which deviates from the City's Exterior Building Design Standards if the Council determines in its sole judgment that an alternate design adequately meets the intent of the City's Exterior Building Design Standards.

(c) The City's Code of Ordinances with regard to sidewalks and open spaces shall not be applicable to the Property, but rather sidewalks and pedestrian spaces shall be located as generally depicted in the Concept Plan.

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

(a) Impervious cover for all development on the Property is allowed up to a maximum of 54,927 square feet.

(b) Water Quality Controls for the Property shall be Retention/Irrigation Systems and shall be provided through ponds which have already been constructed and are located and identified in the Concept Plan.

7. Permitted Uses

(a) The following uses are permitted by right on the Property.

- 41 "For Sale" Single Family Townhomes

(b) The 41 "For Sale" Townhome units are not subject to the 300,000 square foot limitation on residential Gross Floor Area applicable to the Galleria Project as a whole.

8. Landscaping

Landscaping may be provided as described in a detailed landscape plan which is submitted by a certified landscape architect and approved by the City Council in conjunction with Site Plan approval (the "Approved Landscape Plan").

9. Miscellaneous Requirements

(a) Lots having frontage on a privately maintained street with a dedicated access easement to a public road are not required to have public roadway frontage.