

**ORDINANCE NO. 71**

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR LADERA RANCH TO CHANGE THE BASE ZONING FROM PLANNED DEVELOPMENT DISTRICT, SINGLE FAMILY ATTACHED (“SFA”) TO PLANNED DEVELOPMENT DISTRICT, SINGLE FAMILY-20 (“SF-20”); THE PROPOSED CHANGE IN ZONING COVERS AN APPROXIMATE 82.818 ACRE TRACT OF LAND OUT OF THE H&GNRR SURVEY NO. 56, ABSTRACT NO. 2108, SITUATED IN TRAVIS COUNTY, TEXAS; BEING LOT 1, BLOCK A, FINAL PLAT OF LADERA RANCH, A SUBDIVISION ACCORDING TO THAT PLAT RECORDED AS DOCUMENT NO. 200700357, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY REAL PROPERTY RECORDS, IN THE CITY OF BEE CAVE TEXAS; MAKING PROVISION FOR COMPLIANCE WITH THE CITY’S ZONING ORDINANCE AND AUTHORIZING THE CITY ADMINISTRATOR TO ESTABLISH THE ZONING ON THE OFFICIAL ZONING MAP OF THE CITY; APPROVING A CONCEPT PLAN, ATTACHED AS EXHIBIT “B”; PROVIDING SPECIAL DEVELOPMENT STANDARDS AND CONDITIONS, ATTACHED AS EXHIBIT “C”; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Owner of the land described in Exhibit “A” attached hereto (the “Property”) has requested that the land be re-zoned from Planned Development District, Single Family Attached (“SFA”) to Planned Development District, Single Family-20 (“SF-20”); and

**WHEREAS**, said 82.818 acre tract of land is further described as that tract of land out of the H&GNRR Survey No. 56, Abstract No. 2108, situated in Travis County, Texas; being Lot 1, Block A, Final Plat of Ladera Ranch, a subdivision according to the plat recorded as Document No. 200700357, official public records, Travis County, Texas; and

**WHEREAS**, the notice as required by the City’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 City Council as required by law; and

**WHEREAS**, Section 32.03.015 of the City’s 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; and

**WHEREAS**, a complete application for amendment of the zoning from Planned Development District, SFA to Planned Development District, SF-20, consisting of the Concept Plan and other documents provided by the property owners have been submitted to the City.

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

Section 1. Zoning Classification. The Property is hereby declared to be zoned Planned Development District, Single Family-20 ("SF-20") (the "PD District").

Section 2. Uses. The base zoning district upon which the PD District is based is Single Family 20. The permitted uses shall be those uses described in the City's Code of Ordinances for SF-20 districts, except as same may be modified by the PD Concept Plan Exhibit "B", attached hereto, and as modified by Exhibit "C" ("Development Standards"), attached hereto.

Section 3. Minimum Standards. Standards for residential uses shall be those standards as set forth in the City of Bee Cave Ordinances and applicable to SF-20, except as they may be modified by this Ordinance and in particular the Development Standards attached hereto as Exhibit "C".

Section 4. Open Space Standards. The open space standards including public and private open space, preservation of natural features and open space allocation and preservation shall be as set forth in the Development Standards.

Section 5. PD Concept Plan. The PD Concept Plan is the concept plan attached hereto as Exhibit "B" and that is hereby approved in connection with the Development Standards. Provided however, that 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 (including NPS approval) is approved for such use and/or development in accordance with the terms and conditions of City's Code of Ordinances except as the same may be modified by the Development Standards.

Section 6. Site Plan and Plats. The site plan required by the City's Code of Ordinances shall be submitted for the Project as a whole. The site plan, and any revisions and amendments thereto, shall be reviewed and approved pursuant to the City's site plan ordinance that was in effect on January 19, 2011 and the Development Standards. The Landowners shall be required to replat this Property into single family lots in one or more phases in accordance with the Development Standards. Any changes to the Development Standards that are subsequently approved by the City Council as the result of a subsequent site plan or plat approval shall automatically amend the Development Standards contained in Exhibit "C" to the extent that the changes do not constitute a change in land use or zoning.

Section 7. PD Development Standards. The PD District Development Standards shall be as set forth in the Development Standards attached as Exhibit "C". In the event of any conflicts between the development standards applicable to a Single Family-20 District as described in the City's Zoning Ordinance or the NPS Ordinance, including height regulations, area regulations, yard size, maximum lot coverage, building size, building set-backs and parking regulations and the Development Standards, the Development Standards shall control.

Section 8. Hours of Operation. All permitted uses within the PD District regarding hours of operation shall be in accordance with the City's Zoning Regulations for Single Family 20 District.

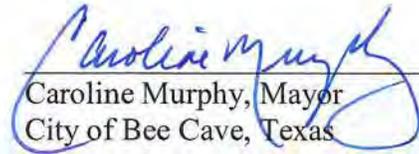
Section 9. Zoning Map. The City Administrator is hereby authorized and directed to note the zoning change on the official Zoning Map of the City of Bee Cave, Texas.

Section 10. Severability. 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 Zoning Ordinance or Zoning Map as a whole.

Section 11. Effective Date. This Ordinance shall take effect immediately from and after its passage. Provided however, that in the event that the Property that is the subject of this zoning ordinance does not convey to Taylor Morrison of Texas, Inc. or an affiliate entity owned or controlled by Taylor Morrison of Texas, Inc. on or before 6:00 pm on May 1, 2011, then this ordinance shall automatically terminate and the zoning of the Property established in Ordinance No. 07-03-13C shall constitute the zoning for this Property.

Section. 12. Violation. Any person, firm or corporation violating any of the provisions of this ordinance or the City of Bee Cave Code of Ordinances, as modified hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Bee Cave, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day of any such violation shall be deemed to constitute a separate offense, in accordance with Section 1.01.009 of the City's Code of Ordinances.

PASSED AND APPROVED this 8<sup>th</sup> day of February, 2011.

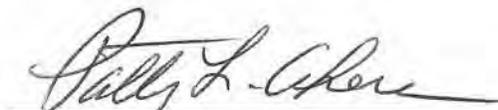
  
Caroline Murphy, Mayor  
City of Bee Cave, Texas

ATTEST:

  
Kaylynn Holloway, City Secretary  
City of Bee Cave, Texas

(SEAL)

APPROVED AS TO FORM:

  
Patty L. Akers, City Attorney  
City of Bee Cave, Texas

**EXHIBIT A**

**PROPERTY DESCRIPTION**

Lot 1, Block A, Ladera Ranch, a subdivision according to the plat recorded as Document No. 200700357, Official Public Records of Travis County, Texas.

The Property consists of approximately 82.818 acre tract of land additionally described and depicted on **Exhibit A-1** attached hereto and incorporated herein.

200700357

NOVEMBER 30, 2007

\$ 173.00

GRAPHIC SCALE

# FINAL PLAT OF LADERA RANCH



VICINITY MAP  
KENNETH C. MARGOLIS  
K.T.S.  
(36.171 ACRES)  
VOL 8730, PG. 739

JOHN F. SPILLMAN SR.  
(10.00 ACRES)  
DOC. NO. 2001126099

LIMITS - CITY OF BASE CAVE  
BASED ON CANCEN QS DATA (04/2006)  
S36°27'37"E 652.04'

GYRFALCON COVE  
50.00' R.O.W.

SPILLMAN RANCH  
PHASE ONE SECTION ONE  
FINAL PLAT  
DOC. NO. 200200274

SURVEYOR'S CERTIFICATION:  
KNOW ALL MEN THESE PRESENCE:

THAT I, MARK A. GENTRA, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WORK PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASE CAVE.

Mark A. Gentra 11-16-07



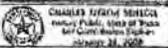
MARK A. GENTRA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5883  
BURY & PARTNERS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK A. GENTRA, LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16 DAY OF NOVEMBER, 2007.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON 03/31/2008



SHEET 1 OF 6

PL 1625\03\162503PL3.dwg\1/18/2007 10:33 AM\JWG:KJL

REPLAT OF THE HOME DEPOT ADDITION  
DOC. NO. 200200218

LOT 1, BLOCK B

HOME DEPOT BOULEVARD  
86.00' R.O.W.

LOT 1, BLOCK A

LIMITS - CITY OF BASE CAVE  
BASED ON CANCEN QS DATA (04/2006)  
S27°07'24"E 819.68'

APPROXIMATE SOUTHWEST CORNER OF THE A. STRANGE SURVEY NO. 294, ABSTRACT NO. 740 B INTERIOR ELL CORNER OF THE L & G.N.R.R. CO. SURVEY NO. 56, ABSTRACT NO. 2108 (BASED ON STRANGE COUNTY FAX RECORDS) N 100°56'53.45E (UD) 2.308182 ACRES (US)

TIM SKAGGS AND WIFE,  
BRENDA SKAGGS  
(44.811 ACRES)  
VOL 12007, PG. 1764

- LEGEND
- 1/2" IRON ROD FOUND, UNLESS OTHERWISE NOTED
  - IRON PIPE FOUND
  - 1/2" IRON ROD SET WITH CAP
  - BLOCK DESIGNATION
  - POINT OF BEGINNING
  - CAPED: CAPITAL AREA COUNCIL OF GOVERNMENTS



BEARING BASES NOTE THE BASIS OF BEARING IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83(83), CENTRAL ZONE UTILIZING MONUMENTS OF THE LORA HARRIS CONTROL NETWORK.

BLOCK 'A'  
LOT 1  
82.810 ACRES

PUBLIC UTILITY EASEMENT  
(SEE SHEETS 2-4 FOR DETAILS)

ABSTRACT No. 2108

SPILLMAN DEVELOPMENT GROUP  
(15.876 ACRES)  
DOC. NO. 2001126100

REMAINDER OF 484.975 ACRES  
EXECUTORS DISTRIBUTION DEED  
DOC. NO. 2001016510

AMENDED PLAT OF LOTS 33 & 34 BLOCK 'C' AND LOTS 1, 2, & 3 BLOCK 'E' SPILLMAN RANCH  
PHASE ONE, SECTION TWO FINAL PLAT  
DOC. NO. 200300174

SPILLMAN RANCH  
PHASE ONE SECTION ONE  
FINAL PLAT  
DOC. NO. 200200274

HERON BAY COVE  
50.00' R.O.W.

HELEN HAMPTON  
(3.763 ACRES)  
VOL. 12899, PG. 174

W.A. HUDSON  
(2.84 ACRES)  
VOL. 6609, PG. 1826

LOT 3  
TUSCANY SUBDIVISION  
DOC. NO. 200000058

FINAL PLAT OF LADERA RANCH

OWNER: PGG SUMMIT-LADERA RANCH L.P.  
111 CONGRESS PLAZA  
AUSTIN, TEXAS 78701

ACREAGE: 82.818 ACRES  
SURVEY: L & G.N.R.R. CO. SURVEY NO. 6, A-2108

NO. OF BLOCKS: 1  
NO. OF LOTS: 1  
NEW STREETS: 0

DATE: JANUARY 2007  
SURVEYOR: BURY + PARTNERS, INC.  
ENGINEER: BURY + PARTNERS, INC.

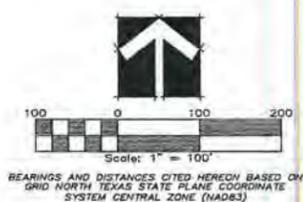
**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)329-0011 Fax (512)329-8525  
Bury+Partners, Inc. © Copyright 2007

FILED: DEPT. OF PUBLIC SAFETY, AUSTIN, TEXAS, PROJECT NO. 1625-03, PLAN: 162503PL3.DWG

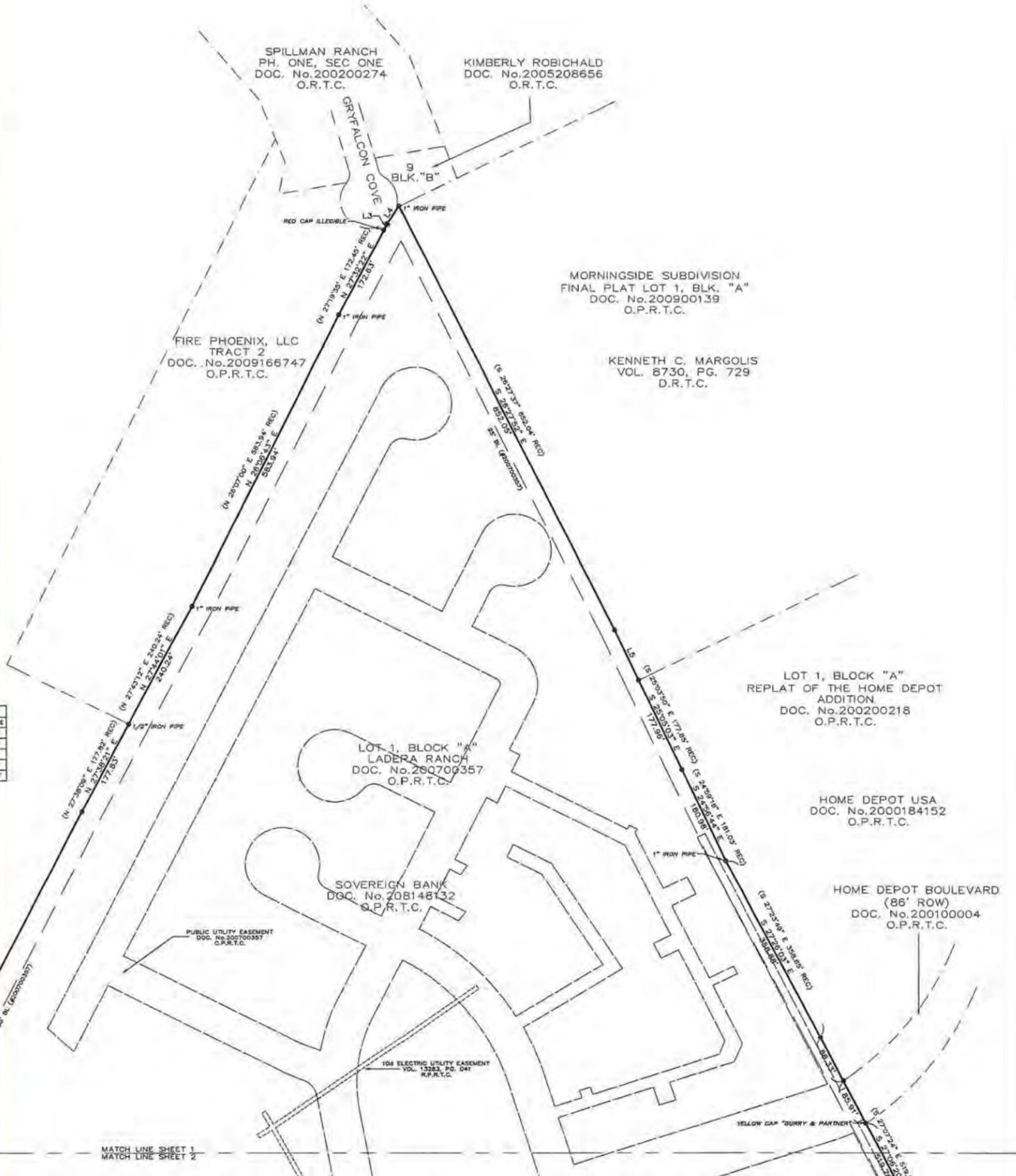
EXHIBIT A-1



LOT 1, BLOCK "A", FINAL PLAT OF LADERA RANCH, ACORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 200700357, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



BEARINGS AND DISTANCES CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (NAD83)



LINE TABLE			RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N 84°32'27\"	45.54'	L1	N 84°32'27\"	44.83'
L2	N 87°45'58\"	78.05'	L2	N 87°45'28\"	77.84'
L3	N 27°40'44\"	11.84'	L3	N 27°28'08\"	12.07'
L4	N 37°57'54\"	37.82'	L4	N 34°08'20\"	36.00'
L5	S 27°58'28\"	99.83'	L5	S 27°04'28\"	105.10'

SPILLMAN  
DOC. No. 201016510  
O.P.R.T.C.

FIRE PHOENIX, LLC  
TRACT 2  
DOC. No. 2009166747  
O.P.R.T.C.

SPILLMAN RANCH  
PH. ONE, SEC ONE  
DOC. No. 200200274  
O.R.T.C.

KIMBERLY ROBICHALD  
DOC. No. 2005208656  
O.R.T.C.

MORNINGSIDE SUBDIVISION  
FINAL PLAT LOT 1, BLK. "A"  
DOC. No. 200900139  
O.P.R.T.C.

KENNETH C. MARGOLIS  
VOL. 8730, PG. 729  
D.R.T.C.

LOT 1, BLOCK "A"  
REPLAT OF THE HOME DEPOT  
ADDITION  
DOC. No. 200200218  
O.P.R.T.C.

HOME DEPOT USA  
DOC. No. 2000184152  
O.P.R.T.C.

HOME DEPOT BOULEVARD  
(86' ROW)  
DOC. No. 200100004  
O.P.R.T.C.

LOT 1, BLOCK "A"  
LADERA RANCH  
DOC. No. 200700357  
O.P.R.T.C.

SOVEREIGN BANK  
DOC. No. 208148132  
O.P.R.T.C.

PUBLIC UTILITY EASEMENT  
DOC. No. 200700357  
O.P.R.T.C.

108 ELECTRIC UTILITY EASEMENT  
VOL. 13283, PG. 041  
O.P.R.T.C.

MATCH LINE SHEET 1  
MATCH LINE SHEET 2

**RESTRICTIVE COVENANTS:**  
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT O.F. NO. 1018779-COM PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE NOVEMBER 23, 2010, AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RESEARCH WAS PERFORMED BY CASTLEBERRY SURVEYING, LTD.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD (ITEMIZED BELOW) - DOCUMENT NUMBER 200700357 (PLAT), OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, DISABILITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. (SUBJECT TO)
2. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN DOCUMENT NUMBER 200700357, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (SUBJECT TO AS SHOWN)
3. A 2.510 ACRE STRIP OF LAND DEDICATED TO R.O.W. PURPOSES AS SHOWN ON THE PLAT AND DEDICATION RECORDED IN DOCUMENT NUMBER 200700357, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (SUBJECT TO AS SHOWN)
4. EASEMENT RECORDED IN VOLUME 12010, PAGE 589, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, TO CITY OF AUSTIN FOR ELECTRIC UTILITY. (SUBJECT TO AS SHOWN)
5. EASEMENT RECORDED IN VOLUME 13283, PAGE 41, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, TO CITY OF AUSTIN FOR ELECTRIC UTILITY. (SUBJECT TO AS SHOWN)
6. AFFIDAVIT TO THE PUBLIC REGARDING AN SURFACE APPLICATION SYSTEM AS RECORDED IN DOCUMENT NUMBER 1989144023, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (SUBJECT TO)
7. MINERAL AND/OR ROYALTY INTEREST RECORDED IN VOLUME 1346, PAGE 189, DEED RECORDS, TRAVIS COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT.
8. EASEMENT RECORDED IN VOLUME 2786, PAGE 491, DEED RECORDS, TRAVIS COUNTY, TEXAS FOR ROAD PURPOSES. (AS SHOWN)
9. PUBLIC ROADWAY DEDICATION DATED NOVEMBER 23, 1971, AND RECORDED IN VOLUME 4219, PAGE 2254, DEED RECORD, TRAVIS COUNTY, TEXAS. (AS SHOWN)
10. EASEMENT RECORDED IN VOLUME 3715, PAGE 544 AND VOLUME 4219, PAGE 1445, DEED RECORDS, TRAVIS COUNTY, TEXAS FOR ACCESS EASEMENTS. (SUBJECT TO AS SHOWN)
11. THE TERMS, CONDITIONS AND STIPULATIONS OF THE LEASE AGREEMENT REFERENCED BY THAT SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 200704147, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. LESSOR: PCO SUMMIT-LADERA RANCH, L.P. LESSEE: EDWARD A. MORGAN (SUBJECT TO)
12. RIGHT TO REMOVE IMPROVEMENTS BY EDWARD A. MORGAN AS RESERVED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 200704147, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (SUBJECT TO)



**NOTE:**  
**RECORD CALLS:**  
(X XXX'XXX" X XXX.XX' CALL - REC)  
BEARING/DISTANCE/DEED REFERENCE  
**DEED REFERENCE:**  
REC - DOC. No. 200700357 O.P.R.T.C.

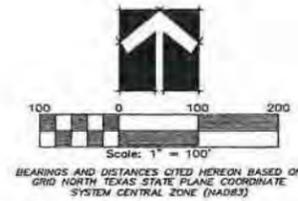
LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "CS, LTD"
⊙	COTTON SPINDLE FOUND
DR	D.E.D. RECORDS TRAVIS CO.
DR	D.E.D. RECORDS TRAVIS CO.
DR	PLAT RECORDS TRAVIS CO.

SHEET 02 OF 13

**Castleberry Surveying, Ltd.**  
3813 Williams Drive, Suite 203 - Georgetown, Texas 78628  
(512) 930-1600 / (512) 930-9389 fax  
www.castleberrysurveying.com

SHEET  
1  
OF  
2

LOT 1, BLOCK "A", FINAL PLAT OF LADERA RANCH, ACORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 200700357, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



LOT 1, BLOCK "B"  
REPLAT OF THE HOME DEPOT  
ADDITION  
DOC. No.200200218  
O.P.R.T.C.

HOME DEPOT USA  
DOC. No.2000184152  
O.P.R.T.C.

LOT 1, BLOCK "A"  
LADERA RANCH  
DOC. No.200700357  
O.P.R.T.C.

SOVEREIGN BANK  
DOC. No.206148132  
O.P.R.T.C.

LOT 1, BLOCK "A"  
MOUNTAIN LAUREL  
SUBDIVISION  
DOC. No.20090016  
O.P.R.T.C.

CCNG REAL ESTATE  
INVESTORS II, LP  
DOC. No.206123897  
O.P.R.T.C.

LOT 4, BLOCK "A"  
BEE CAVE PARKWAY  
DOC. No.2009014070  
O.P.R.T.C.

HELEN HAMPTON  
VOL. 12899, PG. 174  
D.R.T.C.

TIM SKAGGS, et ux  
DOC. No.2007183944  
O.P.R.T.C.

LINE TABLE			RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N 84°28'30" W	45.24'	L1	N 84°28'30" W	44.99'
L2	N 82°44'58" W	78.00'	L2	N 82°44'58" W	77.84'
L3	N 24°02'44" E	11.84'	L3	N 24°02'44" E	12.07'
L4	N 32°57'54" E	37.80'	L4	N 32°57'54" E	38.06'
L5	S 28°08'18" E	98.80'	L5	S 28°08'18" E	100.10'



**NOTE:**  
RECORD CALLS:  
(X XXXXX'X' X XXXXX' CALL - REC)  
BEARING/DISTANCE/DEED REFERENCE  
DEED REFERENCE:  
REC - DOC. No.200700357 O.P.R.T.C.

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/ YELLOW PLASTIC CAP "OS, LTD"
★	COTTON SPIGULE FOUND
D.A.T.C.	DEED RECORDS TRAVIS CO.
D.A.T.C.	OFFICIAL RECORDS TRAVIS CO.
O.P.R.T.C.	PLAT RECORDS TRAVIS CO.

**Castleberry Surveying, Ltd.**  
3913 Williams Drive, Suite 803 - Georgetown, Texas 78628  
(512) 830-1800 / (512) 930-8388 fax  
www.castleberry-surveying.com

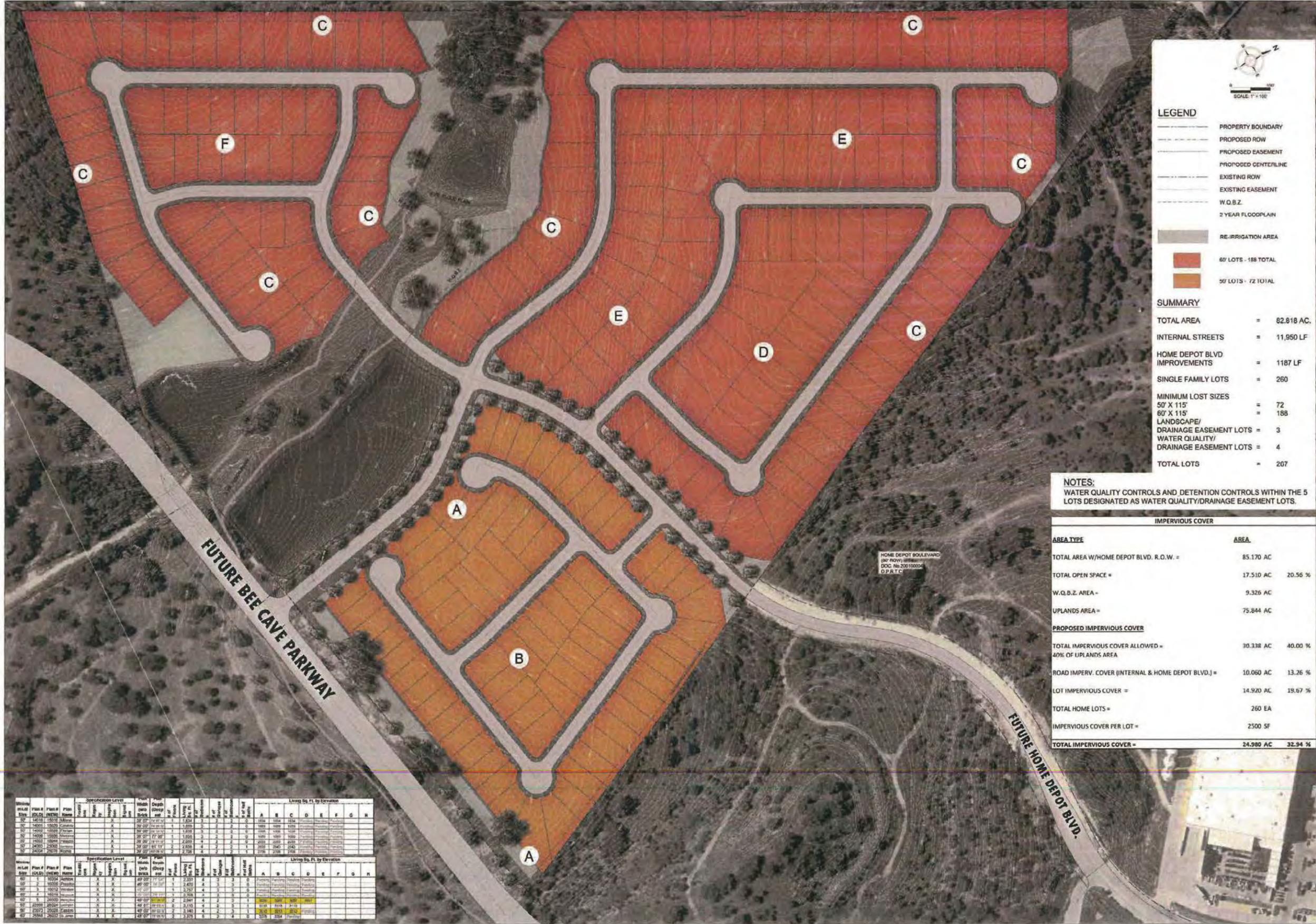
F:\10266 Ladera Ranch\PLANSET\CONCEPT PLANS\RECORDED PLAT.dwg, 2/20/11 3:47:28 PM, MWV, MWV











**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED ROW
- PROPOSED EASEMENT
- PROPOSED CENTERLINE
- EXISTING ROW
- EXISTING EASEMENT
- W.Q.B.Z.
- 2 YEAR FLOODPLAIN
- RE-IRRIGATION AREA
- 60' LOTS - 188 TOTAL
- 50' LOTS - 72 TOTAL

**SUMMARY**

TOTAL AREA	=	82,818 AC.
INTERNAL STREETS	=	11,950 LF
HOME DEPOT BLVD IMPROVEMENTS	=	1187 LF
SINGLE FAMILY LOTS	=	260
MINIMUM LOTS SIZES	=	72
50' X 115'	=	188
LANDSCAPE/ DRAINAGE EASEMENT LOTS	=	3
WATER QUALITY/ DRAINAGE EASEMENT LOTS	=	4
TOTAL LOTS	=	207

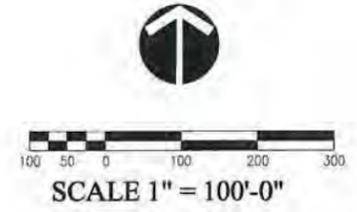
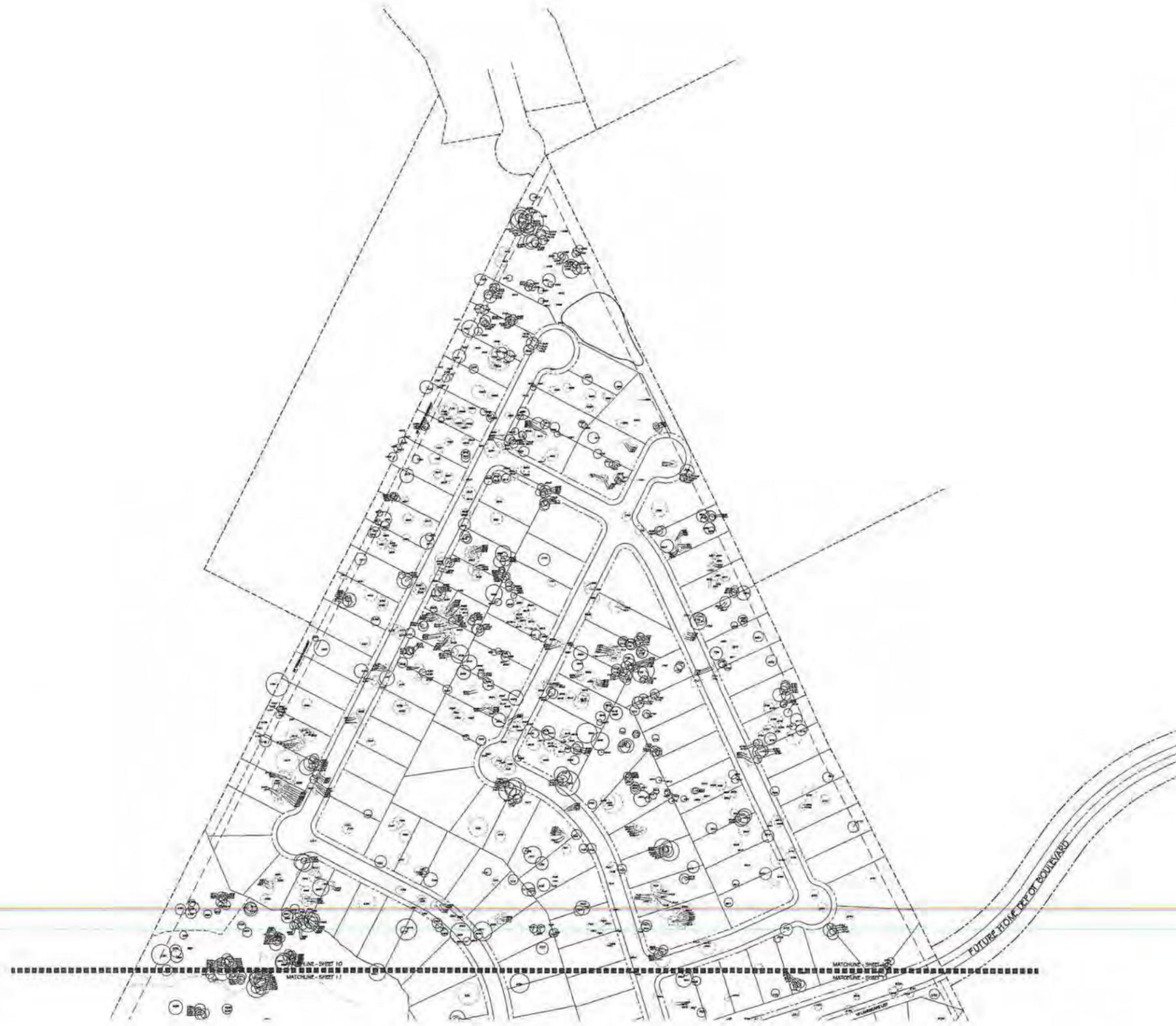
**NOTES:**  
WATER QUALITY CONTROLS AND DETENTION CONTROLS WITHIN THE 5 LOTS DESIGNATED AS WATER QUALITY/DRAINAGE EASEMENT LOTS.

**IMPERVIOUS COVER**

AREA TYPE	AREA	
TOTAL AREA W/HOME DEPOT BLVD. R.O.W. =	85.170 AC	
TOTAL OPEN SPACE =	17.510 AC	20.56 %
W.Q.B.Z. AREA =	9.326 AC	
UPLANDS AREA =	75.844 AC	
<b>PROPOSED IMPERVIOUS COVER</b>		
TOTAL IMPERVIOUS COVER ALLOWED = 40% OF UPLANDS AREA	30.338 AC	40.00 %
ROAD IMPERV. COVER (INTERNAL & HOME DEPOT BLVD.) =	10.060 AC	13.26 %
LOT IMPERVIOUS COVER =	14.920 AC	19.67 %
TOTAL HOME LOTS =	260 EA	
IMPERVIOUS COVER PER LOT =	2500 SF	
<b>TOTAL IMPERVIOUS COVER =</b>	<b>24.980 AC</b>	<b>32.94 %</b>

Min/Max	Plan #	Plan #	Plan #	Spec/Condition Level	Foot	Foot	Width	Depth	Living Sq. Ft. by Elevation	A	B	C	D	E	F	G	H
Min/Max	Plan #	Plan #	Plan #	Spec/Condition Level	Foot	Foot	Width	Depth	Living Sq. Ft. by Elevation	A	B	C	D	E	F	G	H
14610	14610	14610	14610	1	1	1	1	1	1	1	1	1	1	1	1	1	1
14611	14611	14611	14611	1	1	1	1	1	1	1	1	1	1	1	1	1	1
14612	14612	14612	14612	1	1	1	1	1	1	1	1	1	1	1	1	1	1
14613	14613	14613	14613	1	1	1	1	1	1	1	1	1	1	1	1	1	1
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**LEGEND**

	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING TREE ALREADY REMOVED

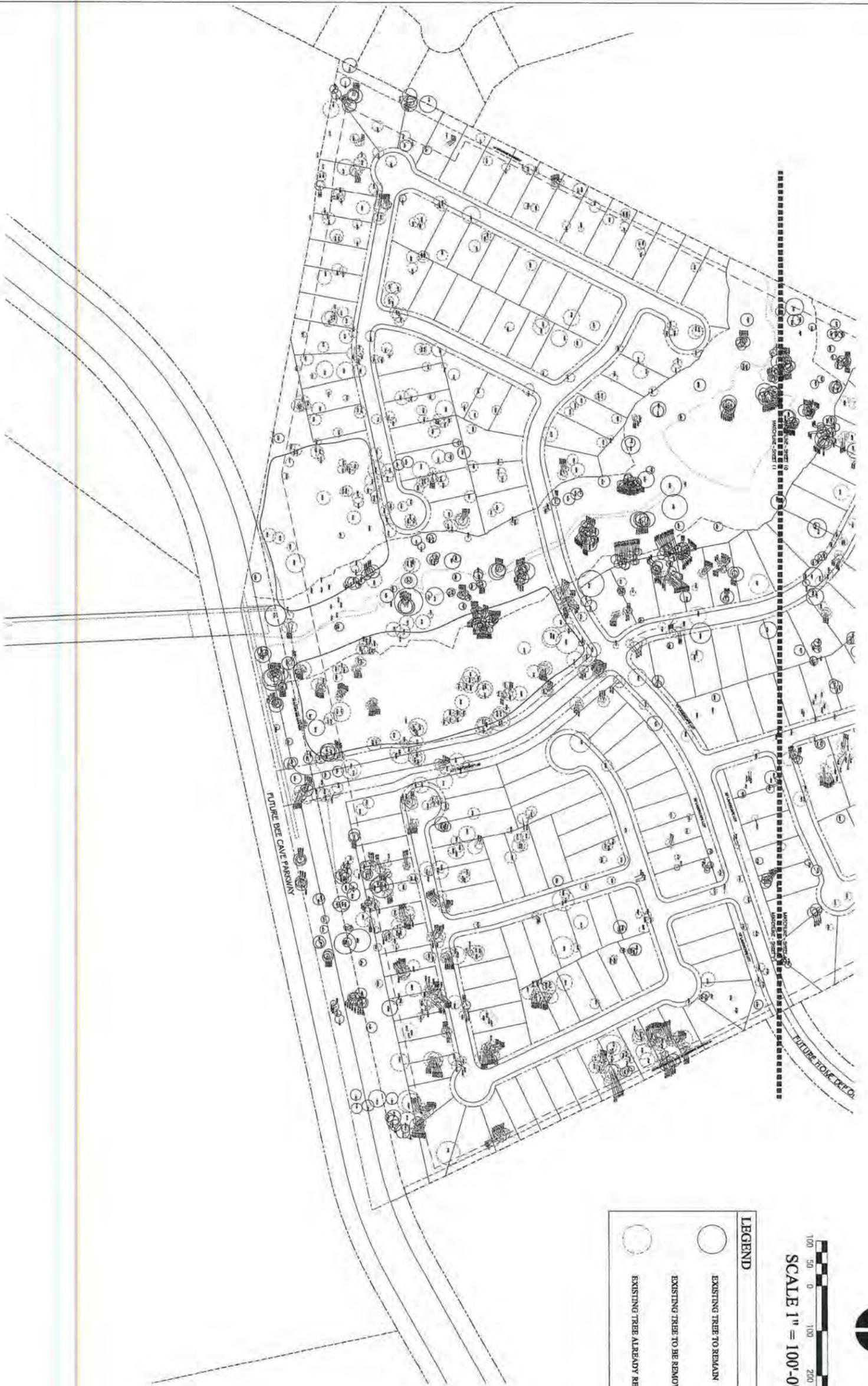
**LEE AND ASSOCIATES**  
 8127 MESA DRIVE  
 B206-320  
 AUSTIN, TEXAS 78759  
 (512) 545-8477  
 www.leeandassociates.com

Revision Block		
No.	By	Date

DATE	2-4-2011
PROJ. NO.	1044
FILE NAME	1044ENG PLAN
XREF	
XREF	

**LADERA RANCH**  
 BEE CAVE, TEXAS  
 TREE PROTECTION PLAN

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**LEGEND**

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE ALREADY REMOVED



**LADERA RANCH**  
BEE CAVE, TEXAS  
**TREE PROTECTION PLAN**

DATE	2-4-2011
PROJ. NO.	1044
FILE NAME	1044ENG PLAN
XREF	
XREF	

Revision Block			
No.	By	Date	Comments



**LFB AND ASSOCIATES**  
1827 JENNA DRIVE  
AUSTIN, TEXAS 78758  
(512) 346-8477  
www.lfbassociates.com





**Exhibit “C”  
to Ladera Ranch Zoning Ordinance**

**DEVELOPMENT STANDARDS**

The following Development Standards shall be applicable within this Planned Development District – Single Family 20 (“SF-20”). 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 Single Family-20 and with all other City zoning and subdivision and requirements in effect on January 19, 2011, except as modified by these Development Standards. Capitalized terms contained herein shall be defined as indicated in this Ordinance and these 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**

This Project covers the approximate 82.818 acre tract of Property commonly referred to as Ladera Ranch, located within the City of Bee Cave at Home Depot Boulevard. The base zoning of SF-20 reduces density from the previously approved PD-SF-A zoning for the Property and is consistent with the City's 2009 Comprehensive Plan designation of Medium Density Residential for this Property. The intent for Ladera Ranch is to incorporate development standards consistent with the high standards utilized in Falconhead West by Taylor Morrison, its affiliates and other homebuilders. The Project shall be designed and constructed as a single-family detached residential development including up to a maximum of 260 residential lots, together with open space, amenity, water quality and detention facilities, and accessory uses, as generally depicted on the Concept Plan.

**2. Size of Lots.**

- (a) Minimum Lot Area: Approximately 5,500 Square Feet per Lot.
- (b) Minimum Lot Width: Fifty Feet (50').
- (c) Minimum Front Yard: Twenty Feet (20').
- (d) Minimum Side Yard: Five Feet (5') for each Side.
- (e) Minimum Side Yard Adjacent to a Street: Fifteen Feet (15') to ROW.
- (f) Minimum Rear Yard: Five Feet (5').
- (g) Minimum Rear Yard Adjacent to a Street: Five Feet (5').
- (h) Minimum Yard Adjacent to Bee Cave Parkway: Seventy-Five Feet (75') to ROW.

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

(a) Impervious Cover. Impervious cover for the project described herein shall not exceed 40%. This 40% impervious cover limitation shall include impervious cover created by the construction of the extension of Home Depot Blvd. on property adjoining the Project as depicted in the Concept Plan. Impervious coverage calculations for the Project shall exclude water quality control and detention facilities constructed in connection with the Project, including, but not limited to a re-irrigation pond and related facilities so long as such facilities are not constructed with liners. Impervious cover calculations for the Project shall not take into account the impervious surfaces included within the right-of-way of the proposed Bee Cave Parkway. The limits of water quality and detention facilities may be recaptured in the Net Site Area calculations.

(b) Pollutant Removal Efficiency. The Project shall achieve an overall 90% pollutant removal efficiency. Water quality and drainage conveyance features from streets and proposed drainage facilities may be satisfied by any City of Bee Cave or City of Austin approved best management practice to achieve the 90% pollutant removal efficiency which may include multiple BMP in series.

(c) Maintenance. BMPs and water quality controls such as vegetative filter strips (“VFS”) and areas identified for re-irrigation shall be located within easements or on property owned and controlled by a Home Owner’s Association who shall be responsible for maintenance and compliance with the water quality and storm water detention requirements for the Project. If any such BMPs or water quality controls or re-irrigation areas are intended to be located within the boundary of an individual lot, the plat of the Project shall provide restrictions sufficient to guarantee that such areas will be used for water quality or storm water purposes and that such restrictions may not be altered without the approval of the City of Bee Cave.

**4. Set Backs and Buffer Zones**

(a) Water quality, detention, retention and re-irrigation ponds and improvements, utilities, signage, landscaping, grading and related improvements for the Project may be constructed within the Bee Cave Parkway setback area and all other setback areas.

(b) Project water quality and detention ponds may be located within the water quality buffer zone and other areas as generally depicted on the Concept Plan.

(c) Re-irrigation areas (i) are allowed in the uplands waterway water quality buffer zone, (ii) are not required to have a downstream buffer zone, (iii) may be located on slopes up to 12.5% (instead of 10%), and (iv) may be located within easements adjacent to the boundary of the Project but not including Bee Cave Parkway Right of Way or Slope Easements. Re-irrigation of VFS areas is authorized so long as such irrigation does not adversely impact the treatment capacity of such areas.

(d) Water quality and storm water Development Standards permitted herein such as re-irrigation in the setbacks and within the water quality buffer zones or re-irrigation of slopes up to 12.5% are only authorized to the extent that the Project can achieve an overall pollutant removal efficiency of 90%. In the event that the Project cannot demonstrate (at site plan approval) 90% percent removal efficiency, developer shall be required to modify the Project to achieve the required performance requirements for water quality and/or storm water management.

(e) Boundary grading is allowed to reroute offsite rainwater runoff. Such grading may be rock lined and designed in a trapezoidal shape for cross sections with 3:1 side slopes (or as otherwise permitted under City of Austin Criteria Manual). A diversion swale is authorized for construction within the Bee Cave Parkway 75 foot setback. Such storm water discharge from the Project site shall not be erosive or exceed 6 cfs.

**5. Construction Standards.**

Homes shall be constructed materially in compliance with the elevations as depicted in the Concept Plan. Hardiplank may be used only for non-masonry portions of elevations on the second floor of buildings and only on structure surfaces that do not face streets, open space or a golf course.

**6. Water Quality Buffer Zone.**

The uses within the water quality buffer zone depicted on the Concept Plan are permitted, including: Open space, trails, water quality, detention and re-irrigation, one roadway crossing, and gravity wastewater lines. At the time of development, the developer of the Project will attempt to return the waterway within the water quality buffer zone to its natural state. All area removed from the water quality buffer zone because of the stream restoration will be included within the Net Site Area.

**7. Home Depot Boulevard Improvements.**

The Home Depot Blvd Extension (including streets, curbs and gutters) permitted to be constructed under the previous Development Agreement approved for Ladera Ranch may be gradually narrowed from 60' in width to 30' in width as depicted on the Concept Plan. However, any new utilities hereafter constructed within the Home Depot Boulevard Extension shall be constructed on the edges of the right of way consistent with utility locations within the rest of the Home Depot Blvd to allow for future expansion of the roadway.

**8. Parkland Dedication.**

In recognition that the Project will contain open space and related amenities, the City waives the parkland dedication requirements.

**9. Landscaping.**

The City recognizes that previous developers of this Property conducted a Tree Survey and conducted tree clearing activities based upon the survey attached to the Site and Non-Point Source Control Permit Plans for Ladera Ranch submitted to the City as of May 25, 2007 (the "Existing Tree Survey") in anticipation of development which did not occur. The minimum required tree preservation and protected and specimen tree provisions of City Ordinance 32.05.002(e) shall apply to trees within the Project with a caliper of six inches (6") or larger (instead of trees with a caliper of four inches (4") or larger) in accordance with the Existing Tree Survey. Future Tree Surveys are not required to identify trees with a caliper of less than six inches (6"). All other landscaping shall be in compliance with City Ordinances.

**10. Waiver of Traffic Impact Analysis.**

The requirement to provide a traffic impact analysis for the Project is waived.

**11. Other Provisions.**

(a) Sidewalks. Sidewalks shall be constructed in the streets along one side of portions of streets located adjacent to residential lots.

(b) Fiscal Security. The posting of fiscal security for construction of public improvements shall not be required if such improvements are constructed and accepted or approved by the City of Bee Cave prior to recording of the final plat covering such public improvements.

(c) Permit Issuance. Building permits may be issued prior to construction of all public improvements or recording of the final plat for the applicable portion of the Project; provided, however, that (i) all weather roads, (ii) pressurized water lines with sufficient fire flow capacity, and (iii) water quality and detention facilities, intended to serve the land covered by the building permit shall be functioning and substantially complete. Certificates of occupancy may not be issued until all required public improvements are constructed and the final plat is recorded.

(d) Fee Credit. Any tree mitigation fees received by the City of Bee Cave relating to the Property prior to the date of this Ordinance, and in particular the \$91,405.00 landscape/tree mitigation fee paid to the City prior to the date of this Ordinance, will be credited against any such fees due to the City for the Project after the date of this Ordinance.

(e) Road Inspection Fees. City road inspection fees shall not be required for Bee Cave Parkway and for other roads within the Project the road inspection fee shall be limited to the actual costs of the inspection fees based upon the city engineer's invoice, but in

no event shall such inspection fees exceed the amount of \$150,000.00 for the entire Project.

(f) Underground Utilities. Utilities located within the Project shall be buried.

(g) Discrepancies. In the event that a discrepancy occurs between what is depicted on the Concept Plan and these Development Standards, these Development Standards shall apply.

(h) Signage. Signage that may be depicted on the Concept Plan or on the Elevations is not approved by these Development Standards.

(i) Lot Layout. Although the Project intends to layout and develop up to 260 lots, the layout and approval of such lots is not authorized by these Development Standards. Rather the approval and layout of the lots must comply with the City's subdivision ordinance requirements as modified by these Development Standards and will be approved in the ordinary course of subdivision approval. Any depiction of the location of the residential lots within the Concept Plan is for illustrative purposes only.