

ORDINANCE NO. 81

AN ORDINANCE AMENDING ZONING ORDINANCE 71 FOR LADERA RANCH TO DELETE THE EXPIRATION DATE FOR THE CURRENT PLANNED DEVELOPMENT DISTRICT RESIDENTIAL ZONING (“SF-20”) AND TO AMEND THE CONCEPT PLAN FOR SUCH PLANNED DEVELOPMENT DISTRICT ATTACHED AS EXHIBIT “B”; THE PROPOSED AMENDMENT 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; 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 Zoning Ordinance No. 71 be amended in order to delete the expiration date associated with Ordinance No. 71 and to amend the Concept Plan approved therein; 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, a complete application for amendment of Zoning Ordinance No. 71 consisting of an amended 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 Ordinance and Concept Plan Amendments

A. Section 11, Effective Date, of Ordinance No. 71 is hereby deleted in its entirety and the following language shall be substituted for Section 11 of Ordinance 71 as follows: “This Ordinance shall take effect immediately from and after its passage.”

B. The Concept plan attached to Ordinance No. 71 as Exhibit "B" is hereby amended, but only as to the changes reflected in Exhibit "B" of this ordinance which is attached hereto and incorporated herein by reference, which Concept Plan amendment relocates the entry drive to the project on Bee Cave Parkway.

C. All other provisions, conditions, exhibits and requirements of Ordinance No. 71 shall remain unchanged.

Section 2. 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 3. Effective Date. This Ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED this 12 day of April, 2011.



Jack McCool, Mayor Pro Tem
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.

FINAL PLAT OF LADERA RANCH



VICINITY MAP
N.T.S.
KENNETH C. MARGOLIS
(36.171 ACRES)
VOL. 8730, PG. 729

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

LIMITS - CITY OF BEE CAVE
BASED ON CAPCOG GIS DATA (04/2006)
S26°27'37"E 852.04'

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 PRESENTS:

THAT I, MARK A. ZIENTEK, 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 WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BEE CAVE.

Mark A. Zientek 11-14-07
MARK A. ZIENTEK DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5683
BURY & PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

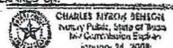


STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK A. ZIENTEK, 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 DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON



SHEET
1
OF 6

REPLAT OF THE HOME DEPOT
ADDITION
LOT 1, BLOCK B
DOC. NO. 200200218

HOME DEPOT
BOULEVARD
86.00' ROW

LOT 1, BLOCK A

LIMITS - CITY OF BEE CAVE
BASED ON CAPCOG GIS DATA (04/2006)
L10 L11 L12 L13

BLOCK "A"
LOT 1
82.818 ACRES

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

REMAINDER OF 464.975 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

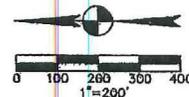
SPILLMAN RANCH
PHASE ONE SECTION ONE
FINAL PLAT
DOC. NO. 200200274

HERON BAY
COVE
50.00' R.O.W.

APPROXIMATE SOUTHWEST CORNER OF THE
A. STRAHLE SURVEY NO. 594, ABSTRACT NO. 760
& INTERIOR ELL CORNER OF THE
L. & G.N.R.R. CO. SURVEY NO. 52, ABSTRACT NO. 2108
(BASED ON TRAVIS COUNTY TAX RECORDS)
N: 160856531.452 (US)
E: 3046168.092 (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
 - P.O.B. POINT OF BEGINNING
 - CAPCOG CAPITAL AREA COUNCIL OF GOVERNMENTS



BEARING BASIS NOTE: THE BASIS OF BEARING IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83(93), CENTRAL ZONE UTILIZING MONUMENTS OF THE LCRA HARN CONTROL NETWORK.

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

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

LOT 3
TUSCANY SUBDIVISION
DOC. NO. 200000069

FINAL PLAT OF LADERA RANCH
OWNER: POG SUMMIT-LADERA RANCH LP.
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.

F.E.D. NOTEPN 07-48(HBB) DRAWN BY HBB APPROVED BY JTB PROJECT NO. 1655-03 FILE H:\1655\03\165503PL3.dwg

b Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0025
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NOVEMBER 30, 2007 200700357 \$ 173.60

EXHIBIT A-1

