

ORDINANCE NO. 124

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2008-11 (ADOPTED ON OCTOBER 14, 2008) FOR THE DEVELOPMENT KNOWN AS MOUNTAIN LAUREL WHICH LAND IS LOCATED AT HIGHWAY 71 AND HAMILTON POOL ROAD, IN THE CITY OF BEE CAVE, TEXAS FOR A PORTION OF THE PROPERTY DESCRIBED IN SAID ORDINANCE AND WHICH PORTION IS DESCRIBED IN EXHIBIT "A", ATTACHED HERETO; WHICH PROPERTY IS CURRENTLY ZONED NEIGHBORHOOD SERVICES PLANNED DEVELOPMENT DISTRICT; AMENDING THE CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY DESCRIBED IN EXHIBIT "A" AND ONLY INSOFAR AS THE AMENDED CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT "B" AND THE AMENDED DEVELOPMENT STANDARDS ATTACHED HERETO AS EXHIBIT "C", ARE INCONSISTENT WITH THE CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED IN ORDINANCE NO. 2008-11; APPROVING ELEVATIONS DEPICTED IN EXHIBIT "D", ATTACHED HERETO; 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. 2008-11 should be amended as set forth herein; and

WHEREAS, 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; and

WHEREAS, the amendments requested by Applicant for the portion of the Property described in Exhibit "A" are consistent with the City's requirements applicable to planned development districts and are also consistent with the development standards and uses applicable to the portion of the property that is not being amended by this Ordinance;

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

SECTION 1. That Ordinance No. 2008-11 is hereby amended only as to the Property described in Exhibit A, which is attached hereto and incorporated herein. The Amended Concept

Plan which is attached hereto as Exhibit "B" and the Amended Development Standards, which is attached hereto as Exhibit "C", are also only applicable to the Property described in Exhibit "A". Development Standards contained in Ordinance 2008-11 which are not inconsistent with the Development Standards attached hereto continue to provide Development Standards applicable to the Property described in Exhibit "A". The elevations attached hereto as Exhibit "D" are hereby approved for Proposed Lot 1A and Proposed Lot 1E.

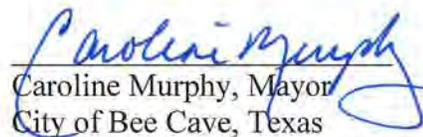
SECTION 2. Any lots that may be shown on the Concept Plan are not approved as part of this Ordinance. The location of lots will be considered as part of future City approvals associated with site plan approval, development plat approval or subdivision plat approval as applicable. The configuration and location of the lots or building areas as shown on the Concept Plan is for illustrative purposes and the Concept Plan shall not control or mandate the location, configuration, or concentration of lots within the Property. The City's Subdivision Ordinance, except as expressly modified herein, shall control the configuration, location and concentration of lots within the Property and approval of the configuration, location and concentration of the lots will occur within the City's ordinary process for subdivision and plat approval.

SECTION 3. That all remaining terms, provisions and requirements of Ordinance 2008-11 shall remain in full force and effect as to the Property described in Exhibit "A" except as same may be amended by this Ordinance.

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 Zoning regulations of the City of Bee Cave Code of Ordinances and the Zoning Map as a whole.

SECTION 4. 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 25th day of September, 2012.

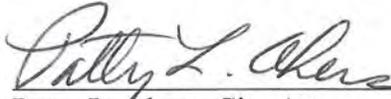

Caroline Murphy, Mayor
City of Bee Cave, Texas

ATTEST:


Kaylynn Holloway, City Secretary
City of Bee Cave, Texas

(SEAL)

APPROVED AS TO FORM:

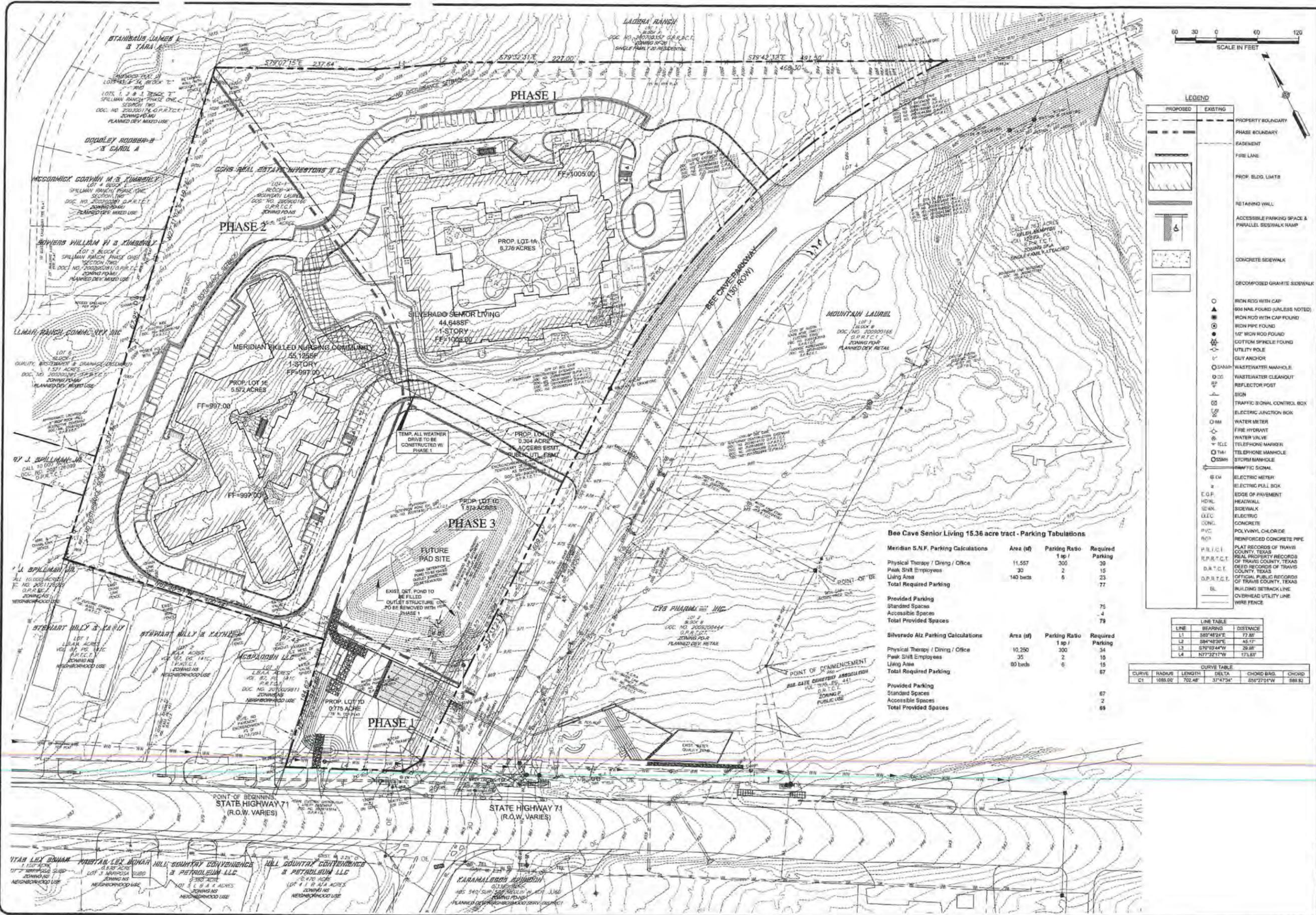
A handwritten signature in cursive script, reading "Patty L. Akers". The signature is written in black ink and is positioned above a horizontal line.

Patty L. Akers, City Attorney
City of Bee Cave

EXHIBIT "A"
Description of Tract 1 (15.364 acre tract)

Lot 1, Block 'A'
Mountain Laurel Subdivision
Document No. 200900166 OPRTCTx
15.36 Acres

EXHIBIT "B"
Amended Concept Plan



LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	PHASE BOUNDARY
---	---	EASEMENT
---	---	FIRE LANE
---	---	PROR. BLDG. LIMITS
---	---	RETAINING WALL
---	---	ACCESSIBLE PARKING SPACE & PARALLEL SIDEWALK RAMP
---	---	CONCRETE SIDEWALK
---	---	DECOMPOSED GRANITE SIDEWALK
○	○	IRON ROD WITH CAP
●	●	IRON ROD WITH CAP FOUND (UNLESS NOTED)
○	○	IRON PIPE FOUND
○	○	1/2" IRON ROD FOUND
○	○	COTTON SPINDLE FOUND
○	○	UTILITY POLE
○	○	GUY ANCHOR
○	○	WASTEWATER MANHOLE
○	○	WASTEWATER CLEANOUT
○	○	REFLECTOR POST
○	○	SIGN
○	○	TRAFFIC SIGNAL CONTROL BOX
○	○	ELECTRIC JUNCTION BOX
○	○	WATER METER
○	○	FIRE HYDRANT
○	○	WATER VALVE
○	○	TELEPHONE MARKER
○	○	TELEPHONE MANHOLE
○	○	STORM MANHOLE
○	○	TRAFFIC SIGNAL
○	○	ELECTRIC METER
○	○	ELECTRIC PULL BOX
○	○	EDGE OF PAVEMENT
○	○	HEATWALL
○	○	SIDEWALK
○	○	ELECTRIC
○	○	CONCRETE
○	○	POLYVINYL CHLORIDE
○	○	REINFORCED CONCRETE PIPE
○	○	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
○	○	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
○	○	DEED RECORDS OF TRAVIS COUNTY, TEXAS
○	○	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
○	○	BUILDING SETBACK LINE
○	○	OVERHEAD UTILITY LINE
○	○	WIRE FENCE

Bee Cave Senior Living 15.36 acre tract - Parking Tabulations

Meridian S.N.F. Parking Calculations

Area (sf)	Parking Ratio	Required Parking
Physical Therapy / Dining / Office	1 sp / 300	36
Peak Shift Employees	2	15
Living Area	6	23
Total Required Parking		77
Provided Parking		75
Standard Spaces		75
Accessible Spaces		4
Total Provided Spaces		79

Silverado Aiz Parking Calculations

Area (sf)	Parking Ratio	Required Parking
Physical Therapy / Dining / Office	1 sp / 300	34
Peak Shift Employees	2	15
Living Area	6	15
Total Required Parking		67
Provided Parking		67
Standard Spaces		67
Accessible Spaces		2
Total Provided Spaces		69

LINE TABLE

LINE	BEARING	DISTANCE
L1	S84°42'0"E	77.89'
L2	S84°42'0"E	45.17'
L3	S70°34'4"W	29.88'
L4	N71°32'11"W	173.87'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BLDG.	CHORD
C1	1085.00'	702.48'	37°47'34"	586°27'01"W	588.92'

**BEE CAVE SENIOR LIVING
CONCEPT PLAN**

REVISIONS

NO.	DATE	DESCRIPTION

DATE DESIGNED BY: DWR
DATE DRAWN BY: DWR
DATE CHECKED BY: DWR
DATE ASST. OF CREW/DATE:

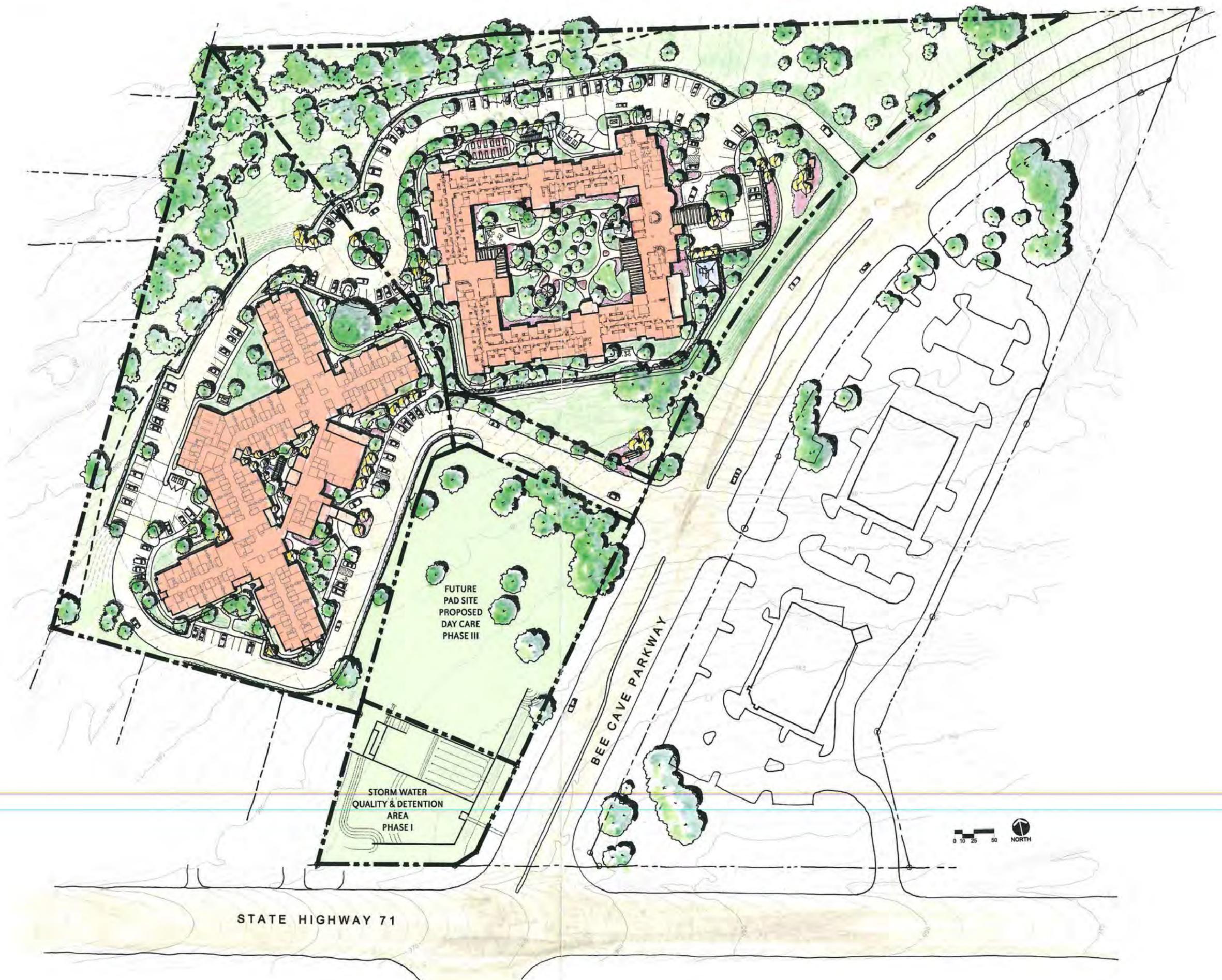


LJA Engineering, Inc.
 5316 Highway 250 West
 Suite 150
 Austin, Texas 78735
 Phone 512.336.4770
 Fax 512.336.4716
 FRN - F-1396

JOB NUMBER: A228-401
SHEET NO.: 2
 OF 11 SHEETS

OVERALL PROJECT LAYOUT

Exhibit B



FUTURE
PAD SITE
PROPOSED
DAY CARE
PHASE III

STORM WATER
QUALITY & DETENTION
AREA
PHASE I

BEE CAVE PARKWAY

STATE HIGHWAY 71



**EXHIBIT “C”
AMENDED DEVELOPMENT STANDARDS**

The Development Standards contained in Ordinance No. 2008-11 are amended as stated below as to the Property described in Exhibit “A”

A. DEVELOPMENT STANDARDS FOR 15.364 ACRE, TRACT 1:

*

2. Use regulations. The following are “additional uses” and are hereby expressly permitted on Tract 1 of the property.

*

d. Child Day Care –including an outdoor play area without the need to obtain a conditional use permit for the outdoor play area. Layout and footprint of Daycare center will be approved as part of site plan approval.

*

ac. Assisted Living

ad. Continuing Care Retirement Community

ae. Skilled Nursing Facility- for purposes of this Development, Skilled Nursing Facility shall be defined as a residence providing primarily inpatient health care, personal care, or rehabilitative services over a long period of time to persons who are chronically ill and aged and who need ongoing health supervision but not hospitalization. The term does not include inpatient or outpatient care or rehabilitative services associated with patients suffering from or recovering from drug, alcohol or substance abuse or addictions.

3. Two (2) Buildings are allowed to exceed 35,000 Square Feet. Proposed Lot 1A is allowed a 45,000 square foot single story building as depicted in the Amended Concept Plan. Proposed Lot 1E is allowed a 55,125 square foot single story building as depicted in the Amended Concept Plan. The building elevations attached hereto as Exhibit “D” are approved for the buildings depicted in Proposed Lot 1A and Proposed Lot 1E.

*

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. However, the infiltration trench associated with the water quality pond may be located within the 25 foot setback as depicted in the Concept Plan. The pond will be screened and landscaped in accordance with the landscape exhibit attached as part of the Concept Plan.

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. Provided however, that parking areas and retaining walls are allowed within this setback at shown on the Amended Concept Plan.

7. West Boundary Fifty Foot (50') Setback – Buildings and improvements shall not be constructed within fifty feet (50') of the western boundary line of Tract 1 (Falconhead side). Provided however, that parking areas and retaining walls are allowed within this setback at shown on the Amended Concept Plan.

*

9. Cut and Fill - Cut and Fill, to the extent that it exceeds the City's Code of Ordinances, will be limited to a maximum of twelve feet (12'). However, cut and fill associated with Proposed Lot 1A and Proposed Lot 1E shall be authorized up to eighteen (18) feet. Due to the topography generally descending from the Falconhead development toward Bee Cave Parkway, any cutting 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 . This Section is deleted.

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

*

*

*

C. DEVELOPMENT REQUIREMENTS APPLICABLE TO ALL PROPERTY WITHIN 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. The amount of impervious cover available to Tract 1 may be increased in accordance with construction of rainwater harvesting systems as authorized in Section 20.04.043 of the Code of Ordinances. If the owners of Tract 1 and Tract 2 agree to an allocation of impervious cover, this allocation can be approved by the City at site plan approval.

*

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 "D" are hereby approved for the proposed lots located on Tract 1. 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. In the event that a school or day care facility is subsequently approved for Tract 1, the applicant will not be required to comply with architectural requirements associated with the four (4) foot offset between wall planes. City will take into account in approving the building elevations that the building will need to be constructed to allow observation of children at play or in class rooms and to provide for an orderly class room layout.

EXHIBIT "D"

ELEVATIONS PROPOSED LOT 1A AND PROPOSED LOT 1E



Reference MATERIAL FINISHES for colors.

Meridian Skilled Nursing Elevations

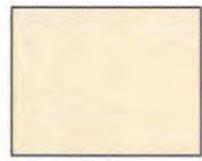
MATERIAL FINISHES



Image is to convey the stone color mix.



Facia & Soffit
(Fairfax Brown)
SW 2856



Stucco
(Totally Tan)
SW 6115



Exterior Trim
(Tatami Tan)
SW 6116



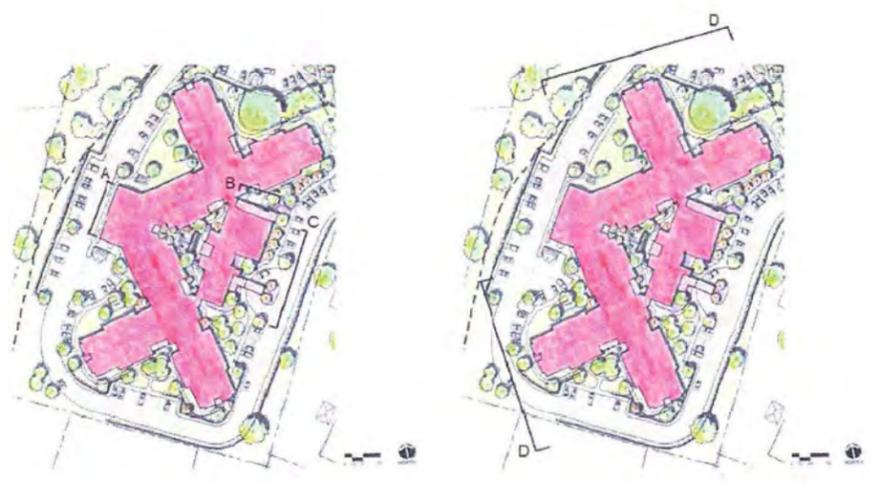
Windows
(Bronze)
www.allseasonswindow.com



Atlas Roofing Corporation
(Pinnacle, Pristine desert)
www.atlasroofing.com

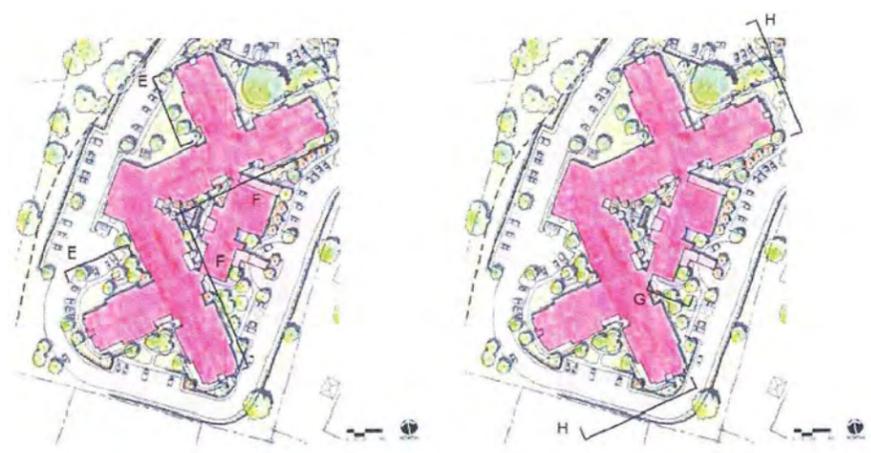


Proposed Limestone Retaining Wall



Elevations A, B and C

Elevation D



Elevations E and F

Elevations G and H

NO.	DATE	DESCRIPTION	BY	DATE

DATE	DESIGNED BY	DATE	DESIGNED BY

THIS DOCUMENT IS RELEASED
UNDER THE AUTHORITY
OF S. DANNY WELER, P.E. 82725
ON 05-16-2016 15:30:10 FOR
LEGISLATIVE PURPOSES

LJA Engineering, Inc.
6315 Highway 250 West
Suite 150
Austin, Texas 78725
Phone: 512.439.4700
Fax: 512.439.4716
Firm: F-1386

JOB NUMBER
A226-401

SHEET NO
11
OF SHEETS