

ORDINANCE NO. 02-11-12-A

AN ORDINANCE APPROVING THE APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY ST. GERMAIN-MOORE PARTNERSHIP ON BEHALF OF PASTIS FURNITURE TO OPERATE AN INDOOR FURNITURE STORE ON LOT 2, BLOCK "A" OF HEB/BEECAVE SUBDIVISION NO. 2, A LOT ZONED FOR NEIGHBORHOOD SERVICES; PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR CERTAIN CONDITIONS;

WHEREAS, an application for a Conditional Use Permit has been filed by St. Germain-Moore Partnership on behalf of Pastis Furniture requesting authorization for an indoor furniture store in an area zoned for Neighborhood Services;

WHEREAS, an indoor furniture store is an authorized use in areas zoned for Neighborhood Services upon the granting of a Conditional Use Permit;

WHEREAS, approval of the Conditional Use Permit has been recommended by the Planning and Zoning Commission at its meeting held on November 5, 2002;

WHEREAS, Applicant has submitted a Concept plan and other necessary information and has complied with the requirements of the Village of Bee Cave Ordinances Section 14.129 for issuance of a Conditional Use Permit; except as otherwise noted in this Ordinance;

WHEREAS, the Board of Alderman have approved the Concept Plan for the subject property by resolution approved on October 22, 2002;

WHEREAS, the Board of Alderman have conducted a Public Hearing on the Application for a Conditional Use Permit wherein public comment was received and considered on the Application;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE VILLAGE OF BEE CAVE, TEXAS:

The BOARD OF ALDERMAN find that the information submitted in the Application for a Conditional Use Permit submitted by St. Germain-Moore Partnership on behalf of Pastis Furniture for use of an indoor furniture store on Lot 2, Block "A", of HEB/BEECAVE SUBDIVISION No. 2, a subdivision in Travis County, Texas which is a lot zoned for Neighborhood Services meets the requirements of Section 14.129 of the Village of Bee Cave Ordinances;

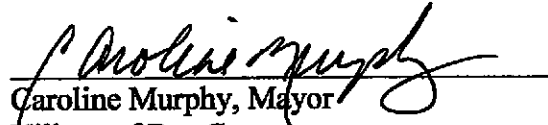
The BOARD OF ALDERMAN find that the use of the subject property as an indoor furniture store is an appropriate use for the property and is a compatible use with the surrounding properties and neighborhoods.

The BOARD OF ALDERMAN HEREBY GRANT the Application for a Conditional Use Permit to St. Germain-Moore Partnership on behalf of Pastis Furniture upon the following terms and conditions:

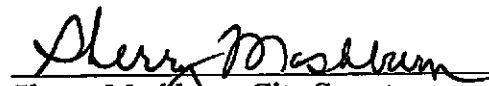
1. The effective date of this Permit shall be the date of final approval of the subdivision of the property containing the property upon which the conditional use is to be located.
2. Permittee shall not commence development until it has secured all permits and approvals as required by the Village of Bee Cave zoning regulations, ordinances or any permits required by regional, State and Federal agencies.
3. This Permit only authorizes development of the subject property as an indoor furniture store in accordance with the Concept plan approved by the Board of Alderman on October 22, 2002. No other use of the property is authorized by this Permit.

PASSED AND APPROVED ON THIS 12th Day of November, 2002

APPROVED:


Caroline Murphy, Mayor
Village of Bee Cave

ATTEST:


Sherry Mashburn, City Secretary
Village of Bee Cave, Texas

[SEAL]