

**ORDINANCE NO. 03-01-14**

**AN ORDINANCE APPROVING THE APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY HOLT PLANNERS ON BEHALF OF DELAWARE SUB SHOP TO OPERATE A RESTAURANT ON SUITE 100, ADOBE CENTER, 3900 RANCH ROAD 620, A FACILITY 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 Holt Planners on behalf of Delaware Sub Shop requesting authorization for a restaurant in an area zoned for Neighborhood Services;**

**WHEREAS, restaurants are 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 January 7, 2003;**

**WHEREAS, Applicant has submitted a Concept plan, which is attached hereto and incorporated herein as Exhibit "A" 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 conducted a Public Hearing on the Application for a Conditional Use Permit wherein no public comment was received 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 Holt Planners on behalf of Delaware Sub Shop for use as a restaurant on Suite 100, Adobe Center, 3900 Ranch Road 620 in Travis County, Texas which is a facility zoned for Neighborhood Services meets the requirements of Section 14.129 of the Village of Bee Cave Ordinances;**

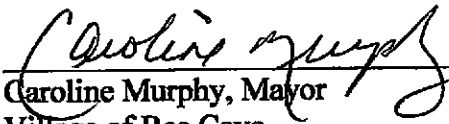
**The BOARD OF ALDERMAN find that the use of the subject property as a restaurant is an appropriate use for the property and is a compatible use with the surrounding properties and neighborhoods.**

**The BOARD OF ALDERMAN HEREBY GRANT the Application for a Conditional Use Permit to Holt Planners on behalf of Delaware Sub Shops upon the following terms and conditions:**

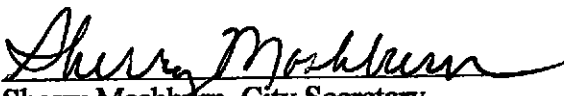
1. The effective date of this Permit shall be the date of final approval of this ordinance by the Board of Alderman.
2. Permittee shall not commence development until it has secured all permits and approvals as required by the Village of Bee Cave zoning regulations, ordinances or any permits required by regional, State and Federal agencies.
3. This Permit only authorizes development of the subject property as a restaurant in accordance with the Concept plan attached hereto as Exhibit "A." No other use of the property is authorized by this Permit.

PASSED AND APPROVED ON THIS 14<sup>th</sup> day of January, 2003.

APPROVED:

  
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Caroline Murphy, Mayor  
Village of Bee Cave

ATTEST:

  
\_\_\_\_\_  
Sherry Mashburn, City Secretary  
Village of Bee Cave, Texas