

ORDINANCE NO. 03-02-11-B

AN ORDINANCE APPROVING THE APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY THE MATHIAS COMPANY ON BEHALF OF SHURGARD STORAGE CENTERS, INC. TO OPERATE A MINI WAREHOUSE/SELF STORAGE FACILITY ON A 2.95 ACRE TRACT (TRACT 1) OUT OF 6.947 ACRES OUT OF THE J. HOBSON SURVEY 527, ABSTRACT 387, A TRACT ZONED FOR OFFICE; PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR CERTAIN CONDITIONS;

WHEREAS, an application for a Conditional Use Permit has been filed by the Mathias Company on behalf of Shurgard Storage Centers, Inc. requesting authorization for a mini warehouse/self storage facility in an area zoned for Office ("O");

WHEREAS, a mini warehouse/self storage facility is an authorized use in areas zoned for Office 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 21, 2003;

WHEREAS, Applicant has submitted a draft Concept plan, attached hereto as Exhibit "A" and incorporated herein, 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 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 Mathias Company on behalf of Shurgard Storage Centers, Inc. for use of a mini warehouse/self storage facility in Travis County, Texas which is a 2.95 acre tract (Tract 1) out of 6.947 acres out of the J. Hobson Survey 527, Abstract 387, a tract zoned for Office 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 mini warehouse/self storage facility 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 Shurgard Storage Centers, Inc. upon the following terms and conditions:

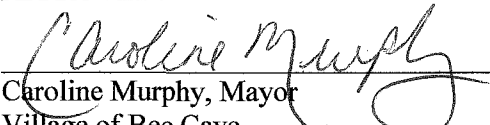
1. The effective date of this Permit shall be the date of final approval of the subdivision of the property containing the property upon which the conditional use is to be located.
2. Permittee shall not commence development until it has secured all permits and approvals of the concept plan, site plan, or other approvals as required by the Village of Bee Cave zoning regulations, ordinances or any permits required by regional, State and Federal

agencies. This permit is expressly contingent upon issuance of all such permits and approvals.

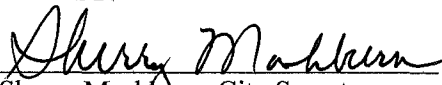
3. This Permit only authorizes development of the subject property as a mini warehouse/self storage facility in accordance with the special conditions listed in item 4 below. No other use of the property is authorized by this Permit.
4. The following special conditions shall apply and approval of this Permit is expressly contingent upon Permittee's implementation of such special conditions:
 - a. Parking Spaces: 5 minimum, 15 maximum;
 - b. No outside storage;
 - c. Hours of operation: 9:00 a.m. – 6:00 p.m. for customer interaction and transactions (Sunday through Saturday), 6:00 a.m. – 9:00 p.m. for tenant access (Sunday through Saturday);
 - d. Building shall be designed to accommodate cellular providers;
 - e. Lighthouse light will comply with Section 14.137 of the Village of Bee Cave Code of Ordinances, but will in no event contain greater than 100 watts or pulsating; the light will be turned off at 9:00 p.m.;
 - f. Metal doors will be screened and hidden from public view;
 - g. Exterior design to appear two story with office-like windows on second level and building articulation using color and/or texture variations to enhance articulation features shown on building elevation plan, including an awning extending across the front of the building;
 - h. Remove fill material and return the property to its natural state.

PASSED AND APPROVED ON THIS 11th day of February, 2003.

APPROVED:


Caroline Murphy, Mayor
Village of Bee Cave

ATTEST:


Sherry Mashburn, City Secretary
Village of Bee Cave, Texas
[SEAL]

