

ORDINANCE NO. 03-3-25-C

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF A CERTAIN 3.622 ACRE TRACT, IN THE VILLAGE OF BEE CAVE, MAKING PROVISION FOR COMPLIANCE WITH THE VILLAGE'S ZONING ORDINANCE AUTHORIZING THE VILLAGE ADMINISTRATOR TO ESTABLISH THE ZONING ON THE OFFICIAL ZONING MAP OF THE VILLAGE; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Village of Bee Cave, Texas has entered into the certain Planned Development Agreement between the Village of Bee Cave, Baldwin Properties, Ltd., a Texas limited partnership and HCG Master Ground lease, L.P., a Texas limited partnership, effective as of June 25, 2002 (the "Agreement"); and

WHEREAS, the Agreement has now been amended by Ordinance No. \_\_\_\_\_, to include the 3.622 acre tract described in Exhibit "A" attached hereto; and

WHEREAS, the land described in Exhibit "A" is a part of an approximately 114.67 acre tract, approximately 111 acres of which were rezoned by Ordinance No. 02-06-25-A, and the 3.622 acre tract of land described in Exhibit "A" would have been included with in that ordinance had it been within the Village limits; and

WHEREAS, the land described in Exhibit "A" has been annexed by the Village; and

WHEREAS, this 3.622 acre tract was zoned for agriculture of purposes upon annexation of the property; and

WHEREAS, the Planning & Zoning Commission of the Village of Bee Cave and the Board of Aldermen of the Village 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 due 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 Board of Aldermen of the Village of Bee Cave is of the opinion and finds that said zoning change should be granted and that the comprehensive zoning ordinance and map should be amended as set forth herein.

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

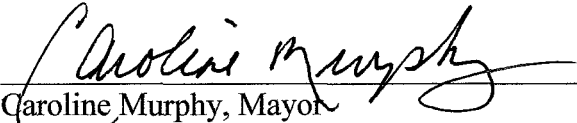
Section 1. The 3.622 acre tract of land described in Exhibit "A" attached hereto is hereby added to and made a part of the Planned Development District created by Ordinance No. 02-06-25-A and Ordinance No. \_\_\_\_\_, and is hereby made subject to

all the terms and provisions of those ordinances applicable to that Planned Development District.

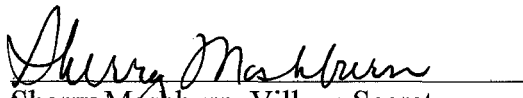
Section 2. The 3.622 acre tract of land described in Exhibit "A" attached hereto is hereby rezoned as Planned Unit Development Town Center District.

Section 3. The Village Administrator is hereby authorized and directed to promptly note the zoning change of the official Zoning Map of the Village of Bee Cave, Texas.

PASSED AND APPROVED this 25<sup>th</sup> day of March, 2003.

  
Caroline Murphy, Mayor  
Village of Bee Cave, Texas

**ATTEST:**

  
Sherry Mashburn, Village Secretary  
Village of Bee Cave, Texas

(Seal)

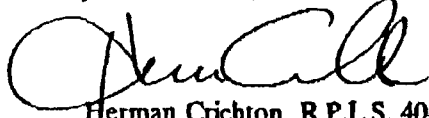




- 4) N 89° 15' 21" E, 647.90 feet to an iron pin found.
- 5) N 46° 50' 10" E, 75.41 feet to the **POINT OF BEGINNING** and containing 3.6220 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal this the 9th day of December, 1994.



Herman Crichton, R.P.L.S. 4046

