

ORDINANCE NO. 03-04-22-A

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF 44.881 ACRES OF LAND IN THE VILLAGE OF BEE CAVE, TEXAS, MAKING PROVISION FOR COMPLIANCE WITH THE VILLAGE'S ZONING ORDINANCE AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO ESTABLISH THE ZONING ON THE OFFICIAL ZONING MAP OF THE VILLAGE; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Owner of the land described in Exhibit "A" attached hereto (the "Property") has requested that the land previously zoned as Neighborhood Service and Single Family-Rural Residential use be rezoned R – Retail District; and

WHEREAS, the notice as required by the Village's Zoning Ordinance has been published in the official newspaper and given to adjacent property owners; and

WHEREAS, public hearings have been held by both the Planning and Zoning Commission and the Board of Aldermen as required by law; and

WHEREAS, there (has/has not) been any written protest submitted against the proposed change of Zoning Classification; and

WHEREAS, Sec. 14.121 of the Village Zoning Ordinance provides that the purpose of Retail zoning is to provide for local neighborhood shopping and service facilities for the retail sales of goods and services; and

WHEREAS, Retail Zoning requires that shopping areas utilize established landscape and buffering requirements; and

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

Section 1. Zoning Classification. The Property is hereby declared to be zoned Retail (R).

Section 2. Uses. The permitted uses shall be those allowed in a Retail District as set out in Section 14.121 of the Zoning Ordinance of the Village of Bee Cave.

Section 3. That the granting of this Retail zoning is subject to all applicable development regulations contained in the Code of Ordinances of the Village of Bee Cave, including, without limitations, the Zoning Ordinance and Subdivision Ordinance.

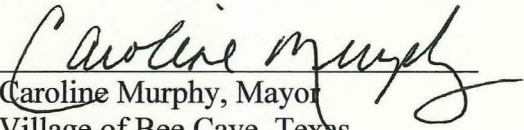
Section 4. Severability. That should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional,

illegal, or invalid, the same shall not affect the validity of this Ordinance in 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 Comprehensive Zoning Ordinance or Map as a whole.


Section 5. The Village Administrator is hereby authorized and directed to note the zoning change on the official Zoning Map of the Village of Bee Cave, Texas.

Section 6. That this Ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED this 22nd day of April 2003.


Caroline Murphy, Mayor
Village of Bee Cave, Texas

ATTEST:


Sherry Mashburn, Village Secretary
Village of Bee Cave, Texas

(SEAL)

EXHIBIT MAP OF THE FOLLOWING TRACTS OF LAND:

(44.881 ACRES) OF LAND, BEING ALL OF THOSE CERTAIN THREE TRACTS OF LAND AS CONVEYED TO TIM SKAGGS AND WIFE, BRENDA SKAGGS, BY DEED RECORDED IN VOLUME 12007 PAGE 1764 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS,

AND

LOTS 2, 3, AND 4, H.S.T. SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 75 PAGE 232 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS,

AND

LOTS 1, 2, AND 3, RESUBDIVISION OF LOT 1, H.S.T. SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 96 PAGE 189 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

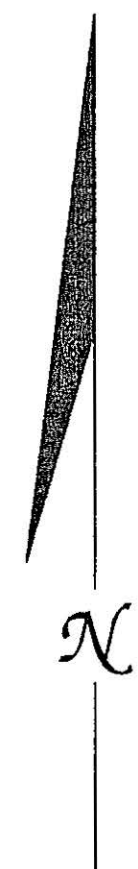


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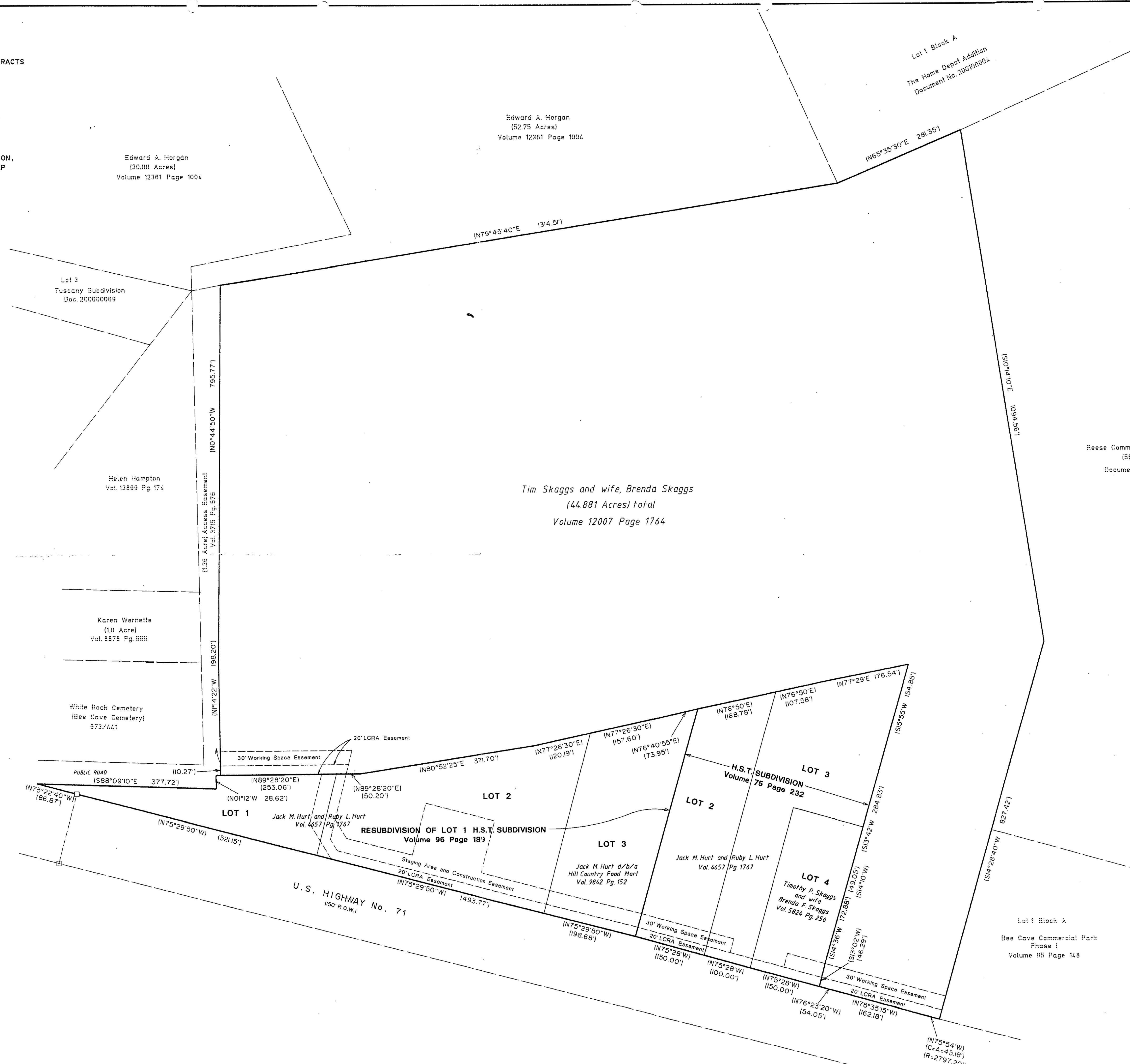
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Edward A. Morgan
 (52.75 Acres)
 Volume 12361 Page 1004

Lot 1 Block A
 The Home Depot Addition
 Document No. 200803004



SCALE: 1" = 100'



Reese Commercial Properties, Ltd.
 (56.628 Acres)
 Document No. 2008091448

Lot 1 Block A
 Bee Cave Commercial Park
 Phase I
 Volume 88 Page 148

PREPARED FROM RECORD INFORMATION: March 3, 2003