

ORDINANCE NO. 112

AN ORDINANCE APPROVING A CONCEPT PLAN FOR LOT 3 OF THE BEE CAVE PLAZA SUBDIVISION, SECTION FOUR, A SUBDIVISION IN THE CITY OF BEE CAVE, TEXAS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Owner of the land described in Exhibit "A" attached hereto (the "Property") has filed an application for approval of a Concept Plan described in Exhibit "B"; and

WHEREAS, the Property is zoned as Retail and Owner wishes to develop the Property in accordance with the zoning requirements and approval of a Concept Plan is required prior to development of the Property;

WHEREAS, the Property is a part of the Bee Cave Plaza, Section Four Subdivision in Bee Cave, Texas which subdivision was filed of record on September 15, 1998; and

WHEREAS, the notice as required by the City's Code of Ordinances has been given; and

WHEREAS, public hearings have been held by both the Planning and Zoning Commission and the City Council as required by law; and

WHEREAS, there has not been any protest made against the proposed Concept Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE, TEXAS:

SECTION 1. Findings of Fact. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION 2. That the Concept Plan for this Property which is attached hereto as Exhibit "B" and made a part hereof for all purposes is hereby approved for said Property as required by Chapter 32 of the City of Bee Cave Code of Ordinances. Any proposed use or development depicted on the Concept Plan shall not be deemed authorized or approved by the City of Bee Cave until a final site plan is approved for such use and/or development in accordance with the terms and conditions of Chapter 32 of the Code of Ordinances.

SECTION 3. That the Elevations (Exhibit "C") which are attached hereto and incorporated herein for all purposes for this development are all hereby approved.

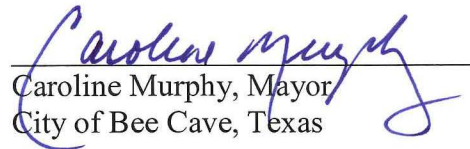
SECTION 4. That the approval of this Concept Plan is subject to all applicable development regulations contained in the City of Bee Cave Code of Ordinances in effect on

December 14, 1999.

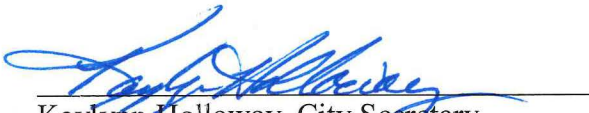
Section 5. Severability. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance or Map as a whole.

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

PASSED AND APPROVED this 8th day of May, 2012.


Caroline Murphy, Mayor
City of Bee Cave, Texas

ATTEST:


Kaylynn Holloway, City Secretary
City of Bee Cave, Texas

APPROVED AS TO FORM:


Patty L. Akers, City Attorney

Exhibit "A"
Legal Description

Lot 3 of the Bee Cave Plaza Section Four Subdivision, platted and recorded under Volume 102, Pages 69-70, Official Public Records, of Travis County, Texas.

DESIGN CENTER OFFICE BUILDING

CONCEPT PLAN
3813 JUNIPER TRACE
BEE CAVES, TX 78738

NOTE:
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

PREPARED BY:

CIVILTUDE ENGINEERS AND SURVEYORS DATE

OFFICIALLY SUBMITTED ON:

CITY OF BEE CAVE CITY ADMINISTRATOR DATE

OFFICIALLY APPROVED BY:

CITY OF BEE CAVE DATE



Jenkins Custom Homes

11719 Bee Cave Rd, Ste. 301
Austin, TX 78738
512.402.9222

Project
**DESIGN CENTER
OFFICE BUILDING**
3813 JUNIPER TRACE
BEE CAVES,
TX 78738

ISSUE:
TYPE OF SUBMISSION:
Concept Plan: 01.30.2012
Concept Plan: 03.07.2012
Concept Plan: 04.10.2012

REVISION:

SUBMITTED BY:

Drawing Description

Cover Sheet

B0.0

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Vicinity Map



Project Team

Builder/Designer
Jenkins Custom Homes
11719 Bee Cave Rd, Suite 301
Austin, TX 78738
512.402.9222
www.NewHouseBuilder.com
Contact - Shan Jenkins

Engineer
Civiltude LLC
411 W. Saint Elmo Rd, Suite 1
Austin, Texas 78745
512.699.3793
www.civiltude.com
Contact - Faye Kaz

Surveyor
Holt Carson, Inc.
1904 Forbview Rd.
Austin, TX 78704
512.442.0690
Contact - Holt Carson

Sheet Index

Building Design
B0.0 Cover Sheet
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B1.2 Concept and Tree Plan
B3.0 Exterior Elevations
B3.1 Exterior Elevations
B4.0 Exterior Perspectives
B4.1 Exterior Perspectives
Survey Final Plat

Project Data

Address
3813 Juniper Trace
Bee Caves, TX 78738

Description
DESIGN CENTER - OFFICE BUILDING

Owner
Shan and Bethany Jenkins
Jenkins Holdings, LLC
11396 Bonham Ranch Road
Dripping Springs, TX 78620
512.402.9222
ejenkins@newhousebuilder.com

Project Contact
Jenkins Custom Homes
Jason Hebert
11719 Bee Cave Rd, Suite 301
Austin, TX 78738
512.402.9222
www.NewHouseBuilder.com

Project Summary
Lots: 1
Acres: 1.022
Jurisdiction: City of Bee Cave
Zoning: R - Retail
Watershed: Barton Creek
Flood Plain: None

Legal Description
LOT 3, BEE CAVE PLAZA, SECTION FOUR, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 102 PAGE 69 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED ON JUNIPER TRACE.

*These documents were completed in compliance with the "2006 International Residential Code."



Jenkins Custom Homes

11719 Bee Cave Rd., Ste. 301
Austin, TX 78738
817.222.8992

Project

DESIGN CENTER
OFFICE BUILDING

3813 JUNIPER TRACE
BEE CAVES,
TX 78738

ISSUE:

DATE OF SUBMISSION:

Concept Plan: 01.30.2012

Concept Plan: 03.07.2012

Concept Plan: 04.10.2012

REVISION:

SUBMIT 1-D BY:

CONCEPT SITE PLAN

PROJECT SUMMARY
LOT: 1
ACRES: 1.022
JURISDICTION: CITY OF BEE CAVE
ZONING: R-RETAIL
WATERSHED: BARTON CREEK
FLOOD PLAIN: NONE

PROPOSED OFFICE BUILDINGS

PHASE 1	
1 STORY OFFICE	4800sf
PHASE 2	
2 STORY OFFICE	3300sf
TOTAL	8100sf

PARKING REQUIREMENTS

1 SPACE/300SF OF OFFICE
8100SF/300=27 SPACES

STANDARD	28
ADA	2
PROVIDED	30

IMPERVIOUS COVER

TOTAL SITE AREA	43560sf
EXISTING IC	0sf
ALLOWABLE (50%)	21780sf

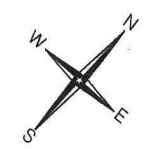
PROPOSED FOOTPRINT	6505sf
COVERED	400sf
SIDEWALKS	1025sf
DRIVEWAY/PARK	13841sf
TOTAL	21771sf
PERCENT	49%

PHASING SCHEDULE

PHASE 1:
START JUNE 2012, FINISH MID 2013
COMPLETION OF BUILDING A
COMPLETION OF ALL PARKING,
LANDSCAPE AT STREET OF JUNIPER
AND AROUND BUILDING A

PHASE 2:
START 2014, FINISH 2015
COMPLETION OF BUILDING B
COMPLETION OF REMAINING
LANDSCAPE IN BETWEEN
BOTH BUILDINGS

SCALE: 1/16" = 1'-0"



LOT 4 LOT 4
TRINITY 162
OFFICE BUILDING

LOT 3
ZONING: R-RETAIL

vacant lot
BEE CAVE PLAZA
Section Four
Volume 102 Pages 69-70

OPEN SPACE
MAINTAIN NATURAL LANDSCAPE

BUILDING A
PHASE 1
4800sf 1 STORY OFFICE BUILDING

COVERED
OUTDOOR
KITCHEN

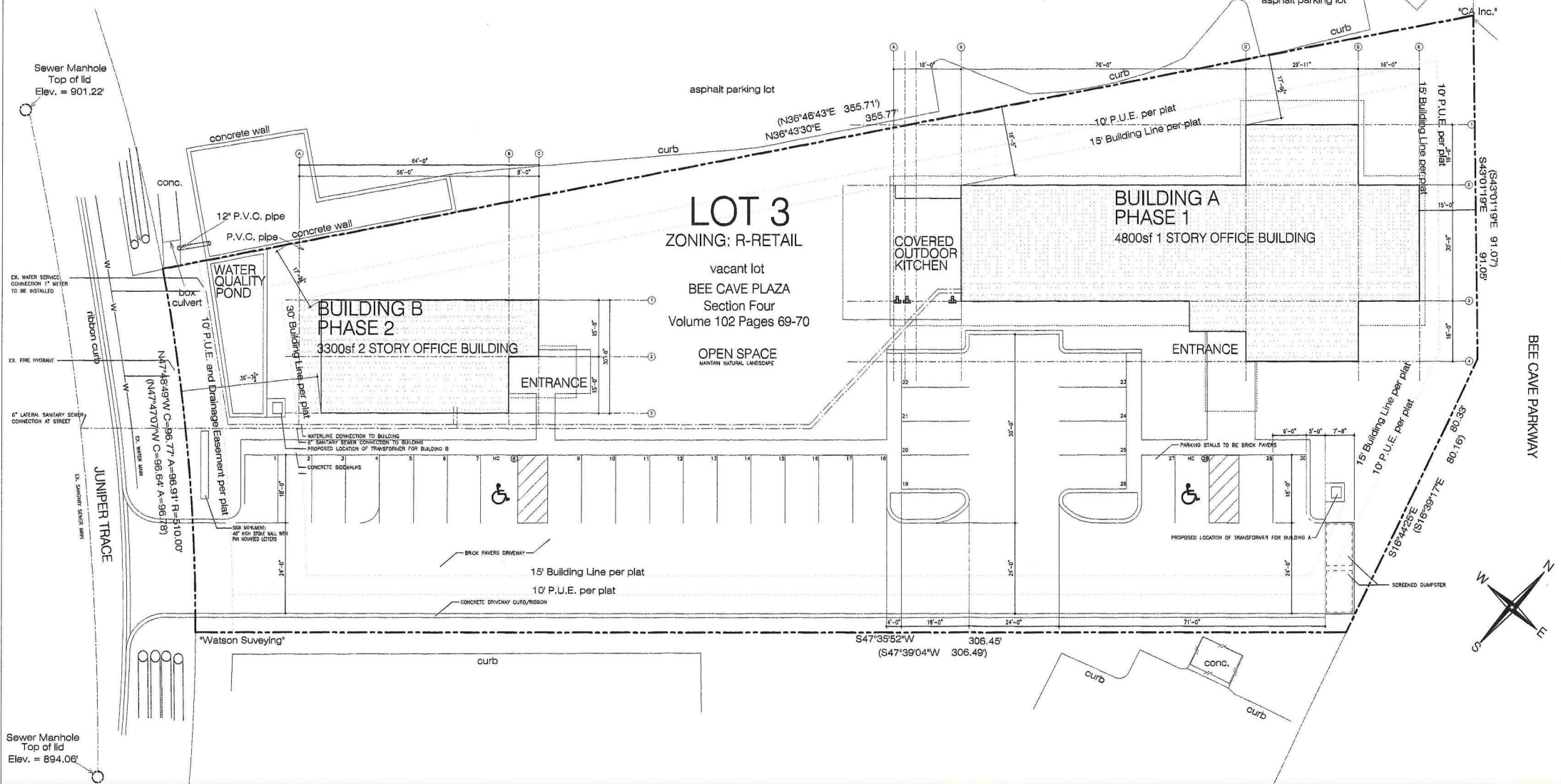
ENTRANCE

BUILDING B
PHASE 2
3300sf 2 STORY OFFICE BUILDING

ENTRANCE

LOT 2
JUNIPER RIDGE
OFFICE BUILDING

CONCEPT SITE PLAN





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Project

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OFFICE BUILDING

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TX 78738

ISSUE:

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Submitted By:

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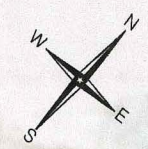
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LOT 4 LOT 4
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vacant lot
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OPEN SPACE
MAINTAIN NATURAL LANDSCAPE

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4800sf 1 STORY OFFICE BUILDING

COVERED
OUTDOOR
KITCHEN

ENTRANCE

BUILDING B
PHASE 2
3300sf 2 STORY OFFICE BUILDING

ENTRANCE

LOT 2
JUNIPER RIDGE
OFFICE BUILDING

CONCEPT SITE PLAN

B1.1a

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Project

**DESIGN CENTER
OFFICE BUILDING**

**3813 JUNIPER TRACE
BEE CAVES,
TX 78738**

 ISSUE:
 TYPE OF SUBMISSION:
 Concept. Plan: 01.30.2012
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REVISION:

SEMI-ED BY:
**DRAINAGE AND TREE
PLAN**

B1.2

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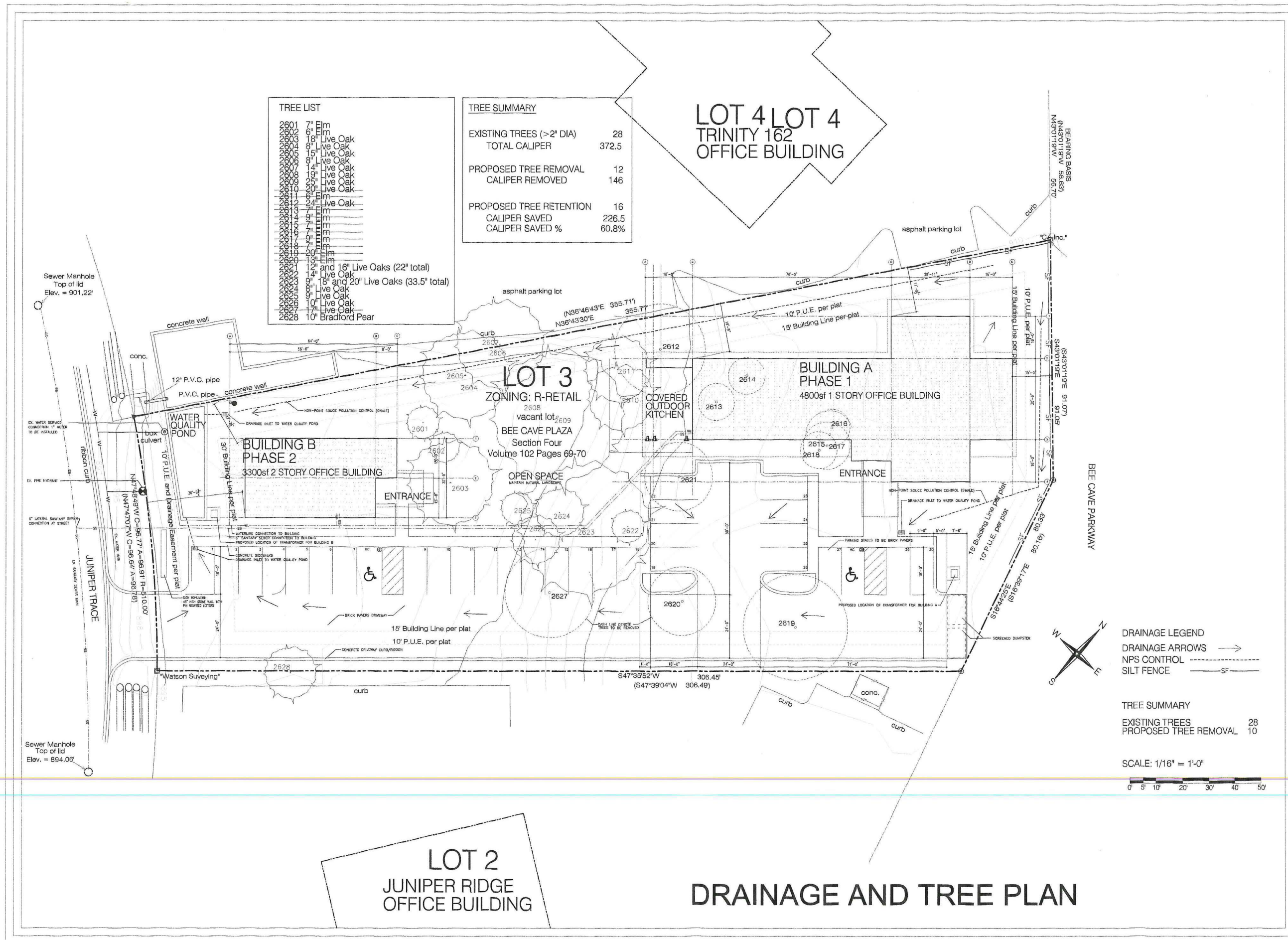


Exhibit C



Jenkins Custom Homes

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Project

DESIGN CENTER
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REVISION:

SUBMITTED BY:

Drawing Description

Exterior
Elevations

B3.0

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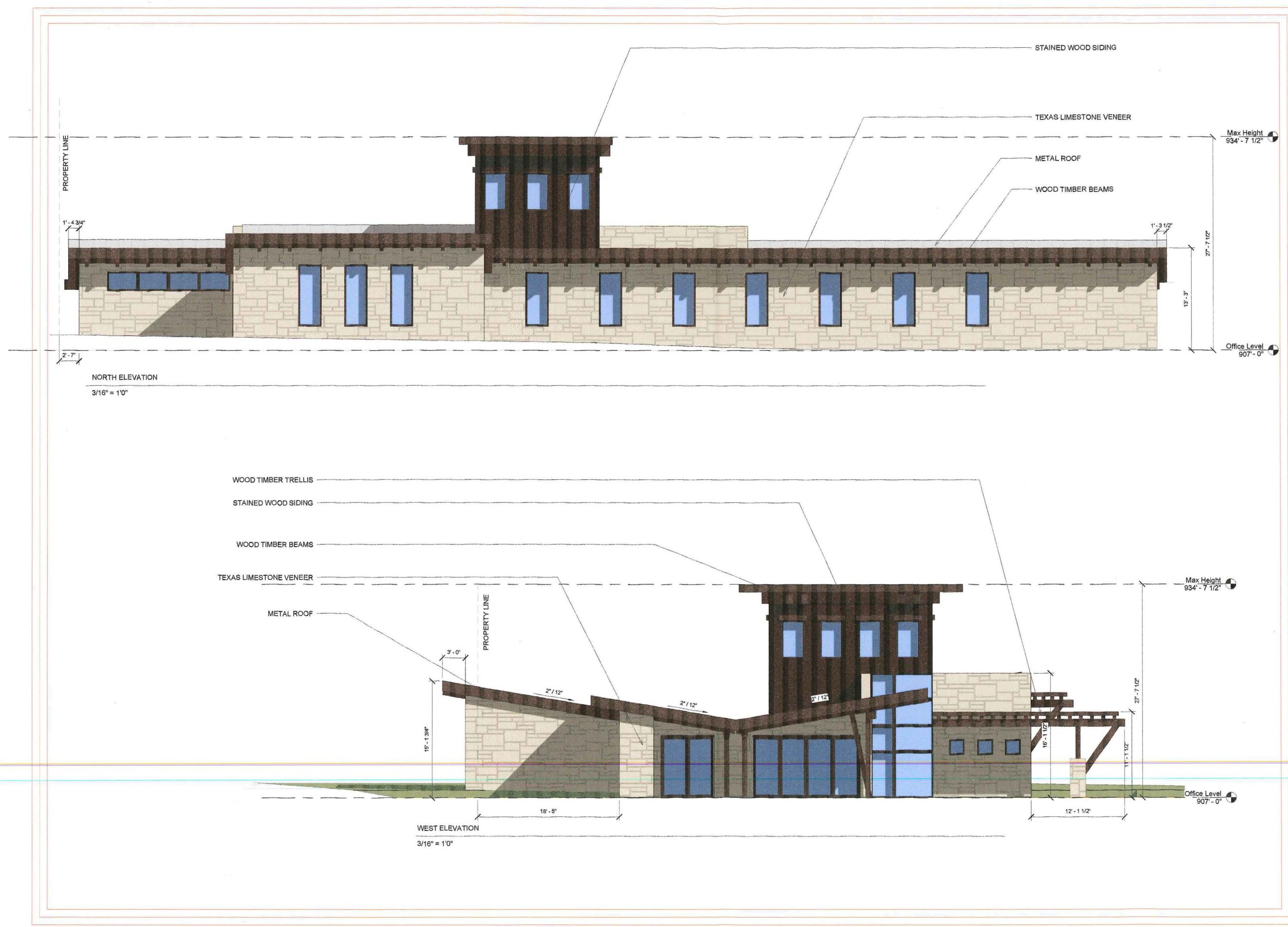
SUBMITTED BY:

Drawing Description

**Exterior
Elevations**

B3.1

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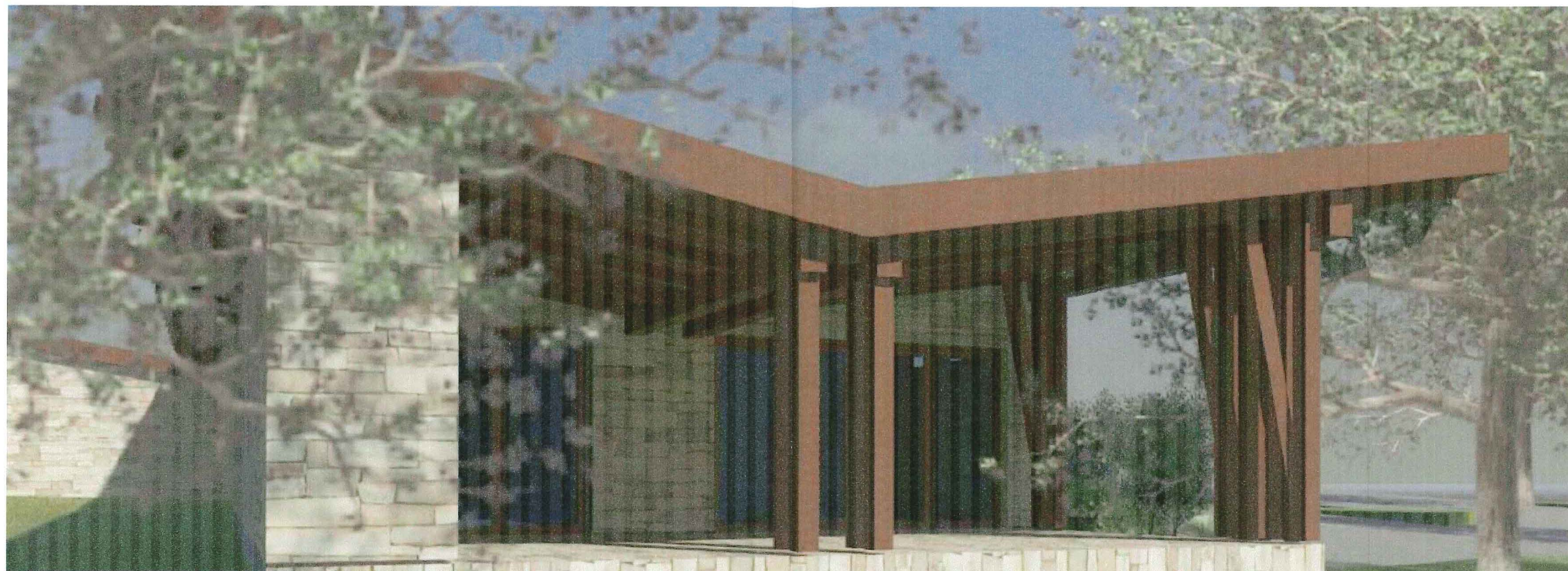
SUBMITTED BY:

Drawing Description

**Exterior
 Perspectives**

B4.0

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TX 78738

Issue:

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Revision:

Submitted By:

Drawing Description

Exterior Perspectives

B4.1

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