

CITY OF BEE CAVE, TEXAS

ORDINANCE NO. 274

AN ORDINANCE AMENDING THE OFFICE ZONING ASSOCIATED WITH A 5.88 TRACT (THE “PROPERTY”) IN THE ROBERT MAYS SURVEY NO. 540, ABSTRACT NO. 583, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” IN THE CITY OF BEE CAVE, TRAVIS COUNTY AND WHICH PROPERTY IS GENERALLY LOCATED SOUTH OF STATE HIGHWAY 71 AND 1/3RD MILE WEST FROM HAMILTON POOL ROAD INTERSECTION, BEE CAVE, TEXAS; TO AUTHORIZE “MINI-WAREHOUSE/SELF STORAGE” AS A CONDITIONAL USE AND PROVIDING FOR CERTAIN CONDITIONS (EXHIBIT “C”); APPROVING A CONCEPT PLAN INCLUDING ELEVATIONS (EXHIBIT “B”); PROVIDING FINDINGS OF FACT; PROVIDING FOR PENALTIES UP TO \$2,000.00 PER OFFENSE; PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE, AND OPEN MEETINGS ACT COMPLIANCE.

WHEREAS, an application has been submitted to amend the Office zoning associated with a 5.88 acre tract of land which property is more fully described in Exhibit “A”, attached hereto, located generally south of state Highway 71 and 1/3rd mile west from the Hamilton Pool Road intersection in Bee Cave, Texas (the “Property”) to add “Mini-Warehouse/Self Storage” use as a Conditional Use to the Office district zoning for this Property; and

WHEREAS, the property owner has submitted a Concept Plan described in Exhibit “B”, attached hereto depicting the proposed Mini-Warehouse/Self Storage use and has otherwise complied with the requirements of the City of Bee Cave Ordinances for a Conditional Use Permit; and

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

WHEREAS, the Planning and Zoning Commission and the City Council have each conducted Public Hearings on the Application for a Conditional Use Permit wherein public comment was received and considered; and

WHEREAS, Mini-Warehouse/Self Storage use in conjunction with Office zoning is authorized in such zoning districts upon granting of a Conditional Use Permit; and

WHEREAS, the City Council finds that the use of the Property for Mini-Warehouse/Self Storage use as depicted and described in the Concept Plan, attached hereto as Exhibit “B”, and in accordance with any terms or conditions set out in this Ordinance and in Exhibit “C”, attached hereto, or other ordinances or approvals applicable to the Property is an appropriate use for the Property.

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

SECTION 1. The City Council finds that the information submitted in the Application for a Conditional Use Permit submitted by Applicant meets the requirements of the City of Bee Cave Zoning Ordinance for the Property as described in Exhibit “A” attached hereto and incorporated herein.

SECTION 2. Uses. A Conditional Use Permit is hereby granted, subject to the conditions listed in Section 4, Exhibit “B”, Exhibit “C” and other terms, conditions or limitations herein described, to authorize Mini-Warehouse/Self Storage use on the Property in accordance with the Concept Plan attached hereto and incorporated herein as Exhibit “B”.

SECTION 3. Concept Plan. The Concept Plan attached hereto as Exhibit “B” shall include the architectural elevations depicting architectural elevations for buildings and other structures associated with the use of the Property as a Mini- Warehouse/Self Storage use together with all other uses and amenities depicted in the Concept Plan are all hereby approved contingent upon the property owner meeting the conditions contained within Section 4, Exhibit “C” and in this Ordinance.

SECTION 4. Conditional Use Permit Terms and Conditions. The City Council hereby approves a Conditional Use Permit to the property owner (hereinafter “Permittee”) upon the following terms and conditions:

1. Permittee shall not commence development until it has secured all permits and approvals as required by the City of Bee Cave Ordinances. The Project and the Property shall be constructed, developed and operated in accordance with all City Code of Ordinance requirements. No variances or waivers are granted by this Ordinance.
2. The Conditional Use Permit authorizes development of the subject Property only as represented in the Permittee’s application and only to the extent such development is depicted in the Concept Plan or as otherwise described in Exhibit “B,” attached hereto, and only to the extent authorized herein. If portions of the development of the subject Property requested in the application are not approved herein by the Council, or are not depicted in Exhibit “B,” or described in Exhibit “C”, then that portion of Permittee’s application is specifically denied.
3. Any future change of use on the Property from the Mini-Warehouse/Self Storage use approved in this Ordinance shall require an amendment to this Ordinance and shall comply with Office zoning.
4. Any future changes to the Concept Plan, Exhibit “B”, or to the conditions described in Exhibit “C” shall require an amendment of this Ordinance unless such changes are considered Minor

pursuant to the City's Code of Ordinances or unless such changes are approved by the City in conjunction with site plan approval.

5. The uses authorized in this Conditional Use Permit shall also comply with any development standards and operational standards described in Exhibit "C" attached hereto.

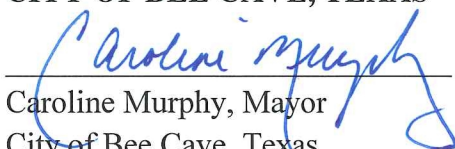
SECTION 5. Penalties. Any person, firm or corporation violating any of the provisions of this Ordinance or Chapter 32, Zoning, of the Code of Ordinances, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Bee Cave, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day of any such violation shall be deemed to constitute a separate offense, in accordance with Section 1.01.009 of the City's Code of Ordinances.

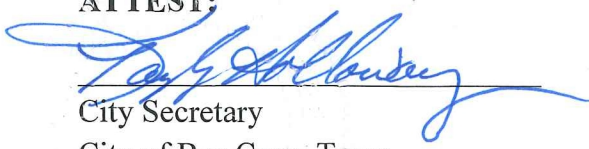
SECTION 6. Severability. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the City's Zoning Ordinance or Map as a whole.

SECTION 7. Effective Date. That this ordinance shall take effect immediately from and after its passage and the publication as required by law.

SECTION 8. Notice and Meeting Clause. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

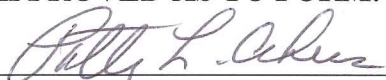
DULY PASSED by the City Council of the City of Bee Cave, Texas, on the 12th day of January 2016.

CITY OF BEE CAVE, TEXAS

Caroline Murphy, Mayor
City of Bee Cave, Texas

ATTEST:

City Secretary
City of Bee Cave, Texas

[SEAL]

APPROVED AS TO FORM:

A handwritten signature in cursive script, appearing to read "Patty L. Akers", written over a horizontal line.

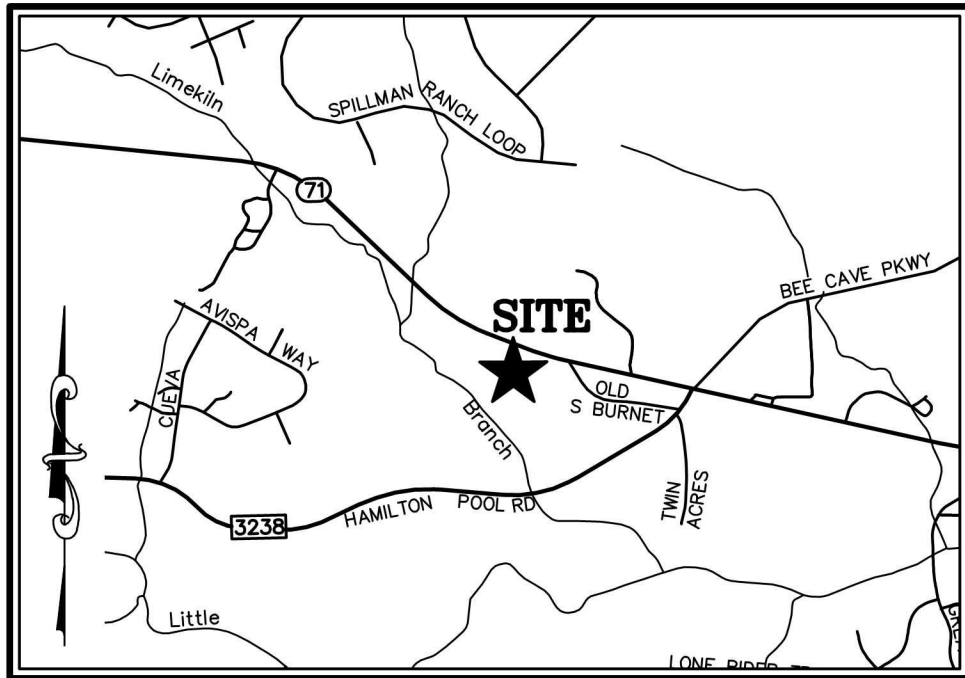
Patty L. Akers, City Attorney
City of Bee Cave, Texas

EXHIBIT "A"

PROPERTY DESCRIPTION

VICINITY MAP

SCALE: 1" = 2000'



CALLED 25.174 ACRES
S. ADAM WOOLLEY
DOC. NO. 2010144843
O.P.R.T.C.T.

[A]
**JOHN HOBSON
SURVEY NO. 526
ABSTRACT NO. 386**
[B]
**I&GN RR CO
SURVEY NO. 56
ABSTRACT NO. 2109**

APPROXIMATE LOCATION
OF ZONE "A" AS SCALED
FROM FEMA FLOOD MAP

CALLED 18.77 ACRES
ROBERT B. BALDWIN
DOC. NO. 2005228806,
O.P.R.T.C.T.

**ROBERT MAYS
SURVEY NO. 540
ABSTRACT NO. 583**

[A]
0.062 ACRE R.O.W. EASEMENT
STATE OF TEXAS
VOL. 5022, PG. 636
D.R.T.C.T.

[B]
REMAINDER OF CALLED 0.404 ACRE
(DESCRIBED AS TRACT 2)
TRAVIS COUNTY, TEXAS
VOL. 9129, PG. 716
R.P.R.T.C.T.

[C]
CALLED 1.221 ACRE
TRAVIS COUNTY, TEXAS
VOL. 9129, PG. 713
R.P.R.T.C.T.

CALLED 23.27 ACRES
CITY OF AUSTIN
VOL. 9777, PG. 239
R.P.R.T.C.T.

**STATE HIGHWAY 71
(R.O.W. VARIES)**

CALLLED 3.829 ACRES
DAVIS S. MITCHELL &
KAREN H. MITCHELL
VOL. 12569, PG. 2118,
R.P.R.T.C.T.

[N27°58'00"E 1,217.92']
N28°15'40"E 1,217.93'

R=2382.00'
L=880.74' D=2111.106"
N57°51'36"W 875.74'

N24°42'10"W 82.29'

N26°54'54"W 296.98'

804.99'

412.97'

CALLLED 17.022 ACRES
(DESCRIBED AS TRACT 1)
TRAVIS COUNTY, TEXAS
VOL. 9129, PG. 716
R.P.R.T.C.T.

R=2382.00'
L=379.51' D=9°07'43"
S72°48'16"E 379.11'
[R=2382.00']
[L=379.51' D=9°07'43"]
[S73°05'50"E 379.11"]

S08°06'12"W 100.06'
(S07°52'00"W 100.04')

N81°50'41"W 17.31'
(N81°18'00"W 17.17')

**CARL BECK
SURVEY NO. 121
ABSTRACT NO. 2623**

**HAMILTON POOL
ROAD (R.O.W. VARIES)
SURVEY NO. 323 (B)**

R=1095.92'
L=51.76' D=2°42'21"
N83°17'34"W 51.75'

R=1095.92'
L=161.76' D=8°27'25"
[R=1095.92']
[L=161.76' D=8°27'25"]
[S88°52'27"E 161.61']
[S89°04'00"E 160.99']

**HALL MEDLIN
SURVEY NO. 523
ABSTRACT NO. 540**

S13°34'48"W 583.73'

CALLLED 8.67 ACRES
LAKE TRAVIS INDEPENDENT
SCHOOL DISTRICT
VOLUME 13127, PAGE 2612,
R.P.R.T.C.T.

5' ELECTRIC AND
TELEPHONE LINE EASEMENT
VOLUME 9719, PAGE 58, R.P.R.T.C.T.

ELECTRIC DISTRIBUTION
UTILITY EASEMENT
DOC. NO. 2014173998, O.P.R.T.C.T.
(CROSS HATCH)

TELECOMMUNICATIONS AND
WASTEWATER EASEMENT
VOLUME 13328, PAGE 575, R.P.R.T.C.T.
(SOLID HATCH)

ELECTRIC LINE EASEMENT
VOLUME 4135, PAGE 1972, D.R.T.C.T.

ELECTRIC LINE EASEMENT
VOLUME 4135, PAGE 1972, D.R.T.C.T.

S77°27'47"E 117.17'
[S77°51'00"E 117.19"]

S76°57'25"E 2.92'
[S84°23'00"E 2.63']

APPROXIMATE LOCATION
OF SURVEY LINE

CALLLED 10,000 ACRES
GSPNG-1, LLC
DOC. NO. 2009000111
O.P.R.T.C.T.
DESCRIBED AS "EXHIBIT C" IN
DOC. NO. 2001126099
O.P.R.T.C.T.

G.A. FREITAG SUBDIVISION
VOLUME 75, PAGE 294,
P.R.T.C.T.

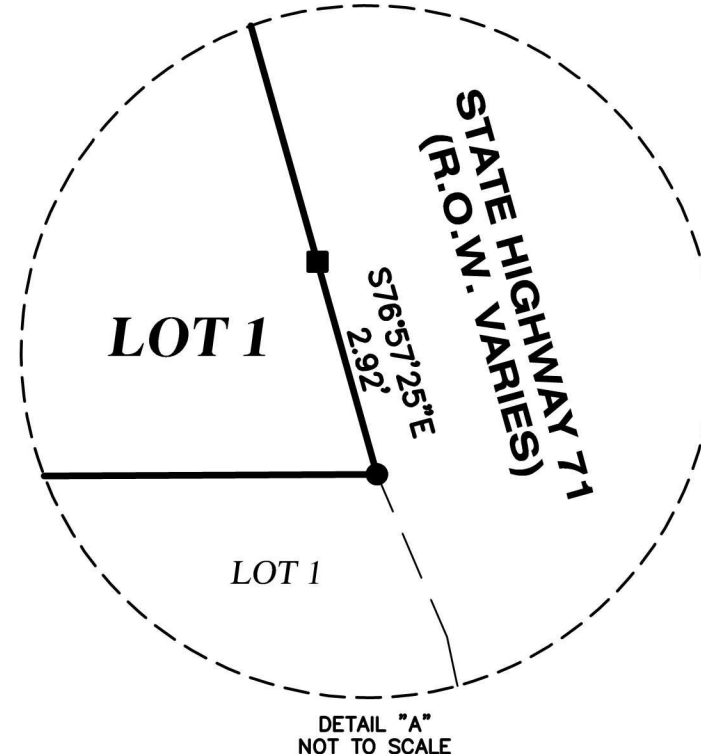
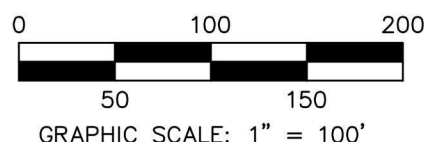
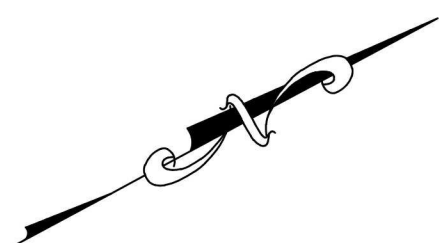
S27°36'42"W 269.57'
[S27°17'20"W 269.48']

S27°57'51"W 191.93'
[S27°34'00"W 192.27']

S77°31'44"E 60.21'

LEGEND

—	ZONING TRACT LINE
—	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "WARD-5811" CAP SET
⊙	IRON ROD WITH "MAPLES" CAP FOUND
▲	CALCULATED POINT
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
▲	MAG NAIL FOUND
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
[.....]	RECORD INFORMATION PER DEED VOL. 9129 PG. 713-721
(.....)	RECORD INFORMATION PER TXDOT R.O.W. MAP



DETAIL "A"
NOT TO SCALE



Subject Tract

**BEE CAVE SELF STORAGE
SUBDIVISION**
City of Bee Cave,
Travis County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	2/8/2016
Project:	00406
Scale:	1" = 100'
Reviewer:	JSW
Tech:	JLP
Field Crew:	AB
Survey Date:	OCT. 2015
Sheet:	1 OF 2

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000118873271.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON 4-28-15. 4WARD CONTROL POINT WAS CHECKED TO LCRA MON EUD177, HAVING A PUBLISHED GRID COORDINATE OF N 10,083,573.15, E 3,071,199.71, ELEV. 858.33'.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48453C 0415H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

EXHIBIT “ ”

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.8824 ACRES (256,236 SQUARE FEET) OF LAND OUT OF THE ROBERT MAYS SURVEY NO. 540, ABSTRACT NO. 583, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 17.022 ACRE TRACT (DESCRIBED AS TRACT 1), CONVEYED TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 9129, PAGE 716 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), SAID 5.8824 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000118873271):

BEGINNING, at a 3/4-inch iron rod found in the curving south right-of-way of State Highway 71 (right-of-way varies), and being the northeast corner of a called 18.77 acre tract conveyed to Robert B. Baldwin, and recorded in Document No. 2005228806 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), and being the northwest corner of said 17.022 acre Travis County tract, for the northwest corner and **POINT OF BEGINNING** hereof, from which a TxDot Type I concrete monument found at a point of curvature in the south right-of-way line of said SH 71, and being the northwest corner of said Baldwin tract bears, 880.74 feet along the arc of a curve to the right, having a radius of 2382.00 feet, and whose chord bears N57°51'36"W, a distance of 875.74 feet;

THENCE, with the curving south right-of-way line of said SH 71 and the north line of said 17.022 acre Travis County tract, the following three (3) courses and distances:

- 1) **379.51** feet along the arc of a curve to the left, having a radius of **2382.00** feet, and whose chord bears **S72°48'16"E**, a distance of **379.11** feet to a calculated point for a point of tangency hereof,
- 2) **S77°27'47"E**, a distance of **117.17** feet to a TxDot Type I concrete monument found for a point of tangency hereof, and
- 3) **S76°57'25"E**, a distance of **2.92** feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being at the northwest corner of Lot 1 of G.A. Freitag Subdivision, recorded in Volume 75, Page 294 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being the northeast corner of said 17.022 acre Travis County tract;

THENCE, leaving the south right-of-way line of said SH 71, with east line of said 17.022 acre Travis County tract, and in part with Lots 1 and 2 of said G.A. Freitag Subdivision, the following two (2) courses and distances:

- 1) **S27°57'51"W**, a distance of **191.93** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **S27°36'42"W**, a distance of **269.57** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the northwest corner of a called 8.67 acre tract conveyed to Lake Travis Independent School District, and recorded in Volume 13127, Page 2612 (R.P.R.T.C.T.), and being the southwest corner of said Lot 2, and being an angle point in the east line of said 17.022 acre Travis County tract;

THENCE, with the west line of said Lake Travis ISD tract and the east line of said 17.022 acre Travis County tract, **S13°12'25"W**, a distance of **187.41** feet to a 1/2-inch iron rod with "4Ward" cap set for the southeast corner hereof, from which a 3/4-inch iron rod found at an angle point in the west line of said Lake Travis ISD tract, and being angle point in the east line of said 17.022 acre Travis County Tract bears, S13°12'25"W, a distance of 183.99 feet;

THENCE, leaving the west line of said Lake Travis ISD tract and the east line of said 17.022 acre Travis County tract, over and across said 17.022 acre Travis County tract, **N48°47'42"W**, a distance of **554.49** feet to a 1/2-inch iron rod with "4Ward" cap set for the southwest corner hereof, said point being in the west line of said 17.022 acre Travis County tract, and being in the east line of said Baldwin tract, from which a 1/2-inch iron rod found at the southeast corner of said Baldwin tract, and being an angle point in the east line of a called 3.829 acre tract conveyed to Davis S. & Karen H. Mitchell, and recorded in Volume 12569, Page 2118 (R.P.R.T.C.T.), and being the southwest corner of said 17.022 acre Travis County tract bears, S28°15'40"W, a distance of 804.96 feet;

THENCE, with the common line of said Baldwin tract and said 17.022 acre Travis County tract, **N28°15'40"E**, a distance of **412.97** feet to the **POINT OF BEGINNING** and containing 5.8824 Acres (256,236 Square Feet) of land, more or less.


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

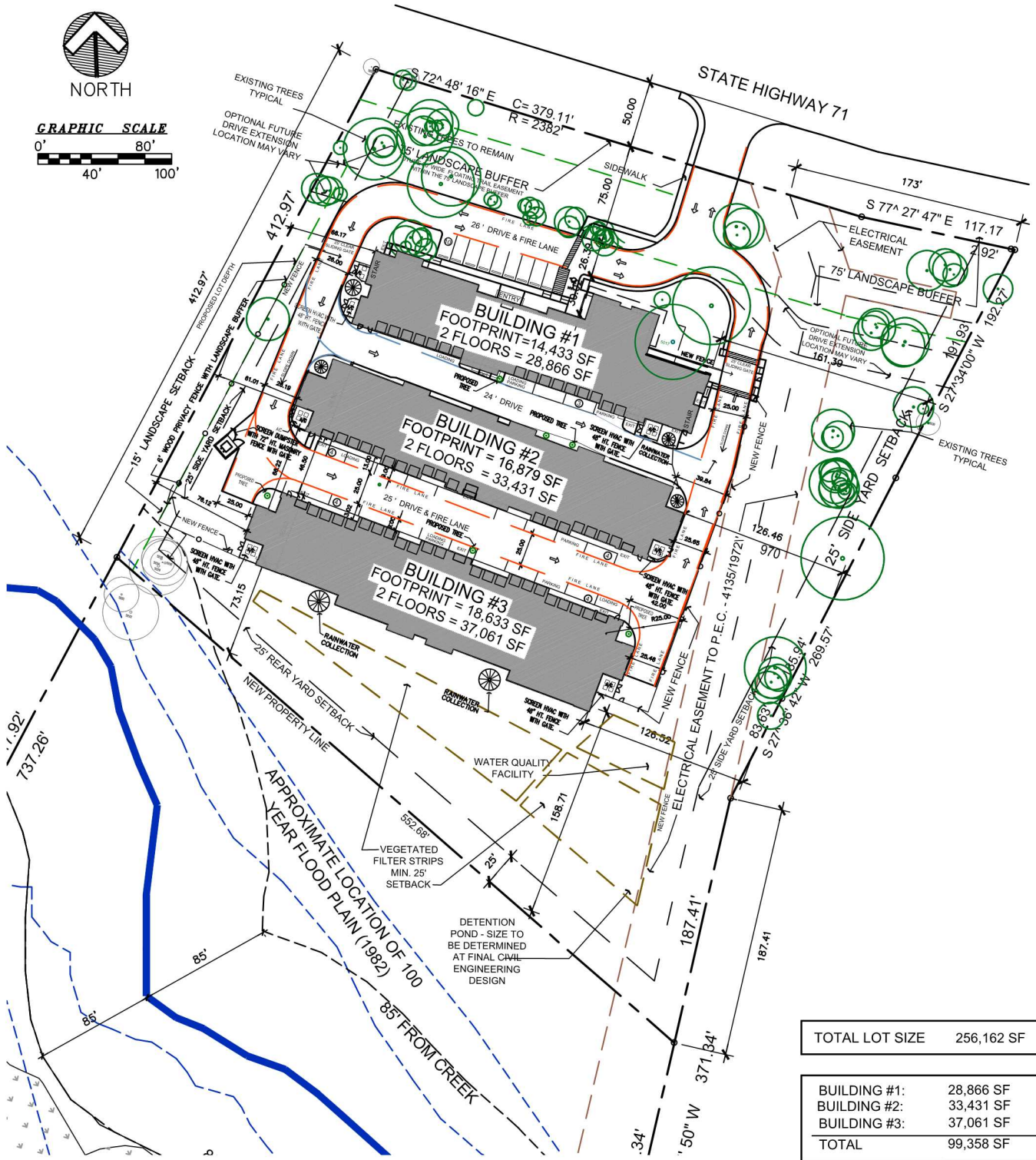
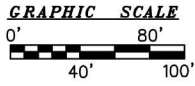
2/8/2016



EXHIBIT "B"
CONCEPT PLAN



NORTH



TOTAL LOT SIZE	256,162 SF
----------------	------------

BUILDING #1:	28,866 SF
BUILDING #2:	33,431 SF
BUILDING #3:	37,061 SF
TOTAL	99,358 SF

PARKING SPACES PROVIDED =	29
---------------------------	----

New Self Storage Facility
Bee Cave Self Storage
 State Hwy 71
 Bee Cave, Texas

Provident Realty Advisors
 10210 North Central Expressway, Suite 300
 Dallas, Texas 78231
 Phone: (972) 385-4100

MAULDIN
 ARCHITECTS
 San Antonio, Texas 210-313-3197
 www.MauldinArchitects.com info@MauldinArchitects.com

DATE: 01/29/2016
 SHEET NUMBER:

ASP1

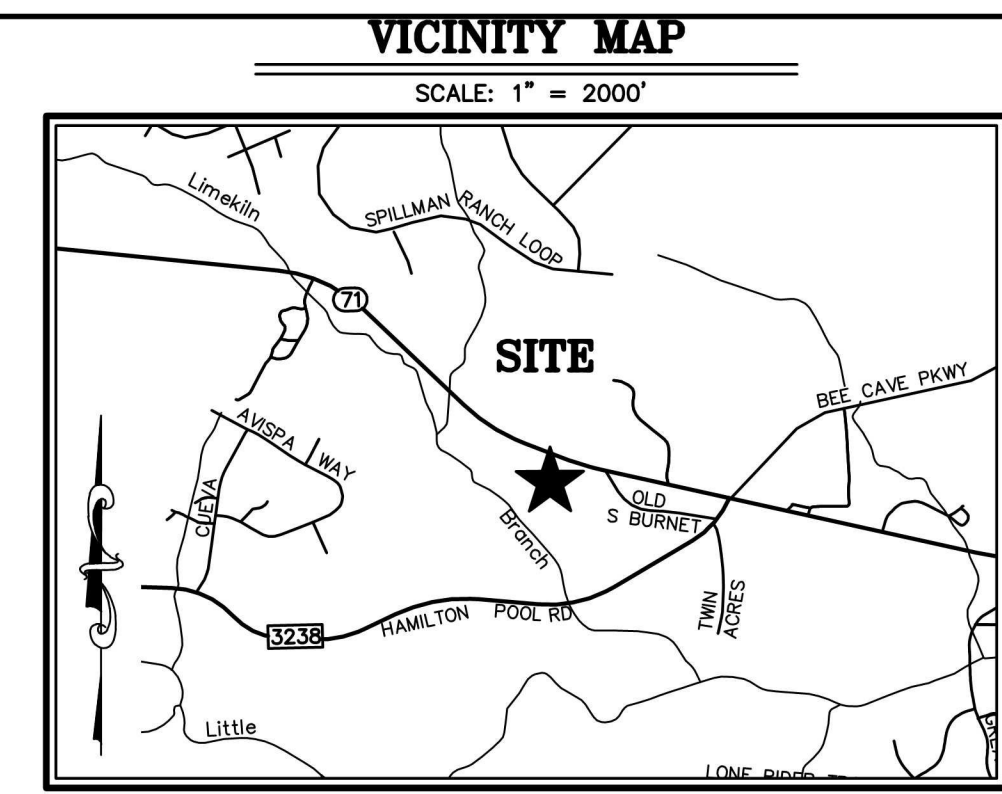
SITE NOTES:

1. NO OUTSIDE STORAGE, INCLUDING BUT NOT LIMITED TO VEHICULAR AND, BOAT SHALL BE ALLOWED.
2. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF BEE CAVE SIGN ORDINANCE.
3. EXTERIOR LIGHTING: LIGHTING FOR THE PROJECT SHALL BE IN COMPLIANCE WITH SECTION 32.05.012. OUTSIDE OF NORMAL BUSINESS HOURS, THE ONLY LIGHTING ON THE PROJECT SHALL BE SECURITY LIGHTING.
4. MECHANICAL EQUIPMENT - SPLIT SYSTEM WITH SMALL COMPRESSORS TO BE LOCATED ON THE GROUND ON CONCRETE PADS, LOCATED NEAR CORNERS OF BUILDINGS. PROVIDE 4' HIGH WOOD FENCE WITH GATE TO SCREEN UNIT.
5. THE 20 FOOT PEDESTRIAN TRAIL EASEMENT WILL BE DEDICATED TO THE CITY OF BEE CAVE AND SHALL BE MAINTAINED BY THE CITY OF BEE CAVE.

BUILDING #1:	28,866 SF
BUILDING #2:	33,431 SF
BUILDING #3:	37,061 SF
TOTAL	99,358 SF
	X 74%
TOTAL	73,525 NRSF

TOTAL LOT SIZE	256,162 SF x 45%
IMPERVIOUS ALLOWED:	115,273 SF
IMPERVIOUS PROVIDED: 105,535 SF / 256,162 SF =	103,967 SF 40.6 % [WITH RAIN CATCHMENT]
BREAKDOWN IMPERVIOUS COVER:	
BUILDING FOOTPRINTS:	49,679 SF
TANKS AND PADS:	472 SF
DRIVEWAYS , SIDEWALKS:	54,816 SF

<p>New Self Storage Facility Bee Cave Self Storage State Hwy 71 Bee Cave, Texas</p>	<p>Provident Realty Advisors 10210 North Central Expressway, Suite 300 Dallas, Texas 78231 Phone: (972) 385-4100</p>	<p>MAULDIN ARCHITECTS San Antonio, Texas 210-313-3197 www.MauldinArchitects.com info@MauldinArchitects.com</p>	<p>DATE: 01/29/2016 SHEET NUMBER: ASP2</p>
---	---	--	---



LEGEND

—	PROPERTY LINE	—	EDGE OF ASPHALT	SS	STORM SEWER LINE	P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
- - -	EXISTING EASEMENTS	▲	FIRE HYDRANT	CONCRETE	CONCRETE	R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- - -	CONTOUR LINE	▲	NO PARKING SIGN	///	BUILDING	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
○	1/2" IRON ROD WITH "WARD-5811" CAP SET	□	TELECOMMUNICATIONS POST	□	DOC. NO.	D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
●	1/2" IRON ROD FOUND (UNLESS NOTED)	□	WATER METER	□	POINT OF BEGINNING	[.....]	RECORD INFORMATION PER DEED VOL. 9129 PG. 713-721
■	BENCHMARK	□	WATER MANHOLE	□	REINFORCED CONCRETE PIPE	[.....]	RECORD INFORMATION PER DEED VOL. 9129 PG. 713-721
□	TXDOT TYPE I CONCRETE MONUMENT FOUND	□	UTILITY POLE	□	CMP	[.....]	RECORD INFORMATION PER TXDOT R.O.W. MAP
□	SURVEY CONTROL POINT	□	GUY ANCHOR	□	PVC	[.....]	
□	BOLLARD POST (UNLESS NOTED)	□	WIRE FENCE	□	FL ELEV	[.....]	
		□	CHAIN LINK FENCE	□	R.O.W.	[.....]	
		□	OVERHEAD UTILITY				

SURVEYOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

DATE: 2/8/2016
 JASON WARD, R.P.L.S.
 TEXAS REGISTRATION NO. 5811



CALLLED 18.77 ACRES
 ROBERT B. BALDWIN
 DOC. NO. 2005228806, O.P.R.T.C.T.

CALLLED 25.174 ACRES
 S. ADAM WOOLLEY
 DOC. NO. 2010144843
 O.P.R.T.C.T.

CALLLED 3.829 ACRES
 DAVIS S. MITCHELL &
 KAREN H. MITCHELL
 VOL. 12569, PG. 2118,
 R.P.R.T.C.T.

APPROXIMATE LOCATION
 OF ZONE "A" AS SCALED
 FROM FEMA FLOOD MAP

FLOODPLAIN NOTE:
 THIS PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD PANEL NO. 484535-DASH, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**ROBERT MAYS
 SURVEY NO. 540
 ABSTRACT NO. 583**

CALLLED 17.022 ACRES
 (DESCRIBED AS TRACT 1)
 TRAVIS COUNTY, TEXAS
 VOL. 9129, PG. 716
 R.P.R.T.C.T.

5.8824 ACRE(S)
 256,236 SQUARE FEET

P.O.B.
 GRID N: 10,084,850.70
 GRID E: 3,041,657.58

STATE HIGHWAY 71
 (R.O.W. VARIES)

TREE LIST

NUMBER	DESCRIPTION
5001	15" LIVE OAK
5002	12" LIVE OAK
5003	13" LIVE OAK
5004	8" LIVE OAK
5005	11" LIVE OAK
5006	10" LIVE OAK
5007	14" LIVE OAK
5008	13" LIVE OAK
5009	16" LIVE OAK
5010	18" LIVE OAK
5011	15" LIVE OAK 10-10
5012	17" LIVE OAK 11-11
5013	10" LIVE OAK
5014	29" LIVE OAK
5015	15" LIVE OAK
5016	6" LIVE OAK
5017	28" LIVE OAK
5018	24" LIVE OAK 16-16
5019	10" LIVE OAK 7-5
5020	7" LIVE OAK
5021	6" LIVE OAK
5022	5" LIVE OAK
5023	9" LIVE OAK
5024	5" LIVE OAK
5025	5" LIVE OAK
5026	11" LIVE OAK 7-7
5027	8" LIVE OAK
5028	8" LIVE OAK
5029	7" LIVE OAK
5030	7" LIVE OAK
5031	5" LIVE OAK
5032	7" LIVE OAK
5033	7" LIVE OAK
5034	5" LIVE OAK
5035	5" LIVE OAK
5036	5" LIVE OAK
5037	5" LIVE OAK
5038	5" LIVE OAK
5039	11" LIVE OAK 8-6
5040	11" LIVE OAK
5041	10" LIVE OAK
5042	6" LIVE OAK
5043	8" LIVE OAK
5044	9" LIVE OAK 6-5
5045	4" LIVE OAK
5046	8" LIVE OAK
5047	13" LIVE OAK 9-7
5048	8" LIVE OAK
5049	6" LIVE OAK
5050	4" LIVE OAK
5051	7" LIVE OAK
5052	7" LIVE OAK
5053	7" LIVE OAK
5054	6" LIVE OAK
5055	12" LIVE OAK 7-5-4
5056	6" LIVE OAK
5115	5" LIVE OAK
5116	4" LIVE OAK
5117	15" LIVE OAK 10-10
5118	14" LIVE OAK 10-8
5119	18" LIVE OAK 14-7
5120	10" LIVE OAK 6-5-3
5121	10" LIVE OAK
5122	12" LIVE OAK
5123	12" LIVE OAK
5124	6" LIVE OAK
5125	6" LIVE OAK
5126	8" LIVE OAK 15-8
5127	11" LIVE OAK 7-7
5128	18" LIVE OAK
5129	15" LIVE OAK
5130	9" LIVE OAK
5131	4" LIVE OAK
5132	30" LIVE OAK 12-10-9-8
5133	18" LIVE OAK 15-6
5134	21" LIVE OAK
5135	12" LIVE OAK 10-4
5136	12" LIVE OAK
5137	12" LIVE OAK 10-4
5138	23" LIVE OAK 16-14
5139	10" LIVE OAK
5140	10" LIVE OAK
5141	8" LIVE OAK
5142	12" LIVE OAK
5143	10" LIVE OAK
5144	13" LIVE OAK
5145	10" LIVE OAK
5146	6" LIVE OAK
5147	6" LIVE OAK
5148	6" LIVE OAK
5149	8" LIVE OAK
5150	10" LIVE OAK 7-6
5151	5" LIVE OAK
5152	5" LIVE OAK
5153	5" LIVE OAK
5154	10" LIVE OAK 6-4-3
5155	7" LIVE OAK
5156	8" LIVE OAK 5-4-4
5157	6" LIVE OAK
5158	5" LIVE OAK
5159	5" LIVE OAK
5160	7" LIVE OAK 5-4
5161	9" LIVE OAK 5-6
5162	5" LIVE OAK
5163	5" LIVE OAK
5164	8" LIVE OAK
5165	7" LIVE OAK
5166	10" LIVE OAK 7-5
5167	11" LIVE OAK 6-4
5168	6" LIVE OAK 4-4
5169	6" LIVE OAK
5170	12" LIVE OAK 4-5
5171	5" LIVE OAK
5172	6" LIVE OAK
5173	7" LIVE OAK
5174	9" LIVE OAK
5175	5" LIVE OAK
5176	5" LIVE OAK
5177	12" LIVE OAK 6-5-4-3
5178	10" LIVE OAK 6-5-3
5179	4" LIVE OAK
5180	7" LIVE OAK 5-4
5181	5" LIVE OAK
5182	6" LIVE OAK 4-3
5183	6" LIVE OAK
5184	5" LIVE OAK
5185	4" LIVE OAK
5186	4" LIVE OAK
5187	8" LIVE OAK
5188	5" LIVE OAK
5189	9" LIVE OAK
5190	6" LIVE OAK 4-4
5191	6" LIVE OAK
5192	5" LIVE OAK
5193	25" LIVE OAK 11-11-9-7
5194	11" LIVE OAK
5195	4" HACKBERRY
5196	4" HACKBERRY
5197	16" LIVE OAK 12-8
5198	13" LIVE OAK
5199	12" LIVE OAK
5200	10" LIVE OAK
5201	13" LIVE OAK
5202	10" LIVE OAK 8-4
5203	1" CEDAR ELM 6-4
5204	5" LIVE OAK
5205	7" LIVE OAK
5206	6" LIVE OAK
5207	7" LIVE OAK
5208	7" LIVE OAK
5209	6" LIVE OAK
5210	10" LIVE OAK
5211	12" LIVE OAK
5212	9" LIVE OAK
5213	6" LIVE OAK
5214	8" LIVE OAK
5215	6" LIVE OAK
5216	9" LIVE OAK 6-5
5217	6" LIVE OAK
5218	17" LIVE OAK
5219	15" LIVE OAK
5220	22" LIVE OAK
5221	13" HACKBERRY
5222	11" COTTONWOOD
5223	4" LIVE OAK
5224	9" LIVE OAK 5-2-2-2-2
5225	11" LIVE OAK
5226	9" LIVE OAK 4-4
5227	10" HACKBERRY
5228	6" LIVE OAK 4-4
5229	6" LIVE OAK

**TREE SURVEY OF
 5.8824 ACRES OF THE
 ROBERT MAYS SURVEY NO. 540,
 ABSTRACT NO. 583
 Bee Cave, Travis County, Texas**



PO Box 90876, Austin Texas 78709
 WWW.AWARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

Date: 2/8/2016
 Project: 00406
 Scale: 1" = 30'
 Reviewer: JSW
 Tech: ST
 Field Crew: AB
 Survey Date: OCT. 2015
 Sheet: 1 OF 1

CALLLED 8.67 ACRES
 LAKE TRAVIS INDEPENDENT
 SCHOOL DISTRICT
 VOLUME 13127, PAGE 2612, R.P.R.T.C.T.

**HALL MEDLIN
 SURVEY NO. 523
 ABSTRACT NO. 540**

G.A. FREITAG SUBDIVISION
 VOLUME 75, PAGE 294, P.R.T.C.T.

**I&GN RR CO
 SURVEY NO. 56
 ABSTRACT NO. 2109**

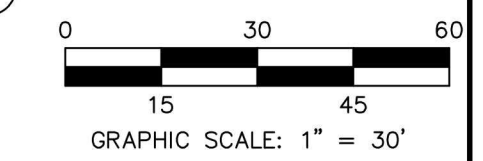


EXHIBIT "C"

CONDITIONAL USE PERMIT REQUIREMENTS

1. Total square feet of all buildings.

1. Building One 28,866 sq. ft. (14,433 sq.ft. per story)
2. Building Two 33,431 sq. ft. (16,879 sq. ft. per story)
3. Building Three 37,061 sq. ft. (18,633 sq. ft. per story)

Primary buildings, as shown, are limited to two stories and 35' measured in accordance with the City of Bee Cave Code. Buildings shall be allowed no closer to Highway 71 than 110 feet from the northern property line as depicted on the concept plan.

2. Limitation on hours of operation.

Hours of operation for office use are limited to 7:00 AM to 7:00 PM. Controlled access hours are limited to 6:00 AM to 10:00 PM.

3. Lighting standards

The mini-storage/self storage facility will comply with the City lighting standards as required by the COBC Code of Ordinances. Outside of the hours of operation approved in Section 2, only those lights necessary for security purposes will be illuminated.

4. Parking spaces required.

Ten (10) parking spots shall be provided in the vicinity of the front office. The number of parking spots may be increased or decreased administratively by the City Manager or designee if needed for a particular Mini-Storage/Self-Storage facility or business so long as such approval is consistent with the terms and conditions of this Permit and the City's Code of Ordinances. Parking shall not be increased to accommodate the need for parking of Trucks or Trailers associated with a short term rental use unless this Permit is subsequently amended by the City. Parking spaces shall be provided as depicted in the Concept Plan.

5. Circulation and traffic.

Mini-Warehouse/Self-Storage establishments shall provide a loading area adjacent to all storage unit doors for the temporary parking of one vehicle and a trailer to accommodate loading and unloading of the storage unit. Garage doors shall not be visible from the property boundary. An additional maneuvering lane of standard width (25 to 30 feet) shall be provided adjacent to the loading area to allow traffic flow around the loading area. Internal Circulation shall be provided through a gated private drive within the Project stemming off of State Highway 71. There shall be one access point off of State Highway 71. An optional future drive extension shall be reserved to allow joint access to the driveway with the immediately adjoining properties.

6. Outdoor Storage/Short Term Truck and Trailer Rentals.

Outdoor storage, including but not limited to vehicular and boats, shall be prohibited on the Property. Rentals, including but not limited to trucks, trailers and equipment, shall be prohibited on the Property.

7. Landscape Buffer and Screening

The owner will include an additional 25' landscape buffer along the western Property line to ensure additional buffer and privacy for the adjacent neighbors. The buffer is comprised of both vegetation and fencing, which shall be constructed and maintained by the Property Owner. In addition wrought iron fencing that complies with the City's Code of Ordinances will be constructed as depicted in Exhibit "B". Any mechanical equipment installed or stored at ground level shall be screened as depicted on the concept plan and shall comply with all other screening standards required in the COBC Code of Ordinances. In addition, any structural portion of a water detention or water quality pond shall be screened with landscaping so as not to be visible from Highway 71 or from the adjacent property and designed in free form shapes and with materials so as to blend with the natural landscape.

8. Floating Easement

Owner shall provide City with a 20 foot wide easement for trail and pedestrian connectivity within the front 75 foot setback of the Property at a location acceptable to the Owner and the City.

9. Impervious Cover and NPS Requirements

The Property shall be authorized up to 103,967 square feet of impervious cover or 40.6% of the site so long as rain water collection is utilized in accordance with the City's Code of Ordinances. The Property shall be limited to 40% impervious cover if rain water collection is not implemented and operated within the project.

10. Platting

A Development Plat or Subdivision Plat is required prior to or in conjunction with Site Plan approval.