

ORDINANCE NO. 334

AN ORDINANCE OF THE CITY OF BEE CAVE, TEXAS (“CITY”) AMENDING ORDINANCE NO. 14-214 FOR THE REAL PROPERTY DESCRIBED AS LOT 6, BLOCK A AND LOTS 1,2,4, 5, BLOCK B OF THE AMENDED FINAL PLAT OF THE HILL COUNTRY GALLERIA OF LOTS 1-8 AND 10-26, BLOCK A, LOTS 1-3 AND 5-8, BLOCK B, CITY OF BEE CAVE, TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 200700378 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; WHICH LAND IS LOCATED GENERALLY NORTH OF BEE CAVE PARKWAY AND EAST OF HIGHWAY 620 AND WHICH LAND IS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO (“PROPERTY DESCRIPTION”); APPROVING A ZONING CHANGE REQUEST FOR PLANNED DEVELOPMENT DISTRICT– MIXED USE (PD-MU); TO AMEND THE CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT “B” AND CONSISTING OF BUILDING INFORMATION PLAN, PHASING AND PARKING PLANS, LAND USE PLAN, ROADWAY AND UTILITY PLANS, OPEN SPACE PLAN AND TREE PRESERVATION PLAN, DRAINAGE PLAN, HIGH INTENSITY LANDSCAPE ZONE PLAN (COLLECTIVELY “CONCEPT PLAN”); AMENDING SPECIAL DEVELOPMENT STANDARDS AND CONDITIONS, ATTACHED AS EXHIBIT “C” (“DEVELOPMENT STANDARDS”); AMENDING BUILDING ELEVATIONS, ATTACHED HERETO AS EXHIBIT “D”; TRAFFIC IMPROVEMENTS ATTACHED HERETO AS EXHIBIT “E”; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR FINDINGS OF FACT, SEVERABILITY, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, the Planning and Zoning Commission and the City Council of the City, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held two public 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 City Council of the City 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; and

WHEREAS, the development proposed by the zoning applicant complies with the current City Ordinances except as modified by the Planned Development Standards contained in Exhibit “C” and Elevations, Exhibit “D”, of this Ordinance; and

WHEREAS, any protest made against the proposed change of Zoning Classification has been duly considered by the City Council; and

WHEREAS, Sec. 32.03.015 of the City Zoning Ordinance provides that the purpose of a Planned Development District is to provide for the development of land as an integral unit for single or mixed use in accordance with a Concept Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts, and to encourage

flexible and creative planning to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community; and

WHEREAS, the proposed development supports many of the objectives of the City's Comprehensive Plan which calls for Bee Cave to be a unique place that encourages unique types of businesses, particularly in the arts and that is structured for people who live, work and shop within the City with an emphasis on recreational trails, parks and pedestrian and bicycle traffic;

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 and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. Amendment. That the City Zoning Ordinance and Map of the City of Bee Cave, Texas, be and the same are hereby amended so as to grant a change of zoning for this Planned Development District ("MU-PDD") for the Property described in Exhibit "A".

SECTION 3. Development. That the Property shall be developed in compliance with Ordinance No. 14-214 as amended by this Ordinance, the Concept Plan, attached as Exhibit "B", and the terms and conditions of the City's Code of Ordinances, except as modified by the Planned Development Standards attached hereto as Exhibit "C" and the Elevations, attached hereto as Exhibit "D".

SECTION 4. Concept Plan. That the Concept Plan for this Planned Development District which is attached as Exhibit "B" and consists of the Building Information Plan, Phasing and Parking Plans, Land Use Plan, Roadway and Utility Plans, Open Space Plan, Drainage Plan, Tree Preservation Plan, and High Intensity Landscape Plan (collectively "Concept Plan") are made a part hereof for all purposes and is hereby approved for said Planned Development District as required by Chapter 32, of the Code of Ordinances of the City of Bee Cave, Texas. 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 ("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 and the requirements set out herein. Amendments to the Concept Plan may occur in accordance with the requirements of Chapter 32, of the Code of Ordinances, or as provided in Exhibit "C".

SECTION 5. Uses. The uses approved for this Property in Ordinance No. 14-214 remain unchanged. However, new uses are approved for town homes and a garden as described in Exhibit "C" and Exhibit "D", attached hereto.

SECTION 6. Project. The City Council would not necessarily authorize an amendment to Ordinance No. 14-214 to allow the requested amendments to the Development Standards described in Exhibit "C", the Concept Plan or the Elevations, or authorize a waiver of the City's

set back requirements or any other waivers, absent the development of the Project in strict accordance with Ordinance No. 214, as same is amended herein. The authority granted by this Ordinance is therefore specific to this Project as it has been represented in the applicant's application, as depicted in the Concept Plan and as described in the Development Standards and the Elevations, unless this Ordinance is subsequently amended or modified by approval of the City Council or unless such changes are expressly authorized by Exhibit "C" to this Ordinance.

SECTION 6. 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 as a 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 Chapter 32, Zoning, of the City of Bee Cave Code of Ordinances and Map as a whole.

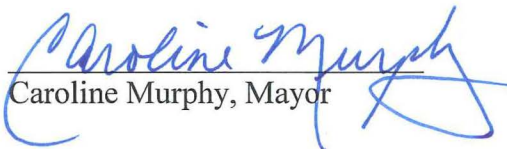
SECTION 7. Repealer. All ordinances or parts of ordinances in force regarding the zoning of this Property and the terms and conditions of development when the provisions of this Ordinance become effective are hereby repealed, but only to the extent same are inconsistent herewith.

SECTION 8. Effective Date. That this Ordinance shall take effect immediately from and after its passage.

SECTION 9. 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.

PASSED AND APPROVED by the City Council of the City of Bee Cave, Texas, on the 11th day of April, 2017.

CITY OF BEE CAVE, TEXAS


Caroline Murphy, Mayor

ATTEST:


City Secretary

APPROVED AS TO FORM:


Patty L. Akers, City Attorney

Exhibit Table of Contents

Exhibit A Property Description

Exhibit B Concept Plan

Exhibit C Planned Development Standards

Exhibit D Building Elevations

- Office Buildings A, B, C, D & E
- Office/Restaurant Building F
- Condominiums/Townhouses Building G1-G5

Exhibit E Traffic Improvements

EXHIBIT A

Property Description

LOT 6, BLOCK A AND LOTS 1,2,4, 5, BLOCK B OF THE AMENDED FINAL PLAT OF THE HILL COUNTRY GALLERIA OF LOTS 1-8 AND 10-26, BLOCK A, LOTS 1-3 AND 5-8, BLOCK B, CITY OF BEE CAVE, TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 200700378 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS

EXHIBIT B

Concept Plan



LAND USE LEGEND

- CONDOMINIUM
- OFFICE
- RESTAURANT / OFFICE

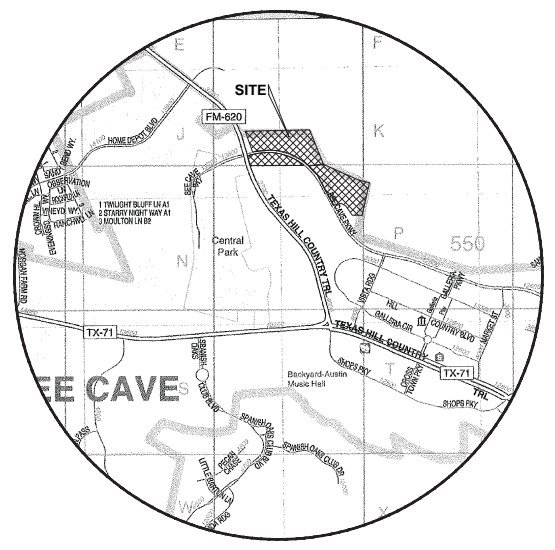
The Terrace - Bee Cave, TX

Land Use Rendered Plan



May 18, 2017

The information shown is based on the best information available and is subject to change without notice.



VICINITY MAP
N.T.S.

PLANNED DEVELOPMENT AMENDMENT ORDINANCE No. 14-214 CONCEPT PLAN FOR THE TERRACE

SHEET INDEX	
SHEET NO.	DESCRIPTION
01	COVER
02	EXISTING CONDITION PLAN
03	LAND USE MAP
04	PHASING PLAN
05	ROADWAY PLAN
06	UTILITY PLAN
07	DRAINAGE PLAN
08A	TREE PRESERVATION AND OPEN SPACE PLAN
08B	TREE PRESERVATION AND OPEN SPACE PLAN
09	TREE PRESEVATION LIST

OWNER: TERRACE PARTNERS LLC
13200 BEE CAVE PARKWAY
AUSTIN, TEXAS 78738
(512) 923-9796

ENGINEER: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

LANDSCAPE ARCHITECT: PLANNED ENVIRONMENTS INC.
2219 WESTLAKE DRIVE, SUITE 100
AUSTIN, TEXAS 78746
(512) 474-0806

WATERSHED STATUS:
THIS PROJECT LIES WITH IN THE CEDAR HOLLOW AND LITTLE BARTON CREEK WATERSHED

FLOODPLAIN INFORMATION:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH ANY MAPS ENTITLED: "FLOOD INSURANCE RATE MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION PER COMMUNITY PANEL NO. 48453C0405H AND 48453C0415H, EFFECTIVE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY AND INCORPORATED AREAS.

LEGAL DESCRIPTION:
LOTS 1 AND 2, BLOCK "B", OF THE AMENDED FINAL PLAT HILL COUNTRY GALLERIA OF LOTS 1-3, 6-8 AND 10-26, BLOCK A, LOTS 1-3 AND 6-8, BLOCK B AND LOT 1, BLOCK C, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 200700378 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 4, BLOCK "B" OF THE HILL COUNTRY GALLERIA, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600357 AND LOT 5, BLOCK "B" OF THE AMENDED FINAL PLAT HILL COUNTRY GALLERIA OF LOTS 1-3, 6-8 AND 10-26 BLOCK A, LOTS 1-3 AND 6-8, BLOCK B AND LOT 1, BLOCK C, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200700378 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ADDRESS : 13500, 13100 & 13216 BEE CAVE PARKWAY
BEE CAVE, TEXAS 78738

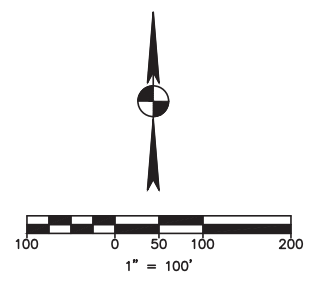
APPROVED FOR ACCEPTANCE:

CITY OF BEE CAVE DATE

BURY

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Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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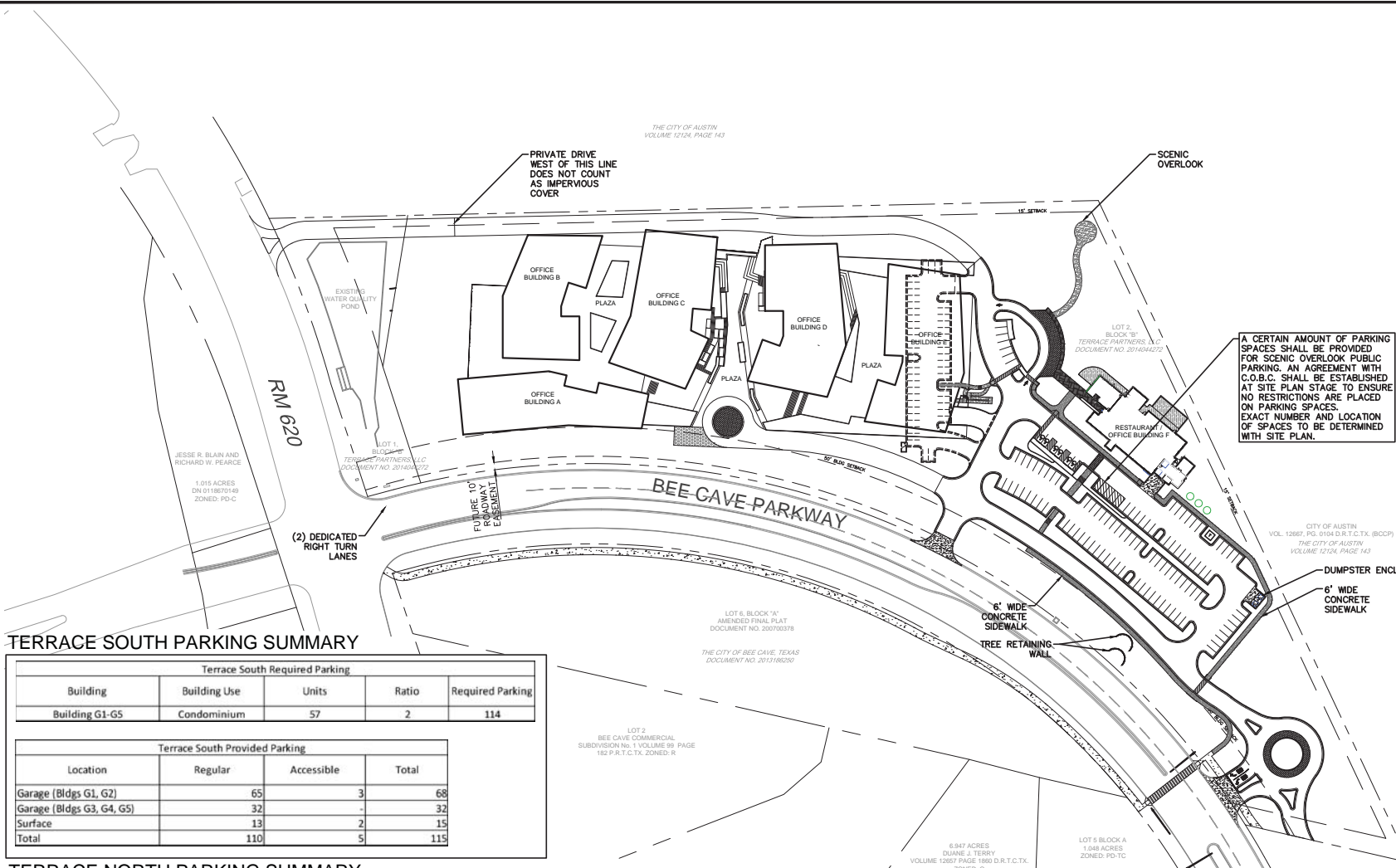
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EXISTING	DESCRIPTION
---	PROPERTY (E.O.W.) LINE
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET w/ YELLOW CAP STAMPED "BURY & PARTNERS"
(xxx)	RECORD INFORMATION
*	LIGHT POLE
⊕	UTILITY POLE
↓	DOWN CUT
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	WATER MANHOLE
⊕	TELEPHONE RISER
⊕	CABLE TV RISER
⊕	ELECTRIC BOX
⊕	ELECTRIC METER
⊕	GAS METER
⊕	GAS VALVE
⊕	TRAFFIC CONTROL BOX
⊕	TRAFFIC SIGNAL POST
⊕	GRATE INLET
⊕	CURB INLET (SIZE VARIES)
⊕	WIRE FENCE
⊕	WOOD FENCE
⊕	CHAIN LINK FENCE
⊕	SION
⊕	STORMSEWER LINE
⊕	WATER LINE
⊕	WASTEWATER LINE
⊕	GAS LINE
⊕	ELECTRIC LINE
⊕	OVERHEAD ELECTRIC
⊕	UNDERGROUND TELEPHONE
⊕	UNDERGROUND CABLE AND INTERNET
⊕	TELECOMMUNICATIONS LINE
⊕	ELECTRIC MANHOLE (SIZE VARIES)
⊕	WASTEWATER MANHOLE (SIZE VARIES)
⊕	STORMSEWER MANHOLE (SIZE VARIES)
⊕	TELEPHONE MANHOLE (SIZE VARIES)
⊕	WASTEWATER CLEANDOUT
⊕	CURB & GUTTER
⊕	EDGE OF PAVEMENT
⊕	CONCRETE SIDEWALKS
⊕	CONTOUR
⊕	SPOT ELEVATION
⊕	EXISTING TREES

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EXISTING CONDITIONS PLAN							
THE TERRACE BEE CAVE, TEXAS				TERRACE PARTNERS LLC			
DRAWN BY: RWM	DESIGNED BY: LEB						
		SHEET					
		2					
		OF				9	
		PROJECT NO.:		R101751810001			

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TERRACE SOUTH PARKING SUMMARY

Terrace South Required Parking				
Building	Building Use	Units	Ratio	Required Parking
Building G1-G5	Condominium	57	2	114

Terrace South Provided Parking			
Location	Regular	Accessible	Total
Garage (Bldgs G1, G2)	65	3	68
Garage (Bldgs G3, G4, G5)	32	-	32
Surface	13	2	15
Total	110	5	115

TERRACE NORTH PARKING SUMMARY

PHASE 1 (BUILDING F)

Terrace North Required Parking - Phase 1					
Building	Building Use	Units	Gross Area (square feet)	Ratio	Required Parking
Building F	Restaurant	-	14,575*	1/100	146
Building F	Office	-	6,500	1/300	22
Total:					168

*SEE BUILDING F RESTAURANT SPACE BREAKDOWN

Terrace North Provided Parking - Phase 1			
Location	Regular	Accessible	Total
Permanent Surface Parking	115	6	121
Temporary Surface Parking	47	-	47
Total	162	6	168

PHASE 2 (BUILDING A, B, C & F)

Terrace North Required Parking - Phase 2					
Building	Building Use	Units	Gross Area (square feet)	Ratio	Required Parking
Buildings A-C	Office	-	120,512	1/300	402
Building F	Restaurant	-	14,575*	1/100	146
Building F	Office	-	6,500	1/300	22
Total:					570

*BUILDING F RESTAURANT SPACE BREAKDOWN
 1ST FLOOR = 8,982 SF (INTERIOR) + 1,324 SF BLOOM DECK + 814 SF RISE DECK = 11,120 SF
 MEZZANINE = 875 SF (INTERIOR) + 235 SF (EXTERIOR) = 1,110 SF
 3RD FLOOR = 2,345 SF (INTERIOR)
 TOTAL RESTAURANT SPACE = 11,120 SF + 1,110 SF + 2,345 SF = 14,575 SF
 REQUIRED RESTAURANT PARKING = 14,575 SF/100 = 146 SPACES

THERE IS ALSO 3,300 SF OF ADDITIONAL EXTERIOR 3RD FLOOR SPACE, IN FULL BUILD OUT, THIS 3,300 SF AREA CAN BE PARKED AT A 1:100 RATIO, IN PHASE 1, THIS SPACE IS NOT BEING PARKED. HOWEVER, THE TEMPORARY SURFACE PARKING CAN BE EXPANDED TO THE WEST TO PROVIDE MORE PARKING IF CONDITIONS ARE WARRANTED.

Terrace North Provided Parking - Phase 2			
Location	Regular	Accessible	Total
Permanent Surface Parking	115	6	121
Temporary Surface Parking	47	-	47
Garage	421	9	430
Total	583	15	598

PHASE 3 (BUILDING A, B, C, D, E & F)

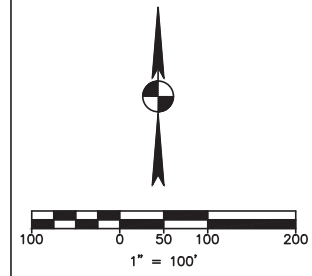
Terrace North Required Parking - Phase 3							2:00 PM	8:00 PM
Building	Building Use	Units	Gross Area (square feet)	Ratio	Required Parking	Shared Parking	Weekday	Weekend
							Estimated Parking Demand	Estimated Parking Demand
Building A-E	Office	-	237,335	1/300	792	-	792	-
Building F	Restaurant	-	14,575	1/100	146	45	101	146
Building F	Office	-	6,500	1/300	22	-	22	-
Total:					960		915	146

Terrace North Provided Parking - Phase 3			
Location	Regular	Accessible	Total
Permanent Surface Parking	115	6	121
Garage	868	15	883
Total:	983	21	1004

IMPERVIOUS COVER CALCULATIONS

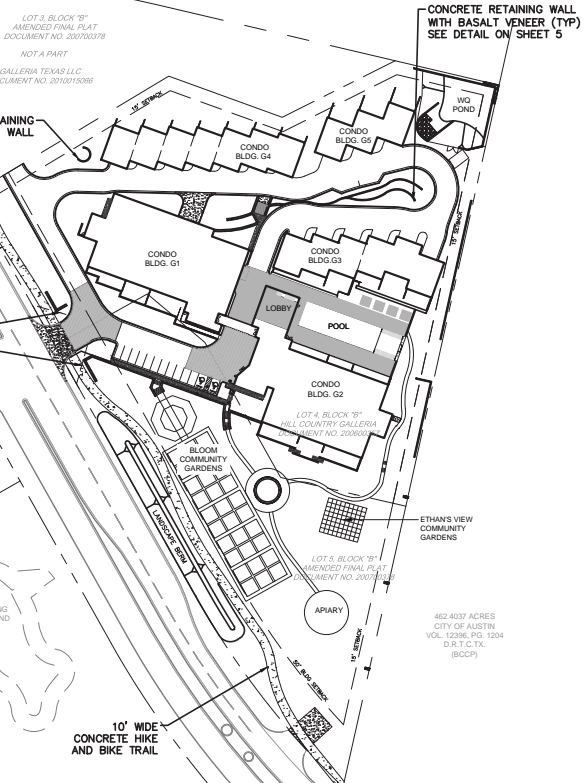
ALLOWABLE IMPERVIOUS COVER	
TERRACE NORTH AREA	= 13.45 ACRES
TERRACE SOUTH AREA	= 6.08 ACRES
CRESCENT TRACT AREA	= 3.45 ACRES
TOTAL AREA	= 22.98 ACRES
ALLOWABLE IMPERVIOUS COVER	= 40 %
RAINWATER HARVESTING CREDIT	= 5 %
TOTAL ALLOWABLE IMPERVIOUS COVER	= 10.17 ACRES

PROPOSED IMPERVIOUS COVER	
TERRACE NORTH IMPERVIOUS COVER	= 7.02 ACRES
TERRACE SOUTH IMPERVIOUS COVER	= 2.64 ACRES
TERRACE NORTH LINED DRY POND AREA	= 0.35 ACRES
TOTAL PROPOSED IMPERVIOUS COVER	= 10.01 ACRES



NOTE:
1. TRAIL SYSTEM DOES NOT COUNT AS IMPERVIOUS COVER.

A CERTAIN AMOUNT OF PARKING SPACES SHALL BE PROVIDED FOR SCENIC OVERLOOK PUBLIC PARKING. AN AGREEMENT WITH C.O.B.C. SHALL BE ESTABLISHED AT SITE PLAN STAGE TO ENSURE NO RESTRICTIONS ARE PLACED ON PARKING SPACES. EXACT NUMBER AND LOCATION OF SPACES TO BE DETERMINED WITH SITE PLAN.

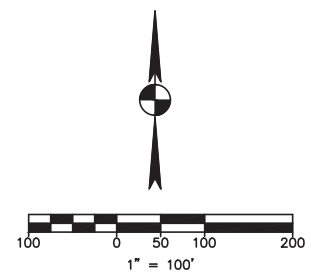


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LAND USE MAP

THE TERRACE
 BEE CAVE, TEXAS
 TERRACE PARTNERS LLC

DRAWN BY: RWM
 DESIGNED BY: LEB
 QA / CC:
 PROJECT NO.: R10175810001
SHEET 3
 OF 9



- PHASE 1
- PHASE 2
- PHASE 3

REVISION	DATE	NO.	APPROVAL

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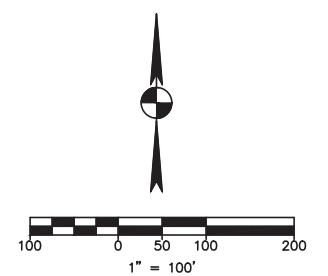
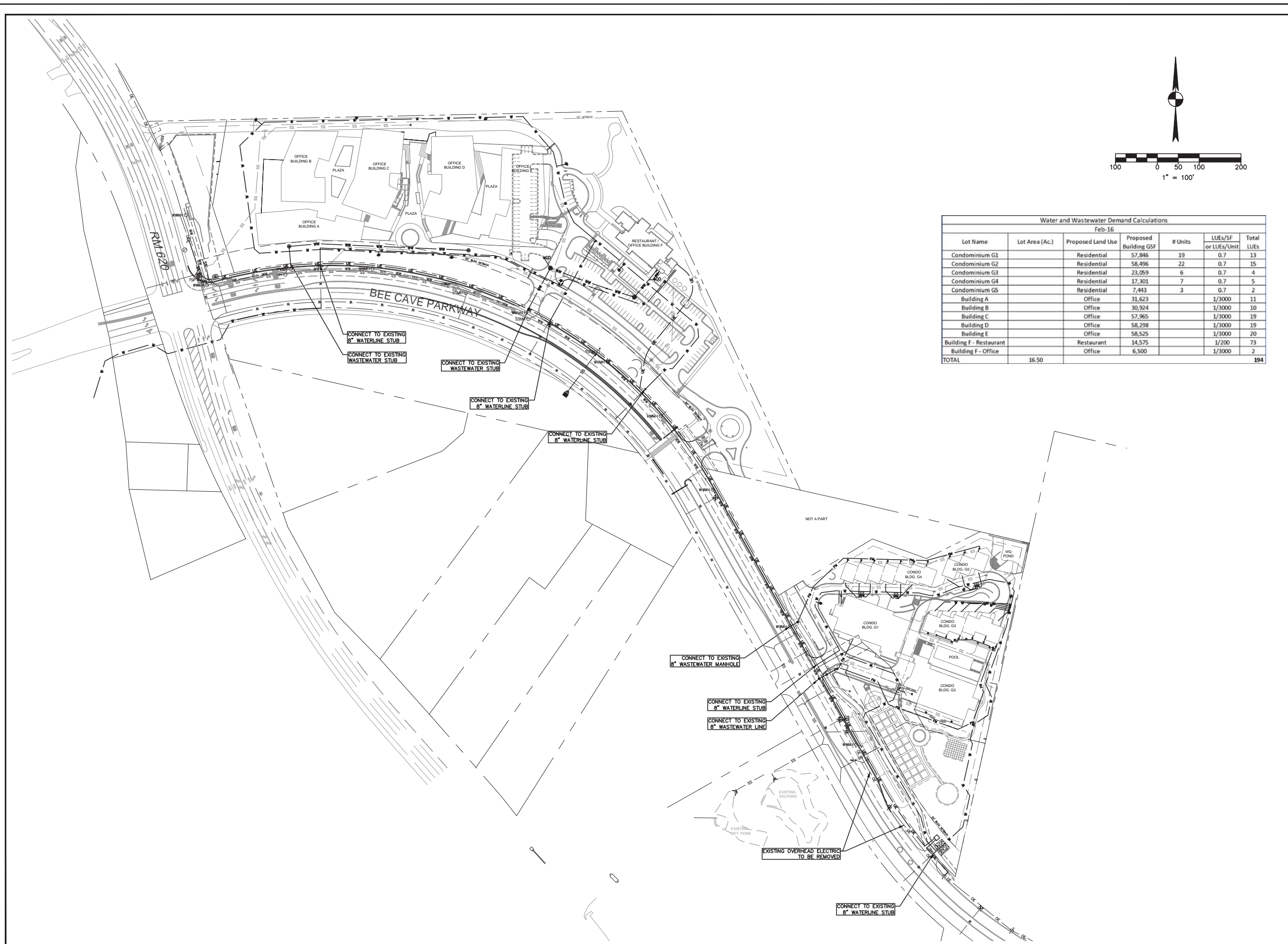
PHASING PLAN

**THE TERRACE
 BEE CAVE, TEXAS**
TERRACE PARTNERS LLC

DRAWN BY: RWM
DESIGNED BY: LEB
QA / QC:
PROJECT NO.: R10175610001

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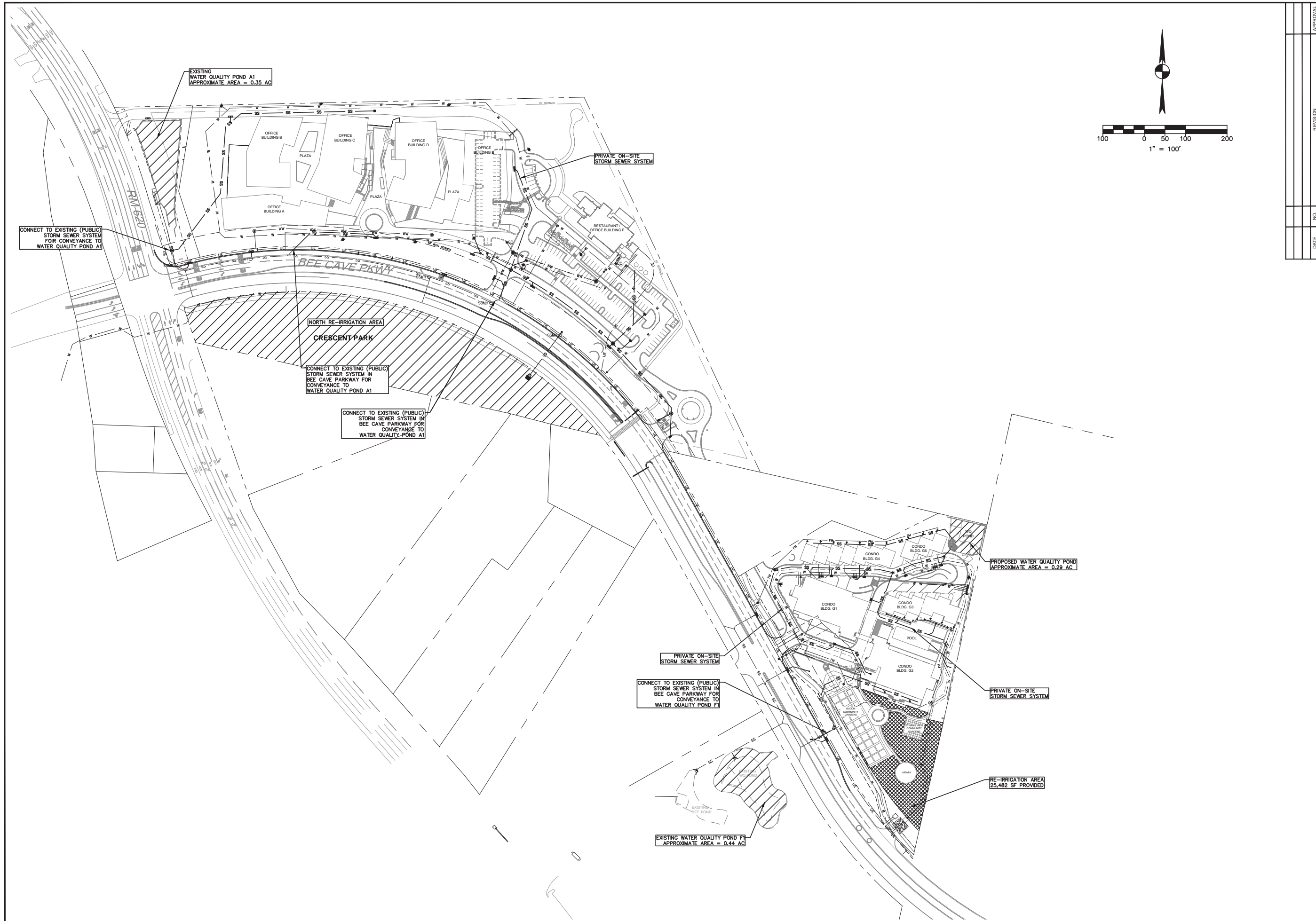
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Water and Wastewater Demand Calculations						
Feb-16						
Lot Name	Lot Area (Ac.)	Proposed Land Use	Proposed Building GSF	# Units	LUEs/SF or LUEs/Unit	Total LUEs
Condominium G1		Residential	57,846	19	0.7	13
Condominium G2		Residential	58,496	22	0.7	15
Condominium G3		Residential	23,059	6	0.7	4
Condominium G4		Residential	17,301	7	0.7	5
Condominium G5		Residential	7,443	3	0.7	2
Building A		Office	31,623		1/3000	11
Building B		Office	30,924		1/3000	10
Building C		Office	57,965		1/3000	19
Building D		Office	58,298		1/3000	19
Building E		Office	58,525		1/3000	20
Building F - Restaurant		Restaurant	14,575		1/200	73
Building F - Office		Office	6,500		1/3000	2
TOTAL	16.50					194

DATE	NO.	REVISION	APPROVAL	<small>221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel: (512) 328-0011 Fax: (512) 328-0325 TBPE # F-1048 TBPLS # F-10107500 Copyright © 2017</small>
UTILITY PLAN				
THE TERRACE BEE CAVE, TEXAS		TERRACE PARTNERS LLC		
DRAWN BY: RWM	DESIGNED BY: LEB	QA / QC:	PROJECT NO.: R10175810001	SHEET
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				OF 9

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APPROVAL

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REVISION

DATE NO.

DRAINAGE PLAN

THE TERRACE
 BEE CAVE, TEXAS

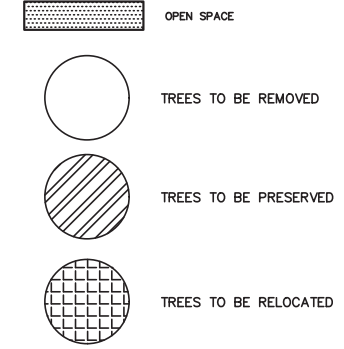
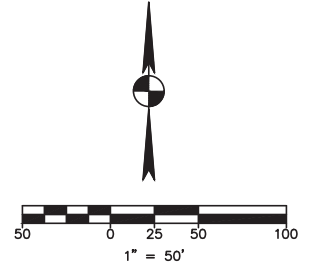
TERRACE PARTNERS LLC

DRAWN BY: RWM
 DESIGNED BY: LEB
 QA / QC:
 PROJECT NO.: R10175610001

SHEET
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OPEN SPACE CALCULATIONS			
TERRACE NORTH (LOTS 1&2)	ACRES	OPEN SPACE PROVIDED (ACRES)	% OPEN SPACE
TERRACE NORTH (LOTS 1&2)	13.45	2.7	19.12
TERRACE SOUTH (LOTS 4&5)	6.08	1.33	21.88
TOTAL	19.53	4.03	20.63
TOTAL OPEN SPACE REQUIRED	3.91		20.00



CITY OF AUSTIN
VOL. 12667, PG. 0104 D.R.T.C.TX. (BCCP)
THE CITY OF AUSTIN
VOLUME 12124, PAGE 143



REVISION	DATE	NO.	APPROVAL

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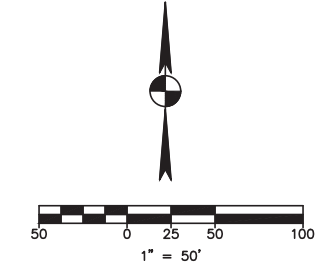
**TREE PRESERVATION AND
OPEN SPACE PLAN**





THE TERRACE
BEE CAVE, TEXAS
TERRACE PARTNERS LLC

DRAWN BY: RWM
DESIGNED BY: LEB
QA / QC:
PROJECT NO.: R10175610001

SHEET
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OF 9

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-  OPEN SPACE
-  TREES TO BE REMOVED
-  TREES TO BE PRESERVED
-  TREES TO BE RELOCATED

OPEN SPACE CALCULATIONS			
	ACRES	OPEN SPACE PROVIDED (ACRES)	% OPEN SPACE
TERRACE NORTH (LOTS 1&2)	13.45	2.7	19.12
TERRACE SOUTH (LOTS 4&5)	6.08	1.33	21.88
TOTAL	19.53	4.03	20.63
TOTAL OPEN SPACE REQUIRED	3.91		20.00

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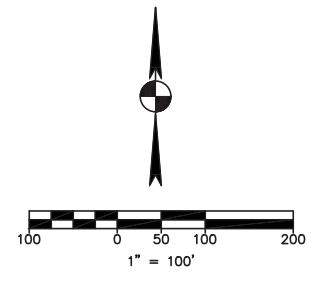
**TREE PRESERVATION AND
 OPEN SPACE PLAN**

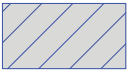
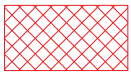
THE TERRACE
 BEE CAVE, TEXAS
 TERRACE PARTNERS LLC

DRAWN BY: RWM
 DESIGNED BY: LEB
 QA / QC:
 PROJECT NO.: R10175610001

SHEET
08B
 OF 9

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-  HIGH INTENSITY LANDSCAPING ZONES
-  NO CUT ZONE (VEGETATION TO BE PRESERVED)

REVISION	DATE	NO.	APPROVAL

BURY
 221 West Sixth Street, Suite 600
 Austin, Texas 78701
 Tel: (512) 328-0011 Fax: (512) 328-0325
 TBPE # F-1048 TPPLS # F-10107500
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HIGH INTENSITY LANDSCAPE ZONES

**THE TERRACE
 BEE CAVE, TEXAS
 TERRACE PARTNERS LLC**

DRAWN BY: RWM
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 PROJECT NO.: R10175910001

EXH

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LEGEND

- | | |
|--|---|
|  LIVE OAK |  SHRUBS |
|  CHINQUAPIN OAK |  MOUNTAIN LAUREL |
|  CEDAR ELM |  WAX MYRTLE |
|  SHUMARD OAK |  MEXICAN PLUM |
|  MONTERREY OAK |  CRAPEMYRTLE |
| |  YAUPON HOLLY |

EXISTING TREES TO BE PRESERVED

15' EASEMENT

OFFICE BLDG. A

BEE CAVE PARKWAY

RM 620

715 LF OF INTENSIFIED LANDSCAPE BUFFER:
TREES- 1.0x CODE TREE QTY
1.5x CODE TREE INCHES
SHRUBS-1 PER 25 FT²

PROPOSED TREE

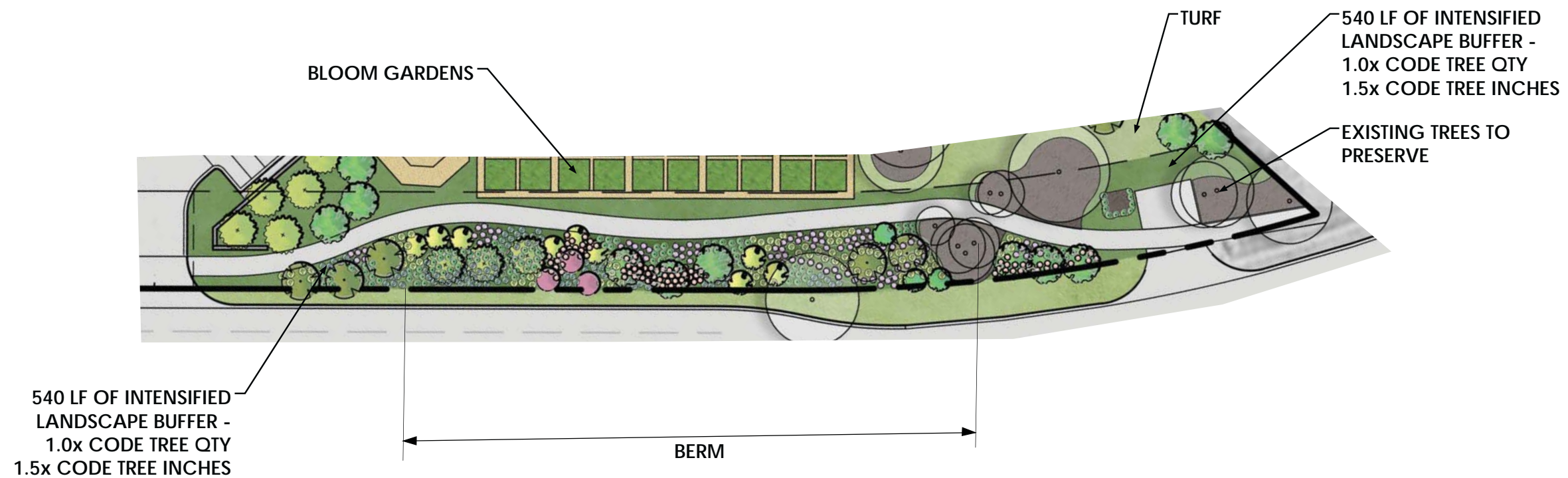
TURF

450 LF OF INTENSIFIED LANDSCAPE BUFFER:
TREES- 1.5x CODE TREE QTY
1.5x CODE TREE INCHES
SHRUBS- 1 PER 25 FT²



The Terrace North - Bee Cave, TX

High Intensity Buffer - Rendered Plan



Building #	Use(s)	Gross Area (SF)	Bldg Footprint (SF)	# Levels	Building Height	Building Height (at building perimeter)			
						North	East	South	West
A	Class A Office	31,623	14,725	2	33'-7"	33'-7"	22'-9"	33'-7"	33'-7"
B	Class A Office	30,924	13,574	2	33'-7"	33'-7"	33'-7"	26'-11"	33'-7"
C	Class A Office	57,965	16,165	3	46'-9"	46'-9"	40'-11"	40'-11"	46'-9"
D	Class A Office	58,298	16,925	3	46'-9"	46'-9"	40'-11"	40'-11"	46'-9"
E	Class A Office	58,525	13,320	3	44'-5"	44'-5"	44'-5"	44'-5"	44'-5"
F	Restaurant/Office	25,035	9,650	2	45'-0"	45'-0"	45'-0"	45'-0"	45'-0"
G1	Condominium	57,732	15,553	4 above/1 below	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
G2	Condominium	58,233	15,770	4 above/1 below	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
G3	Condominium	24,147	7,651	3	41'-0"	41'-0"	41'-0"	41'-0"	41'-0"
G4	Condominium	17,112	8,917	2	29'-6"	29'-6"	29'-6"	29'-6"	29'-6"
G5	Condominium	7,433	3,863	2	29'-6"	29'-6"	29'-6"	29'-6"	29'-6"

PED CIRCULATION

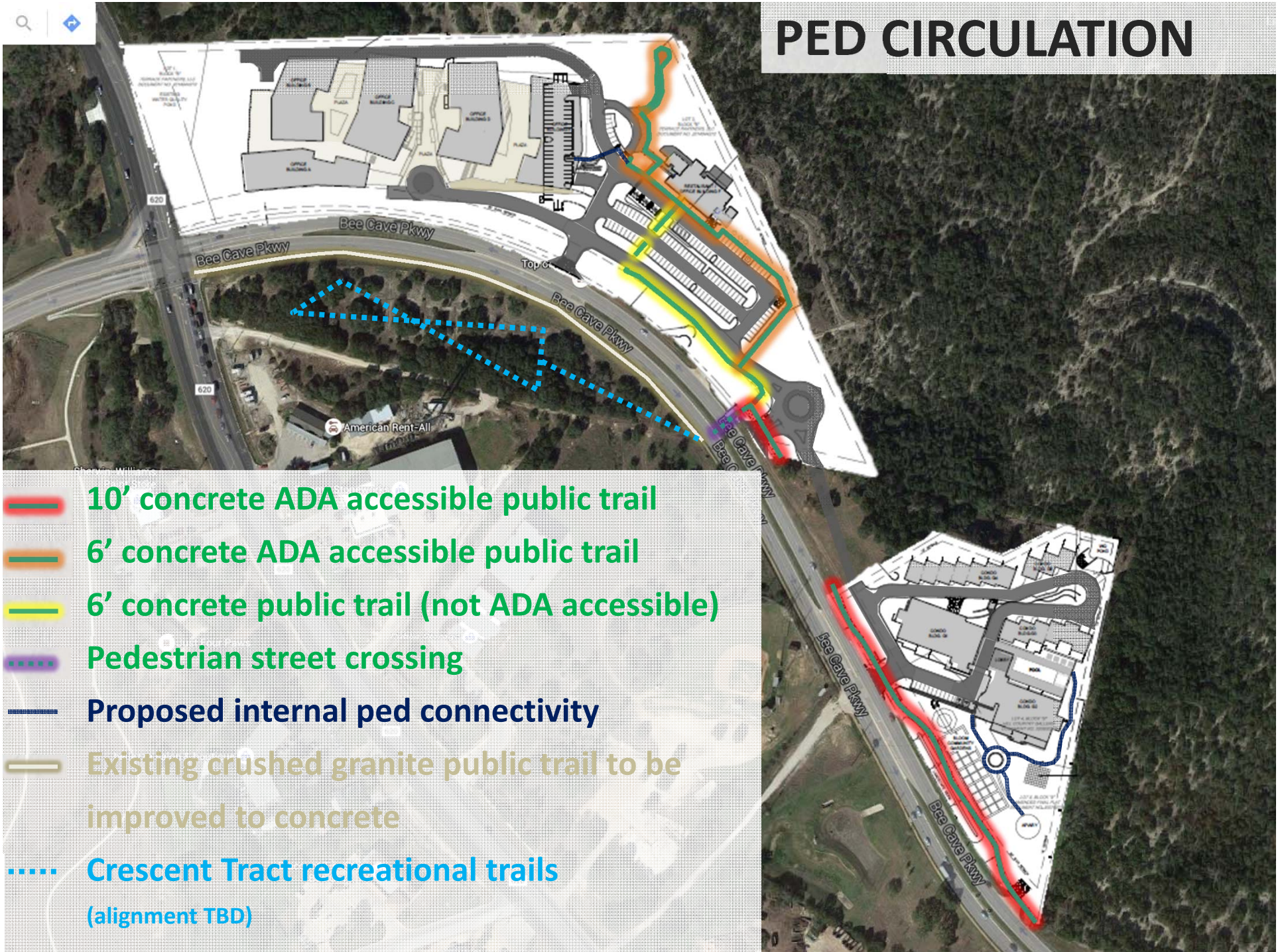


EXHIBIT C

Planned Development Standards

Ordinance 334: Terraces at Bee Cave Planned Development District Amendment

Approved 11 April 2017

Bee Cave, TX



Exhibit “C”

PLANNED DEVELOPMENT STANDARDS

The following Planned Development Standards (“Development Standards”) shall be applicable within this Planned Development District. To the extent that any of the Development Standards conflict with other City Ordinances, the Development Standards shall control. All development activity undertaken on the Property, including but not limited to, offices, restaurant, condominiums and other authorized uses and activities (the “Project”), shall comply with the City’s land use development standards for Mixed Use (“MU”) for the Property in effect as of March 7, 2014, except as modified herein. Capitalized terms shall be defined as indicated in these Planned Development Standards, as reflected on the Concept Plan or as defined in the City of Bee Cave Code of Ordinances (“Code”), depending upon context.

I. General Project Design Requirements

The Property is an approximate 19.52 acre tract generally located north of Bee Cave Parkway and east of Highway 620 and is intended to be constructed in Phases over an approximate 7 to 10 year period. The Project is intended to provide a tightly integrated live and work environment consisting condominiums, restaurant, campus style professional office space, associated underground parking garages, storm water detention and water quality facilities, high intensity landscaping, publicly accessible scenic overlook and publicly accessible trails to be located on the Property and on City owned property on the south side of Bee Cave Parkway, and other ancillary improvements and associated uses. The square footage of building footprints, building heights and the location of the buildings and other structures and uses are as set forth on the Concept Plan. Landscape buffer areas are intended to be located along Bee Cave Parkway and facing RR 620 as depicted in the Concept Plan as enhanced landscaping to provide compatibility to adjoining land uses. This proposed amendment to the Project retains the same uses, but includes modifications to the site layout, number of condominium units, and architecture, among other changes.

II. Project Phases

A. The Project’s Phasing Plan is depicted as part of Exhibit B. Phase I of the Project is composed of the Condominiums (Building G1, G2, and G3), Townhouses (Buildings G4-G5) and the Office/Restaurant (Building F), the Scenic Overlook, internal drives as depicted on the Concept Plan, new right turn lane on Bee Cave Parkway, water wells, the existing water quality ponds, one new detention/water quality pond, Crescent Park trail system, and enhanced vegetated medians on Bee Cave Parkway from RR 620 to FM 2244. In addition, the enhanced landscaping adjacent to Phase I structures/surface parking and the enhanced landscaping and buffer areas along the southern property line adjacent to Bee Cave Parkway for the portions of the Project in Phase I shall be included in Phase I. The improvements described in this section shall be completed prior to issuance of the first Certificate of Occupancy (“CO”).

B. Project Phase II includes Office Buildings A, B, C, high intensity landscaping and buffer areas along the western property line adjacent to RR 620, plazas between buildings B and C, remaining internal drives, and a portion of the underground garage. Phase II includes construction of right in and right out drive way access to Highway 620 as depicted in the Concept Plan.

C. Phase III includes Office Buildings D & E, plazas between offices C and D, and the remainder of the underground garage.

III. Office/Restaurant Building (Building F- Bloom)

A. The restaurant will be located within an office building (Building F) and includes a rooftop bar/deck and patio. Parking will be provided by permanent and temporary surface parking during Phase I and garage and permanent surface parking during Phase II.

B. High Intensity landscaping of the surface parking area is required as depicted in the Concept Plan.

C. Building and structure height shall be measured in accordance with the City's Code of Ordinances and shall not exceed the maximum height and levels described in the Building Information Plan, Exhibit "B".

D. Operation of the restaurant shall conclude on or before 2 am and outdoor service shall end at 12 am.

E. The Restaurant facades shall be constructed substantially similar to the Elevation depicted in Exhibit "D" attached hereto.

F. No live outdoor music is allowed at Building F.

IV. Parking Garages/Surface Parking (for Buildings A, B, C, D, E, F & G)

A. No above ground Parking Garages are authorized for this Project. Parking shall be provided by a combination of underground garages and surface parking as described in the Concept Plan. Phase I Building F will be served by surface parking adjacent to Building F and by temporary surface parking in the location of Building E. Temporary surface parking shall be constructed to permanent parking standards of the Code of Ordinances.

B. Underground Parking Garages will be constructed in Phase II and Phase III and shall be accessible via public access easements over private drives adjacent to the Parking Garage and shall be available for use by the general public on the weekends and after 5:00 p.m. on weekdays, at no cost, for access to the Scenic Overlook. In addition, a minimum of five dedicated parking spaces, via public access easement, shall be available to the public without

charge at all times for access to the Scenic Overlook. The actual location of the dedicated parking spaces available for public use shall be considered for approval in conjunction with the first Phase I site plan.

C. Phasing of surface parking and garages shall be in accordance with the phasing plan portion of the Concept Plan.

D. Surface parking shall be screened and landscaped in accordance with the Code of Ordinances, except as modified herein.

E. In conjunction with the application associated with each site plan, Developer shall be required prior to issuance of a site plan to conduct a parking study to verify that surface parking is sufficient to serve the Project during Phase I and that surface parking and applicable garage parking is sufficient to serve the Project in Phase II and Phase III. In the event that the Parking Study in Phase I determines that surface parking is insufficient, or is greater than required, to serve the Project, the Developer will be required to provide additional surface parking or may remove surface parking, as applicable, in conjunction with Site Plan approval. In the event that the Parking Study in Phase II or Phase III determines that surface parking together with garage parking is insufficient, or is greater than required, to serve the Project, the Developer will be required to provide additional surface parking or may remove parking, as applicable, in conjunction with site plan approval. Either additional parking must be provided or the square footage of occupied space may need to be reduced in the event that parking is found to be insufficient.

F. Internal configuration of all garages will be further refined and evaluated in conjunction with each site plan application to optimize internal vehicle circulation efficiency and reduce wait times during peak traffic events.

G. All dumpsters and trash bins that will be used for trash collection associated with the Project, with the exception of Building F, including both Office and Condo/Town Home, shall be located in the underground Garages. The trash collection areas within the Garages shall be designed to allow the dumpsters and trash bins to be moved from the applicable Garage to a pick up location. Dumpsters and trash bins may be moved to the designated pickup location for the scheduled trash pick-up but must then be promptly returned to the garage location. Dumpsters associated with Building F will be located as shown on the Concept Plan.

V. Scenic Overlook, Trails and Open Space

A. The Scenic Overlook shall be located as depicted in the Concept Plan and shall be a publicly accessible park like area composed of approximately .22 acres overlooking the Balcones Canyonland. Amenities within the Overlook will include benches, educational signage, a trail, viewing deck and a telescope. The exact location of amenities and lay out of the Scenic Overlook will be considered for approval in conjunction with the site plan for the Restaurant.

B. City and Developer shall enter into a separate agreement for approval of the design, construction and maintenance of the Crescent Tract Trail System generally depicted as the Blue Trail in Concept Plan. Blue Trails shall be constructed to be compliant with ADA guidelines and shall include trail amenities such as benches and informational signage. The Agreement will provide for a temporary construction easement or license to the Developer for the purpose of constructing the improvements and will provide for the City to be named as an additional insured and indemnified against liability for the construction and will provide for a license agreement to the Developer to authorize maintenance of the improvements. Upon completion of construction the City will inspect the improvements and if the improvements are accepted, the Developer shall be responsible for the repair and maintenance of the improvements from the date of acceptance for a period of twenty (20) years.

C. All trails and pedestrian connectivity pathways currently depicted on the Trail system portion of the Concept Plan shall be publicly accessible or are located on property owned by the City. All such trails and pedestrian pathways located on the Property shall be maintained by the Developer. Off-site trails or pedestrian pathways located off-site from the Property shall be maintained as later described herein. The overall trail system shall consist of the following segments of trails and pedestrian pathways: The Red Trail, as depicted in the Concept Plan consists of a 10' wide, concrete trail in front of the Condominiums that meanders roughly parallel to Bee Cave Parkway, connects to adjacent properties to the southeast and northwest, and is buffered from the roadway by landscaped berms and a 10' wide, concrete trail that meanders roughly parallel to Bee Cave Parkway between Lot 3, Block B of the Hill Country Galleria Plat (Doc # 200700378) and the round-about at driveway B. The Yellow Trail consists of a 6' wide concrete trail (not ADA compliant) that meanders roughly parallel to Bee Cave Parkway northwest of the roundabout and through the surface parking lot to connect to the trailhead to the Scenic Overlook. The Orange Trail consists of a 6' wide, concrete, trail, compliant with ADA guidelines, that connects around the perimeter of the parking area to the Scenic Overlook trailhead; The Purple Trail portion consists of a signalized pedestrian crossing of Bee Cave Parkway at Driveway B and Developer shall provide the design and costs associated with the installation of pedestrian signals and striping across Bee Cave Parkway (the "Trail Crossing Improvements") in conjunction with construction of Bee Cave Parkway Improvements. The Tan Trail which consists of the City's current trail as depicted in the Concept Plan which is roughly adjacent to, parallel to, and south of Bee Cave Parkway, from the roundabout at Driveway B to RR 620. The Tan Trail shall be improved by the Developer (alternatively Developer will provide funds to City for reconstruction of the trail) with a concrete trail of up to 10 feet in width depending upon topography. The exact configuration shall be determined at site plan. Upon completion of construction of the Tan Trails the City will inspect the improvements and if the improvements are accepted, the City shall be responsible for the repair and maintenance of the improvements associated with the Tan Trails. For those trails described above that are located on the Property, the owner shall provide a Public access easement that provides sufficient space for the trail improvements and associated water quality controls. In addition to the proposed Trail System, walls, drainage facilities, utilities, landscaping, and fences are permitted to encroach into the public access easement as shown on the Concept Plan to the extent not inconsistent with the use of the easement. In the event that portions of the publically

accessible trails are not ADA compliant, appropriate signage will be required directing the public to the accessible portions of the trail.

D. In addition to what is shown on the Concept Plan as the Trail System, Developer shall provide interconnected plazas and trails connecting the offices to each other and to the restaurant to enhance the campus feel of the Project.

E. An access drive in front of the Condos, as depicted on the Concept Plan, which crosses the Red Trails in front of the Condos is authorized for use by project maintenance personnel, so long as the access drive extends twenty five (25') feet past the trail.

F. Developer shall provide 3.94 acres as Open Space within the Project. Developer may count areas of the Project identified as re-irrigation areas for use of water out of the water quality or detention ponds toward the Open Space requirement so long as signage concerning the type of water being used is appropriately displayed, no pesticides, fertilizers or herbicides are used in the same areas, and so long as a secondary rain-sensitive irrigation system is used to maintain vegetation during dry periods.

VI. Internal Driveways and Highway Improvements

A. Internal Driveways, Driveway connection to 620 and Bee Cave Parkway improvements will be constructed as generally depicted in the Roadway Plan portion of the Concept Plan, Exhibit "B". Internal driveways shall be at least 24 feet in width from face of curb to face of curb and, when such internal driveways constitute fire lanes, such driveway shall be approved by Lake Travis Fire and Rescue. Construction standards for the right turn lane on Bee Cave Parkway and signalization (collectively, the "Bee Cave Parkway Improvements") will be considered for approval with Site Plan approval in accordance with the Traffic Impact Analysis Study, attached hereto as Exhibit E. Developer shall be required to enter into an escrow agreement with the City in conjunction with the Phase I site plan approval for the Bee Cave Parkway Improvements (and including the Trail Crossing Improvement) to cover the construction and engineering costs necessary for City to design and construct such improvements. Alternatively, if the City determines that the improvements can more efficiently and cost effectively be constructed by the Developer, the City and Developer may enter into an improvements agreements and license agreement which would allow the Developer to design and construct the Bee Cave Parkway Improvements and the Trail Crossing Improvements at Developer's sole cost and expense.

B. In conjunction with the first Phase I site plan, Developer shall provide a public access easement to adjoining property located between the office portion of the Project and the Condo/townhome portion of the Project to allow such adjacent property to connect future driveways to the current Project's driveways depicted on the Concept Plan. Developer and the intervening landowner may reach an alternative agreement to connect the properties with a common driveway which the City will consider for approval in conjunction with site plan approval.

VII. Condominiums/Town Homes

A. Condominiums and Town Homes shall be constructed at the locations depicted in Exhibit “B”. A pool shall be constructed as depicted in Exhibit “B”. Deed restrictions associated with the Condominiums and Town Homes will include language that prohibits long term leasing (e.g. more than 6 consecutive months), short term leasing such as a time share, day rental, week to week rental or weekend rental, by the owner and limits buyers to a maximum of three (3) units. Deed restrictions shall also restrict condos to use as owner occupation only, unless such occupancy is to a member of the owner’s family within the second degree of consanguinity or affinity. Amendments to the deed restrictions associated with the foregoing restrictions may not be amended without the approval of the City.

B. The Building footprint for each Condominium or Town Home complex shall not exceed the square footage depicted in the Building Information Plan, Exhibit “B” and a total of 41 Condo units and 16 attached Townhome units (each with required two car garage). Below grade parking shall be provided and composed of a minimum of 100 parking spaces sized in accordance with the City's Code of Ordinances. A garden which includes an apiary is authorized at the location depicted in the Concept Plan (branded as “Ethan’s View”).

C. Parking for the Condo/Town Home portion of the Project shall be required to provide a minimum of 115 spaces through a combination of underground parking (majority) and surface parking. In addition, for special events, valet parking shall be made available as a condition of the special event and the parking space provided within the parking garages located on the office portion of the Project. An easement for this purpose shall be required in conjunction with site plan approval.

D. Condo and Townhome buildings shall be constructed substantially similar to the Elevation depicted in Exhibit “D” attached hereto. Any changes in design from that depicted in Exhibit “D” shall require approval of the City prior to construction. All condo and townhome building sides that face Bee Cave Parkway shall be limited to thirty percent (30%) of glazing or less. Building sides which do not face Bee Cave Parkway are not limited to 30% glazing requirements.

E. Building and structure height shall be measured in accordance with the City’s Code of Ordinances and shall not exceed the maximum height and levels described in the Building Information Plan, Exhibit “B”.

F. Landscaping and Trails shall be constructed as depicted and described in the Concept Plan.

VIII. Office Buildings

A. Office Buildings shall be authorized at the locations depicted on the Concept Plan. Structure height shall be measured in accordance with the City’s Code of Ordinances and shall

not exceed the maximum height and levels described in the Building Information Plan, Exhibit “B”. Footprints and square footage of the Office buildings shall not exceed the footprints and square footage described in Exhibit “B”. Office Buildings shall be constructed in substantial conformance with the facades depicted in Exhibit “D”. Provided however, that the office building facades shall be changed to include additional hill country type stone. Any changes in design from that depicted in Exhibit “D” shall require approval of the City prior to construction.

B. Courtyards between the Office Buildings shall be constructed as depicted in Exhibit “B” and shall be constructed in substantial conformance with the hardscape and landscape examples depicted in the Hardscape Plan portion of Exhibit “B”.

IX. Requirements applicable to the Project as a Whole

A. Water Quality and Detention Ponds and associated facilities shall be located as depicted on the Concept Plan. Water quality ponds will be considered pervious if not constructed with a liner. Ponds shall be maintained by the Developer.

B. Future subdivision of the Project shall be contingent on each Lot obtaining an easement for shared infrastructure, including but not limited to access, parking, water quality runoff, conveyance of storm water capture and detention into the applicable water quality pond, and storm water detention facilities serving the Lot being subdivided.

C. All proposed drainage and storm water runoff depicted in the Concept Plan is conceptual until approved in conjunction with a Site Plan.

D. Impervious Cover and Non-Point Source Pollution Control Standards for Water Quality Controls

(1) The impervious cover created by construction of the new turn lane on Bee Cave Parkway and the driveway connection to RR 620 shall not count as impervious cover of the Project. Developer shall be entitled to claim the area encompassed by Crescent Tract south of Bee Cave Parkway as if such area was included as part of the Property. Therefore forty percent (40%) of the Crescent Tract Area (150,108 square feet) may be added as impervious cover of the Project and located on the Property. An additional impervious cover credit of five percent (5%) of the Property shall be authorized for construction and operation of a rainwater harvesting system in accordance with the City’s Code of Ordinances. The Project will receive a 50% credit for the use of pervious pavers or grass pavers that provide fire access, but are closed to vehicular traffic. If all portions of the Project that are authorized to receive a credit against impervious cover are constructed and operated in accordance with the City’s Code of Ordinances the total impervious cover authorized for the Project shall be 10.17 acres or 443,005 square feet which is an impervious cover percentage of 44.26%.

(2) Future subdivision of the Property shall be contingent on an allocation of available impervious cover being apportioned between the various lots so that the Project can be constructed in accordance with the Concept Plan and the impervious cover limits applied to individual lots. Individual lots may exceed the impervious cover limits established in subsection 1 above so long as the Project as a whole does not exceed the impervious cover limits set out in subsection 1.

(3) The project shall be responsible for the capture and treatment of any overland flow across the Property resulting from Bee Cave Parkway.

E. Landscaping

(1) Tree removal and the Project's Landscape Plan applicable to any portion of the Project shall be considered for approval when the Site Plan applicable to that portion of the Project is submitted for approval. Examples of the type of landscaping proposed are depicted in Exhibits "B". Such landscaping shall be used to accomplish the following: (i) substantially screen utilities; (ii) substantially screen the Project from Bee Cave Parkway; (iii) substantially screen storage areas and water quality ponds and storm water detention ponds that are not constructed as amenity ponds and substantially screen the parking garages.

(2) Except as otherwise set out herein, the Project shall comply with the landscape requirements of the City's Code of Ordinance. In areas marked on the Concept Plan as High Intensity Landscaping Zones or Enhanced Vegetation (which includes both Property and offsite landscaping), Developer shall provide 2 times as much landscaping as that required in the City's Code of Ordinances to the maximum extent feasible as depicted in Exhibit B. In those areas shown in Exhibit B to be less than two times Code, the Developer shall compensate for the difference through one or a combination of the following: planting an equivalent quantity and size of vegetation elsewhere within the Project and/or at other locations as otherwise approved by the City and/or paying a fee in lieu to the City in an amount equivalent to the cost for materials, installation, and maintenance for said vegetation. If this off-set is achieved by planting elsewhere on-site, the corresponding vegetation shall not be double-counted toward fulfilling other landscaping requirements as required by Code or within this Ordinance. Unless otherwise approved by Council, the plan for off-setting any deficiencies in the High Intensity Landscaping Area shall be approved in conjunction with the first Site Plan approved for the project.

(3) Subject to the terms and conditions of this paragraph, without the prior approval of the City, no trees of any species shall be removed which (i) have a single eighteen inch (18") caliper trunk or greater, as measured four and one-half feet (4.5') above the ground ("Protected Trees") or (ii) are located within any designated "No Cut" Zone or High Intensity Landscape Area as depicted on Exhibit "B". Protected Trees may be relocated to another location within the Project or within the Bee Cave Parkway right of way or moved to a High Intensity Area or a "No Cut" zone. Trees smaller than eighteen inches (18") shall only be removed or replaced in accordance with an approved Site Plan and as required by the City's Code of Ordinances and so long as the

percentages of tree canopy required by the Code of Ordinances is met (or fees in lieu thereof paid).

In conjunction with Site Plan approval that contains any Protected Trees, the Developer may provide a report performed by a licensed arborist in the State of Texas (“Arborist”). If the Arborist determines, in his/her reasonable professional opinion, that the applicable Protected Trees (i) constitute a hazard to life or property which cannot reasonably be mitigated without removing the tree, (ii) are dying, dead, or diseased to the point that its restoration to sound condition is not reasonably practicable, or that its disease can be expected to be transmitted to other trees and endanger their health, Developer shall have the right, upon concurrence by the City staff, to remove the Protected Trees. Furthermore, if the Arborist determines, in his or her reasonable professional opinion, that the soil or other topographical or environmental conditions on the Property or Bee Cave Parkway right of way where the Protected Tree is to be relocated will not allow for the continued viability and growth of the Protected Trees, then the City may consider in conjunction with Site Plan approval, the replacement of caliper inches as an alternative to tree relocation.

(4) Canopy trees shall be retained to provide shade for parking or vehicular use areas as depicted on the Concept Plan.

(5) Juniper, cedar and hackberry trees shall not be considered as “protected trees” and shall not be considered as being included within the requirements of the landscape provisions of the City’s Code of Ordinances unless such trees are 12 caliper inches in size or greater.

(6) Landscaping of the medians within Bee Cave Parkway and the High Intensity landscaping associated with the buffer areas adjoining Bee Cave Parkway shall occur in conjunction with construction of Phase I. City and Developer shall enter into a separate agreement for approval of the design, construction and maintenance of the landscaping within the medians of Bee Cave Parkway. Developer shall be responsible for extending water facilities to the median to provide irrigation of the landscaped areas or may provide for irrigation by contracting with the West Travis County Public Utility Agency to provide irrigation through use of treated wastewater effluent, if required. The Agreement will provide for a temporary construction license to the Developer for the purpose of constructing the landscaping and other improvements and will provide for the City to be named as an additional insured and indemnified against liability for the construction and will provide for a license agreement to the Developer to authorize maintenance of the landscaping. Upon completion of the landscaping, the City will inspect the improvements and if the improvements are accepted, the Developer shall be responsible for the maintenance of the landscaping from the date of acceptance for a period of twenty (20) years.

(7) Berms shall be used as depicted in Exhibit “B” to enhance the screening effects of the Landscaping.

F. Setbacks

Exhibit C: Page 9 of 11

Ordinance 17-334: Terraces at Bee Cave Planned Development District

Approved 11 April 2017

- (1) The Project will meet the requirements of a 50' setback along Bee Cave Parkway and a 75' set back along RR 620 with the following exceptions: Water quality and detention facilities located adjacent to RR 620, trails and driveways as depicted in Exhibit "B".
- (2) The Project will provide a minimum fifteen (15') foot front yard setback on interior front yard lot lines and a fifteen (15') foot setback on side and rear yard lots lines.
- (3) A decorative wall less than thirty six inches (36") shall be allowed in the front set if approved at site plan and site distances can be maintained.
- (4) A Water quality/detention pond on the Condo/Town Home portion of the Project is authorized to encroach the rear and side yard setback as depicted on the Concept Plan.

G. Uses

- (1) Only those uses that are expressly authorized in this Ordinance are authorized and permitted uses. Other uses that would be considered as permitted uses in a Mixed Use District pursuant the City's zoning regulations are not considered permitted uses for this Project, except as expressly stated due to the nature of the variances, density and size of building and waivers set out in these Development Standards. The conversion of any building from a use specifically approved herein to a different use shall require an amendment to the zoning ordinance.
- (2) The following uses will be considered as authorized office uses within the Buildings designated for Office use: offices (professional and general business). The following uses will be considered as authorized uses in conjunction with office uses within the Buildings designated for office use so long as such use or combination of such uses does not exceed fifteen percent (15%) of the square footage of the gross area of the Building or portion of the Building designated as Office: Art Dealer/Gallery, Artist Studio, Automatic Teller Machines ("ATMS"), Bakery (Retail), Bank, Barbershop (Non-College), cafeteria, child day care (business), church/place of worship, civic club, clinic (medical) not including drug, alcohol or other treatment or recovery type facility, community center (municipal), small grocery store (without gas), dance/music school (performing arts), government office (municipal, state or federal), health club (physical fitness), laundry/dry cleaning (drop off/pick up only), library (public), museum, non-profit activities by church, photo studio, rectory/parsonage, restaurant (no drive through/no in vehicle service), and retail shops and services.
- (3) The following uses will be considered as Conditional Uses in conjunction with an office use: Day Camp, Kiosk (providing a service), philanthropic organization, Caretaker/guard's residence, recycling Kiosk and any use designated in subsection 2 above which would exceed the fifteen percent (15%) limitation. Mini-warehouse/self-storage is a prohibited use in office.

H. Additional Performance Standards

- (1) Cut and fill shall be minimized throughout the Project. The buildings shall be terraced following the natural terrain. This creates a high and low side to many of the buildings, but is an appropriate approach to the Project. Disturbances of the natural fall of the land shall be minimized. The construction plan shall conform to this site, rather than making the site conform to the plan, or as noted herein.
- (2) Construction Traffic Control Plans shall be submitted and approved by the City Manager in conjunction with Site plan approval and prior to the issuance of any building permit.
- (3) No walls or fences shall be constructed within a setback unless approved by the City in conjunction with Site Plan approval.
- (4) Building or structure height listed in the Building Information Plan, Exhibit "B" shall include the height of any parapets, mechanical equipment, elevator housing or other structural components in accordance with the City's Code of Ordinances. Building equipment shall be screened from view. Flag poles or lighting fixtures shall not be included in calculation of the height.
- (5) An exclusive 10 foot right of way easement, as depicted in the Concept Plan shall be provided and dedicated to the City in conjunction with the first site plan along the front lot line along Bee Cave Parkway from the westernmost driveway to 620 to allow for future expansion of Bee Cave Parkway by the City. Building setbacks for the Project will be measured from the current right-of-way and such measurement shall not include or be effected by the dedication of this new 10 foot right of way easement.
- (6) Developer shall provide an access easement for adjoining property so that driveways and signalization constructed for this Project can be accessed by adjoining property and thereby reduce driveway cuts on Bee Cave Parkway. Such easements will be considered for approval at Site Plan and if approved by the City may be located in a setback or buffer zone.
- (7) Any changes in facades from those depicted in Exhibit "D", attached hereto shall be considered at Site Plan approval at the City's sole discretion. The City Council has authority to approve a building design which deviates from the City's Exterior Building Design Standards if the City Council determines that an alternate design adequately meets the intent of the City's Exterior Building Design Standards as well as the intent of the Project.

EXHIBIT D

Building Elevations

EXHIBIT D

Building Elevations

OFFICE

Buildings A, B, C, D & E





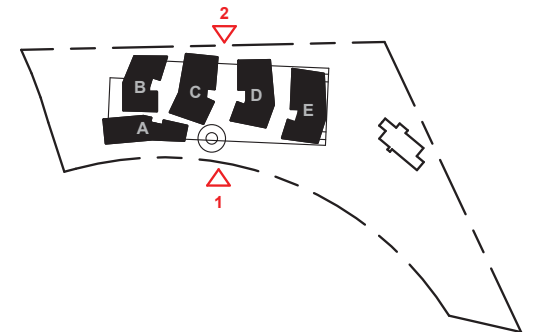




2 NORTH
1/32" = 1'-0"



1 SOUTH
1/32" = 1'-0"



LANDSCAPING SHOWN IS SUBJECT TO CHANGE BASED ON FINAL LANDSCAPE DESIGN

SITE ELEVATIONS

preliminary: not for regulatory approval, permitting, or construction | Cale Montgomery | texas reg. #18773

TERRACE OFFICES

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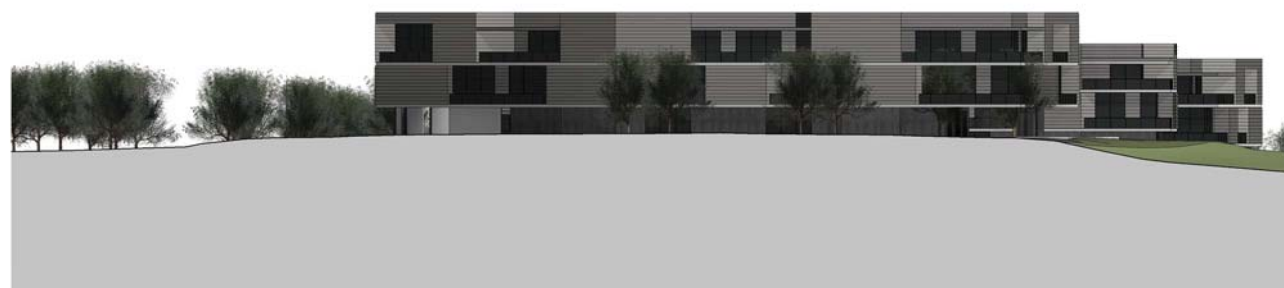
1111 E. 11th street, suite 200 :: austin, tx 78702 :: tel(512) 481.0092 fax(512) 476.7664

20 January 2017

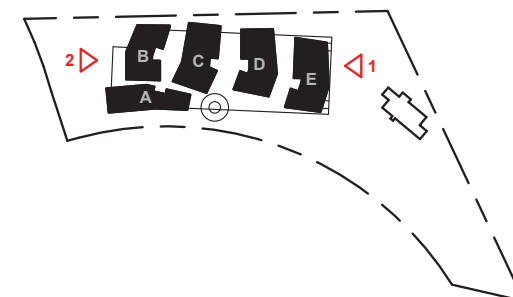
Scale 1/32" = 1'-0"



2 WEST ELEVATION
1/32" = 1'-0"



1 EAST ELEVATION
1/32" = 1'-0"



LANDSCAPING SHOWN IS SUBJECT TO CHANGE BASED ON FINAL LANDSCAPE DESIGN

SITE ELEVATIONS

preliminary: not for regulatory approval, permitting, or construction | Cale Montgomery | texas reg. #18773

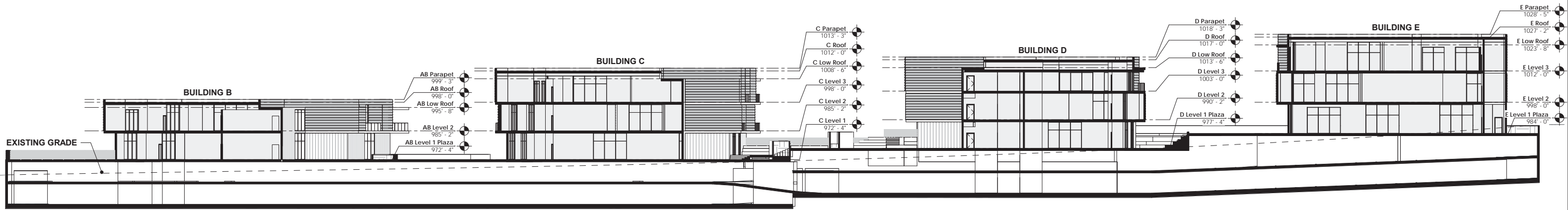
TERRACE OFFICES

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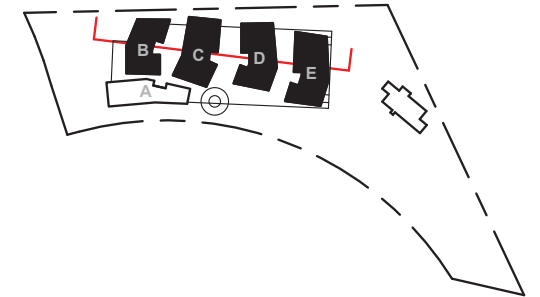
20 January 2017

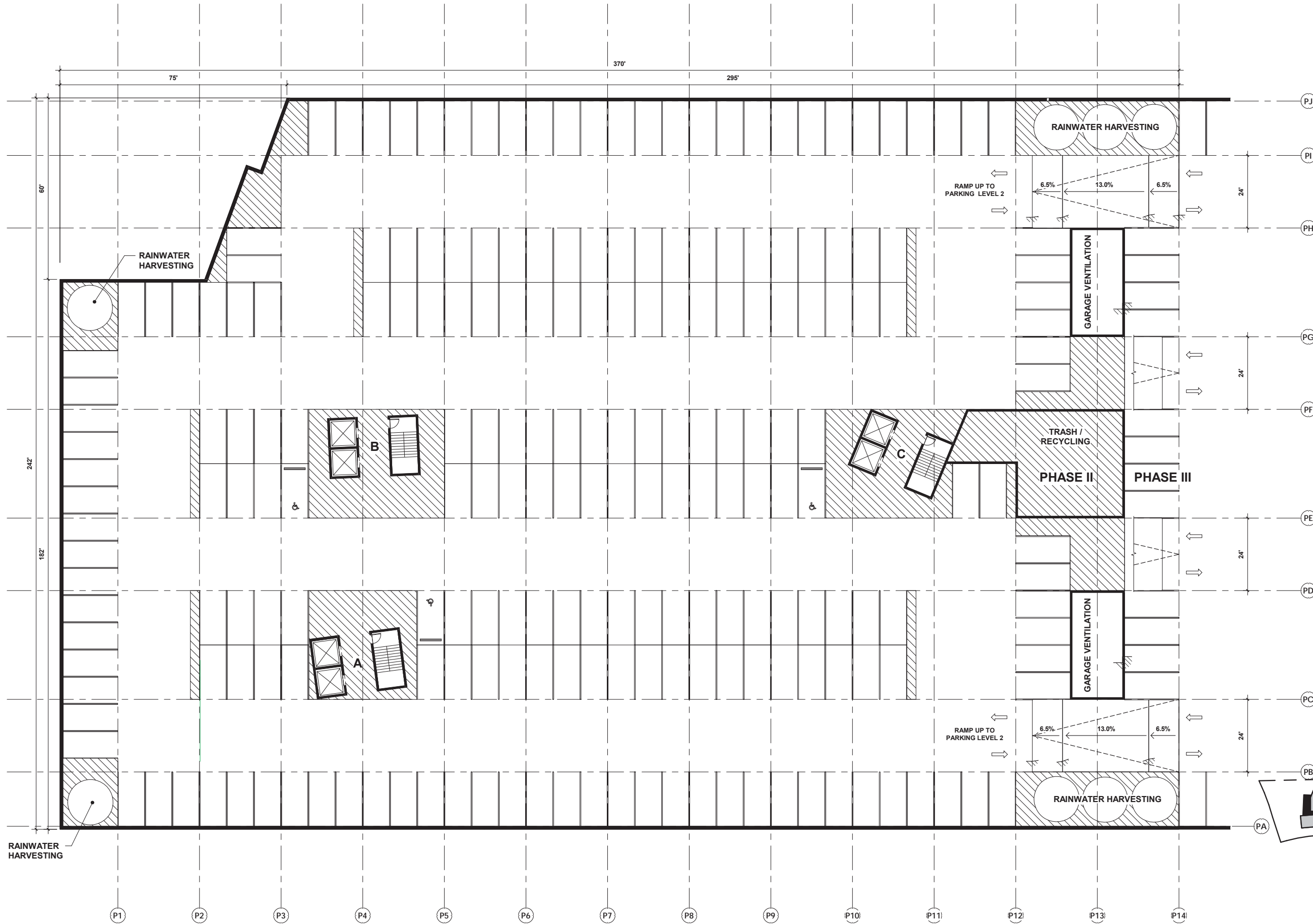
1111 E. 11th street, suite 200 :: austin, tx 78702 :: tel(512) 481.0092 fax(512) 476.7664

Scale 1/32" = 1'-0"



NOTE: EXTENT OF BELOW GRADE
PARKING IS SUBJECT TO CHANGE
BASED ON FINAL DESIGN



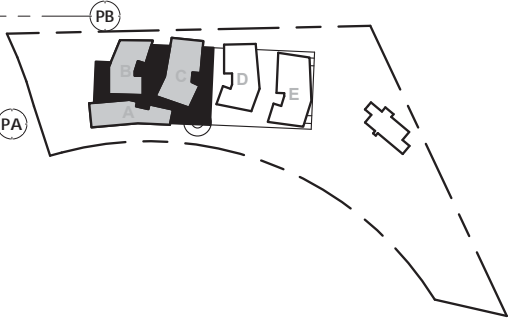


PHASE II PARKING		
LEVEL	Count	
ABC Parking Lower	217	
ABC Parking Upper	213	
	430	

PHASE III PARKING		
LEVEL	Count	
D Parking Lower	107	
E Parking Lower	132	
D Parking Upper	113	
E Parking Upper	101	
	453	

TOTAL PARKING		
Level	Count	
ABC Parking Lower	217	
D Parking Lower	107	
ABC Parking Upper	213	
E Parking Lower	132	
D Parking Upper	113	
E Parking Upper	101	
	883	

(796 SPOTS REQUIRED)



PARKING LEVEL 1

preliminary: not for regulatory approval, permitting, or construction | Cale Montgomery | texas reg. #18773

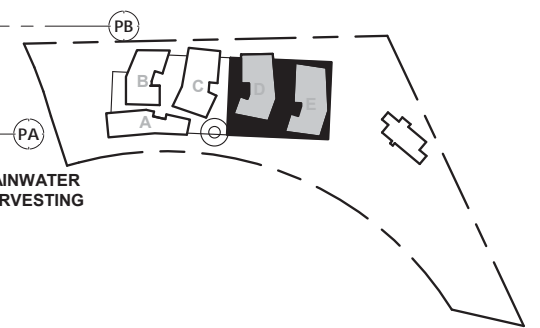
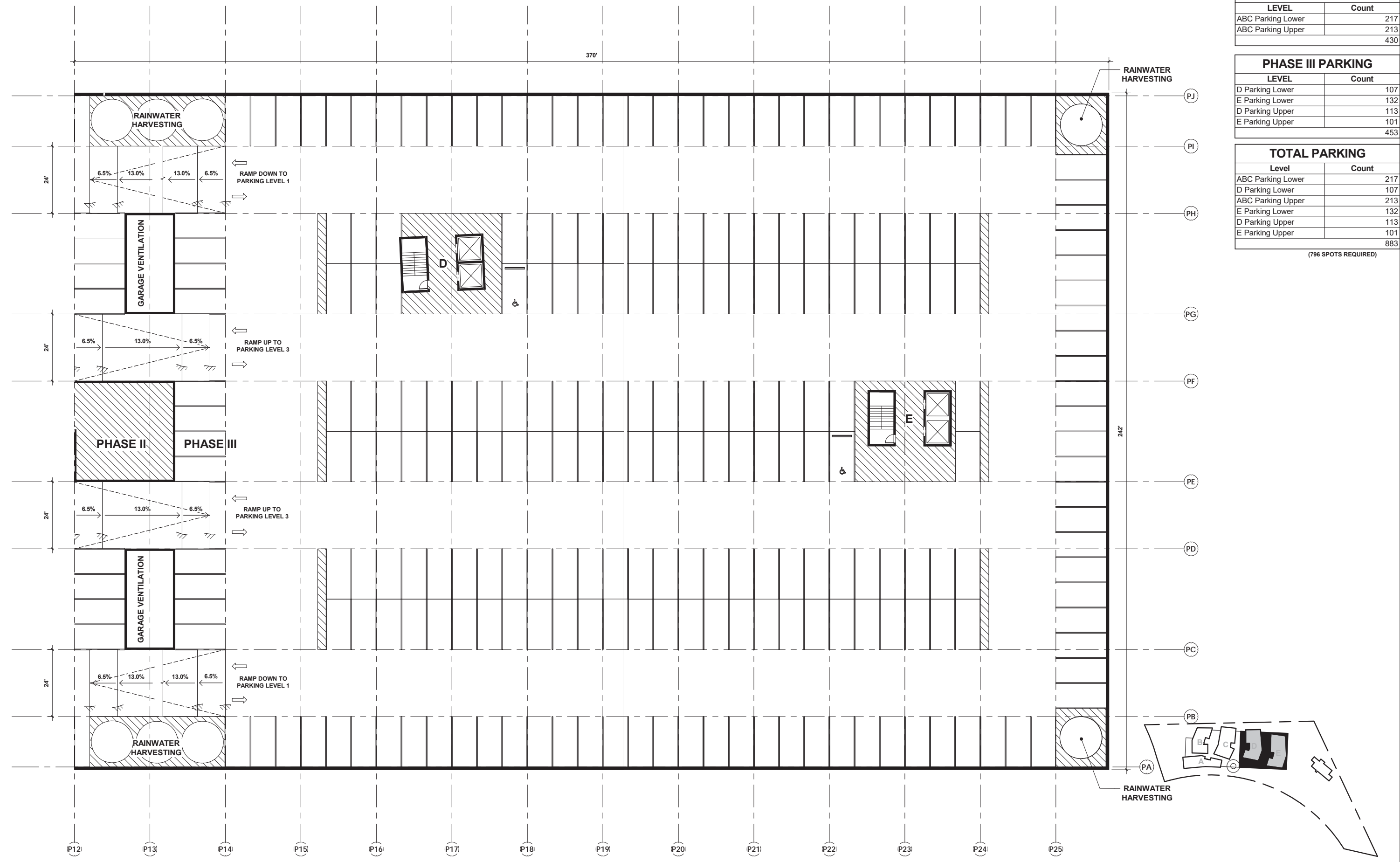


PHASE II PARKING		
LEVEL	Count	
ABC Parking Lower	217	
ABC Parking Upper	213	
	430	

PHASE III PARKING		
LEVEL	Count	
D Parking Lower	107	
E Parking Lower	132	
D Parking Upper	113	
E Parking Upper	101	
	453	

TOTAL PARKING		
Level	Count	
ABC Parking Lower	217	
D Parking Lower	107	
ABC Parking Upper	213	
E Parking Lower	132	
D Parking Upper	113	
E Parking Upper	101	
	883	

(796 SPOTS REQUIRED)



PARKING LEVEL 2

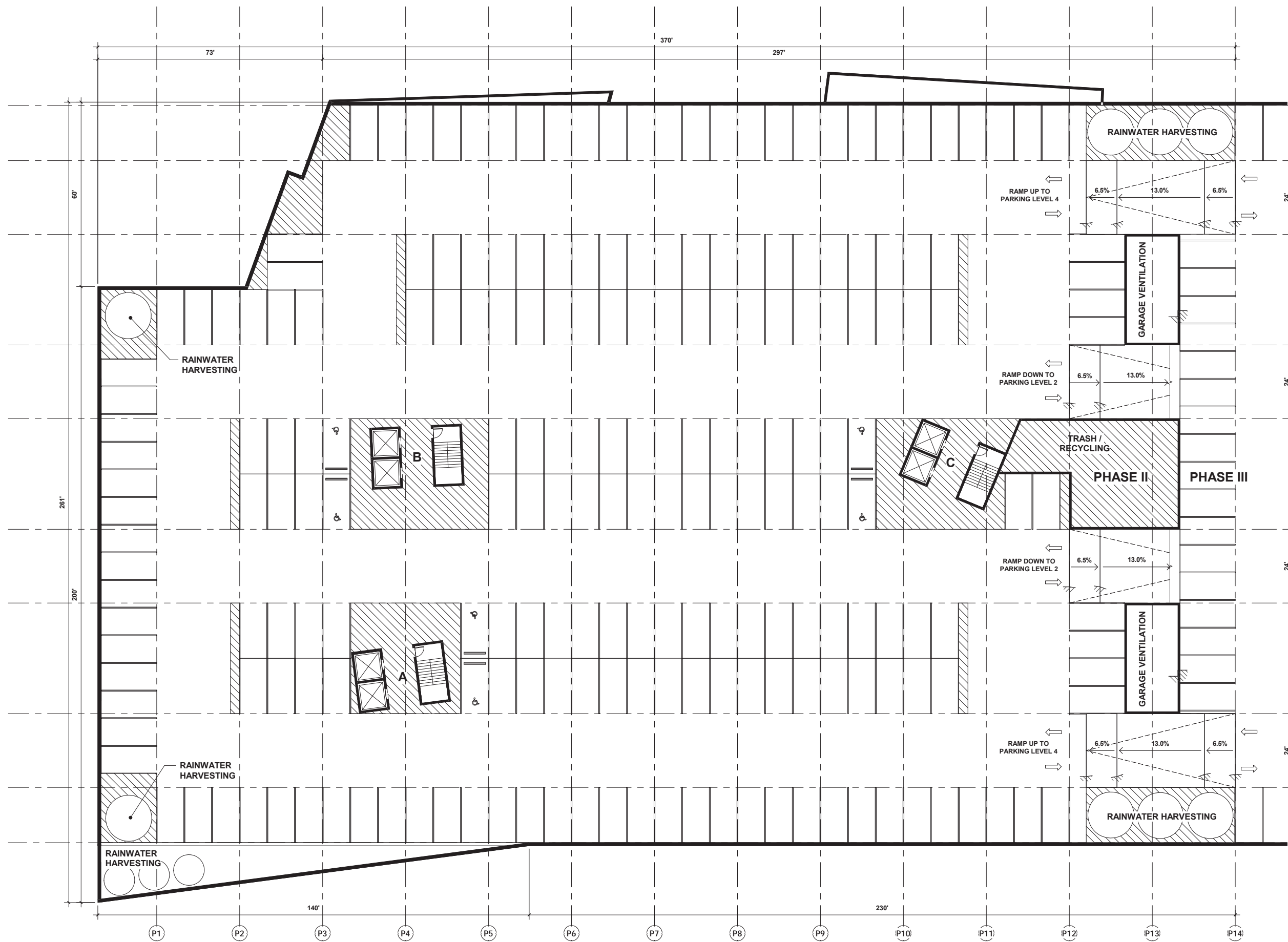
preliminary: not for regulatory approval, permitting, or construction | Cale Montgomery | texas reg. #18773

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20 January 2017
Scale 1/16" = 1'-0"



PHASE II PARKING

LEVEL	Count
ABC Parking Lower	217
ABC Parking Upper	213
Total	430

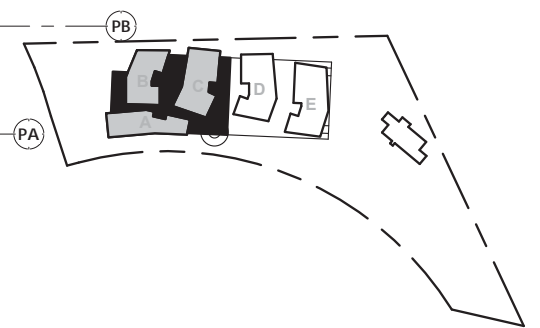
PHASE III PARKING

LEVEL	Count
D Parking Lower	107
E Parking Lower	132
D Parking Upper	113
E Parking Upper	101
Total	453

TOTAL PARKING

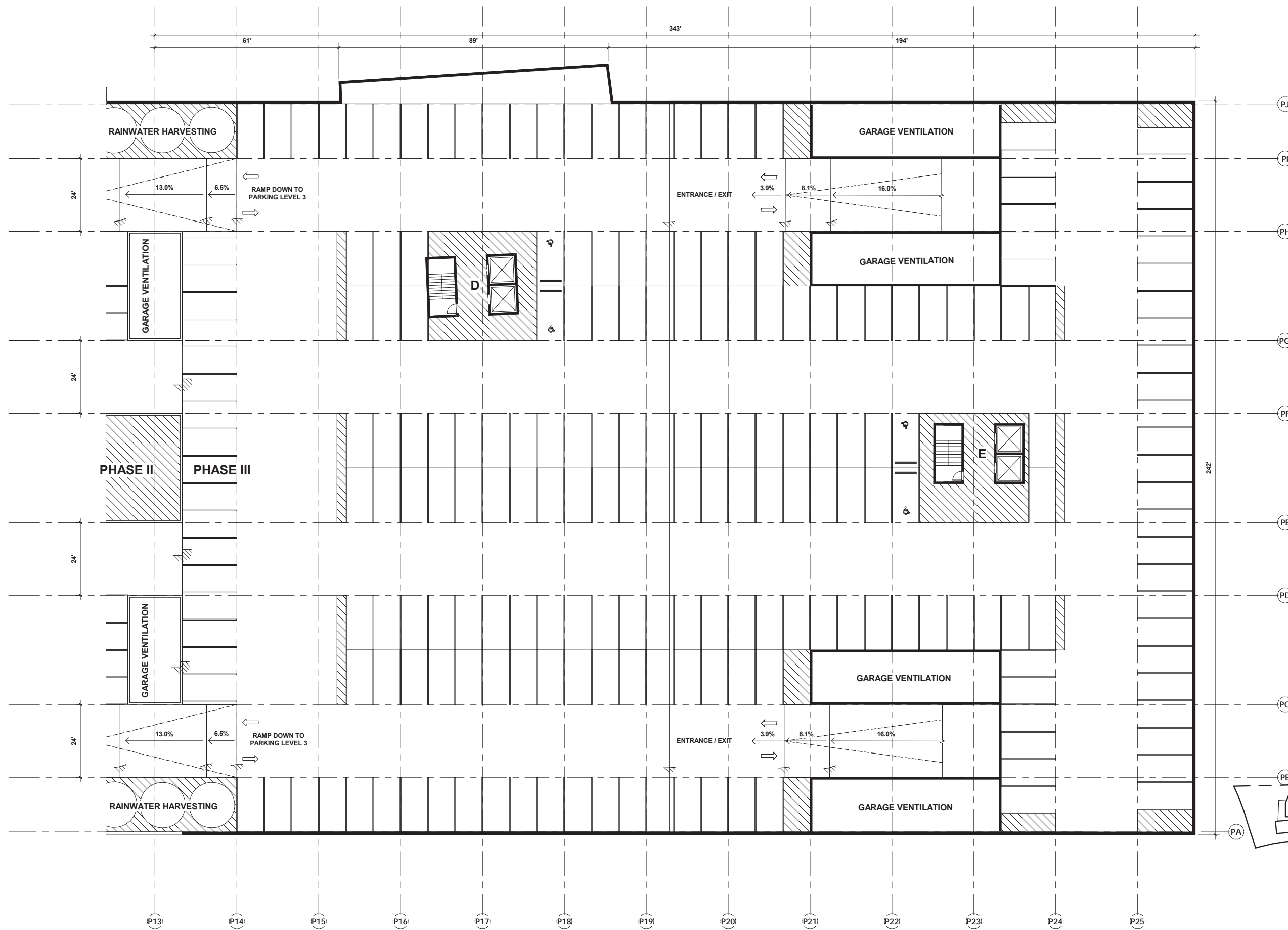
Level	Count
ABC Parking Lower	217
D Parking Lower	107
ABC Parking Upper	213
E Parking Lower	132
D Parking Upper	113
E Parking Upper	101
Total	883

(796 SPOTS REQUIRED)



PARKING LEVEL 3

preliminary: not for regulatory approval, permitting, or construction | Cale Montgomery | texas reg. #18773



PHASE II PARKING		
LEVEL	Count	
ABC Parking Lower	217	
ABC Parking Upper	213	
	430	

PHASE III PARKING		
LEVEL	Count	
D Parking Lower	107	
E Parking Lower	132	
D Parking Upper	113	
E Parking Upper	101	
	453	

TOTAL PARKING		
Level	Count	
ABC Parking Lower	217	
D Parking Lower	107	
ABC Parking Upper	213	
E Parking Lower	132	
D Parking Upper	113	
E Parking Upper	101	
	883	

(796 SPOTS REQUIRED)

PARKING LEVEL 4

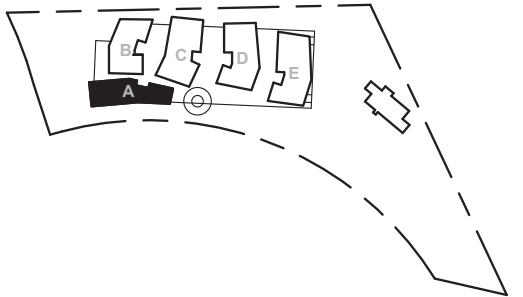
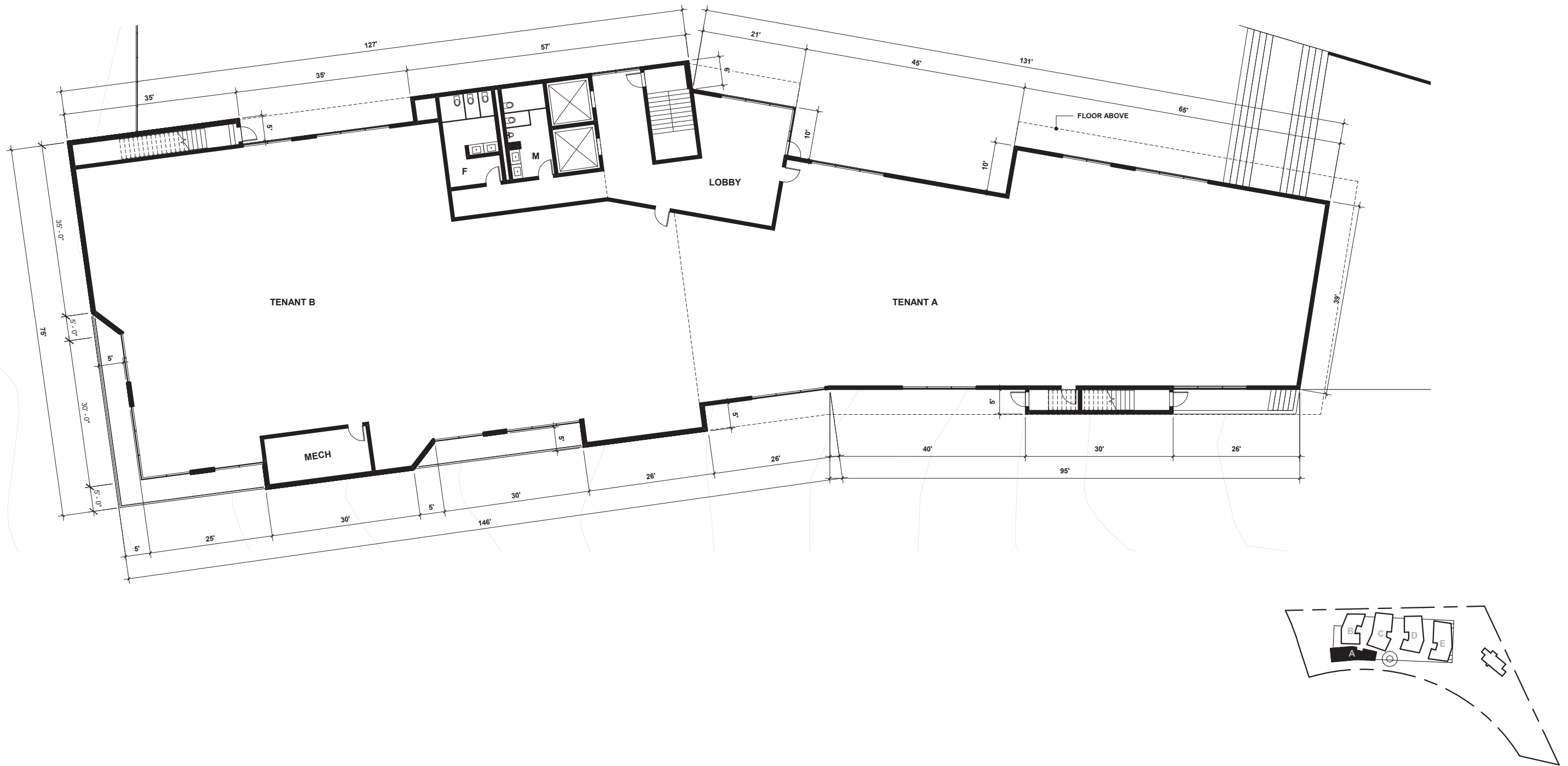
preliminary: not for regulatory approval, permitting, or construction | Cale Montgomery | texas reg. #18773

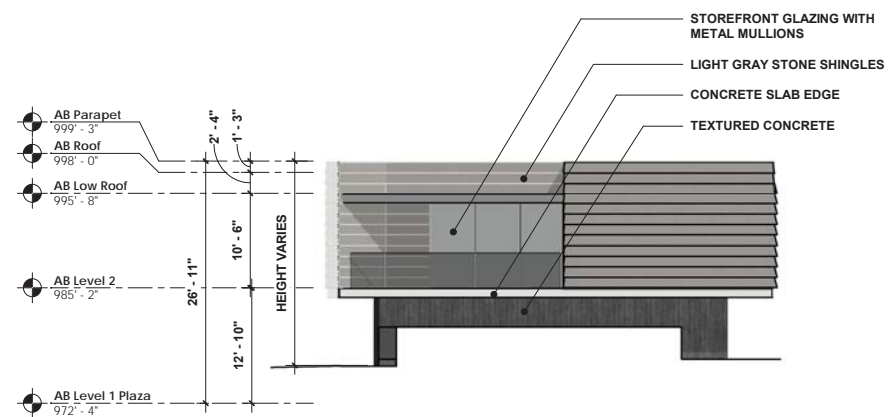
TERRACE OFFICES

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20 January 2017
Scale 1/16" = 1'-0"

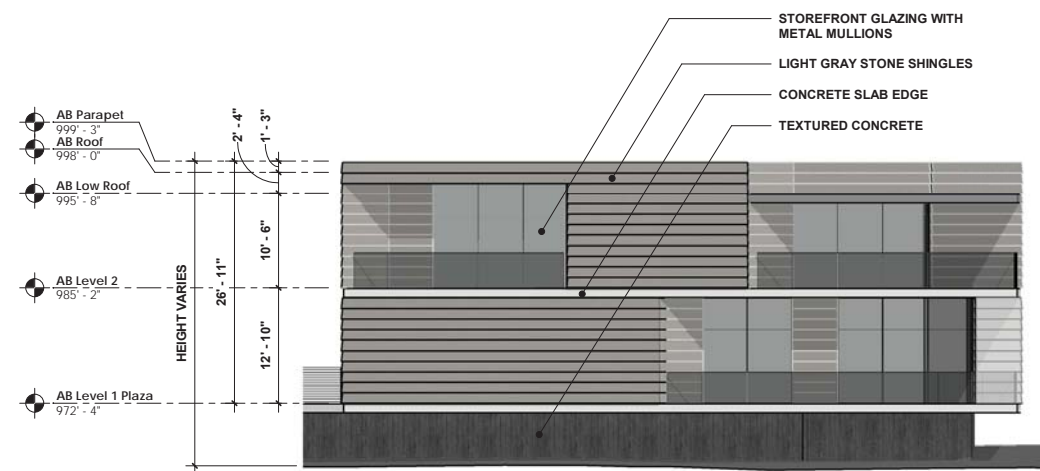




1 Elevation - Building A - East

3/32" = 1'-0"

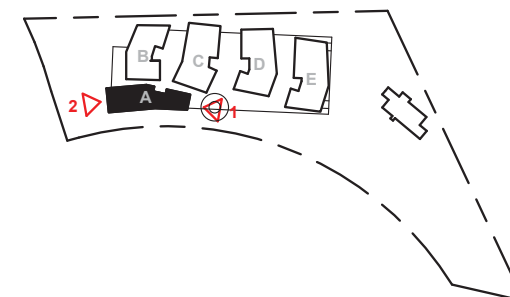
Glazing	14.06%
Solid	85.94%



2 Elevation - Building A - West

3/32" = 1'-0"

Glazing	24.82%
Solid	75.18%

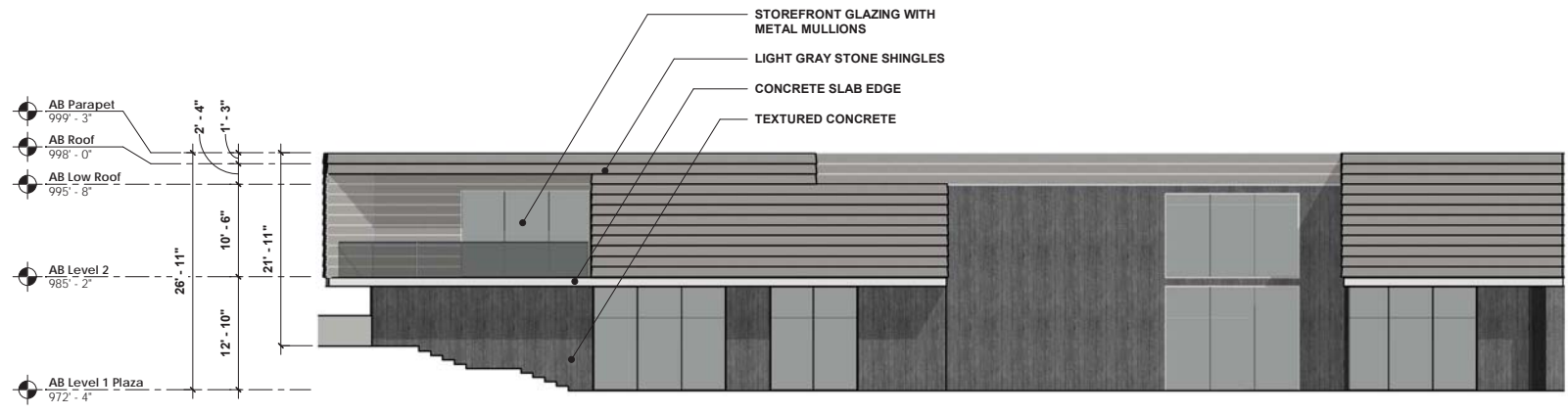


TERRACE OFFICES

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20 January 2017

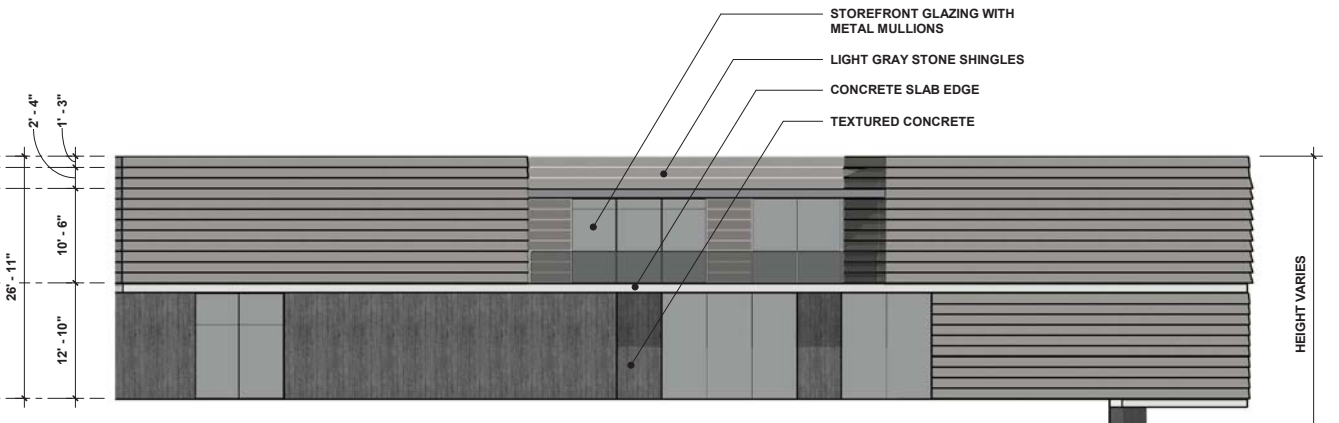
Scale 3/32" = 1'-0"



1 Elevation - Building A - North 2

3/32" = 1'-0"

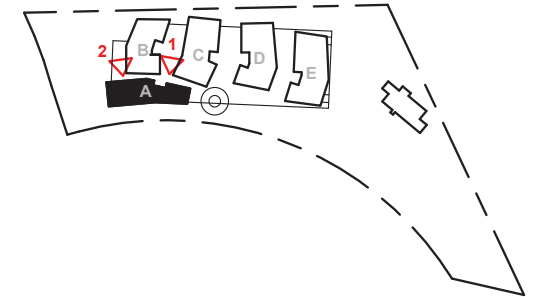
Glazing	25.71%
Solid	74.29%

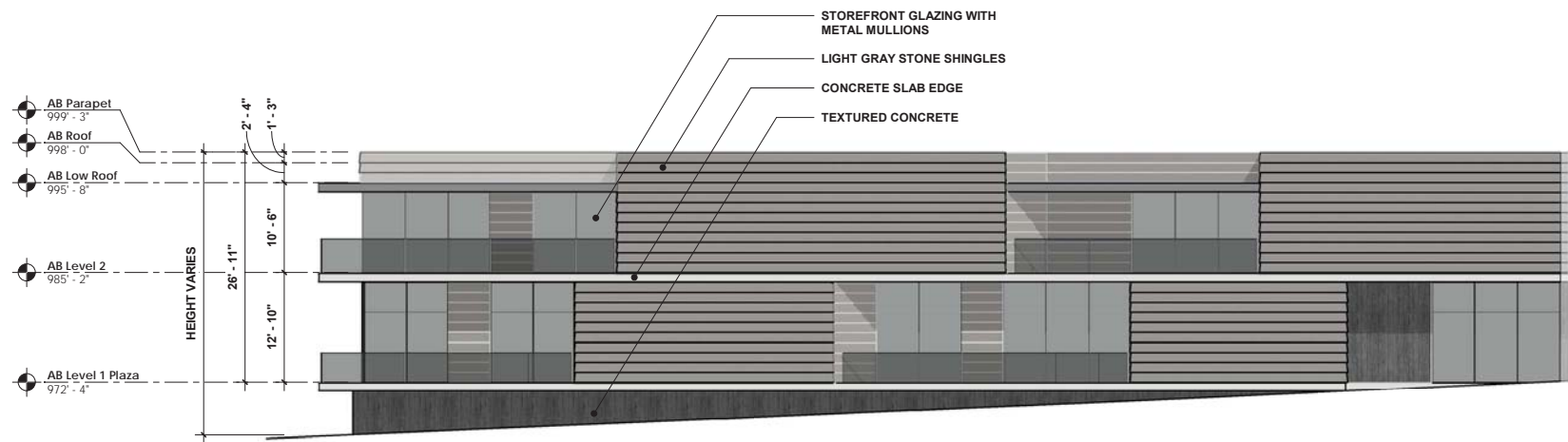


2 Elevation - Building A - North 1

3/32" = 1'-0"

Glazing	19.33%
Solid	80.67%

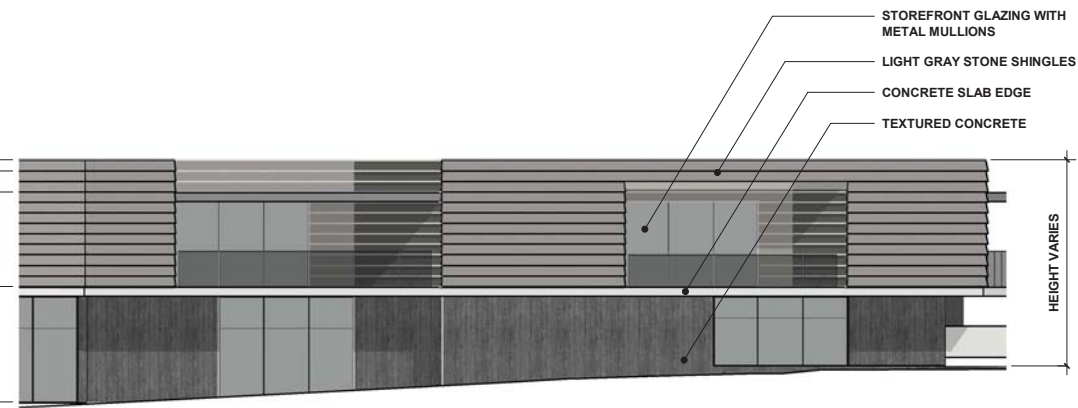




1 Elevation - Building A - South 1

3/32" = 1'-0"

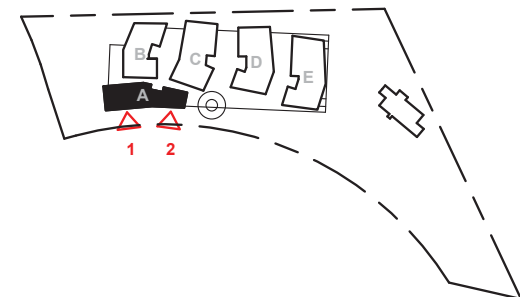
Glazing	25.58%
Solid	74.42%

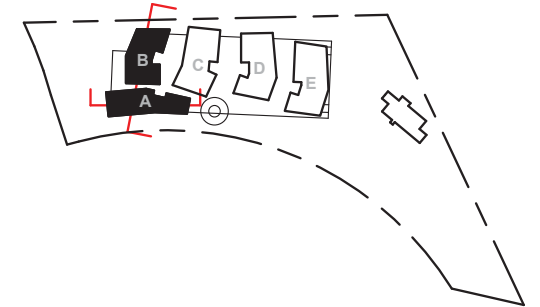
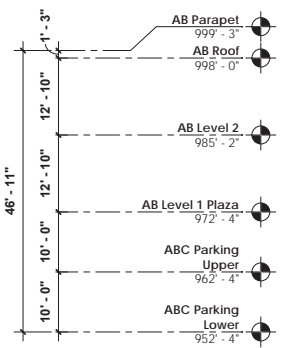
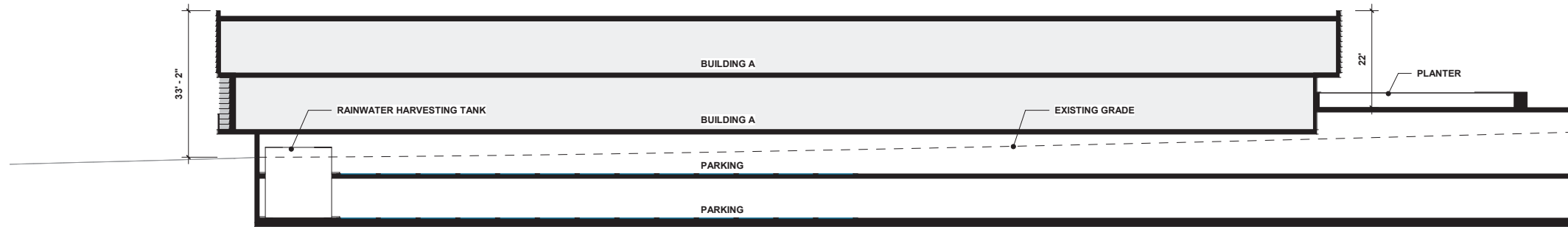
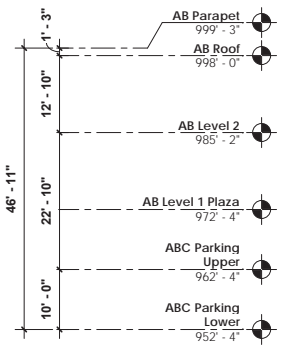
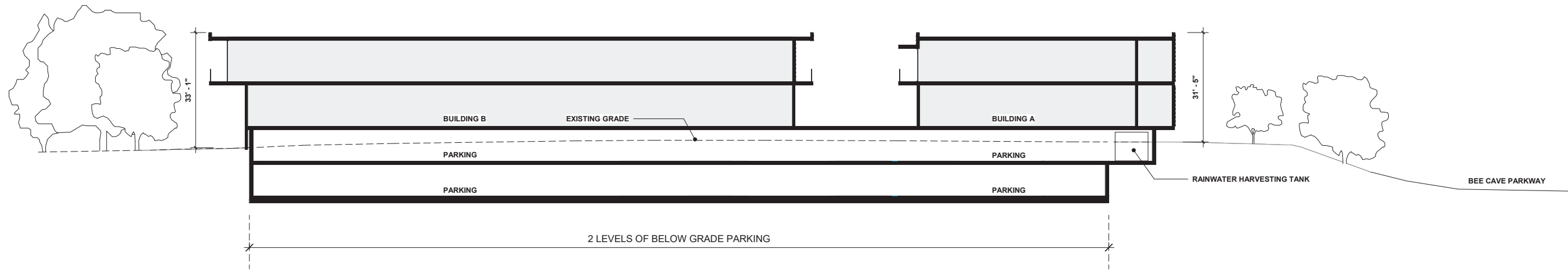


2 Elevation - Building A - South 2

3/32" = 1'-0"

Glazing	22.99%
Solid	77.01%



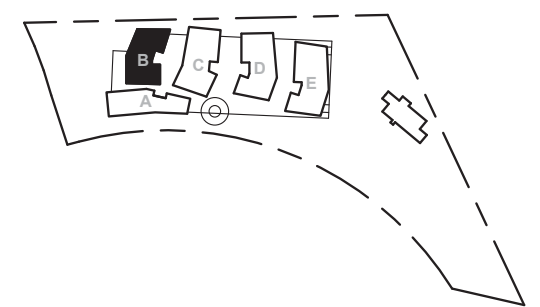
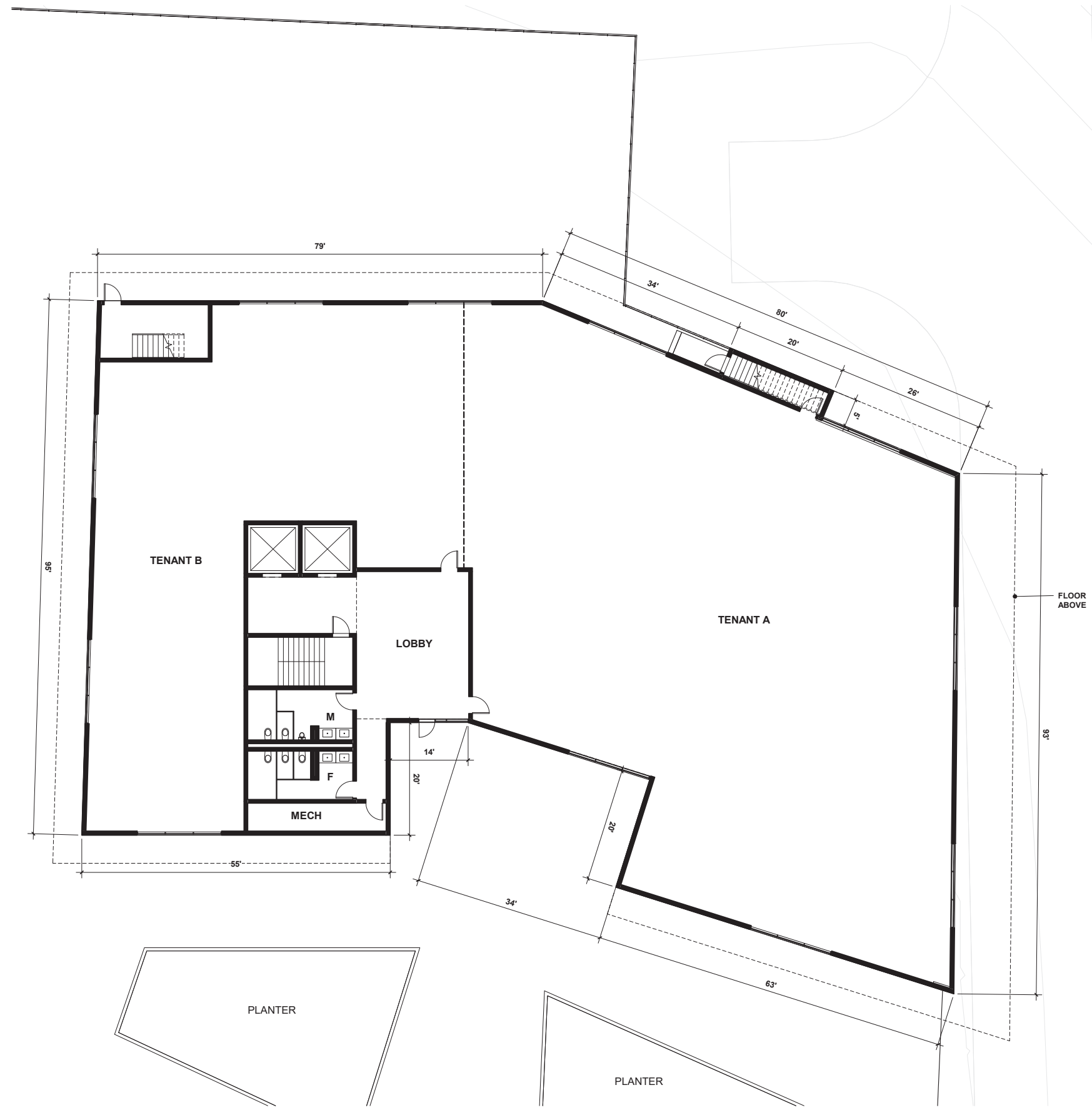


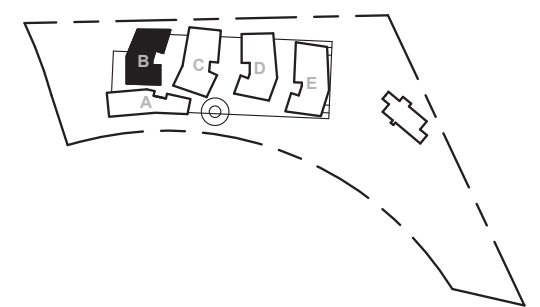
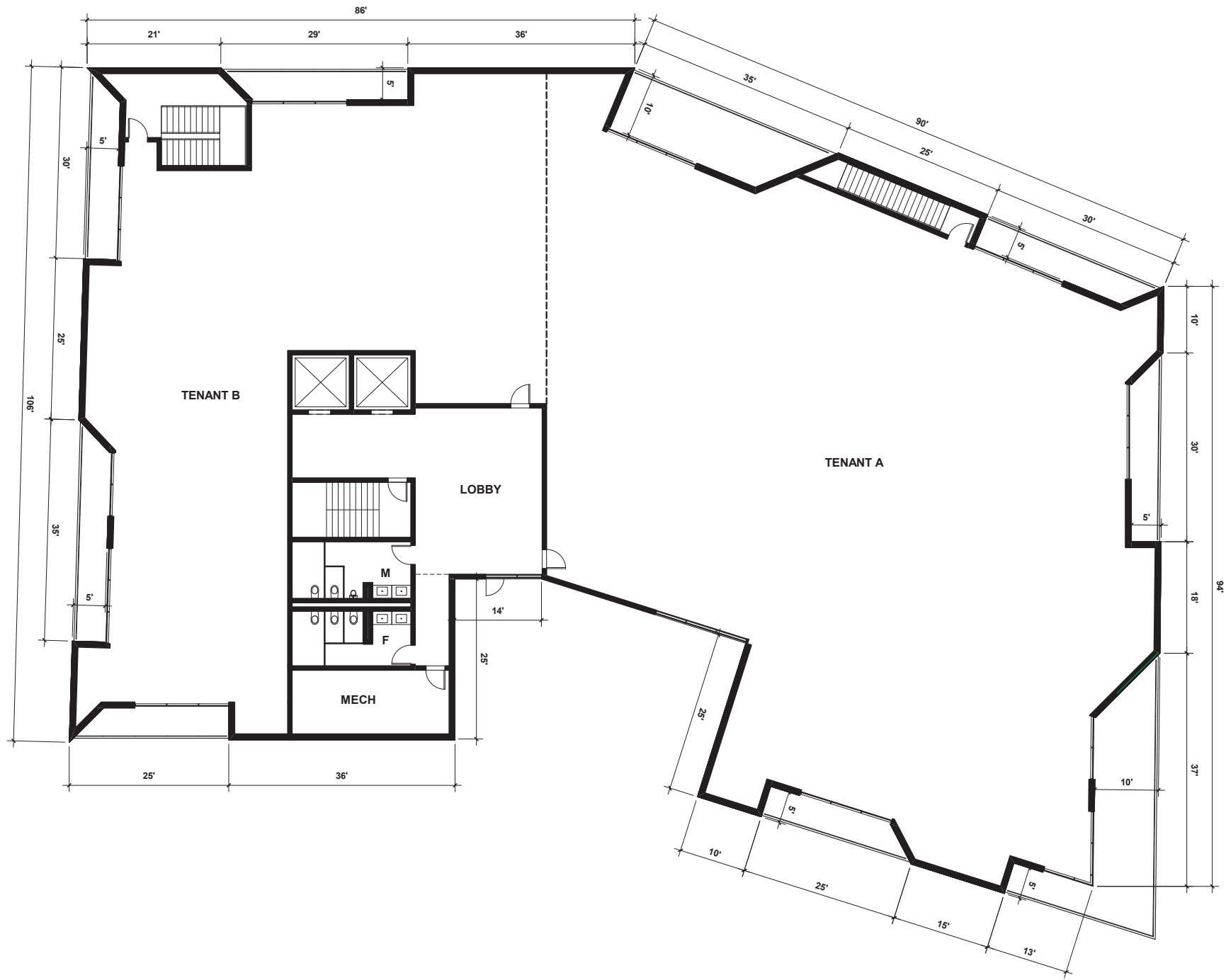
NOTE: EXTENT OF BELOW GRADE
PARKING IS SUBJECT TO CHANGE
BASED ON FINAL DESIGN

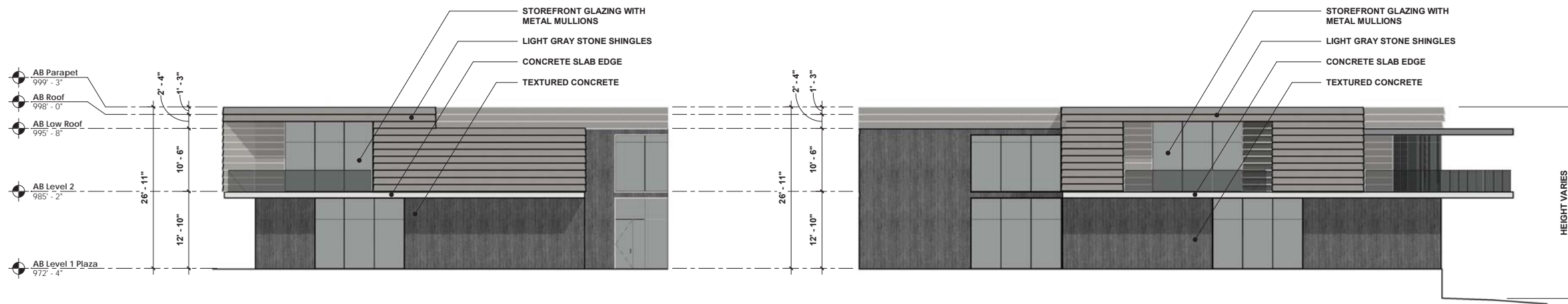
BUILDING A SECTIONS

TERRACE OFFICES

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1 Elevation - Building B - East 1

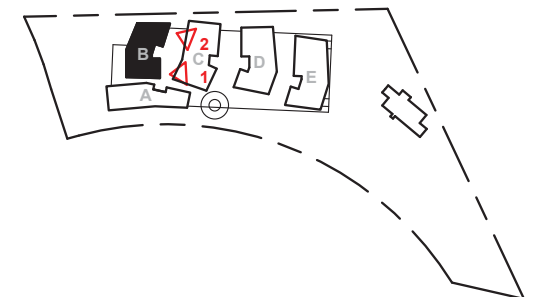
3/32" = 1'-0"

Glazing	28.03%
Solid	71.97%

2 Elevation - Building B - East 2

3/32" = 1'-0"

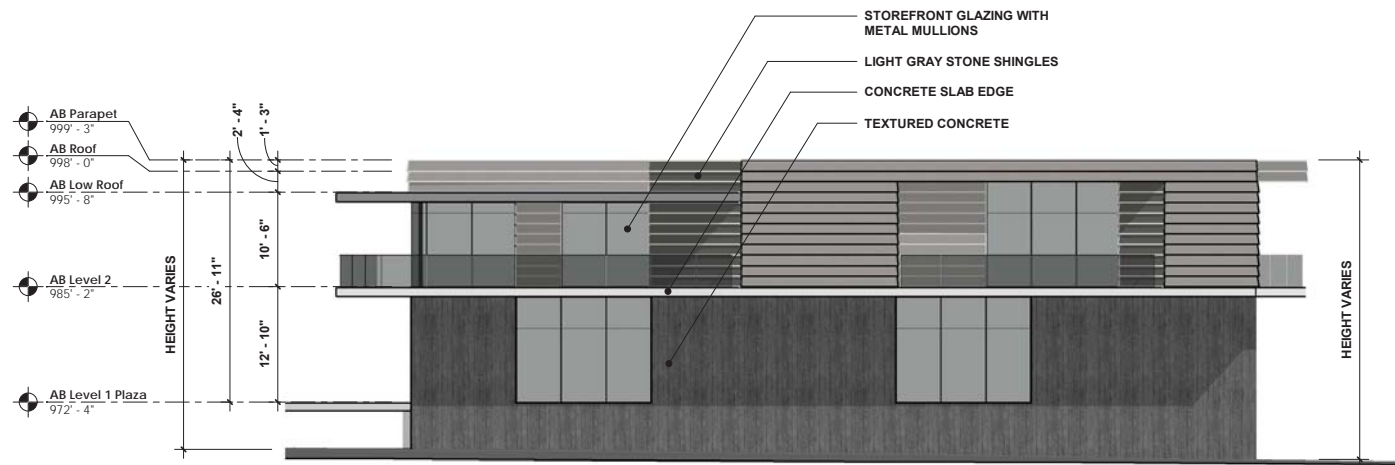
Glazing	29.50%
Solid	70.50%



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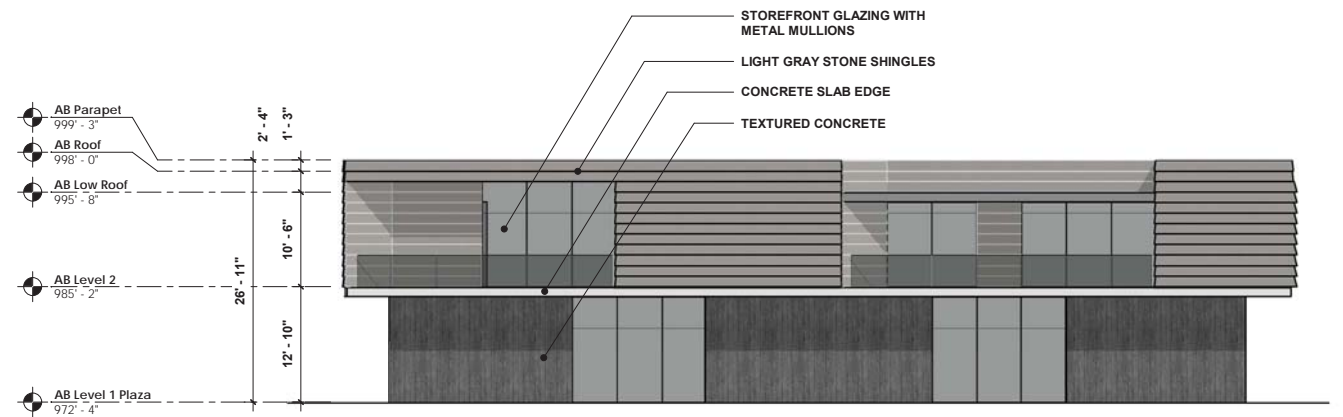
20 January 2017



1 Elevation - Building B - North

3/32" = 1'-0"

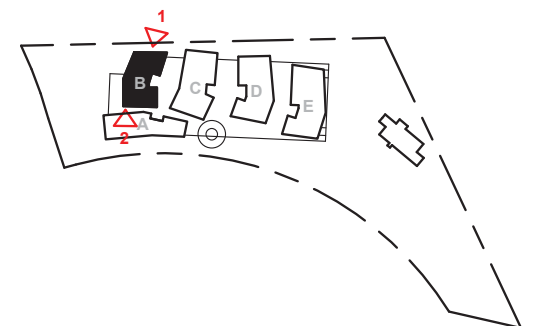
Glazing	23.51%
Solid	76.49%

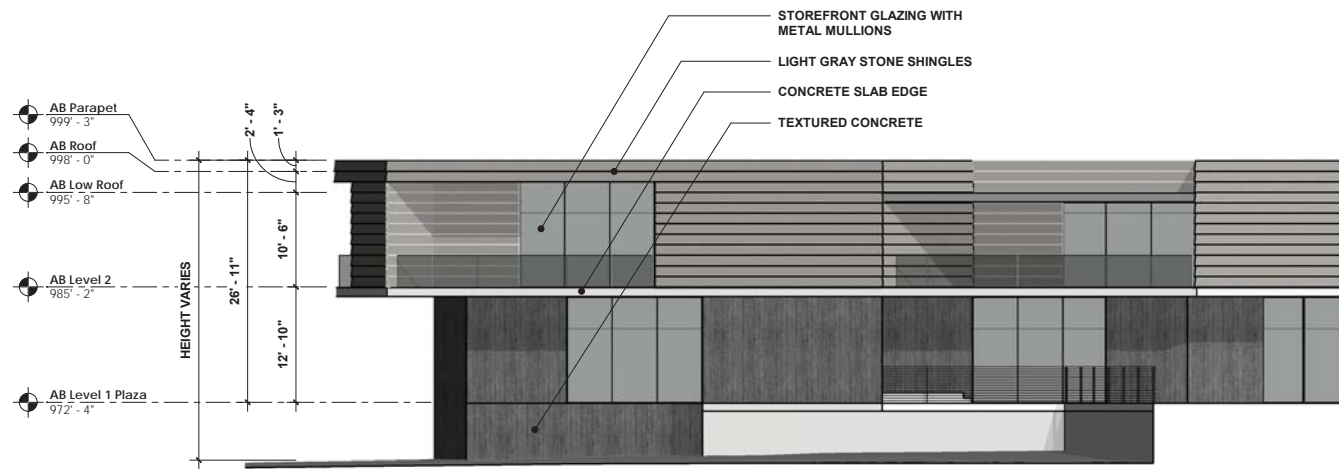


2 Elevation - Building B - South

3/32" = 1'-0"

Glazing	28.25%
Solid	71.75%

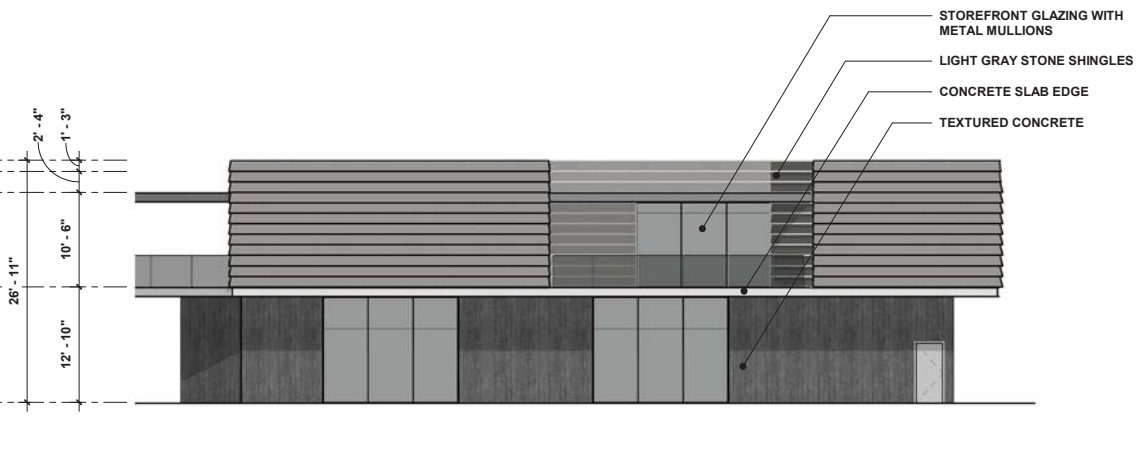




1 Elevation - Building B - West 2

3/32" = 1'-0"

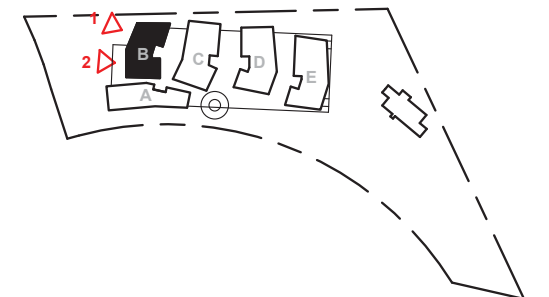
Glazing	23.86%
Solid	76.14%

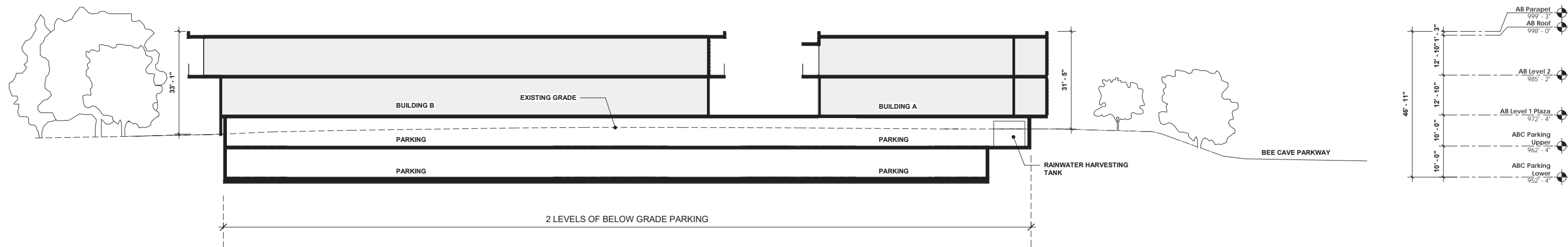


2 Elevation - Building B - West 1

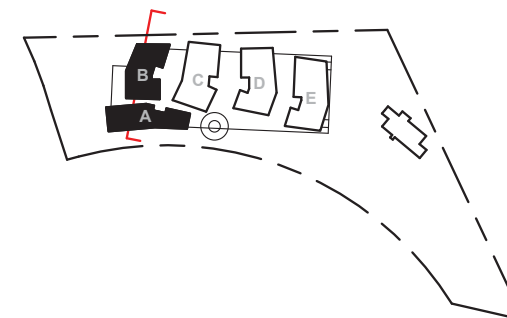
3/32" = 1'-0"

Glazing	22.31%
Solid	77.69%





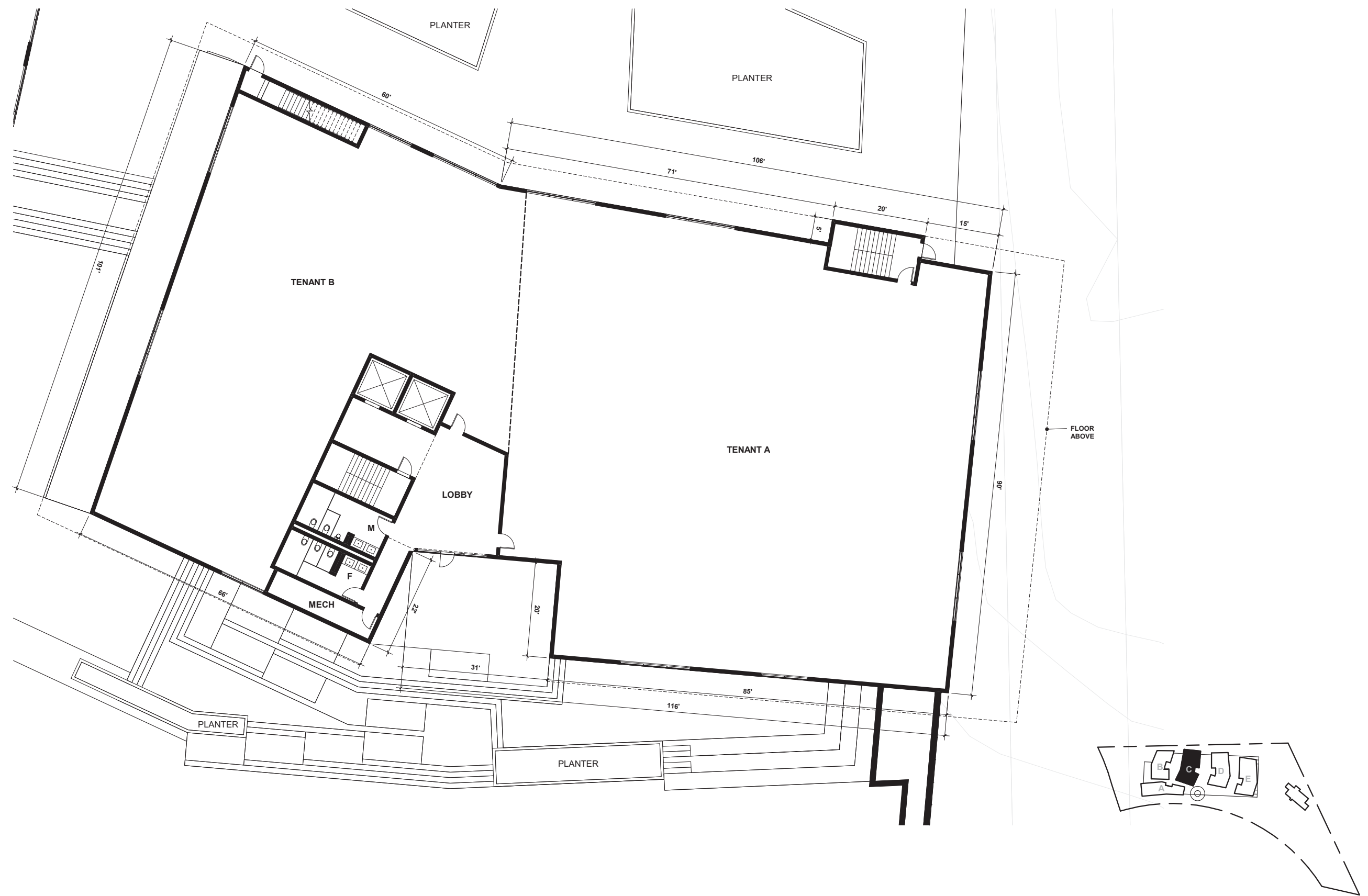
NOTE: EXTENT OF BELOW GRADE
PARKING IS SUBJECT TO CHANGE
BASED ON FINAL DESIGN

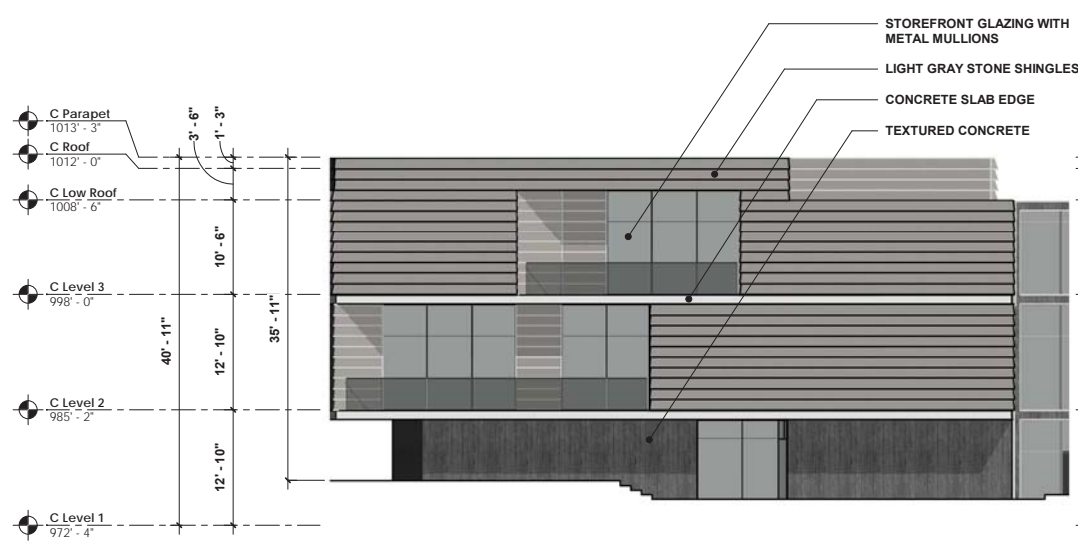


BUILDING B SECTION

TERRACE OFFICES

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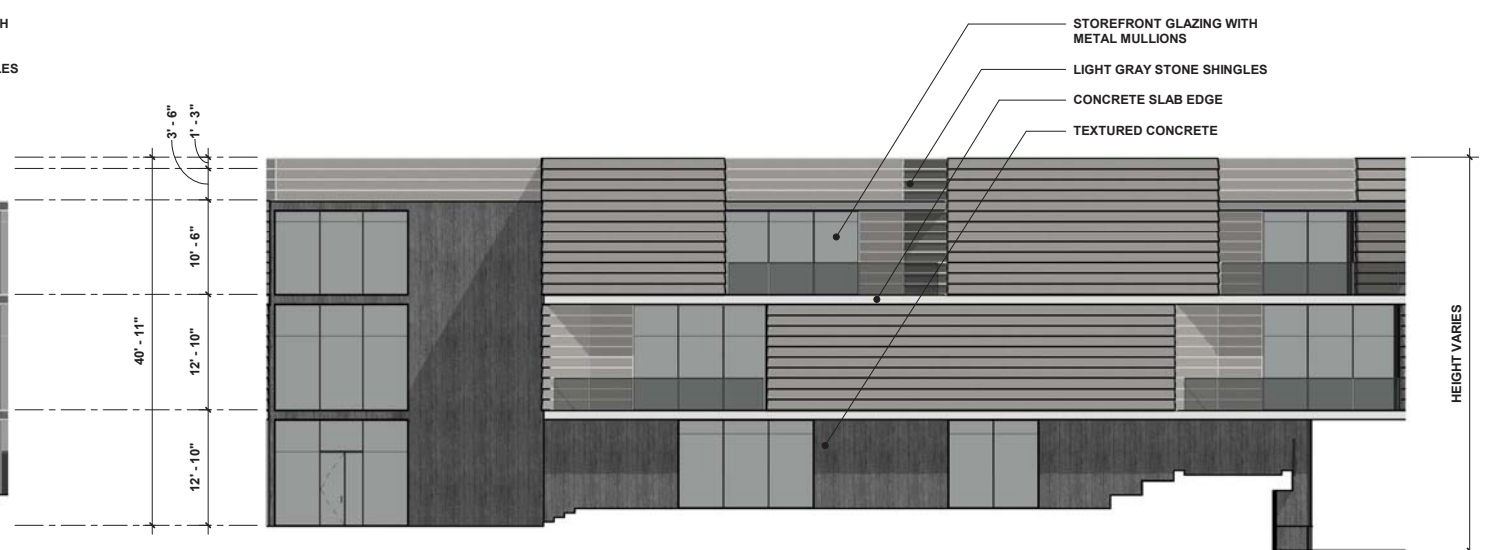




1 Elevation - Building C - East 1

3/32" = 1'-0"

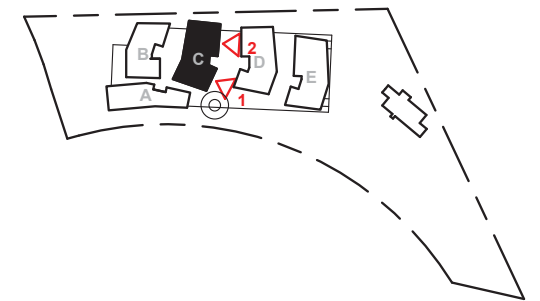
Glazing	21.62%
Solid	78.38%

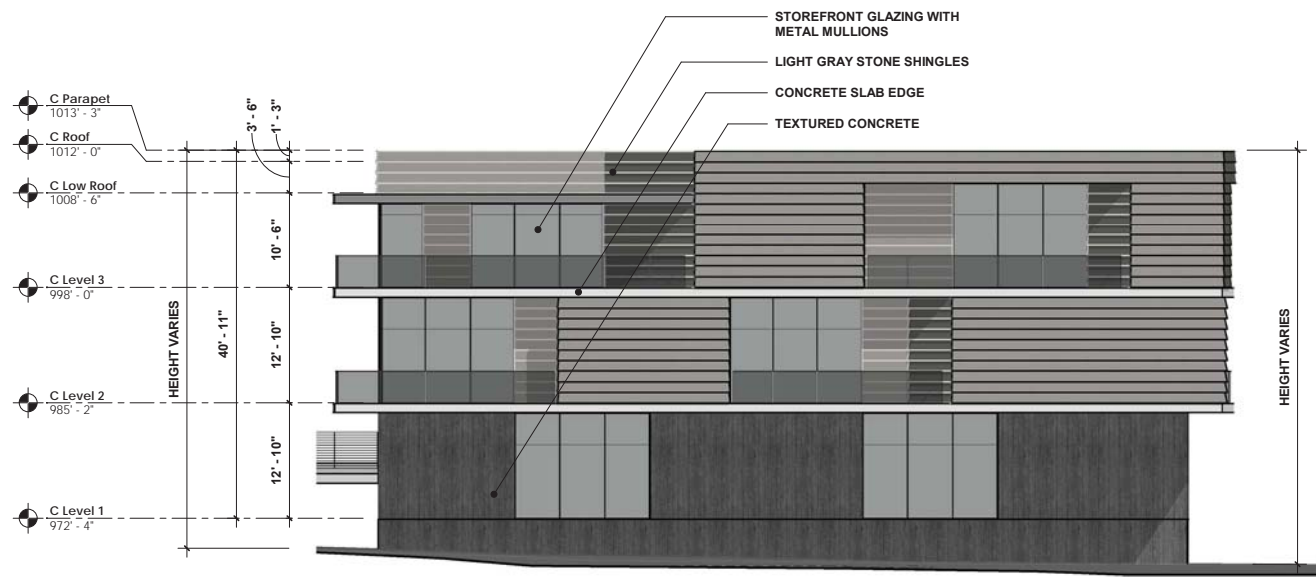


2 Elevation - Building C - East 2

3/32" = 1'-0"

Glazing	28.89%
Solid	71.11%

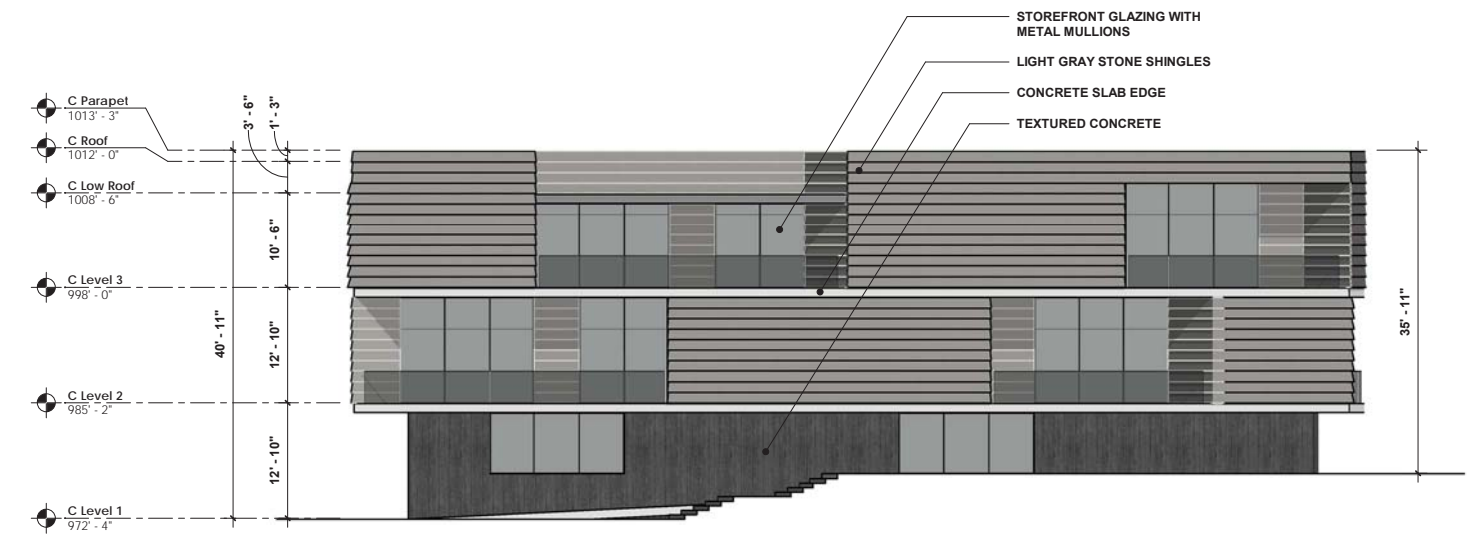




1 Elevation - Building C - North

3/32" = 1'-0"

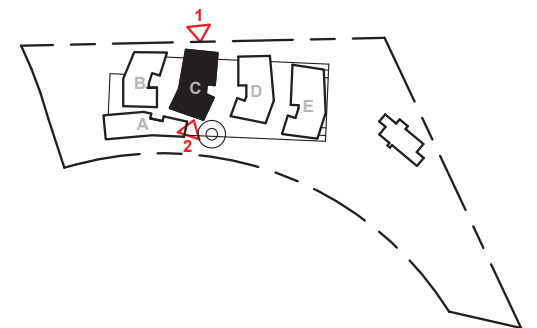
Glazing	25.44%
Solid	74.56%

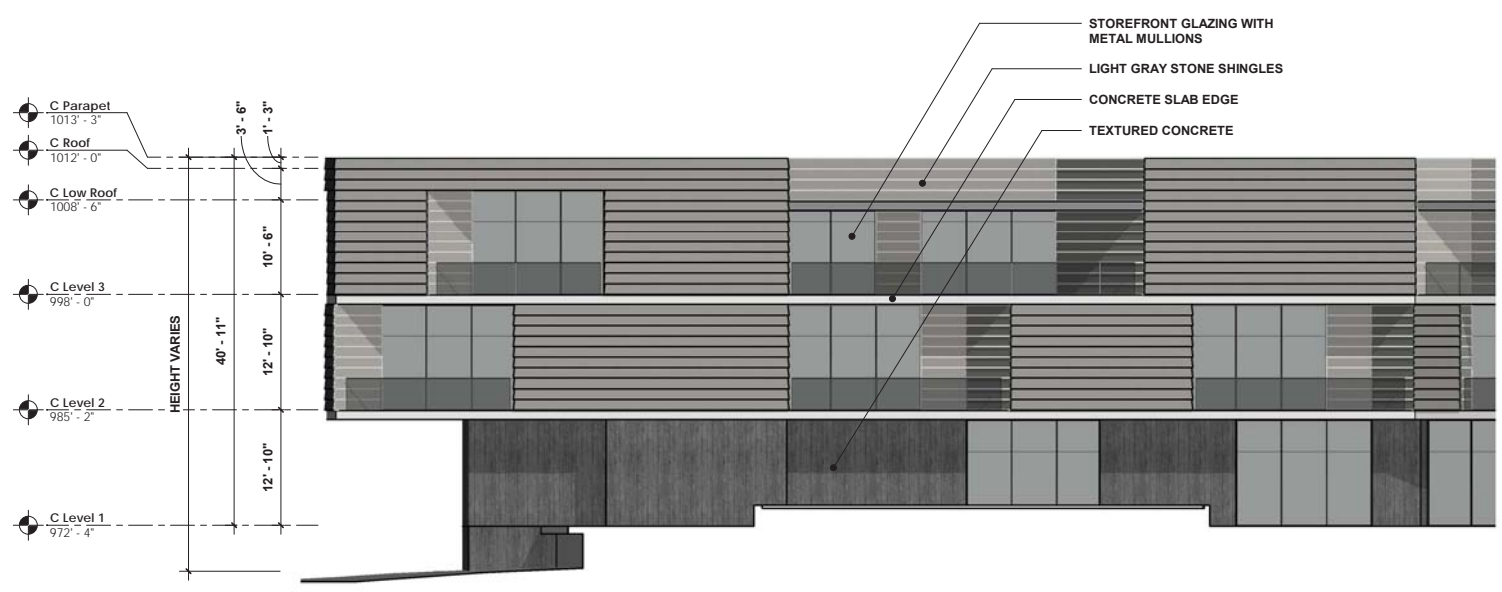


2 Elevation - Building C - South

3/32" = 1'-0"

Glazing	26.40%
Solid	73.60%





1 Elevation - Building C - West 2

3/32" = 1'-0"

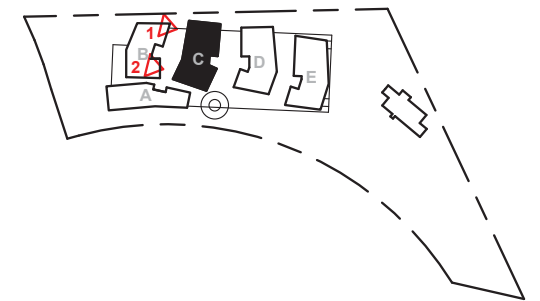
Glazing	27.03%
Solid	72.97%

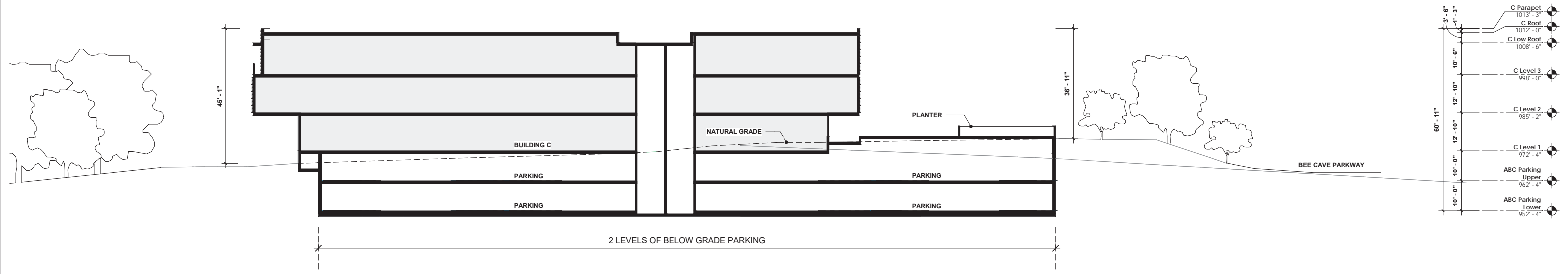


2 Elevation - Building C - West 1

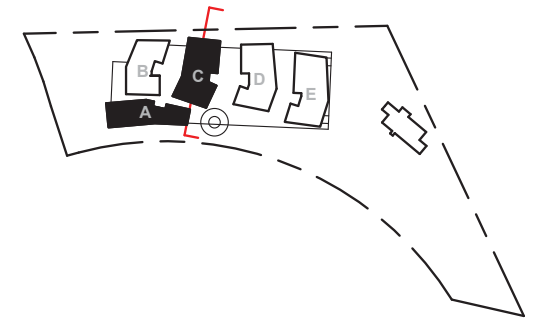
3/32" = 1'-0"

Glazing	28.77%
Solid	71.23%



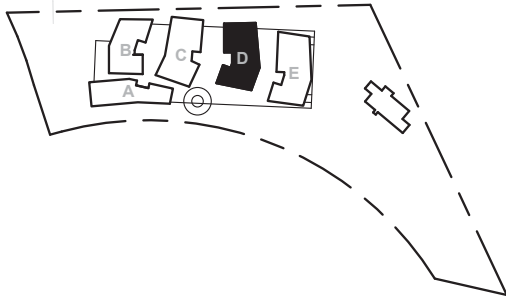
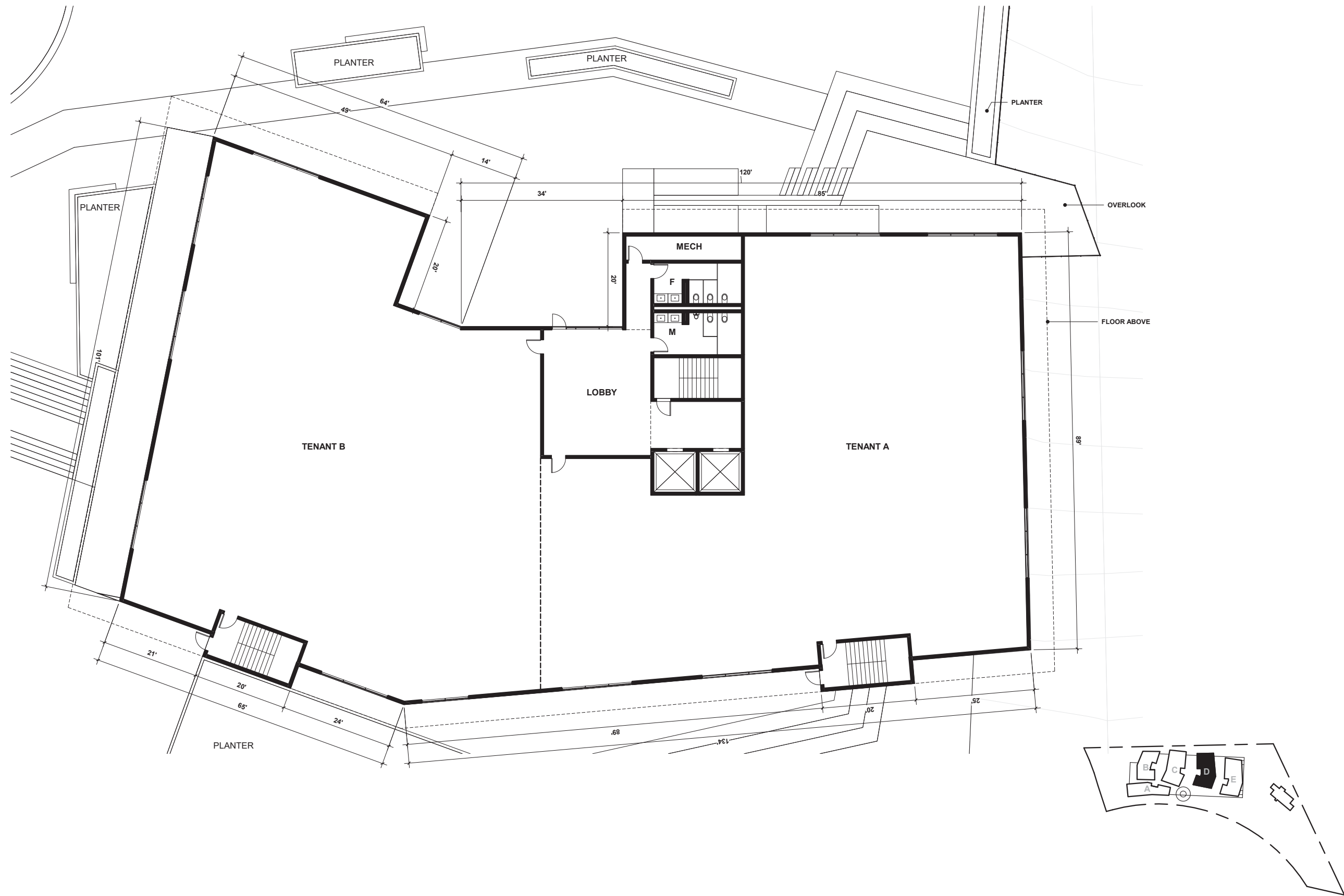


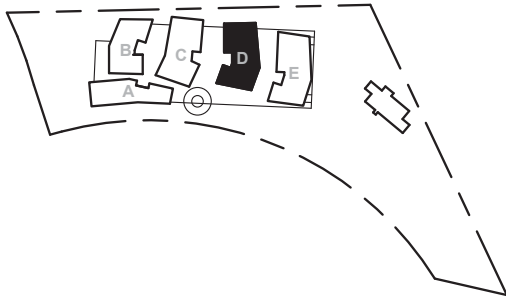
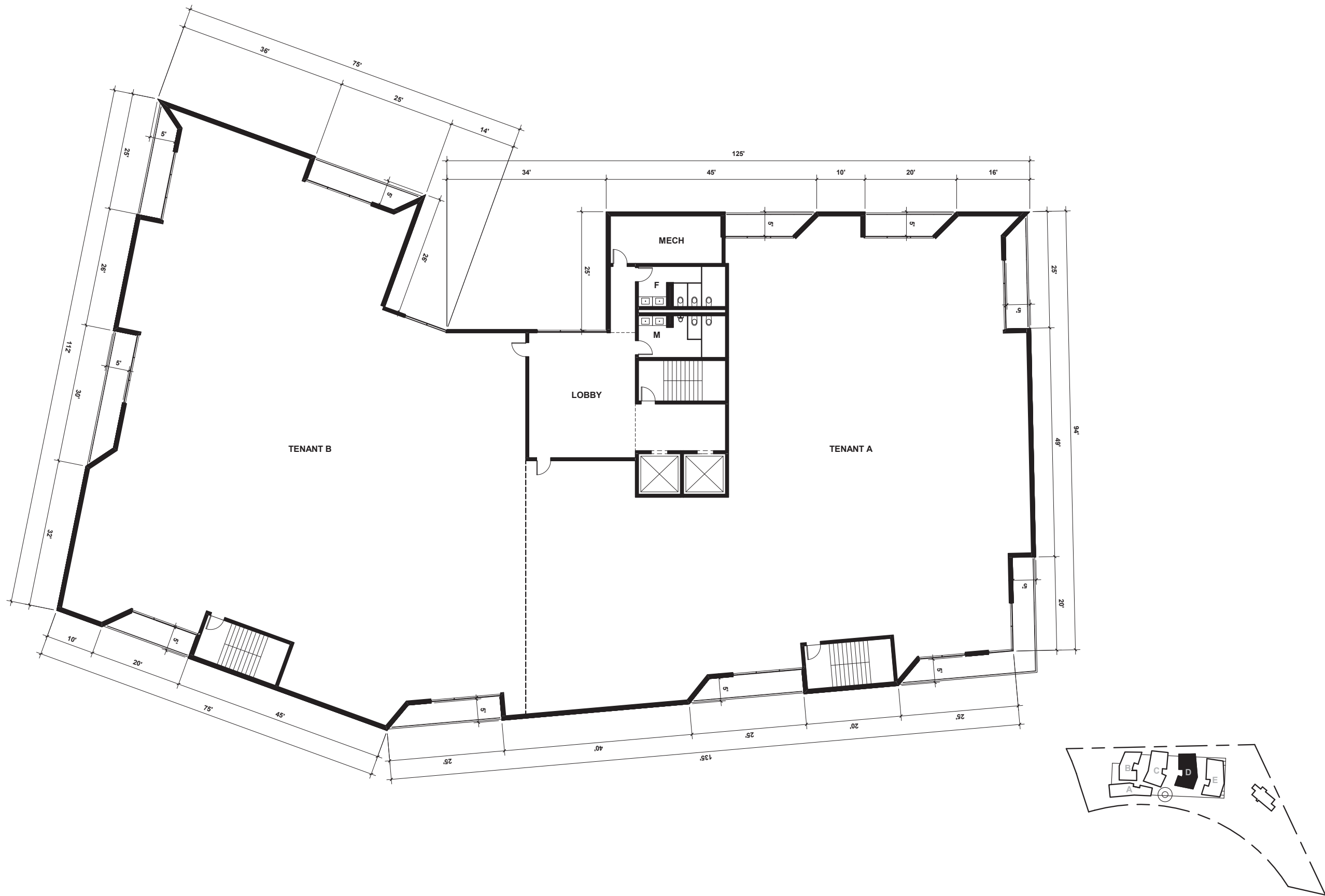
NOTE: EXTENT OF BELOW GRADE PARKING IS SUBJECT TO CHANGE BASED ON FINAL DESIGN

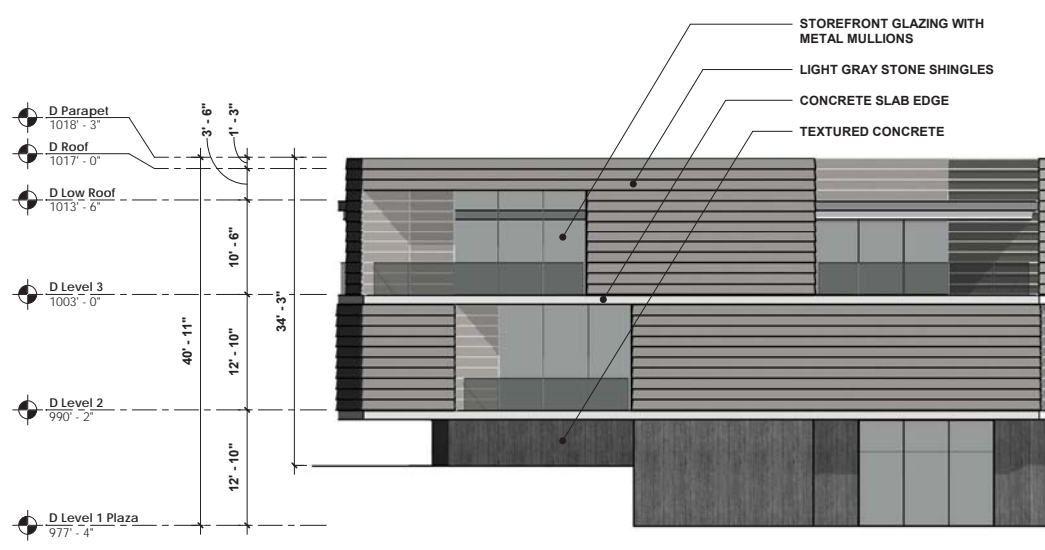


BUILDING C SECTION

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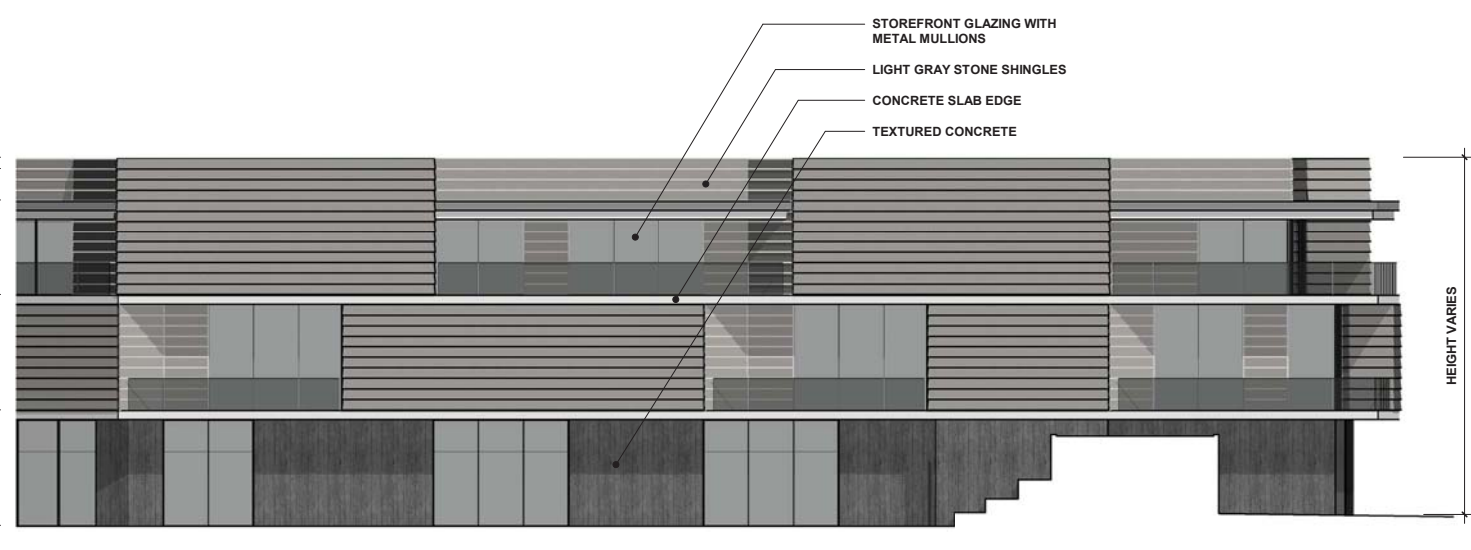




1 Elevation - Building D - East 1

3/32" = 1'-0"

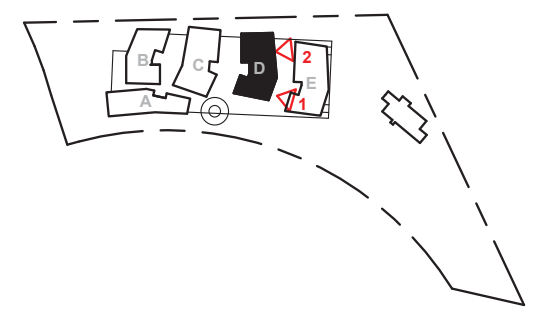
Glazing	23.96%
Solid	76.04%

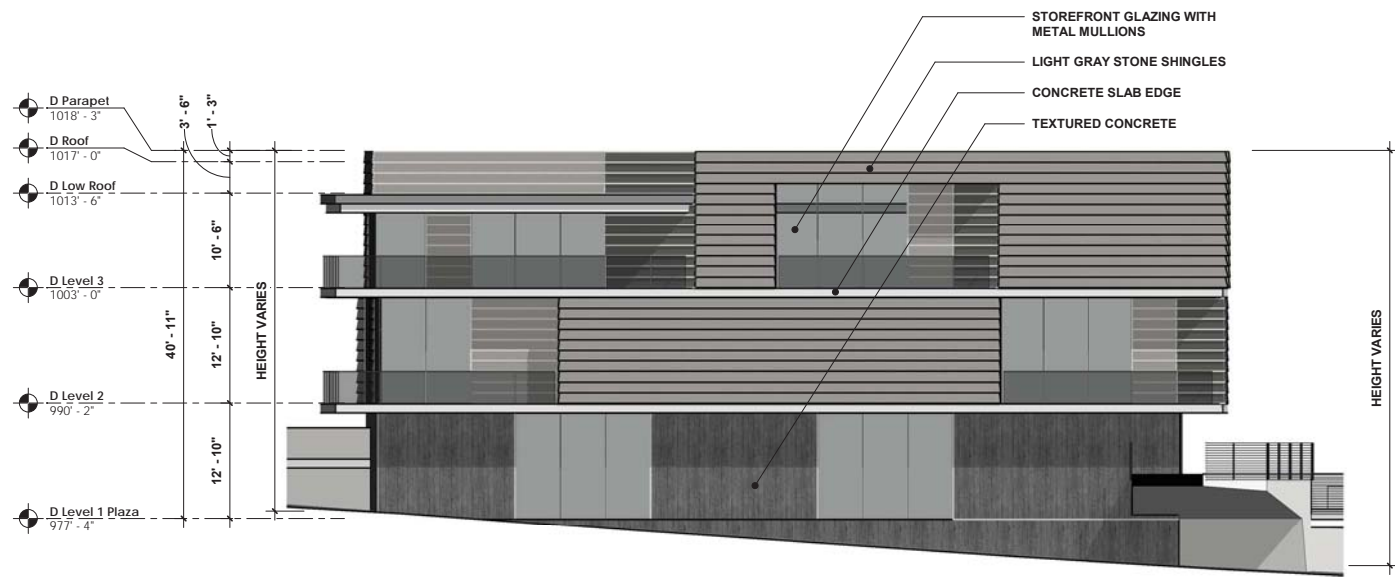


2 Elevation - Building D - East 2

3/32" = 1'-0"

Glazing	25.37%
Solid	74.63%

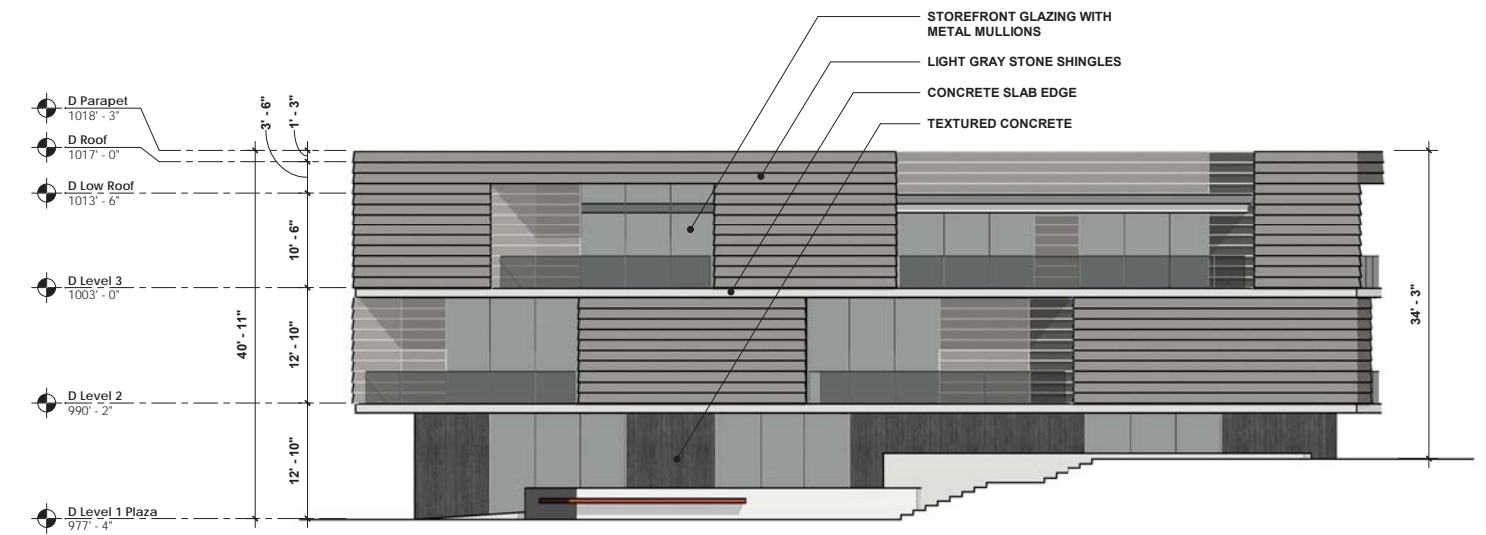




1 Elevation - Building D - North

3/32" = 1'-0"

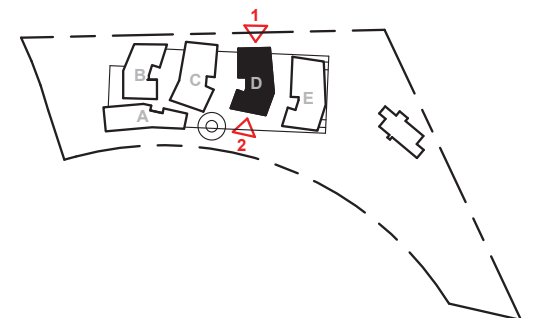
Glazing	25.60%
Solid	74.40%

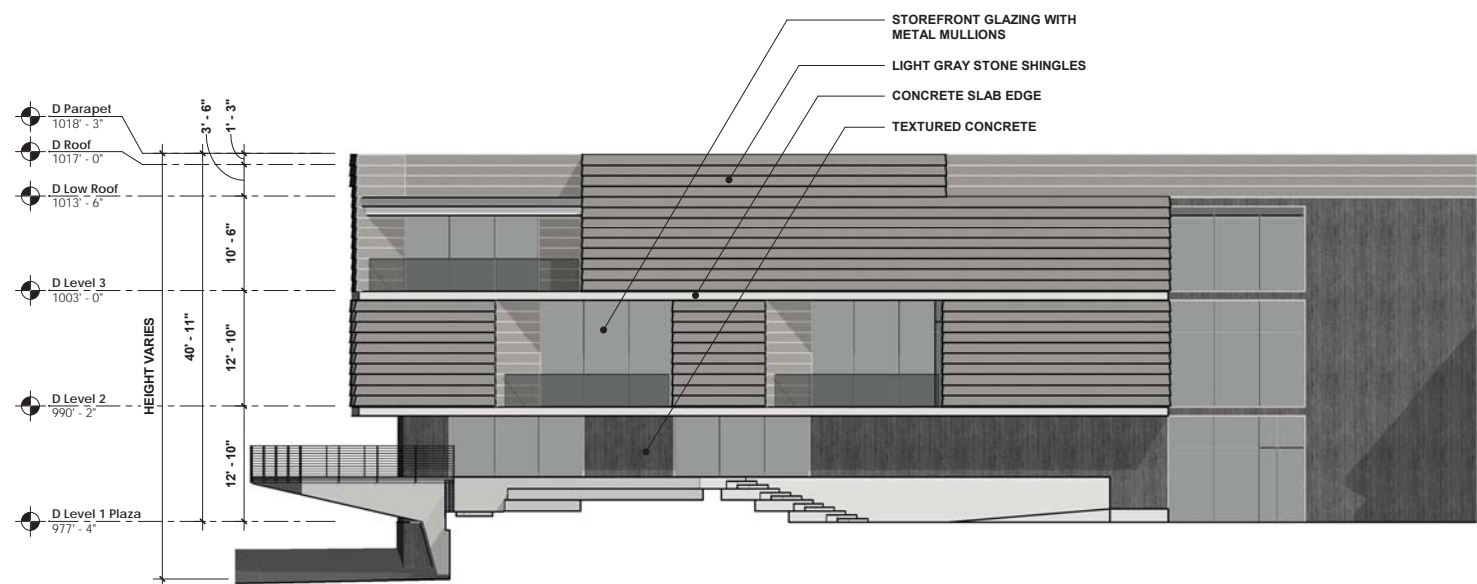


2 Elevation - Building D - South

3/32" = 1'-0"

Glazing	23.87%
Solid	76.13%

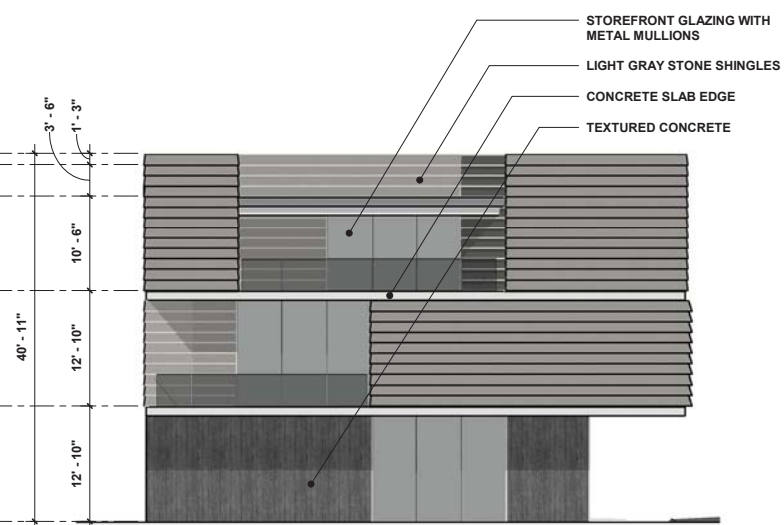




1 Elevation - Building D - West 2

3/32" = 1'-0"

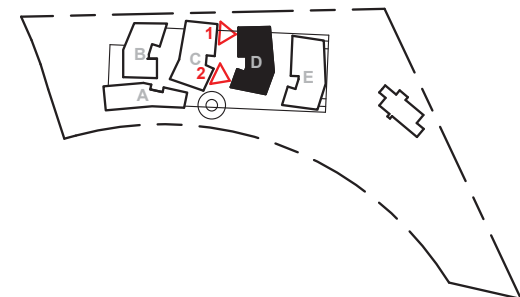
Glazing	26.44%
Solid	73.56%

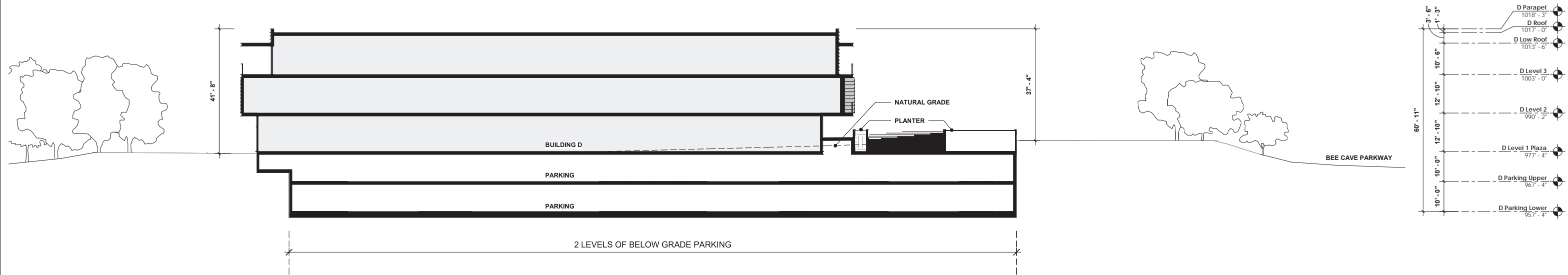


2 Elevation - Building D - West 1

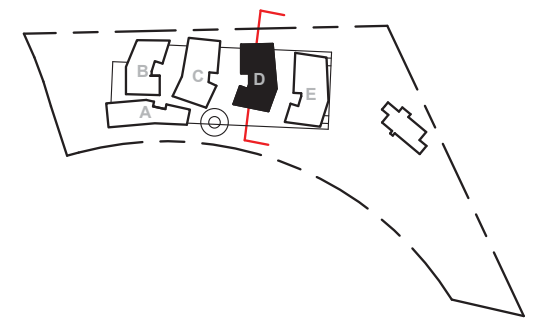
3/32" = 1'-0"

Glazing	28.36%
Solid	71.64%





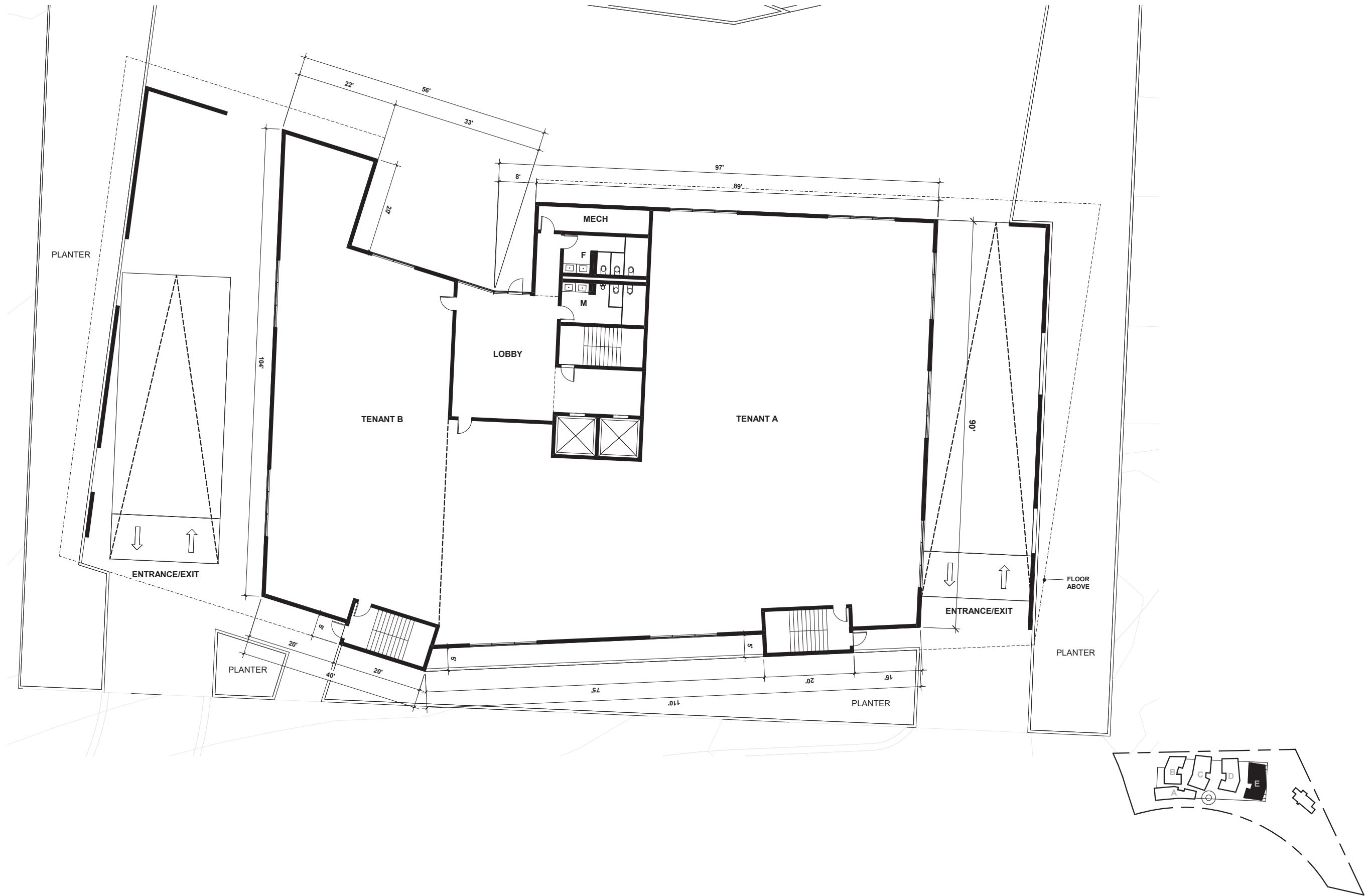
NOTE: EXTENT OF BELOW GRADE
PARKING IS SUBJECT TO CHANGE
BASED ON FINAL DESIGN

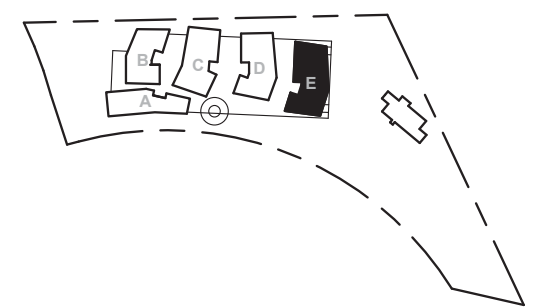
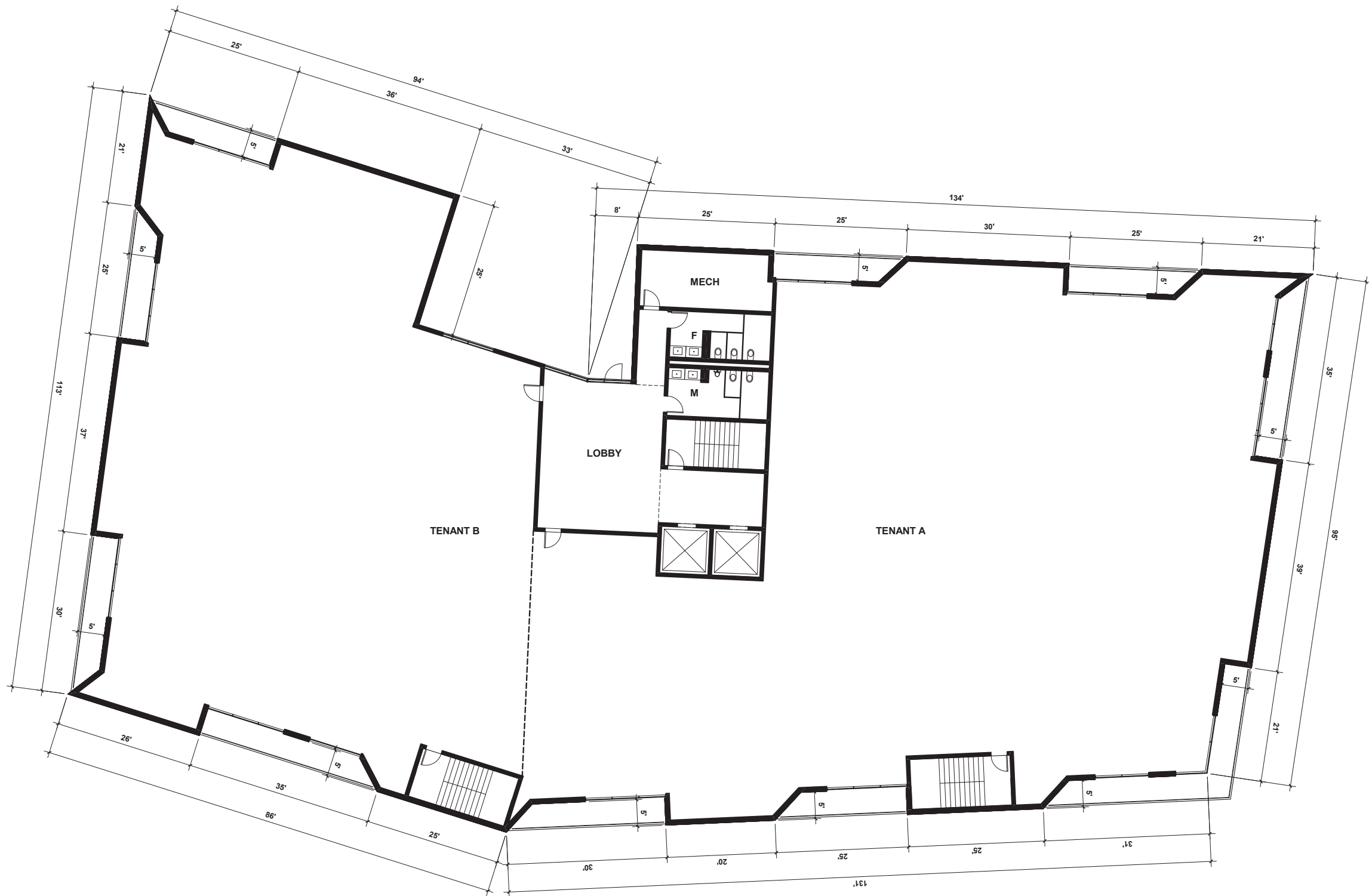


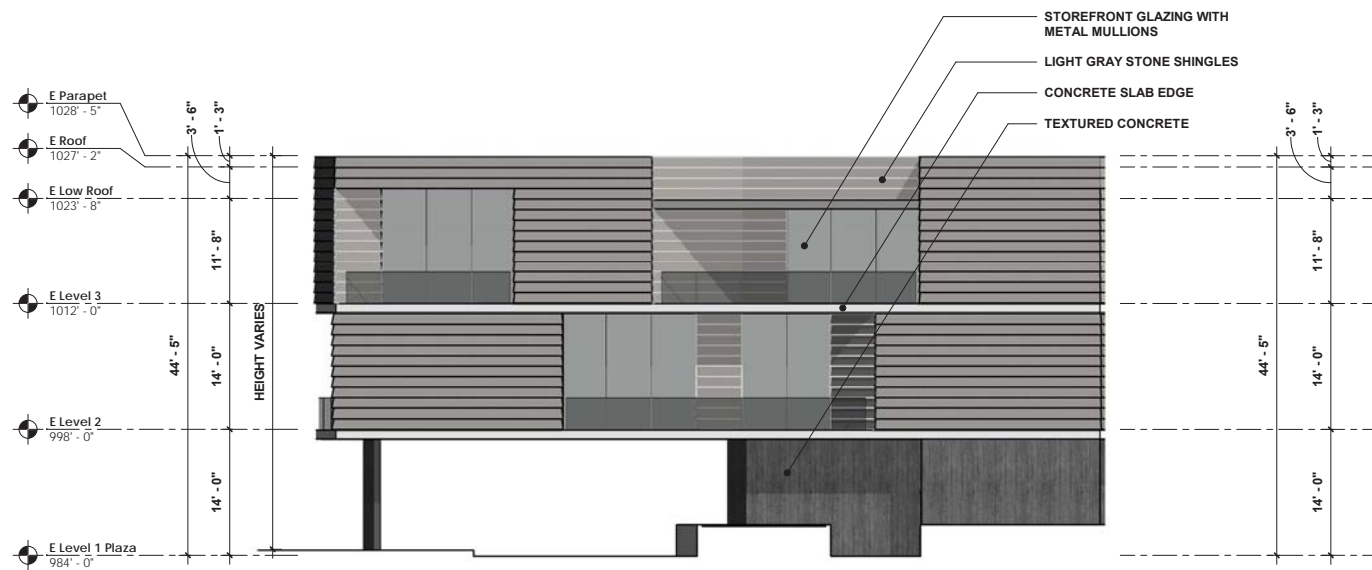
BUILDING D SECTION

TERRACE OFFICES

bercy chen studio LP



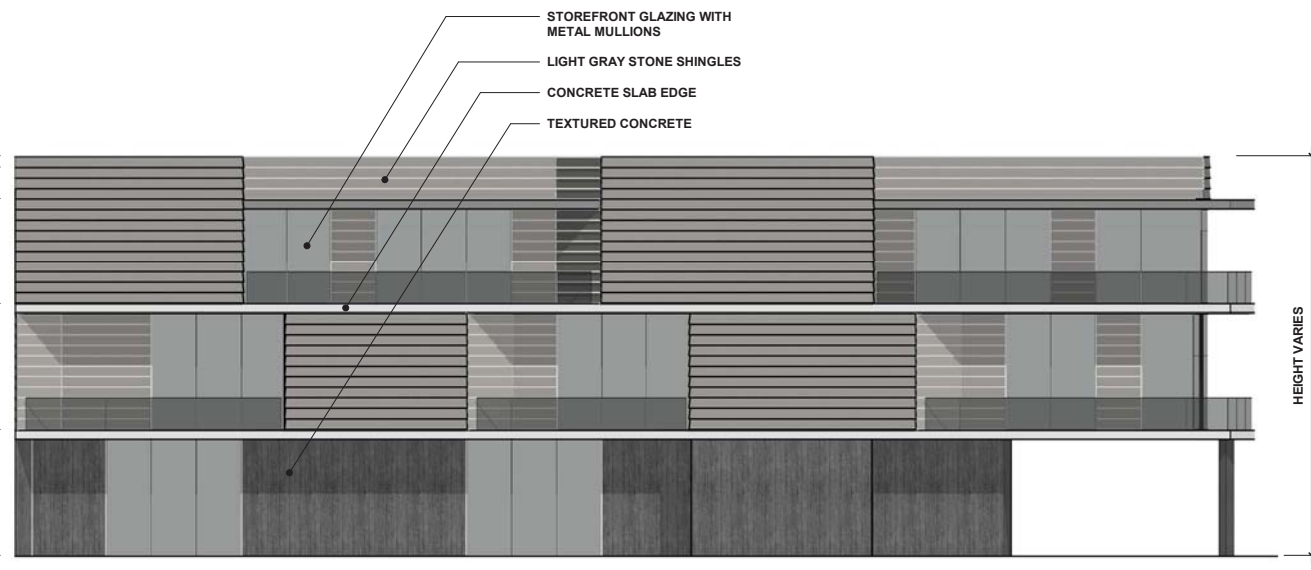




1 Elevation - Building E - East 1

3/32" = 1'-0"

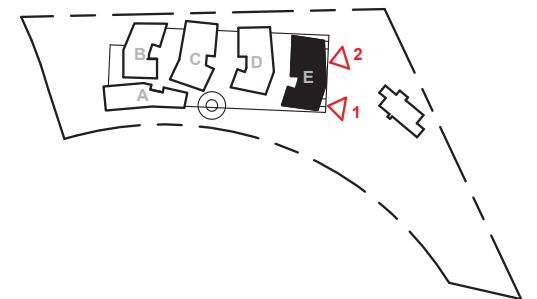
Glazing	20.95%
Solid	79.05%



2 Elevation - Building E - East 2

3/32" = 1'-0"

Glazing	27.74%
Solid	72.26%



TERRACE OFFICES

bercy chen studio LP

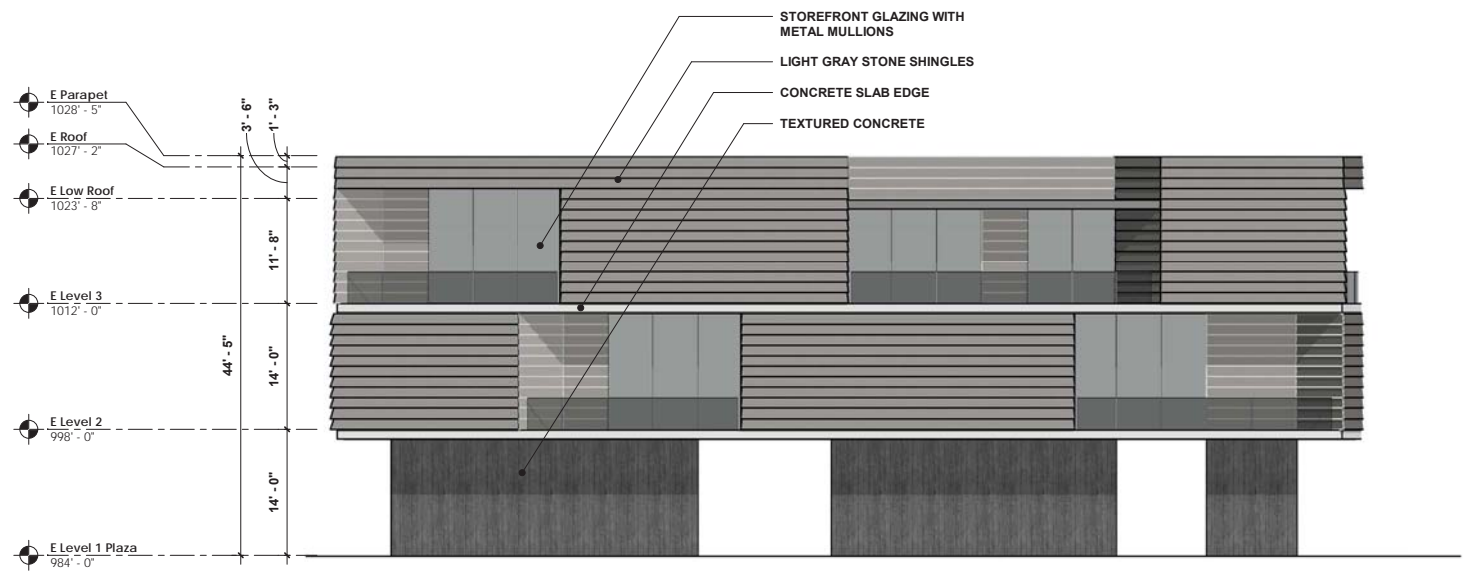
20 January 2017



1 Elevation - Building E - North

3/32" = 1'-0"

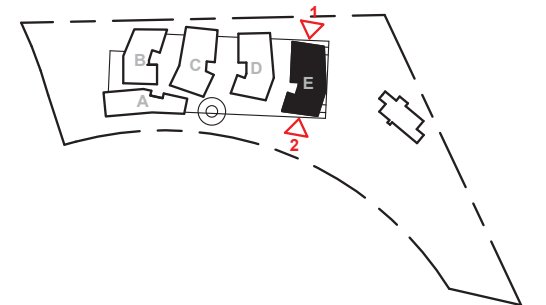
Glazing	24.88%
Solid	75.12%

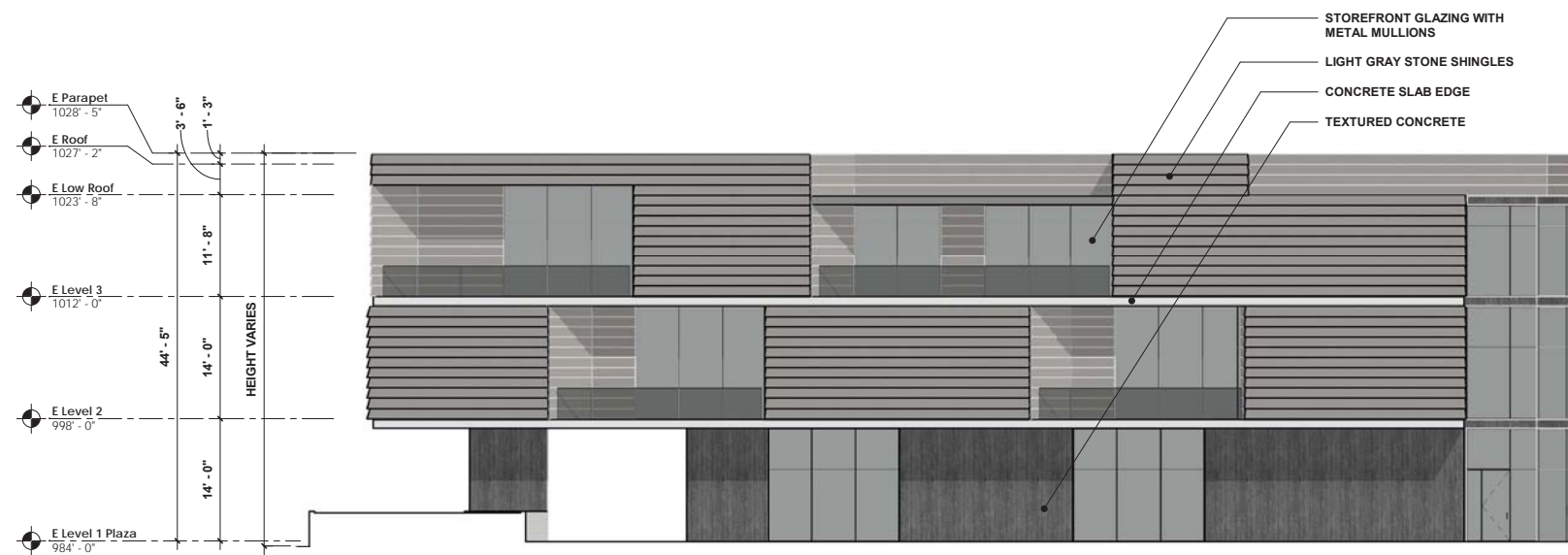


2 Elevation - Building E - South

3/32" = 1'-0"

Glazing	23.87%
Solid	76.13%

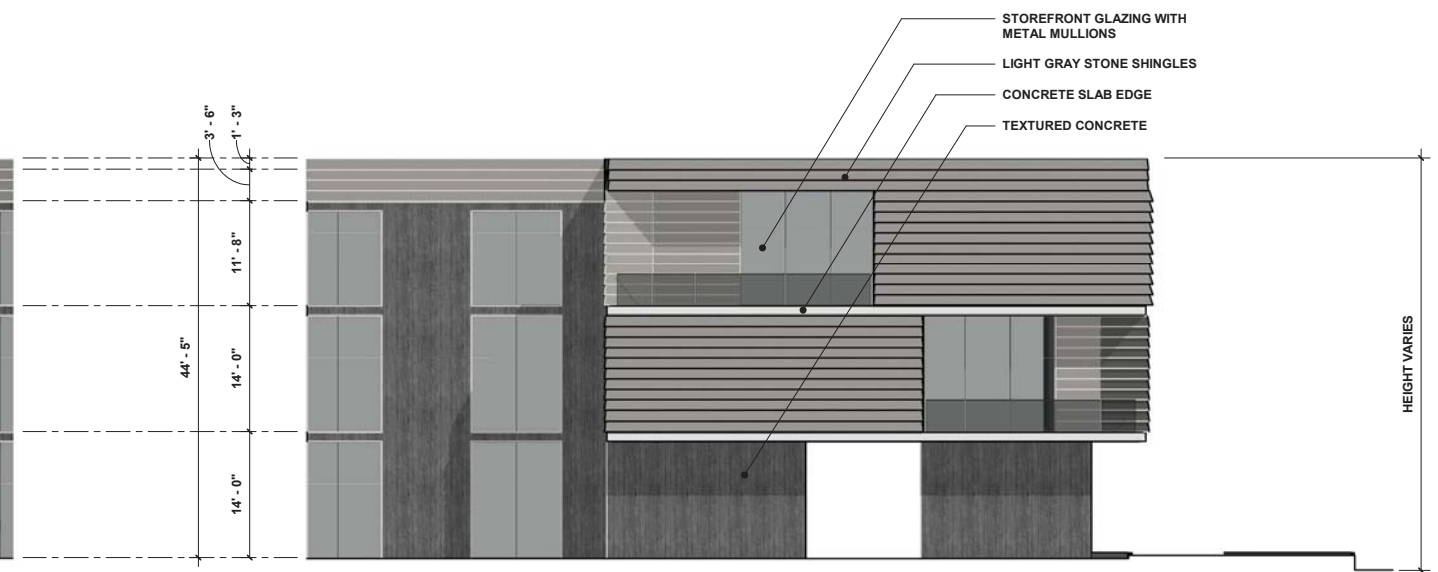




1 Elevation - Building E - West 2

3/32" = 1'-0"

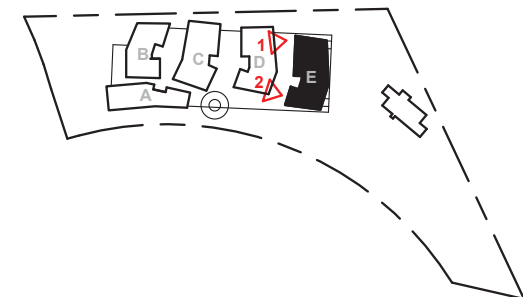
Glazing	27.46%
Solid	72.54%



2 Elevation - Building E - West 1

3/32" = 1'-0"

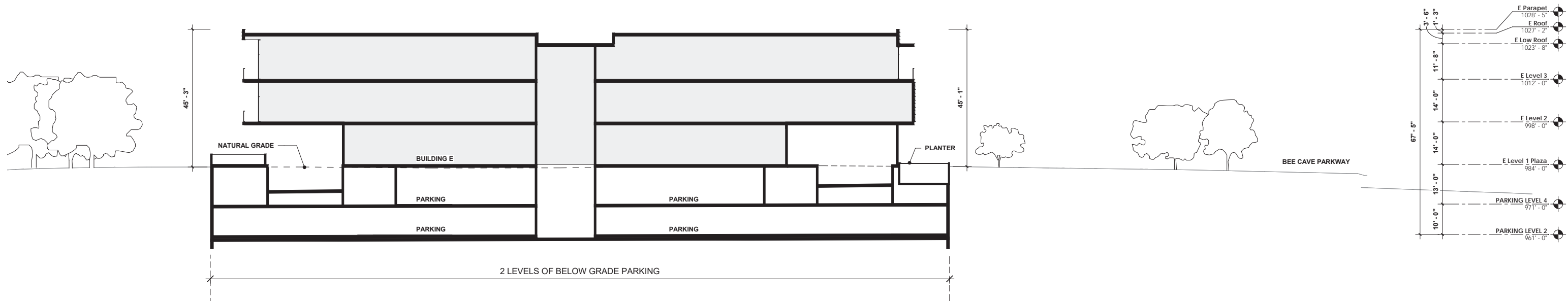
Glazing	27.29%
Solid	72.71%



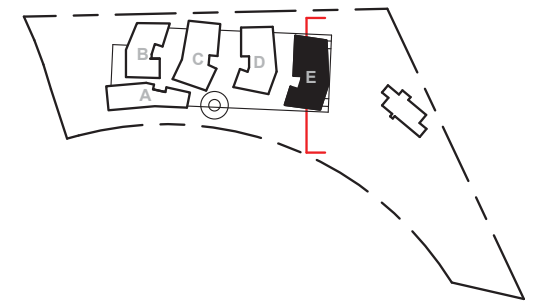
TERRACE OFFICES

bercy chen studio LP

20 January 2017

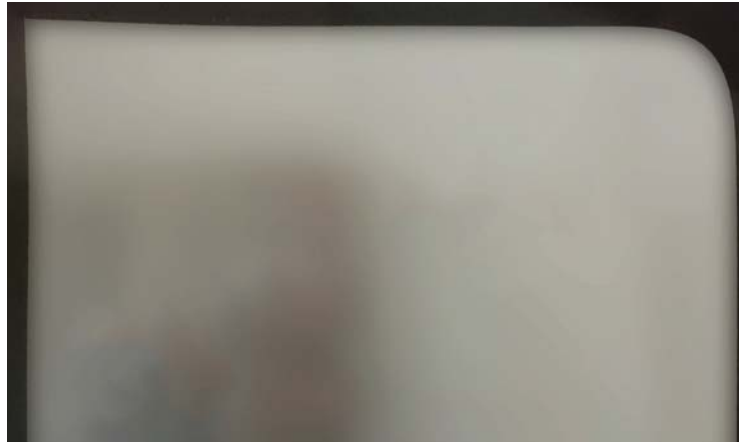


NOTE: EXTENT OF BELOW GRADE PARKING IS SUBJECT TO CHANGE BASED ON FINAL DESIGN



BUILDING E SECTION

preliminary: not for regulatory approval, permitting, or construction | Cale Montgomery | texas reg. #18773



Low-E Glass (4 and 5)
(Exterior glazing and railing)



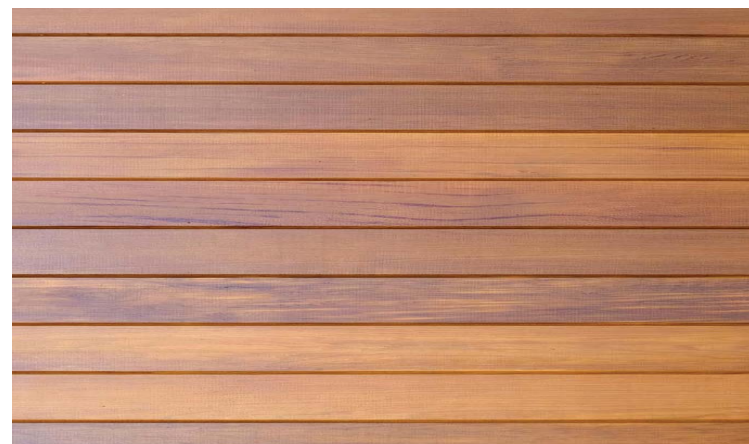
Concrete or Limestone Pavers
(Exterior terraces)



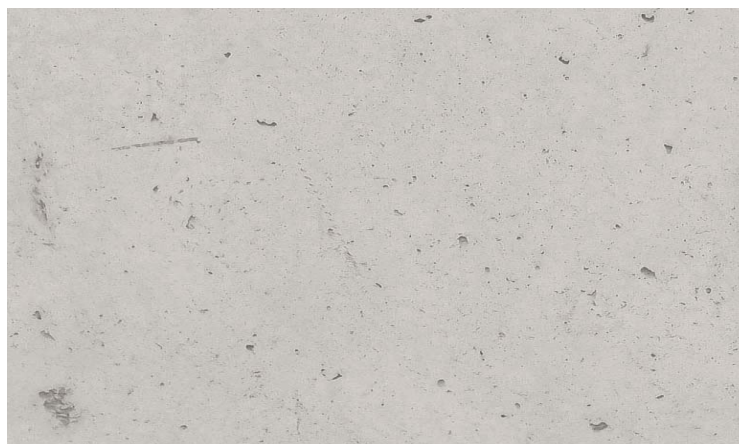
Painted Metal (4)
(Exterior window mullions, railings, trim)



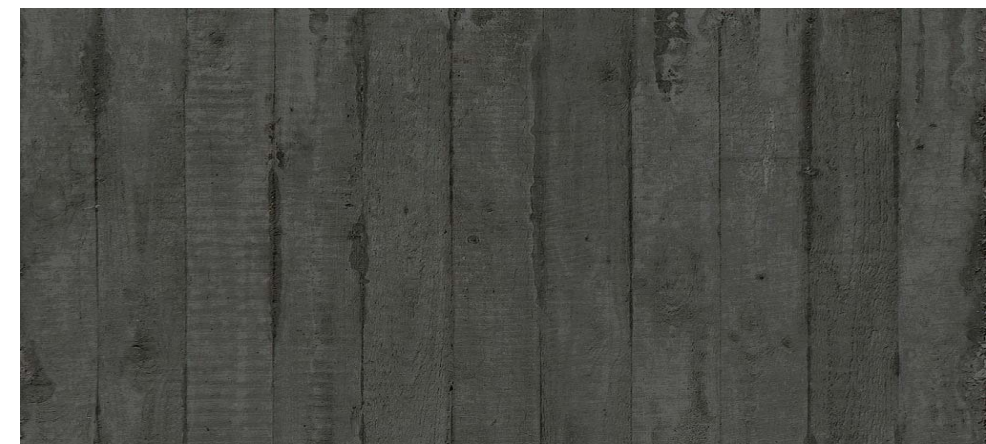
Shingled Limestone (1)
(Exterior walls)



Tropical Hardwood
(Exterior benches)



Architectural Concrete (2)
(Exterior slab edge)



Dark Board-Formed Concrete (3)
(Exterior walls)

THE BACKYARD
TERRACE OFFICES

bercy chen studio LP

1111 E. 11th Street, Suite 200 • Austin, TX 78702 • tel(512) 481.0002 fax(512) 476.7664

20 October 2016

EXHIBIT D

Building Elevations

OFFICE/RESTAURANT

Building F



BUILDING F

VIEW OF ENTRANCE



BUILDING F

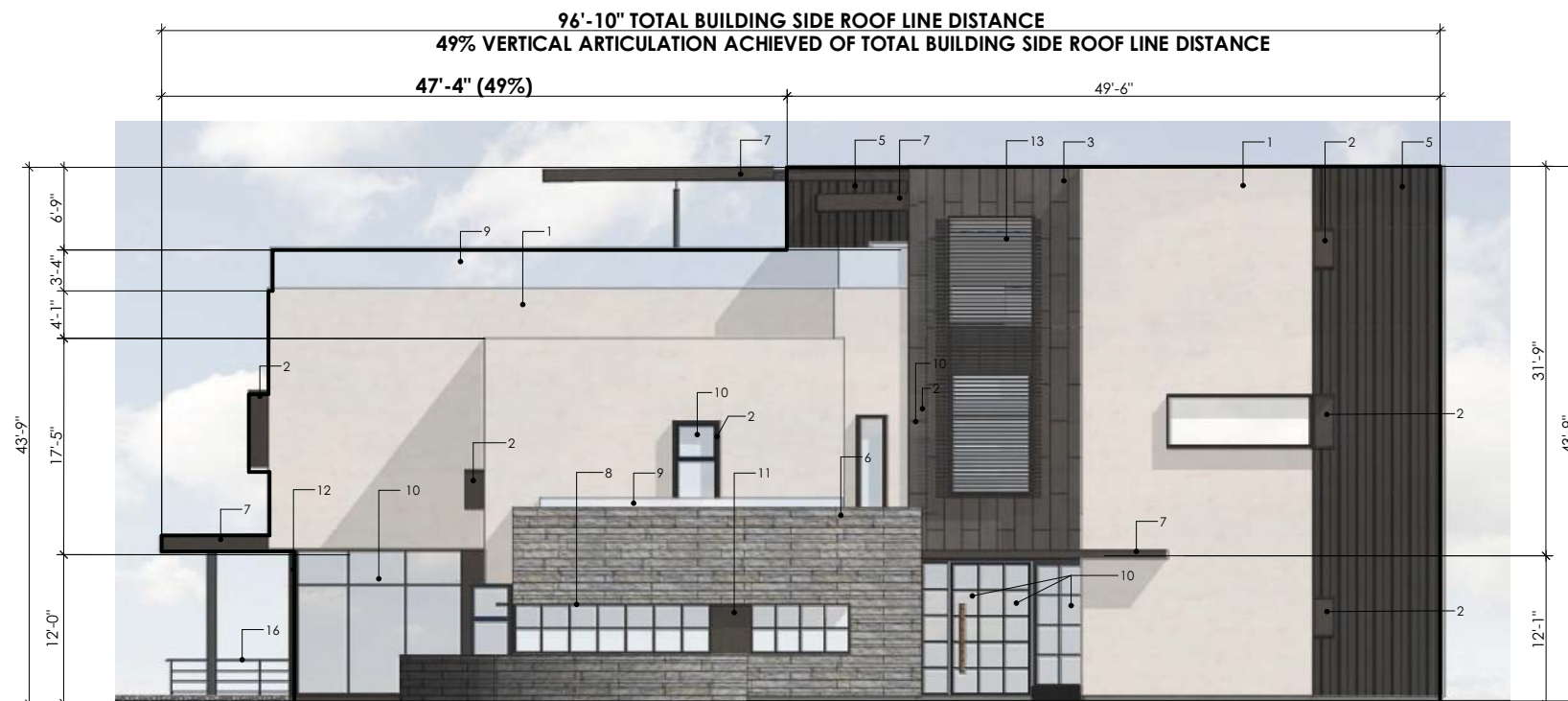
VIEW FROM SCENIC OVERLOOK



BUILDING F

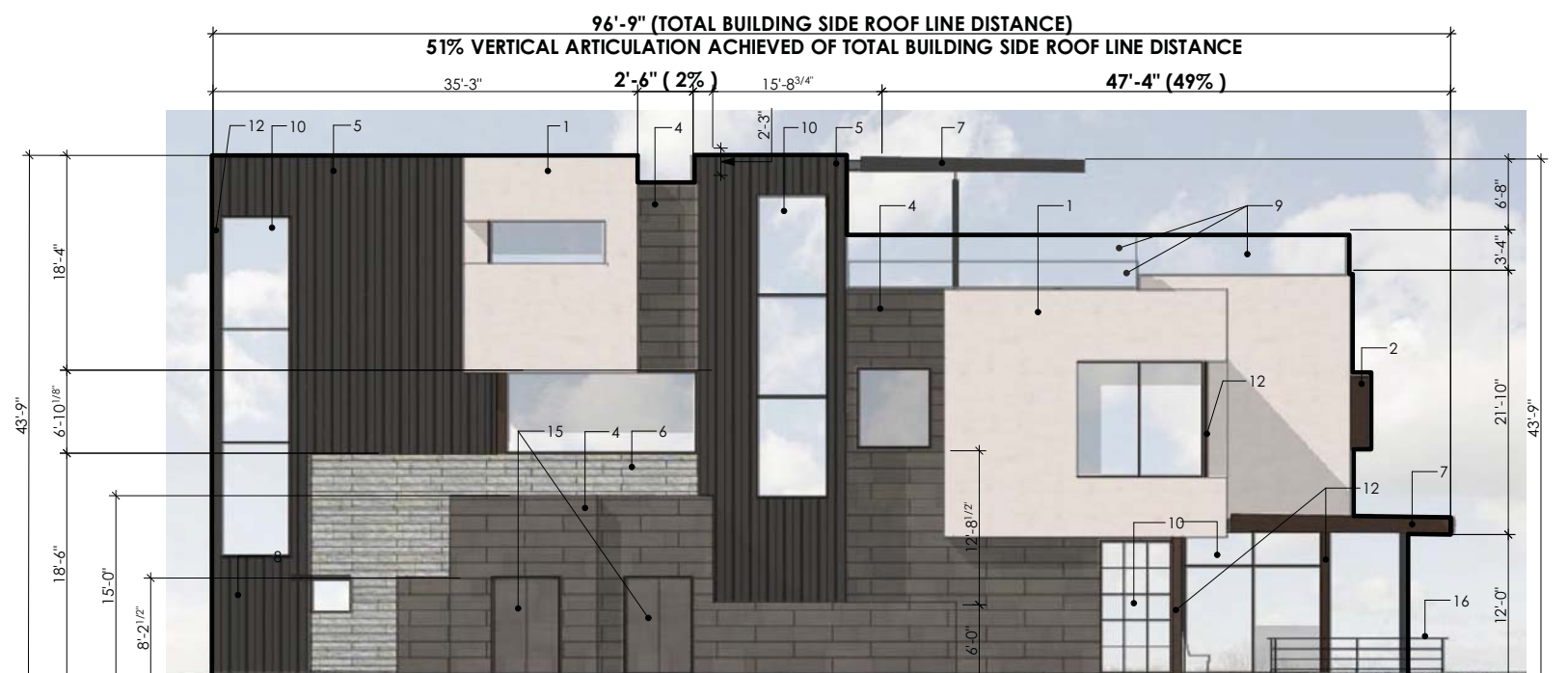
VIEW FROM PARKING LOT

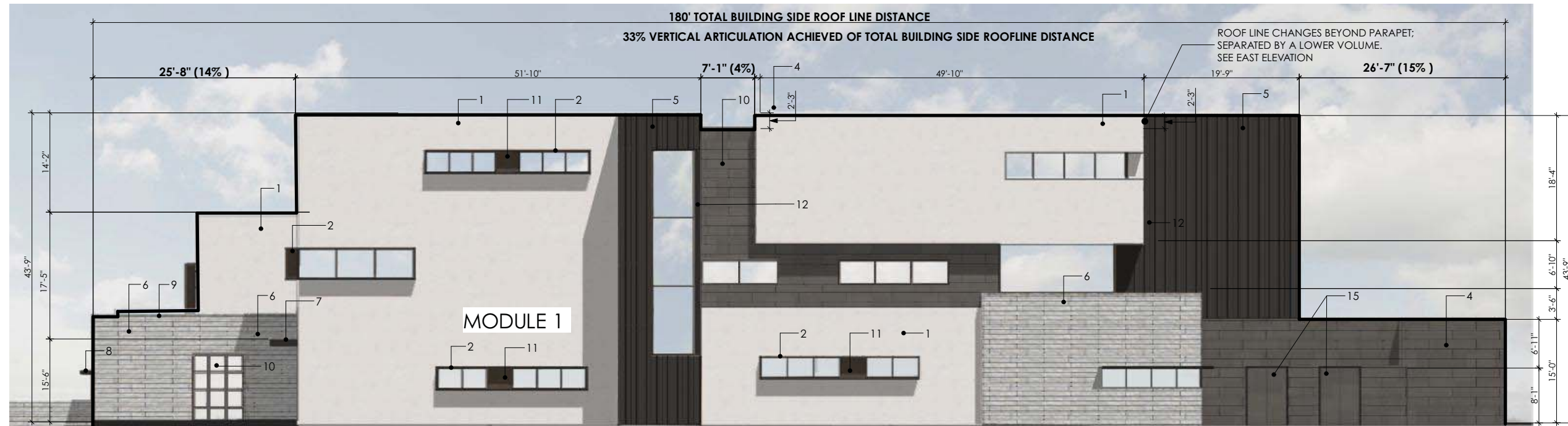
DRAWINGS NOT TO SCALE



VARIATION MATERIALS & DESIGN FEATURES

- 1 STUCCO
- 2 STEEL WINDOW BOX
- 3 PRE-FINISHED METAL PANEL (VERTICAL)
- 4 PRE-FINISHED METAL PANEL (HORIZONTAL)
- 5 PRE-FINISHED STANDING SEAM METAL PANEL
- 6 STONE LUEDER
- 7 STEEL AWNING STRUCTURE W/WOOD SOFFIT
- 8 STEEL AWNING
- 9 GLASS GUARDRAIL
- 10 STEEL AND GLASS DOOR/WINDOWS
- 11 BREAK METAL PANEL
- 12 BREAK METAL WRAPPED AROUND COLUMN
- 13 HORIZONTAL STEEL SCREEN
- 14 BUILT-IN WOOD BANQUETTE
- 15 STEEL DOORS CLAD IN WALL MATERIAL
- 16 STEEL RAILING







BLACK STEEL WINDOW FINIS



METAL PANELS VERTICAL



ROUGH BACK GRAY CHARCOAL LUEDERS



SIMILAR PALETTE OF STANDING SEAM METAL, STUCCO, BRAKE METAL, AND WOOD SOFFIT



STANDING SEAM METAL CLADDING



LA HABRA STUCCO - SANTA BARBERA FINISH



STAINED WOOD SOFFIT



BUILDING F RENDERING*

BUILDING F

EXTERIOR MATERIAL BOARD

EXHIBIT D

Building Elevations

CONDOMINIUMS/TOWNHOUSES

Building G1-G5













PRELIMINARY: MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Joshua Mackley TX24792

bercy chen studio LP

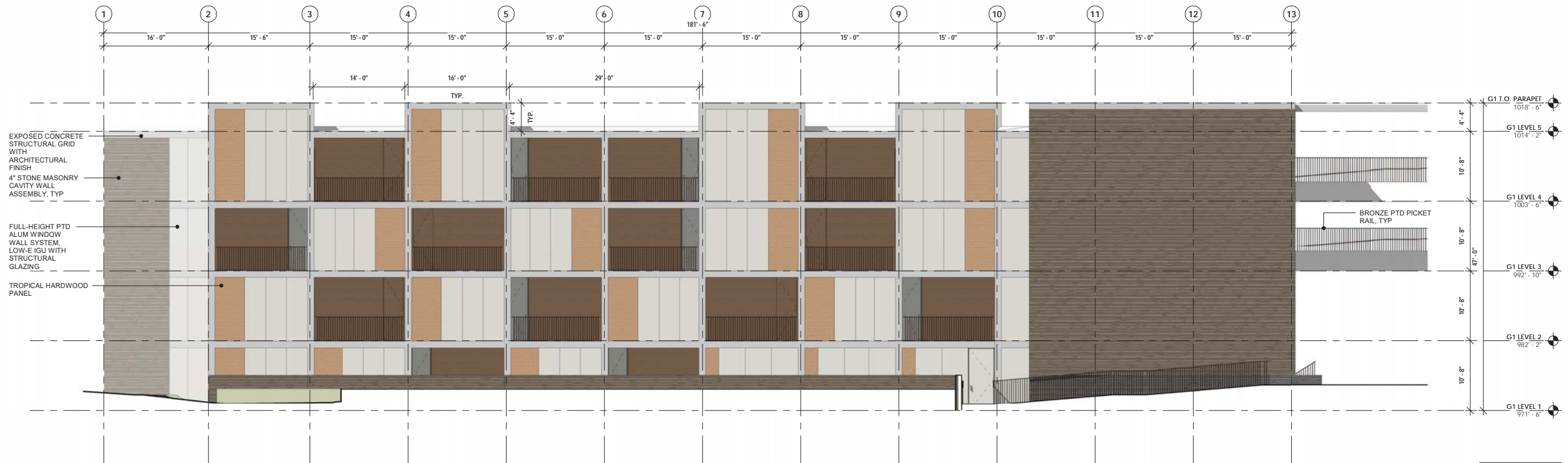
1111 E. 11th Street, Suite 200
Austin, TX 78702
tel(512) 481-0092
fax(512) 476-7064
www.bcsr.com



1 G1 - NORTH

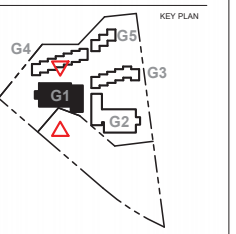
1/8" = 1'-0" A202

GLAZING	59.5%
SOLID	40.5%



ETHAN'S VIEW AT THE BACKYARD

1209 BEE CAVE PKWY
BEE CAVE, TX 78738
TERRACE PARTNERS, LLC



ISSUE DATE
May 2, 2017

No.	NOTE	DATE

NOT FOR CONSTRUCTION

GLAZING	26.2%
SOLID	73.8%

2 G1 - SOUTH

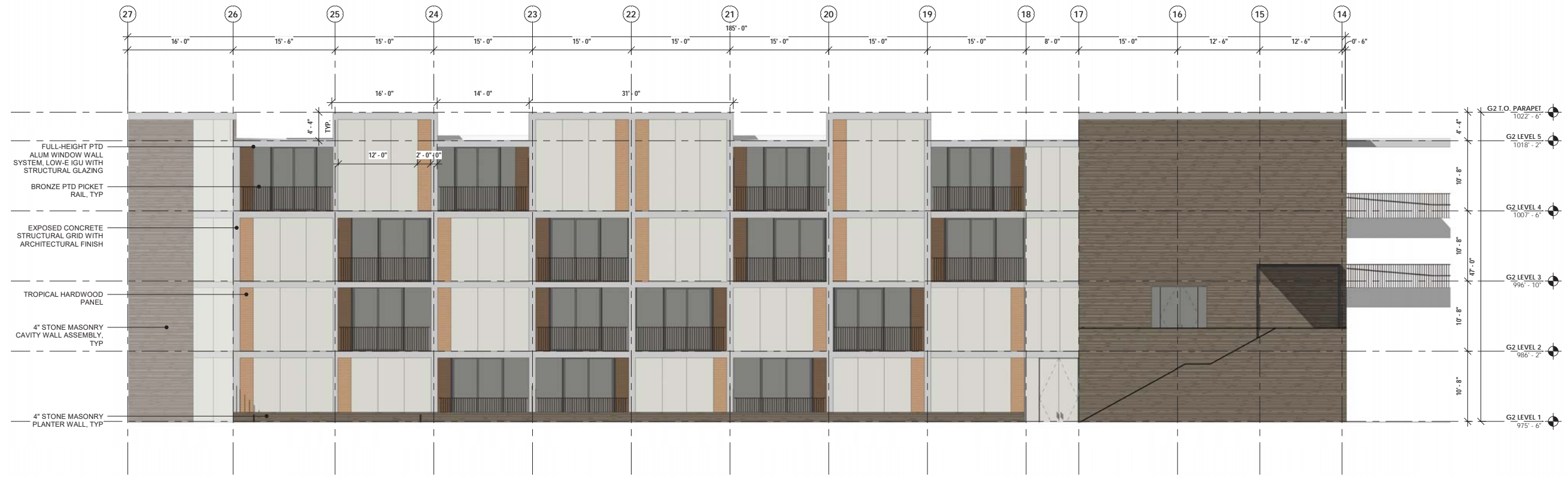
1/8" = 1'-0" A202

PRELIMINARY: MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Joshua Mackley TX24792

bercy chen studio LP

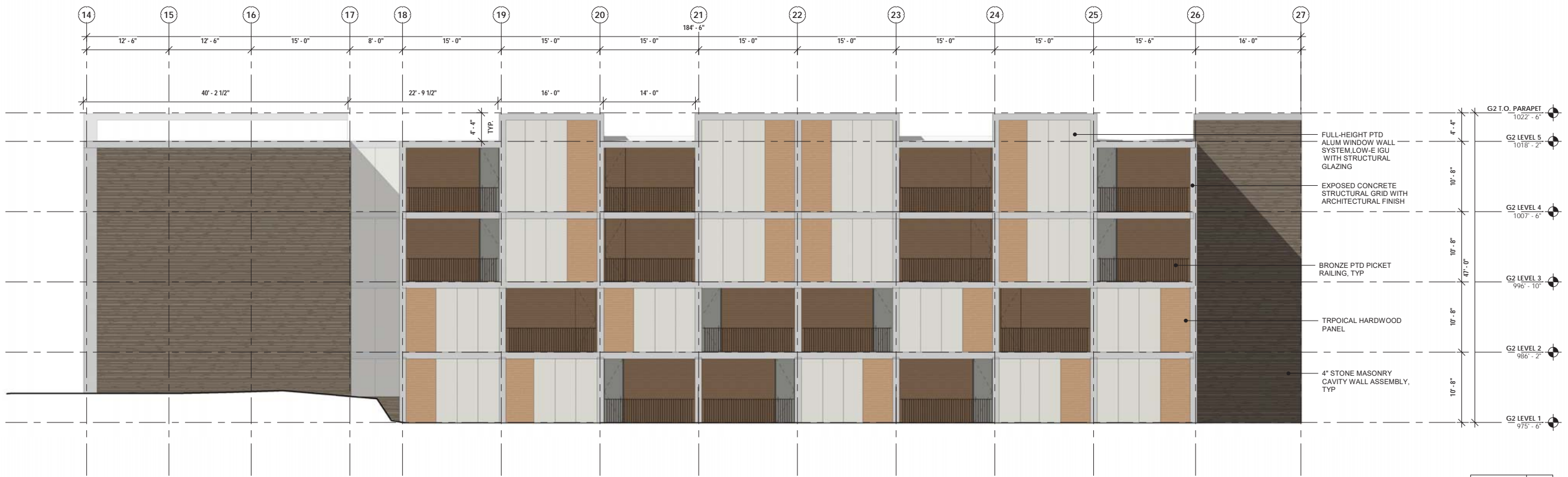
1111 E. 11th Street, Suite 200
Austin, TX 78702
tel(512) 481-0092
fax(512) 476-7064
www.bcsr.com



1 G2 - NORTH

1/8" = 1'-0" A204

GLAZING	51.1%
SOLID	48.9%



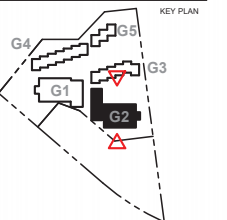
2 G2 - SOUTH

1/8" = 1'-0" A204

GLAZING	29.6%
SOLID	70.4%

ETHAN'S VIEW AT THE BACKYARD

12201 BEE CAVE PKWY
BEE CAVE, TX 78738
TERRACE PARTNERS, LLC



ISSUE DATE
May 2, 2017

No.	NOTE	DATE

NOT FOR CONSTRUCTION

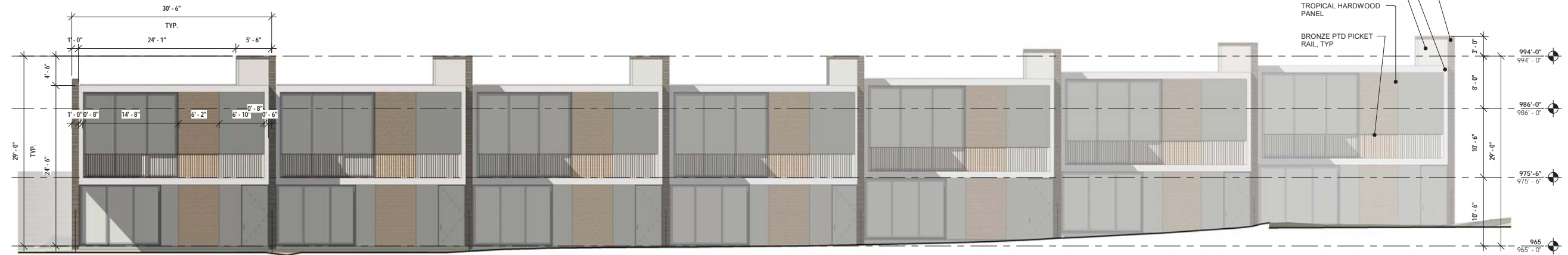
Scale 1/8" = 1'-0"

PRELIMINARY: MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Joshua Mackley TX24792

bery chen studio LP

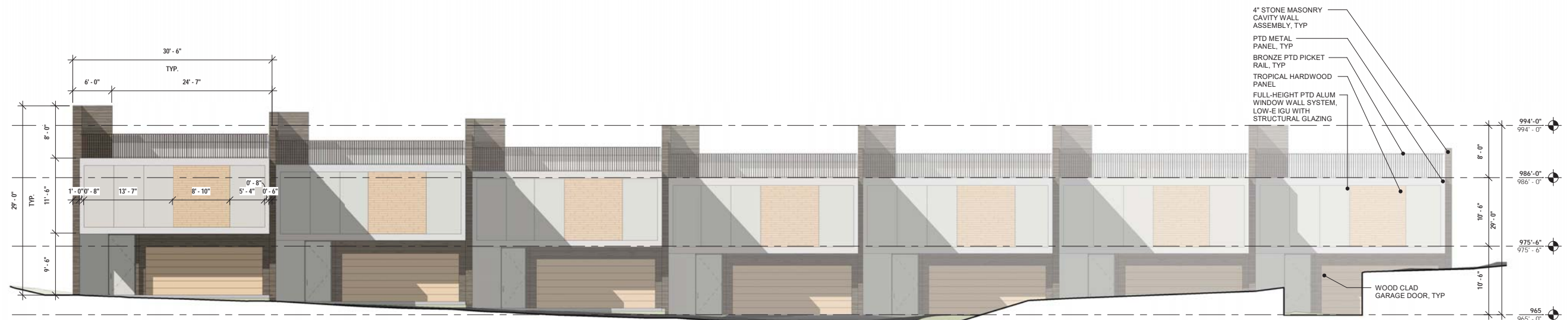
1111 E. 11th Street, Suite 200
Austin, TX 78702
Tel: (512) 481-0092
Fax: (512) 476-7064
www.bcsr.com



1 G4 - NORTH

1/8" = 1'-0" A208

GLAZING	67.5%
SOLID	32.5%



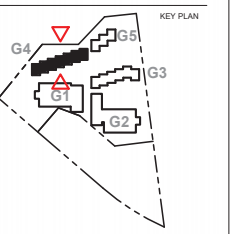
2 G4 - SOUTH

1/8" = 1'-0" A208

GLAZING	40.6%
SOLID	59.4%

ETHAN'S VIEW AT THE BACKYARD

1209 BEE CAVE PKWY
BEE CAVE, TX 78738
TERRACE PARTNERS, LLC



ISSUE DATE
May 2, 2017

No.	NOTE	DATE

NOT FOR CONSTRUCTION

Scale 1/8" = 1'-0"

EXHIBIT E

Traffic Improvements

Ordinance 334: Terraces at Bee Cave Planned Development District Amendment

Approved 11 April 2017

Bee Cave, TX

**The Terrace TIA
Traffic Improvement (Site+Off-Site) Preliminary Opinion of Probable Costs and and Pro-Rata Fiscal Share**

ALL IMPROVEMENTS

Intersection	Recommended Improvements	Terrace Pro-Rata	Approximate Improvement Cost	Terrace Fiscal Share
SH 71 and RM 2244/Shops Parkway	§ Restripe and update signage on the southbound approach to provide one left-turn lane, one left-turn/through shared lane, and two right-turn lanes.	1.4%	\$2,596.00	\$36.34
	§ Optimize signal timing. (2 Buildouts)	1.4%	\$10,000.00	\$140.00
SH 71 and Galleria Parkway/Cross Town Parkway	§ Restripe and update signage on the southbound approach to provide one left-turn lane, one left-turn/through lane, and one right-turn lane.	1.6%	\$2,525.00	\$40.40
	§ Optimize signal timing.	1.6%	\$5,000.00	\$80.00
SH 71 and RM 620	§ Optimize signal timing.	1.3%	\$5,000.00	\$65.00
SH 71 and Hamilton Pool Road/Bee Cave Parkway	§ Construct an additional eastbound left-turn lane to provide dual left turns.	8.7%	\$797,843.50	\$69,412.38
	§ Construct an additional westbound left-turn lane to provide dual left turns.	2.1%	\$797,843.50	\$16,754.71
	§ Widen Hamilton Pool Road to provide two southbound receiving lanes.	2.1%	\$274,553.00	\$5,765.61
	§ Optimize signal timing. (2 Buildouts)	2.1%	\$10,000.00	\$210.00
RM 2244 and Bee Cave Parkway	§ Install a southbound right-turn overlap phase	6.0%	\$9,077.00	\$544.62
	§ Optimize signal timing. (2 Buildouts)	2.2%	\$10,000.00	\$220.00
Galleria Parkway and Bee Cave Parkway	§ No improvements.	-	-	\$0.00
RM 620 and Bee Cave Parkway	§ Construct a westbound right-turn lane. ***	100.0%	\$1,200,000.00	\$1,200,000.00
	§ Restripe and update signage on the westbound approach to provide one left-turn/through lane, one through lane, and two right-turn lanes. **	100.0%	\$0.00	\$0.00
	§ Optimize signal timing.	100.0%	\$5,000.00	\$5,000.00
RM 620 and Ladera Boulevard	§ Construct a southbound right-turn lane.	3.2%	\$171,559.00	\$5,489.89
	§ Modify the eastbound and westbound signal heads to provide permissive-only phasing.	5.8%	\$56,704.00	\$3,288.83
	§ Optimize signal timing and phasing.	2.4%	\$5,000.00	\$120.00
RM 620 and Falcon Head Boulevard	§ Construct a southbound right-turn lane.	2.7%	\$277,457.00	\$7,491.34
	§ Optimize signal timing.	2.0%	\$5,000.00	\$100.00
Tordera Drive and Bee Cave Parkway	§ Install a traffic signal.	4.3%	\$200,000.00	\$8,600.00
Bee Cave Parkway and Driveway A (Backyard)	§ Install a traffic signal with interconnection to allow for coordination with signals at Tordera and at RM 620. *	0.0%	\$200,000.00	\$0.00
	§ Extend left-turn bay and Construct the eastbound right-turn lane to provide a channelized, free-flowing right-turn movement. *	0.0%	\$183,822.00	\$0.00
Bee Cave Parkway and Driveway B (Terrace)	§ Install a traffic signal. (Median relocation will be completed as part of the site development.) *	100.0%	\$200,000.00	\$200,000.00
RM 620 and Driveway D (Terrace)	§ Construct Driveway D as a right-in, right-out driveway.	100.0%	TBD	TBD
				\$1,523,359.13

* To be constructed by the developer as part of the site development

** Construction cost included in the Westbound Right Turn Lane at RM 620 and Bee Cave Parkway

*** To be constructed by the developer as part of the Backyard site development, unless the Terrace development timeline moves up and is completed first.