

ORDINANCE NO. 401

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO ADD ASSISTED LIVING AS A CONDITIONAL USE IN THE TOWN CENTER ZONING DISTRICT FOR THE PROPERTY LOCATED IN THE 3900 BLOCK OF SOUTH RR 620, BEE CAVE, TEXAS; DESCRIBED AS A 3.567 ACRE TRACT, AND MORE FULLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO; PROVIDING FOR CERTAIN CONDITIONS; PROVIDING FOR PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FINDINGS OF FACT; SEVERABILITY; REPEALER; AND PROPER NOTICE AND MEETING.

WHEREAS, an application has been submitted to add Assisted Living use as a Conditional Use to the Town Center zoning district for a 3.567 acre tract described in Exhibit "A", attached hereto, (the "Property") located in the 3900 Block of South RR 620, Bee Cave, Texas, TCAD ID 119019 (the "Property"); and

WHEREAS, the Property is currently zoned as Town Center and, pursuant to the chart of uses provided under Section 32.04.001, Chapter 32 of the Code of Ordinances of the City of Bee Cave, use of the Property as Assisted Living is conditional in that zoning district;

WHEREAS, the property owner has submitted a Concept Plan depicting the proposed uses of the Property as Assisted Living, as the term is defined under Section 32.05.014, Chapter 32 of the Code of Ordinances of the City of Bee Cave, and the terms and conditions of this Ordinance are sufficient to make this proposed use compatible with other Town Center uses on adjacent property;

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

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

WHEREAS, the City Council finds that the use of the Property as depicted in the Concept Plan and in accordance with this Ordinance as a Restaurant 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. 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. Findings. 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 depicted on the Concept Plan attached hereto and incorporated herein as Exhibit "B".

SECTION 3. Uses. A Conditional Use Permit is hereby granted, subject to the terms and conditions described herein, to authorize an Assisted Living use on the Property and in conjunction with any other permitted uses authorized in Town Center zoning districts.

SECTION 4. Concept Plan. The Concept Plan attached hereto as Exhibit "B" depicting the Assisted Living use is hereby approved contingent upon the property owner(s) and operator(s) meeting the conditions contained herein and particularly within Section 5.

SECTION 5. Conditional Use Permit. The City Council hereby approves a Conditional Use Permit ("CUP") to the property owner (hereinafter "Permittee") for the Property upon the following terms and conditions:

1. 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", then that portion of Permittee's application is specifically denied.
2. Amendments to development for this Property in the future shall comply with Town Center zoning except as may be approved by this Conditional Use Permit or as same may be amended.
3. This Conditional Use Permit authorizes development of the subject Property only as an Assisted Living facility.
4. Owner of the subject Property shall record a 20 ft. blanket easement for trails and pedestrian access within the 75 ft. RR 620 setback prior to issuance of a Site Development Permit for the Assisted Living facility authorized by this Conditional Use Permit.
5. Delivery and other service vehicles regularly accessing the Property shall be required to ingress and egress the Property from RR 620 only.
6. A Development Plat conforming to the standards of Section 30.02.009 of the Code of Ordinances shall be recorded prior to the issuance of a Site Development Permit for the Assisted Living facility authorized by this Conditional Use Permit.

7. Development and operation of the Assisted Use facility shall comply with the City's Code of Ordinances.

SECTION 6. Penalties. That 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 7. Ordinance not invalidated. If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsection, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 8. Prior Ordinances Repealed. All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of such conflict.

SECTION 9. Proper Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was adopted 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.

SECTION 10. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication as required by law.

PASSED, APPROVED and ADOPTED this 12th day of March, 2019.

CITY OF BEE CAVE:



Monty Parker, Mayor

ATTEST:




Kaylynn Holloway, City Secretary

APPROVED AS TO FORM:

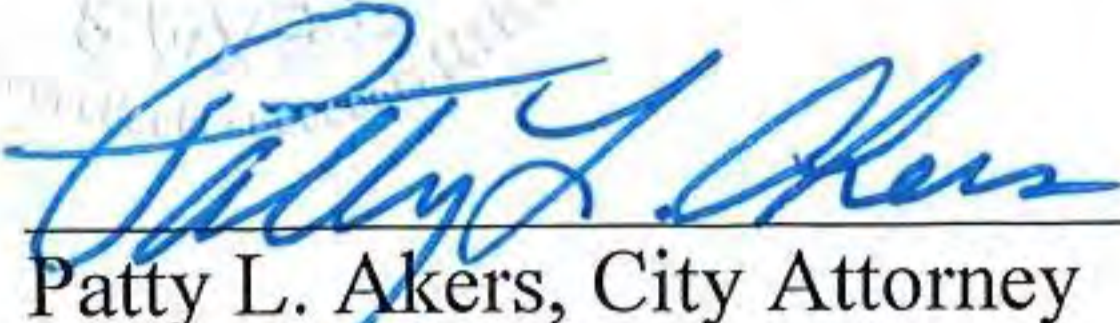

Patty L. Akers, City Attorney

EXHIBIT "A"



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

3.567 ACRES
JOHN HOBSON SURVEY NO. 527
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF THAT CERTAIN 3.567 ACRE TRACT IN THE JOHN HOBSON SURVEY NO. 527, TRAVIS COUNTY, TEXAS, CONVEYED TO DONALD D. DURFLINGER, TRUSTEE, IN A GENERAL WARRANTY DEED DATED FEBRUARY 21, 2005 AND RECORDED IN DOCUMENT NO. 2005035490 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND FURTHER DESCRIBED IN VOLUME 10850, PAGE 656 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.567 ACRE TRACT BEING THE REMAINDER OF A 3.71 ACRE TRACT CONVEYED TO LYDA D. TALLEY IN VOLUME 4351, PAGE 1748, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch rebar found being the northwest of said 3.567 acre tract, same being the southwest corner of Tract 1, a 0.51 acre tract conveyed to Wayne Dolezal and Terri Fleshin, in Document No. 2007048042 of the Official Public Records of Travis County, Texas, also being a northeasterly corner of Lot 2 Freitag-Burton Subdivision, a subdivision of record in Document No. 200600364, conveyed to Bee Cave Venture, LP, in Document No. 2007041527 of the Official Public Records of Travis County, Texas, from which a ½ inch rebar for the northwest corner of said Tract 1 bears North 25°42'12" West, a distance of 71.26 feet;

THENCE with the common line of said 3.567 acre tract and said Tract 1 the following two (2) courses and distances:

1. **North 77°06'50" East** a distance of **58.15 feet** to a 60d nail found;
2. **North 78°19'31" East** a distance of **192.02 feet** to a ½ inch rebar found for the common corner of Tract 1 and Tract 2, a 0.29 acre tract conveyed to Wayne Dolezal and Terri Fleshin, in a Special Warranty Deed dated March 7, 2007 and recorded in Document No. 2007048042 of the Official Public Records of Travis County, Texas;

THENCE North 78°42'08" East with the common line of 3.567 acre tract and said Tract 2 a distance of **100.11 feet** to a ½ inch rebar found for the common corner of Tract 2 and Tract 3, a 0.30 acre tract conveyed to Wayne Dolezal and Terri Fleshin, in Document No. 2007048042 of the Official Public Records of Travis County, Texas;

THENCE North 78°10'57" East with the common line of 3.567 acre tract and said Tract 3 a distance of **134.60 feet** to a ½ inch rebar found in the western line of R.M. 620 (right of way width varies) for the southeast corner of Tract 3 and the northeast corner hereof;

THENCE with the common line of 3.567 acres and said R.M. 620 the following two (2) courses and distances:

1. **South 42°17'28" East**, a distance of **23.70 feet** to a TxDOT Type II disk found at the point of curvature to the right (60.00' right from centerline station 666+01.17),
2. With said curve to the right, having a radius of 1213.24 feet, a delta angle of 9°06'20" an arc length of 192.81, and a chord which bears **South 37°24'18" East**, a distance of **192.60 feet** to a calculated point for the northeast corner of Lot 1, Block A, The Estates Center II, a subdivision of record in Document No. 200100013 of the Official Public Records of Travis County, Texas, and the northeast corner of The Park at Bee Caves Condominiums recorded in Document No. 2016022720 of the Official Public Records of Travis County, Texas, and the southeast corner hereof, from which a ½ inch rebar found bears North 56°16'38" East a distance of 1.13 feet;

THENCE with the common line of the 3.567 acre tract and said Lot 1 and said condominium regime the following five (5) courses and distances:

1. **South 56°16'38" West**, a distance of **187.01 feet** to a cotton spindle set in a 13" Live Oak tree,
2. **South 78°13'57" West**, a distance of **149.80 feet** to a 60d nail found in a 27" Live Oak tree,
3. **North 58°25'39" West**, a distance of **13.50 feet** to a ½ inch rebar found at base of a 13" Cedar tree,
4. **South 61°25'23" West**, a distance of **151.77 feet** to a 60d nail found in a 20" Live Oak tree,
5. **South 66°08'00" West** a distance of **135.19 feet** to a ½ inch rebar found at base of a 14" Cedar tree for the northwest corner of said Lot 1, same being a southeasterly corner of said Lot 2, Freitag-Burton Subdivision and the southwest corner hereof;

THENCE with the common line of 3.567 acres and Lot 2 the following four (4) courses and distances:

1. **North 11°48'00" West**, a distance of **206.72 feet** to a 60d nail found,

2. **North 15°52'06" West**, a distance of **51.27 feet** to a ½ inch rebar found,
3. **North 48°28'49" West**, a distance of **35.20 feet** to a ½ inch rebar found,
4. **North 41°45'46" East**, a distance of **68.55 feet** to the **POINT OF BEGINNING**, containing an area of **3.567 acres** of land, more or less.

Surveyed on the ground October 25, 2018. Bearing Basis: Grid bearings of the Texas Coordinate System of 1983, Central Zone (4203), US Survey Feet, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 390-011-BASE



11-2-2018

Paul Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
T.B.P.L.S. Firm No. 10124500



EXHIBIT "B"

MALONE + WHEELER
 CIVIL ENGINEERS & ENVIRONMENTAL CONSULTANTS & PROJECT MANAGERS
 5113 Southwall Parkway, Suite 200
 Fort Worth, Texas 76134
 Phone: (817) 679-2401 Fax: (817) 291-8994
 Firm Registration No. F-785



DESIGN BY: SEC
 CHECKED BY: DB
 APPROVED BY: DB
 DATE: 2/10/13

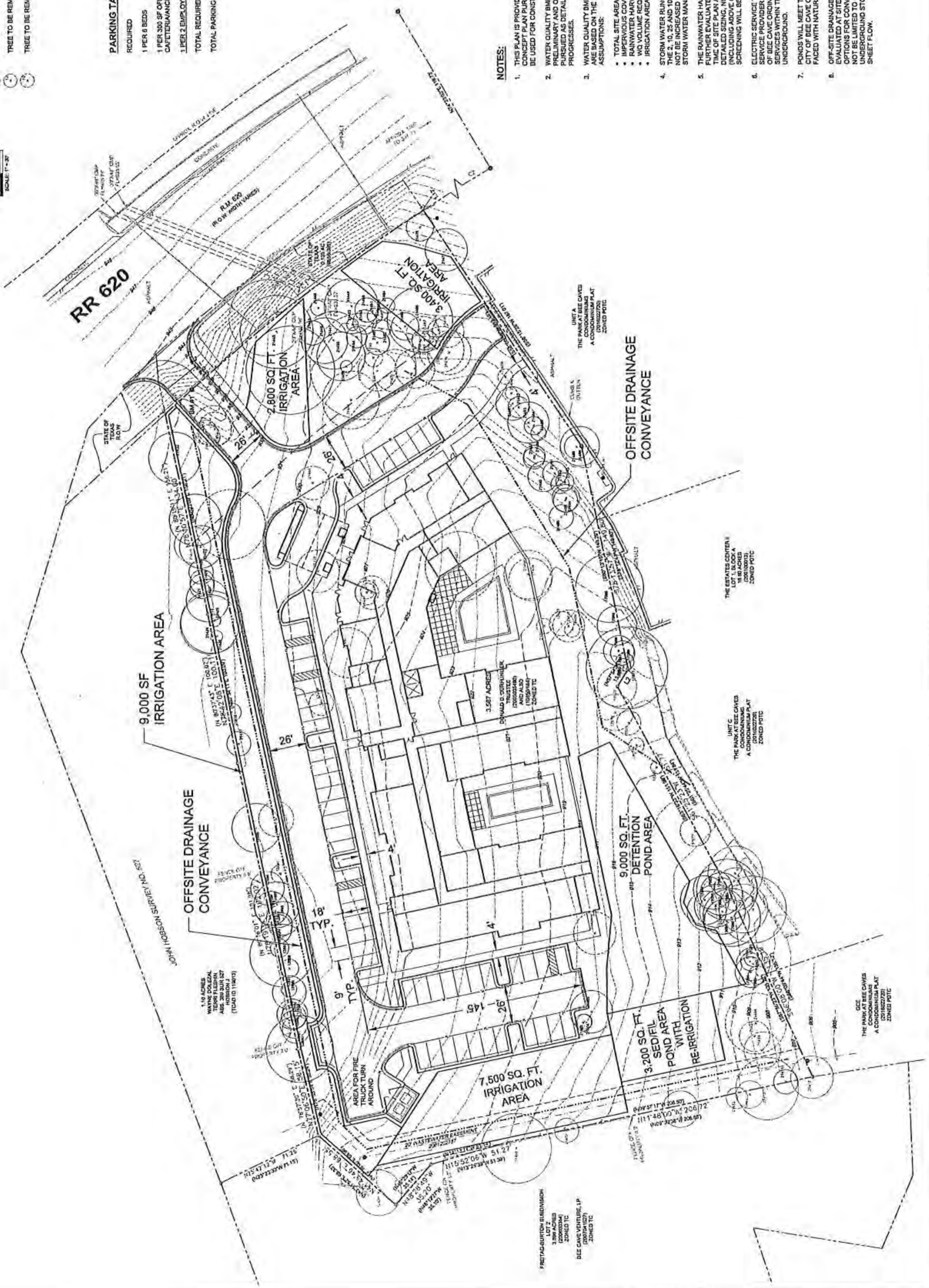
LONGLEAF BEE CAVE
 CITY OF BEE CAVE, TEXAS
 SITE PLAN

- LEGEND**
- SITE BOUNDARY PER TCAO GIS
 - - - EXIST. CONTOUR
 - PROP. STORM SEWER (CHANNEL OR PIPE)
 - PROP. FIRE LANE STRIPING
 - TREE TO REMAIN (TO BE DETERMINED)
 - TREE TO BE REMAIN (OFFSITE, TO BE DETERMINED)
 - TREE TO BE REMOVED (TO BE DETERMINED)

PARKING TABULATIONS:

REQUIRED	QTY	SPACES
1 PER 6 BEDS	95	18
1 PER 300 SF OFFICE/CAFFETERIA/RETAIL	5,900	20
1 PER 2 EMPLOYEES	20	12
TOTAL REQUIRED		48
TOTAL PARKING PROVIDED		51

- NOTES:**
- THIS PLAN IS PROVIDED FOR CITY OF BEE CAVE CONCEPT PLAN PURPOSES ONLY. IT SHALL NOT BE USED FOR CONSTRUCTION.
 - WATER QUALITY AND DESIGN CONDITIONS ARE PRELIMINARY AND OTHER OPTIONS MAY BE PURSUED AS DETAILED DESIGN OF THE PROJECT PROGRESSES.
 - WATER QUALITY CAMPS SHOWN ON THIS DRAWING ARE BASED ON THE FOLLOWING DATA:
 - TOTAL SITE AREA = 3.97 ACRES (172,800 SQ. FT.)
 - BANWATER HARVESTING IS PROPOSED
 - WQ VOLUME REQUIRED = 10,438 CF
 - IRRIGATION AREA INFILTRATION RATE = 0.27 HR
 - STORM WATER RUNOFF PEAK FLOW RATES FOR THE 2, 10, 25 AND 100 YEAR STORM EVENTS WILL NOT BE INCREASED PER CITY OF BEE CAVE STORM WATER MANAGEMENT REQUIREMENTS.
 - THE BANWATER HARVESTING SYSTEM WILL BE FURTHER EVALUATED AND DESIGNED AT THE TIME OF SITE PLAN AND NPS SUBMITTAL (INCLUDING ABOVE OR BELOW GROUND) AND SIZING WILL BE EVALUATED AT THAT TIME.
 - ELECTRIC SERVICE TO BE DESIGNED BY ELECTRIC SERVICE PROVIDER AT A FUTURE TIME PER CITY OF BEE CAVE ORDINANCE. NEW ELECTRIC SERVICE TO THE PROPERTY WILL BE UNDERGROUND.
 - PONDS WILL MEET THE REQUIREMENTS OF THE CITY OF BEE CAVE ORDINANCE FOR WALLS TO BE FACED WITH NATURAL STONE.
 - OFF-SITE DRAINAGE CONVEYANCE WILL BE EVALUATED AT SITE PLAN AND NPS SUBMITTAL. OPTIONS FOR CONVEYANCE MAY INCLUDE BUT NOT BE LIMITED TO: UNDERGROUND STORM SEWER, CULVERTS AND SHEET PILE.





Project Location Map

Longleaf Bee Cave - Bee Cave, TX





Conceptual Site Plan

Longleaf Bee Cave - Bee Cave, TX

- SITE BOUNDARY PER TCAD GIS
- - - EXIST. CONTOUR
- - - PROP. STORM SEWER (CHANNEL OR PIP)
- - - PROP. FIRE LANE STRIPING
- TREE TO REMAIN (TO BE DETERMINED)
- TREE TO BE REMOVED (OFFSITE, TO BE DETERMINED)
- TREE TO BE REMOVED (TO BE DETERMINED)



IMPERVIOUS COVER CALCULATIONS:

BUILDING: 32,731 SF (0.75 ACRES)
 PAVEMENT: 33,441 SF (0.77 ACRES)
 SIDEWALKS: 3,513 SF (0.08 ACRES)
 TOTAL: 69,685 SF (1.60 ACRES)

TOTAL SITE AREA: 155,397 SF (3.57 ACRES)
 40% MAX IMPERVIOUS ALLOWED: 62,159 SF (1.43 ACRES)
 45% MAX IMPERVIOUS ALLOWED WITH RAINWATER HARVESTING: 69,929 SF (1.61 ACRES)

DEVELOPMENT SUMMARY:

SITE AREA: 3.57 ACRES
 USE CLASSIFICATION: ASSISTED LIVING FACILITY

88 TOTAL UNITS
70,200 GSF TOTAL (+/- 800 GSF/UNIT)

UNIT MIX:
 ASSISTED LIVING: 63 UNITS (72%)
 MEMORY CARE: 25 UNITS (28%)

PARKING: 51 TOTAL SPACES

PARKING TABULATIONS:

REQUIRED	CITY	SPACES
1 PER 8 BEDS	36	18
1 PER 300 SF OFFICE/CAKETERIA/MULLARY	5,000	20
1 PER 2 EMPLOYEES	25	12
TOTAL REQUIRED		48
TOTAL PROVIDED		51



- NOTES:**
- THIS PLAN IS PROVIDED FOR CITY OF BEE CAVE CONCEPT PLAN PURPOSES ONLY. IT SHALL NOT BE USED FOR CONSTRUCTION.
 - WATER QUALITY AND OTHER OPTIONS MAY BE PURSUED AS DETAILED DESIGN OF THE PROJECT PROGRESSES.
 - WATER QUALITY BMP'S SHOWN ON THIS DRAWING ARE BASED ON THE FOLLOWING DATA ASSUMPTIONS:
 - TOTAL SITE AREA = 3,567 ACRES
 - IMPERVIOUS COVER = 68,039 SF (45%)
 - RAINWATER HARVESTING IS PROPOSED
 - IRRIGATION AREA INFILTRATION RATE = 0.2748
 - STORM WATER RUNOFF PEAK FLOW RATES FOR THE PROPOSED DEVELOPMENT SHALL NOT BE INCREASED PER CITY OF BEE CAVE STORM WATER MANAGEMENT REGULATIONS.
 - THE RAINWATER HARVESTING SYSTEMS WILL BE FURTHER EVALUATED AND DECIDED AT THE TIME OF SITE PLAN AND NPS SUBMITTAL. DETAILED SIZING, NUMBER OF TANKS, LOCATION AND OTHER DETAILS WILL BE EVALUATED AT THAT TIME.
 - ELECTRIC SERVICE TO BE DESIGNED BY ELECTRIC ENGINEER. THE CITY OF BEE CAVE ORDNANCE NOW ELECTRIC SERVICES WITHIN THE PROPERTY WILL BE UNDERGROUND.
 - PONDS WILL MEET THE REQUIREMENTS OF THE CITY OF BEE CAVE ORDNANCE FOR WALLS TO BE FACED WITH NATURAL STONE.
 - OFF-SITE DRAINAGE CONVEYANCE WILL BE EVALUATED AT SITE PLAN AND NPS SUBMITTAL. OPTIONS FOR CONVEYANCE MAY INCLUDE BUT NOT BE LIMITED TO OPEN CHANNELS, UNDERGROUND STORAGE SUMP, COLLECTORS AND SHEET FLOW.

TREE SAVE DATA:

CALIPER INCHES PRESERVED	PERCENT
1,140	69.43%
507	30.57%
TOTAL CALIPER INCHES	1,647

* TOTAL BASED ON ADDING LARGEST TRUNK OF MULTI-TRUNK TREES WITH NO BONUSES

CALIPER INCHES REMOVED	PERCENT
1,320	67.73%
573	32.27%
TOTAL CALIPER INCHES	1,893

* TOTAL BASED ON ADDING ALL TRUNKS OF MULTI-TRUNK TREES WITH NO BONUSES

NOTE: TREES (CALIPER INCHES) PRESERVED AND REMOVED ARE CONCEPTUAL AND SUBJECT TO CHANGE. TREE SAVE CALCULATIONS ARE PROVIDED TO SHOW A MINIMUM OF 60% OF THE CALIPER INCHES OF EXISTING TREES OVER 4" CALIPER WILL BE RETAINED AFTER SITE DEVELOPMENT.

NOTE: DEVELOPER ACKNOWLEDGES COMPLIANCE WITH CITY OF BEE CAVE SECTION 22.05.002 - LANDSCAPE REQUIREMENTS MUST BE MET WHEN PROPOSED LANDSCAPE PLANS ARE DEVELOPED.

NOT ISSUED FOR CONSTRUCTION

BRAEMAR PARTNERS | 2.4.2019



ELEVATIONS

LONGLEAF AT BEE CAVE

MATERIALS LEGEND:
 PALETTE SHOWN FOR CONDITIONAL APPROVAL.
 FINAL SELECTION PENDING ORNITE SAMPLE REVIEW.
 FULLY ADHERED LIMESTONE VENEER - AUSTIN BROWN LIMESTONE
 FULLY ADHERED LIMESTONE VENEER - AUSTIN BROWN LIMESTONE
 CEMENT SINKING SW 2802 - BROWNWOOD RED
 ROOF - STANDING SEAM METAL ROOF



3 NORTHEAST ELEVATION
 A3-001 3/32" = 1'-0"

WALL AREA = 9,200 SF
 GLAZING AREA = 1,900 SF
 GLAZING AREA LESS THAN 30% OF WALL AREA, COMPLIES WITH 22.05.005 (D)(1)(II)(B)
 EXTERIOR WALL MAJORITY = 78%



2 NORTH ELEVATION
 A3-001 3/32" = 1'-0"

WALL AREA = 1,290 SF
 GLAZING AREA = 186 SF
 GLAZING AREA LESS THAN 30% OF WALL AREA, COMPLIES WITH 22.05.005 (D)(1)(II)(B)
 EXTERIOR WALL MAJORITY = 75%



1 NORTHWEST ELEVATION
 A3-001 3/32" = 1'-0"

WALL AREA = 2,650 SF
 GLAZING AREA = 720 SF
 GLAZING AREA LESS THAN 30% OF WALL AREA, COMPLIES WITH 22.05.005 (D)(1)(II)(B)
 EXTERIOR WALL MAJORITY = 75%

A3-001

NILES BOLTON ASSOCIATES
 08 OF 09

BRAEMAR PARTNERS | 2/4/2019



Austin American-Statesman austin360 | ahora sí

PROOF OF PUBLICATION STATE OF TEXAS

PUBLIC NOTICE

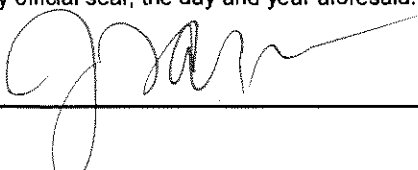
Before the undersigned authority personally appeared Daniella A Buentello, who on oath says that he/she is a Legal Advertising Agent of the Austin American-Statesman, a daily published newspaper that is generally circulated in Bastrop, Bell, Blanco, Brazos, Burleson, Burnet, Caldwell, Colorado, Comal, Coryell, Fayette, Gillespie, Gonzales, Guadalupe, Hays, Kerr, Lampasas, Lee, Llano, Milam, Nueces, San Saba, Travis, Washington and Williamson Counties, and State of Texas, and that the attached advertisement was published in said newspaper, to wit: BEE CAVE, CITY OF, first date of publication 02/21/2019, last date of publication 02/21/2019, published 1 time(s), and that the attached is a true copy of said advertisement.

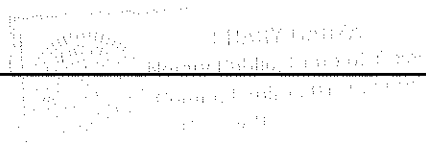
BEE CAVE, CITY OF
4000 GALLERIA PKWY
AUSTIN, TX 78738-6370

Invoice/Order Number:	0000457855
Ad Cost:	\$416.22
Paid:	\$0.00
Balance Due:	\$416.22

Signed 
(Legal Advertising Agent)

Sworn of affirmed to, and subscribed before me, this 1st day of March, 2019 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed 
(Notary)



Please see Ad on following page(s).

BEE CAVE, CITY OF
4000 GALLERIA PKWY
AUSTIN, TX 78738-8370

Invoice/Order Number: 0000457855
Ad Cost: \$416.22
Paid: \$0.00
Balance Due: \$416.22

**City of Bee Cave
Notice of Conditional Use Permit
And Public Hearing**

Applicant: Cliff Stanfield, Braemar Partners, LLC

Request for Conditional Use Permit:
Applicant is requesting a Conditional Use Permit for an "Assisted Living Facility" in the TC (Town Center) District for a 3.575 acre property located at approximately 3900 Block of S RR 620, Bee Cave, TX 78738, TCAD Property ID 119019 "Assisted Living Facility" is a Conditional Use within TC Zoning District (Code reference 32.04.001 Charts, Use Charts, City of Bee Cave Code of Ordinances).

Date and Time of Hearings for the Above Referenced Matters:

The City Council will hold a Public Hearing and consider the application at their regular meeting at 6:00 PM on March 12, 2019. The meeting will take place in the City Hall Council Chambers, located at 4000 Galleria Parkway, Bee Cave, Texas 78738.

The application, current Zoning Map, current Zoning Ordinances and amendments thereto are available for public review at City Hall.

All persons interested in the changes may attend and will be given an opportunity to be heard.

E. Meqan Will
City Planner

2/21/2019

0000457855-01