

ORDINANCE NO. 472

AN ORDINANCE AMENDING ORDINANCE NO. 00-11-14C (ADOPTED ON NOVEMBER 14, 2000) FOR A PORTION OF THE DEVELOPMENT KNOWN AS HOME DEPOT WHICH IS LOCATED AT 3600 RANCH ROAD 620 SOUTH, IN THE CITY OF BEE CAVE, TEXAS FOR THE PROPERTY DESCRIBED AS LOT 1, BLOCK A, REPLAT OF THE HOME DEPOT ADDITION SUBDIVISION (HEREINAFTER THE "PROPERTY") AND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND WHICH PROPERTY IS ZONED PLANNED DEVELOPMENT DISTRICT WITH A BASE ZONING OF COMMERCIAL; APPROVING AN AMENDED CONCEPT PLAN, ATTACHED AS EXHIBIT "B"; AMENDING THE DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY DESCRIBED HEREIN, ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR FINDINGS OF FACT, SEVERABILITY, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, the Owner of the land described herein and depicted in Exhibit "A" attached hereto (the "Property") has filed an application to amend certain development standards associated with the Property herein described which was previously zoned in Ordinance No. 00-11-14C as a Planned Development District with a Commercial District base zoning in accordance with a Development Agreement dated September 13, 2000 and First Amendment to Development Agreement dated May 28, 2002 (collectively referred to as the "Development Agreements"); and

WHEREAS, the Planning and Zoning Commission of the City of Bee Cave and the City Council of the City of Bee Cave, in compliance with the laws of the State of Texas, with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held two 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 of Bee Cave is of the opinion and finds that this zoning change should be granted and that Ordinance No. 00-11-14C should be amended as set forth herein; and

WHEREAS, the amendments requested by Applicant for the portion of the Property described in Exhibit "A" are consistent with the City's requirements applicable to planned development districts and are also consistent with the development standards and uses applicable to the portion of the property that is not being amended by this Ordinance;

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 Ordinance No. 00-11-14C is hereby amended only as to the Property described in Exhibit A, which is attached hereto and incorporated herein. The Concept Plan which is attached in Exhibit "B" and the Development Standards, which is attached hereto as Exhibit "C", are also only applicable to the Property described in Exhibit "A". Development Standards contained in Ordinance No. 00-11-14C which are not inconsistent with the Development Standards attached hereto continue to provide Development Standards applicable to the Property described in Exhibit "A".

SECTION 3. Development. That the Property shall be developed in compliance with this Ordinance, the Concept Plan, attached hereto as Exhibit "B", and the terms and conditions of the City's Code of Ordinances, except as amended by the Development Standards attached hereto as Exhibit "C" and as otherwise applicable in Ordinance No. 00-11-14C.

SECTION 4. Concept Plan. The Concept Plan for this Planned Development District, which is attached as Exhibit "B", is made a part hereof for all purposes and is hereby approved subject to the limitations set out in Section 2, for said Planned Development District as required by Chapter 32.03.015 of the City's Code of Ordinances. Any proposed use or development depicted on the Concept Plan shall not be deemed authorized or approved by the City of Bee Cave until a Subdivision Construction Plan or Site Plan, as applicable, is approved for such use and/or development in accordance with the terms and conditions of Chapter 32 of the Code of Ordinances as same may be modified by the applicable Development Standards.

SECTION 5. Amendments to Development Standards. All changes or expansions of uses authorized for the Property require an amendment to this Ordinance and to the Concept Plan. However, any changes in the Development Standards, not associated with a change in use, and that are approved by City Council in subsequent site plan or plat approvals shall not require an amendment to this Ordinance. In such cases, Developer shall provide City with updated and accurate Concept Plans reflecting such changes.

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.

SECTION 7. Proper Meeting. 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.

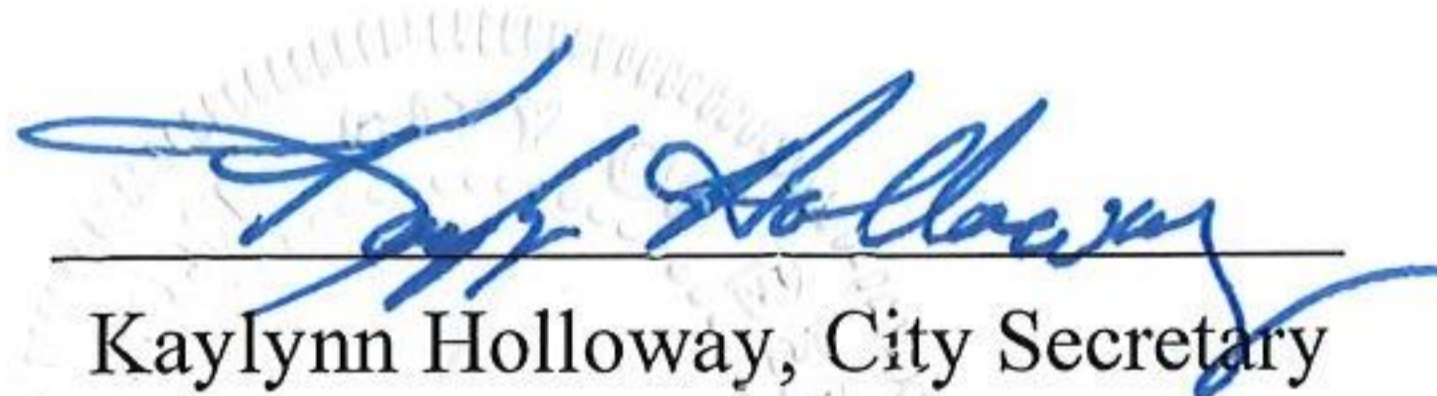
SECTION 8. Effective Date. That this Ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED by the City Council of the City of Bee Cave, Texas, on the 25th day of January, 2022.

CITY OF BEE CAVE, TEXAS

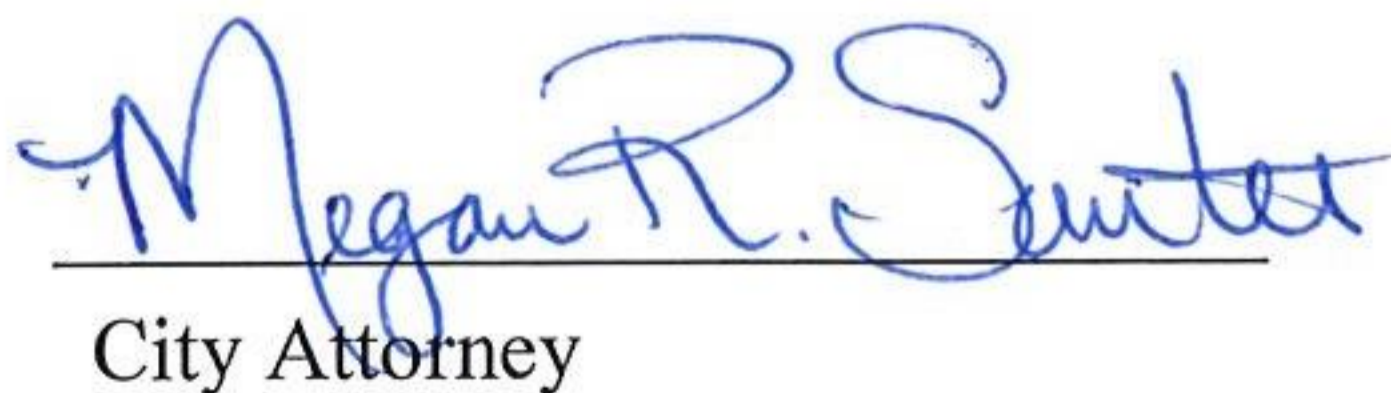

Kara King, Mayor

ATTEST:


Kaylynn Holloway, City Secretary

[SEAL]

APPROVED AS TO FORM:


City Attorney

DENTON NAVARRO ROCHA BERNAL & ZECH, PC

Exhibit "A"

Property Description

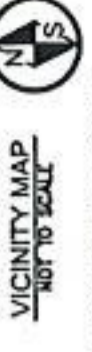
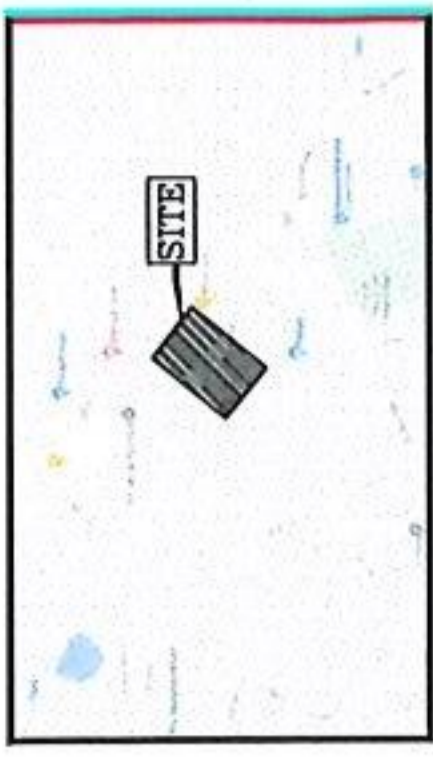
Lot 1, Block A Replat of the Home Depot Addition, a Subdivision as recorded in document number 200200218 of the Official Public Records of Travis County, Texas.

Exhibit "B"

Concept Plan

Exhibit B

LARS ANDERSEN & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 4894 WEST JACQUELIN AVENUE - FRESNO, CALIFORNIA 93722
 TEL: 559 276-2790 FAX: 559 279-8859 WWW.LAFCORP.COM
 Texas Registered Engineering Firm F-184539



PROJECT INFORMATION

HOME DEPOT SITE DATA
 APN: 430.14 AC
 ZONE: S4 (URB)
 JURISDICTION: CITY OF BEE CAVE
 URBAN NEIGHBORHOOD
 HOME DEPOT BUILDING AREAS
 PROPOSED TOOLS RENTAL CENTER
 EXISTING GARDEN CENTER AREA
 TOTAL HD AREA
 108,000 SF
 4,473 SF
 21,924 SF
 133,397 SF
 PARKING REQUIRED PER CITY CODE
 HOME DEPOT (10) 1,000 SF OF A
 PROPOSED TRC (8) 1,000 SF OF A
 TOTAL HD PARKING REQUIRED
 18,000 SF
 CURRENT HOME DEPOT PARKING
 FRONT FIELD PARKING
 REAR FIELD PARKING
 TOTAL HD PARKING PROVIDED
 548 STALLS
 23 STALLS
 603 STALLS
 PROPOSED HOME DEPOT PARKING
 FRONT FIELD PARKING
 SIDE FIELD PARKING
 REAR FIELD PARKING
 TOTAL HD PARKING PROVIDED
 527 STALLS
 0 STALLS
 22 STALLS
 549 STALLS
 NOTE: PROPOSED AMENDMENT TO DA 2.03 FOR 599 STALLS REQUIRED
 INCLUDED WITHIN PARKING PROVIDED
 ACCESSIBLE PARKING (2% HD 500)
 12 STALLS
 NOT INCLUDED WITHIN PARKING PROPOSED
 TRUCK RENTAL
 CART CORALS
 10 STALLS
 8 STALLS
 10 STALLS

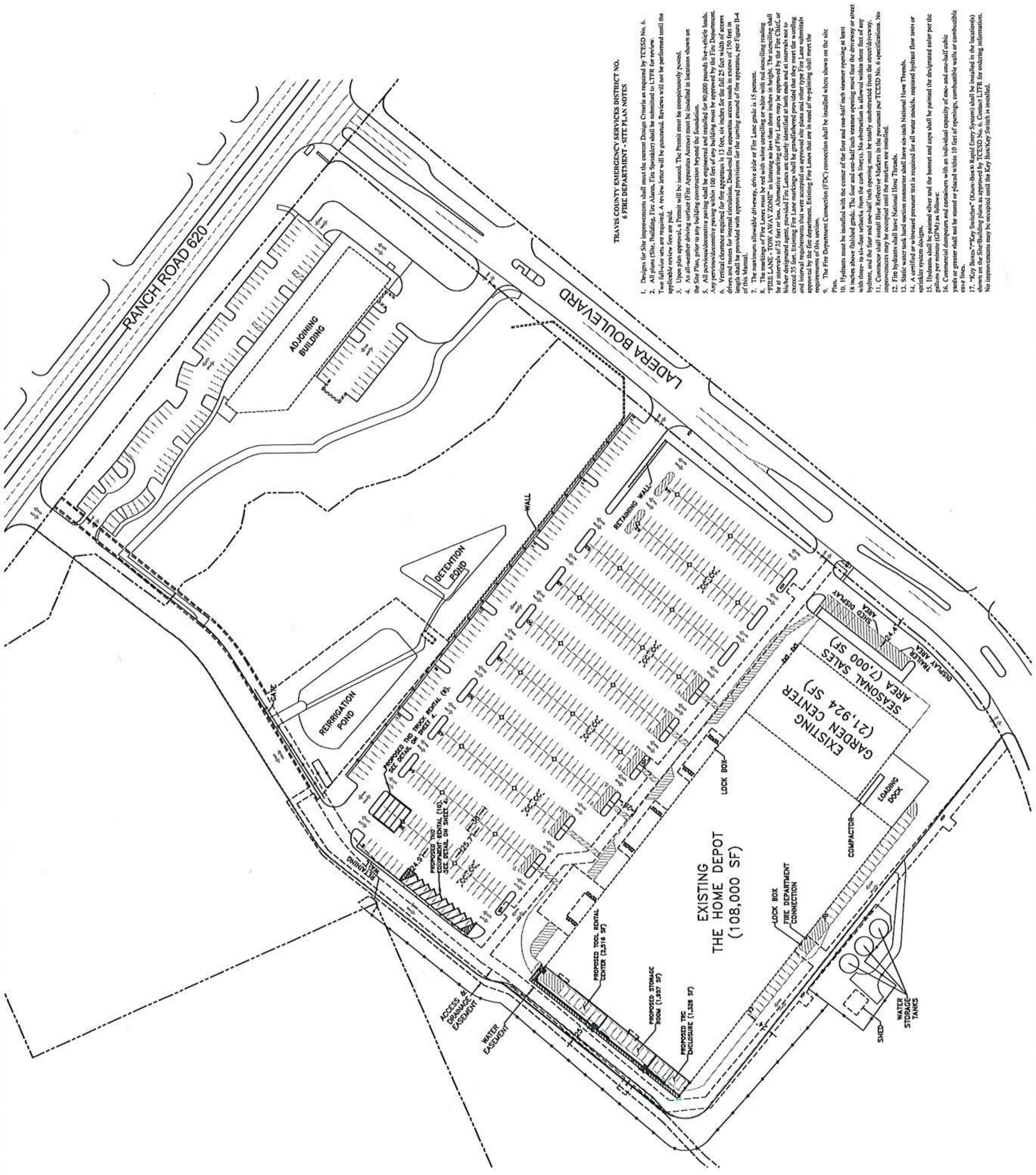
TRC SITE PLAN

DATE: 11/20/2021
 REVISION DATES: 12/28/2021
 SITE PLANNER: LUIS REIBELLO
 SITE DEV. COORDINATOR: SCOTT WIMMER
 R. E. MANAGER: RENEE JANSEN



**TX - BEE CAVE
 STORE # 6531**

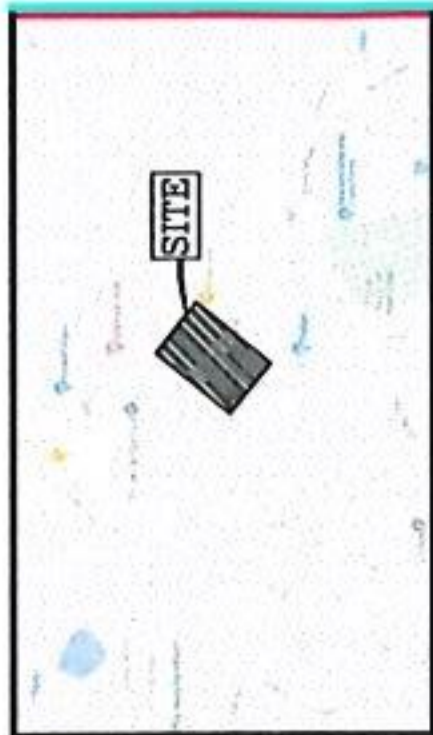
ADDRESS: 3600 RANCH ROAD 620
 BEE CAVE, TX 78738
 LA PROJECT NUMBER: 21019.000



TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 6 FIRE DEPARTMENT - SITE PLAN NOTES

1. Designs for Site Improvements shall meet the current Design Criteria as required by TCEM No. 6.
2. All plans (Site, Building, Fire Alarm, Fire Signaling) shall be submitted to LTRP for review. Two (2) copies are required. A review letter will be generated. Reviews will not be performed until the fire department has received the permit.
3. All fire hydrants shall be installed in accordance with the Fire Department specifications.
4. All fire hydrants shall be installed in accordance with the Fire Department specifications.
5. All fire hydrants shall be installed in accordance with the Fire Department specifications.
6. All fire hydrants shall be installed in accordance with the Fire Department specifications.
7. The maximum allowable driveway, drive aisle or Fire Lane grade is 15 percent.
8. The markings of Fire Lanes must be red with white striping or white with red striping. The striping shall be at intervals of 35 feet or less. Alternative markings of Fire Lanes may be approved by the Fire Chief, or his/her designated agent, provided Fire Lanes are clearly identified at both ends and at intervals not to exceed 35 feet. The striping shall be applied to the pavement surface and shall be maintained in accordance with the Fire Department specifications. Existing Fire Lanes that are in need of re-painting shall meet the requirements of this section.
9. The Fire Department Connection (FDC) connection shall be installed where shown on the site plan.
10. Hydrants must be installed with the center of the four and one-half inch stem opening at least 18 inches above finished grade. The four and one-half inch stem opening must face the driveway or street with three-to six-foot setbacks from the curb line(s). No obstruction is allowed within three feet of any hydrant, and the four and one-half inch opening must be unobstructed from the street/driveway. Hydrants shall be installed in accordance with the Fire Department specifications. No interconnections may be accepted until the hydrants are installed.
11. Fire hydrants shall have National Fire Sprinkler Association (NFPA) 1000 markings.
12. Fire hydrants shall have National Fire Sprinkler Association (NFPA) 1000 markings.
13. Static water tank hand suction connection shall have six-inch National Fire Sprinkler Association (NFPA) 1000 markings.
14. A certified or witnessed pressure test is required for all water mounds, required hydrant flow tests or sprinkler system designs.
15. Hydrants shall be painted silver and the bonnet and caps shall be painted the designated color per the gallons per minute (GPM) as follows:
 16. Commercial dumpsters and containers with an individual capacity of one- and one-half cubic yards or greater shall not be stored or placed within 10 feet of openings, combustible walls or combustible materials.
 17. "Key Boxes" (Key Switches) (Keys-Boxes & Keys System) shall be installed in the location(s) shown on the Site Building plans as approved by TCEM No. 6. Contact LTRP for outgassing information. No improvements may be accepted until the Key Boxes/Keys Switch is installed.

LA
LARS ANDERSEN & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 4694 WEST JACOBSEN AVENUE - FRESNO CALIFORNIA 93722
 TEL: 509 276-2700 FAX: 509 276-0656 WWW.LARSANDERSEN.COM
 Texas Registered Engineering Firm P-15458



TRC SITE PLAN

DATE: 11/22/2021
 REVISION DATES: 12/28/2021
 SITE PLANNER: LUIS REBELLO
 SITE DEV. COORDINATOR: SCOTT WIMMER
 R.E. MANAGER: RENEE JANSEN

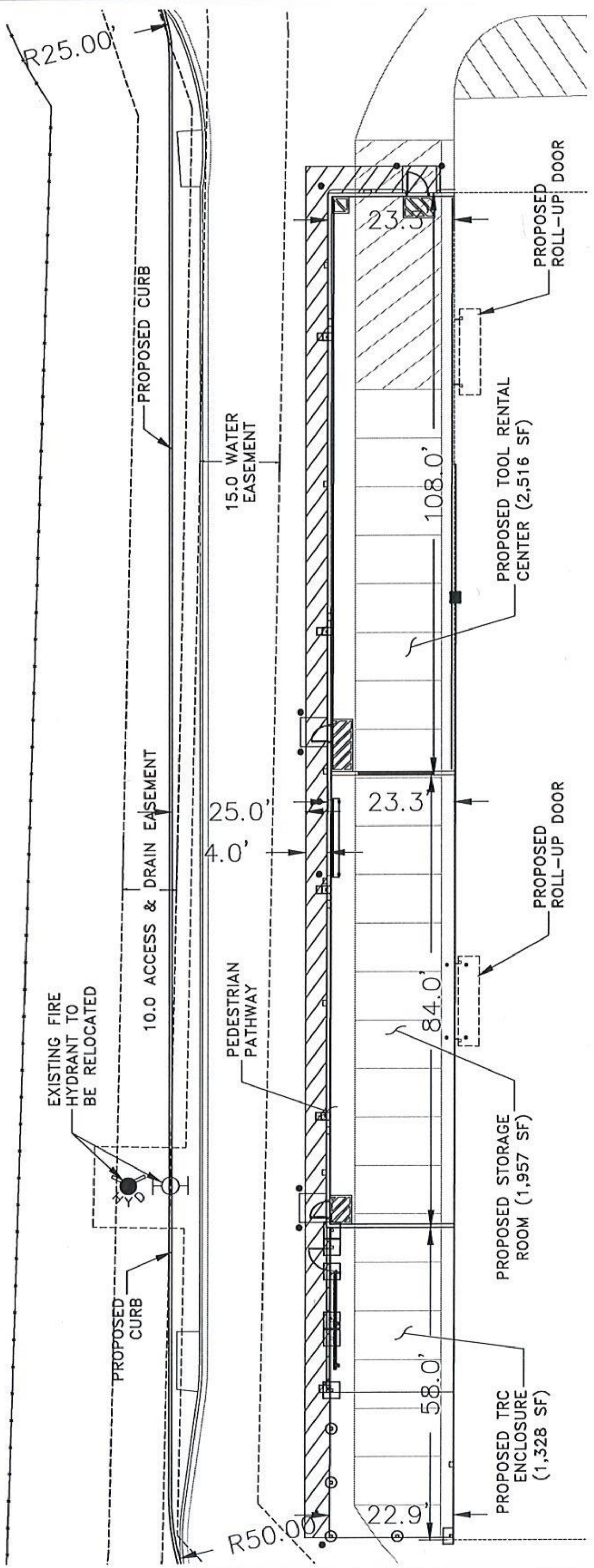


**TX - BEE CAVE
 STORE # 6531**

ADDRESS: 3600 RANCH ROAD 620
 BEE CAVE, TX 78738
 LA PROJECT NUMBER: 21019.000



SHEET 2 OF 3





VICINITY MAP
NOT TO SCALE

DETAILS

DATE: 11/22/2021
 REVISION DATES: 12/29/2021
 SITE PLANNER: LUIS REBELO
 SITE DEV. COORDINATOR: SCOTT MCMAHER
 R. E. MANAGER: RENEE JANSSEN



**TX - BEE CAVE
 STORE # 6531**

ADDRESS: 3600 RANCH ROAD 620
 BEE CAVE, TX 78738
 LA PROJECT NUMBER: 21019100

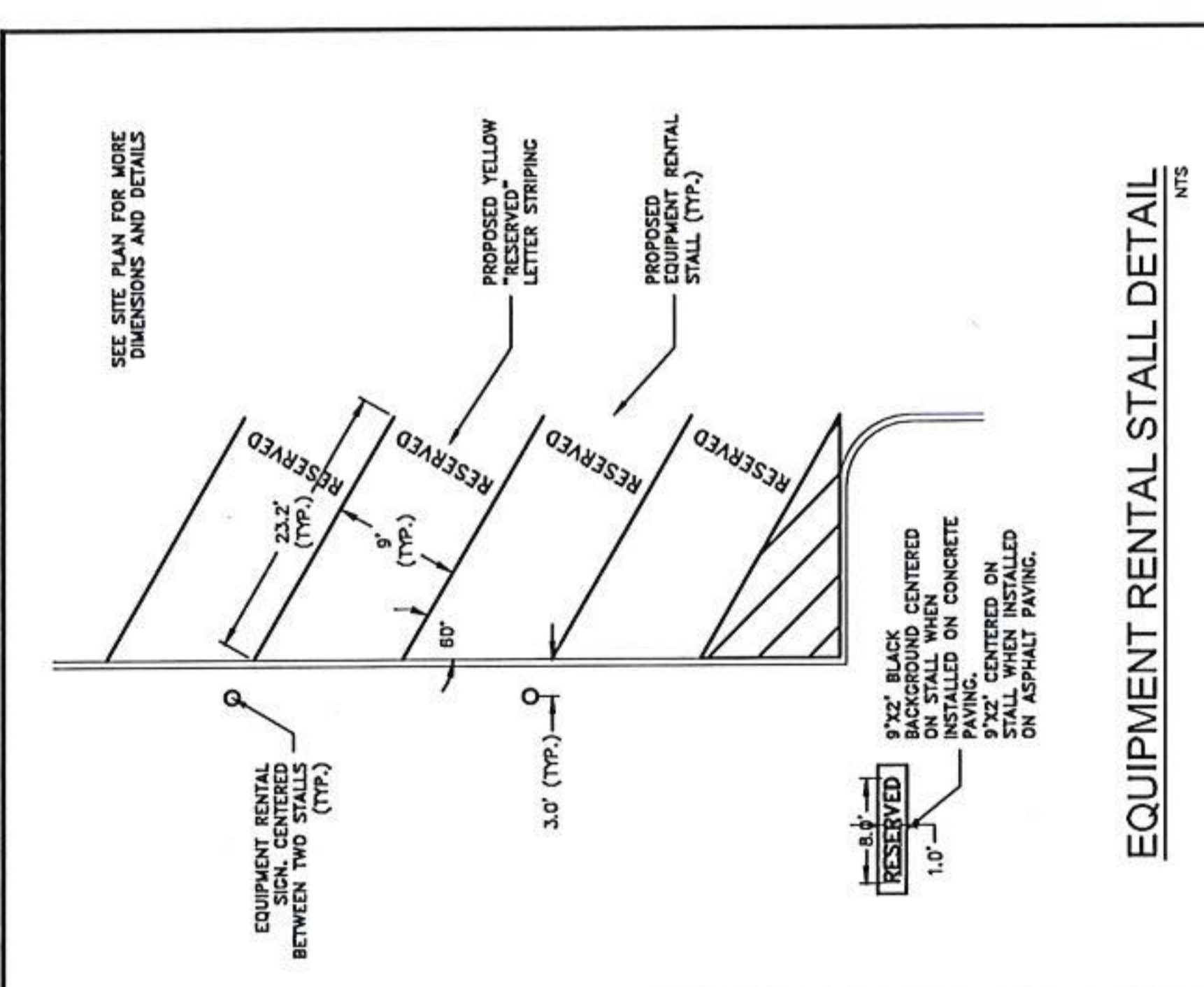
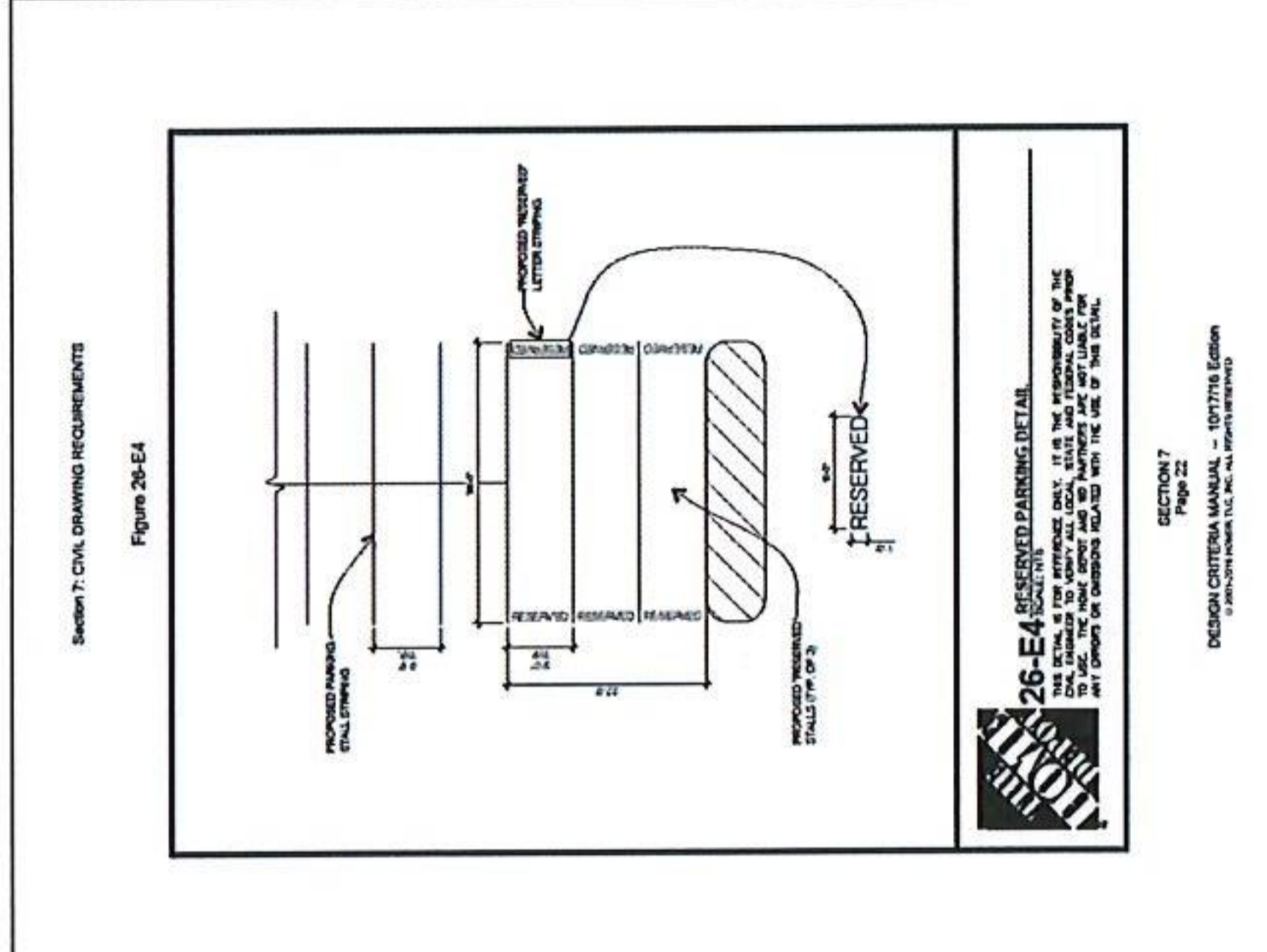
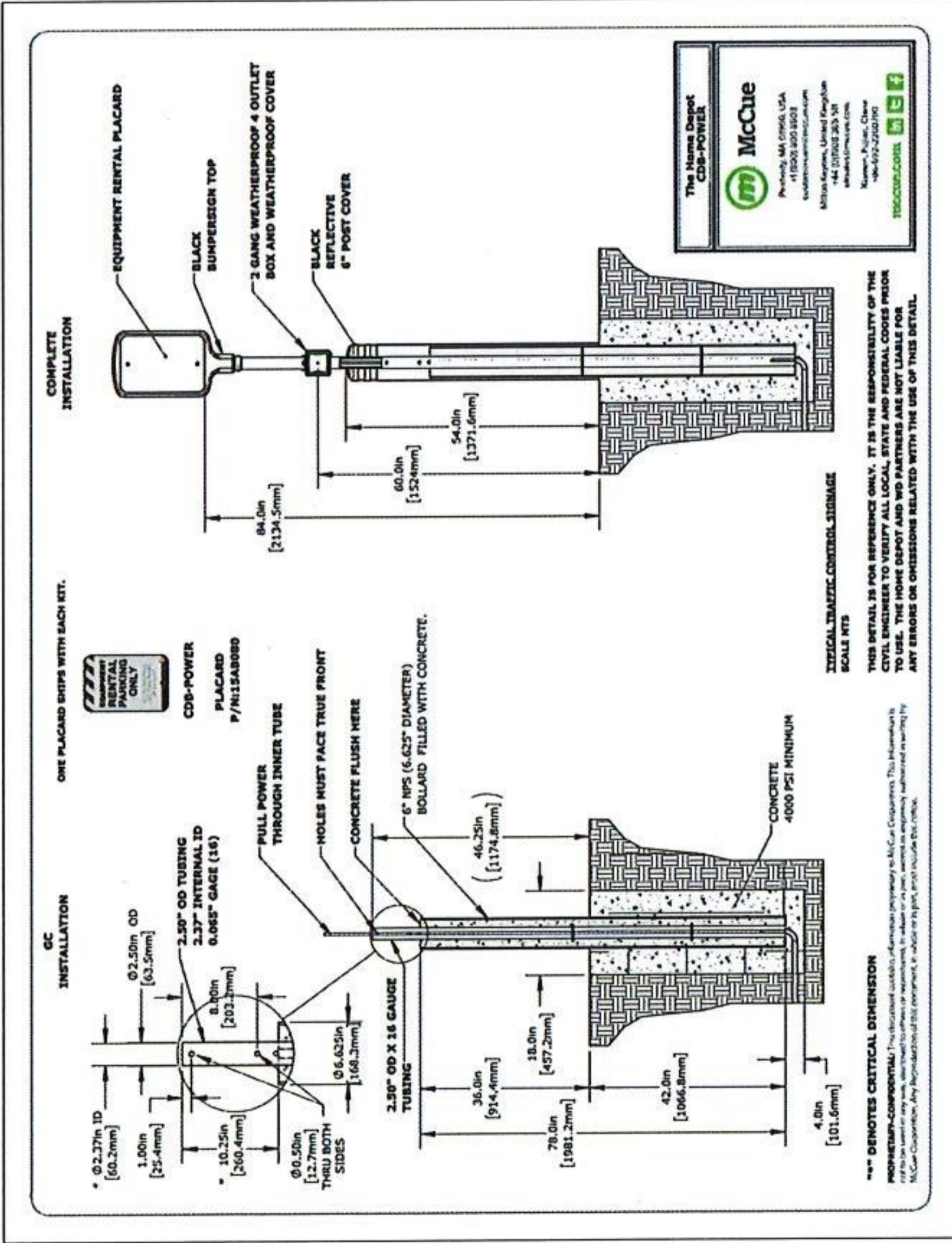


Exhibit "C"

DEVELOPMENT STANDARDS

The following amended development standards shall only be applicable to the Property described in Exhibit "A" and are intended to supplement the Development Standards contained in Ordinance No. 00-11-14C. To the extent that any of the following standard's conflict with other City Ordinances, the following shall control. Except as otherwise described herein, all development activity undertaken on the Property, shall comply with Ordinance 00-11-14C except as modified herein.

Section 2. Uses.

(C) Up to 5 trailers and 5 flatbed trucks, owned by Home Depot and for rental to Home Depot customers, may be maintained on the premises. The trailers shall be located adjacent to the Home/Garden Center in an area sufficiently landscaped to obscure the view from Home Depot Boulevard. The flatbed trucks shall be parked on the northeast side of the Home Depot main building. Home Depot may park two flatbed trucks in the front parking lot to allow for visibility of the rental flatbed trucks. An additional ten (10) stalls for equipment rentals that are placed on small trailers and an additional eight (8) truck rental stalls may be located at the northeast side of the Home Depot main building (indicated on Concept Plan) near the Tool Rental Center.

Section 3.

Minimum Standards. Minimum standards for residential uses are not required because there will be no residential uses. Minimum standards for nonresidential use, including those for structure height and drainage, shall be as stated in the Development Agreement dated September 13, 2000 entered into by and between the Village of Bee Cave, Texas and Home Depot U.S.A., Inc. (the "Development Agreement"), as may be amended.

472
AD

PROOF OF PUBLICATION STATE OF TEXAS

PUBLIC NOTICE

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared James Mickler, Advertising Agent of the Westlake Picyuane, which is a newspaper of general circulation published in the county of Travis in the state of Texas, who being duly sworn by me, states that the attached advertisement was published at the lowest published rate for Classified advertising in said newspaper on the following date(s), to wit, and that the attached is a true copy of said advertisement: the following date(s), CITY OF BEE CAVE NOTICE OF PUBLIC HEARING AND PDD AMENDMENT Applicant: Janay Mommer, Lars Anderson & Assoc., Inc. Property Owner: Home Depot Properties, L.P., first published in issue dated 01/06/2022, last published in issue dated 01/06/2022, web and print times Published 1, Legal ads 6 C.

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

Invoice/Order Number:	0000678088
Ad Cost:	\$239.12
Paid:	\$0.00
Balance Due:	\$239.12

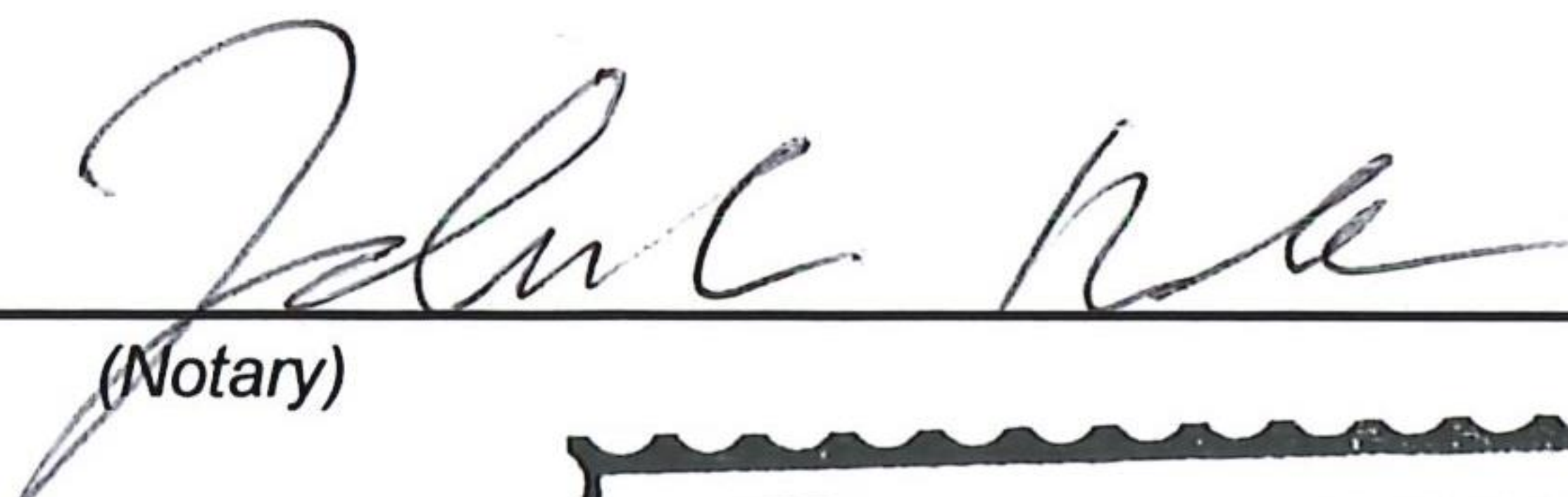
Signed _____



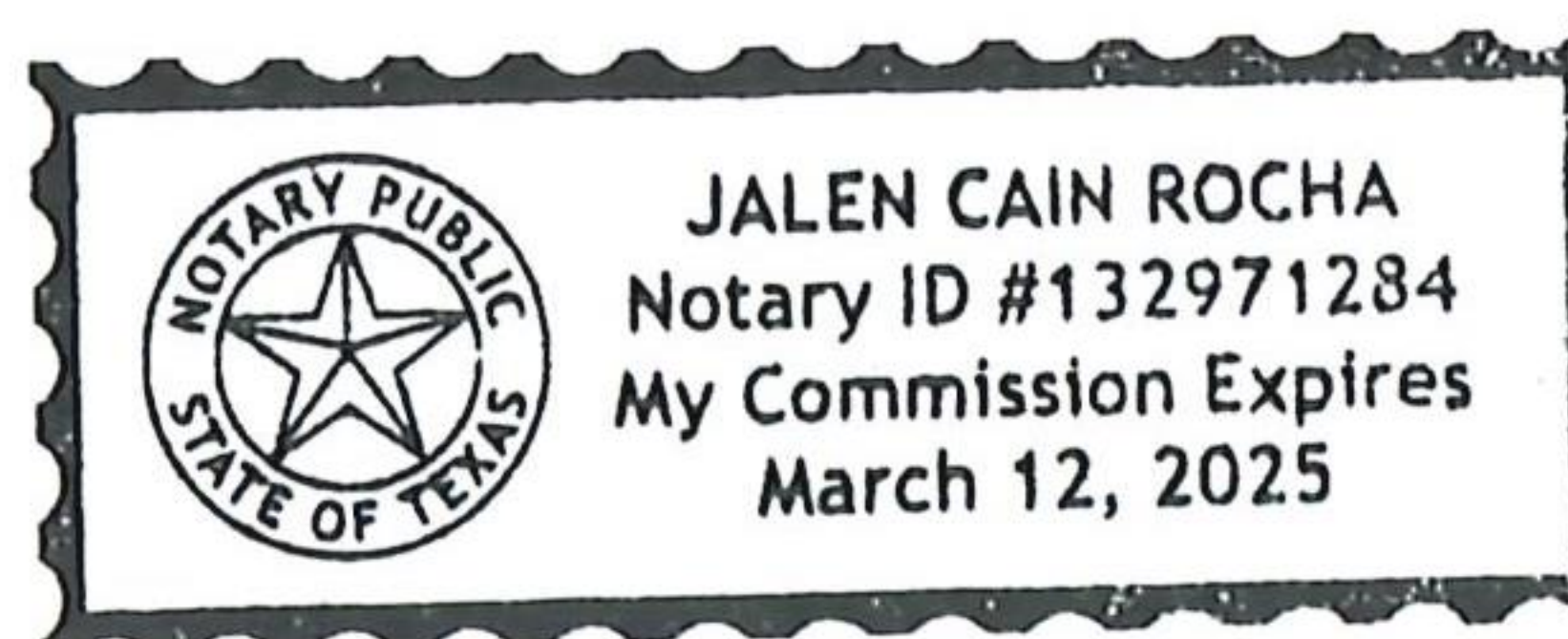
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 7th day of January, 2022 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).



Invoice/Order Number:	0000678088
Ad Cost:	\$239.12
Paid:	\$0.00
Balance Due:	\$239.12

**CITY OF BEE CAVE
NOTICE OF PUBLIC HEARING AND PDD
AMENDMENT**

Applicant: Janay Mommer, Lars Anderson & Assoc., Inc.
Property Owner: Home Depot Properties, L.P.

Location of Subject Property: 3600 Ranch Road 620 S, Bee Cave, TX - LOT 1 BLK A HOME DEPOT ADDN THE REPLAT OF

Application covers a request to amend Ordinance No. 00-11-14C Sec. 2C regarding allowed number of truck and trailer stalls to allow for an additional ten (10) stalls for equipment rental and eight (8) truck rental stalls, and to allow for an increase in the maximum permitted building square footage for the construction of a tool rental center.

Date and Time of Hearing for the Above Referenced Matters:

The Bee Cave City Council will conduct a Public Hearing and consider action regarding the above referenced items at their regular meeting at 6:00 PM on Tuesday, January 25, 2022. The agenda for the January 25, 2022, Bee Cave City Council meeting will be available on the City website www.beecavetexas.gov and at City Hall, 4000 Galleria Parkway, Bee Cave, Texas 78738, on January 21, 2022. The agenda will include meeting location and instructions for participation.

The application is on file and available for review by contacting the Planning and Development Department at Planning@beecavetexas.gov

/s/ Amanda Padilla
Senior Planner
1/6/22
0000678088-01