

**Tabloid Conjecture, LLC**  
c/o Huffman Builders of Central Texas  
13625 Ronald Reagan Blvd. Building Four  
Cedar Park, Texas 78613

September 15, 2017

Leslie Perez  
City Planner, City of Bee Cave  
4000 Galleria Parkway  
Bee Cave, Texas 78738

RE: PDD 15-262 Amendment Request Letter

Bee Cave Professional Park  
14001 Bee Cave Parkway, Building B  
Bee Cave, TX 78738  
Lot 3B Block B Mountain Laurel Final Plat

Dear Ms. Perez:

As Owners of Bee Cave Professional Park, we thank you and MD for having met with us on July 12 for discussion of the existing PDD Zoning for this tract and to further align our requests with staff comments.

Per your request, the following statement is an overview for Bee Cave Professional Park project:

The project is a proposed professional building that complements the Mountain Laurel subdivision and the City's goals for this area. It complies with the city ordinances with a few PDD amendments included in this application. The project has gone to great lengths to preserve the existing trees on site and utilize the existing topography whereby it has minimal impacts on natural resources and has synergy with neighboring projects for shared infrastructure and business offerings while offering high quality services to the residents of Bee Cave. The vehicular and pedestrian connections with CVS Pharmacy and the Prep School utilize shared drive aisles within the development as well as back to Hwy 71.

Although we are requesting various amendments to the previously approved PDD 15-262, we would like to make staff aware of the improvements to the previously approved concept plan, in many ways, as follows:

-The open space associated with the Bee Cave Professional Park concept plan has a 3.5% increase over the previously approved concept plan that was part of the PDD 2008-11.

-The caliper inches of trees saved with the Prep School, and continuing with the Bee Cave Professional Park concept plan is 833" as compared to the previously approved concept plan which had 619" saved, an increase of 35%. Exhibits are provided to illustrate this.

We have prepared this letter in accordance with the City of Bee Cave's requirements for a PDD Amendment to formally request amending the PDD to allow the following items:

1. City PDD Ord 15-262.B.2.a in Exhibit C. The proposed request is to modify the PDD concept plan and PDD text to allow for a 7,900 sf building on Lot 3B, Mountain Laurel.
2. City PDD Ord 15-262.B.2.c in Exhibit C. The proposed request is to modify the concept plan and PDD text to allow for a regular office uses as well as medical office uses on Lot 3B, Mountain Laurel.

We thank you for your consideration of this PDD 15-262 Amendment request and welcome your comments at anytime.

Sincerely,

**Bee Cave Professional Park**

A handwritten signature in black ink that reads "James R. Cocke, Jr." in a cursive script.

James R. Cocke, Jr.  
Managing Partner