



Leslie Perez
City of Bee Cave
4000 Galleria Parkway
Bee Cave, TX 78738

VIA EMAIL: LPerez@beecavetexas.gov

RE: Conditional Use Permit
Domino's Pizza @ Bee Cave Retail Lot 4 Shopping Center
15500 West State Highway 71, Bldg B, Suite 300
Bee Caves, Texas 78738

Dear Ms. Perez,

The letter is to serve as the Project Summary Letter required for our request for a Conditional Use Permit for a restaurant space containing 1,600 square feet of space in Building B at the referenced location.

GENERAL INFORMATION: The Property is located on a 7.841 acre tract of land and contains a 27,930 square foot Shopping Center under construction at 15500 West State Hwy 7. The City of Bee Cave has reviewed, approved and issued a Site Development Permit for the Center dated 8/16/2016. The City of Bee Cave issued a Building Permit #2017-1898 for Building B of the Center on 3/19/17. The Shopping Center satisfies all of the codes, ordinances, building standards, drainage and water quality standards, and other standards required by the City of Bee Cave. A final inspection of the Property will be made upon completion of the Center. Completion is scheduled to be achieved late November, 2017. A Certificate of Completion/Occupancy has not been issued on the Center as of this date.

The Shopping Center consists of three (3) separate Buildings (Building A, Building B, Building C) each containing 9,310 square feet, totaling 27,930 square feet. The proposed restaurant will be located in 1,600 square feet in Building B of the Shopping Center. The Property is zoned NS-Neighborhood Services. A restaurant business is a permissible use in a NS zoning area provided a Conditional Use Permit is issued by the City of Bee Cave.

Ordinance Compliance: The Shopping Center is in compliance with all ordinances of the City of Bee Cave.

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Comprehensive Plan: The Shopping Center plan has been reviewed and approved by the City of Bee Cave Planning Department, permits have been issued for the Shopping Center and the Shopping Center Plan is in compliance with the City of Bee Cave's Comprehensive Plan.

Environment: The Shopping Center satisfies all tree ordinances, water quality requirements, drainage and detention requirements, and in general is in compliance with all Environmental ordinances of the City of Bee Cave.

Compatibility: A Restaurant of 1,600 square feet is compatible with the uses of other properties in the area. The Shopping Center will contain a mix of businesses consisting of retail, office, restaurant and personal service uses. A Pizza Restaurant providing service for pick-up and delivery is a use customarily found in retail Shopping Centers in the Bee Cave trade area. The Shopping Center is located on Hwy 71 West. Zoning for the Property is Neighborhood Services-NS. The properties immediately to the West and East of the subject Shopping Center and proposed restaurant are part of the Summit 56 Development that is zoned Neighborhood Services. The property immediately north and abutting the Shopping Center is a Vacant Restaurant building previously operated under the name of Golf and Guitar Restaurant. This Vacant Restaurant property previously received a Special Use Permit from the City of Bee Cave granting the right to operate a Restaurant. The other property that is abutting the Shopping Center to the north is operated as a Nitro Swimming Center that provides training for athletes specializing in swimming. Land further to the North of the Shopping Center and proposed Restaurant is zoned PD/Mixed Use and is part of the Falcon Head West Subdivision. Property on the south side of Hwy 71 is in the ETJ of the City of Bee Cave and is not subject to the City of Bee Cave Zoning ordinances. However, it is governed by a separate Development Agreement that the Developers of the Bella Colinas Subdivision negotiated with the City of Bee Cave that permits Restaurant uses on the commercial Pad sites fronting on Hwy 71 immediately across Hwy 71 from the Shopping Center.

Circulation: Ingress and egress to the Shopping Center Property and Restaurant is from curb cuts to Hwy. 71 at both the east and west ends of the Shopping Center. A traffic signal has been installed at the curb cut entry to the west end of the Shopping Center and Hwy 71. Customer parking is conveniently accessible to the Restaurant. Automobile and pedestrian access is available and meets all ADA standards.

Street and Safety Design: No new public roadways are necessary to provide access to the Shopping Center and proposed restaurant. The Shopping Center and proposed Restaurant space meets all fire service vehicle requirements.

Parking: The proposed Restaurant is located in the Bee Cave Retail Lot 4 Shopping Center and adequate parking for customers and employees is provided by the Shopping Center. The parking for the Shopping Center is in compliance with all ordinances of the City of Bee Cave. The parking is available in a shared parking lot with other merchants and customers of the Bee Cave Retail Lot 4 Shopping Center. Parking exists in the front, rear and at the sides of the Shopping

Center and proposed Restaurant. Delivery services to the Restaurant will be from the rear of the Restaurant from a rear drive behind the Restaurant that is part of the Shopping Center property.

The Shopping Center contains 174 parking spaces. The Shopping Center is planned for uses consisting of 21,930 square feet of office/retail/personal services and 6,000 square feet of restaurant space. For a Property of the size of this Property, Section 32.05.001 of the City of Bee Cave Code of Ordinances requires 1 parking space per 200 square feet of retail/personal service establishments and 1 parking space per 100 square feet of restaurant use. The Shopping Center parking facilities are in compliance with the Code of Ordinances and sufficient to accommodate the proposed 1,600 square foot restaurant space. The 1,600 square foot space is planned for a Domino's Pizza Restaurant. This restaurant sales food items for pick-up and delivery.

Future Throughfare Plan of the City: The Shopping Center Property and the Proposed Restaurant is in compliance with the City of Bee Cave future Thoroughfare Plans.

Landscaping and Screening: The City of Bee Cave has previously reviewed and approved the Landscaping Plans of the Shopping Center. The Proposed Restaurant will be occupying 1,600 square feet in the Shopping Center. The Shopping Center and Proposed Restaurant plans are in compliance with all ordinances of the City of Bee Cave. The approved Landscape Plan for the Shopping Center and Proposed Restaurant complies with all tree ordinances and the State Hwy 71 Buffer Landscape standards.


Lighting: The Shopping Center Property lighting complies with all City of Bee Cave lighting ordinances. The City of Bee Cave has reviewed and approved all of the exterior lighting for the Shopping Center in which the Proposed Restaurant lease space is to be located. The Proposed Restaurant will not be installing additional lighting on the exterior of their lease space in the Shopping Center.

Open Space: A Consolidated Site Plan for the Shopping Center Property in which the Proposed Restaurant will be located has been approved by the City of Bee Cave and is in compliance with the City of Bee Cave codes and ordinances and open space requirements.

Utilities: All utilities are provided by the Shopping Center to the Proposed Restaurant. The Utility Services are available at the rear service areas of the Shopping Center easily accessible by the Proposed Restaurant inclusive of water, sanitary sewer, electricity, and gas and telephone/internet lines. All utility lines have been installed and are in compliance with all City of Bee Cave codes and ordinances.

If you should require additional information or if any changes to this Project Letter need to be made, I would appreciate a call from you at your earliest convenience. My phone number is 713-817-1902.

Sincerely,



BPI Realty Services, Inc.
Gary K. Ferguson, President
Agent for Bee Cave Retail Lot 4, LLC