



AGENDA

Regular Meeting

Planning and Zoning Commission

Tuesday, March 5, 2024

6:00 PM, City Hall

4000 Galleria Parkway

Bee Cave, Texas 78738-3104

A quorum of the Bee Cave City Council may be present.

THE CITY OF BEE CAVE COUNCIL MEETINGS ARE AVAILABLE TO ALL PERSONS REGARDLESS OF DISABILITY. IF YOU REQUIRE SPECIAL ASSISTANCE, PLEASE CONTACT KAYLYNN HOLLOWAY AT (512) 767-6641 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING. THANK YOU.

1. Call meeting to order
2. Roll Call
3. Pledge of Allegiance
4. Consider approval of minutes of the regular meeting conducted on November 7th, 2023.
5. Public hearing, discussion, and possible action on Ordinance No. 530 to amend the development standards in Ordinance 00-11-14C Section 2B related to outside speakers in drive-through restaurants. The property affected by the amendments being considered is located generally at 3600 Ranch Road 620 S.
See attachments.
6. Agenda Planning

The Commission may go into closed session at any time when permitted by Chapters 418 or 551, Texas Government Code, or Section 321.3022 of the Texas Tax Code. Before going into closed session a quorum of the Commission must be present, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551 or 418, Texas Government

Code, or Section 321.3022 of the Texas Tax Code authorizing the closed session.

7. Adjournment



Planning and Zoning Commission Meeting
3/5/2024
Agenda Item Transmittal

Agenda Item: 3.

Agenda Title: Consider approval of minutes of the regular meeting conducted on November 7th, 2023.

Commission Action: Approve

Department: Admin Assistant

Staff Contact: Thomas Hatfield-Admin Coordinator

1. INTRODUCTION/PURPOSE

2. DESCRIPTION/JUSTIFICATION

a) Background

b) Issues and Analysis

3. FINANCIAL/BUDGET

Amount Requested	Fund/Account No.
Cert. Obligation	GO Funds
Other source	Grant title
Addtl tracking info	

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

ATTACHMENTS:

Description	Type
-------------	------

MINUTES OF THE MEETING OF THE
PLANNING AND ZONING COMMISSION
CITY OF BEE CAVE
4000 Galleria Parkway
Bee Cave, Texas 78738
November 7, 2023

STATE OF TEXAS §

COUNTY OF TRAVIS §

Present:

Kit Crumbley, Chair
Lori Wakefield, Vice Chair
Petra Reynolds, Commissioner
Steven Schmidt, Commissioner
Kirk Wright, Commissioner

Absent:

Eric McKee, Commissioner
Julie DaSilva, Commissioner

City Staff:

Lindsey Oskoui, Assistant City Manager
Megan Will, Director of Planning and Development
Kevin Sawtelle, City Engineer
Amanda Padilla, Senior City Planner
Sean Lapano, City Planner
Thomas Hatfield, Administrative Coordinator

Call to Order and Announce a Quorum is Present

With a quorum present, the meeting of the Bee Cave Planning and Zoning Commission was called to order by Chair Crumbley at 6:00 p.m. on Tuesday November 7, 2023, in the Council Chambers of Bee Cave City Hall.

The Pledge of Allegiance.

Minutes of August 15, 2023

MOTION: A motion was made by Commissioner Wright, seconded by Commissioner Schmidt, to recommend approval on the minutes of August 15, 2023.

The vote was taken on the motion with the following result:

Voting Aye: Chair Crumbley, Vice Chair Wakefield, Commissioners Reynolds, Schmidt, & Wright
Voting Nay: None
Abstained: None
Absent: Commissioners DaSilva & McKee

The motion carried.

Public hearing, discussion, and possible action on Ordinance 521 designating a zoning classification of Public District for an approximately eleven-acre tract located on W State Highway 71 that is anticipated to be annexed into City Limits via Ordinance 520 on November 14, 2023

Public hearing: Opened at 6:03pm Closed 6:03pm.

MOTION: A motion was made by Commissioner Wright, seconded by Commissioner Reynolds, to recommend approval.

The vote was taken on the motion with the following result:

Voting Aye: Chair Crumbley, Vice Chair Wakefield, Commissioners Reynolds, Schmidt, & Wright
Voting Nay: None
Abstained: None
Absent: Commissioners DaSilva & McKee

The motion carried.

Public hearing, discussion, and possible action on Ordinance 522 amending the City of Bee Cave Unified Development Code (UDC) regulations including but not limited to Signs, Landscaping and Screening Standards, Tree Preservation, Drainage and Water Quality, and Lighting.

Public hearing: Opened at 6:09pm Closed 6:09pm.

MOTION: A motion was made by Vice Chair Wakefield, seconded by Commissioner Reynolds, to recommend approval.

The vote was taken on the motion with the following result:

Voting Aye: Chair Crumbley, Vice Chair Wakefield, Commissioners Reynolds, Schmidt, & Wright
Voting Nay: None
Abstained: None
Absent: Commissioners DaSilva & McKee

The motion carried.

Agenda Planning

There are no items on the agenda for the next regular meeting on Tuesday November 15th, 2023.

The Planning and Zoning Commission adjourned the meeting at 6:14 p.m.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

Kit Crumbley, Chair

ATTEST

Thomas Hatfield, Administrative Coordinator



Planning and Zoning Commission Meeting
3/5/2024
Agenda Item Transmittal

Agenda Item: 4.

Agenda Title: Public hearing, discussion, and possible action on Ordinance No. 530 to amend the development standards in Ordinance 00-11-14C Section 2B related to outside speakers in drive-through restaurants. The property affected by the amendments being considered is located generally at 3600 Ranch Road 620 S.

Commission Action: Discuss and Consider Action

Department: Planning and Development

Staff Contact: Sean Lapano

1. INTRODUCTION/PURPOSE

See attachments.

2. DESCRIPTION/JUSTIFICATION

a) Background

See attachments.

b) Issues and Analysis

See attachments.

3. FINANCIAL/BUDGET

Amount Requested	Fund/Account No.
Cert. Obligation	GO Funds
Other source	Grant title
Addtl tracking info	










4. TIMELINE CONSIDERATIONS

See attachments.

5. RECOMMENDATION

See attachments.

ATTACHMENTS:

Description		Type
	Transmittal Letter	Report
	Ord No. 00-11-14C	Ordinance
	Exterior Elevations(1/2)	Exhibit
	Exterior Elevations(2/2)	Exhibit
	Exhibit B: PDD Concept Design Map	Exhibit
	Exhibit C: Development Standards	Exhibit
	Exhibit D: PDD Design Statement	Exhibit
	Project Summary Letter	Exhibit
	Ordinance No. 530	Ordinance

Planning and Zoning Commission Meeting
March 5, 2024
Agenda Item Transmittal

Agenda Item #: —

Agenda Title: Public hearing, discussion, and possible action on Ordinance No. 530 to amend the development standards in Ordinance 00-11-14C Section 2B related to outside speakers in drive-through restaurants. The property affected by the amendments being considered is located generally at 3600 Ranch Road 620 S.

Commission Action: Discuss and Consider Action

Initiating Department: Planning & Development

Staff Contact: **Sean Lapano, City Planner**

1. INTRODUCTION/PURPOSE

The purpose of this agenda item is to consider amendments to the Home Depot PDD, Ordinance No. 00-11-14C, affecting Section 2 Uses, for Lot 2A Block B HOME DEPOT ADDN THE AMENDED PLAT OF LTS 2&3 BLK B OF REPLAT, as stated within the draft ordinance 530 and depicted in the Exhibit C. Specifically, the proposed amendments would allow for any drive through restaurants to have outside speakers.

2. DESCRIPTION/ JUSTIFICATION

a) Background

The proposed PDD amendment applies specifically to the Chick Fil A Lot also known as Lot 2A Block B HOME DEPOT ADDN THE AMENDED PLAT OF LTS 2&3 BLK B OF REPLAT. The property is located at 3620 Ranch Road 620 South, Bee Cave Texas.

Chick Fil A Lot 2A Block B is within a Planned Development District with a base zoning of Commercial. [Ordinance 00-11-14C](#) was approved by City Council on November 14, 2000. Ordinance 00-11-14C does not allow for outside speakers in drive through restaurant uses.

The proposed Ordinance 530 will amend the PDD to the following (Exhibit C):

Section 2. Uses.

(B) Drive-through restaurants are allowed, ~~so long as they have no outside speakers.~~

Surrounding Uses:

There are no residential properties adjacent to the lot, it is all commercial.

- There is a bank to the East across RM 620 (Keystone Bank) and to the South (A+ Federal Credit Union)
- Shipley Do-Nuts to the North
- Target is located to the West

b) Issues and Analysis

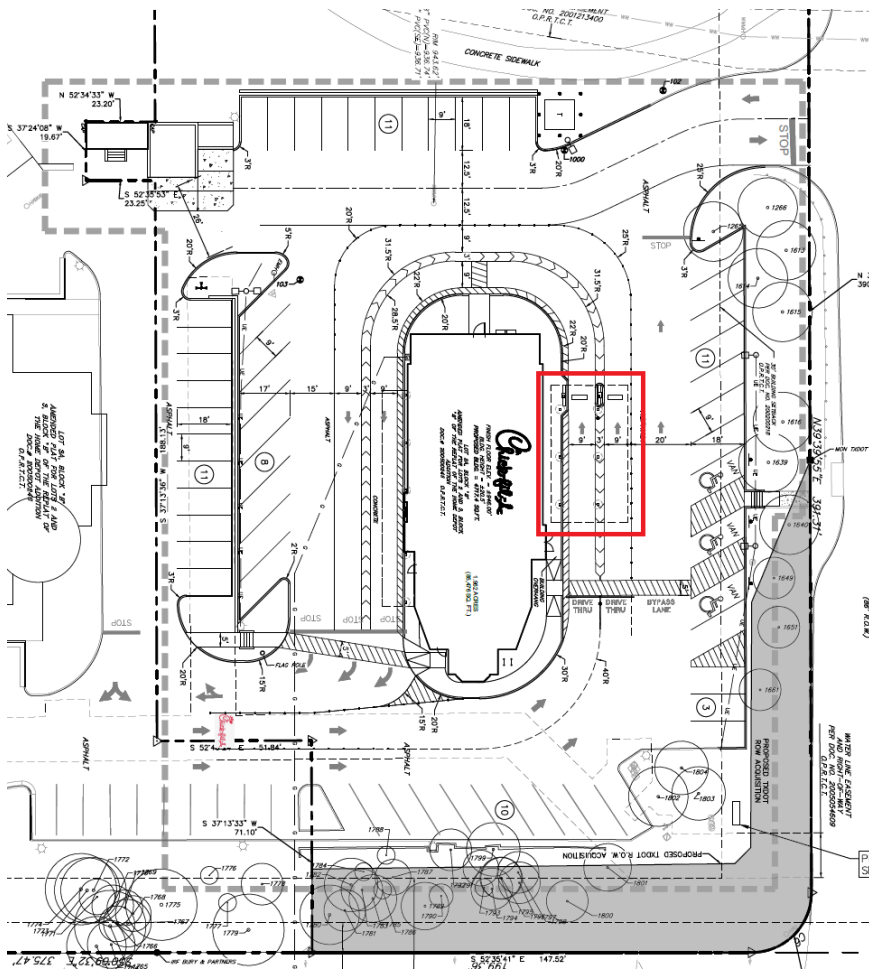
Due to the Planned Development District restricting the uses to not allow outside speakers, the applicant was required to apply for an amendment to Ordinance 00-11-14C. The proposed amendment will allow drive-through uses to have outside speakers.

The applicant is proposing two (2) speaker boxes and will not exceed 95 decibels. The applicant has acknowledged the City Noise Ordinance and will comply. Per Sec 14.06.005 Presumption of Unreasonable Noise, “Noise is presumed to be unreasonable if it produces a measurable sound that exceeds 75 decibels from 7:00 a.m. to 9:00 p.m. or 60 decibels from 9:00 p.m. to 7:00 a.m.”

The hours of operation for the drive through will be Monday, 10:30AM-10:00PM CST, and Tuesday – Saturday 6:30AM-10:00PM CST. This PDD amendment does not require the applicant to specify this and therefore should only be used as additional information. The applicant may change the hours of operation without City approval.

There will be no new light poles, however recessed lights will be added beneath each of the drive-through canopies. It is important to note that this amendment does not allow for this, and a site plan amendment will be necessary should the applicant wish to add the lighting.

The applicant will meet all development standards required within the City’s Code of Ordinance and the applicable PDD and Development Agreements. Any changes to the site, including adding outside speaker boxes and recessed lights, will require a site plan amendment. See location of proposed speaker boxes in red below.



3. FINANCIAL/BUDGET

N/A

4. TIMELINE CONSIDERATIONS

N/A

5. RECOMMENDATION

Staff recommends approval of Ordinance No. 530

6. REFERENCE FILES

Attached:

- Draft Ord. 530
- [Ord. 00-11-14C](#)

- [Exterior Elevations](#)
- [Exterior Elevations](#)
- [Exhibit B: PDD Concept Design Map](#)
- [Exhibit C: Development Standards](#)
- [Exhibit D: PDD Design Statement](#)
- [Project Summary Letter](#)

ORDINANCE NO. 00-11-14-C

AN ORDINANCE ESTABLISHING THE ZONING CLASSIFICATION OF A PARTICULAR AREA OF LAND IN THE VILLAGE OF BEE CAVE, TEXAS, MAKING PROVISION FOR COMPLIANCE WITH THE VILLAGE'S ZONING ORDINANCE AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO ESTABLISH THE ZONING ON THE OFFICIAL ZONING MAP OF THE VILLAGE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Owner of the land described in Exhibit "A" attached hereto has filed a petition for annexation of that land and has requested that the land be zoned Planned Development Commercial District;; and

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

WHEREAS, public hearings have been held by both the Planning and Zoning Commission and the Governing Body as required by law; and

WHEREAS, there has not been any written protest submitted against the proposed change of Zoning Classification; and

WHEREAS, Sec. 12.127 of the Village 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 PD 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, a complete application for the establishment of a PD District, consisting of the Development Agreement hereafter defined, and other documents provided by Home Depot U.S.A., Inc. have been submitted to the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE VILLAGE OF BEE CAVE, TEXAS:

Section 1. Zoning Classification. The land described in Exhibit "A" attached hereto is hereby declared to be a Planned Development Commercial District.

Section 2. Uses.

(A) The base zoning district upon which the PD is based is commercial district. The permitted uses shall be those allowed in a Commercial District, including those allowed as Conditional Uses which shall be "additional uses," except that the following land uses shall not be allowed:

1. Automotive Sales;
2. Convenience Store;
3. Cocktail Lounge;
4. Exterminating Service;
5. Funeral Service;
6. Hotel - Motel;
7. Monument Retail Sales;
8. Off-Site Accessory parking;
9. Research Services;
10. Service Station; and
11. Light Manufacturing.

(B) Drive-through restaurants are allowed, so long as they have no outside speakers.

(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.

Section 3. Minimum Standards. Minimum standards for residential uses are not required because there will be no residential uses. Minimum standards for non-residential 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").

Section 4. Open Space Standards. The open space standards including public and private open space, preservation of natural features and open space allocation and preservation shall be as set forth in the Development Agreement.

Section 5. Dimensional and Area Standards. The dimensional and area standards for a commercial district shall not apply. Dimensional and area standards for uses shall be as set forth in the Development Agreement.

Section 6. PD's Concept Plan. The PD Concept Plan is attached to the Development Agreement as Exhibit "B,"

Section 7. Site Plan. The site plan required by Section 12.127C((2)) of the Village's Zoning Ordinance has been submitted separately. It shall be reviewed and approved pursuant to the Village's site plan ordinance that was in effect on October 26, 1999.

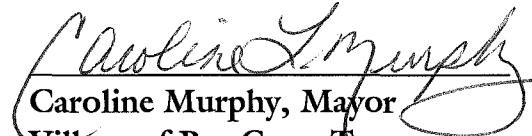
Section 8. Proposed PD Development Standards. The PD District Development Standards shall be as set forth in the Development Agreement.

Section 9. Traffic Impact Analysis. The Village hereby waives the requirement of a traffic impact analysis.

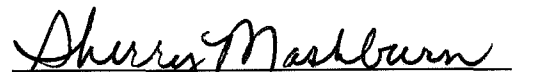
Section 10. This zoning is subject to the terms of the Development Agreement dated September 13, 2000 by and between the Village of Bee Cave and Home Depot U.S.A., Inc, including with out limitation, those provisions which state that the Property will be governed by those ordinances, rules and regulation of the Village which were in effect on October 26, 1999, unless otherwise specifically provided in the Development Agreement.

Section 11. The Village Administrator is hereby authorized and directed to promptly note the zoning change on the official Zoning Map of the Village of Bee Cave, Texas.

PASSED AND APPROVED this 14th day of November, 2000.


Caroline Murphy, Mayor
Village of Bee Cave, Texas

ATTEST:


Sherry Mashburn, Village Secretary
Village of Bee Cave, Texas

(SEAL)

106.558 ACRES
A. STRAHLE SURVEY NO. 594
HOME DEPOT-BEE CAVES

FN. NO. 99-298 (MJJ)
OCTOBER 5, 1999
BPI JOB NO. 948-04.92

DESCRIPTION

OF 106.558 ACRES OF LAND OUT OF THE ANDREW STRAHLE SURVEY NO. 594, ABSTRACT NO. 760, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 107.10 ACRE TRACT OF LAND CONVEYED TO LEE BLOCKER, ET AL. BY DEED OF RECORD IN VOLUME 2683, PAGE 11 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF THAT CERTAIN 35.5 ACRE TRACT OF LAND CONVEYED TO LEE BLOCKER ET. AL. BY DEED OF RECORD IN VOLUME 2682, PAGE 599 OF SAID DEED RECORDS; SAID 106.558 ACRES ALSO BEING THAT CERTAIN 108.512 ACRE TRACT OF LAND CALLED TRACT TWO IN A PARTITION DEED OF RECORD IN VOLUME 8514, PAGE 437 OF SAID DEED RECORDS, SAVE AND EXCEPT THAT CERTAIN 1.937 ACRE TRACT OF LAND AND THAT CERTAIN 0.012 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS FOR RIGHT-OF-WAY PURPOSES OF RECORD IN VOLUME 9652, PAGE 556 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 106.558 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the curving westerly line of R.M. 620 (R.O.W. varies), same being the southeasterly corner of a 36.171 acre tract of land conveyed to Kenneth C. Margolis by deed of record in Volume 8730, Page 729 of said Deed Records, the northwesterly corner of said 1.937 acres and the northeasterly corner hereof;

THENCE, leaving the southerly line of said 36.171 acres, along the westerly line of said 1.937 acres, being the westerly line of R.M. 620 and the easterly line hereof, the following four (4) courses and distances:

- 1) Along a curve to the right having a radius of 1225.92 feet, a central angle of 00°30'30", an arc length of 10.88 feet and a chord which bears S50°04'29"E, a distance of 10.88 feet to a Texas Department of Transportation brass disc found in concrete for the end of said curve;
- 2) S51°52'06"E, a distance of 673.99 feet to a Texas Department of Transportation brass disc found in concrete for an angle point;
- 3) S50°09'32"E, a distance of 764.17 feet to a Texas Department of Transportation brass disc found in concrete for an angle point;
- 4) S42°06'36"E, a distance of 71.68 feet to a 1/2 inch iron rod found at the northeasterly corner of that certain 2.997 acre tract of land conveyed to John H. Carrel by deed of record in Volume 13181, Page 165 of said Real Property Records for an angle point hereof;

THENCE, leaving the westerly line of R.M. 620, along the northerly, westerly and southerly lines of said 2.997 acres, being in part along the irregular easterly line hereof, the following three (3) courses and distances:

- 1) S60°13'48"W, a distance of 361.63 feet to a 1/2 inch iron rod found at the northwesterly corner of said 2.997 acres and an interior "ell" corner hereof;
- 2) S51°06'28"E, a distance of 429.31 feet to a 1/2 inch iron rod found at the southwesterly corner of said 2.997 acres and an interior "ell" corner hereof;
- 3) N60°18'28"E, a distance of 287.60 feet to a 1/2 inch iron rod found in the westerly line of R.M. 620, same being the most northerly corner of said 0.012 acres, the southeasterly corner of said 2.997 acres and an angle point hereof;

THENCE, S26°07'11"E, leaving the southerly line of said 2.997 acres, along the westerly line of R.M. 620, same being the westerly line of said 0.012 acres, a distance of 91.13 feet to a 1/2 inch iron rod with cap set for the most northerly corner of a 1.015 acre tract of land conveyed to Jesse R. Blann and Richard W. Pearce by deed of record in Volume 12867, Page 732 of said Real Property Records, being the most southerly corner of said 1.937 acres and an angle point hereof, from which a Texas Department of Transportation brass disc found in concrete bears S40°45'57"E, a distance of 10.94 feet;

THENCE, leaving the westerly line of R.M. 620, along the westerly line of said 1.015 acres, being a portion of the easterly line hereof, the following three (3) courses and distances:

- 1) S06°48'01"W, a distance of 92.17 feet to a 10 inch cedar fence post found for an angle point;
- 2) S01°53'30"E, a distance of 153.48 feet to a 1/2 inch iron rod found for an angle point;
- 3) S08°28'33"E, a distance of 261.09 feet to a 1/2 inch iron rod found at the northwesterly corner of a 0.837 acre tract of land conveyed to T.G. Thurman by deed of record in Volume 686, Page 104 of said Deed Records, same being the southwesterly corner of said 1.015 acres, the northeasterly corner of a 51.510 acre tract of land conveyed to Baldwin Investment Company by deed of record in Volume 10538, Page 145 of said Real Property Records, for the southeasterly corner hereof;

THENCE, along the northerly line of said 51.510 acres, being a portion of the southerly line hereof, the following two (2) courses and distances:

- 1) N74°17'25"W, a distance of 637.17 feet to a 1/2 inch iron rod found being the most northerly corner of said 51.510 acres and an angle point hereof;
- 2) S15°00'45"W, a distance of 521.07 feet to a 1/2 inch iron rod with cap set being an angle point in the westerly line of said 51.510 acres, being the northeasterly corner of a 56.628 acre tract of land conveyed to Pamela W. and Michael S. Reese by deed of record in Volume 12467, Page 1535 of said Real Property Records and an angle point hereof; from which a 2 inch axle found bears S85°02'44"E, a distance of 7.06 feet;

THENCE, along the northerly line of said 56.628 acres, being a portion of the southerly line hereof, the following three (3) courses and distances:

- 1) S63°58'31"W, a distance of 1116.80 feet to a 1/2 inch iron rod found for an angle point;
- 2) S65°37'30"W, a distance of 58.71 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S65°19'20"W, a distance of 273.26 feet to a 1/2 inch iron rod found at the northeasterly corner of a 44.611 acre tract of land conveyed to Tim and Brenda Skaggs by deed of record in Volume 12007, Page 1764 of said Real Property Records, for an angle point hereof;

THENCE, S66°05'47"W, along a portion of the northerly line of said 44.611 acres, being a portion of the southerly line hereof, a distance of 281.99 feet to a 3/4 inch iron pipe found at the southeasterly corner of a 52.77 acre tract of land conveyed to Edward A. Morgan by deed of record in Volume 12361, Page 1004 of said Real Property Records, for the southwesterly corner hereof;

THENCE, leaving the northerly line of said 44.611 acres, along the easterly line of said 52.77 acres, being the westerly line hereof, the following five (5) courses and distances:

- 1) N23°15'07"W, a distance of 620.34 feet to a 1/2 inch iron pipe found for an angle point;
- 2) N24°45'53"W, a distance of 519.88 feet to a 1/2 inch iron rod found for an angle point;
- 3) N25°03'07"W, a distance of 358.83 feet to a 1/2 inch iron pipe found for an angle point;
- 4) N22°36'11"W, a distance of 181.05 feet to a 1/2 inch iron rod found for an angle point;

FN. NO. 99-298 (MJJ)
OCTOBER 5, 1999
PAGE 4 of 4

- 5) N22°45'00"W, a distance of 177.83 feet to a 5/8 inch iron rod found at the southwesterly corner of said 36.171 acres, for the northwesterly corner hereof;

THENCE, leaving the easterly line of said 52.77 acres, along the irregular southerly line of said 36.171 acres, being the irregular northerly line hereof, the following three (3) courses and distances:

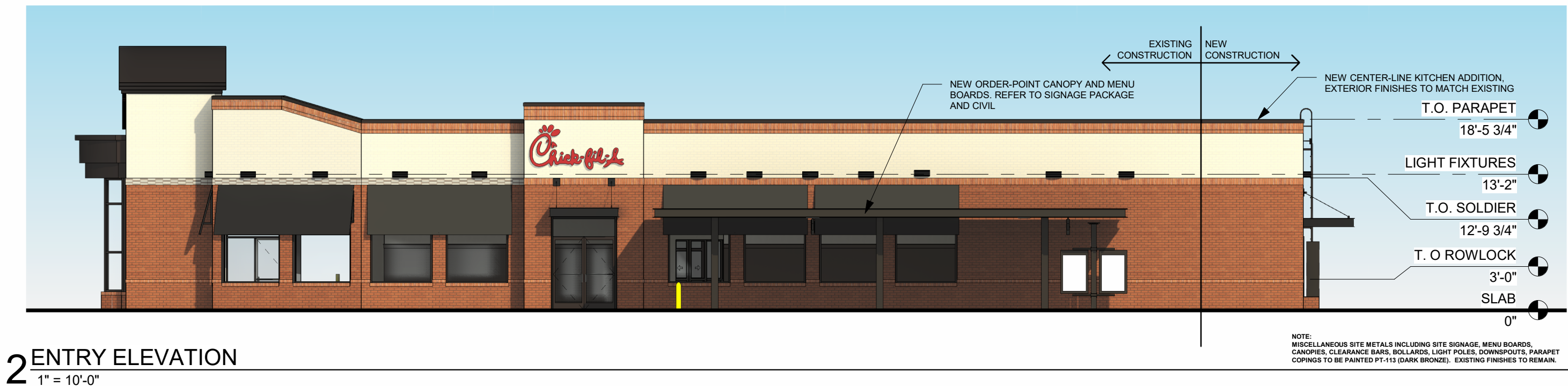
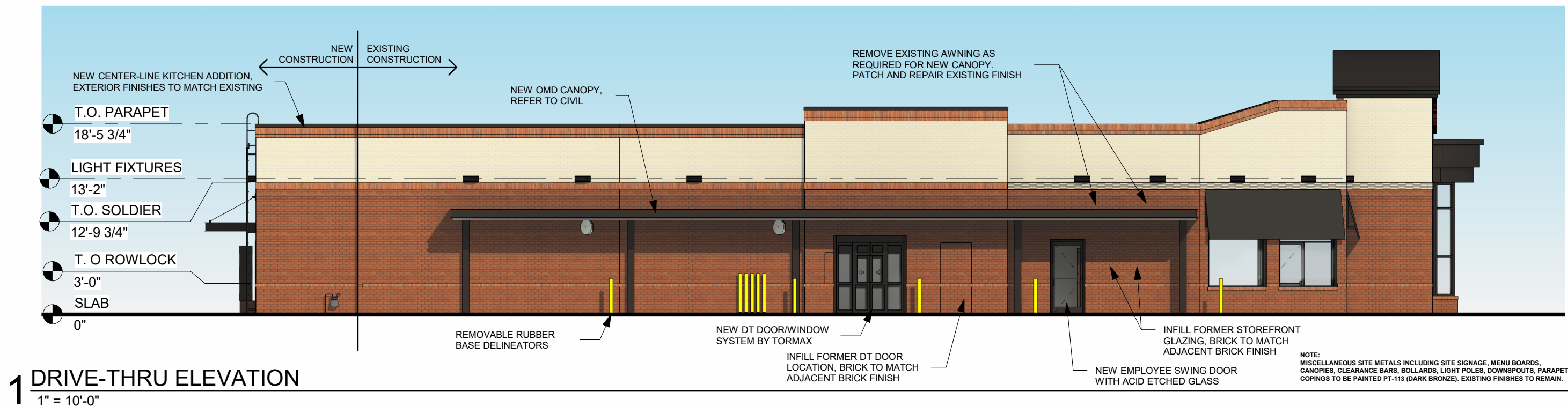
- 1) N66°09'45"E, a distance of 1426.45 feet to a 5/8 inch iron rod found for an angle point;
- 2) N23°50'23"W, a distance of 502.05 feet to a 1/2 inch iron rod found for an angle point;
- 3) N66°11'51"E, a distance of 487.96 feet to the POINT OF BEGINNING, containing an area of 106.558 acres (4,641,672 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746

Mark J. Jezisek 10/5/99
MARK J. JEZISEK DATE
R.P.L.S. NO. 5267
STATE OF TEXAS





EXTERIOR ELEVATIONS

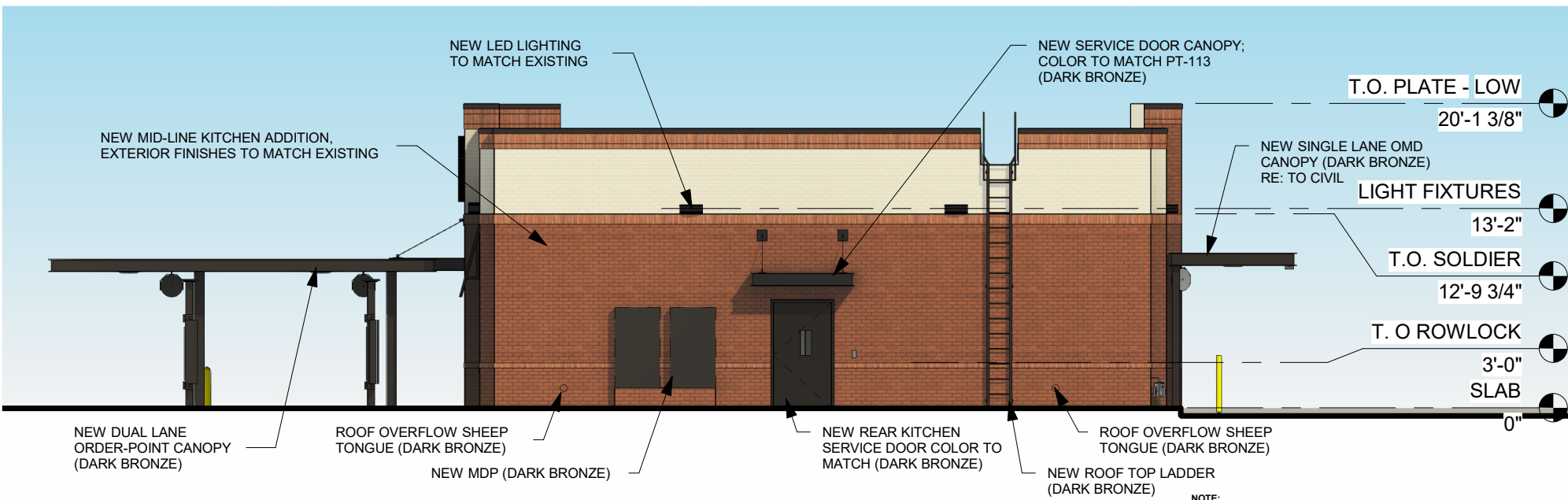
01656, LAKE TRAVIS, 3600 Ranch Rd 620 S. Ste C, Bee Cave, TX 78738

THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION.





1 FRONT ELEVATION
1" = 10'-0"



2 REAR ELEVATION
1" = 10'-0"

EXTERIOR FINISHES



BR-A
BRICK VENEER
COLOR: RED VELOUR
SIZE: MODULAR



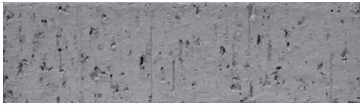
EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE



BR-B
BRICK VENEER
COLOR: CASCADE WHITE
SIZE: MODULAR



PT-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



BR-C
BRICK VENEER
COLOR: SMOKE GRAY
SIZE: MODULAR

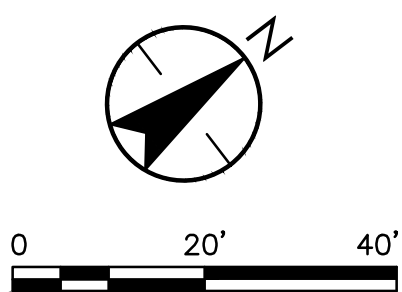
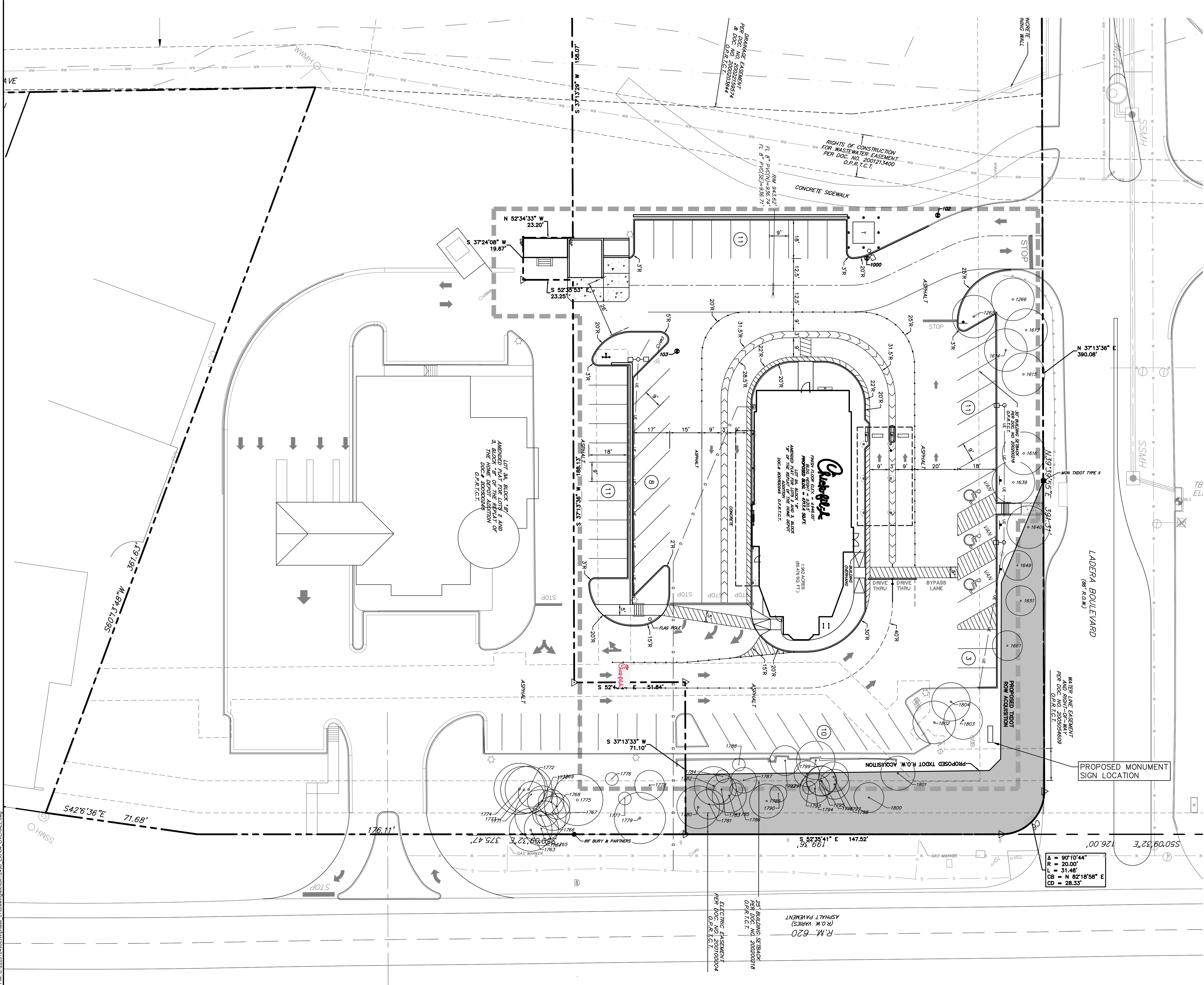


ST-1
STOREFRONT
COLOR: DARK BRONZE

EXTERIOR ELEVATIONS



Date: Nov 09, 2023, 10:38am User: ID:kriemenschneider
File: U322012400.con\fighires_01\tramping\extrah12400_EXH04_OVERALL.dwg



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998
P: (404) 765 8000

Stantec
Stantec Consulting Services Inc.
70 NE Loop 410 Suite 1116
Spring Creek, TX 75159
361.210.5250
www.stantec.com
The Contractor shall verify and be responsible for all dimensions, DO NOT scale the drawing - any errors or omissions shall be reported to Stantec. The Contractor shall verify and be responsible for all dimensions, DO NOT scale the drawing - any errors or omissions shall be reported to Stantec. The Contractor shall verify and be responsible for all dimensions, DO NOT scale the drawing - any errors or omissions shall be reported to Stantec.

PRELIMINARY
FOR REVIEW ONLY
Stantec
TOMAS Y. CUNANAN
Engineer
P.E. No. 99439 Date: 11/09/2023

CHICK-FIL-A

Lake Travis

3600 Ranch Road 620 South
Bee Cave, Texas 78738

FSR#01656

BUILDING TYPE / SIZE:

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	222012400
PRINTED FOR	Project Status
DATE	2023/10/13
DRAWN BY	KR

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET

PDD CONCEPT DESIGN MAP

SHEET NUMBER

EXH01

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 00-11-14C. To the extent that any of the following standards 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.

(B) Drive-through restaurants are allowed, ~~so long as they have no outside speakers.~~

Exhibit “D”

PDD DESIGN STATEMENT

The name of this PDD amendment project is “Chick-Fil-A PDD Amendment,” consists of 1.962 acres, and is located at 3600 South Ranch Road 620 at the southeast corner of the South Ranch Road 620 and Ladera Boulevard intersection (the “Property”). The current use of the Property is a Chick-Fil-A drive-through restaurant.

The base zoning district which the PDD is based is a commercial district. The permitted uses shall be those allowed in a Commercial District, including those allowed as Conditional Uses which shall be “additional uses,” except those as prohibited per the original PDD ordinance, 00-11-14C, as amended.

The Property is surrounded by PDD zoning designations to the north, west and south, and MU-C, Community Mixed-Use, district to the east across the South Ranch Road 620 right-of-way. Adjacent uses include restaurant to the north, retail to the south, financial institutions to the south, and undeveloped property to the east with some single-family residential uses. Additional land uses in close proximity to the Property include multifamily residential, retail, hotel, religious assembly, personal services, and public parkland.

This requested PDD amendment is to modify Section 2.B of the original PDD ordinance, 00-11-14C, to allow drive-through restaurants to contain outdoor speaker boxes. This PDD amendment does not propose to modify any other section of the existing PDD. The Property will remain subject to the regulations outlined in the Development Agreement dated September 13, 2000 entered into by and between the Village of Bee Cave, Texas and Hope Depot U.S.A., Inc., as amended (the “Development Agreement”).

This PDD amendment does not seek any subdivision waivers, is not proposing any new streets, is not impacting slopes, soils or trees, and is not seeking any modifications to site development regulations, impervious cover, residential density, open space, building orientation, or site access. Additionally, as this is a land use-only amendment with no modifications proposed to the development regulations outlined in the Development Agreement, this PDD amendment application does not seek to make any modifications to the drainage patterns on the Property, and does not have an impact on the 100-year floodplain on the Property.

Existing and nearby utility service letters are included with this PDD amendment application package.

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

November 30, 2023

Ms. E. Megan Will
Planning & Development Department
City of Bee Cave
4000 Galleria Parkway
Bee Cave, TX 78738

Via Electronic Delivery

Re: Chick-Fil-A PDD Amendment – Planned Development District (“PDD”) amendment application for the 1.962-acre piece of property located at 3600 South Ranch Road 620 in the City of Bee Cave, Travis County, Texas (the “Property”).

Dear Ms. Will:

As representatives of the owner of the Property, we respectfully submit the enclosed PDD amendment application package. The project is titled Chick-Fil-A PDD Amendment, consists of 1.962 acres, and is located at 3600 South Ranch Road 620 at the southeast corner of the South Ranch Road 620 and Ladera Boulevard intersection. The current use of the Property is a Chick-Fil-A drive-through restaurant.

The existing Chick-Fil-A restaurant was constructed in 2004. As part of a rehabilitation and updating of the restaurant to meet brand standards, this PDD amendment is being requested. The requested PDD amendment is to modify Section 2.B of the original PDD ordinance, 00-11-14C, to allow drive-through restaurants to contain outdoor speaker boxes. This PDD amendment does not propose to modify any other section of the existing PDD. This request is consistent with surrounding uses and complies with UDC 3.5.5.C, as follows:

1. General Legacy Criteria.

- i. The requested PDD amendment does not propose to remove any permitted uses from the existing PDD;
- ii. The requested PDD amendment does not propose to modify regulations governing building bulk, height, footprint, and separation as currently required by the existing PDD;
- iii. The requested PDD amendment does not propose to modify any regulations pertaining to environmentally significant natural features as currently required by the existing PDD;

- iv. The requested PDD amendment does not propose to modify any shared open space areas as currently required by the existing PDD; and,
 - v. The requested PDD amendment does not propose to modify the transportation system as currently required by the existing PDD.
2. Special Criteria for Amendments.
- i. The requested PDD amendment does not propose to modify the existing PDD boundaries;
 - ii. The requested PDD amendment does not propose to authorize uses that are prohibited within the existing PDD;
 - iii. The requested PDD amendment does not propose to modify the amount of land allocated to a particular use within the existing PDD;
 - iv. The requested PDD amendment does not propose to modify residential density of the original PDD as there are no residential uses permitted in the existing PDD;
 - v. The requested PDD amendment does not propose to modify impervious cover or park or landscaped area within the existing PDD.

The Property will remain subject to the regulations outlined in the Development Agreement dated September 13, 2000 entered into by and between the Village of Bee Cave, Texas and Hope Depot U.S.A., Inc., as amended.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor

ORDINANCE NO. 530

AN ORDINANCE AMENDING ORDINANCE NO. 00-11-14C (ADOPTED ON NOVEMBER 14, 2000) FOR A PORTION OF THE DEVELOPMENT KNOWN AS CHICK FIL A WHICH IS LOCATED AT 3600 RANCH ROAD 620 SOUTH, IN THE CITY OF BEE CAVE, TEXAS FOR THE PROPERTY DESCRIBED AS LOT 2A BLK B HOME DEPOT ADDN THE AMENDED PLAT OF LTS 2&3 BLK B OF REPLAT (HEREINAFTER THE "PROPERTY") AND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND WHICH PROPERTY IS ZONED PLANNED DEVELOPMENT DISTRICT WITH A BASE ZONING OF COMMERCIAL; 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 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 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 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 ____ day of _____, 2024.

CITY OF BEE CAVE, TEXAS

Kara King, Mayor

ATTEST:

Kaylynn Holloway, City Secretary

[SEAL]

APPROVED AS TO FORM:

City Attorney
Ryan Henry, Law Offices of Ryan Henry, PLLC

Exhibit "A"

Property Description

Lot 2A, Block "B" of the Amended Plat for Lots 2 and 3, Block "B" of the Replat of the Home Depot Addition, a Subdivision as recorded in document number 200500246 of the Official Public Records of Travis County, Texas.

DRAFT

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.

(B) Drive-through restaurants are allowed, ~~so long as they have no outside speakers.~~



Planning and Zoning Commission Meeting
3/5/2024
Agenda Item Transmittal