



BEE CAVE
TEXAS

AGENDA

Regular Meeting

Planning and Zoning Commission

Tuesday, September 17, 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 THE CITY SECRETARY OFFICE AT (512) 767-6641 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING. THANK YOU.

1. Call meeting to order
2. Roll Call
3. Public hearing, discussion, and possible action on Ordinance No. __ to amend Article 3 of the Unified Development Code (UDC) to add a new zoning district, Golf and Amenity, and update all related UDC sections in accordance with this new district.
See attached TL
4. Close Regular Meeting
5. Open Executive Session
6. Close Executive Session
7. Open Regular Meeting
8. Consider action, if any, on Executive Session
9. Adjournment

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.



*Planning and Zoning Commission Meeting
9/17/2024
Agenda Item Transmittal*

Agenda Item: 3.

Agenda Title: Public hearing, discussion, and possible action on Ordinance No. ___ to amend Article 3 of the Unified Development Code (UDC) to add a new zoning district, Golf and Amenity, and update all related UDC sections in accordance with this new district.

Commission Action: Discuss and Consider Action

Department: Planning and Development

Staff Contact: Carly Pearson

1. INTRODUCTION/PURPOSE

See attached TL

2. DESCRIPTION/JUSTIFICATION

a) Background

See attached TL

b) Issues and Analysis

See attached TL

3. FINANCIAL/BUDGET

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

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

See attached TL

ATTACHMENTS:

Description	Type
☐ Transmittal Letter	Report
☐ Ordinance Draft	Ordinance

Planning and Zoning Commission Meeting
September 17, 2024
Agenda Item Transmittal

Agenda Title: Public hearing, discussion, and possible action on Ordinance No. ___ to amend Article 3 of the Unified Development Code (UDC) to add a new zoning district, Golf and Amenity, and update all related UDC sections in accordance with this new district.

Commission Action: Discuss and Consider Action

Department: Planning & Development

Staff Contact: Carly Pearson, Director of Planning and Development

1. INTRODUCTION/PURPOSE

The purpose of this agenda item is to consider an amendment to Article 3 Zoning Regulations of the UDC to add a new zoning district: Golf and Amenity. All related UDC sections will be updated in accordance with the proposed district.

2. DESCRIPTION/ JUSTIFICATION

a) Background

The Golf and Amenity district is being proposed to increase and enhance the current zoning district options within the City of Bee Cave. This district will provide an option for golf courses and their associated amenities.

b) Issues and Analysis

The District GA (Golf & Amenity) zoning designation is crafted to foster and protect recreational environments centered around golf and associated amenities. Its primary goal is to maintain the aesthetic and functional integrity of golf courses, driving ranges, and related facilities, including tennis and pickleball courts, clubhouses, and pools. By limiting incompatible land uses, the district aims to preserve the quality of these recreational spaces and ensure they are complemented by adequate open space and landscaping.

3. Financial Budget

N/A

4. Timeline Considerations

N/A

5. Files

Attached:

- Draft Ordinance

ORDINANCE NO. ____

AN ORDINANCE AMENDING ARTICLE THREE OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF BEE CAVE.

WHEREAS, the City of Bee Cave is lawfully incorporated as a Home Rule municipality and the City Council is the governing body of the City; and

WHEREAS, it is the intent of the City of Bee Cave to protect the public health, safety, and welfare of its citizens; and

WHEREAS, municipalities may, under their police powers, enact reasonable regulations to promote the health, safety, and welfare of their citizens; and

WHEREAS, Texas Local Government Code Section 51.001(1) provides that the governing body of a municipality may adopt, publish, amend, or repeal an ordinance, rule or policy regulation that is for the good government, peace, or order of the municipality; and

WHEREAS, the Bee Cave City Council may regulate the development of property within Bee Cave's city limits and exterritorial jurisdiction; and

WHEREAS, the Bee Cave City Council, in compliance with the laws of the State of Texas and the City's municipal code, and the in the exercise of its legislative discretion, has determined it is appropriate, for good government and for the welfare and benefit of the public, to amend the Unified Development Code to update its provisions to keep up with the growth and development of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY

OF BEE CAVE, TEXAS that Article 3 of the City of Bee Cave United Development Code shall be amended with strike-through text being deletions and underlined text being additions and all other provisions not addressed remain untouched and in full force and affect and shall read as follows:

* * *

SEC. II.

§ 3.2.17 **District GA (Golf & Amenity).**

(a) Purpose.

This district is intended to establish and preserve attractive golf courses, driving ranges, natural or artificial hazards for the game of golf, tennis/pickleball courts, and other recreational amenities generally associated with a golf club, such as a clubhouse, restaurant/lounge, pool facility, and pro shop. The intent is to protect the integrity of such areas by prohibiting the intermixture of uses that are incompatible with the game of golf and its amenity uses. The site should also contain adequate space for open space and landscaping buffers.

(b) Permitted uses.

(1) Golf courses including tees, fairways, driving range, golf greens, natural and artificial hazards, pro shop, golf cart repair and servicing facilities, and golf course maintenance facilities;

(2) Clubhouse with or without private restaurant/lounge

(3) Tennis/pickleball courts, facilities;

(3) Pool, facilities;

(4) Accessory structures and uses incidental to the foregoing uses;

(c) Special uses.

(1) Other amenity facilities may be permitted with an SUP permitted by the city council pursuant to article **3.5.6**.

(d) Dimensional Standards

(i) Maximum height.

No part of any structure within this district, except for chimneys, attic ventilators and plumbing vent stacks, may exceed 35 feet in height above the highest natural grade under the slab, unless an SUP is granted by the city council pursuant to article **3.5.6**.

(ii) Setbacks.

Structures within this district must be a minimum of 10 feet from any lot or property lines, and must be a minimum of 25 feet from any residential lot or property line.

II.

CUMULATIVE CLAUSE

That this Ordinance shall be cumulative of all provisions of the City of Bee Cave, except where the provisions of this Ordinance are in direct conflict with the provisions of such other ordinance, in which event the conflicting provisions of such other ordinance are hereby repealed, while leaving the remainder of such other ordinance intact. To the extent of any conflict, this Ordinance is controlling.

III.

SEVERABILITY

That it is hereby declared to be the intention of the City Council of the City of Bee Cave. that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional or invalid by final judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional or invalid phrases, sentences, paragraphs, or sections.

IV.

PROPER NOTICE AND 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

V.

EFFECTIVE DATE

This ordinance shall be effective upon passage and publication as required by state and local law.

DULY PASSED AND APPROVED, on the day of ,
2024 at a regular meeting of the City Council of the City of Bee Cave, Texas, which was held in
compliance with the Open Meetings Act, Gov't. Code §551.001, et. Seq. at which meeting a
quorum was present and voting.

CITY OF BEE CAVE:

Kara King, Mayor

ATTEST: _____

Jo Ann Touchstone, City Secretary

[SEAL]

APPROVED AS TO FORM:

City Attorney: _____

Ryan Henry, Law Offices of Ryan Henry, PLL