



BEE CAVE
TEXAS

AGENDA

Regular Meeting

Planning and Zoning Commission

Tuesday, October 15, 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. Consider approval of minutes of the regular meeting conducted on May 7, 2024.
4. Consider approval of minutes of the regular meeting conducted on May 21, 2024.
5. Consider approval of minutes of the regular meeting conducted on August 20, 2024.
6. Public hearing, discussion, and possible action on an amendment to the City Zoning Map for an approximately one hundred ninety-six-acre tract known as the Falconhead Golf Club.
See attached TL
7. Public hearing, discussion, and possible action on a request for a Specific Use Permit (SUP) to allow a private club – specifically, a retail cigar lounge – within the Town Center Mixed-Use zoning district
See attached TL
8. Close Regular Meeting

9. Open Executive Session
10. Close Executive Session
11. Open Regular Meeting
12. Consider action, if any, on Executive Session
13. 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
10/15/2024
Agenda Item Transmittal*

ATTACHMENTS:

Description	Type
☐ May 7, 2024 Minutes	Backup Material

MINUTES OF THE MEETING OF THE
PLANNING AND ZONING COMMISSION
CITY OF BEE CAVE
4000 Galleria Parkway
Bee Cave, Texas 78738
May 7, 2024

STATE OF TEXAS §

COUNTY OF TRAVIS §

Present:

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

Absent:

Julie DaSilva, Commissioner
Eric McKee, Commissioner

City Staff:

Julie Oakley, City Manager
Lindsey Oskoui, Assistant City Manager
Carly Pearson, Planning and Development Director
Amanda Padilla, Senior City Planner
Sean Lapano, City Planner
Kevin Sawtelle, City Engineer
Logan Maurer, Staff Engineer
Thomas Hatfield, Interim City Secretary

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 May 7th, 2024, in the Council Chambers of Bee Cave City Hall.

The Pledge of Allegiance.

Minutes of March 19, 2024

MOTION: A motion was made by Commissioner Wright, seconded by Commissioner Schmidt, to approve the minutes of March 19, 2024.

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 No. 534 amending the City of Bee Cave Unified Development Code (UDC) regulations within Articles 1-6 and 9, including but not limited to those related to Provisions and Procedures, Subdivision (Platting), and Zoning.

Amanda Padilla, Senior Planner, presents edits staff suggests making to the ordinance before it is passed by the council.

Public hearing opened at 6:08pm

Niti Madan, 5304 Great Divide Dr, spoke on UDC Section 3.4.9.A, concerning accessory buildings. Her lot does not allow for an accessory building in a location that meets her family's needs while complying with the current code.

Public Hearing closed 6:13pm.

MOTION: A motion was made by Chair Crumbley, seconded by Vice Chair Wakefield, to approve Ordinance No. 534 with the conditions recommended by staff, in addition to removing the requirement that a building 500sqft or less requiring no features and rewriting it to say a building 2500sqft or less can have feature requirements waived by the Planning and Development Director, as well as recommending staff discuss changes to irrigation requirements with Council.

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.

MOTION: A motion was made by Chair Crumbley, seconded by Vice Chair Wakefield, to recommend to the City Council that if the Planning and Zoning Commission recommends denial

of a zoning application or SUP the City Council may only approve the application by a 3/4th majority vote.

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 items on the agenda for May 21st, 2024, the meeting will remain on the schedule.

The Planning and Zoning Commission adjourned the meeting at 6:40 p.m.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

Kit Crumbley, Chair

ATTEST

Thomas Hatfield, Administrative Coordinator



*Planning and Zoning Commission Meeting
10/15/2024
Agenda Item Transmittal*

ATTACHMENTS:

Description	Type
☐ May 21, 2024 Minutes	Backup Material

MINUTES OF THE MEETING OF THE
PLANNING AND ZONING COMMISSION
CITY OF BEE CAVE
4000 Galleria Parkway
Bee Cave, Texas 78738
May 21, 2024

STATE OF TEXAS §

COUNTY OF TRAVIS §

Present:

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

Absent:

Eric McKee, Commissioner

City Staff:

Julie Oakley, City Manager
Carly Pearson, Planning and Development Director
Amanda Padilla, Senior City Planner
Sean Lapano, City Planner
Kevin Sawtelle, City Engineer
Logan Maurer, Staff Engineer
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 May 21st, 2024, in the Council Chambers of Bee Cave City Hall.

The Pledge of Allegiance.

Chairman Crumbley opens agenda items 4 and 5 to be discussed together.

Discuss and consider action on a waiver to section 7.3.2D Impervious Cover of the Unified Development Code for Starbucks located at 14211 W State Highway 71, Bee Cave, Texas.

Public hearing, discussion, and possible action on Ordinance No. 535 to allow a specific use permit for the use “Food and Beverage Services (with drive-through)” with a associate Site and NPS Plan located at 14211 W State Highway 71, Bee Cave, Texas.

Public hearing opened at 6:14pm

Public Hearing closed 6:14pm.

MOTION: A motion was made by Chair Crumbley, seconded by Commissioner Reynolds, to recommend the City Council approve the waiver request with the condition that the applicant update and re-record the restrictive covenant and drainage easement to capture maintenance of the proposed permeable pavement.

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

Voting Aye: Chair Crumbley, Vice Chair Wakefield, Commissioners, DaSilva Reynolds, Schmidt, & Wright

Voting Nay: None

Abstained: None

Absent: Commissioner McKee

The motion carried.

MOTION: A motion was made by Commissioner Schmidt, seconded by Commissioner Wright, to approve Ordinance No. 535 to allow a specific use permit for the use “Food and Beverage Services (with drive-through)” with a associate Site and NPS Plan located at 14211 W State Highway 71, Bee Cave, Texas as presented by staff.

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

Voting Aye: Chair Crumbley, Vice Chair Wakefield, Commissioners, DaSilva Reynolds, Schmidt, & Wright

Voting Nay: None

Abstained: None

Absent: Commissioner McKee

The motion carried.

The Planning and Zoning Commission adjourned the meeting at 6:44 p.m.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

ATTEST

Kit Crumbley, Chair

Thomas Hatfield, Administrative Coordinator



*Planning and Zoning Commission Meeting
10/15/2024
Agenda Item Transmittal*

ATTACHMENTS:

Description	Type
□ August 20, 2024	Backup Material

MINUTES OF THE MEETING OF THE
PLANNING AND ZONING COMMISSION
CITY OF BEE CAVE
4000 Galleria Parkway
Bee Cave, Texas 78738
August 20, 2024

STATE OF TEXAS §

COUNTY OF TRAVIS §

Present:

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

Absent:

Julie DaSilva, Commissioner

Commented [SL1]: Still a commissioner?

City Staff:

Julie Oakley, City Manager
Carly Pearson, Planning and Development Director
Sean Lapano, Senior Planner

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 6:12 p.m. on Tuesday August 20th, 2024, in the Council Chambers of Bee Cave City Hall.

The Pledge of Allegiance.

Chairman Crumbley opens agenda items 3,4,5,6 to be discussed together.

Public Hearing, discussion, and possible action on an Ordinance to amend the Unified Development Code, Article 3 Zoning Regulations regarding Dimensional Standards, Specific Use Permits, Planned Development Districts, Zoning Districts

Public hearing opened at 6:26pm

Public Hearing closed 6:27pm.

MOTION: A motion was made by Chair Crumbley, seconded by Commissioner Reynolds to amend the Unified Development Code, Article 3 Zoning Regulations regarding Dimensional Standards

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

Voting Aye: Chair Crumbley, Vice Chair Wakefield, Commissioners, Sbrocco, Reynolds, Schmidt, Wright,

Voting Nay: None

Abstained: None

Absent: None

The motion carried.

MOTION: A motion was made by Chair Crumbley, seconded by Commissioner Wright to amend the Unified Development Code, Article 3 Zoning Regulations regarding Specific Use Permits

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

Voting Aye: Chair Crumbley, Vice Chair Wakefield, Commissioners, Sbrocco, Reynolds, Schmidt, Wright,

Voting Nay: None

Abstained: None

Absent: None

The motion carried.

MOTION: A motion was made by Chair Crumbley, seconded by Commissioner Wakefield to amend the Unified Development Code, Article 3 Zoning Regulations regarding Planned Development Districts

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

Voting Aye: Chair Crumbley, Vice Chair Wakefield, Commissioners, Sbrocco, Reynolds, Schmidt, Wright,

Voting Nay: None

Abstained: None

Absent: None

The motion carried.

MOTION: A motion was made by Chair Crumbley, seconded by Commissioner Schmidt to amend the Unified Development Code, Article 3 Zoning Regulations regarding Zoning Districts

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

Voting Aye: Chair Crumbley, Vice Chair Wakefield, Commissioners, Sbrocco, Reynolds, Schmidt, Wright,

Voting Nay: None
Abstained: None
Absent: None

The motion carried.

The Planning and Zoning Commission adjourned the meeting at 6:37 p.m.

PASSED AND APPROVED THIS ____ DAY OF _____, 2024.

Kit Crumbley, Chair

ATTEST

Sean Lapano, Senior Planner



*Planning and Zoning Commission Meeting
10/15/2024
Agenda Item Transmittal*

Agenda Item: 6.

Agenda Title: Public hearing, discussion, and possible action on an amendment to the City Zoning Map for an approximately one hundred ninety-six-acre tract known as the Falconhead Golf Club.

Commission Action: Discuss and Consider Action

Department: Planning and Development

Staff Contact: Sean Lapano, Senior Planner

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

- ▣ Transmittal Letter
- ▣ City of Bee Cave Official Zoning Map

Type

- Report
- Exhibit

Planning and Zoning Commission Meeting
October 15, 2024
Agenda Item Transmittal

Agenda Title: Public hearing, discussion, and possible action on an amendment to the City Zoning Map for an approximately one hundred ninety-six-acre tract known as the Falconhead Golf Club.

Commission Action: Discuss and Consider Action

Department: Planning & Development

Staff Contact: **Carly Pearson, Planning and Development Director**

1. INTRODUCTION/PURPOSE

The City of Bee Cave is proposing to amend the zoning map for an approximately one hundred ninety-six-acre tract known as the Falconhead Golf Club, located at 14310 Falconhead Blvd. The City's official zoning map currently designates the subject parcel as Neighborhood Mixed-Use. The proposal is to amend the zoning to the Golf and Amenity district.

2. DESCRIPTION/ JUSTIFICATION

a) Background

It was brought to the attention of staff that the golf course located within the Falconhead neighborhood subdivision was shown as Neighborhood Mixed-Use zoning district on the City's Official Zoning Map.

b) Issues and Analysis

After investigation of the issue, staff at the time determined that this appeared to be an administrative oversight. The golf course should have been included in the original Planned Development District (PDD). With the adoption by City Council of the newly created Golf and Amenity zoning district, the zoning category of the Falconhead Golf Course can now be appropriately updated and the Official Zoning Map administratively corrected.

3. Financial Budget

N/A




4. Timeline Considerations

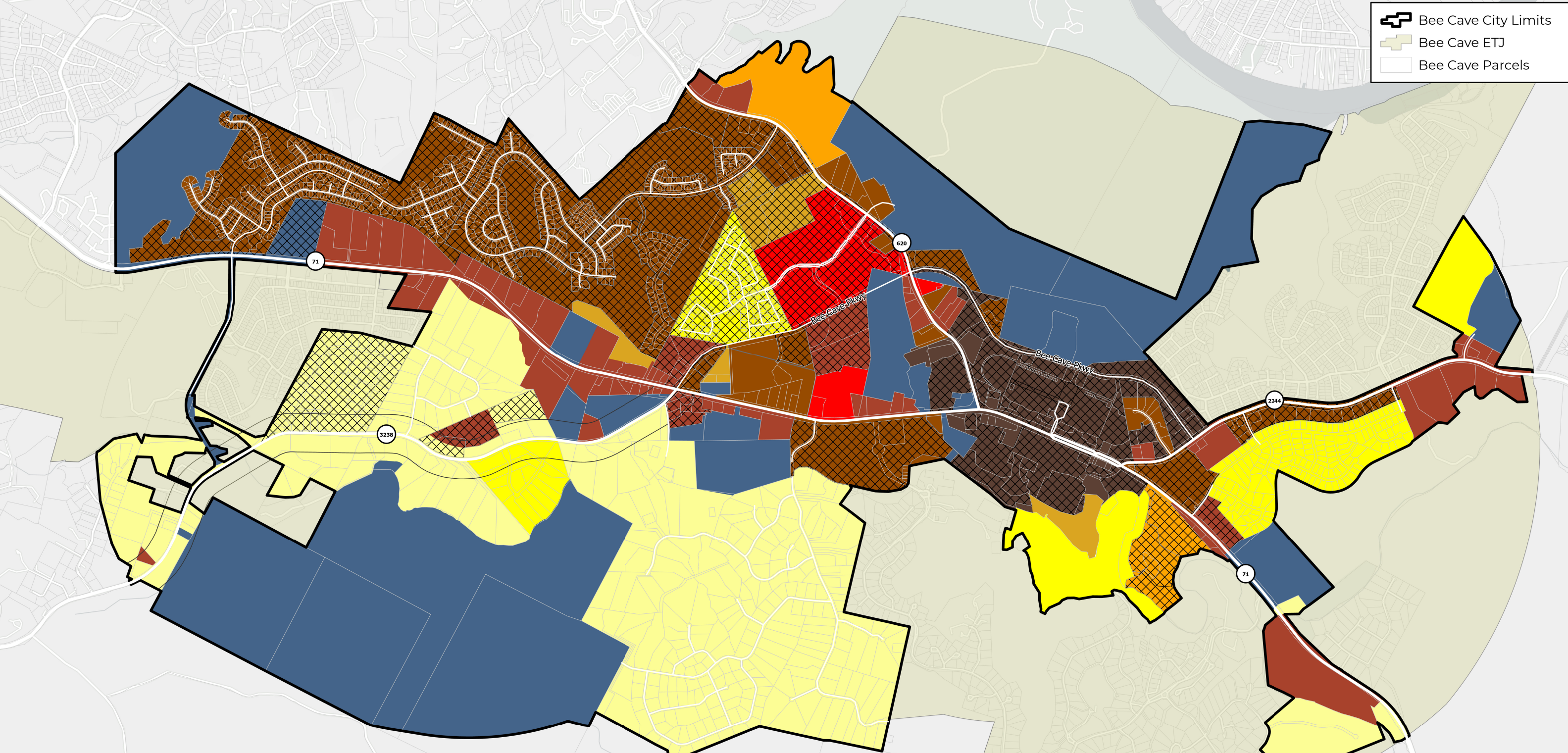
N/A

5. Files













Attached:

- City of Bee Cave Official Zoning Map

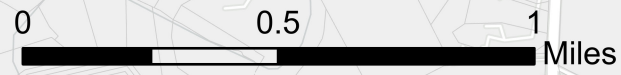
-  Bee Cave City Limits
-  Bee Cave ETJ
-  Bee Cave Parcels




Zoning Legend

-  Ag (Agriculture District)
-  R-1 (Residential Estate District)
-  R-2 (Suburban Residential District)
-  R-4 (Urban Residential District)
-  R-5 (Multifamily Residential District)
-  MU-N (Neighborhood Mixed-Use District)
-  MU-C (Community Mixed-Use District)
-  MU-TC (Town Center Mixed-Use District)
-  CR (Regional Commercial District)
-  P (Public District)
-  Hill Country Overlay District
-  Planned Development District

City of Bee Cave Official Zoning Map



Miles



N



BEE CAVE
TEXAS

Simply Elevated



*Planning and Zoning Commission Meeting
10/15/2024
Agenda Item Transmittal*

Agenda Item: 7.

Agenda Title: Public hearing, discussion, and possible action on a request for a Specific Use Permit (SUP) to allow a private club – specifically, a retail cigar lounge – within the Town Center Mixed-Use zoning district

Commission Action: Discuss and Consider Action

Department: Planning and Development

Staff Contact: Carly Pearson, Director of Planning and Development

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

- ▣ Site Layout
- ▣ Location Exhibit
- ▣ Transmittal Letter

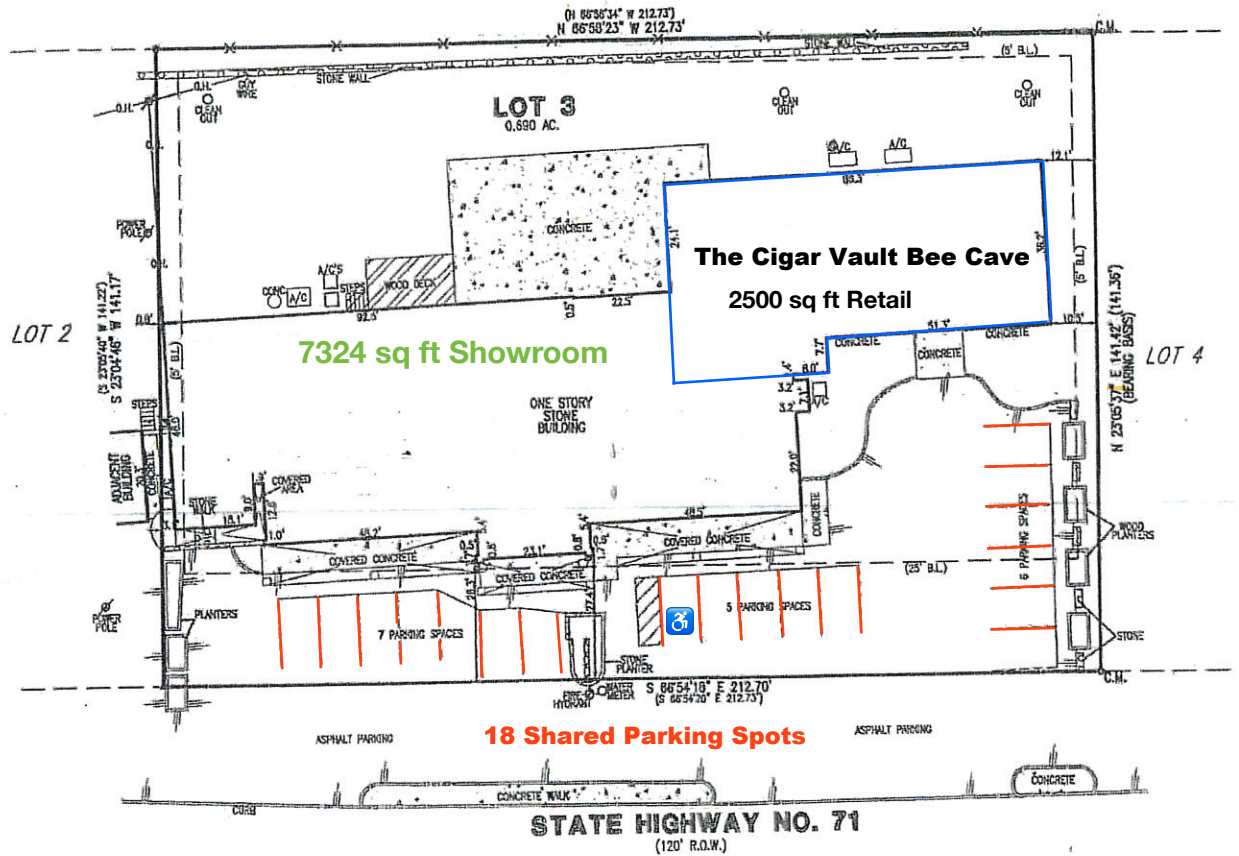
Type

- Exhibit
- Exhibit
- Report

Survey file

12703 HWY 71 | AUSTIN, TX 78738

LOT 4, BLOCK B
FINAL PLAT OF THE SHOPS AT THE GALLERIA
DOC. NO. 201400202





300' Buffer

McDonald's

Frost Bank

Total Smoke & Vape

Oil Changers + Repair

Planet K

Maudie's Tex-Mex

Planning and Zoning Commission Meeting
October 15, 2024
Agenda Item Transmittal

Agenda Title: Public hearing, discussion, and possible action on a request for a Specific Use Permit (SUP) to allow a private club – specifically, a retail cigar lounge – within the Town Center Mixed-Use zoning district

Commission Action: Discuss and Consider Action

Department: Planning & Development

Staff Contact: **Carly Pearson, Planning and Development Director**

1. INTRODUCTION/PURPOSE

Application covers a request for a Specific Use Permit (SUP) to allow a private club – specifically, a retail cigar lounge - within the Town Center Mixed-Use zoning district. The subject parcel is located at 12703 W SH 71.

2. DESCRIPTION/ JUSTIFICATION

a) Background

The applicant is the owner of Cigar Vault, a retail and lounge establishment focusing on the sale of cigars. The establishment may include on site consumption of cigars and may serve limited alcoholic beverages to patrons. Because of these components, this use requires a Specific Use Permit (SUP) as a Private Club under the Bee Cave Unified Development Code (UDC)

b) Issues and Analysis

Zoning: The zoning district of this property is Town Center Mixed Use (MU-TC) and there are no outstanding comments.

Comprehensive Plan: The Future Land Use designation of this property is Urban Corridor. This use is compliant with this designation and the Comprehensive Plan and there are no outstanding comments.

Building: The UDC requires completion of a site inspection by the City of Bee Cave Building Official. The applicant completed the site inspection with the Building Official on August 29, 2024 and there are no outstanding comments.

Parking: The tenant space for this retail use is 2,500 square feet, and thus requires 25 parking spaces (1 per 100 sf per UDC Section 3.3.5). The site provides 18 parking spaces.

This site is “grandfathered” as a legal non-conforming use and is accordance with Unified Development Code § 3.4.11(E)3 (Non-conforming lots, structures, and uses. Non-conforming due to inadequate parking.), and thus is not required to meet current minimum parking standards. As this site is an existing, legal non-conforming site and structure, a fully-engineered site plan is not required under Sections 3.5.4.C.1(vii) and 3.5.6.C.1). It is legally entitled to operate as is and there are no outstanding comments.

Use: The use requires an SUP for a Private Club under UDC Sections 3.3.5 and 3.5.6, due to the addition to retail of on-premise consumption of cigars and/or alcoholic beverages. Per Section 3.4.8(B)(2) Alcoholic Beverage Sales: *“The sale of alcoholic beverages by a dealer whose place of business is within three hundred (300) feet of a Place of Worship, public or private school up to secondary level, Hospital, or Day Care, Child is prohibited, unless a variance is expressly approved by the City Council in accordance with Section 2(v) below.”* See attached proximity map which confirms that the proposed location of this use is not in violation of the referenced sections, and there are no outstanding comments.

3. Financial Budget

N/A

4. Timeline Considerations

N/A

5. Files

Attached:

- Site Plan
- Distance Exhibit