AGENDA

Regular Meeting

City Council

Tuesday, July 26, 2022

6:00 PM, City Hall

4000 Galleria Parkway

Bee Cave, Texas 78738-3104

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.

A quorum of the Planning and Zoning Commission and/or Economic Development Board may be in attendance at this meeting. No action will be taken by the Commission or Board.

1. Call meeting to order
2. Roll Call
3. Pledge of Allegiance
4. Citizen Comments

This is an opportunity for citizens to address the City Council concerning an issue of community interest that is not on the agenda. Comments on the agenda items must be made when the agenda item comes before the Council. Any deliberation of the issue is limited to a proposal to place it on the agenda for a later meeting. Citizens will have up to 3 minutes to make comments.

5. Consent Agenda

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public view.

A. Consider approval of the minutes of the Regular Session conducted on July 12, 2022.

B. Consider approval of the financial and investment reports. (June)

6. Discussion and possible action on the site plan amendment for the International School of Texas located at 15506 West State Highway 71, Building C

7. Discussion and consider action regarding Ordinance No. 480, which repeals and replaces Ordinances No. 334 and 375, the zoning and development standards related to a planned development mixed-use district (PD-MU) know as “The Terraces,” with zoning and development standards for a new planned development multifamily and single-family attached residential district (PD-MF1 and SFA) know as “The Pearl,” the subject properties being generally located on Bee Cave Parkway at RM 620.

8. Discussion and possible action on a replat of Homestead, Lot 1 Blk C located at 4901 High Canyon Pass, Bee Cave, Texas

9. Discuss and consider action to authorize staff to publish Request for Qualifications for architectural firms for the design and construction of the new Bee Cave Police facility and authorize the temporary relocation of the Police Department.

10. Discuss and consider action to authorize staff to publish Request for Qualifications for Construction Manager at-Risk that will provide preconstruction and construction services for the new Bee Cave Police facility.

11. Discussion and possible direction on the proposed FY 2022-2023 Budget.

12. Discuss and consider action regarding the use of hotel occupancy tax funds for an Ice Rink at the Hill Country Galleria; authorize staff and counsel to negotiate a reimbursement agreement with CSHV HCG Retail LLC.

13. Discuss and consider action on the reappointment of Clint Garza to the Board of Directors the West Travis County Public Utility Agency.

14. Discussion on the forthcoming roles opening on the Bee Cave Development Corporation, reappointments and appointments.

15. Close Regular Meeting

16. Open Executive Session

Executive session in accordance with the Texas Government Code, Section

551.071 - Consultation with Attorney regarding pending or contemplated litigation or a settlement offer, or on any matters in which the Attorney has a duty to the City under the Texas Disciplinary Rules of Professional Conduct that clearly conflicts with the provisions of the Open Meetings Law. A quorum of the City Council will be present for the executive session.

A. Consultation with Attorney regarding pending litigation styled Goodwin v. Kara King, Mayor; Council members Andrea Willott, Jon Cobb, Andrew Clark, Kevin Hight and City of Bee Cave.

B. Deliberation regarding the potential acquisition of real property for public purposes

17. Close Executive Session

18. Open Regular Meeting

19. Consider action, if any, on Executive Session

20. Adjournment

The Council 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 Council 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.

I certify that the above notice of meeting was posted at Bee Cave City Hall, 4000 Galleria Parkway, Bee Cave, Texas, on the 21st day of July, 2022 at 4:45 P.M. (Seal)

_____

Kaylynn Holloway, City Secretary

City Council Meeting
7/26/2022
Agenda Item Transmittal

Agenda Item:	**5.A.**
Agenda Title:	**Consider approval of the minutes of the Regular Session conducted on July 12, 2022.**
Council Action:	**Approve**
Department:	**City Secretary**
Staff Contact:	**Kaylynn Holloway, City Secretary**

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 July 12, 2022	Backup Material

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL
CITY OF BEE CAVE
July 12, 2022

STATE OF TEXAS §
COUNTY OF TRAVIS §

Present:

Kara King, Mayor
Andrew Clark, Mayor Pro Tem
Courtney Hohl, Council Member
Andrew Rebber, Council Member
Andrea Willott, Council Member

Absent:

Kevin Hight, Council Member

City Staff:

Clint Garza, City Manager
Megan Santee, City Attorney
Kaylynn Holloway, City Secretary
Kevin Sawtelle, City Engineer
Lindsey Oskoui, Assistant City Manager
Megan Will, Planning and Development Director
Keith Howard, Police Sergeant
Kevin Sawtelle, City Engineer
Amanda Padilla, Sr. City Planner
Sean Lapano, City Planner
Logan Maurer, Engineer
Jenny Huff, Communications Director

Call to Order and Announce a Quorum is Present

With a quorum present, the regular meeting of the Bee Cave City Council was called to order by Mayor King at 6:02 p.m. on Tuesday, July 12, 2022.

Citizen Comments.

There were not any citizen comments at this time.

Consider approval of the minutes of the Regular Session conducted on June 28, 2022.

MOTION: A motion was made by Council Member Rebber, seconded by Council Member Hohl, to approve the minutes of the Regular Session conducted on June 28, 2022.

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

Voting Aye:	Mayor King, Mayor Pro Tem Clark, Council Members Hohl, Rebber and Willott
Voting Nay:	None
Absent:	Council Member Hight

The motion carried 5-0.

Discuss and consider action on Granting the PUA Temporary Construction and Permanent Easements for portions of the 1080 Water Line, which crosses the following City properties:

a) 12308 Galleria Parkway aka "the Staats property" (TCAD Parcel ID 740545, PUA Project ID 3)
b) southeast corner of Bee Cave Parkway and RR 620 aka "the Crescent Tract" (TCAD Parcel ID 740568 PUA Project ID 11)
c) 3726 RR 620 aka "the Mollison Tract" (TCAD Parcel ID 541352, PUA Project ID 14)
d) west of and adjacent to 3726 RR 620 Bee Cave Parkway aka "Bee Cave Central Park" (TCAD Parcel ID 721564, PUA Project ID 16)

Assistant City Manager Lindsey Oskoui presented this item. The 1080 Transmission Main is a proposed 24" water line extending just west of the NW intersection of FM2244 and Bee Cave Parkway to a point approximately 8,798 feet west. The line will parallel, then cross Bee Cave Parkway, generally within easements, for approximately 6,755 feet, then proceed west, crossing Ranch Road 620 and continuing west, generally paralleling Bee Cave Parkway, within easements, terminating at a proposed 24" water line location to be constructed by others. The transmission main will be owned and operated by the West Travis County Public Utility Agency (WTCPUA).

The PUA is seeking easements from the City, among other affected property owners, authorizing construction and perpetual ownership of and access to the future water line.

MOTION: A motion was made by Council Member Rebber, seconded by Council Member Hohl, to approve PUA Temporary Construction and Permanent Easements for portions of the 1080 Water Line and authorize the Mayor to execute the easements.

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

Voting Aye:	Mayor King, Mayor Pro Tem Clark, Council Members Hohl, Rebber and Willott
Voting Nay:	None
Absent:	Council Member Hight

The motion carried 5-0.

Public hearing, discussion and possible action on Ordinance No. 485 to rezone the existing zoning from Agriculture (AG) to Suburban Residential (R-2) for the property located south of State Hwy 71 West, Southeast of the Shops at the Galleria.

Sr. City Planner Amanda Padilla stated that the purpose of this agenda item is to request rezoning for the Cassandra Tract from AG, Agriculture, to R-2, Suburban Residential District, for a 92.425-acre tract of land generally located southeast of the Shops at the Galleria.

Mayor King opened the Public Hearing at 6:09 p.m.

There being no person wanting to provide public testimony, the public hearing closed at 6:10 p.m.

MOTION: A motion was made by Council Member Willott, seconded by Council Member Hohl, to approve Ordinance No. 485 rezoning the existing zoning from Agriculture (AG) to Suburban Residential (R-2) for the property located south of State Hwy 71 West, Southeast of the Shops at the Galleria.

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

Voting Aye:	Mayor King, Mayor Pro Tem Clark, Council Members Hohl, Rebber and Willott
Voting Nay:	None
Absent:	Council Member Hight

The motion carried 5-0.

Discuss and consider action on the appointment of an Alternate member to the Planning and Zoning Commission.

MOTION: A motion was made by Mayor King, seconded by Council Member Hohl, to appoint Kim Tisdale as an Alternate to the Planning and Zoning Commission.

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

Voting Aye:	Mayor King, Mayor Pro Tem Clark, Council Members Hohl, Rebber and Willott
Voting Nay:	None
Absent:	Council Member Hight

The motion carried 5-0.

Discussion, and possible action on Ordinance No. 480, which repeals and replaces Ordinances No. 334 and 375, the zoning and development standards related to a planned development mixed-use district (PD-MU) known as The Terraces, with zoning and development standards for a new planned development multifamily and single-family attached residential district (PD-MF1 and SFA) known as The Pearl, the subject properties being generally located on Bee Cave Parkway at RM 620.

Mayor King opened the item for citizen comments.

Adrian Overstreet, adjacent property owner, stated that he was able to finalize a Memorandum of Understanding with the Morgan Developers regarding his connecting and adjacent property. He is in favor of the Pearl Development.

Helen Jobes, 12601 Bee Cave Parkway, commented that there is a need for more upscale apartments in the area. It will provide housing for people who want to walk to restaurants and shops.

Leslie Walker, 16304 Spillman Ranch Loop, is adamantly opposed to the project.

Steve Braasch, 14416 Piper Glen, commented that the project has too many safety and traffic issues. He asked the Council to take time to study the project and call a moratorium.

Jennie Braasch, 14416 Piper Glen, is opposed to the approval of more apartments. The project will cause more stress on the Police officers with traffic and safety issues.

Dave Speinhoff, 16320 Spillman Ranch, wants the area to remain as it is. The project is not good for the community.

Casey Tisdale, 14408 Piper Glen, is opposed to the project. There are already to many apartments and the schools are full.

Mary Grmoljez, 3921 Sugarloaf, commented that the traffic is already bad. She is opposed to the project.

Joe Inge, 5608 Great Divide, supports the project but would rather see something else besides apartments.

Elizabeth Williams, 616 Castle Ridge, would like to see the project completed.

Jeffrey Sorrel, 10608 Senna Hills, spoke in favor of the project.

Quinn Gormley, 15204 Cascade Bluff, would like to see people be able to walk to work to reduce the traffic. We need more affordable rooftops.

Amrut Kapare, 4508 Tambre Bend, commented that the project will put more stress on the schools and the water supply.

Victoria Hines, 1449 Sienna Blvd, is opposed to the project.

John Colman, 5201 Great Divide, commented that the project would put more stress on the community. The infrastructure problem needs to be resolved first.

The Council asked additional questions and continued with their comments about the project. They provided direction to staff and the applicant.

This item will be brought back to the next Council meeting for further discussion and direction.

Adjournment:

MOTION: A motion was made by Council Member Hohl, seconded by Mayor Pro Tem Clark, to adjourn.

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

Voting Aye:	Mayor King, Mayor Pro Tem Clark, Council Members Hohl, Rebber and Willott
Voting Nay:	None
Absent:	Council Member Hight

The motion carried 5-0.

The City Council meeting adjourned at 9:50 p.m.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

_____
Kara King, Mayor

ATTEST:

_____
Kaylynn Holloway, City Secretary

City Council Meeting
7/26/2022
Agenda Item Transmittal

Agenda Item: **5.B.**

Agenda Title: **Consider approval of the financial and investment reports. (June)**

Council Action: **Consent Agenda**

Department: **Finance**

Staff Contact: **Administration**

1. INTRODUCTION/PURPOSE

The purpose of this agenda item is to provide the monthly financial and investment report to Council as required by policy.

2. DESCRIPTION/JUSTIFICATION

a) Background

This installment of the finance and investment report is for the period ending June 30th, 2022, completing 75% of FY 2021-22.

b) Issues and Analysis

General Fund Revenues year-to-date are up from prior year.

*June Sales Tax report is for April collections.
*TXDot purchased city owned property as part of the RR 620 safety project.
*Covid-19 reimbursements: US Treasury.

Account	Adopted Budget	Current Period	Y-T-D Actual	% of Budget	Balance
Sales taxes	8,812,500	894,899	7,911,743	89%	900,757
Franchise fees	500,100	768	60,354	12%	439,746
Building fees	425,000	18,068	340,931	80%	84,069
Mixed drink taxes	110,000	17,168	111,989	101%	(1,989)
Library revenue	2,500	234	1,280	51%	1,220
Interest income	100,000	21,312	66,556	66%	33,444
Miscellaneous	1,000	0	170	17%	830
Other fees	31,000	60	3,420	11%	27,580

Covid-19 Reimb.	600,000	0	0	0%	600,000
Sale of Property	0	0	928,377	0%	(928,377)
Proceeds Ins.	0	8,373	8,373	0%	(8,373)
Total Revenue	**10,582,100**	**960,882**	**9,433,193**	**89%**	**1,148,907**

Expenditures by department year-to-date are in line with prior year. Departments will be monitored throughout the fiscal year.
*Expenses include:
-Administration - Tyler Tech/Gallagher annual fees
-Non-departmental - TML liability/worker's comp. annual payment

Account	Adopted Budget	Current Period	Y-T-D Actual	% of Budget	Balance
Administration	1,010,138	106,155	912,178	90%	97,960
City Council	65,560	1,033	33,664	51%	31,896
Legal	151,000	7,006	105,234	70%	45,766
Non-Departmental	527,500	1,139	186,970	35%	340,530
Information Systems	392,000	36,585	288,526	73%	103,474
Library	897,812	70,483	648,533	72%	249,279
Facilities	646,990	63,516	540,388	83%	106,602
Court	299,597	19,523	198,203	66%	101,394
Police	2,654,007	134,918	1,630,036	61%	1,023,971
P&D	1,014,890	75,415	703,647	69%	311,243
380 Payments	850,000	0	769,837	90%	80,163
Covid-19 Program	600,000	0	0	0%	600,000
Total Expenditures	**9,109,495**	**515,773**	**6,017,216**	**66%**	**3,092,278**

3. FINANCIAL/BUDGET

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

4. TIMELINE CONSIDERATIONS

Proposed budget discussions for FY 2022-23 are in progress.

5. RECOMMENDATION

Approve as submitted.

ATTACHMENTS:

Description	Type
Investment Summary_June2022	Cover Memo
Sales Tax Report_June2022	Cover Memo
Property Tax Summary_June2022	Cover Memo

City of Bee Cave
Investment Summary
June 30, 2022

				Interest		
Account	**Begin Balance**	**Contributions**	**Withdrawals**	**Earned**	**Rate**	**End Balance**
TexPool	$ 769,472.53			$ 633.28	1.0013%	$ 770,105.81
Logic	$ 7,209,788.04			$ 6,990.69	1.1797%	$ 7,216,778.73
TexStar	$ 1,039,816.86			$ 841.82	0.9850%	$ 1,040,658.68
Texas Class	$ 9,815,999.04			$ 9,344.19	1.1577%	$ 9,825,343.23
Wells Fargo Gov Money Market	$ 59,151.46			$ 29.63	0.9700%	$ 59,181.09
Wells Fargo-Business Savings	$ 458,278.52			$ 86.64	0.2300%	$ 458,365.16
Wells Fargo-Grant Funds Checking	$ 850,208.91			$ 160.74	0.2300%	$ 850,369.65
Wells Fargo-Business Checking	$ 16,521,706.26	$ 1,268,979.05	$ (579,398.60)	$ 3,224.62	0.2300%	$ 17,211,286.71
Portfolio Total	**$ 36,724,421.62**	**$ 1,268,979.05**	**$ (579,398.60)**	**$ 21,311.61**		**$ 37,432,089.06**

Alma Sanchez

Alma Sanchez, Finance Analyst

7/20/2022

Date

Clint Garza, City Manager

7/20/2022

Date

7/19/2022

City of Bee Cave
Sales and Use Tax Summary

Report Month	October	November	December	January	February	March	April	May	June	July	August	September	
Collection Month	August	September	October	November	December	January	February	March	April	May	June	July	TOTAL
FY 2021 - 2022	$1,080,507	$1,253,115	$1,066,168	$1,182,077	$1,484,567	$1,025,175	$985,370	$1,278,812	$1,193,199				$10,548,990.23
FY 2020 - 2021	$889,177	$1,014,167	$929,208	$1,028,642	$1,330,983	$883,881	$788,620	$1,206,192	$1,035,350	$1,165,457	$1,250,952	$1,123,078	$12,645,707
FY 2019 - 2020	$847,324	$908,057	$918,192	$971,485	$1,242,921	$772,929	$730,757	$816,000	$676,612	$797,546	$990,096	$912,446	$10,584,365
FY 2018 - 2019	$815,060	$880,862	$876,401	$848,541	$1,103,899	$757,596	$785,150	$859,460	$870,434	$878,780	$957,556	$943,414	$10,577,153
FY 2017 - 2018	$773,762	$855,017	$749,780	$852,648	$1,113,137	$738,194	$691,126	$911,164	$816,700	$879,270	$913,858	$846,094	$10,140,750
FY 2016 - 2017	$783,189	$827,617	$793,504	$829,705	$1,026,226	$700,337	$698,858	$821,525	$739,008	$785,704	$883,604	$747,015	$9,636,293
FY 2015 - 2016	$670,843	$798,540	$714,950	$751,469	$1,071,463	$691,527	$635,798	$835,486	$722,426	$732,730	$889,351	$756,465	$9,271,048
FY 2014 - 2015	$717,791	$733,701	$670,591	$742,962	$1,010,863	$633,498	$632,911	$757,462	$737,176	$734,188	$905,177	$755,263	$9,031,583
FY 2013 - 2014	$635,697	$671,657	$609,810	$682,151	$915,829	$574,443	$579,245	$723,681	$748,642	$655,145	$772,922	$706,639	$8,275,862
FY 2012 - 2013	$611,727	$597,443	$619,724	$549,771	$844,412	$572,710	$532,792	$674,861	$602,034	$620,668	$721,686	$637,882	$7,585,709
FY 2011 - 2012	$550,312	$482,400	$487,223	$554,709	$771,023	$520,101	$511,451	$620,755	$567,261	$585,827	$668,901	$600,415	$6,920,380
FY 2010 - 2011	$462,668	$511,669	$452,489	$497,239	$771,489	$453,736	$386,006	$572,049	$527,140	$561,412	$645,423	$465,103	$6,306,424
FY 2009 - 2010	$424,505	$443,379	$412,791	$457,238	$668,779	$390,041	$364,593	$502,474	$477,623	$509,900	$531,581	$470,208	$5,653,111
FY 2008 - 2009	$421,002	$497,055	$461,172	$463,807	$649,417	$381,235	$361,948	$449,768	$423,601	$430,185	$480,018	$440,134	$5,459,342
FY 2007 - 2008	$390,902	$457,601	$461,228	$475,623	$644,793	$419,529	$364,344	$502,291	$418,461	$452,766	$519,916	$470,160	$5,577,613
FY 2006 - 2007	$326,405	$341,422	$311,466	$346,612	$483,993	$297,342	$305,166	$375,662	$370,899	$390,510	$407,103	$386,144	$4,342,723
FY 2005 - 2006	$163,763	$281,344	$238,695	$274,524	$321,398	$258,918	$217,196	$298,359	$286,788	$297,529	$340,789	$373,364	$3,352,667
FY 2004 - 2005	$185,038	$175,547	$183,993	$169,141	$227,646	$199,174	$136,603	$214,447	$224,830	$211,664	$206,819	$217,012	$2,351,914
FY 2003 - 2004	$147,596	$134,389	$171,731	$155,158	$190,842	$154,455	$134,024	$215,646	$224,045	$195,387	$184,254	$195,120	$2,102,646
FY 2002 - 2003	$121,687	$113,577	$113,432	$102,191	$106,437	$98,665	$84,852	$119,555	$156,011	$145,543	$133,950	$160,788	$1,456,687
FY 2001 - 2002	$112,488	$100,258	$130,105	$81,634	$123,663	$80,549	$88,177	$101,214	$131,859	$135,854	$127,042	$147,128	$1,359,972
FY 2000 - 2001	$84,016	$61,146	$55,068	$67,077	$61,727	$58,509	$56,716	$76,550	$73,318	$98,429	$80,701	$101,270	$874,527
FY 1999 - 2000	$81,624	$49,284	$59,052	$55,277	$64,725	$47,148	$50,296	$64,123	$61,811	$83,590	$67,633	$63,525	$748,087
FY 1998 - 1999	$23,280	$20,804	$20,441	$25,507	$43,089	$35,496	$37,446	$44,254	$64,717	$50,384	$55,661	$51,366	$472,445
FY 1997 - 1998	$18,664	$23,347	$19,392	$18,357	$24,413	$15,517	$13,781	$20,546	$26,452	$24,087	$27,486	$22,832	$254,873
FY 1996 - 1997	$20,662	$15,678	$16,830	$14,484	$15,968	$13,217	$14,101	$19,824	$20,369	$22,463	$22,806	$21,570	$217,973
FY 1995 - 1996	$18,497	$16,842	$13,482	$12,733	$13,469	$14,014	$14,345	$17,070	$17,717	$17,964	$18,992	$21,010	$196,135
FY 1994 - 1995	$15,636	$15,795	$11,445	$13,226	$11,222	$11,611	$11,844	$17,123	$14,338	$18,848	$18,569	$18,175	$177,831
FY 1993 - 1994	$12,827	$13,158	$11,911	$7,399	$10,985	$9,188	$9,053	$16,444	$13,410	$16,600	$17,252	$16,096	$154,323
FY 1992 - 1993	$10,052	$11,959	$9,215	$5,862	$10,529	$7,489	$8,330	$10,447	$10,695	$12,444	$12,069	$16,504	$125,594
FY 1991 - 1992	$7,458	$9,303	$7,563	$6,554	$7,726	$5,464	$7,064	$8,236	$8,848	$8,968	$9,292	$10,690	$97,168
FY 1990 - 1991	$7,183	$7,069	$6,905	$6,416	$7,349	$4,945	$5,042	$7,662	$6,630	$7,689	$8,448	$7,053	$82,392
FY 1989 - 1990	$6,423	$7,893	$5,611	$4,841	$6,322	$4,859	$5,004	$6,927	$6,088	$6,462	$8,171	$5,965	$74,565
FY 1988 - 1989	$4,226	$5,425	$4,268	$3,480	$4,996	$3,628	$5,250	$7,931	$6,414	$6,552	$8,080	$6,539	$66,791
FY 1987 - 1988	$0	$0	$0	$0	$0	$0	$0	$0	$3,184	$4,368	$5,405	$6,536	$19,494
													$146,743,135

7/19/2022

City of Bee Cave
Property Tax Summary

Property Tax Revenue

Fiscal Year	Budget	Y-T-D Actual	% of Budget
2021-22	519,371	509,355	98.1%
2020-21	483,153	491,518	101.7%
2019-20	469,604	460,092	98.0%
2018-19	451,482	434,501	96%
2017-18	389,993	372,370	95%
2016-17	308,921	358,229	116%
2015-16	308,921	306,306	99%
2014-15	241,319	235,771	98%
2013-14	209,159	208,397	100%

Travis County Apprasial District

Tax Year	Assessed Value	Growth	Growth%
2021	2,591,854,622	181,088,271	7.5%
2020	2,410,766,351	67,747,568	2.9%
2019	2,343,018,783	112,243,928	5.0%
2018	2,230,774,855	307,445,565	16.0%
2017	1,923,329,290	137,069,636	7.7%
2016	1,786,259,654	245,403,149	15.9%
2015	1,540,856,505	336,513,976	27.9%
2014	1,204,342,529	158,546,454	15.2%
2013	1,045,796,075		

City Council Meeting
7/26/2022
Agenda Item Transmittal

Agenda Item:	**6.**
Agenda Title:	**Discussion and possible action on the site plan amendment for the International School of Texas located at 15506 West State Highway 71, Building C**
Council Action:	**Discuss and Consider Action**
Department:	**Planning and Development**
Staff Contact:	**Logan Maurer, Staff Engineer**

1. INTRODUCTION/PURPOSE

To discuss and consider action on a site plan amendment for the International School of Texas to construct additional buildings.

2. DESCRIPTION/JUSTIFICATION

a) Background

Staff received a site plan amendment application for an expansion project at the International School of Texas (IST) Bee Cave campus location at 15506 SH-71 which is Lot 3 of the Summit 56 development. This campus currently houses the IST Middle Years Programme, Grades 5-8. IST intends to construct two additional buildings on the campus (see attached Site Plan).

Upon completion, the IST will have a total enrollment of 115 elementary and 55 middle school students.

b) Issues and Analysis

With the expansion of the school's enrollment, the applicant submitted a queuing plan to confirm that student drop-off and pick-up vehicular queuing will not block access to adjacent properties or queue outside of the existing public access easement (see attached queuing plan). Based on the proposed staggered dismissal times and presence of staff monitoring the drop-off/pick-up, staff is satisfied the queuing should not create an issue for the surrounding businesses or SH 71 traffic; however, the City required the applicant to include a note on the site plan Cover Sheet that traffic is not allowed to block access or back up into 71. Should this occur, the City will be able to proceed with enforcement action to ensure the IST takes the appropriate steps to correct the condition such as acquiring access easements from neighboring property owners (i.e. Nitro Swim, Summit 56) to allow queuing to occur on their property. Lake Travis Fire & Rescue has also approved the queuing

plan per the City's request since cars will be queuing within the fire lane.

Proposed Buildings: The amendment is proposing two 2-story buildings with a maximum height of 35'. One to house additional classrooms (11,660 SF footprint; 22,157 SF of gross area) and the other is a gymnasium (11,244 SF footprint; 14,098 SF gross area).

Parking: No additional parking is required. The site is currently overparked for the existing and proposed improvements since the previous use was a restaurant/entertainment facility which was a much more intense use from a parking standpoint.

Stormwater Detention: The IST site drains to a regional detention pond to the east. The engineer has shown that the existing pond is sized to accommodate the additional stormwater runoff created by the additional impervious cover.

Water Quality: Per the recorded Confirmation of Allocation of Impervious Cover (see attached Doc. No. 2015019311associated with the Summit 56 development, the IST site (Lot 3) is allowed up to 80,600 square feet of impervious cover. With the proposed improvements associated with this site plan amendment, the IST site will have 80,306 square feet of impervious cover. The existing water quality facility is sized to accommodate this development without modification.

Lighting: The site plan submittal includes a lighting plan which includes wall packs on the proposed buildings as well as "field" lighting for a future kickball field located over the existing miniature golf course. This lighting is equivalent to parking lot lighting (not stadium type lighting) which will not exceed the City's light pole height requirements. The lighting plan meets all the City's lighting requirements and all improvements are over 500 feet from the rear of the nearest Falconhead West single family lot with significant tree coverage between.

All proposed landscape and building articulation are in conformance with the City's codes and requirements.

Of note, on July 19th, the City issued a stop work order on the IST due to installation of portable buildings on-site. The City received a building permit application related to this installation; however, that permit has not been approved as, in accordance with Ordinance No. 473 related to relocatable educational facilities for private institutions, there must be an active permit established prior to installation to which none currently exists. Per City Code, the City Manager has the authority to deny permits until such time as the violation is addressed (in this case, removal of the temporary buildings from the premise), however, based on the close timing to approval of the site plan, staff is not apt to require removal. They are just not allowed to perform any additional work until this site plan and the building permit are approved.

3. FINANCIAL/BUDGET

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

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

Staff and P&Z recommend approval of the IST Site Plan Amendment.

ATTACHMENTS:

Description	Type
Drainage Report/Doc No. 2015019311	Backup Material
Drop-off/Pick-up Queuing Plan	Backup Material
Pre-submittal presentation provided by applicant	Presentation
Building-Lighting-Landscape Plans	Site Plan
Site Plan Amendment Plans	Site Plan

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT

October 04, 2021

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

Drainage Report

RE: International School of Texas Site Improvements

Bleyl Engineering is pleased to submit this drainage report for the proposed improvements to the International School of Texas development.

General Information
The project site is located on Lot 3, Block A of the Summit 56 Final Plat as recorded in Document No. 201000095 of the TCOPR. The 7.325 acres lot is located at 15506 W. State Hwy 71, Building C. The site is located within the Little Barton Creek Watershed and it is subject to all development regulations as set forth in the Bee Cave Code of Ordinances.

The property was originally developed as the Hill Country Golf and Guitar in 2012. A restaurant and miniature golf course was constructed with that site plan. A re-irrigation pond was also constructed for the impervious cover. Parking spaces and utilities were also part of the development.

The lot is part of an overall development known as Summit 56. A regional detention pond was constructed to handle the 10, 25 and 100-year storm events from the lots within the Summit 56 development. The pond was designed for 45% impervious cover across the drainage basin. Reference the "Site and NPS Plan for Drainage, Water and Wastewater Improvements" prepared by LJA Engineering and Surveying, Inc. and approved by the City of Bee Cave on June 22, 2010. A slope map showing pre-developed conditions can be found in that site plan set.

Allowable Impervious Cover:
The Summit 56 developer is in control of the impervious cover allowed for each lot to ensure that the total allowable impervious cover is not exceeded. This lot is subject to the Notice of Assignment of Impervious Cover document #2015019311. That document allows for a total impervious cover amount of 25.3%. The total proposed impervious cover is 24.6%. Reference the attached document.

The detention pond sized for the development accounted for a future impervious cover amount of 45% for all lots in the subdivision.

Proposed Conditions
The Hill Country Golf and Guitar site was purchased by the International School of Texas in 2019. The existing restaurant was converted into an educational facility. This site plan proposes to expand the campus by adding a two-story academic building and two-story gymnasium with classrooms on the lower level. A playing field and playground areas will also be constructed.

Water Quality

The site has an existing water quality pond that was constructed with the Hill Country Golf and Guitar development in 2012. The pond is retention/reirrigation and was reviewed and approved under the same NPS ordinance that is currently in effect. The original pond plan is included at the end of this report.

The pond was surveyed and the existing pond conditions were used for the calculations provided in the IST plan set. See sheet 17. A proposed drainage area map is included on that sheet. It details the flows going into the pond. Water will enter the pond via sheet flow and will generally mimic the current drainage patterns. The pond is sized to detain the required water quality volume. The existing reirrigation area and pump system are also sized appropriately for this development. Detailed notes have been added to sheet 17.

Detention

The overflow from the water quality pond, as well as any undeveloped areas of the property will drain into an off-site detention pond. The pond is sized to handle flows from the entire Summit 56 subdivision, including this site. Reference plans titled "Summit 56 Site and NPS Plan for Drainage, Water and Wastewater Improvements" prepared by LJA Engineering and Surveying, Inc., approved by the City of Bee Cave on 06-22-2010. Reference the attached Summit 56 Overall Drainage Area Map at the end of this report.

The detention pond was designed to account for 45% impervious cover for the lots within the Summit 56 development. The proposed impervious cover for the IST lot is 24.4%. The flows proposed for the IST development will not exceed the design flows for the regional detention pond.

Each lot within the Summit 56 development is required to provide on-site 2-year detention. This is adequately provided within the re-irritation pond. A two-year storm analysis table is provided on sheet 17 and the Pond Pack report is attached.

We hope this information is sufficient for your review of the Site Plan Application. Please feel free to contact me if you have any questions or if we may be of assistance during this process.

Regards,

Jason Rodgers, P.E.
TBPE

ELECTRONICALLY RECORDED **2015019311**
TRV **3** PGS

NOTICE OF ASSIGNMENT OF IMPERVIOUS COVER

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

A. Pursuant to the plat of Summit 56 recorded in Document No. 201000095 of the Official Public Records of Travis County, Texas and the preliminary plat thereof, there was allocated to Lot 3, Block A thereof 94,917 square feet of Impervious Cover and there was allocated to Lot 1, Block A thereof 120,225 square feet of Impervious Cover (Allowable Impervious Cover).

B. Pursuant to Special Warranty Deed dated October 23, 2012 filed for record in Document No. 2012182669 of the Official Public Records of Travis County, Texas, Summit Austin 56, Ltd., a Texas limited partnership ("Summit"), conveyed Lot 3, Block A of Summit 56 to Texas Wildflower Properties, LLC, a Texas limited liability company ("TW").

C. Pursuant to Memorandum of Agreement Regarding Impervious Cover and LUE's ("Memorandum") filed for record in Document No. 2012182673 entered into by and between Summit and TW, TW agreed to transfer and assign to Summit all Allowable Impervious Cover in excess of the sum of 71,500 square feet allocated to Lot 3 plus 9,100 square feet of Allowable Impervious Cover placed upon Lot 3, Block A, by the Owner of Lot 2, Block A, all of the foregoing to be accomplished by instrument to be filed in the Official Public Records of Travis County, Texas.

D. Effective as of the date of this notice, TW hereby assigns 14,317 square feet of Allowable Impervious Cover to Lot 1, Block A of Summit 56, an addition in Travis County, Texas, according to the map or plat thereof, filed for record in Document No. 201000095 of the Official Public Records of Travis County, Texas, which said Lot 1, Block A is currently owned by Summit.

E. The execution of this Notice shall in no way alter or amend any other provisions of the Memorandum with respect to the other matters set forth therein, which such Memorandum shall survive the execution and this Note shall remain in full force and effect.

[Signature Page(s) to Follow]

Executed to be effective this 16th day of January, 2015.

TW:

TEXAS WILDFLOWER PROPERTIES, LLC, a Texas limited liability company

By: _____
Name: Richard J. Phillips
Title: Managing Member

SUMMIT:

SUMMIT AUSTIN 56, LTD., a Texas limited partnership

BY: MEMORIAL PARK ESTATES GP, LLC, its General Partner

By: _____
Name: Kurt Adkins
Title: Vice President

STATE OF TEXAS §
§
COUNTY OF Travis §

This instrument was acknowledged before me on the 16th day of January, 2015, by Richard J. Phillips, Managing Member of Texas Wildflower Properties, LLC, a Texas limited liability company, on behalf of said limited liability company.

_____
Notary Public in and for the State of Texas

MAJA WEBB
Notary Public, State of Texas
My Commission Expires
August 04, 2015

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 9th day of February, 2015, by Kurt Adkins, Vice President of Memorial Park Estates GP, LLC, general partner of Summit Austin 56, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

_____
Notary Public in and for the State of Texas

VICENTE JARAMILLO
MY COMMISSION EXPIRES
August 20, 2015

AFTER RECORDING, RETURN TO:
Holladay, Mullins & Bray
Attention: Keith Mullins
12012 Wickchester Lane, Suite 200
Houston, TX 77079

KEM

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

February 10 2015 11:21 AM

FEE: $ 34.00 **2015019311**

ELECTRONICALLY RECORDED **2015019312**
TRV 4 PGS

CONFIRMATION OF ALLOCATION OF IMPERVIOUS COVER

WHEREAS, **SUMMIT AUSTIN 56, LTD., a Texas limited partnership** (referred to herein as "Summit" or "Assignee") has heretofore filed a plat for **SUMMIT 56** ("Summit 56"), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 201000095 of the Official Public Records of Travis County, Texas (the "Plat"); and

WHEREAS, Summit has heretofore conveyed Lot 3, Block A of Summit 56 ("Lot 3") to **TEXAS WILDFLOWER PROPERTIES, LLC, a Texas limited liability company** (referred to herein as "TW" or "Assignor") by Special Warranty Deed dated October 23, 2012, filed for record under Document No. 2012182669 of the Official Public Records of Travis County, Texas, which said Lot 3 contains 7.3250 acres; and

WHEREAS, Summit is the owner of Lot 1, Block A of Summit 56, ("Lot 1"), which said Lot 1 contains 6.950 acres; and

WHEREAS, the Plat and preliminary plat for Summit 56 allocates 2.1790 acres, or approximately 94,917 square feet of Impervious Cover for Lot 3 and 2.7600 acres or approximately 120,225 square feet of Impervious Cover for Lot 1 (in each case, the "Allowable Impervious Cover"); and

WHEREAS, Summit and TW entered into a Memorandum of Agreement Regarding Impervious Cover and LUE's filed for record in Document No. 2012182673 ("Memorandum") which stated among other matters that, notwithstanding the Allowable Impervious Cover set forth in the Plat of 94,917 square feet, TW would be allocated 80,600 square feet of Impervious Cover (the "Lot 3 Impervious Cover Allocation"), which is the sum of (i) 71,500 square feet of Impervious Cover as set forth in the Memorandum plus (ii) the 9,100 square feet of existing Impervious Cover placed on Lot 3 by the Owner of Lot 2, Block A of Summit 56 ("Lot 2"). To evidence such agreement, TW agreed to execute a Restrictive Covenant pursuant to the requirements of Note 24 of such Plat and this Confirmation of Allocation of Impervious Cover is intended to comply with such plat requirements; and

WHEREAS, pursuant to the Memorandum, TW, as assignor, and Summit, as assignee, now desire to agree upon specific Allocations of Impervious Cover to Lot 3 and Lot 1 out of the Allowable Impervious Cover for Lot 3.

NOW THEREFORE, for and in consideration of $10.00 cash and other good and valuable consideration the foregoing Assignor and Assignee hereby agree as follows:

1. Recitals. The foregoing recitals are incorporated herein and made part of this agreement as if fully set forth herein.

2. Allocation and Assignment. Assignor hereby confirms the previous allocation by plat of 94,917 square feet of Allowable Impervious Cover to Lot 3 and 120,225 square feet of Allowable Impervious Cover to Lot 1. In addition Assignor and Assignee also

VL

confirm (a) the existence of 9,100 square feet of Impervious Cover heretofore placed upon Lot 3 by the Owner of Lot 2 in the nature of paving for a shared driveway between Lot 2 and Lot 3. and (b) that the parties agreed under the Memorandum that Lot 3 would be allocated a total of 80,600 square feet of Impervious Cover. Accordingly, and subject to the Memorandum, Assignor and Assignee agree that Assignor shall transfer to Lot 1 14,317 square feet of Impervious Cover, which is the difference between the Lot 3 Allowable Impervious Cover (94,917 square feet) and the Lot 3 Impervious Cover Allocation (80,600 square feet). Accordingly, Assignor hereby transfers, assigns and allocates to Lot 1, 14,317 square feet of Impervious Cover from the Lot 3 Allowable Impervious Cover. Accordingly, from and after the date hereof, and subject to the Memorandum, Lot 1 shall have 134,542 square feet of Allowable Impervious Cover (which is the sum of the 120,225 square feet of Allowable Impervious Cover pursuant to the Plat plus the 14,317 square feet of Impervious Cover being transferred and assigned hereunder), and Lot 3 shall have 80,600 square feet of Allowable Impervious Cover.

3. Acceptance. Assignee hereby confirms its acceptance of the foregoing Lot 3 allocation of 14,317 square feet of Impervious Cover assigned and transferred to Lot 1 hereby.

4. Survival. Notwithstanding any other provisions contained herein it is understood and agreed by and between Assignor and Assignee that the Memorandum remains in full force and effect with respect to the remaining agreements contained therein, all of which will continue to survive from and after the date hereof.

5. Counterparts. This Allocation may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

6. Governing Law. This Allocation will be governed by and construed in accordance with the laws of the State of Texas.

7. Binding Effect. This Allocation and the restrictions set out herein shall run with and bind Lot 3 and Lot 1.

[Signature Page(s) to Follow]

[Signature Page to Confirmation of Allocation of Impervious Cover]

Executed to be effective the 16th day of January, 2015.

SUMMIT:

SUMMIT AUSTIN 56, LTD., a Texas limited partnership

BY: MEMORIAL PARK ESTATES GP, LLC, its General Partner

By: _____
Name: Kurt Adkins
Title: Vice President

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 9th day of February, 2015, by Kurt Adkins, Vice President of Memorial Park Estates GP, LLC, general partner of Summit Austin 56, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

_____
Notary Public in and for the State of Texas

VICENTE JARAMILLO
MY COMMISSION EXPIRES
August 20, 2015

KEA

[Signature Page to Confirmation of Allocation of Impervious Cover, con't.]

TW:

TEXAS WILDFLOWER PROPERTIES, LLC, a Texas limited liability company

By: _____
Name: Richard J. Phillips
Title: Managing Member

MAJA WEBB
Notary Public, State of Texas
My Commission Expires
August 04, 2015

STATE OF TEXAS §
§
COUNTY OF Travis §

This instrument was acknowledged before me on the 16th day of January, 2015, by Richard J. Phillips, Managing Member of Texas Wildflower Properties, LLC, a Texas limited liability company, on behalf of said limited liability company.

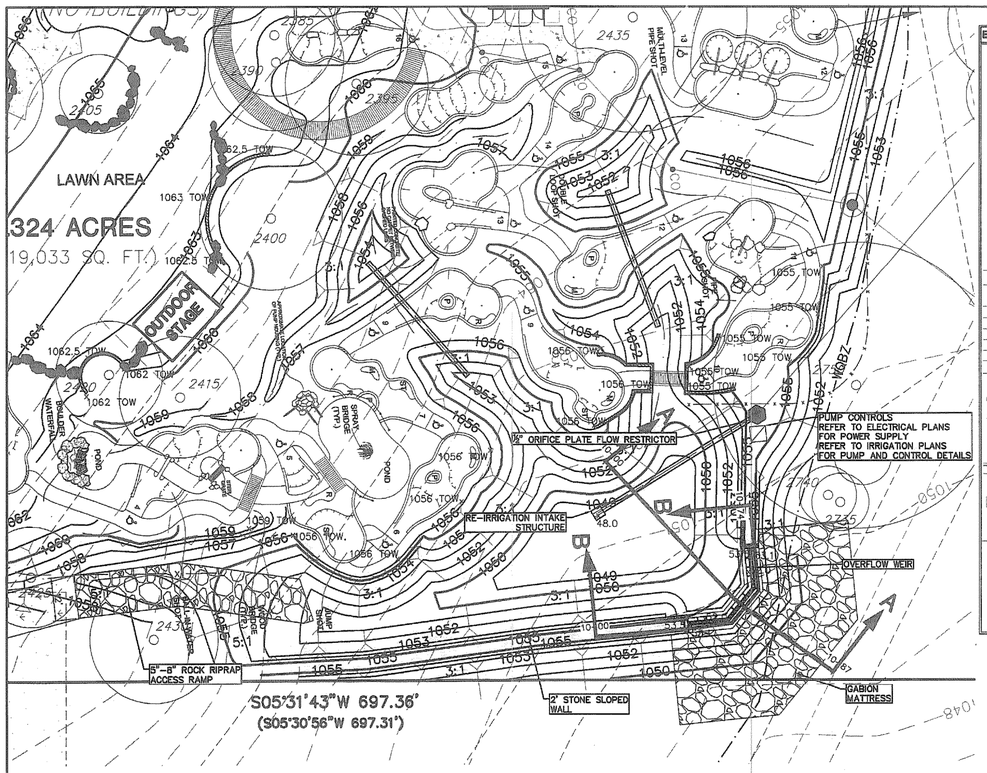
_____
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

Holladay, Mullins & Bray
Attention: Keith Mullins
12012 Wickchester Lane, Suite 200
Houston, TX 77079

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
February 10 2015 11:21 AM
FEE: $ 38.00 **2015019312**



LEGEND

EXISTING	PROPOSED	
(poo)		PROPERTY (R.O.W.) LINE
		RECORD INFORMATION
		LIGHT POLE
		POWER POLE
		DOWN GUY
	T	TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
	WV	WATER METER VAULT
WTMH(L)		WATER MANHOLE
		TELEPHONE RISER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
TCB	TCB	TRAFFIC CONTROL BOX
TSP *	TSP *	TRAFFIC SIGNAL POST
		GRATE INLET
	CI	CURB INLET (SIZE VARIES)
	GT	GREASE TRAP (SIZE VARIES)
SS		STORMSEWER LINE
W	XX"W	WATER LINE
	XX"FL	FIRE LINE
WW	XX"WW	WASTEWATER LINE
G	G	GAS LINE
E	E	ELECTRIC LINE
OE	XX"OE	OVERHEAD ELECTRIC
UT	XX"UT	UNDERGROUND TELEPHONE
UC	XX"UC	UNDERGROUND CABLE AND INTERNET
TC	TC	TELECOMMUNICATIONS LINE
EMH	EMH	ELECTRIC MANHOLE (SIZE VARIES)
WWMH	WWMH	WASTEWATER MANHOLE (SIZE VARIES)
SSMH	SSMH	STORMSEWER MANHOLE (SIZE VARIES)
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
CO	CO	WASTEWATER CLEANOUT
		CURB & GUTTER
		EDGE OF PAVEMENT
	D	DUMPSTER
		CONCRETE SIDEWALKS
		HANDICAP ACCESSIBLE ROUTE
		WALL
678	678	CONTOUR
100.0 x	100.0 x	SPOT ELEVATION
		DIRECTION OF FLOW
		TREE TO BE REMOVED
		TREE TO BE SAVED

20 0 10 20 40

1" = 20'

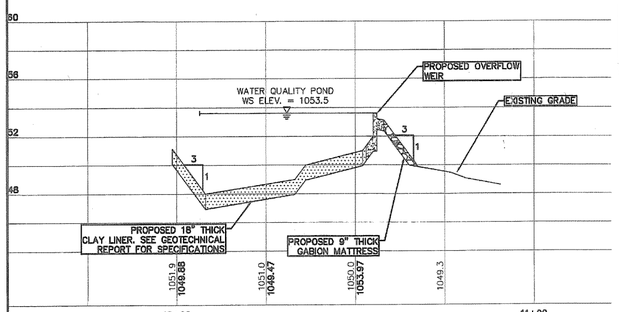
PROFILE LEGEND:

EXISTING GRADE	— — —
PROPOSED LINE	———

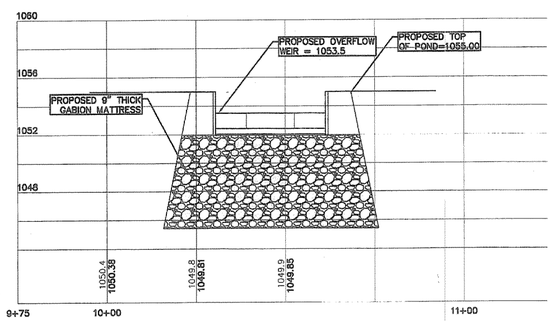
PROFILE SCALE:

1"= 20' HORIZONTAL

1"= 5' VERTICAL



SECTION A-A



SECTION B-B

RETENTION / REIRRIGATION POND CALCULATIONS FOR DEVELOPMENT PERMITS

Project: Hill Country Golf and Guitars
(Pond A) City of Austin Criteria

DRAINAGE AREA DATA

Drainage Area to Control	3.77	ac.
Drainage Area Impervious Cover	1.58	ac.
Drainage Area Impervious Cover	41.9	%
Capture Depth (0.5"+((C%-20%)/100)	0.72	in.

WATER QUALITY CONTROL CALCULATIONS

Pond Name: **Retention / Reirrigation Pond**
The Water Quality Control is to be **Retention / Reirrigation**

Site Area Draining to Pond	3.770	ac.
Total Area Draining to Pond	3.770	ac.
100-yr Runoff Coefficient c	0.700	
100-yr Rainfall Intensity (i)	12.500	
Design Peak Flow Rate (Q=100 yr)	33.4	cfs

	Required		Provided	
City of Austin - Water Quality Volume (CD*area)	9,834	cf.	19,639	cf.
TCEQ - Water Quality Capture Volume @ 80% (RG348)	5,601	cf.		
Water Quality Elevation	1053.50	ft. msl		
Elevation of Splitter/Overflow Weir (>WQ elev)	1053.50	ft. msl		
Length of Splitter Weir	33.0	ft.		
Required Head to Pass the Design Flow (Q100) 33.4 cfs	0.46	ft.		
Top of Peripheral Wall (elev)=	1055.00	ft.		
Retention / Reirrigation Pond Freeboard Provided to Pass Design Flow	1.04	ft.		

REIRRIGATION AREA CALCULATIONS

Reirrigation Area (sf) = $\frac{\text{WQ Vol.}}{I_a \times T}$ where; I_a = Infiltration Rate
= 0.2 inches per hour
T = Pump time in hours
= 36 hours*

* - the pump cycles "on" one hour and "off" one hour for a total of 72 hours elapsed time to empty the WQ pond.

Required

Reirrigation Area (sf) =	16389	SF	0.38	Acres City of Austin
Reirrigation Area (sf) =	11203	SF	0.26	Acres TCEQ (RG348)

Provided

Reirrigation Area (sf) =	19965		0.46 Acres

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Hill Country Golf and Guitars
Date Prepared: 3/28/2012

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 — Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data Determine Required Load Removal Based on the Entire Project

County =	Travis		
Total project area included in plan * =	7.32	acres	Watersheds A-D
Predevelopment impervious area within the limits of the plan * =	0.00	acres	
Total post-development impervious area within the limits of the plan * =	1.72	acres	Total impervious cover proposed and existing Nitro Swim driveway captured by proposed structure.
Total post-development impervious cover fraction * =	0.23		
P =	32	inches	
$L_{M\ TOTAL\ PROJECT}$ * =	1497	lbs.	1197.6704 80%

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 1

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. =	A		
Total drainage basin/outfall area =	1.11	acres	
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres	Because of the impervious cover swep with the Nitro Swim Center
Post-development impervious area within drainage basin/outfall area =	0.73	acres	no existing IC was claimed
Post-development impervious fraction within drainage basin/outfall area =	0.66		
$L_{M\ THIS\ BASIN}$ =	637	lbs.	
Drainage Basin/Outfall Area No. =	B		
Total drainage basin/outfall area =	0.53	acres	
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres	
Post-development impervious area within drainage basin/outfall area =	0.12	acres	
Post-development impervious fraction within drainage basin/outfall area =	0.22		
$L_{M\ THIS\ BASIN}$ =	102	lbs.	
Drainage Basin/Outfall Area No. =	C		
Total drainage basin/outfall area =	1.20	acres	
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres	
Post-development impervious area within drainage basin/outfall area =	0.43	acres	
Post-development impervious fraction within drainage basin/outfall area =	0.38		
$L_{M\ THIS\ BASIN}$ =	374	lbs.	
Drainage Basin/Outfall Area No. =	D		
Total drainage basin/outfall area =	0.33	acres	
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres	
Post-development impervious area within drainage basin/outfall area =	0.30	acres	
Post-development impervious fraction within drainage basin/outfall area =	0.33		
$L_{M\ THIS\ BASIN}$ =	265	lbs.	
Total $L_{M\ THIS\ BASIN}$ =	1377	lbs.	

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Retention / Irrigation**
Removal efficiency = 100 percent

Aquaologic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	3.77	acres
A_I =	1.58	acres
A_P =	2.19	acres
L_R =	1757	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ =	1653	lbs	**C2P requires 80% removal**
	1497	lbs	2,816 sqft of proposed impervious cover is being treated by the existing Nitro Swim WQ pond in exchange for the proposed pond removing 5,690 sqft of impervious cover from the Nitro Swim WQ pond. 56-lb
F =	0.87		

6. Calculate Capture Volume required by this BMP Type for this drainage basin / outfall area. Calculations from RG-348 — Pages 3-34 to 3-36

Rainfall Depth =	1.44	inches
Post Development Runoff Coefficient =	0.32	
On-site Water Quality Volume =	6229	cubic feet

Calculations from RG-348 — Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	1248	
Total Capture Volume (required water quality volume(s) x 1.20) =	**7475**	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

7. Retention/Irrigation System Designed as Required in RG-348 — Pages 3-42 to 3-46

Required Water Quality Volume for retention basin =	7475	cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate =	**0.2**	in/hr	**Enter determined permeability rate or assumed value of 0.1**
Irrigation area =	**16849**	square feet	
	0.34	acres	

TSS Removal Calculations (City of Austin Equations, Bee Cave Concentrations)

Retention - Irrigation System A

Existing Load Calculations (Baseline):

Annual Load, Bp = A x P x Rf x C x 0.226
where: Bp = Annual pollutant load, pounds/yr
A = Contributing drainage area to the BMP, acres
P = Average annual precipitation, inches (32.5 for Travis and Williamson Counties)
Rf = Runoff coefficient for the fraction of impervious cover
Rf = $0.546(IC)^2 + 0.328(IC) + 0.030$
IC = Fraction of impervious cover (if IC = 0, Rv = 0.030)
C = Average TSS concentration, mg/l (55 mg/l for undeveloped land)
0.226 = Units conversion factor

Existing Site Data:

A =	3.77	acres
P =	32.5	inches
IC =	0	%
C =	55	mg/l
Rf =	0.030	
L_M =	45.69	lbs.

Post Development Load Calculations:

Annual Load, Dp = A x P x Rf x C x 0.226
where: Dp = Annual pollutant load, pounds/year
A = Contributing drainage area to the BMP, acres
P = Average annual precipitation, inches (32.5 for Travis and Williamson Counties)
Rf = Runoff coefficient for the fraction of impervious cover
Rf = $0.546(IC)^2 + 0.328(IC) + 0.030$
IC = Fraction of impervious cover (if IC = 0, Rv = 0.030)
C = Average TSS concentration, mg/l (116 mg/l for developed land)
0.226 = Units conversion factor

Developed Site Data:

A =	3.77	acres
P =	32.5	inches
IC =	41.9	%
C =	110	mg/l
Rf =	0.263	
Dp =	799.68	lbs.

Calculation of Required TSS Load Reduction:
Load reduction, Rp = 1.00 x (Dp - Bp)
Rp = **753.99** lbs.

BMP Removal Efficiency of TSS:

BMP	TSS Reduction (%)
Retention / Irrigation	100
Extended Detention Basin	75
Grassy Swale	70
Vegetated Filter Strips	85
Sand Filter	89
Wet Basin	93
Constructed Wetland	93

Pollutants removed by Retention - Irrigation System B = **799.68** lbs.

TP Removal Calculations (City of Austin Equations, Bee Cave Concentrations)

Retention - Irrigation System A

Existing Load Calculations (Baseline):

Annual Load, Bp = A x P x Rf x C x 0.226
where: Bp = Annual pollutant load, pounds/yr
A = Contributing drainage area to the BMP, acres
P = Average annual precipitation, inches (32.5 for Travis and Williamson Counties)
Rf = Runoff coefficient for the fraction of impervious cover
Rf = $0.546(IC)^2 + 0.328(IC) + 0.030$
IC = Fraction of impervious cover (if IC = 0, Rv = 0.030)
C = Average TP concentration, mg/l (0 mg/l for undeveloped land)
0.226 = Units conversion factor

Existing Site Data:

A =	3.77	acres
P =	32.5	inches
IC =	0	%
C =	0	mg/l
Rv =	0.030	
L_M =	0.00	lbs.

Post Development Load Calculations:

Annual Load, Dp = A x P x Rf x C x 0.226
where: Dp = Annual pollutant load, pounds/year
A = Contributing drainage area to the BMP, acres
P = Average annual precipitation, inches (32.5 for Travis and Williamson Counties)
Rf = Runoff coefficient for the fraction of impervious cover
Rf = $0.546(IC)^2 + 0.328(IC) + 0.030$
IC = Fraction of impervious cover (if IC = 0, Rv = 0.030)
C = Average TP concentration, mg/l (0.16 mg/l for developed land)
0.226 = Units conversion factor

Developed Site Data:

A =	3.77	acres
P =	32.5	inches
IC =	41.9	%
C =	0.16	mg/l
Rv =	0.263	
Dp =	1.16	lbs.

Calculation of Required TP Load Reduction:
Load reduction, Rp = 1.00 x (Dp - Bp)
Rp = **1.16** lbs.

BMP Removal Efficiency :

BMP	Reduction (%)
Retention / Irrigation	100
Extended Detention Basin	75
Grassy Swale	70
Vegetated Filter Strips	85
Sand Filter	89
Wet Basin	93
Constructed Wetland	93

Pollutants removed by Retention - Irrigation System A = **1.16** lbs.

O&G Removal Calculations (University of California, Los Angeles)

Oil and Grease in Stormwater Runoff, Michael K. Stenstenn, Ph.D.

Retention - Irrigation System A

Existing Load Calculations (Baseline):

Annual Load, Bp = A x P x Rf x C x 0.226
where: Bp = Annual pollutant load, pounds/yr
A = Contributing drainage area to the BMP, acres
P = Average annual precipitation, inches (32.5 for Travis and Williamson Counties)
Rf = Runoff coefficient for the fraction of impervious cover
Rf = $0.546(IC)^2 + 0.328(IC) + 0.030$
IC = Fraction of impervious cover (if IC = 0, Rv = 0.030)
C = Average O&G concentration, mg/l (0 mg/l for undeveloped land)
0.226 = Units conversion factor

Existing Site Data:

A =	3.77	acres
P =	32.5	inches
IC =	0	%
C =	0	mg/l
Rv =	0.030	
L_M =	0.00	lbs.

Post Development Load Calculations:

Annual Load, Dp = A x P x Rf x C x 0.226
where: Dp = Annual pollutant load, pounds/year
A = Contributing parking/driveways drainage area to the BMP, acres
P = Average annual precipitation, inches (32.5 for Travis and Williamson Counties)
Rf = Runoff coefficient for the fraction of impervious cover
Rf = $0.546(IC)^2 + 0.328(IC) + 0.030$
IC = Fraction of impervious cover (if IC = 0, Rv = 0.030)
C = Average O&G concentration, mg/l (27 mg/l for measured hydrocrabons, mean)
0.226 = Units conversion factor

Developed Site Data:

A =	0.8854	acres
P =	32.5	inches
IC =	100	%
C =	27	mg/l
Rv =	0.904	
Dp =	155.15	lbs.

Calculation of Required O&G Load Reduction:
Load reduction, Rp = 1.00 x (Dp - Bp)
Rp = **155.15** lbs.

BMP Removal Efficiency:

BMP	Reduction (%)
Retention / Irrigation	100
Extended Detention Basin	75
Grassy Swale	70
Vegetated Filter Strips	85
Sand Filter	89
Wet Basin	93
Constructed Wetland	93

Pollutants removed by Retention - Irrigation System A = **155.15** lbs.

TIME TO DRAIN – ½"ORIFICE

Elevation	Area	Time (sec)
1048	0	
1049	1129.85	3190.4
1050	1776.78	10032.0
1051	2991.53	25329.9
1052	4127	46581.1
1053	5528.51	77981.3
1053.5	6655.9	103259.5
	*Total Time (hr):	73.99

811 Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE	NO.	REVISION	APPROVAL

Burry+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701
Ph. (512)328-0011 Fax (512)328-0325
TBPE Registration Number F-1046
Burry+Partners, Inc. ©Copyright 2012

STATE OF TEXAS
JOSEPH A. ISAIA
99848
LICENSED
PROFESSIONAL ENGINEER
6-26-12

WATER QUALITY POND

HILL COUNTRY GOLF AND GUITAR
15806 W. HWY 71

LAKE TRAVIS ENTERTAINMENT, LLC

DRAWN BY: MIL
DESIGNED BY: MIL/JAI
REVIEWED BY: JAI
PROJECT NO.: 108732-10002

SHEET 15 OF 23

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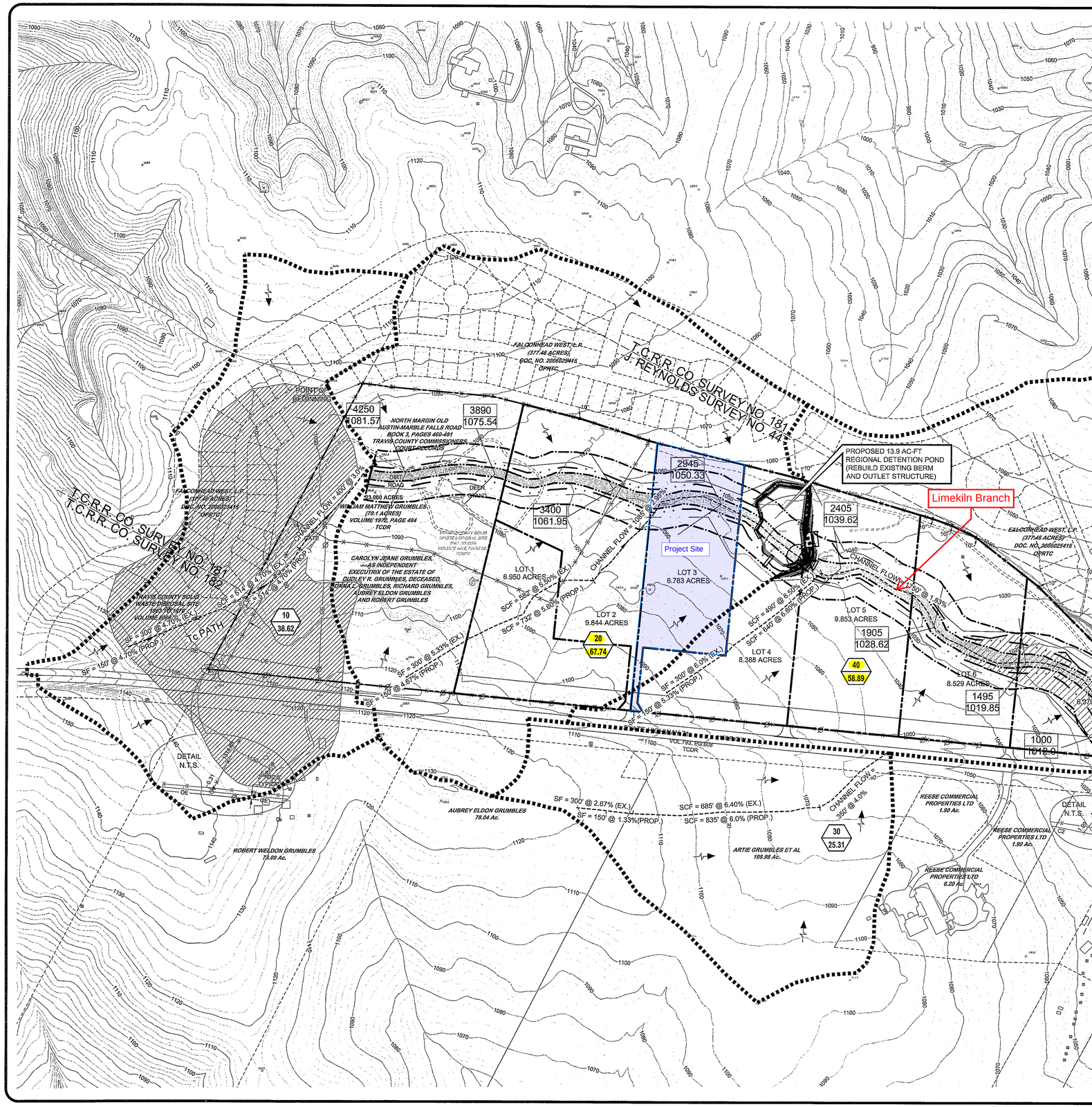


SCS TR-55
Drainage Area Calculations

Type III 24Hr Rainfall Distribution
IDF Curves Based on City of Austin Criteria Manual (2yr = 3.44 in.)

All soils are Brackett, Volente and Speck soils (Hydrologic Groups C and D)

CN Values
Pasture, Grassland, or Range - Good Condition - Type C Soil - 74
Pasture, Grassland, or Range - Godd Condition - Type D Soil - 80
Impervious cover - 98

EXISTING CONDITIONS - DRAINAGE CALCULATIONS

	Onsite			Offsite									
AREA	AREA(AC)	PERV.(AC)	IMP.(AC)	AREA(AC)	PERV.(AC)	IMP.(AC)	COMP. CN	Tc(HRS)	Q2(CFS)	Q10(CFS)	Q25(CFS)	Q100(CFS)
10	7.10	7.10	0.0	31.52	21.71	9.81	83	0.329	54.1	123.5	164.5	232.9
20	41.88	41.88	0.0	25.86	16.42	9.44	77	0.349	69.8	184.0	254.0	371.6
30	0.00	0.00	0.0	25.31	24.46	0.85	75	0.401	22.2	61.7	86.1	127.5
40	30.75	30.75	0.0	28.15	17.15	11.00	78	0.359	63.3	162.9	223.5	325.2
Combined	79.73	79.73	0.0	110.83	79.73	31.10			171.6	462.9	642.3	950.0

PROPOSED CONDITIONS - DRAINAGE CALCULATIONS

	Onsite			Offsite									
AREA	AREA(AC)	PERV.(AC)	IMP.(AC)	AREA(AC)	PERV.(AC)	IMP.(AC)	COMP. CN	Tc(HRS)	Q2(CFS)	Q10(CFS)	Q25(CFS)	Q100(CFS)
10	7.10	3.90	3.2	31.52	21.71	9.81	84	0.226	62.7	141.3	187.2	263.2
20	41.88	23.03	18.9	25.86	16.42	9.44	84	0.259	108.7	238.5	315.5	442.6
30	0.00	0.00	0.0	25.31	24.46	0.85	75	0.331	23.8	65.9	92.0	136.2
40	30.75	16.95	13.8	28.15	17.15	11.00	84	0.271	91.7	205.5	272.0	381.9
Combined	79.73	43.88	35.9	110.83	79.73	31.10			194.9	458.6	620.4	940.7

FUTURE CONDITIONS - DRAINAGE CALCULATIONS

	Onsite			Offsite									
AREA	AREA(AC)	PERV.(AC)	IMP.(AC)	AREA(AC)	PERV.(AC)	IMP.(AC)	COMP. CN	Tc(HRS)	Q2(CFS)	Q10(CFS)	Q25(CFS)	Q100(CFS)
10	7.10	3.90	3.2	31.52	18.92	12.60	86	0.226	68.1	147.2	193.1	268.6
20	41.88	23.03	18.9	25.86	15.52	10.34	84	0.259	106.7	238.5	315.5	442.6
30	0.00	0.00	0.0	25.31	15.51	9.80	83	0.331	35.4	80.8	107.5	152.0
40	30.75	16.95	13.8	28.15	16.90	11.25	84	0.271	91.7	205.5	272.0	381.9
Combined	79.73	43.88	35.9	110.83	66.84	43.99			208.9	477.1	640.1	962.7

DETENTION POND

STORM EVENT	INFLOW (CFS)	OUTFLOW (CFS)	WS ELEV.	PEAK TIME (HRS)
2YR	151.03	124.79	1,042.31	12.35
10YR	349.59	281.06	1,044.44	12.35
25YR	465.94	374.84	1,045.51	12.35
100YR	662.36	591.63	1,046.69	12.30

OVERALL DRAINAGE SUMMARY

STORM EVENT	EXISTING COND. (CFS)	FULLY DEVELOPED ON-SITE COND. (CFS)	FULLY DEVELOPED OFF-SITE COND. (CFS)
2YR	171.56	194.85	208.91
10YR	462.94	458.58	477.09
25YR	642.31	620.37	640.11
100YR	950.01	940.67	962.74

IMPERVIOUS COVER (%)

AREA	EXISTING CONDITIONS ON-SITE	FULLY DEVELOPED ON-SITE	EXISTING CONDITIONS OFF-SITE	FULLY DEVELOPED OFF-SITE
10	0%	45%	31.12%	40%
20	0%	45%	36.51%	40%
30	0%	45%	3.36%	40%
40	0%	45%	39.08%	40%

NOTE: THE LIFT STATION AND LIFT STATION ACCESS DRIVEWAY ARE LOCATED ON LOT 7.

PROPOSED IMPERVIOUS COVER

9,382 SF	DRIVEWAYS (OFFSITE)
381 SF	LIFT STATION
4,667 SF	LIFT STATION DRIVEWAY

200 100 0 200 400
SCALE IN FEET

LEGEND

- = DRAINAGE AREA BOUNDARY
- 10 / 38.62 = DRAINAGE AREA / DRAINAGE ACREAGE
- = 'D' SOILS
- = 'C' SOILS
- = CALCULATED 2-YEAR FLOODPLAIN
- = CALCULATED 100-YEAR FLOODPLAIN
- = FEMA FLOODPLAIN
- = WATER QUALITY BUFFER ZONE
- = 1/2" IRON ROD FOUND
- = 6" CEDAR FENCE POST FOUND UNLESS OTHERWISE NOTED
- = CONCRETE HIGHWAY MONUMENT FOUND
- = 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
- = CALCULATED POINT
- = POWER POLE
- TCDR = TRAVIS COUNTY DEED RECORDS
- TCPR = TRAVIS COUNTY PLAT RECORDS
- OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- OE = OVERHEAD ELECTRIC
- [ ] = RECORD INFORMATION VOL.1972, PG.484
- ( ) = RECORD INFORMATION ADJOINER
- = WIRE FENCE

SUMMIT 56
WATER, WASTEWATER, AND DRAINAGE IMPROVEMENTS
OVERALL DRAINAGE AREA MAP

REVISIONS			
NO.	DESCRIPTION	BY	DATE

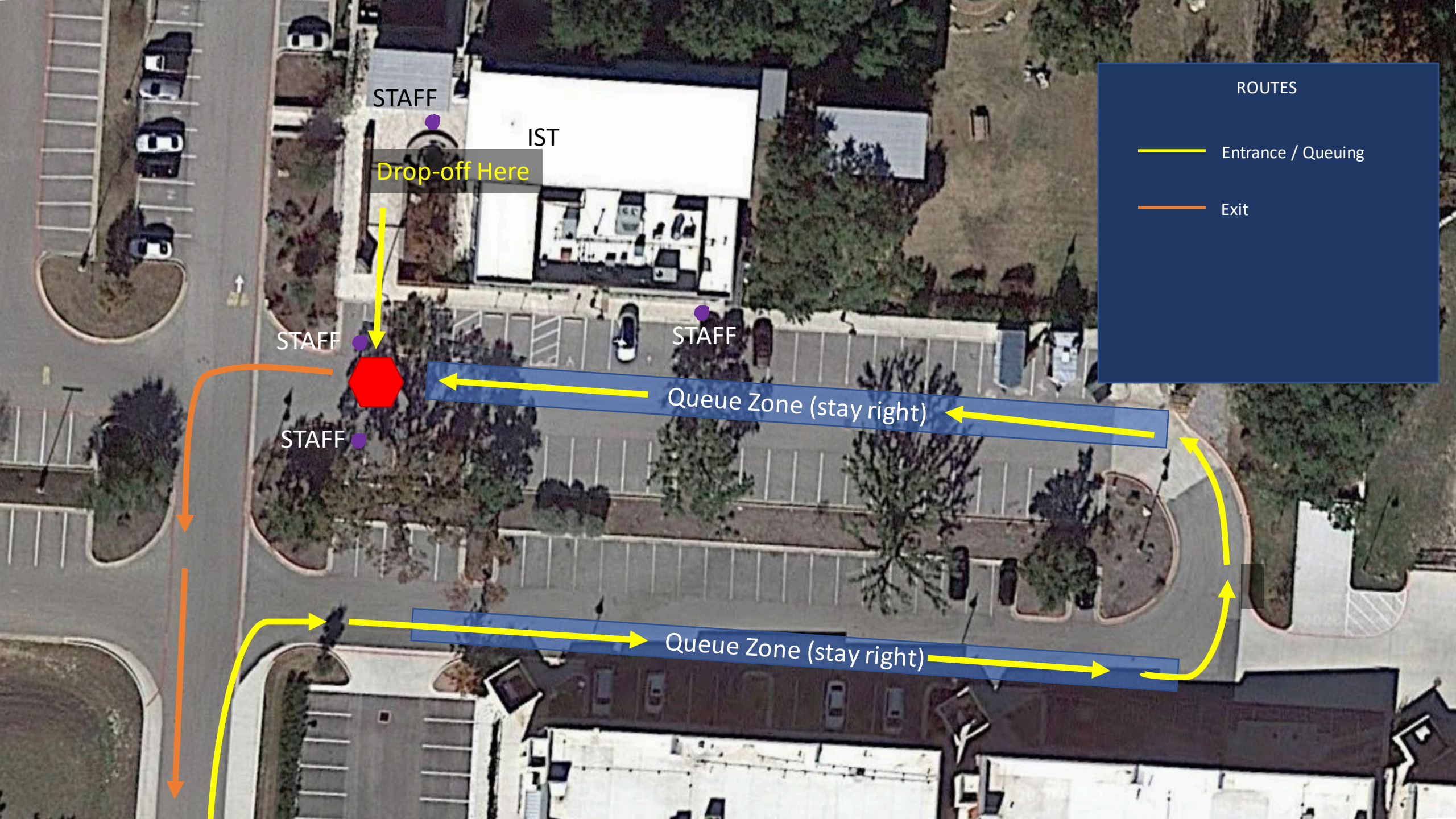
DATE: 5/11/09
DESIGNED BY: JAC
DRAWN BY: JMC, JBR
CHECKED BY: JAC
DRAWING NAME: CIVIL-DRAIN.DWG

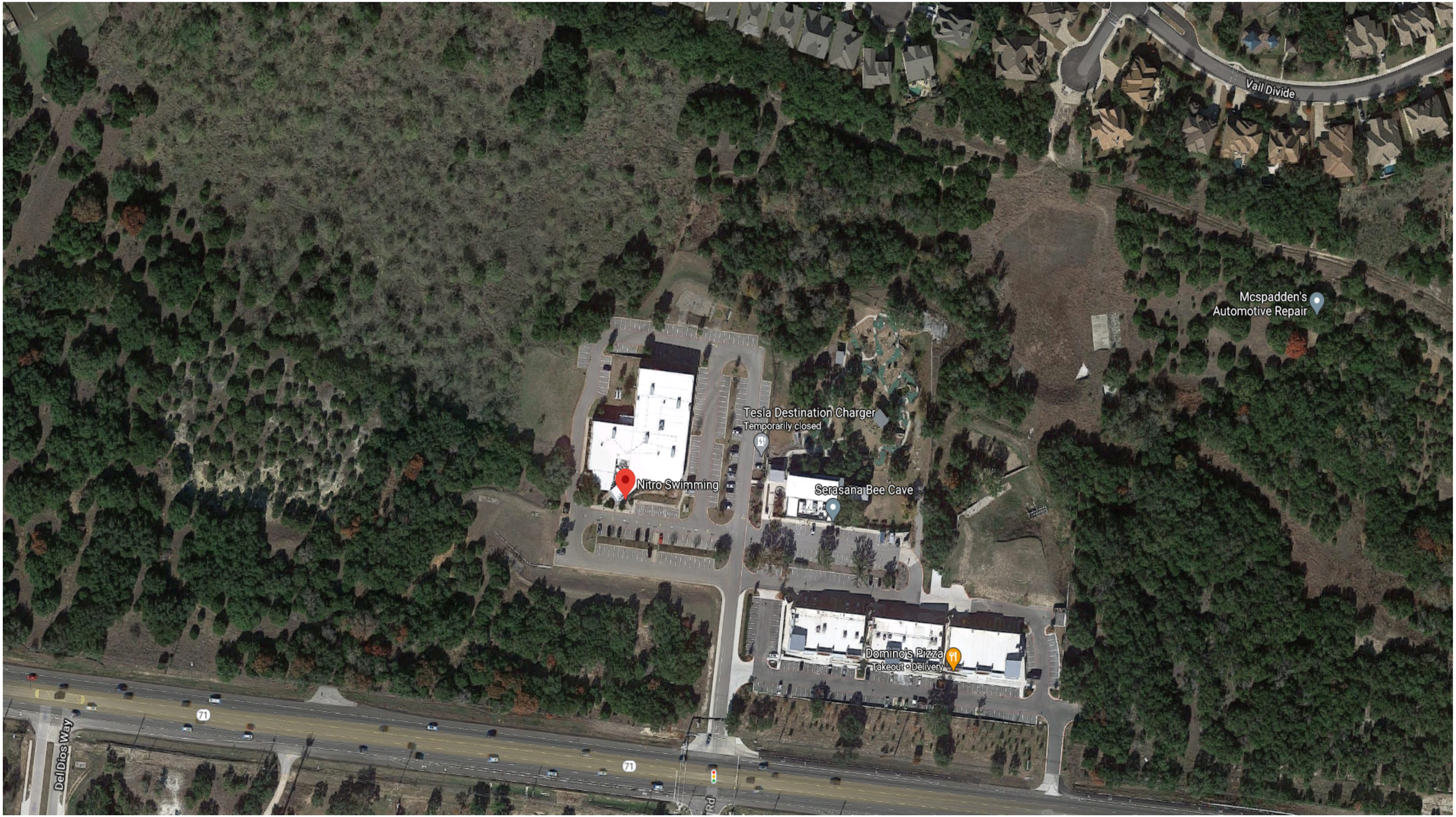
DANIEL RYAN 69458 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
6/22/2010

LJA Engineering & Surveying, Inc.
5316 Highway 290 West
Suite 150
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A159-401

ROUTES
Entrance / Queuing
Nitro Swimming
IST
Staff
Staff
Staff
Staff
Drop-off
Queue Zone (stay right)
Queue Zone (stay right)
Highway 71


STAFF
IST
Drop-off Here
STAFF
STAFF
STAFF
Queue Zone (stay right)
Queue Zone (stay right)
ROUTES
Entrance / Queuing
Exit

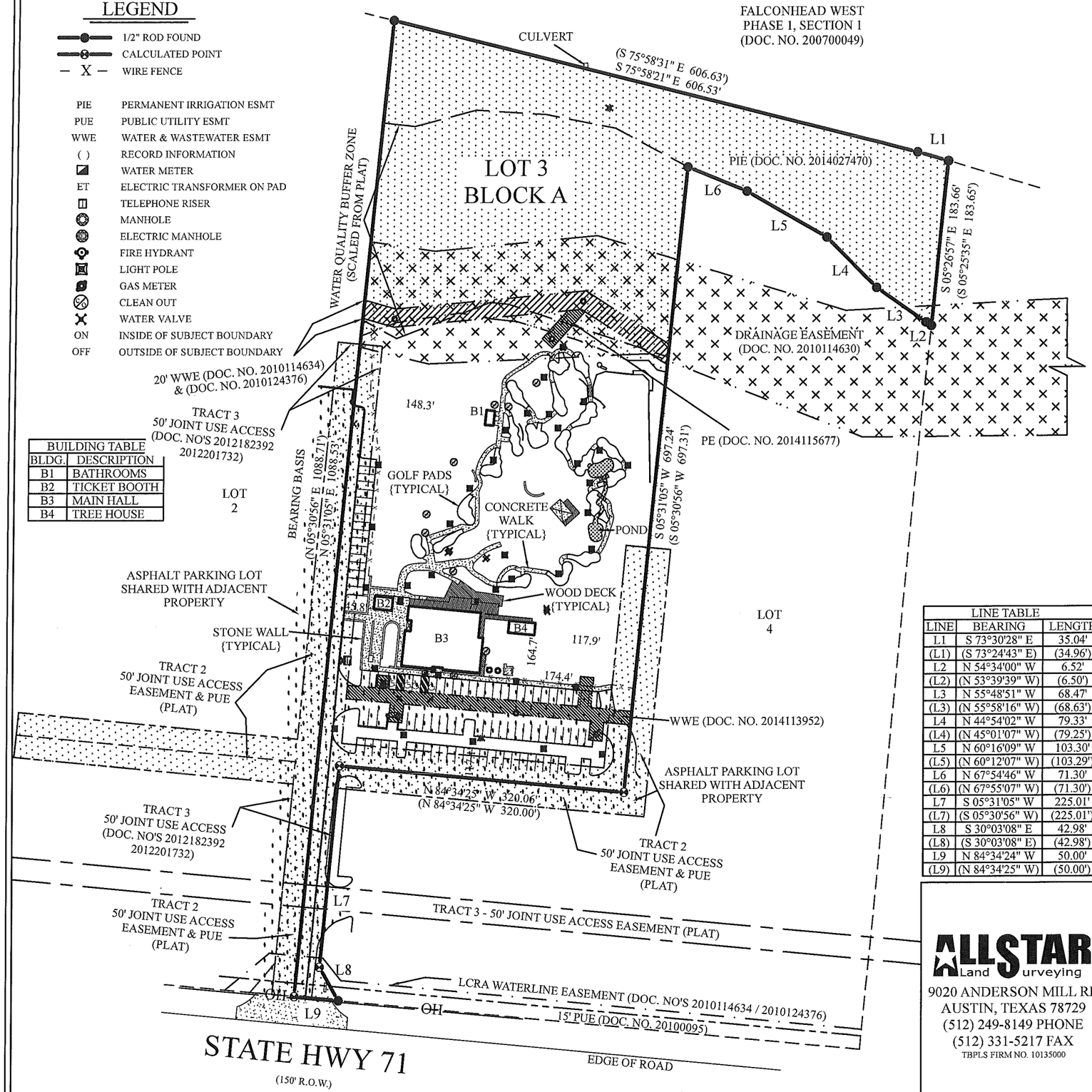

Vail Divide
Mcspadden's
Automotive Repair
Tesla Destination Charger
Temporarily closed
Nitro Swimming
Serasana Bee Cave
Domino's Pizza
Takeout • Delivery
71
71
Del Dios Way

wild
kitchen + bar

©2019 Google

LEGEND

1/2" ROD FOUND	
CALCULATED POINT	
— X —	WIRE FENCE
PIE	PERMANENT IRRIGATION ESMT
PUE	PUBLIC UTILITY ESMT
WWE	WATER & WASTEWATER ESMT
( )	RECORD INFORMATION
	WATER METER
ET	ELECTRIC TRANSFORMER ON PAD
	TELEPHONE RISER
	MANHOLE
	ELECTRIC MANHOLE
	FIRE HYDRANT
	LIGHT POLE
	GAS METER
	CLEAN OUT
	WATER VALVE
ON	INSIDE OF SUBJECT BOUNDARY
OFF	OUTSIDE OF SUBJECT BOUNDARY



BUILDING TABLE	
BLDG.	DESCRIPTION
B1	BATHROOMS
B2	TICKET BOOTH
B3	MAIN HALL
B4	TREE HOUSE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 73°30'28" E	35.04'
(L1)	(S 73°24'43" E)	(34.96')
L2	N 54°34'00" W	6.52'
(L2)	(N 53°39'39" W)	(6.50')
L3	N 55°48'51" W	68.47'
(L3)	(N 55°58'16" W)	(68.63')
L4	N 44°54'02" W	79.33'
(L4)	(N 45°01'07" W)	(79.25')
L5	N 60°16'09" W	103.30'
(L5)	(N 60°12'07" W)	(103.29')
L6	N 67°54'46" W	71.30'
(L6)	(N 67°55'07" W)	(71.30')
L7	S 05°31'05" W	225.01'
(L7)	(S 05°30'56" W)	(225.01')
L8	S 30°03'08" E	42.98'
(L8)	(S 30°03'08" E)	(42.98')
L9	N 84°34'24" W	50.00'
(L9)	(N 84°34'25" W)	(50.00')

RESTRICTIONS

SUBJECT TO RESTRICIONS IN DOC. NOS. 2010114631, 2010135765, 2012201733, AND AS PER PLAT IN DOC. NO. 201000095.
SUBJECT TO WATER QUALITY BUFFER ZONES, JOINT USE ACCESS AND PUBLIC UTILITY EASEMENTS IN DOC. NO. 201000095.
SUBJECT TO DRAINAGE EASEMENT IN DOC. NO. 2010114630.
SUBJECT TO WATER AND WASTEWATER EASEMENT AND RIGHT-OF-WAY GRANTED TO LOWER COLORADO RIVER AUTHORITY IN DOC. NO. 2010114634.
SUBJECT TO WATER AND WASTEWATER EASEMENT AND RIGHT-OF-WAY GRANTED TO LOWER COLORADO RIVER AUTHORITY IN DOC. NO. 2010124376.
SUBJECT TO A BLANKET TYPE ELECTRIC UTILITY EASEMENT GRANTED TO THE CITY OF AUSTIN IN DOC. NO. 2011028850, (TRACT 2).
SUBJECT TO EASEMENTS, TERMS, CONDITIONS AND STIPULATIONS IN DOC. NO. 2012182392, RE-RECORDED IN DOC. NO. 2012201732.
SUBJECT TO ELECTRIC UTILITY EASEMENT GRANTED TO THE CITY OF AUSTIN IN DOC. NO. 2013168164. (BLANKET TYPE)
SUBJECT TO EASEMENTS GRANTED TO WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY IN DOC. NO. 2014027470, 2014113952, 2014115677.
SUBJECT TO A BLANKET TYPE EASEMENT AGREEMENT IN DOC. NO. 2016128970.

LEGAL DESCRIPTION

TRACT 1: LOT 3, BLOCK A, SUMMIT 56, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 201000095, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
TRACT 2: EASEMENT ESTATE AS CREATED AND DESCRIBED IN THAT CERTAIN JOINT ACCESS EASEMENT AGREEMENT DATED OCTOBER 23, 2012, RECORDED IN DOCUMENT NUMBER 2012182392, RE-RECORDED IN DOCUMENT NUMBER 2012201732, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING OVER AND ACCROSS A PORTION OF LOT 2, BLOCK A, SUMMIT 56, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 201000095, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
TRACT 3: EASEMENT ESTATE FOR ACCESS CREATED BY AND SHOWN ON THE PLAT OF SUMMIT 56, RECORDED IN DOCUMENT NUMBER 201000095, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, OVER AND ACCROSS THAT PORTION OF THE VARIABLE WIDTH JOINT ACCESS EASEMENT ALONG THE COMMON LOT LINES OF LOTS 1, 2, 3 AND 4, WHICH LIES WITHIN LOTS 1, 2, AND 4, BLOCK A, SUMMIT 56, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 201000095, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
EDWARD RUMSEY
5729
PROFESSIONAL
LAND SURVEYOR

N
NW NE
W SCALE 1" = 120' E
SW SE
S

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

Texas Capital Bank N.A. / First National Title Insurance Company
Capital Title of Texas, LLC / Como Wilder Property LLC
Como Investments LLC / William H. Baker

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION

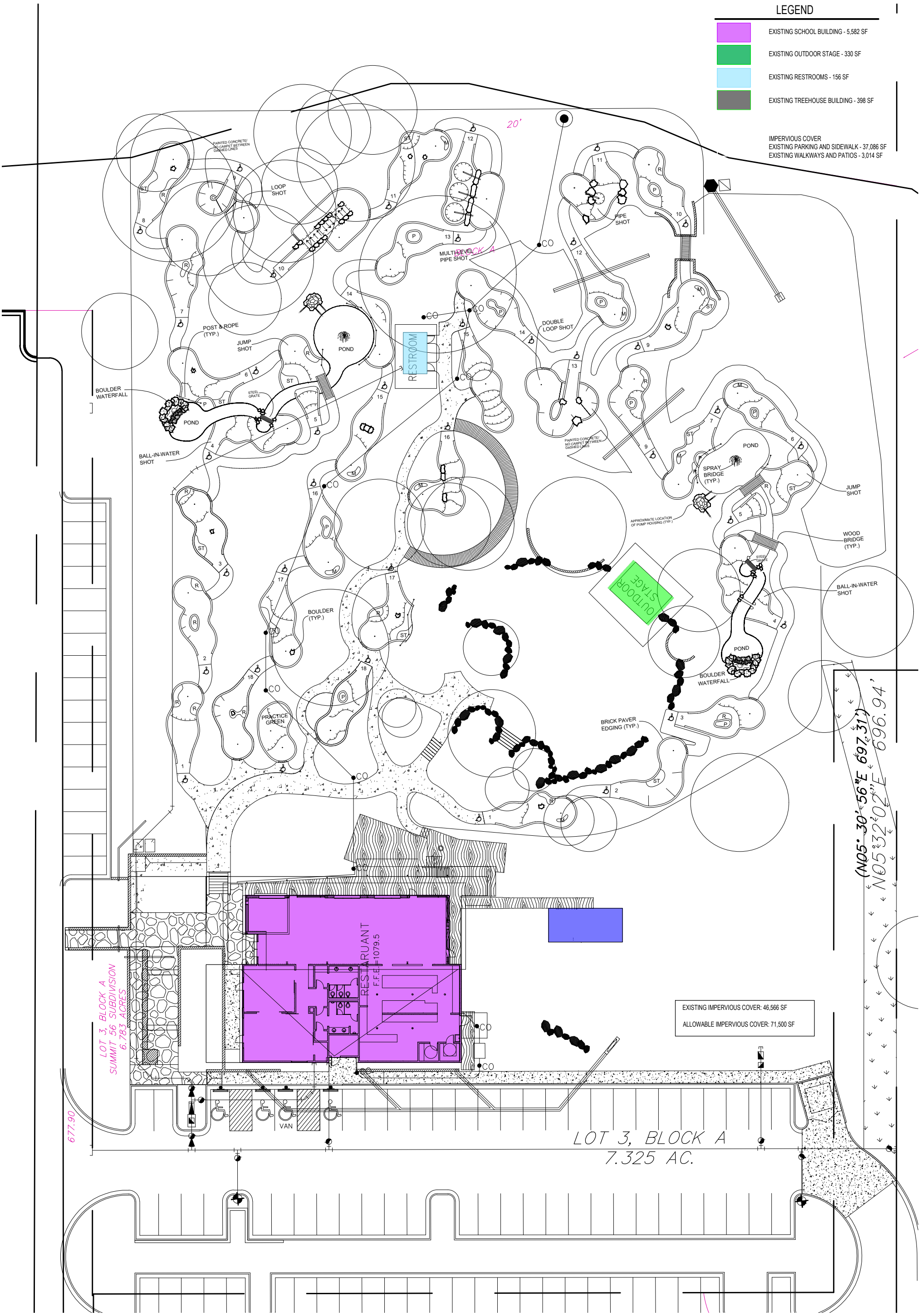
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0405H PANEL: 0405H DATED: SEPTEMBER 26, 2008

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

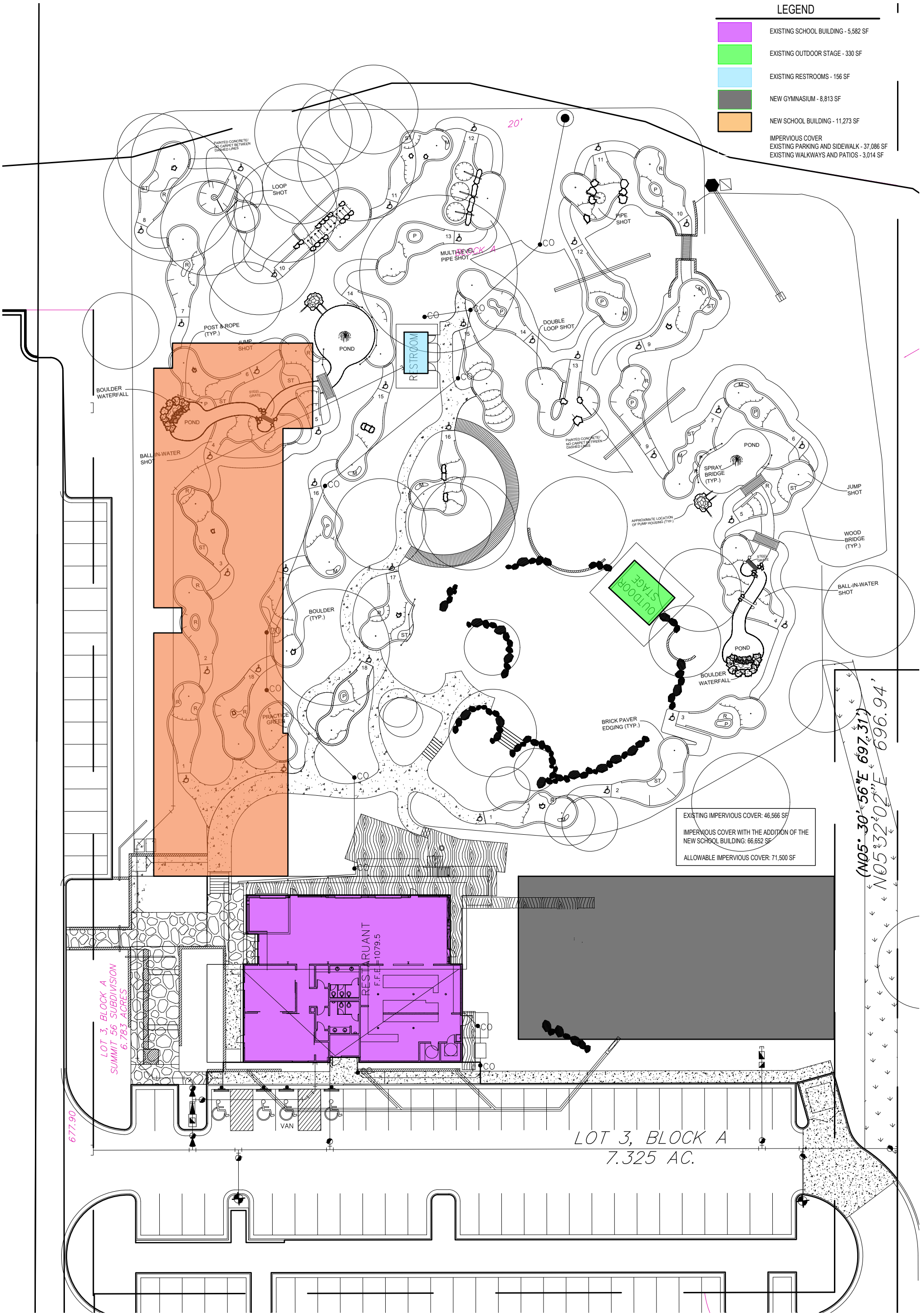
ADDRESS

COMO INTERESTS, LLC
15506 W. HWY 71
SPICEWOOD, TRAVIS COUNTY, TEXAS

SURVEY DATE:	FEBRUARY 19, 2018	FIELDED BY:	DERICK SOLOMON	02/15/2018
TITLE CO.:	CAPITAL TITLE OF TEXAS, LLC.	CALC. BY:	EDWRD RUMSEY	02/16/2018
G.F. NO.:	17-2333-D	DRAWN BY:	SEAN SUTTON	02/19/2018
JOB NO.:	A0204618	RPLS CHECK:	EDWARD RUMSEY	02/19/2018



HADDON+COWAN ARCHITECTS
2301 E. Riverside Drive, Bldg A, Suite 80
Austin, TX 78741 | haddoncowan.com



HADDON+COWAN ARCHITECTS
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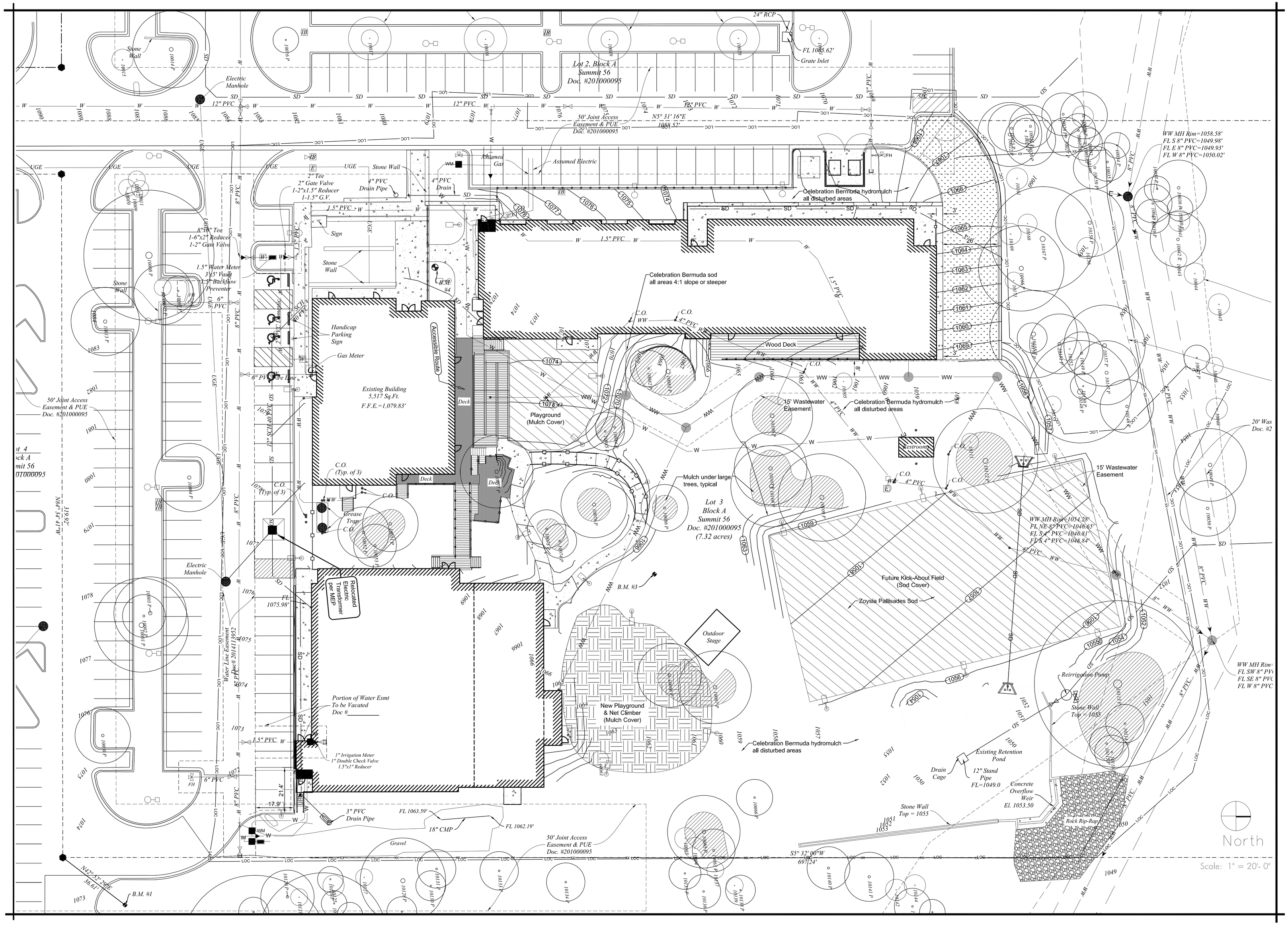
Scripps-Pennington Auditorium



GREEN EYE STUDIO
Austin, TX 512.484.1105
stacie@hush.com

REGISTERED LANDSCAPE ARCHITECT
STACIE E. HOLLY
2379
STATE OF TEXAS
3-24-22

International School
1550 6 W. Hwy 71
Bee Cave, TX

Landscape Plan

DATE: March 24, 2022

SHEET NUMBER:

21of 27

Tree List (Surveyed: February 9, 2021)

#	City Code	Species	Trunks	Description	Caliper Equivalent	Status	
10000	P	Live Oak	1	LO 13	13		
10001	P	Live Oak	1	LO 22	22		
10002	P	Live Oak	1	LO 10	10		
10003	P	Live Oak	1	LO 17	17		
10004	P	Live Oak	1	LO 16	16		
10005	P	Live Oak	1	LO 14	14		
10006		Cedar	1	CDR DEC 4	4		
10007	P	Live Oak	1	LO 7	7		
10008	P M	Red Oak	3	RO 16 15 14	30.5		
10009		Cedar	1	CDR DEC 4	4		
10010		Cedar	1	CDR DEC 4	4		
10011		Cedar	1	CDR DEC 6	4		
10012		Cedar	1	CDR DEC 8	4		
10013	P	Red Oak	1	RO 16	16		
10014	M	Live Oak	2	LO 14 8	18		
10015		Red Oak	1	RO 5	5		
10016		Red Oak	1	RO 6	6		
10017		Crepe Myrtle	1	Crepe Myrtle CLUSTER	4		
10018		Crepe Myrtle	1	Crepe Myrtle CLUSTER	4		
10019		Crepe Myrtle	1	Crepe Myrtle CLUSTER	4		
10020		Crepe Myrtle	1	Crepe Myrtle CLUSTER	4		
10021		Chincapin	1	CHINCAPIN OAK 4	4		
10022	P	Live Oak	1	LO 15	15		
10023	M	Cedar	3	CDR 6 6 4	11		
10024	P	Cedar	1	CDR 6	6		
10025	P	Cedar	1	CDR 10	10		
10026	P M	Cedar	2	CDR 9 6	12		
10027	P	Cedar Elm	1	CE 9	9		
10028		Cedar Elm	1	CE 10	10		
10029		Live Oak	1	LO 11	11		
10030		Cedar	1	CDR 5	5		
10031	P	Cedar Elm	1	CE 8	8		
10032		Cedar Elm	1	CE 5	5		
10033	P	Cedar Elm	1	CE 8	8		
10034	P	Cedar Elm	1	CE 6	6		
10035	P	Cedar Elm	1	CE 9	9		
10036	P	Cedar Elm	1	CE 13	13		
10037	P	Cedar Elm	1	CE 6	6		
10038	P	Cedar Elm	1	CE 9	9		
10039	P	Cedar Elm	1	CE 8	8		
10040	P	Cedar Elm	1	CE 6	6		
10041		Cedar Elm	1	CE 5	5		
10042	P	Cedar Elm	1	CE 13	13		
10043		Cedar	1	CDR 4	4		
10044		Cedar	1	CDR 5	5		
10045		Cedar Elm	1	CE 5	5		
10046		Cedar	1	CDR 4	4		
10047	P	Cedar	1	CDR 6	6		
10048		Cedar	1	CDR 5	5		
10049	P	Live Oak	1	LO 17	17		
10050	P	Live Oak	1	LO 13	13		
10051	P	Live Oak	1	LO 13	13		
10052	P	Live Oak	1	LO 12	12		
10053	P	Live Oak	1	LO 10	10		
10054	P	Live Oak	1	LO 7	7	Removed	
10055		Live Oak	1	LO 25	25	Removed	
10056	M	Cedar	3	CDR 5 4 4	9	Removed	- not counted
10057		Cedar	1	CDR 6	6	Removed	- not counted
10058		Cedar Elm	1	CE 22	22	Removed	
10059		Cedar	1	CDR DEC 5	4	Removed	- not counted
10060		Cedar	1	CDR 23	23	Removed	
10061		Red Oak	1	RO 4	4		
10062	P	Live Oak	1	LO 17	17		
10063	P M	Cedar	2	CDR 8 4	10		
10064		Cedar	1	CDR 5	5		
10065		Cedar	1	CDR 5	5		
10066	P M	UKN	2	UKN 6 5	8.5		
10067	P	Live Oak	1	LO 17	17		
10068		Live Oak	1	LO 15	15		
10069	P	Live Oak	1	LO 11	11	Removed	
10070		Live Oak	1	LO 11	11	Removed	
10071	P	Live Oak	1	LO 15	15	Removed	
10072	P	Live Oak	1	LO 8	8	Removed	
10073	P	Live Oak	1	LO 9	9		
10074	P	Live Oak	1	LO 8	8		
10075	P	Live Oak	1	LO 7	7	Removed	
10076	P M	Live Oak	2	LO 12 7	15.5		
10077		Live Oak	1	LO 17 IN WOOD DECK	17		
10078		Red Oak	1	RO 4	4	Removed	
10079	M	Live Oak	4	LO 11 11 9 7	24.5	Removed	
10080		Red Oak	1	RO 5	5	Removed	
10081		Red Oak	1	RO 4	4	Removed	
10082	P M	Cedar	2	CDR 6 5	8.5		
10083	P	Red Oak	1	RO 20	20		
10084	P	Live Oak	1	LO 9	9		
10085	P	Live Oak	1	LO 9	9		
10086	P	Live Oak	1	LO 11	11		
10087		Live Oak	1	LO 10	10	Removed	
10088		Cedar	1	CDR 4	4	Removed	- not counted
10089		Cedar	1	CDR 9	9	Removed	- not counted
10090		Cedar	1	CDR 4	4	Removed	- not counted
10091		Cedar	1	CDR 5	5	Removed	- not counted
10092		Cedar	1	CDR 6	6	Removed	- not counted
10093		Cedar	1	CDR 5	5	Removed	- not counted
10094		Live Oak	1	LO 14	14	Removed	
10095		Live Oak	1	LO 10	10	Removed	
10096		Cedar	1	CDR 8	8	Removed	- not counted
10097		Live Oak	1	LO 9	9	Removed	

#	City Code	Species	Trunks	Description	Caliper Equivalent	Status	
10098		Live Oak	1	LO 14	14	Removed	
10099		Live Oak	1	LO 10	10	Removed	
10100		Cedar	1	CDR 4	4	Removed	- not counted
10101		Cedar	1	CDR 4	4	Removed	- not counted
10102		Cedar	1	CDR 7	7	Removed	- not counted
10103		Cedar	1	CDR 7	7	Removed	- not counted
10104		Cedar	1	CDR 4	4	Removed	- not counted
10105		Cedar	1	CDR MULTI	4		
10106	P	Live Oak	1	LO 19	19		
10107	P	Live Oak	1	LO 17	17		
10108	P	Live Oak	1	LO 19	19		
10109	P M	Live Oak	2	LO 14 13	20.5		
10110	P	Cedar	1	CDR 20	20	Removed	- not counted
10111		Cedar	1	CDR 4	4		
10112	P M	Live Oak	3	LO 14 12 9	24.5		
10113	P	Live Oak	1	LO 39	39		
10114	P	Live Oak	1	LO 9	9		
10115	P	Live Oak	1	LO 8	8		
10116	P	Live Oak	1	LO 8	8		
10117		Cedar	1	CDR 8	8		
10118		Cedar	1	CDR 7	7		
10119		Live Oak	1	LO 34	34		
10120	M	Cedar	3	CDR 7 6 5	12.5		
10121		Cedar	1	CDR 4	4		
10122	M	Cedar	4	CDR 16 14 7 7	30		
10123		Cedar	1	CDR 6	6		
10124		Cedar	1	CDR 6	6		
10125		Cedar	1	CDR 5	5		
10126		Cedar	1	CDR 6	6		
10127		Cedar	1	CDR 4	4		
10128		Live Oak	1	LO 20	20		
10129		Cedar	1	CDR 7	7		
10130		Cedar	1	CDR 7	7		
10131	M	Cedar	3	CDR 5 4 4	9		
10132		Cedar	1	CDR 5	5		
10133	M	Cedar	3	CDR 5 4 4	9		
10134	M	Cedar	3	CDR 5 4 4	9		
10135	M	Cedar	2	CDR 5 5	7.5		
10136	M	Cedar	2	CDR 6 4	8		
10137		Cedar	1	CDR 4	4		
10138		Live Oak	1	LO 7	7		
10139		Live Oak	1	LO 4	4		
10140		Cedar	1	CDR 10	10		
10141	M	Cedar	2	CDR 9 5	11.5		
10142		Cedar	1	CDR 5 MULTI	5		
10143	M	Cedar	2	CDR 6 5	8.5		
10144		Cedar	1	CDR 5	5		
10145		Cedar	1	CDR 6	6		
10146	P M	Cedar Elm	2	CE 12 11	12.5		
10147	P	Cedar Elm	1	CE 15	15		
10148	P M	Live Oak	2	LO 19 10	24		
10149	P M	Cedar	2	CDR 8 4	10		
10150	P	Live Oak	1	LO 6	6		
10151	P	Cedar Elm	1	CE 14	14		
10152	M	Cedar	2	CDR 4 3	5.5		
10153		Cedar	1	CDR 4	4		
10154	P	Cedar	1	CDR 7	7		
10155	P M	Cedar Elm	2	CE 16 9	20.5		
10156		Cedar	1	CDR 5	5		
10157	P	Cedar Elm	1	CE 19	19		
10158	P	Cedar Elm	1	CE 16	16		
10159	P	Cedar Elm	1	CE 10	10		
10160		Cedar Elm	1	CE 5	5		
10161		Cedar	1	CDR 5 MULTI	5		
10162	P M	Cedar	2	CDR 6 4	8	Removed	- not counted
10163		Live Oak	1	LO 16	16	Removed	
10164	P	Cedar	1	CDR 6	6	Removed	- not counted
10165		Cedar	1	CDR 5	5	Removed	- not counted
10166	P	Live Oak	1	LO 20	20		
10167	P M	Cedar Elm	4	CE 12 10 10 5	24.5		
10168	M	Cedar	2	CDR 5 3	4.5		
10169		Cedar	1	CDR 5	5		
10170	P M	Cedar	2	CDR 5 4	7	Removed	- not counted
10171		Cedar	1	CDR 4	4		
10172	P	Live Oak	1	LO 23	23	Removed	
10173		Cedar	1	CDR 4	4	Removed	- not counted
10174		Cedar	1	CDR 6 MULTI	6	Removed	- not counted
10175		Cedar	1	CDR 5	5	Removed	- not counted
10176		Cedar	1	CDR 4	4	Removed	- not counted
10177	P	Live Oak	1	LO 16	16	Removed	
10178		Cedar	1	CDR 4	4	Removed	- not counted
10179		Cedar	1	CDR 6	6	Removed	- not counted
10180		Cedar	1	CDR 5	5	Removed	- not counted
10181		Cedar	1	CDR 4	4	Removed	- not counted
10182		Cedar	1	CDR 4	4	Removed	- not counted
10183		Cedar	1	CDR 5 MULTI	5	Removed	- not counted
10184		Cedar	1	CDR 4	4	Removed	- not counted
10185		Cedar	1	CDR 5	5		
10186		Cedar	1	CDR 4	4	Removed	- not counted
10187		Cedar	1	CDR 5	5	Removed	- not counted
10188		Cedar	1	CDR 4	4		
10189		Cedar	1	CDR 5	5		

Total: 1682
Removed: 251.5 (15%)

GREEN EYE STUDIO
Austin, TX 512.484.1105
stacie@hush.com

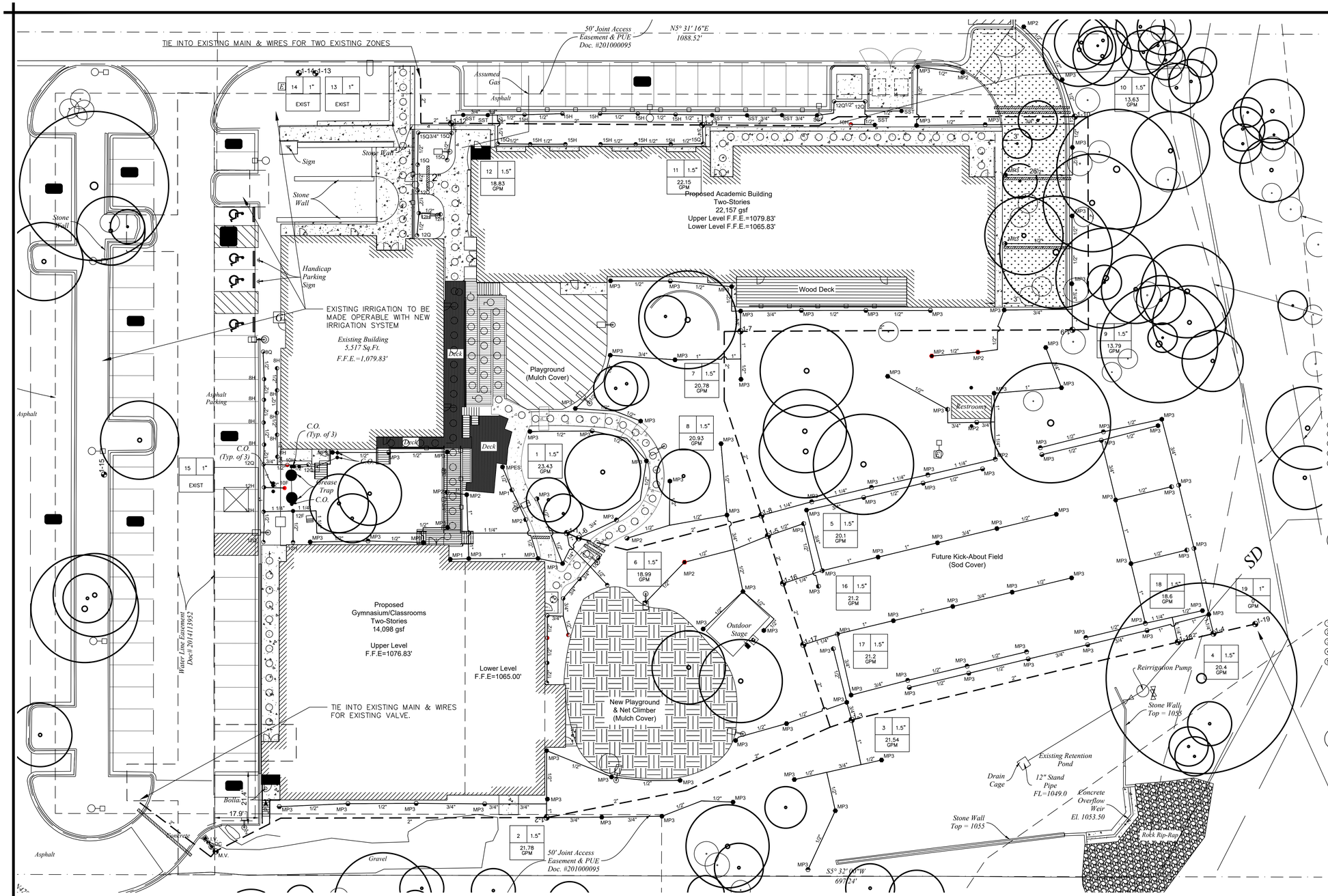
REGISTERED LANDSCAPE ARCHITECT
STACIE E. HOLT
2379
STATE OF TEXAS
3/24/22

International School
15506 W. Hwy 71
Bee Cave, TX

Landscape Tree List

DATE: March 24,2022

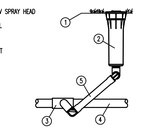
SHEET NUMBER:



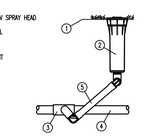
DATE
03/29/2022

STATE OF TEXAS
JOE DOUG KEY
720
LICENSED IRRIGATOR

IrrigationDesignService.Com
1209 OAK SHADOWS CIRCLE AUSTIN, TEXAS 78758 (512) 783-6688



ROTOR HEAD
PROS-04-PRS40-CV
Hunter IRRIGATION DETAIL

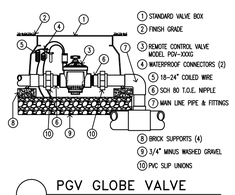


SPRAY HEAD
PROS-04-PRS30-CV
Hunter IRRIGATION DETAIL

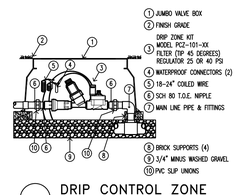
INSTALL DRIP VALVE & TIE INTO EXISTING DRIP FOR GARDEN.

PIPE WILL BE SIZED AS FOLLOWS

1/2" – MAX. 4 GPM
3/4" – MAX. 8 GPM
1" – MAX. 16 GPM
1.25" – MAX. 26 GPM
1.5" – MAX. 32 GPM
2" – MAX. 50 GPM



PGV GLOBE VALVE
Hunter IRRIGATION DETAIL



DRIP CONTROL ZONE
Hunter IRRIGATION DETAIL

CHECK WITH LOCAL LAWS, RULES, AND INSTALLATION TECHNIQUES TO ENSURE PROPER PROTECTION FROM CONTAMINATION AND FREEZING TEMPERATURES

LEGEND, CONSTRUCTION NOTES, AND DETAILS – SEE SHEET LI-2

811 Know what's below. Call before you dig.

GREEN EYE STUDIO
Austin, TX 512.484.1105
GreenEyeAustin.com

International School–Bee Cave
15506 W. Hwy 71
Bee Cave, Texas 78738

Landscape Irrigation Plan

REVISIONS:

SHEET NUMBER:
23

CONSTRUCTION NOTES:

1. IRRIGATION CONTRACTOR SHALL BE A LICENSED IRRIGATOR IN THE STATE OF TEXAS AND HAVE A LICENSED IRRIGATOR/INSTALLER ON SITE. AFTER AWARD OF CONTRACT AND BEFORE ANY IRRIGATION SYSTEM MATERIALS ARE ORDERED FROM SUPPLIERS OR DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER A COMPLETE LIST OF ALL IRRIGATION SYSTEM MATERIALS, OR PROCESSES PROPOSED TO BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE WILL ALLOW NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN ACCEPTANCE. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
2. IRRIGATION CONTRACTOR SHALL PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM. THIS INCLUDES ALL MATERIALS, LABOR, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING THE END.
3. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES OF THE CITY OF BEE CAVE AND THE STATE OF TEXAS. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES CONTAINED IN THESE DOCUMENTS.
4. CONFIRM STATIC WATER PRESSURE AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS LESS THAN 60 PSI. DO NOT PROCEED UNTIL DIRECTED SO BY THE LANDSCAPE ARCHITECT. IF ACTUAL SITE STATIC PRESSURE EXCEEDS DESIGN PRESSURE BY 20 P.S.I., A PRESSURE REDUCING VALVE SHALL BE INSTALLED. THE POINT OF CONNECTION SHALL BE AS NOTED ON PLANS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
5. THE IRRIGATION CONTRACTOR IS REQUIRED BY LAW TO NOTIFY TEXAS ONE CALL (800-245-4545) 72 HOURS PRIOR TO ANY EXCAVATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. IRRIGATION CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES WHETHER OR NOT TEXAS ONE CALL IS NOTIFIED.
6. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
7. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS AS REQUIRED TO ACCOMPLISH IRRIGATION INSTALLATION. IRRIGATION CONTRACTOR SHALL CLEARLY MARK ALL EXPOSED EXCAVATIONS, MATERIALS, AND EQUIPMENT. COVER OR BARRICADE TRENCHES WHEN THE IRRIGATION CONTRACTOR IS NOT ON SITE. TAKE ALL NECESSARY SAFETY PRECAUTIONS TO PROTECT AND PREVENT INJURY TO ANY PERSONS ON SITE.
8. DUE TO SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS SLEEVES, ETC., WHICH MAY BE REQUIRED. IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS AND WITHIN PROPERTY LINES.
9. IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO COORDINATE PIPING WITH THE LANDSCAPE SUBCONTRACTOR TO AVOID CONFLICT WITH PLANTING BEDS. IT WILL BE THE RESPONSIBILITY OF THE IRRIGATION SUBCONTRACTOR TO MOVE PIPING TO ALLOW PROPER PLACEMENT OF PLANT MATERIAL. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
10. NO MACHINE TRENCHING IS TO BE DONE WITHIN THE DRIPLINE OF TREES. TRENCHING IS TO BE DONE BY HAND OR BY TUNNELING UNDER ROOT SYSTEM BY METHOD APPROVED BY OWNER'S REPRESENTATIVE. PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND EXISTING PLANT MATERIAL TO AVOID DAMAGE TO EXISTING PLANTS. DO NOT CUT ANY ROOT OVER 3/4" DIAMETER. ANY CUTS MADE SHALL BE CLEAN AND WITHOUT FRAYED ENDS.
11. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES WHEREVER PIPING OR CONDUIT PASSES, UNDER ALL PAVING, THROUGH WALLS, ETC. ALL SLEEVE LOCATIONS MAY NOT BE SHOWN ON PLAN, COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS, GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS AS REQUIRED. ALL SLEEVE AND CHASE LOCATIONS ARE NOT NOTED ON PLAN. ALL SLEEVES SHALL BE SCH 40 PVC, SIZED TWICE THE DIAMETER OF PIPE OR COMBINATION OF PIPES ENCLOSED WITHIN THE SLEEVE.
12. ALL CONTROL WIRE SHALL BE DIRECT BURIAL 14 GAUGE SOLID COPPER WIRE SINGLE STRAND. ALL SPLICES SHALL BE 3M DBR/Y AND INSTALLED IN ACCESS BOXES. NO BURIED SPLICES. INSTALL WITH PROPER SPLICING AND GROUNDING.
13. OBTAIN COVERAGE TEST APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO PLANTING, SODDING OR SEEDING.
14. ELECTRIC POWER SHALL BE PROVIDED TO CONTROLLER LOCATION BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL PROVIDE FINAL HARD-WIRE TO CONTROLLERS. FINAL LOCATION OF CONTROLLER SHALL BE APPROVED BY OWNER.
15. ALL MAIN LINES SHALL BE P.V.C. CLASS 200, 12" MINIMUM COVER OF SELECT BACKFILL FOR MAINLINE AND WIRES. ALL LATERAL LINES SHALL BE P.V.C. CLASS 200, ½" CLASS 315. 6" MINIMUM COVER OF SELECT BACKFILL FOR ALL LATERALS. PIPE TO BE PRIMED WITH PURPLE COLORED PRIMER PRIOR TO APPLYING P.V.C. CEMENT. ALL TRENCHES AND HOLES TO BE FILLED WITH MATERIAL FREE OF ROCKS AND DEBRIS AND COMPACTED IN LIFTS TO ORIGINAL GRADE.
16. ALL ROTORS SHALL BE LOCATED 12" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE, ALL SPRAY HEADS SHALL BE LOCATED 6" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISHED GRADE AND CHECK VALVES INSTALLED TO PREVENT LOW HEAD DRAINAGE.
17. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLERS AND VALVES FOR OPTIMUM COVERAGE. NO DIRECT SPRAY ON NON IRRIGATED AREAS
18. ALL HEADS TO BE INSTALLED ON SWING JOINTS. AREAS LESS THAN 6' WIDE SHALL BE WATERED BY DRIP IRRIGATION. BUBBLERS AS SPECIFIED ON PLAN TO BE INSTALLED FOR EACH TREE. TREES WILL BE ON SEPARATE CIRCUITS.
19. BE SURE AND KEEP UP TO DATE WITH STATE OF TEXAS AND CITY OF BEE CAVE LANDSCAPE IRRIGATION ORDINANCES.
20. IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION AS-BUILT PLAN, SHOWING EXACT LOCATIONS, SIZES, AND KINDS OF EQUIPMENT INSTALLED PRIOR TO FINAL INSPECTION. IRRIGATION CONTRACTOR SHALL GUARANTEE ALL IRRIGATION WORK FOR A PERIOD OF NOT LESS THAN ONE YEAR.

Run Set: 1-7

Water Source 1
Description: 1" Water Meter
Type: Meter
Static Pressure: 60 (psi)
Service Line: 0.231 (psi)
Meter Loss: 2.434 (psi)

Mean System
Static Pressure: 60 (psi)
Service Line Loss: 0.231 (psi)
Meter Loss: 2.434 (psi)
Backflow Loss: 7.308 (psi)
Master Valve Loss: 3 (psi)
Filter Loss: 0 (psi)

Zone 1-7 @ 20.78 (GPM)
Mainline Loss: 1.58 (psi)
Valve Loss: 3 (psi)
Filter Loss: 0 (psi)
Lateral Loss: 1.34 (psi)
Elevation: 0 (psi)
Sprinkler Requirement: 35 (psi)

Total Design Pressure: 53.9 (psi)
Residual Pressure: 6.1 (psi)

CHECK WITH LOCAL LAWS, RULES, AND INSTALLATION TECHNIQUES TO ENSURE PROPER PROTECTION FROM CONTAMINATION AND FREEZING TEMPERATURES

DATE
03/29/2022

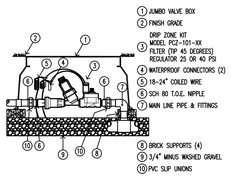
STATE OF TEXAS
JOE DOUG KEY
720
LICENSED IRRIGATOR

PIPE WILL BE SIZED AS FOLLOWS EXCEPT ON DRIP & BUBBLERS SECTION THE MINIMUM SIZE IS 3/4"

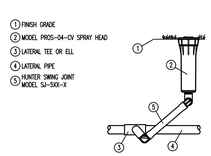
1/2" – MAX. 4 GPM
3/4" – MAX. 8 GPM
1" – MAX. 16 GPM
1.25" – MAX. 26 GPM
1.5" – MAX. 32 GPM
2" – MAX. 50 GPM

LEGEND

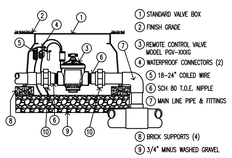
- HUNTER PROS-04-PRS30-CV WITH PRO SPRAY NOZZLES
- HUNTER PROS-04-PRS40-CV WITH MP ROTATOR NOZZLES
- HUNTER PROS-04-PRS30-CV WITH PCN 1 GPM BUBBLER
- HUNTER PGV-151G 1" & 1.5" VALVE WITH EZ-1 DECODER
  HUNTER ICZ-40 1" DRIP VALVE WITH EZ-1 DECODER
- HUNTER TWO-WIRE ICC2 CONTROLLER
- FEBCO 1" 850 DC WITH Y STRAINER. CHECK WITH LOCAL CODES
- M.V. MASTER VALVE – HUNTER PGV-151G 1.5" VALVE WITH FLOW CONTROL
- I.V. ISOLATION VALVE – 1" BRASS BALL VALVE
- LATERAL LINES – P.V.C. CLASS 200, 1/2" CLASS 315
- 2" MAINLINE P.V.C. CLASS 200
- HUNTER SOLAR-SYNC RAIN/FREEZE SENSOR
- DRIPLINE – HUNTER HDL-09-12-CV
- M 1" WATER METER FOR IRRIGATION
- 4" SCH 40 SLEEVE UNLESS NOTED



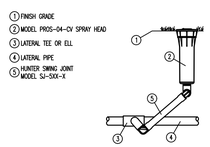
DRIP CONTROL ZONE
Hunter IRRIGATION DETAIL



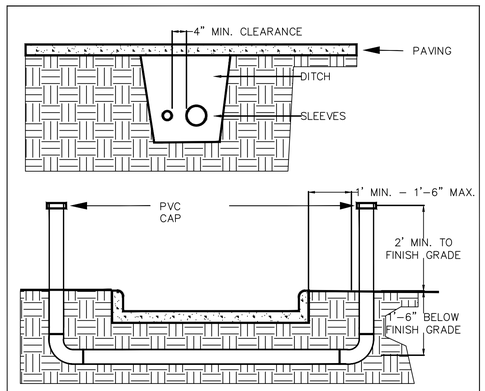
SPRAY HEAD
PROS-04-PRS30-CV
Hunter IRRIGATION DETAIL



PGV GLOBE VALVE
Hunter IRRIGATION DETAIL



ROTOR HEAD
PROS-04-PRS40-CV
Hunter IRRIGATION DETAIL



NOTES:
1. ALL IRRIGATION SLEEVES TO BE CLASS 200 PVC PIPE
2. ALL JOINTS TO BE SOLVENT WELDED AND STRAIGHT RUNS
3. ONLY ELLS IN SLEEVES ARE FOR ELBOWING UP 24" ABOVE FINISHED GRADE
4. MECHANICALLY TAMP TRENCHES TO 95% COMPACTION

SLEEVING DETAIL

ALL PIPING AND EQUIPMENT WILL BE INSTALLED INSIDE PROPERTY LINE. SHOWN OUTSIDE PROPERTY LINE FOR CLARITY.

811 Know what's below. Call before you dig.

IrrigationDesignService.Com
1209 OAK SHADOWS CIRCLE AUSTIN, TEXAS 78758 (512) 783-6688

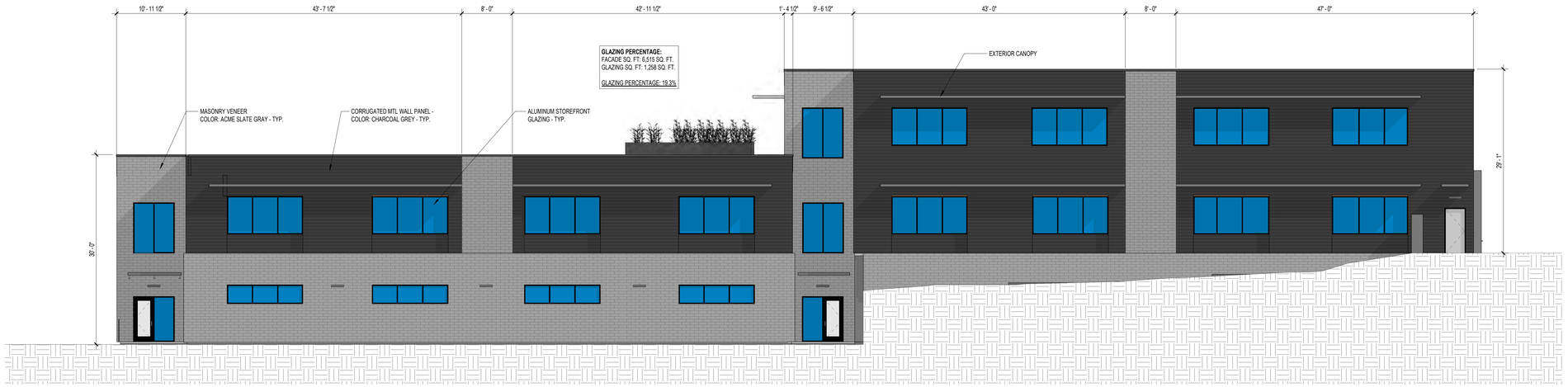
GREEN EYE STUDIO
Austin,TX 512.484.1105
GreenEyeAustin.com

International School–Bee Cave
15506 W. Hwy 71
Bee Cave, Texas 78738

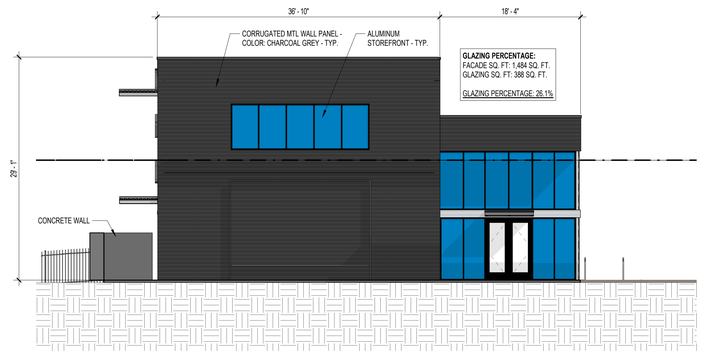
Landscape Irrigation Plan

REVISIONS:

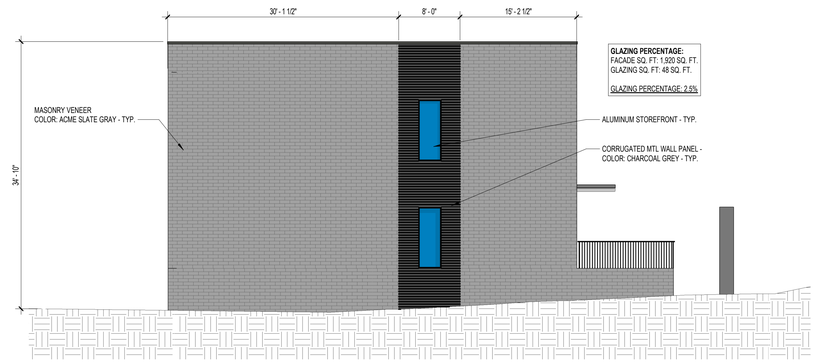
SHEET NUMBER:
24



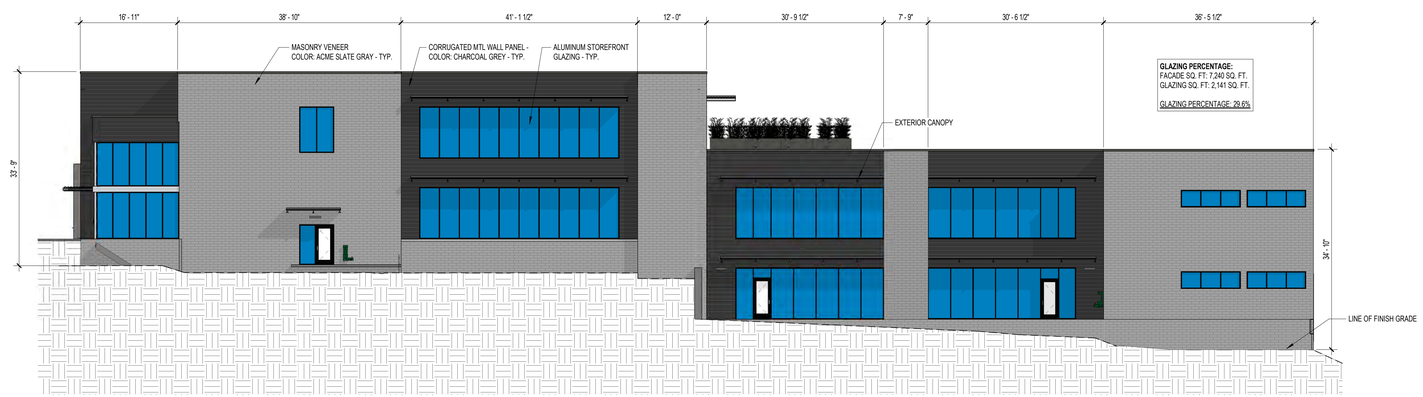
4 ACADEMIC BUILDING WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 ACADEMIC BUILDING SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 ACADEMIC BUILDING NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 ACADEMIC BUILDING EAST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

HADDON+COWAN ARCHITECTS
2301 E. Riverside Drive, Bldg A, Suite 80
Austin, TX 78741 | haddoncowan.com
In Association w/
TBPE FIRM #19701
WILSON IRGENTI ENGINEERING
13785 RESEARCH BLVD, STE. 125
AUSTIN, TX 78750
WORKWITHWG.COM
813.855.3330
DCI ENGINEERS
Edwards + Mulhausen
INTERIOR DESIGN
2301 E. Riverside Drive, Building A, Suite 80
Austin, Texas 78741 Ph. 512.291.6657

International School of Texas

15506 W. Hwy 71 #C
Bee Caves, TX 78738

REVISIONS

No.	Issue	Date

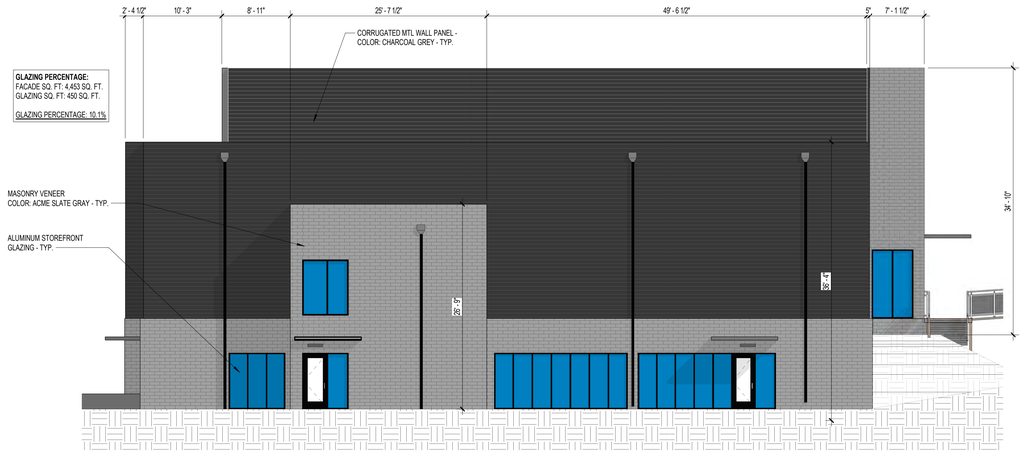
SHEET INFORMATION

Date	
Job Number	20-1009
Scale	As indicated
Drawn	-
Checked	-
Approved	-

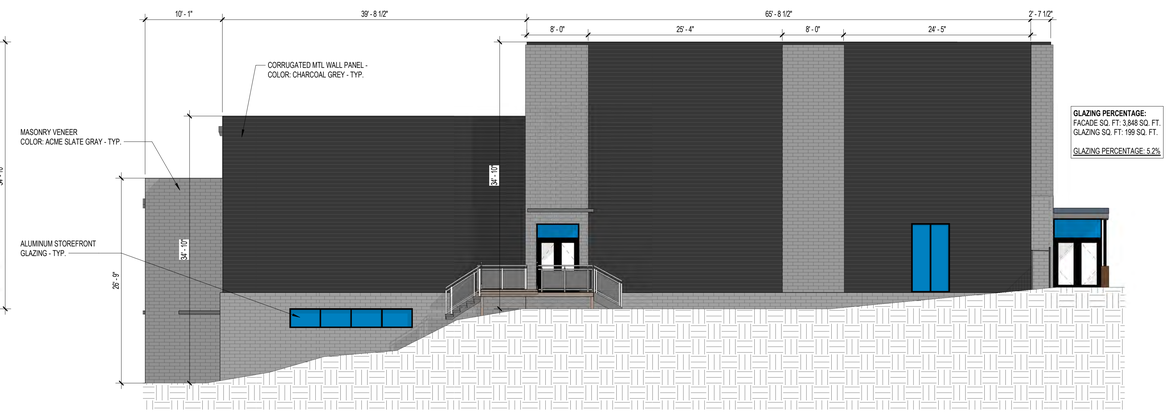
TITLE

Academic Building Elevations

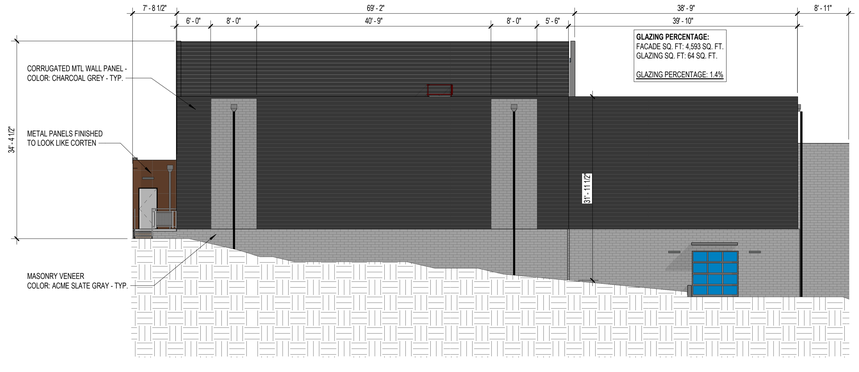
SHEET



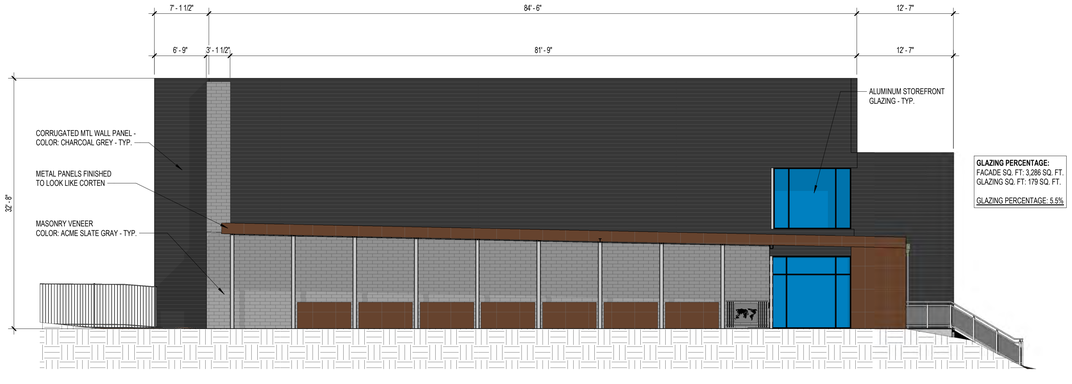
4 GYM NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 GYM WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 GYM EAST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



1 GYM SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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15506 W. Hwy 71 #C
Bee Caves, TX 78738

REGISTERED ARCHITECT STATE OF TEXAS

REVISIONS

No.	Issue	Date

SHEET INFORMATION

Date	
Job Number	20-1009
Scale	As indicated
Drawn	-
Checked	-
Approved	-

TITLE

Gymnasium Elevations

SHEET

LUMEC by Signify — Urban / UrbanScape

MPTC-C Comfort & Choice Post Top

Lumec **UrbanScape LED** post top luminaire features flexible, robust energy-saving solutions for heritage-styled urban architectural lighting. Crowned with an ornamental hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

NT
P1

Luminaire ordering guide

Luminaire: MPTC-C - 4000SRM/CG13/UNV-DMG PHS (HS)-BK

Series:	LED Module	Gen	Optical System	Voltage	Driver Option[1]	Luminaire option	Finish
MPTC-C	1ARC1000STD	G1	3	UNV	CSMRGMD		SKTX

LED Module: 3000K; 4000K

Optical System: 1 Type I; 2 Type II; 3 Type III; 4 Type IV; 5 Type V

Voltage: UNV 120-277 VAC; 347 347VAC; 480 480VAC

Driver Option[1]:
- CSMGE25[2] Economy 4 hrs. 25% reduction
- CSMGE50[2] Economy 4 hrs. 50% reduction
- CSMGE75[2] Economy 4 hrs. 75% reduction
- CSMGM25[2] Medium 6 hrs. 25% reduction
- CSMGM50[2] Medium 6 hrs. 50% reduction
- CSMGM75[2] Medium 6 hrs. 75% reduction
- CSMGS25[2] Safety 4 hrs. 25% reduction
- CSMGS50[2] Safety 4 hrs. 50% reduction
- CSMGS75[2] Safety 4 hrs. 75% reduction
- DMG 0-10V
- SR0[3] Sensor ready driver; standard configuration
- SR01[3] Sensor ready driver; alternate configuration

Luminaire option:
- OVR Dynadimmer override function
- PHS[4] Twist-lock Photoelectric Cell
- PHS[4] Shorting cap
- PHSKL[4] Twist-lock Photoelectric Cell, extended life UNV (120-277VAC)
- RCD[5] Receptacle for twist-lock photocell or shorting cap; 5-pin (standard)
- RCD7[5] Receptacle for twist-lock photocell or shorting cap; 7-pin (optional)
- SP2 20kV / 10kA Surge Protector (optional)
- TN3[6] Filter to fit over 3" (76 mm) O.D. by 4" (102 mm) long lamps
- TN3.5[6] Filter to fit over 3 1/2" (89 mm) O.D. by 4" (102 mm) long lamps

Finish: BE2TX, BE8TX, BE8TX, BK2TX, BK7TX, BRTX, GN2TX, GN8TX, GN8TX, GNTX, GR, GY2TX, NP, RU2TX, RU8TX, TL, WH, WH7TX (consult us if no color code specified)

1. Not available with 347V and 480V
2. Required Photocell (not included) (Photocell not selected for this option - Provided Professional Proper Illumination)
3. Select either CDMG or DMG mandatory option
4. Either MCDH-RLEN and PE selected for this option
5. Not available with Motion Response
6. Not available with 347V and 480V

DLC

GARDCO by Signify — Site & Area / EcoForm

ECF-S Small Area Grid

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire. EcoForm offers a new level of customer value. EcoForm features an innovative / retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

EU
P2

Ordering guide

example: ECF-S-64L-900-WW-G2-AR-S-TQD-HS-MGP

Series	Mounting Height	Array Configuration	Lumen Package	Color Temperature	Mounting	Optics	Arm Mounting	Accessories	Finish
ECF-S EcoForm Small Area	64L 12 LEDs (2 modules)	64L 12 LEDs (2 modules)	200 2,000 lm; 250 2,500 lm; 350 3,500 lm; 450 4,500 lm; 600 6,000 lm; 900 9,000 lm; 1K 10,000 lm; 1.2K 12,000 lm	WW-G2 Warm White (3000K, 70 CRI) Generation 2; Cool White (4000K, 70 CRI) Generation 2	AP Arm Mount (standard) The following mounting kits must be ordered separately (See accessories): SP Size Proper Mount Square Pole; Size Jackscrew; Max minutes 1 hour to install; Jackscrew; Max minutes 1 hour and a half; Backshroud; Secure Kit	Type 2 2-90 Rotated left 90°; 2-270 Rotated right 270° Type 3 3-90 Rotated left 90°; 3-270 Rotated right 270° Type 4 4-90 Rotated left 90°; 4-270 Rotated right 270° Type 5 5-90 Type 5W	AFR Auto Front Row; AFR-90 Auto Front Row, Rotated left 90°; AFR-270 Auto Front Row, Rotated right 270°; BLC Back Light Control; BLC-90 Back Light Control rotated at 90°; BLC-270 Back Light Control rotated at 270°; ASYM Asymmetric Optics Left; ASYM-R Asymmetric Optics Right	HS Hand Shield; MGP Mounting Gasket Plate; PE Photocell; SCL Sensor Cover Black; SCG Sensor Cover Gray; SCW Sensor Cover White; SRD Sensor Ready; TQD Tool Less Door; TQD-HS Tool Less Door + Hand Shield; TQD-HS-MGP Tool Less Door + Hand Shield + Mounting Gasket Plate	UNV 120-277V (50-60Hz); 347-480V (347-480Hz)

Shroud	Accessories	Finish	Finish	Finish	Finish	Customer Specified
SQC Square Cylindrical Shroud; SQCD Square Cylindrical Shroud Dual Circuit Control; EMBTP Emergency Battery Pack; LCD Lunar Control Device; MPDP Motion Photocell Dusk-to-Dawn	HRPLF Integral Area Fill Lens; HRPTF Integral Area Fill Lens	PCBP Photocontrol Bypass; TLRBP Twist Lock Receptacle Bypass; TLRBPCTM Twist Lock Receptacle Bypass + Time; TLRBPCTMPE Twist Lock Receptacle Bypass + Time + Photocell	Fusing FP1 Single (120, 277, 347VAC); FP2 Double (208, 240, 480VAC); Non-Resettable Fusing NRFP Single (120, 277, 347VAC); NRFP Double (208, 240, 480VAC); NRFP2 Canadian Double Pole (208, 240, 480VAC); Surge Protection (SPD) Integrated SPD Integrated SPD	RPA Square Pole Adapter (included in standard products); RPA7 Round Pole Adapter (included in standard products); RPA7-R Round Pole Adapter (included in O.D. Jumbo Round Pole Adapter)	BK Bronze; BL Black; BN Brown; GR Dark Gray; MD Medium Gray; Customer Specified RAL Specify RAL Number (ex: RAL 7024); Custom color (Must assign color name or number to finish and factory select)

1. All ARMOR Equipped with Anti-tamper cement housing which encloses all HID GEAR ARMOR
2. Mounts to a 3" round pole with adapter included for square poles
3. Luminaire is a fixture in 45 degrees aiming above the vertical
4. Not available with Integral Area Fill options
5. Not available with motion sensor
6. Not available with photocontrol
7. Must specify unless owner has
8. Not available in 347 or 480V
9. Must specify tool less entry
10. TLRBP, TLRBPCTM Twist Lock Receptacle and PE Photocell are installed in the Electrical compartment
11. Not available with SQC
12. Not available with HRPLF and HRPTF. RPA provided with tool less entry
13. HS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCD, FL, ASYM
14. Not available with SR, SCC, and PMEC options
15. Not available with SQ, SQC, FMEC and LCD options
16. Not available with BLC, BLC-90, BLC-270, ASYM, and Type 5
17. Also covering GARDCO customer exclusive with TQD-S
18. Not available with SQC
19. Fusing provided on NRFP and RPA provided with tool less entry
20. HS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCD, FL, ASYM
21. Not available with SR, SCC, and FMEC options

DLC DLC DLC cULus

BRICK-OD [OUTDOOR]

STANDARD SPECIFICATIONS - *SINGLE DIRECTION DISTRIBUTION (7075)*

PROJECT: IST
MODEL #:
FIXTURE TYPE:

OUTER FRAME & MOUNT PLATE
Formed and welded aluminum. Countersunk fasteners located on top of fixture. No exposed hardware on sides or bottom of fixture. Closed rail foam gasket on rear mount plate.

DIFFUSER
UV stabilized frosted acrylic diffuser. Smooth uniform illumination.

LED PERFORMANCE - 3500K STANDARD
120/277V - 3500K, 82 CRI - (All listing - 60,000 hrs - L70 rating (projected) - 100,000 hrs
Amperage rated @ 120V input
Operating ambient temperature: -20°C / -4°F - 40°C / 104°F

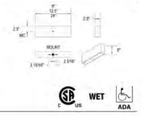
Delivered 3500K lumens noted. Consult Brownlee.com for performance of all CCTs.
08 Size: C13 – 13W nominal, .70 A input - 1210 lm. Dimmable (0-10V).
12 Size: H06 – 8W nominal, .07 A input - 720 lm. Dimmable (0-10V).
12 Size: H16 – 16W nominal, .14 A input - 1400 lm. Dimmable (0-10V).
12 Size: H21 – 21W nominal, .18 A input - 1700 lm. Dimmable (0-10V).
24 Size: H16 – 16W nominal, .14 A input - 1700 lm. Dimmable (0-10V).
24 Size: H32 – 32W nominal, .27 A input - 3200 lm. Dimmable (0-10V).
24 Size: H41 – 41W nominal, .35 A input - 3900 lm. Dimmable (0-10V).

MOUNTING
Fixture mounts to a 4x4 junction box (by others). Wall mount in the downward orientation only (light source facing down).

FINISH
Durable corrosion resistant powder coat finish. Custom colors available, contact factory.

WARRANTY
5 year limited warranty on this LED product. Consult factory for details.

Integral Battery Backup (Side by side mounted)



WET ADA

ORDERING INFORMATION

7075 - 24 - TB - H16 - 30K - BBC
Model 1 / 2 / 3 / 4 / 5 / 6

2. SIZE
08 L: 08"
12 L: 12"
24 L: 24"

3. FINISH
TB Textured Black
TG Textured Gray
TW Textured White

Allow 7-10 TB, TW, and TG Ultra-Thin Textures to cure for 30 days. Contact your local representative for color swatches.

ANTIMICROBIAL
Antimicrobial finishes available in select colors and textures. (Contact factory for availability)

4. WATTAGE

08 SIZE
C13 13W C Series LED

12 SIZE
H06 06W H Series LED
H16 16W H Series LED
H21 21W H Series LED

24 SIZE
H16 16W H Series LED
H32 32W H Series LED
H41 41W H Series LED

5. COLOR TEMPERATURE
35K 3500K color temperature
27K 2700K color temperature (C Series Only)
30K 3000K color temperature
40K 4000K color temperature

6. AVAILABLE OPTIONS
90CRI 90 CRI (3000K only)
BAC Buy American Compliant
BBB[1] Integral Battery Backup - 10W (L70 minimum)
BBC[1] Integral Battery Backup, Cold Weather - 15W (-40° minimum) (24 Size Only)
DTP[2] Dual Tune Voltage Dimming (120W)
ES[3] ENERGY STAR® (All except H08, H21, H41)
FCL[4] French Canadian Label

Notes: (1) 90CRI - Cannot be combined with FCL. (2) BBB/BBC/DTP - Cannot be combined with BAC, 90CRI or CSA. (3) BBB - Available in Integral 2x24" center (double) cavities with 2x27 options. Cannot be combined with DTP or TQA. (4) DTP - Cannot be combined with BBB or TQA. (5) BAC - Cannot be combined with BBB, BBC, or DTP. (6) ES - Cannot be combined with BBB or TQA. (7) FCL - Cannot be combined with BBB or TQA. (8) TQA - Cannot be combined with BBB, DTP, or FCL. (9) CSA - Cannot be combined with BBB, BBC, BAC, ALS, CPR, AS, or SL. (10) CSA - Cannot be combined with BBB, DTP, FCL or TQA. (11) Pole or Post - Cannot be combined with ALS or SCC. And Pending: *90CRI/BBB/BBC - Standard 90CRI and BBB options have a minimum operating temperature of 10C/50F. BBC requires a minimum operating temperature of 15C/59F. (12) Wall Mounted Fixtures - Fixtures mounted on walls with a height greater than 9' require a minimum of 2 fixtures. (13) Motion Fixtures - Motion fixtures are not available with Photocell options. (14) Motion Fixtures - Motion sensor coverage is approximately 30 feet. (15) Motion Fixtures - Motion fixtures are not available with Tool Less Entry options. (16) Motion Fixtures - Motion fixtures are not available with Buy American options.

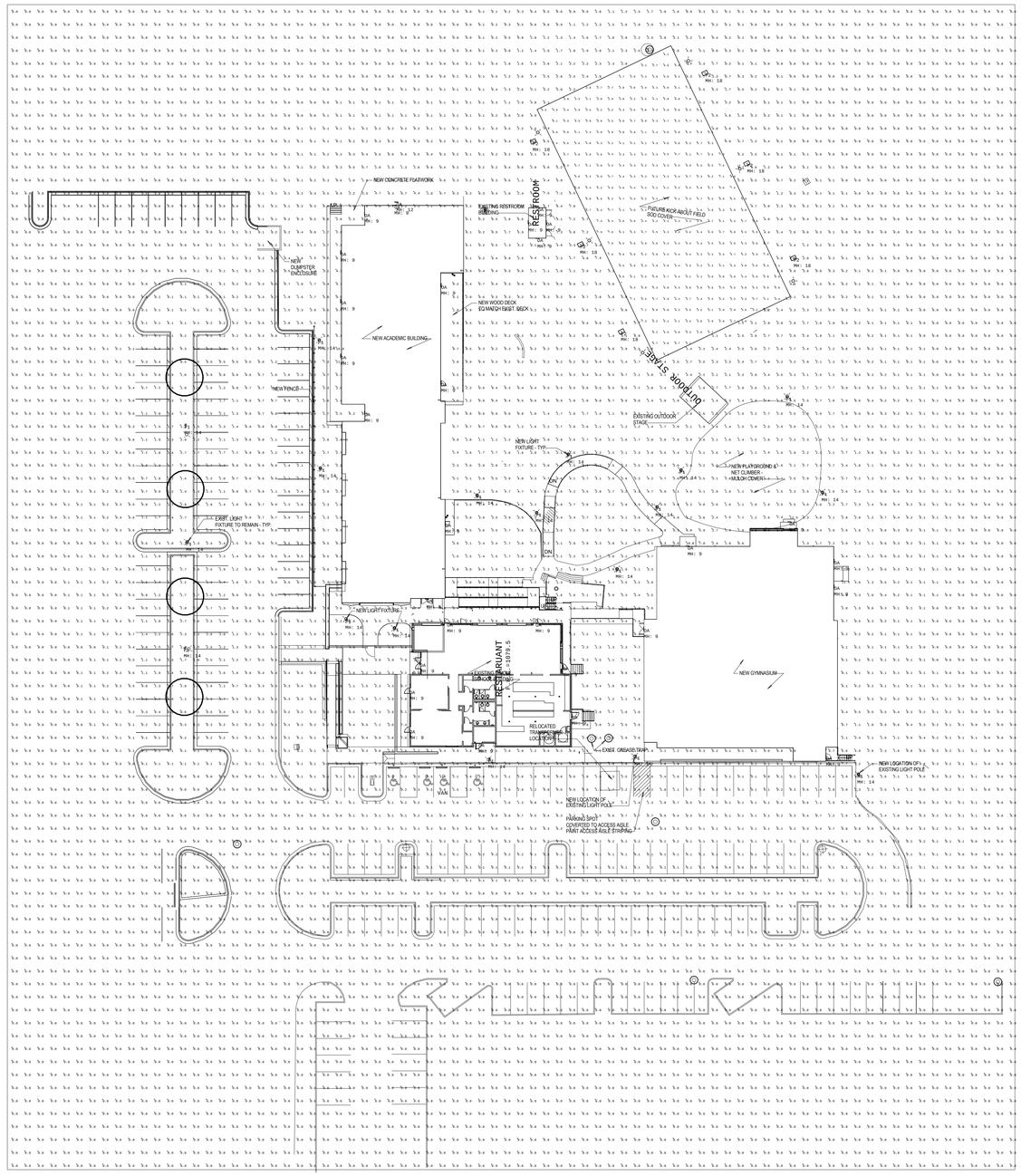
Specifications and dimensions subject to change without notice.
Consult your Brownlee lighting representative for availability and ordering information.

BROWNLEE LIGHTING
www.brownlee.com

DRAWING 2
SCALE: 1" = 1'-0"

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens	[MANUFAC]	
⊖	18	P1	SINGLE	N.A.	0.950	MPTC-C-140L-2100-WW-G1-5-UNV	95	1710	7572	SIGNIFY	LUMEC
▪	6	P2	SINGLE	N.A.	0.950	ECF-S-64L-900-WW-G2-4-HIS	177.8	1066.8	18179	Gardco	
	29	DA	SINGLE	N.A.	0.950	7075-24-H41-35K	41.11	1192.19	3963	Brownlee Lighting Inc	

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Kick-About Field_Top	Illuminance	Fc	4.79	8.0	2.7	1.77	2.96
Object_1_Planar	Illuminance	Fc	0.66	12.7	0.0	N.A.	N.A.



1 SITE PLAN PHOTOMETRICS
SCALE: 1" = 30'-0"

HADDON+COWAN ARCHITECTS
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REGISTERED ARCHITECT STATE OF TEXAS

REVISIONS

No.	Issue	Date

SHEET INFORMATION

Date	
Job Number	20-1009
Scale	1" = 30'-0"
Drawn	-
Checked	-
Approved	-

TITLE

Site Photometrics

SHEET

28 of 28

International School of Texas
Site Development &
NPS Pollution Control Plan

15506 West State Highway 71, Bldg C
Bee Cave, Texas 78738
Jurisdiction: Bee Cave Full Purpose

21-688-SAMN
Submittal Date: October 5, 2021

Revisions/Corrections

No.	Description	Revise (R) Add (A) Void (V) Sheet No's	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.)/ [%]	City of Bee Cave Approval /Date	Date Imaged

Site Development Data

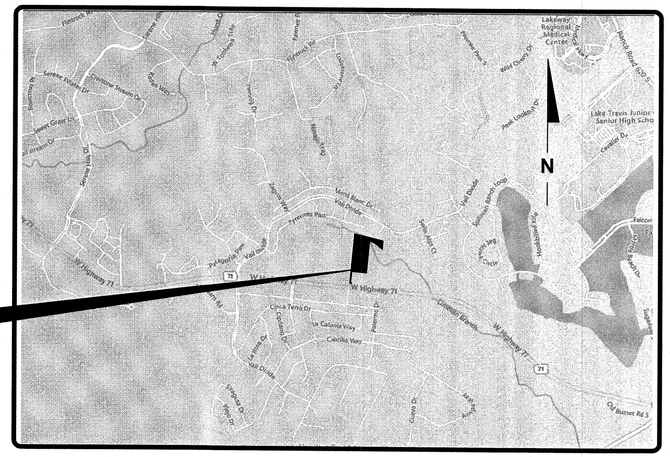
Owner/Developer:	International School of Learners & Leaders Contact Person: Chad Anson 4402 Hudson Bend Road Austin, Texas 78734 Phone: (512) 587-4616 Email: chadanson@hotmail.com
Engineer:	Bleyl Engineering Contact Person: Jason Rodgers 12007 Technology Blvd., Suite 150 Austin, Texas 78727 Phone: (512) 454-2400 Email: jrodgers@bleylengineering.com
Surveyor:	Payne Industries Contact Person: Phillip C. Payne 302 W. Hopkins, Suite 1A San Marcos, Texas 78666 Phone: (979) 567-4500 Email: info@payne-llc.com
Architect:	Haddon+Cowan Architects Contact Person: Chelsea Koh 2301 E. Riverside Drive, Building A, Suite 80 Austin, Texas 78741 Phone: (512) 374-9120 Email: www.haddoncowan.com
Legal Description:	Lot 3, Block A, Summit 56, a Subdivision of Records in Doc. #201000095, Official Public Records of Travis County, Texas 7.32 Acres
Subdivision File No.	C8-BC-13844
Limits of Construction:	3.27 Acres
TCAD Property ID:	01-2378-0104-0000

This project is located within the Little Barton Creek Watershed (Little Barton Creek Tributary). All storm flows from this site will be directed to the Little Barton Creek Watershed. No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel #48453CO405J, dated January 22, 2020 for Travis County.

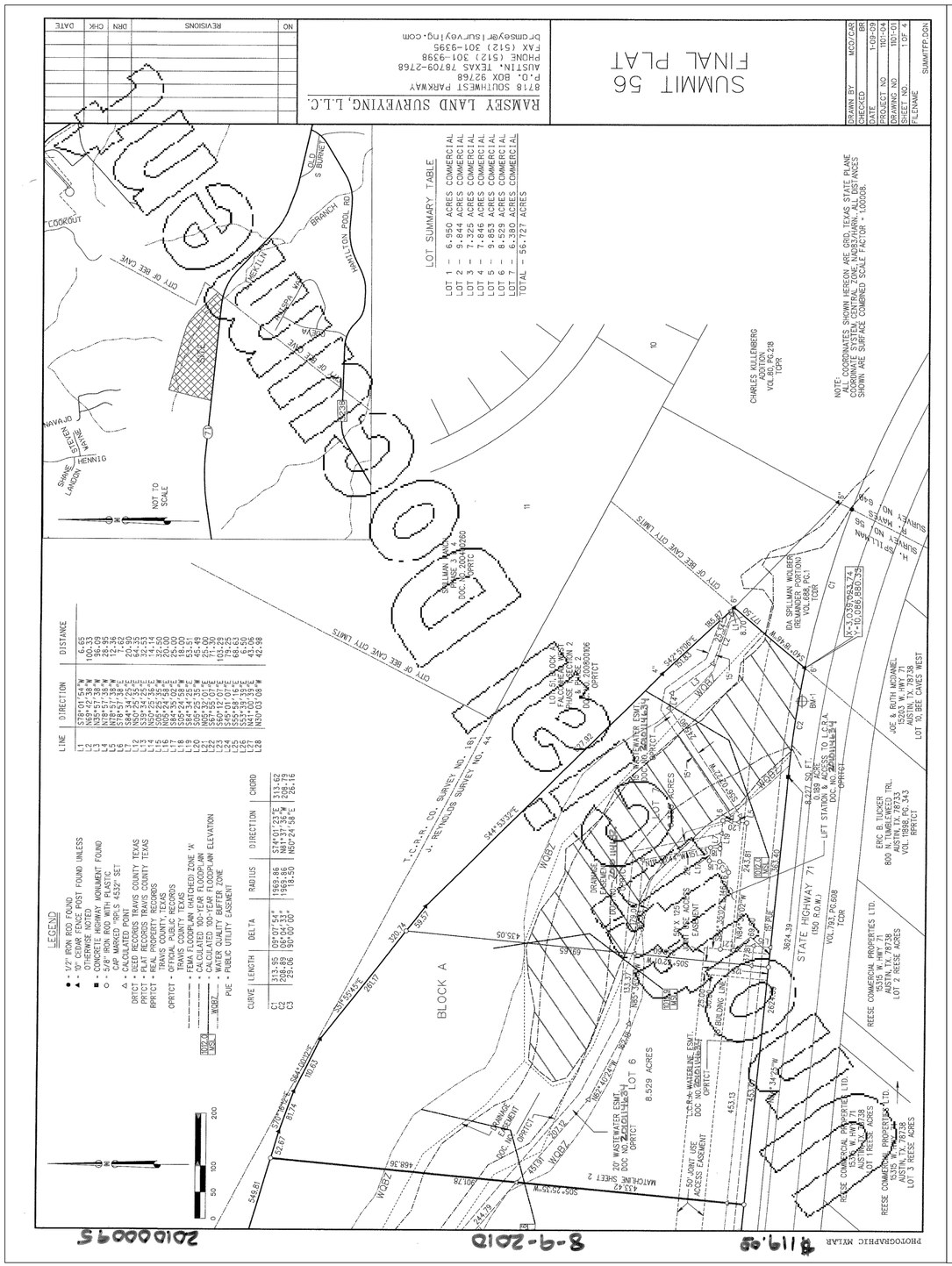
Edwards Aquifer Note: This project is located within the Edwards Aquifer Contributing Zone. A Contributing Zone Plan has been approved for this project under EAPP ID#11002796.

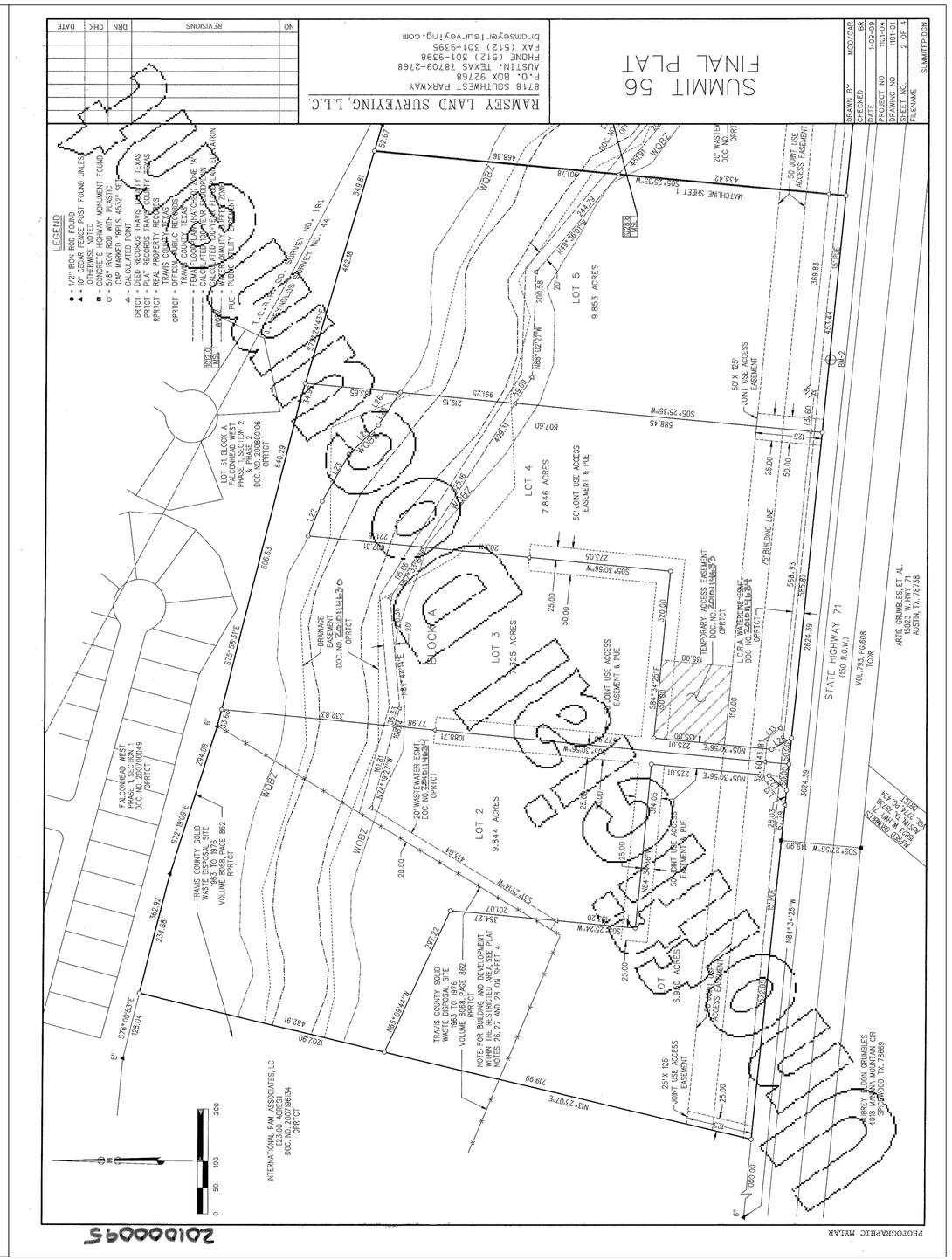
All potable water system components installed after January 4, 2014, shall be essentially "lead free" according to the US Safe Drinking Water Act. Examples are valves (corporation stop, curb stop, and pressure reducing), nipples, bushings, pipe, fittings and backflow preventers. Fire hydrants, tapping saddles and 2 inch and larger gate valves are the only components exempt from this requirement. Components that are not clearly identified by the manufacturer as meeting this requirement either by markings on the component or on the packaging shall not be installed.

General Notes
1. This project consists of the construction of an academic building, gymnasium with classrooms, playground areas & decking with associated drainage and utilities.
2. This project is located in the City of Bee Cave and Travis County, Texas.
3. An NPS permit is required prior to construction of the site.
4. A separate building permit is required to be approved by the City of Bee Cave.
5. Lighting plan and lighting standards shall comply with Section 32.05.12 City of Bee Cave Ordinance.
6. All water and wastewater utility infrastructure shall be constructed in accordance with City of Austin Specifications and with materials from the approved City of Austin Standard Products List.
7. The project shall comply with the noise and vibration regulations of Section 32.05.008 and section 32.05.011 of the City's Code of Ordinances in effect on January 22, 2013. Noise requirements shall be measured 100 feet from the exterior wall of the applicable building creating the noise, or at the closest property line to the building, whichever distance is less.
8. No operation or use shall at any time create earthborne vibrations which when measured at the bounding property line of the source operation exceed the limits of displacement set forth in the table under Sec. 32.05.011 COBC Code of Ordinance.
9. Construction hours are limited to the time between 7:00 AM and 7:00 PM. Contact the city inspector if it is necessary to work outside of those hours.
10. The general contractor shall be responsible for ensuring the project is in compliance with the American with Disabilities Act and the Texas Accessibility Standards.
11. Property is subject to Water Quality Control Maintenance Plan and NPS Pollution Control Permit.
12. Property is subject to Integrated Pest Management Plan.
13. Contractor is to inspect all trenching greater than 5' deep and stop work if any voids are found greater than 1 cf in volume. Contact TCEQ and City of Bee Cave prior to proceeding. Engineer shall develop a void mitigation plan if necessary.


PROJECT LOCATION
N
Lakeway Regional Medical Center
Lake Travis Junior Senior High Scho
Bee Cave Rd
Hwy 71
Falconi
Cuernavaca
Cuernavaca Way
Cancun Dr
Cancun Way
Cancun Cir
Cancun Ct
Cancun Pl
Cancun Ln
Cancun Trl
Cancun Vista
Cancun Ridge
Cancun Bluff
Cancun Crest
Cancun Sky
Cancun Sky Cir
Cancun Sky Ln
Cancun Sky Trl
Cancun Sky Vista
Cancun Sky Ridge
Cancun Sky Bluff
Cancun Sky Crest
Cancun Sky Pl
Cancun Sky Ct
Cancun Sky Dr
Cancun Sky Way

ORIGINAL LAYOUT SIZE - 24X36





REVISIONS					NO

DRAWN BY	MCD/CAR
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DATE	1-09-09
PROJECT NO	110-04
DRAWING NO	110-01
SHEET NO.	2 OF 4
FILENAME	SUMMITFP.DGN

REVISIONS					NO

DRAWN BY	MCD/CAR
CHECKED	BR
DATE	1-09-09
PROJECT NO	110-04
DRAWING NO	110-01
SHEET NO.	2 OF 4
FILENAME	SUMMITFP.DGN

Revision	Date	By	App	Comment

Prepared For:

International School of Texas
4402 Hudson Bend Road
Austin, Texas 78734

BLEYL ENGINEERING
Planning • Design • Management
12007 Technology Blvd, Ste 150, Austin TX 78727
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

Subdivision Plat

International School of Texas
15506 W. State Highway 71, Bldg C
Bee Cave, Texas 78738
Travis County

Design:	CW, JKR
CAD: DM, Laf	Review: JKR
Project No:	IST 70283
Sheet:	2 of 28
	21-688-SAMN

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20100009 5

STATE OF TEXAS ·
COUNTY OF TRAVIS · KNOW ALL MEN BY THESE PRESENTS:

THAT SUMMIT AUSTIN 56, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH KURT ADKINS, VICE PRESIDENT, BEING OWNER OF THAT CERTAIN 56.727 ACRES OF LAND SITUATED IN THE JOSEPH REYNOLDS SURVEY NO. 44 , TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 79.727 ACRES OF LAND, CONVEYED TO SUMMIT AUSTIN 56, LTD., BY DEED RECORDED IN DOCUMENT No. 2007176103 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDE SAID 56.727 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT AND CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "SUMMIT 56", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, SUMMIT AUSTIN 56, LTD., HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR VICE PRESIDENT, KURT ADKINS, THIS THE 27th DAY OF May, 2010, A.D.

BY: SUMMIT AUSTIN 56, LTD., A TEXAS LIMITED PARTNERSHIP

KURT ADKINS, VICE PRESIDENT
3800 SOUTHWEST FREEWAY, SUITE 302
HOUSTON, TX 77027

STATE OF TEXAS ·
COUNTY OF TRAVIS ·

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KURT ADKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27th DAY OF May, 2010, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

VICENTE JARAMILLO
MY COMMISSION EXPIRES
August 3, 2011

ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IT MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BEE CAVE, TEXAS.

JOHN A. CLARK
REGISTERED PROFESSIONAL ENGINEER NO. 81398
LJA ENGINEERING & SURVEYING, INC.
5316 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
PHONE (512) 436-4700

5-26-10

BENCHMARKS:

NO. 1001-01 ELEVATION 1027.56 - COTTON GIN SPINDLE SET IN POWER POLE, +\- 65' WEST OF SOUTHEAST CORNER OF 56.727 ACRE TRACT +\- 6' SOUTH OF NORTH R.O.W. STATE HIGHWAY 71.

NO. 1101-02 ELEVATION 1065.60 - COTTON GIN SPINDLE SET IN POWER POLE +\- 1500' EAST OF SOUTHWEST CORNER OF 56.727 ACRE TRACT +/- 3' SOUTH OF NORTH R.O.W. STATE HIGHWAY 71.

FLOODPLAIN CERTIFICATION

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE ADMINISTRATION RATE MAP (FIRM) • 48453C0405 H FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED SEPTEMBER 26, 2008.

JOHN A. CLARK
REGISTERED PROFESSIONAL ENGINEER NO. 81398
LJA ENGINEERING & SURVEYING, INC.
5316 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
PHONE (512) 439-4700

5-26-10
DATE

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT IT COMPLIES WITH THE CITY OF BEE CAVE CODE OF ORDINANCES.

WILLIAM H. RAMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4532
RAMSEY LAND SURVEYING, L.L.C.
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395

5-26-10
DATE

CITY OF BEE CAVE APPROVAL

FINAL PLAT

APPROVED BY THE CITY OF BEE CAVE FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

APPROVED BY: PLANNING AND ZONING COMMISSION, CITY OF BEE CAVE, TEXAS.

SIGNATURE OF CHAIRPERSON — DATE 07.27.2010

APPROVED BY GOVERNING BODY CITY OF BEE CAVE, TEXAS.

MAYOR, CITY OF BEE CAVE — DATE 7/27/2010
ATTEST:
CITY SECRETARY — DATE 7/27/2010

I, THE UNDERSIGNED, MAYOR OF THE CITY OF BEE CAVE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY, AND IS HEREBY AUTHORIZED AND APPROVED BY THE GOVERNING BODY OF THE CITY OF BEE CAVE FOR RECORDING IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

MAYOR, CITY OF BEE CAVE — DATE 7/27/2010
ATTEST:
CITY SECRETARY — DATE 7/27/2010

THIS PROPERTY IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BEE CAVE, TRAVIS COUNTY, TEXAS.

MAYOR, CITY OF BEE CAVE — DATE 7/27/2010
ATTEST:
CITY SECRETARY — DATE 7/27/2010

COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION STREETS AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) JUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER'S OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR EFFECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS AND YIELD SIGNS, WHICH IS DESIGNATED TO BE A PART OF THE DEVELOPERS' CONSTRUCTION. NOTWITHSTANDING THE FOREGOING TO THE CONTRARY, IT IS THE OWNERS' INTENTION THAT ALL OF THE ROADS AND STREETS IN THIS SUBDIVISION REMAIN PRIVATE.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 9th DAY OF August, 2010, A.D., AT 8:45 O'CLOCK A.M. AND DULY RECORDED ON THE 9th DAY OF August, 2010, A.D., AT 8:45 O'CLOCK P.M. IN DOCUMENT NO. 20100009 5 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 9th DAY OF August, 2010, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

D. Bartholomew
DEPUTY
D. BARTHOLOMEW

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 27th DAY OF July, 2010, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 9th DAY OF August, 2010, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY
Robert Flenniken

RAMSEY LAND SURVEYING, L.L.C.
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
pramsey@r1surveying.com

NO	REVISIONS	DRN	CHK	DATE

SUMMIT 56
FINAL PLAT

DRAWN BY	MCO/CAR
CHECKED	BR
DATE	1-09-09
PROJECT NO	1101-04
DRAWING NO	1101-01
SHEET NO.	3 OF 4
FILENAME	SUMMITFP.DGN

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20100009 5

GENERAL NOTES:

1. ALL DRAINAGE EASEMENTS/STORM SEWER EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.

2. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS/STORM SEWER EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF BEE CAVE FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

3. DEVELOPMENT OF THE PROPERTY SHALL NOT BE STARTED UNTIL A NON-POINT SOURCE POLLUTION CONTROL PLAN (ORDINANCE No. 90.11) HAS BEEN APPROVED BY THE CITY OF BEE CAVE. THE MAINTENANCE OF THE NPS CONTROLS IS THE RESPONSIBILITY OF THE OWNER(S) OR HIS OR HER ASSIGNS.

4. THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED PUBLIC ROADWAY.

5. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

6. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS/STORM SEWER EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY, AND THE CITY OF BEE CAVE.

7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM AND A PUBLIC WASTEWATER SYSTEM APPROVED AND PERMITTED BY THE STATE OF TEXAS.

8. ALL LANDSCAPE IMPROVEMENTS, COMMON TO THE SUBDIVISION, WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR ITS ASSIGNS.

9. DEVELOPMENT OF EACH LOT IN THIS SUBDIVISION SHALL REQUIRE SUBMITTAL OF AN NPS PLAN TO THE CITY OF BEE CAVE, AS REQUIRED BY THE CITY OF BEE CAVE NON-POINT SOURCE POLLUTION CONTROL ORDINANCE 90.1. EACH LOT WILL BE SUBJECT TO AN NPS MAINTENANCE PLAN WHICH SHALL BE RECORDED IN THE TRAVIS COUNTY DEED RECORDS.

10. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

11. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, EXCLUSIVELY FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND FACILITIES AND FOR NO OTHER PURPOSE. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

12. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

13. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER. CONTACT DAVID SLOAN, MANAGER OF DESIGN ENGINEERING AT 505-7115 FOR QUESTIONS REGARDING REQUIRED CLEARANCES.

14. THIS PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2006 [illegible]

15. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE LOWER COLORADO RIVER AUTHORITY.

16. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.

17. TELEPHONE SERVICE WILL BE PROVIDED BY A.T. & T.

18. THE WATER SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO SUPPLY THE FIRE FLOWS AS REQUIRED BY ORDINANCE 2000-1, ENACTED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT No. 6. PLANS SHALL BE REVIEWED AND APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT No. 6 FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS AND SITE DEVELOPMENT ON ALL LOTS, EXCEPTING SINGLE FAMILY.

19. CITY OF BEE CAVE ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, ETC. OF STREETS, ROADS, THOROUGHFARES, OR DRAINAGE IMPROVEMENTS.

20. IT IS PROHIBITED TO USE A PORTION OF THE PROPERTY BY METES AND BOUNDS DESCRIPTION.

21. ALL LOTS ARE RESTRICTED TO COMMERCIAL AND/OR RESIDENTIAL USE. PLAT VACATION AND REPLATTING WILL BE REQUIRED TO ALLOW THE STATED LAND USE CHANGE TO RESIDENTIAL AND PARKLAND FEES IN LIEU OF PARKLAND DEDICATION SHALL BE PAID AT THAT TIME.

22. FINISHED FLOOR ELEVATIONS ON LOTS 5 AND 7 SHALL BE ONE FOOT ABOVE THE HIGHEST ADJACENT FEMA FLOODPLAIN ELEVATION SHOWN HEREON.

23. AN INTEGRATED PEST MANAGEMENT PLAN SHALL BE PROVIDED AT SITE AND NPS PLAN SUBMITTED TO THE CITY OF BEE CAVE.

24. SUBJECT TO ANY INCREASE PERMITTED IN NOTE 25, THE TOTAL AMOUNT OF IMPERVIOUS COVER ALLOWABLE FOR THE 7 LOTS WITHIN THIS SUMMIT 56 SUBDIVISION IS 16.441 ACRES OF IMPERVIOUS COVER, BEING 40% OF THE SITE AREA CALCULATED IN ACCORDANCE WITH SECTIONS 20.04.043(C) AND 20.04.044 OF THE BEE CAVE CITY CODE. THE AMOUNT OF IMPERVIOUS COVER FOR EACH LOT WITHIN THIS SUMMIT 56 SUBDIVISION MAY EXCEED 40% OF THE SITE AREA OF SUCH LOT, AS LONG AS THE TOTAL IMPERVIOUS COVER ON ALL 7 LOTS DOES NOT EXCEED 16.441 ACRES. IN THE EVENT THAT ANY LOT PROPOSES TO HAVE MORE THAN 40% IMPERVIOUS COVER (THE "ENHANCED LOT"), THEN PRIOR TO ANY DEVELOPMENT ON SUCH LOT IN EXCESS OF 40% IMPERVIOUS COVER, THE OWNER OF THE ENHANCED LOT SHALL CAUSE THE IMPERVIOUS COVER ALLOWABLE ON ONE OR MORE OTHER LOTS IN THIS SUMMIT 56 SUBDIVISION (THE "RESTRICTED LOT(S)") TO BE REDUCED BY AN AMOUNT IN ACRES OR SQUARE FEET) EQUAL TO THE AMOUNT (IN ACRES OR SQUARE FEET) THAT THE ENHANCED LOT EXCEEDS 40% SITE AREA. THE OWNER OF THE ENHANCED LOT SHALL CAUSE THE REDUCTION IN ALLOWABLE IMPERVIOUS COVER ON THE RESTRICTED LOT(S) BY CAUSING A RESTRICTIVE COVENANT TO BE PREPARED, REVIEWED BY THE CITY FOR APPROVAL, AND, IF APPROVED BY THE CITY, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE RESTRICTIVE COVENANT SHALL:

(a) STATE THE AMOUNT OF IMPERVIOUS COVER IN EXCESS OF 40% SITE AREA THAT HAS BEEN ALLOCATED TO THE ENHANCED LOT PURSUANT TO THIS SUBDIVISION PLAT;
(b) STATE THE AMOUNT OF IMPERVIOUS COVER ALLOWABLE ON ANY RESTRICTED LOT(S) THAT HAS BEEN REDUCED AND ALLOCATED TO THE ENHANCED LOT;
(c) PROVIDE THAT THE REDUCTION IN IMPERVIOUS COVER ON THE RESTRICTED LOT(S) SHALL BE A RESTRICTION AND COVENANT RUNNING THE WITH LAND COMPRISING THE RESTRICTED LOT(S), BINDING ON SUBSEQUENT OWNERS AND OCCUPANTS OF THE RESTRICTED LOT(S); AND
(d) PROVIDE THAT THE RESTRICTIVE COVENANT CANNOT BE TERMINATED OR AMENDED WITHOUT THE EXPRESS CONSENT OF THE (i) THE OWNERS OF THE ENHANCED LOT, (ii) THE OWNERS OF THE RESTRICTED LOT(S), AND (iii) THE CITY OF BEE CAVE.

25. IF RAINWATER HARVESTING IS PROVIDED, THE TOTAL AMOUNT OF IMPERVIOUS COVER ALLOWABLE FOR THE 7 LOTS WITHIN THIS SUMMIT 56 SUBDIVISION MAY BE INCREASED OVER THE AMOUNT STATED IN NOTE 24 TO 18.497 ACRES OF IMPERVIOUS COVER, BEING 45% OF THE SITE AREA CALCULATED IN ACCORDANCE WITH SECTIONS 20.04.043(C) AND 20.04.044 OF THE BEE CAVE CITY CODE. IN ADDITION, IF RAINWATER HARVESTING IS PROVIDED, THE AMOUNT OF IMPERVIOUS COVER FOR EACH LOT WITHIN THIS SUMMIT 56 SUBDIVISION MAY EXCEED 45% OF THE SITE AREA OF SUCH LOT, AS LONG AS THE TOTAL IMPERVIOUS COVER ON ALL 7 LOTS DOES NOT EXCEED 18.497 ACRES, AND PROVIDED THAT THE REQUIREMENTS IN NOTE 24 WITH RESPECT TO THE ENHANCED LOT, RESTRICTED LOT(S) AND RESTRICTIVE COVENANT SHALL ALSO APPLY IN THE SAME MANNER IN SUCH CIRCUMSTANCE.

26. THIS PROPERTY CONTAINS A CLOSED LANDFILL/MUNICIPAL SOLID WASTE DISPOSAL SITE (STATE MUNICIPAL SOLID WASTE PERMIT #86) PORTIONS OF WHICH ARE SITUATED ON LOTS 1 AND 2. THE BOUNDARIES OF THIS MUNICIPAL SOLID WASTE DISPOSAL SITE ARE SHOWN ON THE PLAT AND LOCATED IN VOLUME 8018, PAGE 862 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

27. DEVELOPMENT WITHIN THE BOUNDARIES OF THIS CLOSED MUNICIPAL SOLID WASTE DISPOSAL SITE MUST COMPLY WITH 30 TAC §330, SUBCHAPTER T (SEE 30 TAC §330.957). CLOSED MUNICIPAL SOLID WASTE LANDFILLS FUTURE USES ARE RESTRICTED TO THAT WHICH WILL NOT CAUSE FURTHER ADVERSE EFFECTS TO GROUND WATER, SURFACE WATER AND HUMAN HEALTH. A REPORT MUST BE APPROVED BY THE APPROPRIATE STATE AGENCY FOR ANY PROPOSAL OF AN ENCLOSED STRUCTURE OVER OR BULK OVER THE BURIED SOLID WASTE MATERIAL.

28. A DEVELOPMENT PERMIT FROM TRAVIS COUNTY IS ALSO REQUIRED FOR ANY DEVELOPMENT WITHIN THE CLOSED MUNICIPAL SOLID WASTE DISPOSAL SITE AND ADJACENT LOTS WHICH COULD AFFECT THIS AREA. TRAVIS COUNTY DEVELOPMENT PERMIT APPROVAL MUST IN PART INCLUDE DESIGN CONSIDERATIONS FOR MITIGATION AND/OR ROUTING OF NEW DRAINAGE DISCHARGE FROM SITE DEVELOPMENT WHICH COULD NEGATIVELY AFFECT THE AREA OF BURIED SOLID WASTE. MORE OVER IN THE EVENT THE ACTUAL BOUNDARIES OF THE BURIED SOLID WASTE MATERIAL ARE DISCOVERED TO EXTEND BEYOND THE KNOWN MUNICIPAL SOLID WASTE LANDFILL BOUNDARIES SHOWN ON THE PLAT, BUILDING RESTRICTIONS WILL APPLY TO THESE ADDITIONAL AREAS OF BURIED SOLID WASTE MATERIAL ALSO.

29. CONSTRUCTION ON THIS SITE MUST COMPLY WITH THE CITY OF BEE CAVE NPS ORDINANCE CURRENT AT TIME OF PLAT APPROVAL.

30. THE STATE LEGISLATURE HAS LIMITED THE AUTHORITY OF COUNTY GOVERNMENTS TO REGULATE LAND USE IN THE UNINCORPORATED AREAS, AT THE TIME THIS PLAT WAS APPROVED, SECTION 232.101(a) OF THE LOCAL GOVERNMENT CODE PROHIBITS TEXAS COUNTIES, UNLESS OTHERWISE AUTHORIZED BY STATE LAW, FROM REGULATING THE USE OF ANY BUILDING OR PROPERTY FOR BUSINESS, INDUSTRIAL, RESIDENTIAL, OR OTHER PURPOSES: THE BULK, HEIGHT, OR NUMBER OF BUILDINGS CONSTRUCTED ON A PARTICULAR TRACT OF LAND; THE SIZE OF THE BUILDING THAT CAN BE CONSTRUCTED ON A PARTICULAR TRACT OF LAND, INCLUDING WITHOUT LIMITATION AND RESTRICTION ON THE RATIO OF BUILDING FLOOR SPACE TO THE LAND SQUARE FOOTAGE; AND THE NUMBER OF RESIDENTIAL UNITS THAT CAN BE BUILT PER ACRE OF LAND. UNLESS CONFINED IN RESTRICTIVE COVENANTS APPLICABLE TO THIS SUBDIVISION, TRAVIS COUNTY MAY NOT, AT THE TIME THIS PLAT WAS APPROVED, RESTRICT OR PROHIBIT ADVERSE LAND USES ON OR IN THE VICINITY OF LOTS IN THIS SUBDIVISION.

31. THIS SUBDIVISION IS SUBJECT TO THE CITY OF BEE CAVE LIGHTING ORDINANCE SEC. 32.05.012.

32. DEVELOPMENT OF LOTS 2 OR 3 SHALL REQUIRE CONSTRUCTION OF A TEMPORARY OR PERMANENT SECONDARY ACCESS TO HIGHWAY 71 APPROVED BY THE CITY OF BEE CAVE BETWEEN LOTS 4 AND 5 AS SHOWN ON THE PLAT. DEVELOPMENT OF LOTS 1, 4, 5, 6 AND 7 SHALL REQUIRE CONSTRUCTION OF A DRIVING AISLE FOR PERMANENT ACCESS APPROVED BY THE CITY OF BEE CAVE ACROSS THE FRONTAGE OF THE LOT WITHIN THE JOINT USE ACCESS EASEMENT AS SHOWN ON THE PLAT.

33. THE STORMWATER POND LOCATED ON LOTS 3 AND 4 WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR ITS ASSIGNS.

FIELD NOTES

A DESCRIPTION OF 56.727 ACRES OF LAND SITUATED IN THE J. REYNOLDS SURVEY NO. 44, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 79.727 ACRES OF LAND CONVEYED TO SUMMIT AUSTIN 56, LTD. BY DEED RECORDED IN DOCUMENT NO. 2007176103 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 56.727 ACRES AS SHOWN HEREON, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH ROD WITH PLASTIC CAP FOUND ALONG NORTH MARGIN OF OLD AUSTIN-MARBLE FALLS ROAD, ALSO KNOWN AS BEE CAVE AND BURNET ROAD DESCRIBED IN BOOK 3, PAGES 460-481 OF THE TRAVIS COUNTY COMMISSIONERS COURT RECORDS FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 56.727 ACRES AND THE NORTHWEST CORNER OF THAT CERTAIN 23.000 ACRES OF LAND CONVEYED TO INTERSTATE 10 RAY ASSOCIATES, LLC BY DEED RECORDED IN DOCUMENT NO. 2006062545 OF THE SAID OFFICIAL PUBLIC RECORDS OF SAID COUNTY;

THENCE ALONG NORTH LINES OF SAID 79.727 ACRES AS FOUND FENCED AND USED UPON THE GROUND BEING THE SAID NORTH MARGIN OF OLD AUSTIN-MARBLE FALLS ROAD AND THE SOUTHERLY LINE OF THAT CERTAIN 377.46 ACRES OF LAND CONVEYED TO FALCONHEAD WEST, L.P. BY DEED RECORDED IN DOCUMENT NO. 2006062545 OF THE SAID OFFICIAL PUBLIC RECORDS THE FOLLOWING NINE (9) COURSES:

1. N78°00'53"E, 634.88 FEET TO A 1/2 INCH CEDAR FENCE POST FOUND,
2. S73°19'09"E, 694.79 FEET TO A 6 INCH CEDAR FENCE POST FOUND,
3. S75°58'[illegible], 640.29 FEET TO A 10 INCH CEDAR FENCE POST FOUND,
4. S77°24'43"E, 549.81 FEET TO A 10 INCH CEDAR FENCE POST FOUND,
5. S70°16'12"E, 81.74 FEET TO A 10 INCH CEDAR FENCE POST FOUND, AND
6. S64°00'12"E, 110.63 FEET TO A 10 INCH CEDAR FENCE POST FOUND,
7. S51°55'45"E, 320.74 FEET TO A 10 INCH CEDAR FENCE POST FOUND,
8. S44°53'32"E, 627.92 FEET TO A 4 INCH CEDAR FENCE POST FOUND, AND
9. S42°51'06"E, 185.87 FEET TO A 6 INCH CEDAR FENCE POST FOUND FOR THE MOST EASTERLY CORNER OF SAID 79.727 ACRES AND THE MOST NORTHERLY CORNER OF A REMAINDER PORTION OF THAT CERTAIN 23.000 ACRES OF LAND CONVEYED TO DIA SPILLMAN WOLBER BY DEED RECORDED IN VOLUME 688, PAGE 1 OF THE DEED RECORDS OF SAID COUNTY;

THENCE, DEPARTING THE NORTH LINE OF SAID 79.727 ACRES, THE NORTH MARGIN OF OLD AUSTIN-MARBLE FALLS ROAD AND THE SOUTHERLY LINE OF SAID 377.46 ACRES, ALONG THE EAST LINE OF SAID 79.727 ACRES AS FOUND FENCED AND USED UPON THE GROUND AND THE WEST LINE OF SAID REMAINDER PORTION S40°18'46"W, AT 175.51 FEET PASS A 6 INCH CEDAR FENCE POST, CONTINUING FOR A TOTAL DISTANCE OF 177.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET ON THE SOUTH LINE OF SAID 79.727 ACRES AND THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 71 (150 FOOT R.O.W.) CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 793, PAGE 608 OF THE SAID DEED RECORDS;

THENCE, DEPARTING THE EAST LINE OF SAID 79.727 ACRES AND THE WEST LINE OF SAID REMAINDER PORTION, ALONG THE SOUTH LINE OF SAID 79.727 ACRES AND SAID NORTH R.O.W. LINE, AS GENERALLY FENCED, THE FOLLOWING TWO (2) COURSES:

1. A DISTANCE OF 208.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 1969.86 FEET, CENTRAL ANGLE IS 06°04'33" AND WHOSE CHORD BEARS N81°37'36"W, 208.79 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND, AND
2. N84°34'25"W, AT 2051.54 FEET PASS A CONCRETE HIGHWAY MONUMENT FOUND, CONTINUING FOR A TOTAL DISTANCE OF 2624.39 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET FOR THE SOUTHWEST CORNER HEREOF;

THENCE, DEPARTING SAID SOUTH LINE AND SAID NORTH R.O.W. LINE, CROSSING SAID 79.727 ACRES ALONG THE WEST LINE OF SAID 23.000 ACRES N13°23'07"E, 1202.90 FEET TO THE POINT OF BEGINNING CONTAINING 56.727 ACRES OF LAND MORE OR LESS.

RAMSEY LAND SURVEYING, L.L.C.
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P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
pramsey@r1surveying.com

NO	REVISIONS	DRN	CHK	DATE

SUMMIT 56
FINAL PLAT

DRAWN BY	MCO/CAR
CHECKED	BR
DATE	1-09-09
PROJECT NO	1101-04
DRAWING NO	1101-01
SHEET NO.	4 OF 4
FILENAME	SUMMITFP.DGN

PHOTOGRAPHIC MYLAR

Design: CW, JKR
CAD: DM, Lat | Review: JKR
Project No: IST 70283

NOTES:

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48453C0405J, DATED JANUARY 22, 2020, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. TREE CIRCLES DO NOT REPRESENT THE ACTUAL CANOPY SIZE OR LOCATION.
6. IF SHOWN, UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND WARNINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
7. ZONING INFORMATION AND ZONING SETBACKS WERE NOT DETERMINED FOR THIS TRACT. FOR ZONING INFORMATION CONTACT THE CITY OF BEE CAVE.
8. THERE ARE IMPROVEMENTS RELATED TO THE MINITURE GOLF COURSE WHICH ARE NOT SHOWN HEREON. THESE WERE NOT LOCATED PER INSTRUCTION FROM THE CLIENT.

CONTROL/BEARING BASIS INFORMATION

THIS IS A GRID DRAWING. HOWEVER, THE BEARINGS, DISTANCES AND AREAS HEREON ARE REPORTED AT SURFACE VALUES BASED ON A SURFACE ADJUSTMENT FACTOR OF 1.00010000

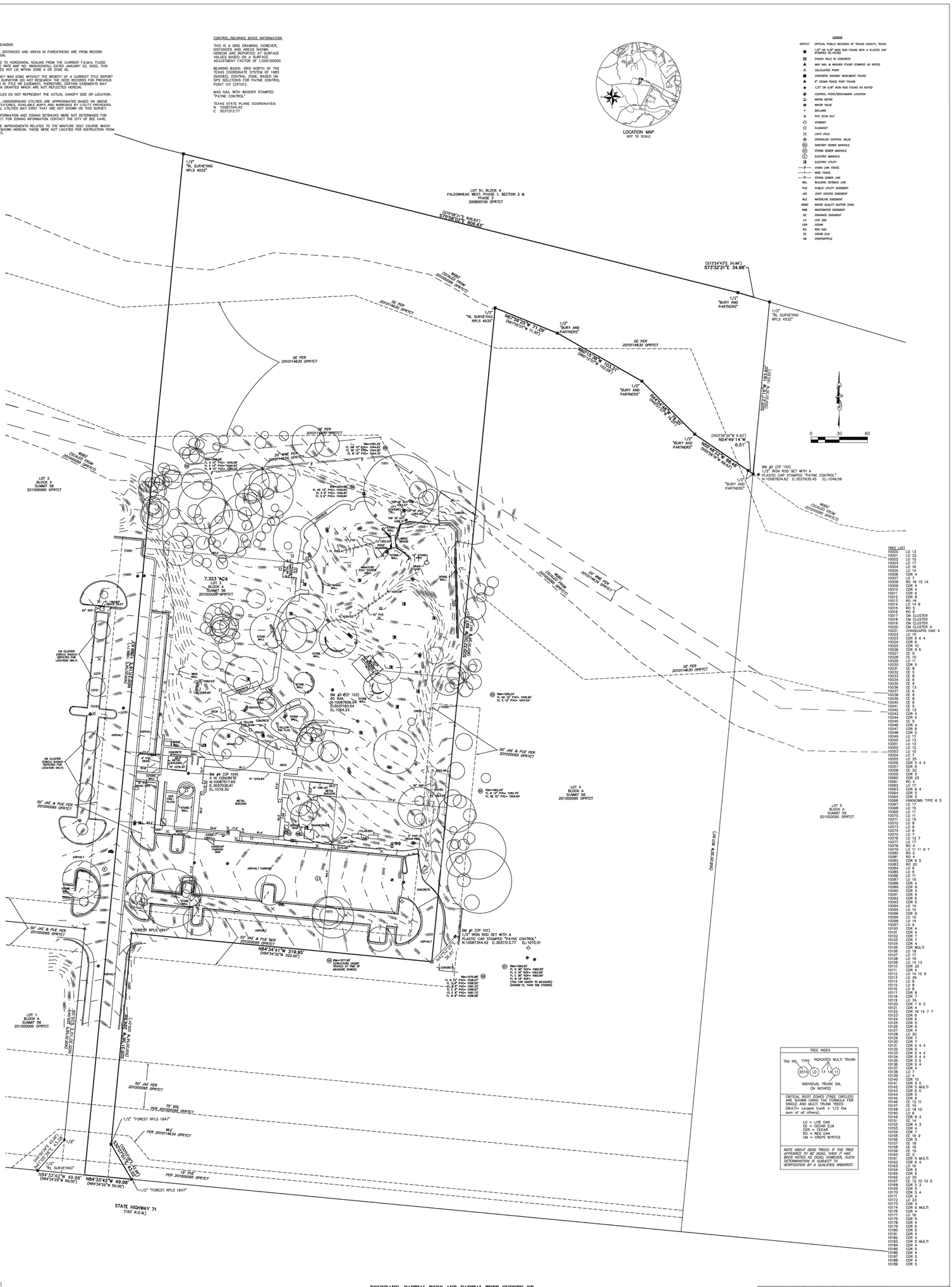
BEARING BASIS: GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FOR PAYNE CONTROL POINT 101 (CP101).

MAG NAIL WITH WASHER STAMPED "PAYNE CONTROL"

TEXAS STATE PLANE COORDINATES:
N 10087534.42
E 3037313.77

LEGEND

OPRTCT	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
■	1/2" OR 5/8" IRON ROD FOUND WITH A PLASTIC CAP STAMPED AS NOTED
⊠	PUNCH HOLE IN CONCRETE
▲	MAG NAIL W/ WASHER FOUND STAMPED AS NOTED
△	CALCULATED POINT
■	CONCRETE HIGHWAY MONUMENT FOUND
▲	4" CEDAR FENCE POST FOUND
●	1/2" OR 5/8" IRON ROD FOUND AS NOTED
⊕	CONTROL POINT/BENCHMARK LOCATION
WM	WATER METER
WV	WATER VALVE
●	BOLLARD
⊕	PVC STUB OUT
⊕	HYDRANT
□	CLEANOUT
⊠	LIGHT POLE
⊕	SPRINKLER CONTROL VALVE
(SS)	SANITARY SEWER MANHOLE
(D)	STORM SEWER MANHOLE
(E)	ELECTRIC MANHOLE
◪	ELECTRIC UTILITY
—x—	CHAIN LINK FENCE
—S—	WIRE FENCE
—ST—	STORM SEWER LINE
BSL	BUILDING SETBACK LINE
PUE	PUBLIC UTILITY EASEMENT
JAE	JOINT ACCESS EASEMENT
W.E.	WATERLINE EASEMENT
WQBZ	WATER QUALITY BUFFER ZONE
WWE	WASTEWATER EASEMENT
DE	DRAINAGE EASEMENT
LO	LIVE OAK
CDR	CEDAR
RO	RED OAK
CE	CEDAR ELM
CM	CRAPEMYRTLE



BOUNDARY, PARTIAL TOPO AND PARTIAL TREE SURVEY OF
LOT 3, BLOCK A,
SUMMIT 56,
A SUBDIVISION OF RECORD
IN DOCUMENT NUMBER
201000095, OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS

ADDRESS: 15506 W. HWY 71 BEE CAVE, TX
JOB NUMBER: 2009-001
CLIENT: INTERNATIONAL SCHOOL OF TEXAS
DATE: 3/31/2021
FIELD CREW: DJ/CC
OFFICE: LBL/RF
FB/PG: 2/42

TO: INTERNATIONAL SCHOOL OF TEXAS EXCLUSIVELY, AND TO: PAYNE & ASSOCIATES, INCORPORATED:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPPING IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

STATE OF TEXAS
PHILLIP C. PAYNE
6264
REGISTERED PROFESSIONAL LAND SURVEYOR

3/31/2021
PHILLIP C. PAYNE, R.P.L.S. NO. 6264
FIRM No. 10194400

TRAVIS COUNTY, TEXAS

PAYNE & ASSOCIATES
302 W. Hopkins, No. 12, San Marcos, TX 78666
(512) 392-2461

Sheet: 7 of 28
21-688-SAMN

Design: CVV, JKR
CAD: DM, LBL | Review: JKR
Project No: IST 70283

Existing Conditions

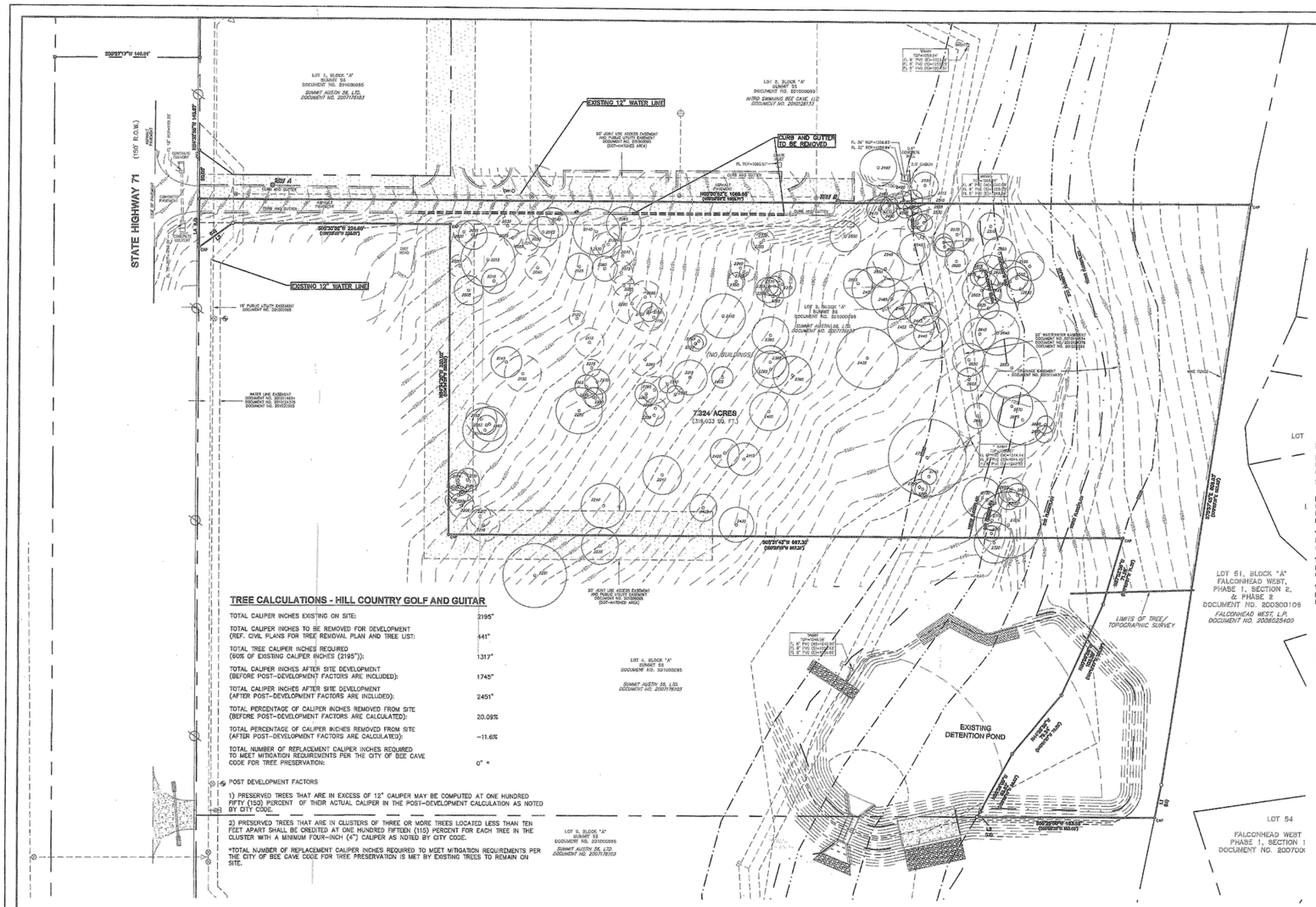
International School of Texas
15506 W. State Highway 71, Bldg C
Bee Cave, Texas 78738
Travis County

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
12007 Technology Blvd, Ste 150, Austin TX 78727
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com
AUSTIN BRYAN CONROE HOUSTON

Prepared For:

International School of Texas
4402 Hudson Bend Road
Austin, Texas 78734

Revision	Date	By	App	Comment



TREE CALCULATIONS - HILL COUNTRY GOLF AND GUITAR

TOTAL CALIPER INCHES EXISTING ON SITE:	2195"
TOTAL CALIPER INCHES TO BE REMOVED FOR DEVELOPMENT (REF. CIVIL PLANS FOR TREE REMOVAL PLAN AND TREE LIST:	441"
TOTAL TREE CALIPER INCHES REQUIRED (60% OF EXISTING CALIPER INCHES (2195")):	1317"
TOTAL CALIPER INCHES AFTER SITE DEVELOPMENT (BEFORE POST-DEVELOPMENT FACTORS ARE INCLUDED):	1745"
TOTAL CALIPER INCHES AFTER SITE DEVELOPMENT (AFTER POST-DEVELOPMENT FACTORS ARE INCLUDED):	2451"
TOTAL PERCENTAGE OF CALIPER INCHES REMOVED FROM SITE (BEFORE POST-DEVELOPMENT FACTORS ARE CALCULATED):	20.09%
TOTAL PERCENTAGE OF CALIPER INCHES REMOVED FROM SITE (AFTER POST-DEVELOPMENT FACTORS ARE CALCULATED):	-11.6%
TOTAL NUMBER OF REPLACEMENT CALIPER INCHES REQUIRED TO MEET MITIGATION REQUIREMENTS PER THE CITY OF BEE CAVE CODE FOR TREE PRESERVATION:	0" *

POST DEVELOPMENT FACTORS

1) PRESERVED TREES THAT ARE IN EXCESS OF 12" CALIPER MAY BE COMPUTED AT ONE HUNDRED FIFTY (150) PERCENT OF THEIR ACTUAL CALIPER IN THE POST-DEVELOPMENT CALCULATION AS NOTED BY CITY CODE.

2) PRESERVED TREES THAT ARE IN CLUSTERS OF THREE OR MORE TREES LOCATED LESS THAN TEN FEET APART SHALL BE CREDITED AT ONE HUNDRED FIFTEEN (115) PERCENT FOR EACH TREE IN THE CLUSTER WITH A MINIMUM FOUR-INCH (4") CALIPER AS NOTED BY CITY CODE.

*TOTAL NUMBER OF REPLACEMENT CALIPER INCHES REQUIRED TO MEET MITIGATION REQUIREMENTS PER THE CITY OF BEE CAVE CODE FOR TREE PRESERVATION IS MET BY EXISTING TREES TO REMAIN ON SITE.

TREE LIST: (R = TREE TO BE REMOVED)

R-2000	12" SPANISH OAK	R-2110	11" CEDAR	R-2206	13" LIVE OAK	2320	8" LIVE OAK	2415	17" LIVE OAK (LYING)	2515	10" LIVE OAK	2615	8" ELM	2715	8" ELM
2005	15" SPANISH OAK	R-2115	15" CEDAR	R-2211	11" LIVE OAK	2325	8" LIVE OAK (LEANING)	2420	15" LIVE OAK	2520	14" ELM	2620 (M)	18" ELM (13", 9")	2720 (M)	21" ELM
2010	13" SPANISH OAK	R-2120	8" LIVE OAK	R-2216	17" LIVE OAK	R-2330	11" LIVE OAK	2425	14" SPANISH OAK (ILL, LEANING)	2525	8" ELM	2625	10" ELM	2725	9" CEDAR
2015 (M)	22" SPANISH OAK (14", 14", 14")	2125	14" SPANISH OAK	2221 (H)	33" LIVE OAK	R-2335	10" LIVE OAK	2430	18" LIVE OAK	2530	9" ELM	2630	14" ELM	2730 (M)	21" CEDAR (9", 9", 7", 6")
R-2020	11" CEDAR	R-2130	13" CEDAR	2235	19" LIVE OAK	R-2340	10" LIVE OAK	2435 (H)	32" ELM (14", 14", 12", 9" ILL)(M)	2535	10" ELM	2635	11" ELM	2735	8" LIVE OAK
2025	15" SPANISH OAK (ILL)	R-2135	13" CEDAR	2240	23" ELM	R-2345	8" LIVE OAK	2440 (M)	18" ELM (12", 12")	2540	18" ELM	2640 (H)	23" ELM (17", 12") (M)	2740	8" LIVE OAK
R-2030 (M)	13" LIVE OAK (9" LYING, 7")	2140 (M)	24" CEDAR (16", 8", 8")	2245	20" CEDAR	2350	9" LIVE OAK	2445	15" ELM	R-2545 (H)	27" ELM (13", 11", 10", 5") (M)	2645	17" ELM	2745	8" LIVE OAK
R-2035	9" LIVE OAK	2145	16" LIVE OAK	2250	24" LIVE OAK	2355	9" LIVE OAK (LYING)	2450	20" LIVE OAK	2550	19" LIVE OAK	2650	17" LIVE OAK	2750 (H)	40" LIVE OAK
2040	16" CEDAR	R-2150 (M)	19" LIVE OAK (14", 10")	2255	10" LIVE OAK	2360	13" LIVE OAK	2455 (H)	24" LIVE OAK (18", 11") (M)	2555	15" LIVE OAK (LEANING)	2655 (H)	31" LIVE OAK (22", 18") (M)		
2045	16" CEDAR (LEANING)	R-2155 (M)	16" LIVE OAK	2260 (M)	17" ELM	2365	11" LIVE OAK	2460	15" ELM	2560	10" ELM	2660	12" LIVE OAK		
R-2050	8" CEDAR	2160	18" LIVE OAK	2265	12" LIVE OAK	2370	10" LIVE OAK	2465	21" ELM	2565	9" ELM	2665	13" LIVE OAK		
R-2055	13" CEDAR	2165	10" LIVE OAK	2270	13" LIVE OAK	2375	14" LIVE OAK	2470	22" LIVE OAK (LEANING)	2570	14" ELM	2670 (M)	22" LIVE OAK (16", 11")		
R-2060	13" SPANISH OAK	2170	23" LIVE OAK	R-2275	9" LIVE OAK	2380	18" LIVE OAK	2475	14" LIVE OAK	2575	14" ELM	2675 (H)	26" LIVE OAK (16", 12", 8") (M)		
2065 (M)	18" SPANISH OAK (12", 12")	R-2176	11" LIVE OAK	R-2280	17" LIVE OAK	2385	17" LIVE OAK	2480	10" CEDAR	2580	17" ELM	2680	9" LIVE OAK		
R-2070	11" CEDAR	R-2181	12" LIVE OAK	R-2285	14" LIVE OAK	2390	19" LIVE OAK	2485	9" CEDAR	2585	22" ELM	2685	9" LIVE OAK		
R-2075 (M)	12" CEDAR (8", 7")	R-2186	15" LIVE OAK	2290	12" CEDAR (LYING)	2395 (M)	20" LIVE OAK (13", 13")	2490	9" ELM	2590 (M)	12" ELM (8", 7")	2690	13" LIVE OAK		
2080	13" SPANISH OAK	2191	12" LIVE OAK	R-2295	11" LIVE OAK	2400	20" CEDAR	2495	19" ELM	2595	15" ELM	2695	12" ELM		
R-2085	11" LIVE OAK	R-2196	10" LIVE OAK	2300	11" LIVE OAK (LYING)	2405	11" LIVE OAK	2500	16" LIVE OAK	2600	12" ELM	2700	11" ELM		
R-2090 (M)	21" CEDAR (16", 9")	R-2201	10" LIVE OAK	2305	9" LIVE OAK	2410 (M)	23" SPANISH OAK (18", 9" LYING)	2505	9" ELM	2605	20" LIVE OAK	2705 (H)	34" LIVE OAK (27", 13") (M)		
R-2095	17" CEDAR			2310	9" LIVE OAK			2510	8" ELM	2610	9" ELM	2710	10" ELM		
2100 (M)	20" LIVE OAK (11", 9", 8")			2315	18" LIVE OAK (ROTTING)										
2105	10" LIVE OAK														

50 0 25 50 100
1" = 50'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- MONUMENT FOUND
- CUT "X" FOUND
- WATER VALVE
- ELECTRIC MANHOLE
- WASTEWATER MANHOLE
- BENCHMARK
- (XXX) RECORD INFORMATION DOCUMENT NO. 201000095
- (M) MULTIPULE TRUNK
- (H) HERITAGE TREE
- (10A) SCHEDULE "B" ITEM
- WIRE FENCE
- RCP REINFORCED CONCRETE PIPE
- APPROXIMATE LOCATION DRIPLINE

LINE TABLE

LINE	BEARING	LENGTH
L1	S73°23'53"E	34.98
L2	N53°37'28"W	6.50
L3	S30°03'06"E	42.96
L4	N84°32'55"W	49.88

RECORD LINE TABLE

LINE	BEARING	LENGTH
L1	S73°24'43"E	34.98
L2	N53°38'38"W	6.50
L3	S30°03'08"E	42.98
L4	N84°34'26"W	50.00

BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AND ADDITIONALLY REFERENCED TO LCRA GPS CONTROL MONUMENTS AT THE TIME OF THIS SURVEY.

BENCHMARK: LCRA GPS CONTROL MONUMENT A355 LOCATED 35' NORTH OF EDGE OF PAVEMENT ALONG WEST BOUND HIGHWAY 71, 9' SOUTH OF FENCE, 21' EAST PF PRIVATE DRIVE WITH MONITORED GATE. ELEVATION=1006.99'

TBM A: PK NAIL WITH SHINER ON TOP OF CURB ON WEST SIDE OF DRIVEWAY INTO NITRO SWIMMING, AT SOUTHWESTERLY CORNER OF LOT 3, ±100' NORTH OF HIGHWAY 71. ELEVATION=1098.30'

TBM B: PK NAIL WITH SHINER SET ON TOP OF CURB AT END OF PARKING LOT ON WEST LINE OF LOT 3, ±427' SOUTH OF NORTHWESTERLY CORNER OF LOT 3. ELEVATION=1068.45'

TBM C: PK NAIL WITH SHINER SET ON TOP OF CURB NEAR BOULDER HEIGHTS CUL-DE-SAC, ±211' NORTHWEST OF NORTHEASTERLY CORNER OF LOT 3. ELEVATION 1064.04'

NOTES:

1. THERE ARE NO SLOPES GREATER THAN 15% ON THE SITE

811 Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE	NO.	REVISION	APPROVAL

Bury+Partners
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Austin, Texas 78701
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TBPE Registration Number F-1046
Bury+Partners, Inc. ©Copyright 2012

STATE OF TEXAS
JOSEPH A. ISAIA
99848
LICENSED
PROFESSIONAL ENGINEER

EXISTING CONDITIONS, TOPOGRAPHY AND DEMOLITION PLAN

HILL COUNTRY GOLF AND GUITAR
15506 W. HWY 71

LAKE TRAVIS ENTERTAINMENT, LLC

DRAWN BY: ML
DESIGNED BY: ML/JAI
REVIEWED BY: JAI
PROJECT NO.: 108732-10002

SHEET 6 OF 23

Prepared For:
International School of Texas
4402 Hudson Bend Road
Austin, Texas 78734

Revision	Date	By	App	Comment

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
12007 Technology Blvd, Ste 150, Austin TX 78727
Texas Firm Registration No. F-678
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www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

Pre-Development Conditions (By Others)

International School of Texas
15506 W. State Highway 71, Bldg C
Bee Cave, Texas 78738
Travis County

Design: CW, JKR
CAD: DM, Laf Review: JKR
Project No: IST 70283
Sheet: 8 of 28
21-688-SAMN

FOR INFORMATIONAL PURPOSES ONLY

ORIGINAL LAYOUT SIZE - 24X36

@2022 H:\JOBFILES\IST (INTERNATIONAL SCHOOL TEXAS)\IST 70283 INTERNATIONAL SCHOOL - BEE CAVE\04 CAD\PLOT SHEETS\EXISTING CONDITIONS.DWG 6/29/2022 1:Lcet

Tree List (Surveyed: February 9, 2021)

#	City Code	Species	Trunks	Description	Caliper Equivalent	Status
10000	P	Live Oak	1	LO 13	13	
10001	P	Live Oak	1	LO 22	22	
10002	P	Live Oak	1	LO 10	10	
10003	P	Live Oak	1	LO 17	17	
10004	P	Live Oak	1	LO 16	16	
10005	P	Live Oak	1	LO 14	14	
10006		Cedar	1	CDR DEC 4	4	
10007	P	Live Oak	1	LO 7	7	
10008	P M	Red Oak	3	RO 16 15 14	30.5	
10009		Cedar	1	CDR DEC 4	4	
10010		Cedar	1	CDR DEC 4	4	
10011		Cedar	1	CDR DEC 6	4	
10012		Cedar	1	CDR DEC 8	4	
10013	P	Red Oak	1	RO 16	16	
10014	M	Live Oak	2	LO 14 8	18	
10015		Red Oak	1	RO 5	5	
10016		Red Oak	1	RO 6	6	
10017		Crepe Myrtle	1	Crepe Myrtle CLUSTER	4	
10018		Crepe Myrtle	1	Crepe Myrtle CLUSTER	4	
10019		Crepe Myrtle	1	Crepe Myrtle CLUSTER	4	
10020		Crepe Myrtle	1	Crepe Myrtle CLUSTER 4	4	
10021		Chincapin	1	CHINCAPIN OAK 4	4	
10022	P	Live Oak	1	LO 15	15	
10023	M	Cedar	3	CDR 6 6 4	11	
10024	P	Cedar	1	CDR 6	6	
10025	P	Cedar	1	CDR 10	10	
10026	P M	Cedar	2	CDR 9 6	12	
10027	P	Cedar Elm	1	CE 9	9	
10028		Cedar Elm	1	CE 10	10	
10029		Live Oak	1	LO 11	11	
10030		Cedar	1	CDR 5	5	
10031	P	Cedar Elm	1	CE 8	8	
10032		Cedar Elm	1	CE 5	5	
10033	P	Cedar Elm	1	CE 8	8	
10034	P	Cedar Elm	1	CE 6	6	
10035	P	Cedar Elm	1	CE 9	9	
10036	P	Cedar Elm	1	CE 13	13	
10037	P	Cedar Elm	1	CE 6	6	
10038	P	Cedar Elm	1	CE 9	9	
10039	P	Cedar Elm	1	CE 8	8	
10040	P	Cedar Elm	1	CE 6	6	
10041		Cedar Elm	1	CE 5	5	
10042	P	Cedar Elm	1	CE 13	13	
10043		Cedar	1	CDR 4	4	
10044		Cedar	1	CDR 5	5	
10045		Cedar Elm	1	CE 5	5	
10046		Cedar	1	CDR 4	4	
10047	P	Cedar	1	CDR 6	6	
10048		Cedar	1	CDR 5	5	
10049	P	Live Oak	1	LO 17	17	
10050	P	Live Oak	1	LO 13	13	
10051	P	Live Oak	1	LO 13	13	
10052	P	Live Oak	1	LO 12	12	
10053	P	Live Oak	1	LO 10	10	
10054	P	Live Oak	1	LO 7	7	Removed
10055		Live Oak	1	LO 25	25	Removed
10056	M	Cedar	3	CDR 5 4 4	9	Removed
10057		Cedar	1	CDR 6	6	Removed
10058		Cedar Elm	1	CE 22	22	Removed
10059		Cedar	1	CDR DEC 5	4	Removed
10060		Cedar	1	CDR 23	23	Removed
10061		Red Oak	1	RO 4	4	
10062	P	Live Oak	1	LO 17	17	
10063	P M	Cedar	2	CDR 8 4	10	
10064		Cedar	1	CDR 5	5	
10065		Cedar	1	CDR 5	5	
10066	P M	UKN	2	UKN 6 5	8.5	
10067	P	Live Oak	1	LO 17	17	
10068		Live Oak	1	LO 15	15	
10069	P	Live Oak	1	LO 11	11	Removed
10070		Live Oak	1	LO 11	11	Removed
10071	P	Live Oak	1	LO 15	15	Removed
10072	P	Live Oak	1	LO 8	8	Removed
10073	P	Live Oak	1	LO 9	9	
10074	P	Live Oak	1	LO 8	8	
10075	P	Live Oak	1	LO 7	7	Removed
10076	P M	Live Oak	2	LO 12 7	15.5	
10077		Live Oak	1	LO 17 IN WOOD DECK	17	
10078		Red Oak	1	RO 4	4	Removed
10079	M	Live Oak	4	LO 11 11 9 7	24.5	Removed
10080		Red Oak	1	RO 5	5	Removed
10081		Red Oak	1	RO 4	4	Removed
10082	P M	Cedar	2	CDR 6 5	8.5	
10083	P	Red Oak	1	RO 20	20	
10084	P	Live Oak	1	LO 9	9	
10085	P	Live Oak	1	LO 9	9	
10086	P	Live Oak	1	LO 11	11	
10087		Live Oak	1	LO 10	10	Removed
10088		Cedar	1	CDR 4	4	Removed
10089		Cedar	1	CDR 9	9	Removed
10090		Cedar	1	CDR 4	4	Removed
10091		Cedar	1	CDR 5	5	Removed
10092		Cedar	1	CDR 6	6	Removed
10093		Cedar	1	CDR 5	5	Removed
10094		Live Oak	1	LO 14	14	Removed
10095		Live Oak	1	LO 10	10	Removed
10096		Cedar	1	CDR 8	8	Removed
10097		Live Oak	1	LO 9	9	Removed
10098		Live Oak	1	LO 14	14	Removed
10099		Live Oak	1	LO 10	10	Removed
10100		Cedar	1	CDR 4	4	Removed
10101		Cedar	1	CDR 4	4	Removed
10102		Cedar	1	CDR 7	7	Removed
10103		Cedar	1	CDR 7	7	Removed
10104		Cedar	1	CDR 4	4	Removed
10105		Cedar	1	CDR MULTI	4	
10106	P	Live Oak	1	LO 19	19	
10107	P	Live Oak	1	LO 17	17	
10108	P	Live Oak	1	LO 19	19	
10109	P M	Live Oak	2	LO 14 13	20.5	
10110	P	Cedar	1	CDR 20	20	Removed
10111		Cedar	1	CDR 4	4	
10112	P M	Live Oak	3	LO 14 12 9	24.5	
10113	P	Live Oak	1	LO 39	39	
10114	P	Live Oak	1	LO 9	9	
10115	P	Live Oak	1	LO 8	8	
10116	P	Live Oak	1	LO 8	8	
10117		Cedar	1	CDR 8	8	
10118		Cedar	1	CDR 7	7	
10119		Live Oak	1	LO 34	34	
10120	M	Cedar	3	CDR 7 6 5	12.5	
10121		Cedar	1	CDR 4	4	
10122	M	Cedar	4	CDR 16 14 7 7	30	
10123		Cedar	1	CDR 6	6	
10124		Cedar	1	CDR 6	6	
10125		Cedar	1	CDR 5	5	
10126		Cedar	1	CDR 6	6	
10127		Cedar	1	CDR 4	4	
10128		Live Oak	1	LO 20	20	
10129		Cedar	1	CDR 7	7	
10130		Cedar	1	CDR 7	7	
10131	M	Cedar	3	CDR 5 4 4	9	
10132		Cedar	1	CDR 5	5	
10133	M	Cedar	3	CDR 5 4 4	9	
10134	M	Cedar	3	CDR 5 4 4	9	
10135	M	Cedar	2	CDR 5 5	7.5	
10136	M	Cedar	2	CDR 6 4	8	
10137		Cedar	1	CDR 4	4	
10138		Live Oak	1	LO 7	7	
10139		Live Oak	1	LO 4	4	
10140		Cedar	1	CDR 10	10	
10141	M	Cedar	2	CDR 9 5	11.5	
10142		Cedar	1	CDR 5 MULTI	5	
10143	M	Cedar	2	CDR 6 5	8.5	
10144		Cedar	1	CDR 5	5	
10145		Cedar	1	CDR 6	6	
10146	P M	Cedar Elm	2	CE 12 11	12.5	
10147	P	Cedar Elm	1	CE 15	15	
10148	P M	Live Oak	2	LO 19 10	24	
10149	P M	Cedar	2	CDR 8 4	10	
10150	P	Live Oak	1	LO 6	6	
10151	P	Cedar Elm	1	CE 14	14	
10152	M	Cedar	2	CDR 4 3	5.5	
10153		Cedar	1	CDR 4	4	
10154	P	Cedar	1	CDR 7	7	
10155	P M	Cedar Elm	2	CE 16 9	20.5	
10156		Cedar	1	CDR 5	5	
10157	P	Cedar Elm	1	CE 19	19	
10158	P	Cedar Elm	1	CE 16	16	
10159	P	Cedar Elm	1	CE 10	10	
10160		Cedar Elm	1	CE 5	5	
10161		Cedar	1	CDR 5 MULTI	5	
10162	P M	Cedar	2	CDR 6 4	8	Removed
10163		Live Oak	1	LO 16	16	Removed
10164	P	Cedar	1	CDR 6	6	Removed
10165		Cedar	1	CDR 5	5	Removed
10166	P	Live Oak	1	LO 20	20	
10167	P M	Cedar Elm	4	CE 12 10 10 5	24.5	
10168	M	Cedar	2	CDR 5 3	4.5	
10169		Cedar	1	CDR 5	5	
10170	P M	Cedar	2	CDR 5 4	7	Removed
10171		Cedar	1	CDR 4	4	
10172	P	Live Oak	1	LO 23	23	Removed
10173		Cedar	1	CDR 4	4	Removed
10174		Cedar	1	CDR 6 MULTI	6	Removed
10175		Cedar	1	CDR 5	5	Removed
10176		Cedar	1	CDR 4	4	Removed
10177	P	Live Oak	1	LO 16	16	Removed
10178		Cedar	1	CDR 4	4	Removed
10179		Cedar	1	CDR 6	6	Removed
10180		Cedar	1	CDR 5	5	Removed
10181		Cedar	1	CDR 4	4	Removed
10182		Cedar	1	CDR 4	4	Removed
10183		Cedar	1	CDR 5 MULTI	5	Removed
10184		Cedar	1	CDR 4	4	Removed
10185		Cedar	1	CDR 5	5	
10186		Cedar	1	CDR 4	4	Removed
10187		Cedar	1	CDR 5	5	Removed
10188		Cedar	1	CDR 4	4	
10189		Cedar	1	CDR 5	5	

Legal Description
Lot 3, Block A, Summit 56, a Subdivision of Record in Doc. #201000095, Official Public Records of Travis County, Texas, 7.32 Acres

Texas811
Call Before You Dig!!

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Revision	Date	By	App	Comment

Prepared For:
International School of Texas
4402 Hudson Bend Road
Austin, Texas 78734

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AUSTIN BRYAN CONROE HOUSTON

Tree List

International School of Texas
15506 W. State Highway 71, Bldg C
Bee Cave, Texas 78738
Travis County

JASON K. RODGERS 87881 REGISTERED PROFESSIONAL ENGINEER 6/29/22

Design: CW, JKR
CAD: DM, Laf | Review: JKR
Project No: IST 70283
Sheet: 9 of 28
21-688-SAMN

ORIGINAL LAYOUT SIZE - 24X36
@2022 H:\JOBFILES\IST (INTERNATIONAL SCHOOL TEXAS)\IST 70283 (INTERNATIONAL SCHOOL - BEE CAVE)\04 CAD\PLOT SHEETS\NOTES.DWG 6/29/2022 jrodgers

Scale 1" = 30'

Revegetation/Stabilization Notes

1. Initiate temporary stabilization when construction ceases in a disturbed area for 14 days.
2. Initiate permanent stabilization immediately once work has ceased and final grade has been established
3. Prior to final site acceptance, minimum revegetation standards must be met across the site (95% coverage with no bare areas exceeding 10 square feet)

Legend

LOC	Proposed Limits of Construction
SF	Proposed Silt Fence
MS	Proposed Mulch Sock
	Proposed Tree Protection Fence
	Proposed Inlet Protection
	Tree to be Removed

Benchmarks

B.M. #1 - (CP 101) 1/ 2" Iron Rod Set w/ a Plastic Cap
Stamped "Payne Control"
Elevation = 1072.51'

B.M. #2 - (CP 100) 1/ 2" Iron Rod Set w/ a Plastic Cap
Stamped "Payne Control"
Elevation = 1049.59'

B.M. #3 - (CP 103) 6D Nail
Elevation = 1064.24'

B.M. #4 - (CP 104) X in Concrete
Elevation = 1079.30'

Legal Description

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Erosion & Sedimentation Plan

International School of Texas
15506 W. State Highway 71, Bldg C
Bee Cave, Texas 78738
Travis County

JASON K. RODGERS 87881 REGISTERED PROFESSIONAL ENGINEER 7/5/22

Design: CW, JKR	
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Sheet: 10 of 28

21-688-SAMN

ORIGINAL LAYOUT SIZE - 24X36
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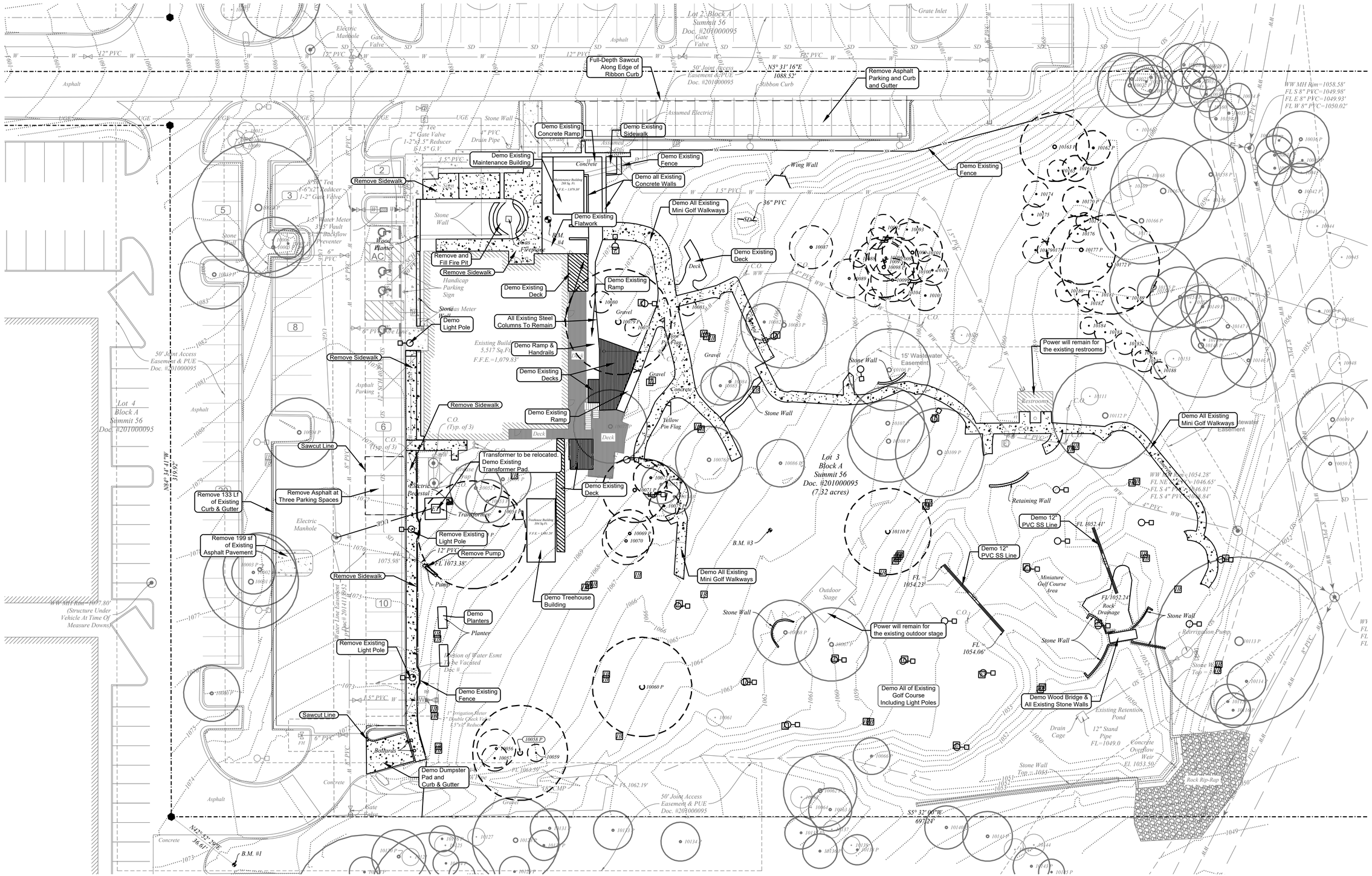

Tree Legend

3447 — Trees to remain	3268H — Heritage Trees
3268P — Protected Trees	3268 — Trees to be Removed

Site Demolition Notes

1. Install all tree protection fencing as per sheet 10.
2. All demolition within the full critical root zone of preserved trees to be performed with hand tools only.
3. A pre-construction meeting with the Environmental Inspector is required prior to any site disturbance.
4. All abandoned piping is to be plugged.
5. Existing trees on the site are to remain unless noted otherwise.
6. Contractor is to remove all demolished materials from site, and to repair or replace any materials or items designated to remain.
7. Demolition work should be completed prior to any commencement of work on the proposed building.
8. Contractor to remove gas & water meters and return meters to respective utility companies.
9. Contractor to use "Sidewalk Closed" signs during sidewalk closures.
10. Notify contracting officer and arborist before commencement of work which may jeopardize the well-being of any trees to remain.

Benchmarks

B.M. #1 - (CP 101) 1/ 2" Iron Rod Set w/ a Plastic Cap Stamped "Payne Control"
Elevation = 1072.51'

B.M. #2 - (CP 100) 1/ 2" Iron Rod Set w/ a Plastic Cap Stamped "Payne Control"
Elevation = 1049.59'

B.M. #3 - (CP 103) 6D Nail
Elevation = 1064.24'

B.M. #4 - (CP 104) X in Concrete
Elevation = 1079.30'

Legal Description

Lot 3, Block A, Summit 56, a Subdivision of Record in Doc. #201000095, Official Public Records of Travis County, Texas, 7.32 Acres

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Demolition Plan

International School of Texas
15506 W. State Highway 71, Bldg C
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Travis County

JASON K. RODGERS 87881 REGISTERED PROFESSIONAL ENGINEER
6/29/22

Design: CW, JKR
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Sheet: 13 of 28

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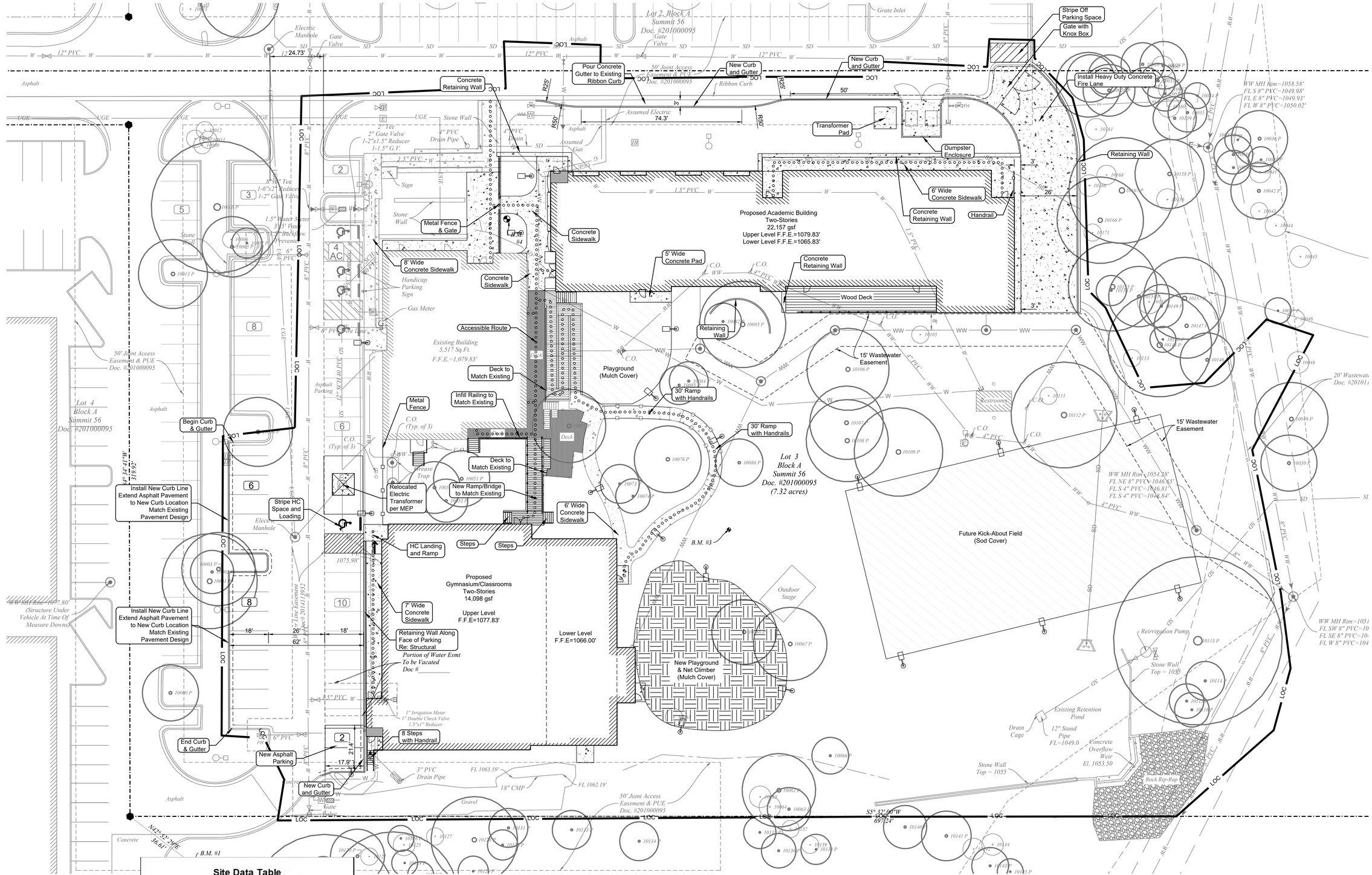

Site Data Table

Zoning:	NS		
Use: Neighborhood Services	s.f.	acres	%
Site Area:	318,914	7.32	100.0
Allowable Impervious Cover*:	80,600	1.85	25.3%
Total Impervious Cover:	80,306	1.84	25.2%
Building Height Allowed	35	ft	
Building Height Proposed	35	ft	
Building Slab Construction	Slab On Grade		

* Allowable IC is per Notice of Assignment of Impervous Cover, Doc. 2015019311

Parking Data

Landuse: Elementary/Secondary School
Parking: Elementary = 130 Students
One (1) parking spaces for each fifteen (15) students = Nine (9) Parking Spaces
Secondary = 80 Students
One (1) parking spaces for each twelve (12) students = Seven (7) Parking Spaces

Total Parking Required: 16
Total Parking Provided: 74
Handicap Spaces Required: 4
Handicap Spaces Provided: 5

No compact spaces are proposed for this site.

Benchmarks

B.M. #1 - (CP 101) 1/ 2" Iron Rod Set w/ a Plastic Cap Stamped "Payne Control"
Elevation = 1072.51'

B.M. #2 - (CP 100) 1/ 2" Iron Rod Set w/ a Plastic Cap Stamped "Payne Control"
Elevation = 1049.59'

B.M. #3 - (CP 103) 6D Nail
Elevation = 1064.24'

B.M. #4 - (CP 104) X in Concrete
Elevation = 1079.30'

Legal Description

Lot 3, Block A, Summit 56, a Subdivision of Record in Doc. #201000095, Official Public Records of Travis County, Texas, 7.32 Acres

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Site Plan

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Travis County

JASON K. RODGERS 87881 REGISTERED PROFESSIONAL ENGINEER 7/5/22

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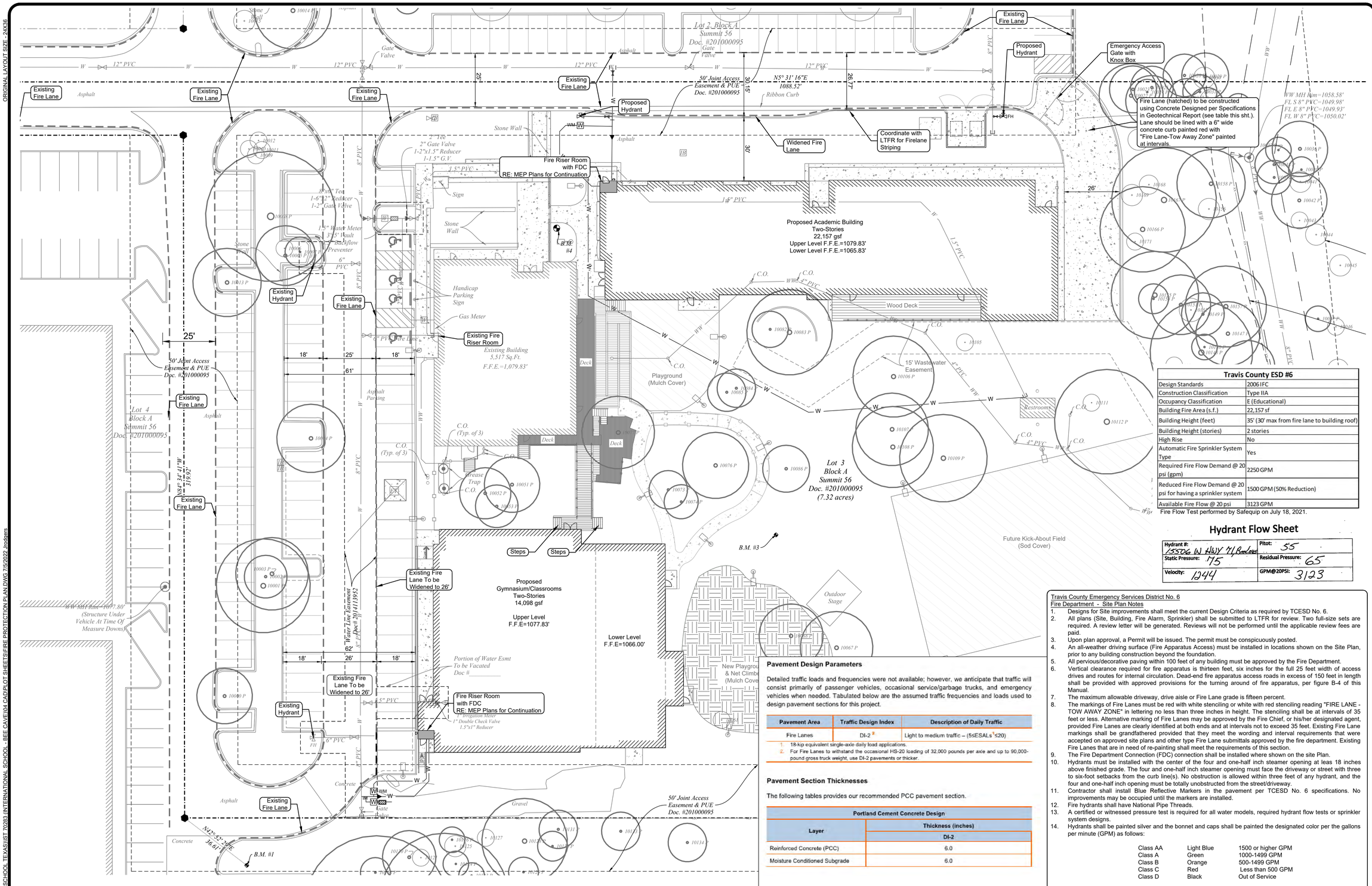

Travis County ESD #6	
Design Standards	2006 IFC
Construction Classification	Type IIA
Occupancy Classification	E (Educational)
Building Fire Area (s.f.)	22,157 sf
Building Height (feet)	35' (30' max from fire lane to building roof)
Building Height (stories)	2 stories
High Rise	No
Automatic Fire Sprinkler System Type	Yes
Required Fire Flow Demand @ 20 psi (gpm)	2250 GPM
Reduced Fire Flow Demand @ 20 psi for having a sprinkler system	1500 GPM (50% Reduction)
Available Fire Flow @ 20 psi	3123 GPM

Fire Flow Test performed by Safequip on July 18, 2021.

Hydrant Flow Sheet

Hydrant #: 15506 W Hwy 71 Bee Cave	Pitot: 55
Static Pressure: 75	Residual Pressure: 65
Velocity: 1244	GPM@20PSI: 3123

Pavement Design Parameters

Detailed traffic loads and frequencies were not available; however, we anticipate that traffic will consist primarily of passenger vehicles, occasional service/garbage trucks, and emergency vehicles when needed. Tabulated below are the assumed traffic frequencies and loads used to design pavement sections for this project.

Pavement Area	Traffic Design Index	Description of Daily Traffic
Fire Lanes	DI-2 [2]	Light to medium traffic – (5≤ESALs[1]≤20)

1. 18-kip equivalent single-axle daily load applications.
2. For Fire Lanes to withstand the occasional HS-20 loading of 32,000 pounds per axle and up to 90,000-pound gross truck weight, use DI-2 pavements or thicker.

Pavement Section Thicknesses

The following tables provides our recommended PCC pavement section.

Portland Cement Concrete Design	
Layer	Thickness (inches)
	DI-2
Reinforced Concrete (PCC)	6.0
Moisture Conditioned Subgrade	6.0

Travis County Emergency Services District No. 6
Fire Department - Site Plan Notes

1. Designs for Site improvements shall meet the current Design Criteria as required by TCESD No. 6.
2. All plans (Site, Building, Fire Alarm, Sprinkler) shall be submitted to LTFR for review. Two full-size sets are required. A review letter will be generated. Reviews will not be performed until the applicable review fees are paid.
3. Upon plan approval, a Permit will be issued. The permit must be conspicuously posted.
4. An all-weather driving surface (Fire Apparatus Access) must be installed in locations shown on the Site Plan, prior to any building construction beyond the foundation.
5. All pervious/decorative paving within 100 feet of any building must be approved by the Fire Department.
6. Vertical clearance required for fire apparatus is thirteen feet, six inches for the full 25 feet width of access drives and routes for internal circulation. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus, per figure B-4 of this Manual.
7. The maximum allowable driveway, drive aisle or Fire Lane grade is fifteen percent.
8. The markings of Fire Lanes must be red with white stenciling or white with red stenciling reading "FIRE LANE - TOW AWAY ZONE" in lettering no less than three inches in height. The stenciling shall be at intervals of 35 feet or less. Alternative marking of Fire Lanes may be approved by the Fire Chief, or his/her designated agent, provided Fire Lanes are clearly identified at both ends and at intervals not to exceed 35 feet. Existing Fire Lane markings shall be grandfathered provided that they meet the wording and interval requirements that were accepted on approved site plans and other type Fire Lane submittals approved by the fire department. Existing Fire Lanes that are in need of re-painting shall meet the requirements of this section.
9. The Fire Department Connection (FDC) connection shall be installed where shown on the site Plan.
10. Hydrants must be installed with the center of the four and one-half inch steamer opening at leas 18 inches above finished grade. The four and one-half inch steamer opening must face the driveway or street with three to six-foot setbacks from the curb line(s). No obstruction is allowed within three feet of any hydrant, and the four and one-half inch opening must be totally unobstructed from the street/driveway.
11. Contractor shall install Blue Reflective Markers in the pavement per TCESD No. 6 specifications. No improvements may be occupied until the markers are installed.
12. Fire hydrants shall have National Pipe Threads.
13. A certified or witnessed pressure test is required for all water models, required hydrant flow tests or sprinkler system designs.
14. Hydrants shall be painted silver and the bonnet and caps shall be painted the designated color per the gallons per minute (GPM) as follows:

Class AA	Light Blue	1500 or higher GPM
Class A	Green	1000-1499 GPM
Class B	Orange	500-1499 GPM
Class C	Red	Less than 500 GPM
Class D	Black	Out of Service

15. Commercial dumpsters and containers with an individual capacity of one and one half cubic yards or greater shall not be stored or placed within ten feet of openings, combustible walls, or combustible eave lines.
16. "Key Boxes" / "Key Switches" (Knox-Box® Rapid Entry System) shall be installed in the location(s) shown on the Site/Building plans as approved by the TCESD No. 6. Contact LTFR for ordering information. No improvements may be occupied until the Key Box/Key Switch is installed.

Benchmarks

B.M. #1 - (CP 101) 1/ 2" Iron Rod Set w/ a Plastic Cap Stamped "Payne Control"
Elevation = 1072.51'

B.M. #2 - (CP 100) 1/ 2" Iron Rod Set w/ a Plastic Cap Stamped "Payne Control"
Elevation = 1049.59'

B.M. #3 - (CP 103) 6D Nail
Elevation = 1064.24'

B.M. #4 - (CP 104) X in Concrete
Elevation = 1079.30'

Legal Description

Lot 3, Block A, Summit 56, a Subdivision of Record in Doc. #201000095, Official Public Records of Travis County, Texas, 7.32 Acres

Texas 811
Call Before You Dig!!

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

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Fire Riser Room Note

All buildings are to have a NFPA 13R fire suppression system. Each riser room will have a fire department connection facing the fire lane.

Revision	Date	By	App	Comment

Prepared For:
International School of Texas
4402 Hudson Bend Road
Austin, Texas 78734

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
12007 Technology Blvd. Ste 150, Austin TX 78727
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com
AUSTIN BRYAN CONROE HOUSTON

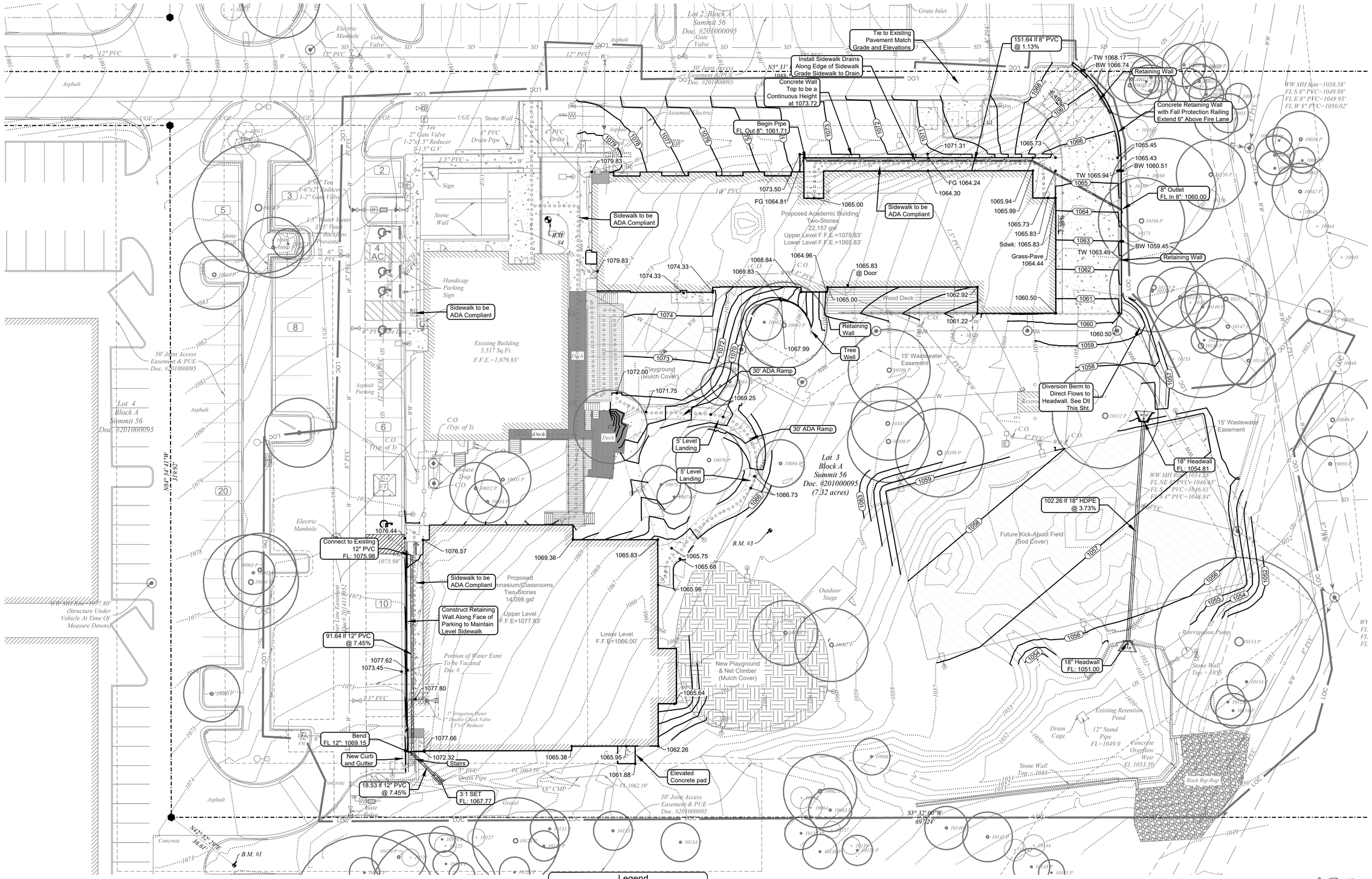
Fire Protection Plan

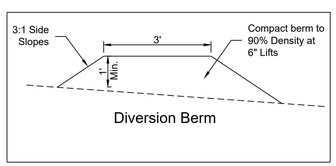
International School of Texas
15506 W. State Highway 71, Bldg C
Bee Cave, Texas 78738
Travis County

JASON K. RODGERS 87881 REGISTERED PROFESSIONAL ENGINEER 7/5/22

Design: CW, JKR
CAD: DM, Laf | Review: JKR
Project No: IST 70283

ORIGINAL LAYOUT SIZE - 24X36
@2022 H:\JOBFILES\IST (INTERNATIONAL SCHOOL TEXAS)\IST 70283 INTERNATIONAL SCHOOL - BEE CAVE\04 CAD\PLOT SHEETS\FIRE PROTECTION PLAN.DWG 7/5/2022 jrodgers





Notes

1. All dimensions are to face of curb unless otherwise noted.
2. All radii are 3' unless otherwise noted.
3. All sidewalks adjacent to back of curb shall be 5' wide. All other sidewalks shall be 4' wide unless otherwise noted.
4. All spot elevations are to top of pavement unless otherwise noted.
5. All sidewalks shall have a max. running slope of 5%
6. All sidewalks shall have a max. cross slope of 2%.
7. Ramps shall not exceed 8.33%. Ramps longer than 6' require handrails. Ramps longer than 30' require a level landing.
8. All pavement shall be concrete with curb and gutter.

Legend

- 706 — Existing Contour
- 700 — Proposed Contour
- 698.25 — Proposed Spot Elevation
- 700.00 / 699.50 — Top of Curb / Bottom of Curb
- LOC — Proposed Limits of Construction
- Proposed Storm Sewer Line
- Level Landing (Not to exceed 2% in any Direction)
- Down — ADA Ramp (Not to exceed 8.33%)

Benchmarks

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AUSTIN BRYAN CONROE HOUSTON

Grading and Drainage Plan

International School of Texas
15506 W. State Highway 71, Bldg C
Bee Cave, Texas 78738
Travis County

JASON K. RODGERS 87881 REGISTERED PROFESSIONAL ENGINEER 7/5/22

Design: CW, JKR
CAD: DM, Laf Review: JKR
Project No: IST 70283

Sheet: 16 of 28

21-688-SAMN

ORIGINAL LAYOUT SIZE - 24X36
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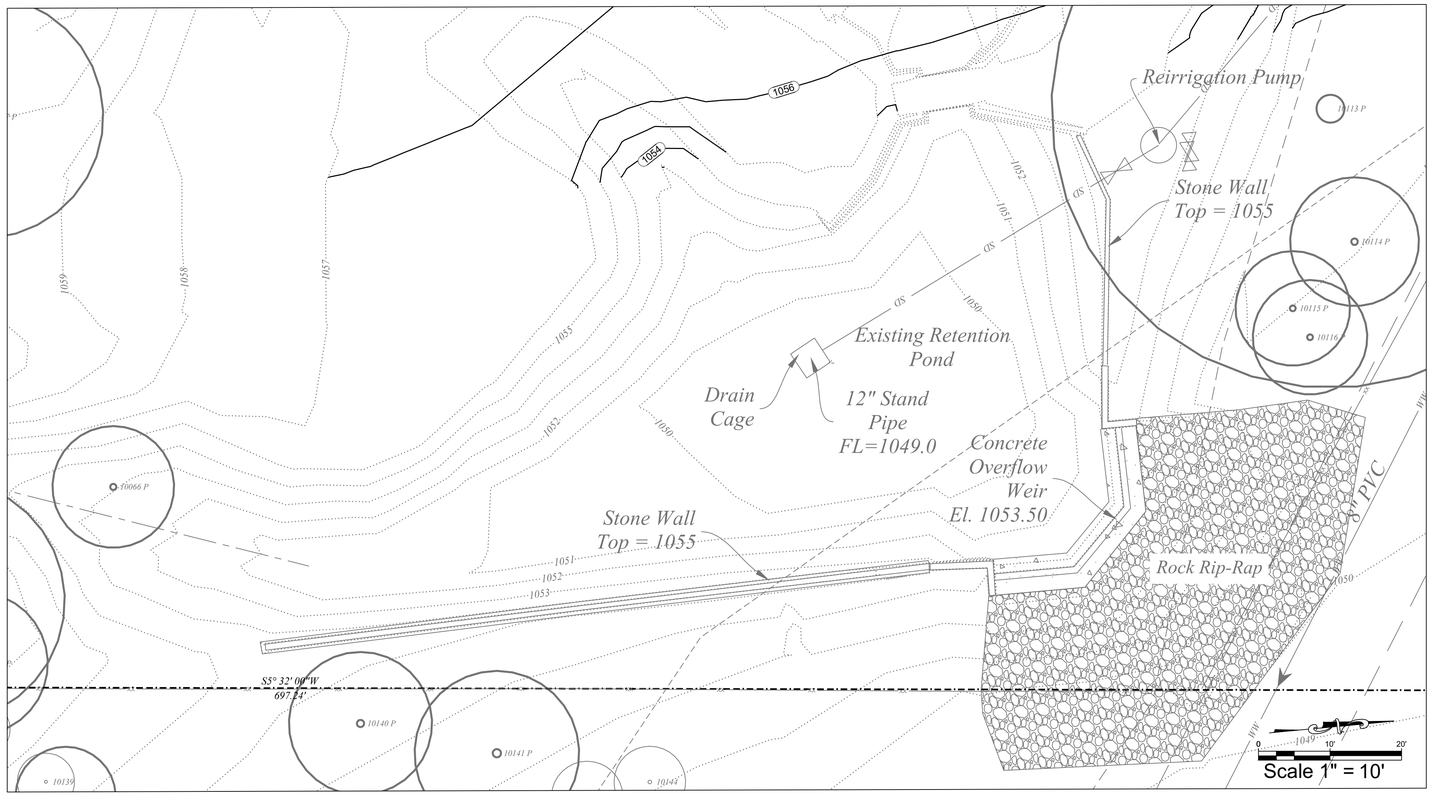

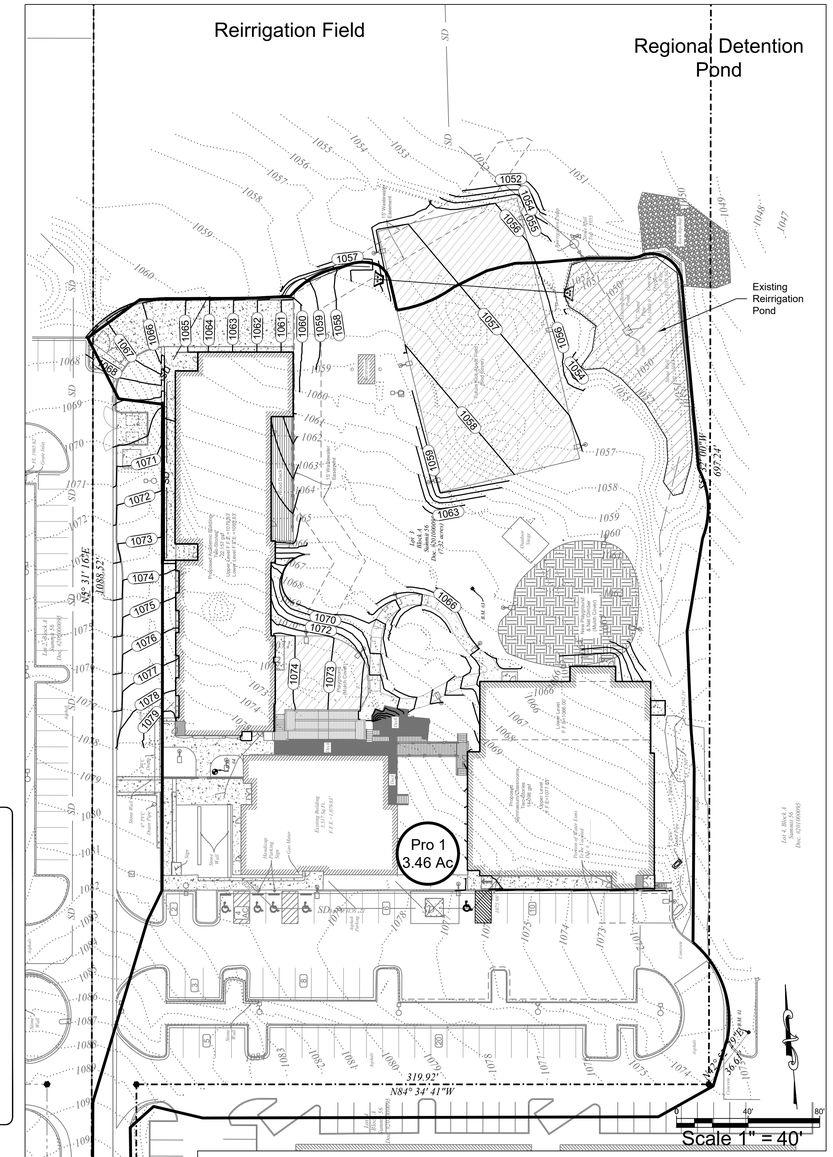

Proposed Drainage Area Map

APPENDIX R-5
RETENTION/REIRRIGATION POND CALCULATIONS
FOR DEVELOPMENT PERMITS

DRAINAGE AREA DATA:

Drainage Area to Control	3.46 ac
Drainage Area Impervious Cover (ac)	1.79 ac
Drainage Area Impervious Cover (%)	51.7 %
Capture Depth (0.5"+((IC-20)/100))	0.82 in

Note: The impervious cover draining to the pond does not match the total site impervious cover. A portion of the parking on the north side of the site was designed to drain to the Lot 2 pond.

WATER QUALITY CONTROL CALCULATIONS:

The Water Quality Control is to be **Retention/Reirrigation**

100 year Peak Flow Rate (Rational Method - Q100)	
Area Draining to Pond (A)	3.46 ac
100-yr Rainfall Intensity (i)	12.54
100-yr Runoff Coefficient (C)	0.74
100-yr Design Peak Flow Rate (Q=CiA)	32.11 cfs

	Required	Provided
Water Quality Volume (CD*DA*3630)	10,266 cf	11,983 cf
TCEQ Water Quality Volume (80% per RG348)	5,239 cf	11,983 cf
Water Quality Elevation	1053.17 ft msl	
Elevation of Splitter/Overflow Weir (minimum WQ elev)		1053.50 ft msl
Length of Splitter Weir		33.00 ft
Required Head to pass the Peak Flow (Q100)	maximum 1.0 ft	0.44 ft
Top of Pond Wall		1055.00
Retention Pond Freeboard Provided to pass Peak Flow (Q100)	minimum 0.25 ft	1.06 ft

REIRRIGATION AREA CALCULATIONS:

Reirrigation Area (sf) = WQ Vol / Ir * T where:

WQ Vol = 11,983 cf
Ir = Infiltration Rate = 0.20 in/hr
T = Pump time in Hours = 36 hrs*
* Pump cycles "on" one hour and "off" one hour for total of 72 hours elapsed time to empty the pond

Required

Reirrigation Area (sf) =	9986 sf
TCEQ Reirrig. Area (sf) =	10478 sf

Provided

Reirrigation Area (sf) =	19965 sf

Retention Pond:

Stage (ft msl)	Area (sf)	Storage (cf)	
1049	0	0	
1050	1301	651	
1051	2622	2612	
1052	2900	5373	
1053	5062	9354	
1053.5	5258	11983	Weir elevation
1054	5453	14612	
1055	6230	20453	

Retention/Reirrigation Pond

Size WQ Pond Weir			
Q(100) =	32.11 cfs		
Q(w) =	3.33	Depth of flow	
H(w) =	1.50 ft. (provided)	over w eir =	0.44 ft.
Q(w) = C(w) x L x (H(w))^3/2		Freeboard Provided	1.06 ft.
Solving for L Gives			
L =	5.25 lf.		
Use L =	**33.00 ft.**		

Water Quality and Detention Pond Notes:

1. This property was originally developed as a restaurant/miniature golf facility and was constructed under the project titled "Hill Country Golf and Guitar" prepared by Bury and Partners, Inc. in 2012. Reference those plans on file with the City of Bee Cave for more information.
2. The retention/reirrigation pond was originally sized for a total drainage area basin of 3.77 acres with 1.58 acres of impervious cover (41.9%). The retention pond was sized for 19,639 cf of storage. The required water quality volume was 9,834 cf.
3. The proposed International School of Texas development will reduce the area draining to the pond but will increase the impervious cover. The pond volume provided is based on a current survey. No changes to the pond weir or wall are proposed. The provided pond volume has been reduced but the volume exceeds the required amount. See attached calculations.
4. The existing re-irrigation pump and spray field are adequate for the revised area draining to the pond. No changes to the pump system or spray field are proposed.
5. A regional detention pond has been provided for the overall Summit 56 development, of which this property is part of. Reference plans titled "Summit 56 Site and NPS Plan for Drainage, Water and Wastewater Improvements" prepared by LJA Engineering and Surveying, Inc., approved by the City of Bee Cave on 06-22-2010.
6. The overflow from the IST retention pond, as well as any undeveloped on-site flows that bypass the pond will be conveyed to the detention pond.
7. The detention pond was designed to account for 45% impervious cover for the lots within the Summit 56 development. The proposed impervious cover for the IST lot is 24.4%. The flows proposed for the IST development will not exceed the design flows for the regional detention pond.
8. Each lot within the Summit 56 development is required to provide on-site 2-year detention. This is adequately provided within the re-irritation pond.

Annual Pollutant Loads

Bee Cave Nonpoint Source Pollution Control Ordinance

Load		Background	Developed
Total Suspended Solids (TSS)		48	130
Total Phosphorus	(TP)	0.08	0.26
Oil & Gas	(O&G)	0	5

Load	Reduction Req.
TSS	95%
TP	95%
O&G	95%

Rainfall (RF) = 32.5 in/yr
Existing I.C. = 0%

Type of Impervious Cover	Drainage Basin s.f.	acre
Buildings	29120	0.67
Parking/Drives	42927	0.99
Other Paved Surfaces	5982	0.14
Total	**78,029**	**1.79**

Drainage Area Loading Summary

		Background Loading Load (lb/yr)						Developed Loading Load (lb/yr)			Required Removal Load (lb/yr)		
Area	Acres	L_{TSS}	L_{TP}	$L_{O\&G}$	I.C.	Rv	Paved Area(Ac.)	L_{TSS}	L_{TP}	$L_{O\&G}$	L_{TSS}	L_{TP}	$L_{O\&G}$
Total	3.38	58	0.10	0.00	53.0%	0.357	0.985	1153	2.31	32.7	1040	2.10	31.1

Total Required Removal Load (lb/yr)			Total Proposed Removal Load (lb/yr)			Proposed/Required %		
L_{TSS}	L_{TP}	$L_{O\&G}$	L_{TSS}	L_{TP}	$L_{O\&G}$	L_{TSS}	L_{TP}	$L_{O\&G}$
1040	2.10	31.1	1153	2.31	32.7	111	110	105

The chosen BMP method is Retention/Reirrigation. This method has a pollutant removal efficiency of 100% .

Two-Year Storm Analysis

Existing Drainage Area Calculations

Label	Area	IC		SCS CN	Tc	Type III - 24-Hr Flows
	acres	acres	%		hours	2-yr (cfs)
Existing	3.46	0.000	0.0	76.00	0.126	4.39

Hydrologic Soil Group = C

Proposed Drainage Area Calculations

Label	Area	IC		SCS CN	Tc	Type III - 24-Hr Flows
	acres	acres	%		hours	2-yr (cfs)
Proposed	3.46	1.79	51.8	86.30	0.083	7.54

Hydrologic Soil Group = C

Discharge Summary

Analysis Point	Type III - 24-Hr Flows 2-yr (cfs)
Ex Discharge	4.49
Pond Inflow	7.45
Pond Discharge	3.01
Pro Discharge	3.01

2-Yr Pond Elevation = 1053.60 ft

Revision	Date	By	App	Comment

Prepared For:
International School of Texas
4402 Hudson Bend Road
Austin, Texas 78734

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PLANNING • DESIGN • MANAGEMENT
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AUSTIN BRYAN CONROE HOUSTON

Drainage Area Map and Retention Pond Calcs
International School of Texas
15506 W. State Highway 71, Bldg C
Bee Cave, Texas 78738
Travis County

JASON K. RODGERS 87881 REGISTERED PROFESSIONAL ENGINEER 7/5/22

Design: CW, JKR
CAD: DM, Laf Review: JKR
Project No: IST 70283
Sheet: 17 of 28
21-688-SAMN

ORIGINAL LAYOUT SIZE - 24X36
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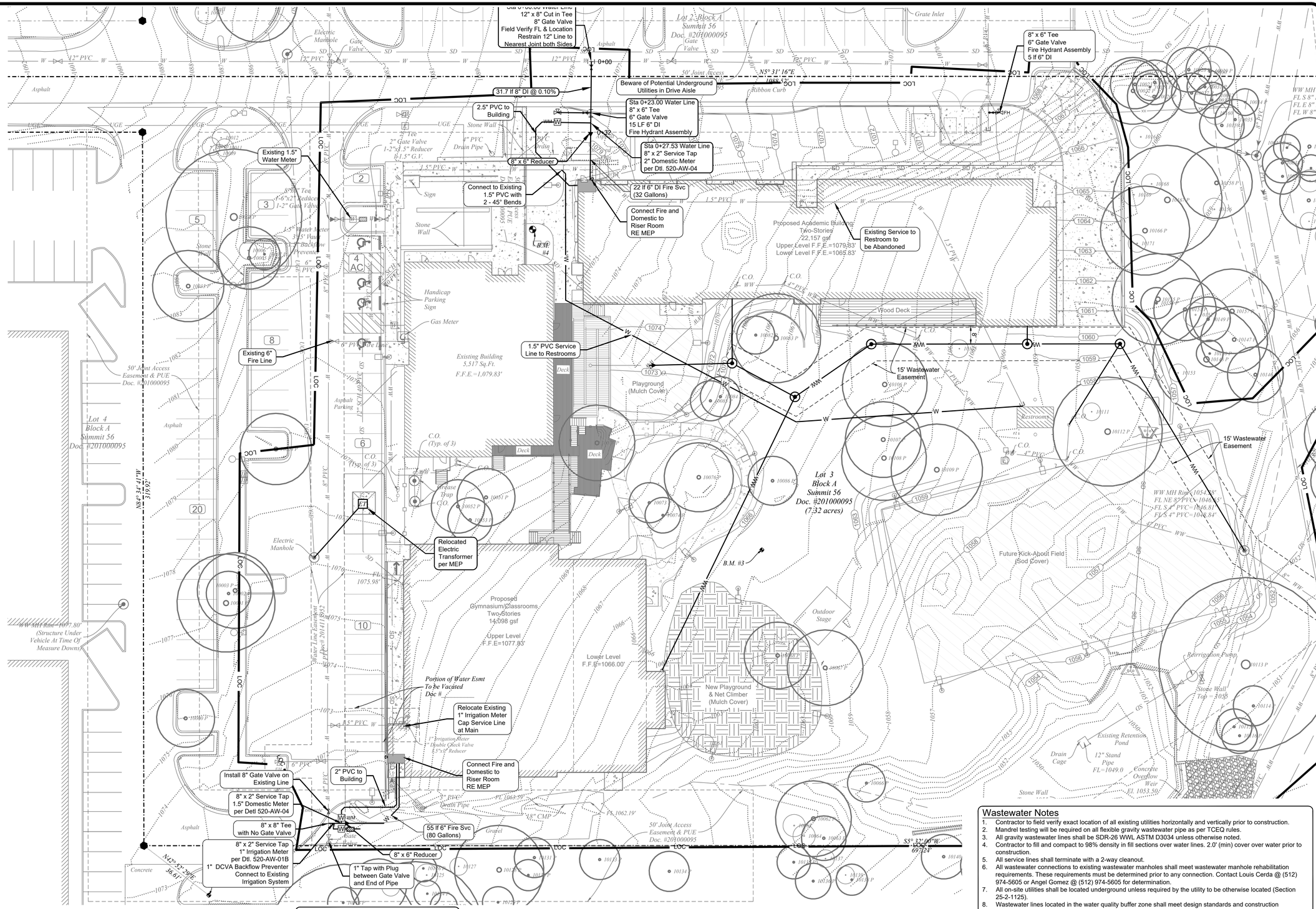

Wastewater Notes

1. Contractor to field verify exact location of all existing utilities horizontally and vertically prior to construction.
2. Mandrel testing will be required on all flexible gravity wastewater pipe as per TCEQ rules.
3. All gravity wastewater lines shall be SDR-26 WWL ASTM D3034 unless otherwise noted.
4. Contractor to fill and compact to 98% density in fill sections over water lines. 2.0' (min) cover over water prior to construction.
5. All service lines shall terminate with a 2-way cleanout.
6. All wastewater connections to existing wastewater manholes shall meet wastewater manhole rehabilitation requirements. These requirements must be determined prior to any connection. Contact Louis Cerda @ (512) 974-5605 or Angel Gomez @ (512) 974-5605 for determination.
7. All on-site utilities shall be located underground unless required by the utility to be otherwise located (Section 25-2-1125).
8. Wastewater lines located in the water quality buffer zone shall meet design standards and construction specifications of testing to a zero (0) leakage allowance.

Water Notes

1. Contractor to field verify exact location of all existing utilities horizontally and vertically prior to construction.
2. All potable water lines shall be DR-14 C-900 PVC. Fire hydrant leads shall be Class 350 ductile iron.
3. All public water lines shall have a minimum of 4' of cover and a minimum slope of 0.1%
4. Contractor to fill and compact to 98% density in fill sections over water lines. 2.0' (min) cover over water prior to construction.
5. No. 10 solid copper wire shall be installed as tracer wire above all nonmetallic water lines.
6. All service lines shall include gate valve at main line.
7. All on-site utilities shall be located underground unless required by the utility to be otherwise located (Section 25-2-1125).

WTCPUA Note

WTCPUA must be present at the time of connection to the existing WTCPUA water and wastewater systems. See additional notes on sheet 5.

Legend

W	Existing Water Line
W	Proposed Water Line
	Single Water Service
	Double Water Service
WW	Existing Wastewater Line
WW	Proposed Wastewater Line
	Wastewater Service
RW	Existing Reclaimed Water Line
RW	Proposed Reclaimed Water Line
E	Proposed Underground Electric
SD	Proposed Storm Drain
SFH	Fire Hydrant
	Gate Valve
	AARV
T	Transformer Pad

0 20' 40'

Scale 1" = 20'

Water Demand

See Water Fixture tables on sheet 5 for meter and service line sizing.

Benchmarks

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Stamped "Payne Control"
Elevation = 1072.51'

B.M. #2 - (CP 100) 1/ 2" Iron Rod Set w/ a Plastic Cap
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Elevation = 1079.30'

Legal Description

Lot 3, Block A, Summit 56, a Subdivision of Record in Doc. #201000095, Official Public Records of Travis County, Texas, 7.32 Acres

Texas 811

Call Before You Dig!!

Restrained Joints for all Water Line Bends, Tees, Gate Valves & Ends

All horizontal and vertical water line bends, tee's, gate valves and dead end's shall be restrained to the water main using factory restrained joint pipe as approved in SPL WW-27F, or, mechanical joint restraint devices as approved in SPL WW-27A (City of Austin).

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AUSTIN BRYAN CONROE HOUSTON

Utility Tap Plan

International School of Texas
15506 W. State Highway 71, Bldg C
Bee Cave, Texas 78738
Travis County

JASON K. RODGERS
87881
REGISTERED
PROFESSIONAL ENGINEER
7/5/22

Design: CW, JKR
CAD: DM, Laf | Review: JKR
Project No: IST 70283

Sheet: 18 of 28

21-688-SAMN

ORIGINAL LAYOUT SIZE - 24X36

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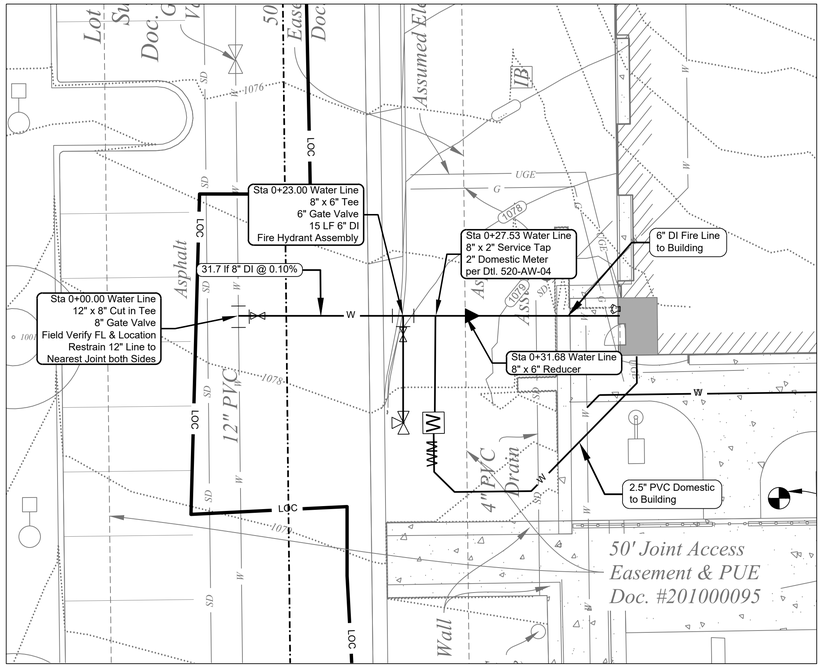

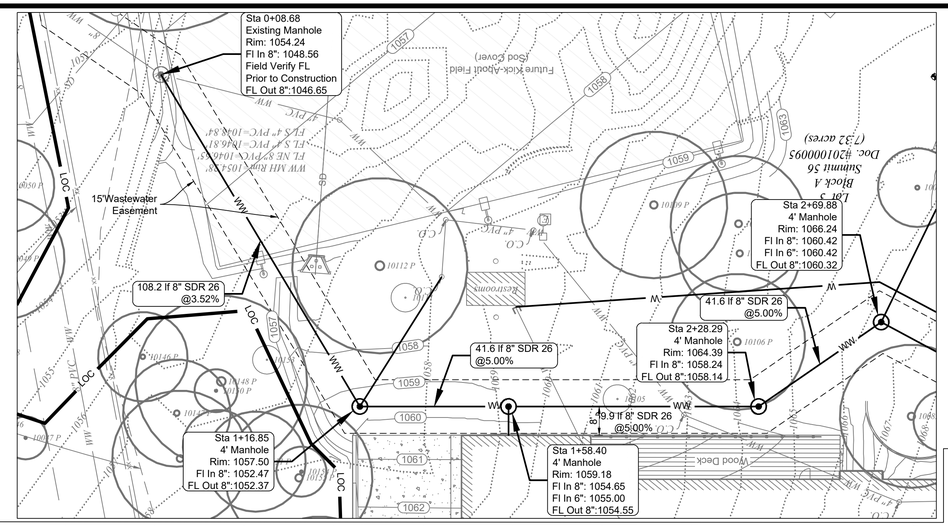

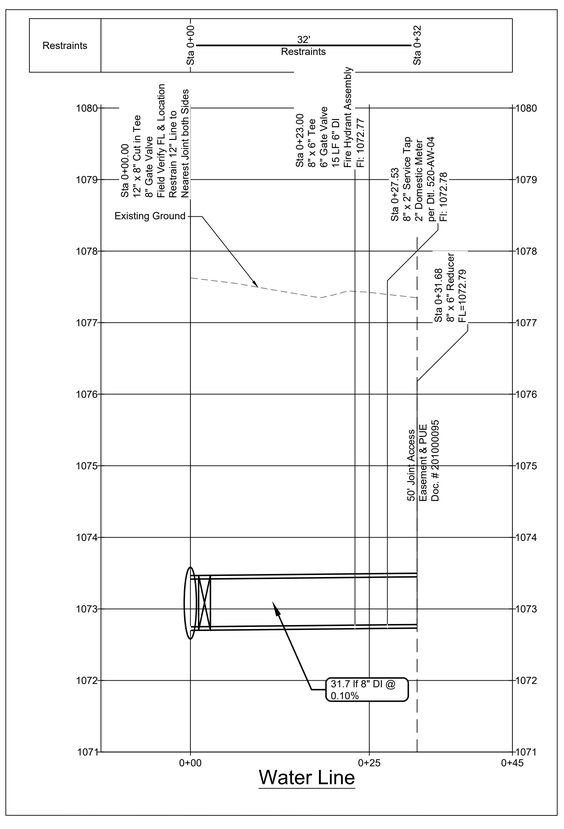

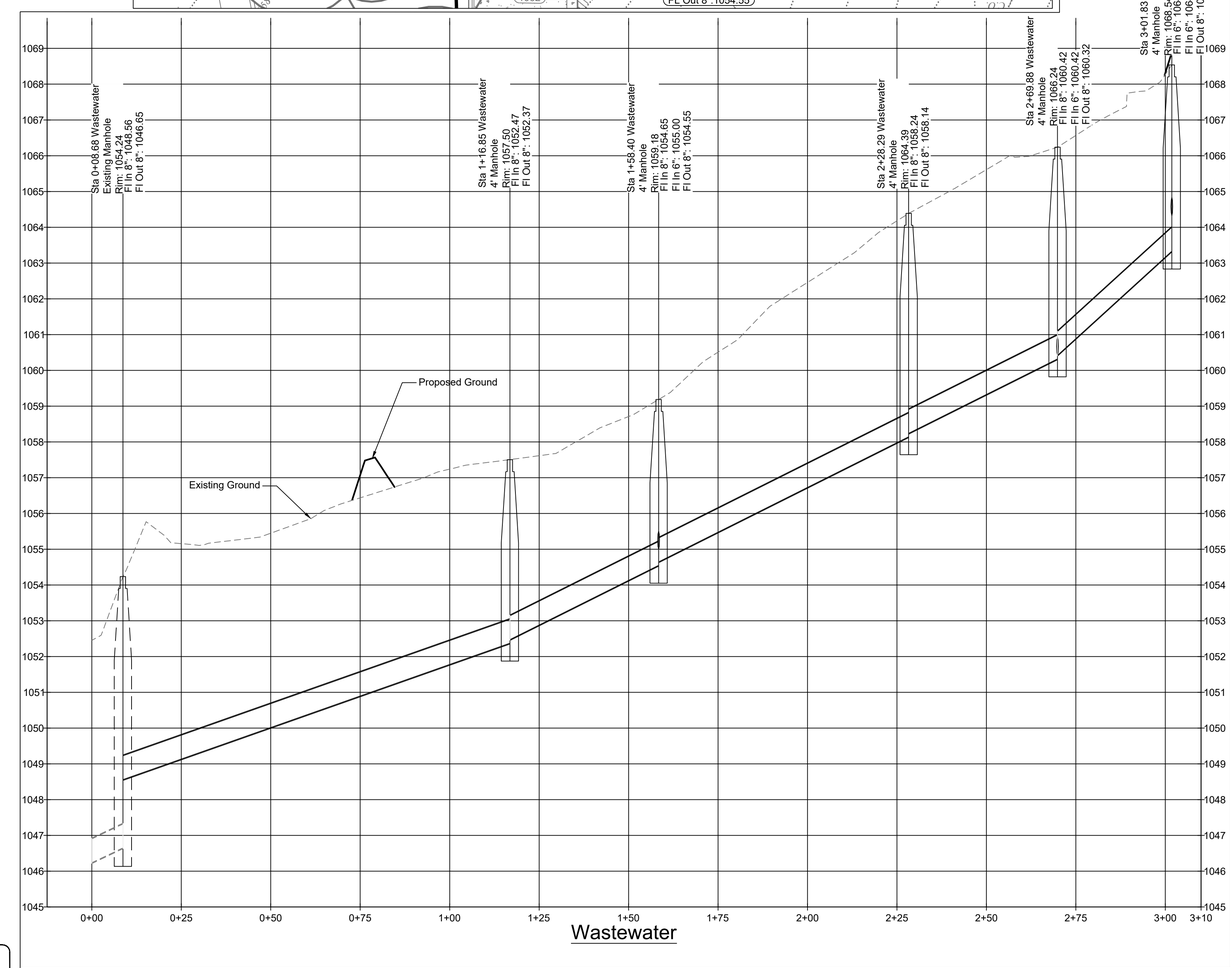

Scale 1" = 10'
Vertical 1" = 1'

Scale 1" = 20'
Vertical 1" = 2'

Legend

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W	Proposed Water Line
	Single Water Service
	Double Water Service
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WW	Proposed Wastewater Line
	Wastewater Service
RW	Existing Reclaimed Water Line
RW	Proposed Reclaimed Water Line
E	Proposed Underground Electric
SD	Proposed Storm Drain
FH	Fire Hydrant
	Gate Valve
	AARV
T	Transformer Pad

Water Demand

Academic Building:
276 WSFU (108 GPM)

Gymnasium:
155 WSFU (81 GPM)

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Water & Wastewater Plan & Profiles

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Sheet: 19 of 28

21-688-SAMN

ORIGINAL LAYOUT SIZE - 24X36

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City Council Meeting
7/26/2022
Agenda Item Transmittal

Agenda Item:	**7.**
Agenda Title:	**Discussion and consider action regarding Ordinance No. 480, which repeals and replaces Ordinances No. 334 and 375, the zoning and development standards related to a planned development mixed-use district (PD-MU) know as "The Terraces," with zoning and development standards for a new planned development multifamily and single-family attached residential district (PD-MF1 and SFA) know as "The Pearl," the subject properties being generally located on Bee Cave Parkway at RM 620.**
Council Action:	**Discuss and consider action**
Department:	**Planning and Development**
Staff Contact:	**E. Megan Will, Director of Planning & Development**

1. INTRODUCTION/PURPOSE

See attached Transmittal Memo

2. DESCRIPTION/JUSTIFICATION

a) Background

See attached Transmittal Memo

b) Issues and Analysis

See attached Transmittal Memo

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 Transmittal Memo

ATTACHMENTS:

Description	Type
Transmittal Letter - Pearl PDD	Cover Memo
Redline of Ord. 480 Ex. C Development Standards	Backup Material
DRAFT Ord. 480 - Pearl PDD	Ordinance
Adopted Terraces PDD Concept Plan	Backup Material
Pearl Driveway Memo	Backup Material
Appeal Letter	Backup Material

City Council Meeting
July 26, 2022
Agenda Item Transmittal

Agenda Title:	Discuss and consider action regarding Ordinance No. 480, which repeals and replaces Ordinances No. 334 and 375, the zoning and development standards related to a planned development mixed-use district (PD-MU) known as "The Terraces," with zoning and development standards for a new planned development multifamily and single-family attached residential district (PD-MF1 and SFA) known as "The Pearl," the subject properties being generally located on Bee Cave Parkway at RM 620.
Commission Action:	Discuss and Consider Action
Initiating Department:	Planning & Development
Staff Contact:	E. Megan Will, Director, Planning & Development

1. INTRODUCTION/PURPOSE

The purpose of this agenda item is to consider a rezoning the Planned Development District – Mixed Use for the project knows as The Terraces to a Multifamily and Single-family Attached Planned Development District the project known as the "The Pearl Bee Cave." The subject properties being generally located northeast of the intersection of RR 620 and Bee Cave.

2. DESCRIPTION/ JUSTIFICATION

a) Background

The applicant is requesting to amend the Planned Development District Ordinance for a project originally known as the Terraces at Bee Cave and approved by City Council in April 2017 (Ord. 334) with a limited amendment related to impervious cover approved in May 2018 (Ord. 375). The project is located on Bee Cave Parkway (north side), east of RR 620. The approved Terraces project included condominiums, offices, a restaurant, parking garages, and a scenic overlook. The Terraces project was proposed to be developed in 3 Phases over a 7 to 10 year period. A Site Plan for Phase 1 of the Terraces project, composed of condominiums, townhomes, an office/restaurant building, a scenic overlook and associated infrastructure, was presented to City Council on July 10, 2018 but denied on the grounds it did not comply with the PDD ordinance. To date no development of the Terraces Project as depicted by the Concept Plan in Ord. 334 has occurred.

The proposed project, The Pearl Bee Cave, includes apartments with structured garage and surface parking, single-family attached townhomes, private amenities for the apartments and townhomes, onsite and off-site public trails, and scenic overlooks. Tracts A and B within the Pearl Project are each intended to be constructed in a single phase, the project is anticipated to develop over a 3 to 5 year period. Because the proposed project is such a departure from the project approved via Ord.

334 and 375, Staff is recommending repealing and replacing the adopted ordinances (Nos. 334 & 375) rather than amend them.

Project Summary

Location:	Bee Cave Parkway west of the Hill Country Galleria and east of RR 620. 19.5 total acres in 2 noncontiguous tracts with additional improvements on the City-owned "Crescent Tract" • North Tract: 13.45 acres • South Tract: 6.1 acres • Crescent Tract: 3.45 acres
Adjacent Neighbors:	• North – Balcones Canyonland Preserve (3000' border) • West – RR 620 • East – Balcones Canyonlands and HCG • South –City owned water quality reirrigation area known as "Crescent Tract"; Offices The North and South tracts are separated by approximately 350 feet by a 1.8 acre lot under separate ownership. This vacant lot is zoned Town Center.
Future Land Use Map:	Town Center / Urban Corridor
Existing Conditions	• **North Tract**: Existing water quality pond at corner of RR 620 and BC Pwky will remain and be used for Project. • **South Tract**: Existing building currently used as a project office. To be demolished
Proposed Development	• **North Tract**: 340 multifamily units with structured and surface parking, leasing office, amenity building, pool, public and private trails, and 2 public scenic overlooks • **South Tract**: 59 townhomes with in-unit garages and on-street parking for guests, pool, and private trails • **Crescent Tract**: Public trails

b) Issues and Analysis

UPDATE FOR 7/26/22 Council Meeting

At the 6/28/22 City Council continued consideration of the proposed Pearl PDD to their next meeting. On July 12, 2022 Council held a lengthy discussion of the proposed Pearl PDD and ultimately directed staff and the applicant to make the following change to the proposed development standards:

1. Revised architectural standards for the Project to prohibit the following:
    a. Concrete Masonry Units (CMU block)
    b. Concrete tilt-wall panels
    c. Metal panel fencing
2. Restrict Tract B to three 4-story buildings with a maximum height of 60 feet that shall be located parallel to the property line shared with the Balcones Preserve and no closer than 225 feet from Bee Cave Parkway. Additionally, the building on Tract B parallel to

Hwy 620 shall be no closer than 125 feet to 620 and limited to 3 stories and a maximum height of 50 feet.

3. Restrict maximum heights of 50' and 60' to buildings with pitched roofs.
4. Increase the guest parking required for Tract B to 1 guest space per 5 dwelling units
5. Limit the maximum number of dwelling units for Tract B to 322
6. Add a requirement for a minimum of 34 units on Tract B to be set aside for Workforce Housing with deed restrictions requiring an affordability for households earning no more than 80% of the area median income (AMI) for the Austin Metropolitan Statistical Area (MSA) for a period of forty years. Set aside units to be proportionate to the overall mix of bedroom types offered on Tract B. Affordability compliance to be monitored by a 3rd party agency with annual reports provided to the City.
7. Require a driveway connection from Tract B to RM 620.
8. Require traffic signal with pedestrian cross-walk and pedestrian signal at the Tract A driveway across from Galleria Oaks offices.
9. Require pedestrian cross walk and pedestrian activated signal at full access driveway to Tract B.
10. Require an easement from Tracts A & B to the benefit of Lot 3, the intervening parcel, easement shall include terms for construction and maintenance of the cross-access drive.
11. Pursuant to WTCPUA approval, greywater to be used for irrigation on Tract A & B.
12. Require a pedestrian bridge landing easement Tract B that will allow for connection of a pedestrian bridge over Hwy 620 to the loop trail on Tract B.
13. Require a Landowner contribution to be used for the construction and maintenance of the pedestrian bridge over Hwy 620.
14. Provide a 2,400 linear foot right-turn lane on Bee Cave Parkway to be constructed prior to issuance of the first Certificate of Occupancy for the Project.
15. Provide median landscaping on Bee Cave Parkway from Bee Cave Road to Hwy 620. Landscaping to be drought tolerant with irrigation for establishment. Landowner to maintain the medians for a period of 15 years.

In addition to the changes listed above, additional edits have been made to the development standards due to changes in the site layout for Tract A (townhomes) that required additional development standards for Fire Code compliance.

A version of the previously published draft Ordinance 480 with all edits shown in redline format is attached.

The Proposed Pearl PDD encompasses the same properties as the Terraces PDD. The Pearl PDD provides for the development of a mix of residential uses including multifamily apartments and

attached townhomes on the Northern 13.45-acre tract (Tract B) and attached townhomes on the 6.08-acre Southern tract (Tract A). The proposed building heights and density of dwelling units proposed for Tracts exceeds what would be permissible under the City's current Single-family Attached (SFA) and Multifamily (MF-1) zoning districts. The PDD Development Standards (Exhibit C) are proposed to mitigate for this increased density by providing for a superior design of buildings and amenities provided. The Project will also provide increased recreation and open space opportunities for public use by causing the construction of public trails and open space area that will be available for public community use. Natural amenities and view-scapes of the Property will be highlighted via public scenic overlooks with views of the Balcones Canyonland Preserve. The Pearl PDD aims to provide differentiated, high-quality housing types that will support existing commercial and retail development within the adjacent Town Center district. Tracts A and B within the Project are each intended to be constructed in a single phase; the project is anticipated to develop over a 3 to 5 year period.

The Pearl PDD generally aligns with the goals and objectives of the City's comprehensive plan. Specifically, the PDD relates to the following goals:

- Housing and Neighborhood Goal #2 - Promote a variety of housing choices within Bee Cave and the region by providing a "mix of unit types, including apartments and townhomes within the urban corridors and Central Business District (CBD) where established neighborhoods will not be impacted".
- Community Character Goal # 2 - Ensure that Bee Cave is balanced in its array of residential and commercial land uses, and offers quality, livable suburban and semi-rural settings, offering greater choice among neighborhoods and lifestyles, while preserving Bee Cave's natural assets by "offering greater choice among neighborhoods and lifestyles, while preserving Bee Cave's natural assets".
- Community Character Goal #3 - Develop a unique and memorable design quality, tailored to our natural and cultural context to compatible scale and harmonious building materials. The project will help achieve this goal by using masonry and muted earth tones and provide a connection to the surrounding landscape.
- Economic Development, Culture, and Education Goal #1 – strengthen and diversify the employment base in Bee Cave by providing more residents close to jobs in the Town Center at varying housing price points.
- Environment and Resource Protection Goal #2 - Increase the conservation of undeveloped open space as development occurs and the City's population continues to increase by improving and perpetually maintaining Crescent Tract with public trails and providing a public loop trail and scenic overlooks around Tract B.
- Environment and Resource Protection Goal #3 - Conserve rural and open space views and increase Bee Cave's tree canopy by providing public scenic overlooks on Tract B and providing enhanced landscape including 2x the caliper inches of trees per 100 linear feet than typically required along Bee Cave Parkway and FM 620.

- Parks and Recreation Goal # 1 - Provide a comprehensive system of greenbelts with multi-use trails and parks that is compatible with the environment, provides green infrastructure benefits, and improves non-motorized connectivity throughout Bee Cave by improving and perpetually maintaining Crescent Tract with public trails and providing a public loop trail and scenic overlooks around Tract B.
- Parks and Recreation Goal #2 - Operate and maintain parks, plazas, and recreational facilities through new and existing partnerships to allow opportunities for all Bee Cave residents and visitors to experience and enjoy the City's open space and recreation. The district standards include building and privately maintaining trails on the Crescent Tract and the public trails on Tract B in perpetuity.
- Future Land Use and Annexation Goal #1 - Encourage coordinated, phased, and well-planned growth and development that is consistent with the Future Land Use Map, Thoroughfare Plan, and Utilities Plan, while retaining the "Hill Country" and "small town" character of the City. The PDD area is depicted as Town Center and Urban Corridor on the adopted Future Land Use Map.

The following tables provide comparison of the Approved Terraces PDD to the proposed Pearl PDD as well as comparison of the Pearl PDD to the applicable standards in the City's Current Zoning Ordinance and the Draft Unified Development Code where relevant.

Uses

Adopted Terraces PDD	Proposed Pearl PDD	Current Code	UDC
Mixed Use • **North Tract**: **Office/Restaurant**: Six office buildings with one including a restaurant. Parking underground (majority) and surface. **Scenic Overlook**: Located in NE corner of tract overlooking Balcones Canyonland required to include .22 ac park with benches, educational signage, trails, viewing deck, and telescope. • **South Tract**: **Residential**: 57 units. 41 stacked units and 16 attached townhouses (each with required two car garage). Includes a garden and apiary in front of site closest to BC Pwky, and a pool amenity. • **Crescent Tract**: .4 acre City-owned re-irrigation area (south side of street). Developer responsible for improving (benches, trails, landscaping) and maintaining (20 yrs).	**Residential** • **North Tract: 340 Multi-family units (25.19 units/acre)**, 10' public trail accessing 2 scenic overlooks, will make use of existing water quality pond. • **South Tract: 59 Townhomes (9.83 units/acre),** private trail, pool amenity, water quality pond. • **Crescent Tract**: Developer responsible for 10' Public Trail and its perpetual maintenance.	• **MF-1** district allows for **13 units/acre** • **SFA** district allows for **9 units/acre**	• **R4 (TH)** district allows for **9 units/acre** • **R5 (MF)** district allows for **13 units/acre**

• **Water Well** For irrigation. • **Supporting uses**: Allows accessory uses to office internal to the main structures e.g. coffee shop, dry cleaner. • **Trees in Medians of BC Pkwy** (off-site): developer responsible for designing, landscaping, and maintaining medians on BC Pkwy between RR 620 and 2244.			

Building Massing and Height

Adopted Terraces PDD	Proposed Pearl PDD	Current Code	UDC
• **South Tract: Stacked units**: 2 buildings, 4 above ground levels (+1 underground parking), 47' tall. **Townhouses**: 3 buildings, with 3-7 units each, 2-3 stories each, 29.5-41 feet tall. • **North Tract: Offices:** 6 buildings, 2-3 stories, 35-47' tall, 6,500- 19,800 sf footprint, 13,000-59,400. Buildings B & C connected by pedestrian skyway. Plazas between buildings (and over underground garage). **Restaurant:** within the smallest office building, includes rooftop bar/deck and patio. **Parking Structures:** Underground, under offices and plazas. **Height Measurement Methodology**: Current Code methodology.	• **North Tract:** The maximum height for buildings consisting of three (3) stories (as shown in Exhibit B-3) will be 50'. The maximum height for buildings consisting of four (4) stories (as shown in Exhibit B-3) will be 60'. Accessory buildings: Building 1 and Building 10 as depicted in Exhibit B-3, to be up to two (2) stories and 35'. • **South Tract:** Maximum of 50' for units fronting BC Pkwy, anything not fronting BC Pkwy shall be a maximum of 60'. **Height Measurement Methodology**: Same as UDC methodology	**MF-1 District:** No more than three (3) stories limited to a maximum of forty feet (40') in height. **SFA District:** 2.5 stories, not to exceed 35 ft for the main building or house, unless a pitched roof of at least 4:12 is provided, in which case a maximum of 40 ft is permitted **Height Measurement Methodology**: Height is measured from the highest parapet or roof ridge to natural grade or finish grade at the lowest point adjacent to the building exterior, whichever yields the greatest height.	**R5 District (MF):** 50 ft. **R4 District (TH):** 40 ft. **Height Measurement Methodology**: Height is measured from the midpoint of the highest and lowest grade adjacent to the building, to the highest point of the coping of a flat roof, deck line of a mansard roof, or the height of the highest gable on a pitched or hipped roof.

Building Materials & Design

Adopted Terraces PDD	Proposed Pearl PDD	Current Code	UDC
Submittal of Elevations: Included in PDD Concept Plan. **Building Materials**: Per elevations in Concept Plan • **North Tract:** Offices - copper, glass; Restaurant/Office: stucco, stone, metal panels • **South Tract:** glass, stone. **Building Design:** Per elevations in Concept Plan approved with PDD Ordinance.	**Submittal of Elevations:** Applicant has requested postponement of elevations to either Architectural Pre-approval process (like VSO and BY) or Site Plan. **Building Materials:** Up to 20% masonry alternatives including: CMU, concrete tilt wall, metals panels, wood, and glass curtain walls. Double paned windows and sound deadening material or other measures to prevent reduce road noise for units facing BC Pkwy. **Building Design:** • **North Tract:** Adheres to design requirements of UDC, provides or exceeds the required 7 features from each category. Also allows for cantilevered upper floors (up to 5 ft.). • **South Tract:** Generally, adheres to design requirements of the UDC in terms of number of features (4). Also allows for cantilevered upper floors (up to 5.5 ft.).	**Submittal of Elevations:** Required with PDD Concept Plan. **Building Materials**: 75% masonry required, concrete and metal not permitted **Building Design:** not applicable to residential uses.	**Submittal of Elevations:** Required at Site Plan. **Building Materials**: Not prescribed, but applicant may choose design options including materials specifications, such as 100% or 80% masonry. **Building Design**: Required Items - Interior stairwells between floors & 75% of units must have balconies or patios of at last 50 SQ FT. Additionally, developer must choose a minimum number of features from menus based on number of dwelling units. • North Tract: 7 features required. • South Tract: 4 features required.

Vehicular Circulation & Parking

Adopted Terraces PDD	Proposed Pearl PDD	Current Code	UDC
Access/Max BC Pkwy Curb Cuts: Max 3 total. Two to northern tract (one signalized, one RIRO) and one to southern tract (full access and unsignalized). Also includes an additional right turn lane on Bee Cave Parkway. **Internal Drives**: ~Min 24' wide or as approved by LTFR. Recorded shared reciprocal access easement across intervening lot required as condition of issuance of first site permit. **Parking**: • North Tract: underground for the offices. The restaurant to have some surface parking and access to the garage. • South Tract: condos primarily by underground parking. The townhouses will each have a two car garage, but the driveways are not long enough to accommodate cars. **Construction Traffic Plan**: Required to be submitted prior to issuance of site plan	**Applicant is requesting to postpone the TIA for the project to the submittal of the 1st Site Plan.** The TIA will determine the required onsite/site access related improvements to be fully paid/constructed by applicant and off-site traffic mitigation improvements and the pro-rata share of the costs to be paid by the developer. **Access/BC Pkwy Curb Cuts:** 2 to each tract. • **Tract A:** Western full access, alighted with offices driveway on So. side of BC Pkwy, eastern RI/RO • **Tract B**: BCP access Western RI/RO eastern full access. Tract B may also RI/RO access from RM 620. This access is pending TxDOT approval. **Internal Drives**: • **North Tract**: 26' fire lanes • **South Tract**: public street & alleys that meet current Code requirements, small section of 26' fire lane **Parking:** **North Tract:** 1.5 space/unit 50% in tuck under garage/structured garage 10% required guest parking (~34 spaces) **South Tract:** 2 in unit garages spaces per unit. 1:4 guest parking on-street. **Construction Traffic Plan**: Not addressed in PDD, but is current staff's practice to require prior to issuance of site plan	**Parking:** • **MF-1** requires mix of covered and surface parking with the number of required spaces determined by bedrooms in each unit. 1:5 for guest parking. • **SFA** requires 2 in unit garages spaces per unit. 1:4 guest parking off-street	**Parking:** R4 & R5 a minimum of 75% of required parking must be in enclosed garage or structured parking garage. • Multifamily units require 1.5 spaces per unit • Townhouses require 2 spaces per unit. • Guest parking 1:5

Traffic Impact Analysis Submittal

Approved Terraces PDD	Proposed Pearl PDD	Current Code	UDC
TIA: Submitted and approved with PDD	**TIA:** Applicant has requested to defer submittal of the TIA until the first Preliminary Plat or Site Plan, whichever is first.	**TIA:** Required with PDD submittal.	**TIA**: required with Plat or Site Plan submittal, whichever is first. whichever comes first. **Note:** A PDD such as this would not be permitted under the UDC. Project would be under R4 and R5 zoning districts.

Trip Generation / Traffic

A comparison of the traffic generated by the Approved Terraces PDD and Proposed Pearl PDD indicates an overall reduction in total daily trips. There is a ~40% increase in AM peak hour exiting traffic, which is consistent with the shift from predominately office to exclusively residential uses.

From Approved Terraces PDD TIA

Table 1.
Summary of Unadjusted Daily and Peak Hour Trip Generation

Proposed Land Use	Size	24 Hour Two-Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Phase 1						
Residential Condo/Townhouse	57 Units	394	6	27	25	13
Phase 2						
General Office	243,835 SF	2,585	344	47	60	292
Quality Restaurant	17,875 SF	1,608	-	-	90	44
Subtotal		*4,193*	*344*	*47*	*150*	*336*
Total		**4,587**	**350**	**74**	**175**	**349**

From Pearl PDD Traffic & Driveway Memo

Table 1. Summary of Unadjusted Daily and Peak Hour Trip Generation

Site	Land Use Code	Land Use	Units	Trip Generation Method	Weekdays	AM Peak		PM Peak	
					Trips	Enter	Exit	Enter	Exit
South Site	220	Multifamily Housing (Low-Rise)	60 DU	Fitted Curve	413	6	23	23	14
North Site	221	Multifamily Housing (Mid-Rise)	370 DU	Rate	2,015	34	99	99	64
				Total	**2,428**	**40**	**122**	**122**	**78**

Terraces to Pearl Comparison

Site	24 Hour Trips	AM Peak		PM Peak	
		Enter	Exit	Enter	Exit
North Tract	-51.94%	-90.12%	52.53%	-51.52%	-80.95%
South Tract	4.82%	0.00%	-17.39%	-8.00%	7.69%
Overall	**-47.07%**	**-88.57%**	**39.34%**	**-30.29%**	**-77.65%**

Pedestrian Circulation

Approved Terraces PDD	Proposed Pearl PDD	Current Code	UDC
• **North Tract:** 6' public trail to scenic overlook and 10' concrete trail along BC Pkwy frontage at eastern entrance. Internal private 6' trail. • **South Tract:** 10' concrete trail on BC Pkwy along South Tract. • **Crescent Tract:** 10' Public trails.	• **North Tract:** A 10' public trail / sidewalk looping the entire site. Private trails and sidewalks from the buildings/parking areas will connect to this trail. All privately maintained. • **South Tract:** 10' sidewalk along BC Pkwy, 5' sidewalk on both sides of street w/in development and 3' walkways to individual units as well as a 6' private trail through open space areas • **Crescent Tract:** 10' public trail through tract to be privately maintained	• 5' sidewalk on both sides of public (local) streets	• 5' sidewalk on both sides of public (local) streets • Easement for 10' trail in landscape buffer along BC Pkwy & RM 620, trail to be constructed by City

Utilities

Approved PDD	Proposed PDD
• Utilities located along Bee Cave Parkway and within the boundaries of the Project must be buried	• North Tract: Proposed and existing power lines located along Bee Cave Parkway, and within the tract will be buried. (No existing overhead powerlines on this tract) • South Tract. Proposed utilities located along Bee Cave Parkway and within the Tract shall be buried. Existing overhead powerlines adjacent to Bee Cave Parkway may remain

Setbacks & Landscape Buffers

Approved Terraces PDD	Proposed Pearl PDD	Current Code	UDC
• **Landscape Buffer**: 50' with strategically located 3-5' tall, landscaped berms for screening. Identified spots include on southern lot along BC Pkwy and along the eastern face of Building E. • **Water quality and detention:** Retaining walls, rock rip rap, and safety fencing associated with water quality and detention facilities are permitted to encroach the setback as shown on the Concept Plan (northeast corner of southern site). • **Dumpster:** Encroachment on side yard on southern lot allowed as depicted. • **Entry features**: Permitted to be located within the 50' front setback as shown on the Concept Plan.	• **Landscape Buffer**: 50' with allowance for driveways oriented parallel to BC Pkwy to be located within buffer area. • **Water quality and detention:** Water quality and detention facilities are permitted to encroach the setback at the northeast corner of southern tract. • **Dumpster:** N/A no encroachment • **Entry features**: N/A not proposed	• **Landscape Buffer**: 75' required on BC Pkwy and RM 620 • **Water quality and detention:** not permitted within setbacks	• **Landscape Buffer**: 75' required on BC Pkwy and RM 620 • **Water quality and detention:** not permitted within setbacks

Screening

Approved Terraces PDD	Proposed Pearl PDD	Current Code	UDC
• 2x landscaping in BC Pkwy, no cut zones, and berms required in strategic locations—in 50' front buffer in front of condos; in front of restaurant parking; south and west of office Building A and west of office Building B.	• 2x landscaping in 50' BC Pkwy and 75' RM 620 buffers.	• 75' landscape buffer required on BC Pkwy & RM 620.	• 75' landscape buffer required on BC Pkwy & RM 620.

Open Space& Trees

Approved Terraces PDD	Proposed Pearl PDD	Current Code	UDC

• **Open Space Amount**: 3.94 ac. of open space required.
  ○ North Tract: 19% (2.7 acres)
  ○ South Tract: 21.88% (1.33 acres)
• Including reirrigation areas
 	
• **Tree Preservation**:
  ○ Current Code,
  ○ No removal of trees 18" caliper or greater
	• **Open Space Amount**: 4 ac. total
	  ○ North Tract: 2 ac. req.; 50% of 1st floor units to have 75 SQ yard
	  ○ South Tract: 2 ac. req.; each unit to have 200 SQ yard
	• Including trails, landscaped buffers, reirrigation areas improved with amenities, landscaped areas a min. of 30' wide
	• Does not include 200 sq. private yards provided for each unit on South Tract.
	
	Tree Preservation: Applicant has requested to postpone tree survey to the submittal of the 1st site plan. **Required to meet current code requirements for tree preservation: 60% for each tract.** Crescent tract may be used for off-site planting if mitigation cannot be accommodated onsite
		• **South Tract:** SFA district requires 30% usable open space or 300 SQ per unit, whichever is greater. **1.82 ac** would be required for this tract. Additionally, each unit requires a **400 SQ yard**
		• **North Tract:** MF1 district requires 30% usable open space or 300 SQ per unit, whichever is greater. **4.04 ac** would be required for this tract.
			• **In R4 & R% districts** Not less than half of the pervious area of the development, excluding setbacks, reirrigation fields, detention ponds and areas of steep slopes shall be devoted to open space containing passive or active recreational facilities. Based on Max. IC for the project (w/RWH) this would require **4.68 ac of open space**

Hours of Operation

Approved PDD	Proposed PDD
• Mixed Use Hours of Operation in Code: 8am to 8pm; Restaurant open until 2am with outdoor service ending at 12am	• Not applicable, residential project.

Impervious Cover

Approved Terraces PDD	Proposed Pearl PDD	Current Code	UDC
• **Maximum IC**: 44.26%/10.17ac. Credit for Crescent Tract, rainwater harvesting (5%) • **Credit for Fire Lanes**: Allowed 50 percent credit for pervious pavers or grass pave used as fire lanes but closed to regular vehicular traffic.	• **Maximum Base IC:** 9.19 acres; N Tract 6.69ac, S Tract 2.5ac. This which *may* be increased by up to 5% for rainwater harvesting • **Max. IC w/ approved RWH:** 10.16 acres; 7.39 ac for N. Tract, 2.77ac for S. Tract. • **Trails:** Paved (concrete) or stabilized decomposed granite trails that are **PUBLIC do not count towards IC max**. • Pervious pavement/paver private trails up to 50% IC credit, but must be 100% treated in WQ ponds • Decomposed granite trails not counted as IC, but must be 100% treated in WQ ponds • **Fire Lanes:** Allowed 50% IC for pervious pavers or grass pave used as fire lanes but closed to regular vehicular traffic.	• 40% max with up to 5% credit for RWH • No credit for pervious pavers or grass pave • Decomposed granite trails counted as IC • Has been city policy to give credit for PUBLIC trails.	• 40% max with up to 5% credit for RWH • Up to 50% credit for pervious pavement/paver pedestrian ways • 100% credit for grass pave for fire lanes • Decomposed granite counted as IC • 100% credit for PUBLIC trails.

Phasing

Adopted Terraces PDD	Proposed Pearl PDD
3 Phases over 7-10 years **Phase 1:** Condominiums (Building G1, G2, and G3), Townhouses (Buildings G4-G5) and the Office/Restaurant (Building F), the Scenic Overlook, internal drives as depicted on the Concept Plan, new right turn lane on Bee Cave Parkway, water wells, the existing water quality ponds, one new detention/water quality pond, Crescent Park trail system, and enhanced vegetated medians on Bee Cave Parkway from RR 620 to FM 2244. **Phase 2:** Office Buildings A, B, C, high intensity landscaping and buffer areas along the western property line adjacent to RR 620, plazas between buildings B and C, remaining internal drives, and a portion of the underground garage. Construction of right in and right out driveway access to Highway 620. **Phase 3:** Office Buildings D & E, plazas between offices C and D, and the remainder of the underground garage.	Tract A and Tract B + Crescent Tract Trails are separate "Projects" but are each to be developed in a **single phase,** both to be completed in **3-5 years.** **Crescent Tract Trails** must be completed prior to issuance of first CO for Tract B. **Traffic Improvements**, TBD by TIA required at first Plat or Site Plan. Required improvements will be constructed before issuance of 1st CO of associated Tract.

3. FINANCIAL/BUDGET

N/A

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

Staff Recommendation: Staff recommends approval of The Pearl PDD. While it must be acknowledged that the proposed density of the multifamily portion of the project (North Tract/Tract B) is greater than what is permitted in current Code and the UDC and the proposed building heights on both Tracts exceed what is allowed in current Code and the UDC, staff finds these deviations are balanced by two factors. The Project's proposed development standards generally meet or exceeds the design intent of the proposed UDC and the change in uses provides a significant reduction in traffic form what is forecast to be generated by the development approved in the Terraces PDD.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission considered the Pearl PDD at their May 17, 2022, meeting. However, after lengthy discussion (recording available here) the Commission decided not to take action and tabled the item to their next meeting. At the June 7, 2022, meeting the Commission recommended denial of the Pearl PDD by unanimous vote. In the motion for denial P&Z cited the follow reason: the application was incomplete due lack of a Traffic Impact Analysis (TIA) [as required by Code Section 32.03.015(e)(4)] and elevations (i.e. color renderings) of all sides of the buildings within the project [as required by Code Section 32.02.006(k)(3)(D) as referenced in 32.03.015(e)(2).] Note: The applicant requested a Code deviation/development standard to allow postponement of the submittal of a TIA until the submittal of the first preliminary plat or site plan, whichever comes first for the Project. Likewise, the applicant also requested a Code deviation/development standard to allow postponement of the submittal of elevations/submittal of elevations through a subsequent "Architectural Pre-approval process" or site plan.

Per Code Section 32.02.004(g) when the Commission recommends denial of an application it is not forwarded to City Council unless the applicant files and appeal with the City Secretary within ten (10) days of the Commission's decision. The applicant filed an appeal on June 10, 2022 (attached).

In making a determination regarding a requested zoning change, Code requires the Commission and the City Council to consider the following factors (Sec. 32.02.004 (a)):

(A) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the city as a whole;

(B) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;

(C) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development;

(D) The recent rate at which land is being developed in the same zoning classification as the written request, particularly in the vicinity of the proposed change;

(E) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved; and

(F) Any other factors which will substantially affect the public health, safety, morals, or general welfare.

6. ATTACHED FILES

- Adopted Terraces Concept Plan
- DRAFT Ord. 480 – The Pearl PDD
- Pearl Driveway Memo
- Appeal of June 7th P&Z Decision

EXHIBIT C

Planned Development Standards

Exhibit C

PLANNED DEVELOPMENT STANDARDS

The following Planned Development Standards (''*Development Standards*'') shall be applicable within this Planned Development District. All development activity undertaken on the Property as described on Exhibit A, including but not limited to, multi-family, single family attached townhomes, and other authorized uses and activities (as described below) (the ''*Project*''), shall be regulated by these Development Standards. All aspects not specifically covered by these Development Standards shall be regulated by the Multi-family (MF1) Zoning District for Tract B and Single Family Residential-Attached (SF-A) Zoning District for Tract A, and other sections of the City of Bee Cave ("City") Code of Ordinances ("Code") in effect on January 28, 2022, the ~~effective~~ date ~~of~~ this ~~ordinance~~zoning application was made, except as otherwise provided herein. Capitalized terms shall be defined as indicated in these Development Standards, or as defined in the Code, as applicable. All other provisions of the Code shall apply to the Property, except as modified by these Development Standards. To the extent that any of the Development Standards conflict with ~~other City Ordinances~~Code, the Development Standards shall control. In this ordinance, Landowner means the owner of the Property ("Landowner").

I. General Project Summary

The Property consists of two tracts, Tract A and Tract B totaling approximately 19.52 acres and both generally located north of Bee Cave Parkway and east of Highway 620, the project also includes the Crescent Tract approximately 3.45 acres generally located south of Bee Cave Parkway and east of Highway 620. Tract A and Tract B will develop independently of one another, but each respectively as one phase. The Crescent Tract will be improved concurrently with the development of Tract B. Both tracts are intended to be constructed over an approximate 3-to-5-year period. The Project will provide three- and four- story multi-family apartments, single family attached townhomes, storm water detention and water quality facilities, open space, and public paths with connections to the City ~~of Bee Cave~~ Hike & Bike trail network.

II. Site Development Regulations

Site development regulations shall be applicable across the entire Project, unless otherwise specified.

A. Impervious Cover

~~a.~~1.~~Developer~~Landowner shall be entitled to claim the area encompassed by the Crescent Tract south of Bee Cave Parkway as if such area was included as part of the Property. Therefore, forty percent (40%) of the 3.45 acre Crescent Tract may be added as impervious cover to the Project. The maximum impervious cover limit

for the Project is 9.19 acres (400,404 SF). Furthermore, Tract A will be allowed no more than 2.5 acres (108,900 SF) and Tract B will be allowed no more than 6.69 acres (291,504 SF). Impervious cover may be transferred from one tract to the other with approval of both tract owners and the City~~ of Bee Cave approval.~~.

~~3.~~2. This may be increased or adjusted pursuant to the following:

a. The maximum impervious cover limit may be increased by up five (5%) percentage points if roof runoff is isolated, and used for irrigation, wet pond make-up water or gray water applications, or any combination thereof. Only the captured roof area shall count towards the increased impervious cover allotment. The rainwater collection system shall be designed in accordance with the City's adopted Engineering Technical Manual at the time of ~~site plan~~Site Plan submittal. If said increase is obtained, the maximum allowable impervious cover of the two tracts would be as follows: 2.77 acres of impervious cover for Tract A and 7.40 acres of impervious cover for Tract B for a total maximum impervious cover of 10.17 acres (443,005 SF).

b. Paved or stabilized decomposed granite trails and sidewalks that function as part of the City's regional trails and sidewalks system shall not count against the Project's impervious cover maximum. This provision specifically includes the public portion of the trail looping Tract B. Stabilized decomposed granite material and installation method will require approval by the City Engineer. All trails that are intended to be part of the City's regional trail system, and therefore not counted against the Project's impervious cover, shall be 10' wide.

c. Private trails made of pervious concrete, permeable pavers, or other permeable material may receive up to fifty percent (50%) impervious cover credit and private decomposed granite trails shall count as zero percent (0%) impervious cover, provided that the water quality ponds are sized to account for such private trails as one hundred percent (100%) impervious cover. Pervious concrete and permeable pavers materials and impervious cover credit are subject to the City Engineer review and approval of the manufacturer's specification.

d. Fire lanes limited to emergency access only and constructed from a permeable material, like grasscrete, with approval of the structural section by the ~~fire department~~Fire Department and ~~city engineer~~City Engineer at time of ~~site plan~~Site Plan shall not count as impervious cover. Removable bollards or signage shall be installed in front of fire lanes limited to emergency access only to prevent access from non-emergency vehicles and such bollards and signs shall be approved by the ~~fire department~~Fire Department and ~~city~~City at time of ~~site plan~~Site Plan. Storm water run-off from emergency access only fire

lanes shall be conveyed to the water quality ponds and the receiving pond shall be sized to account for this run-off as one hundred percent (100%) impervious cover.

e. Up to fifty percent (50%) of the horizontal surface area of permeable paving and interlocking or permeable pavers for the purpose of pedestrian sidewalks shall count as pervious cover pursuant to the review and approval of the manufacturer's specifications by the City Engineer.

f. Water quality treatment for all trails and sidewalks shall be provided by the project, in accordance with the City's adopted Engineering Technical Manual at the time of ~~site plan~~Site Plan submittal.

g. The impervious cover created by construction of a new turn lane on Bee Cave Parkway shall not count as impervious cover of the Project.

h. The Project shall be responsible for the capture and treatment of any overland flow across the Property resulting from Bee Cave Parkway. The Project shall be responsible for controlling runoff created by development of the Project so that drainage off site after development of the Project shall not be greater than off site drainage existing prior to development of the Project.

i. The lined water quality pond adjacent to ~~RR620~~Hwy 620 on Tract B shall not count towards the maximum allowable impervious cover for the project.

~~C.~~B. Density

1. Maximum allowable density shall be:
   a. 59 units on Tract A
   b. ~~340~~322 units on Tract B

~~D.~~C. Open Space

1. The Project shall provide a minimum of 4.0 acres of open space jointly between Tract A & Tract B as follows:
   a. Tract A: 2.0 acres minimum of Open Space
   b. Tract B: 2.0 acres minimum of Open Space
2. Trails and buffer ~~area counts~~areas count as open space.
3. Reirrigation fields will count as open space as long as they are improved with outdoor amenities such as trails.
4. Structures such as benches, picnic tables, pavilions, playgrounds, ponds, swimming pools and sport courts count as open space.
5. All landscape areas except slopes of 3:1 or greater count as open space.
6. Landscape areas a minimum of thirty (30') feet wide shall count towards open space requirements.

~~D. Bee Cave Parkway Landscape Buffer~~

~~8. Landscape buffer areas are intended to be located along Bee Cave Parkway as depicted in the Concept Plan as Enhanced Landscaping to provide compatibility to adjoining land uses.~~

~~E.~~D. Landscaping / Tree Preservation

1. Submittal of the tree survey / tree preservation plan may be postponed until the Site Plan for the associated Phase of the Project.
2. Tree preservation calculations shall be determined for each Tract individually.
3. The Crescent ~~Trace~~Tract (Tract C) may be used for off-site planting if the required mitigation cannot be accommodated on the specific tract.
4. Subject to the approval of the Western Travis County Public Utility Agency, the Project shall use grey water or treated effluent for all its landscape irrigation.
5. Landowner agrees to provide median landscaping on Bee Cave Parkway's existing medians between Hwy 620 and FM 2244 (Bee Caves Road). The composition, density, and variety of plants shall be similar to the median plan as shown in Exhibit D, except tailored to the existing median configuration on Bee Cave Parkway between Hwy 620 and FM 2244 (Bee Caves Road). The median plan will be approved with the Tract B site plan. The landscaping shall use drought tolerant plantings with temporary irrigation for a period sufficient to establish the plantings as determined by the City Engineer. Landowner shall maintain the medians for a period of fifteen (15) years after construction and pursuant to a maintenance agreement between the City and Landowner that will be recorded prior to issuance of the first Certificate of Occupancy for Tract B.

~~F.~~E. Traffic Impact Analysis and Related Improvements

1. A Traffic Impact Analysis (TIA) is required for the Project; the TIA will be submitted with the first Preliminary Plat or Site Plan associated with the ~~project~~Project.
2. Prior to the issuance of a First Certificate of Occupancy, Landowner shall install a right-hand turn lane extending for approximately twenty four hundred (2,400) feet in length from the intersection of Bee Cave Parkway to Hwy 620, as approved by the City Engineer.
3. Prior to the First Certificate of Occupancy for Tract B, Landowner will construct a driveway connection from Tract B to Hwy 620, subject to final approval by the Texas Department of Transportation ("TxDOT").
4. Prior to the issuance of a First Certificate of Occupancy for each respective tract, Landowner shall install a pedestrian crosswalk with a pedestrian activated signal on both Tracts A and B, in locations approved by the City Engineer at the time of Site Plan for the respective tracts.
5. Prior to the First Certificate of Occupancy for Tract B, Landowner agrees to install a traffic signal at the intersection of Bee Cave Parkway, Tract A and Galleria Oaks Office Building, as shown on the concept plan exhibits (the "Concept Plan") and subject to final approval by the City.

6. Landowner shall execute an easement allowing for shared vehicular connection from the Tract A and from Tract B to Lot 3, Block "B", Amended Final Plat Hill Country Galleria ("Lot 3")[1], as well as a joint entry. Landowner will at its expense make intersection improvements at the proposed location of the joint entry and traffic signal.
7. Prior to issuance of a First Certificate of Occupancy for Tract B, Landowner shall grant the City a pedestrian bridge landing easement of the area depicted in Exhibit B-5 which will allow for the connection to the loop trail depicted on the Concept Plan for Tract B ("Loop Trail"). The easement will (a) require City maintenance of the bridge; (b) allow for grantor to reirrigate within the easement area in a manner that doesn't conflict with the use of the bridge; (c) provide that the easement area shall be permanently fixed only to the extent of the bridge landing, the trail connecting the bridge to the Loop Trail, and five feet on all sides once its construction by the City is complete; and (d) require Landowner construction of a connection from the bridge landing to the Loop Trail within 6 months of bridge completion by the City.
8. Prior to issuance of a Site Development Permit for Tract B, Landowner agrees to contribute one thousand dollars ($1,000.00) per multifamily dwelling unit on Tract B to be used for the construction and maintenance of the pedestrian bridge ("Bridge Contribution"). If requested by Landowner, City will return the Bridge Contribution if construction of the bridge has not commenced within ten (10) years of the date of the contribution.
9. The exact design and locations of the turn lane, traffic signals, and crosswalks shall be established prior to the issuance of a Site Development Permit for Tract B.

III. Architectural Pre-Design Approval Process

1. Prior to Site Plan application for any area within the Project, the ~~developer~~Landowner may submit an architectural package to the City that includes scaled rendered elevations of all four sides of each building proposed for the area and a building materials sample board. The Planning and Zoning Commission shall review the architectural pre-design submittal and shall recommend approval, approval subject to certain conditions, or disapproval. Approval by the City Council of the pre-design application does not affect the City Council's authority to approve or deny any subsequent Site Plan application for a reason other than architectural design. Site Plan applications shall be consistent with any architectural pre-design approval. In the event ~~developer~~Landowner elects to forego the architectural pre-design approval process described above for any area within the Project, the architectural package shall be submitted with the corresponding Site Plan.

[1] Lot 3 is more particularly described in Document No. 200700378, recorded in the Public Records of Travis County, Texas.

2. Color elevations and renderings may be postponed to either the Architectural Pre-Design Approval Process or to Site Plan for the associated Tract, whichever comes first.

IV. Concept Plan Amendments

A. With the exception of the public improvements associated with the Project, and in accordance with the following limitations, changes to the layout of the Project as depicted in the Concept Plan, including the location of parking areas, internal circulation, buildings and landscape features, may be approved with Site Plan approval without necessitating Concept Plan amendment(s).

1. Building placement: The placement of buildings may be adjusted as necessary to work with grades and accessible routes required~~.~~, in accordance with any tract-specific limitations.
2. Building size: The size of buildings depicted on the ~~concept plan~~Concept Plan may be adjusted so long as the residential unit density and impervious cover does not exceed the maximums allowed by this PDD.
3. Building Height: The maximum height of buildings shall not exceed the standards listed in this PDD.
4. Parking locations: The quantity and locations of surface and garage parking spaces may be adjusted to meet the parking requirements of the PDD.
5. Internal Pedestrian Circulation: Internal pedestrian circulation routes may be adjusted in order to comply with accessible route requirements.
6. Driveways, Ingresses and Egresses, and Signal Installation: The length, width, and locations of driveways and ingresses and egresses (including crosswalks) to the Property, as well as traffic safety improvements related to such ingress and egress, may be adjusted as required to comply with TxDOT, and City engineering standards, as applicable.

B. Modification of the Project's layout not permitted in Section IV.A above shall require a PDD amendment.

V. Tract A: Townhomes

Uses and features shall be defined by the ~~City's Code of Ordinances,~~Code's SFA Zoning District, except as modified herein.

A. Minimum Parking Requirements

1. A minimum of two (2) off street parking spaces per unit shall be in an enclosed garage.
2. Visitor parking shall be provided at ~~¼ parking~~a ratio of one (1) space ~~per~~for every four (4) dwelling ~~unit~~units. Units with driveways which provide surface parking spaces in addition to enclosed garages shall not be included in the visitor parking calculation.

3. Visitor parking shall be provided on the residential streets within the site. Parking will be limited to designated parallel parking spaces that are outside of the 26 foot wide travel lanes on residential streets. Signage shall be provided on each street to designate permitted and prohibited parking locations. Visitor parking will not be permitted within the alleys.

B. Height
1. Units fronting on Bee Cave Parkway and not separated by a street or fire lane shall have a maximum ~~height~~ of three (3) stories ~~or~~ and a maximum height of forty-three feet (43'), unless the building has a pitched roof, in which case the maximum height is fifty feet (50').
2. ~~The maximum height for all units~~Units not fronting Bee Cave Parkway ~~is~~ shall have a maximum of four (4) stories ~~or~~and a maximum height of fifty-three feet (53'), unless the building has a pitched roof, in which case the maximum height is sixty feet (60'~~) in height.~~).
3. Building and structure height shall be measured from the average of the highest and lowest grade adjacent to the building, to the highest point of the coping of a flat roof, deck line of a mansard roof, or the height of the highest gable on a pitched or hipped roof.
4. Building heights shall include the height of any parapets, mechanical equipment, elevator housing or other structural components. Flag poles shall not be included in the calculation of the height.

C. Lighting
1. The Project will be compliant with 2015 International Dark Sky Community Guidelines, as administered by the International Dark Sky Association (IDA).

D. Water Quality and Detention Ponds
1. Water Quality and Detention Ponds and associated facilities shall be located in the northeast corner of the Tract, a maximum of 150 feet from the northern property line and 150 feet from the eastern property line. Water quality ponds will be considered pervious if not constructed with a liner. Ponds shall be maintained by the Property Owner, HOA, or POA as applicable.
2. A ~~Water~~water quality/detention pond is authorized to encroach the north and east setback as depicted on the Concept Plan. A minimum five foot (5') setback from the property line will be provided for access and maintenance purposes.
3. The detention ponds shall be designed in a curvilinear shape, and the sides of the pond which are visible from adjacent properties and streets shall be faced with stone.
4. A landscape screen and wrought iron fencing shall be required in accordance with ~~section~~Section 32.05.003(f)(13) of the Code~~ of Ordinances~~.
5. Open spaces and storm water/non-point source re-irrigation areas may also be used for disposal of water from the ponds so long as

a. Signage concerning the type of stormwater being used is appropriately displayed.
b. A prohibition on the use of pesticides, fertilizers and herbicides will be included in the covenants, conditions, and restrictions ("CCRs") and recorded on title for this Tract.

E. Landscaping
1. Landscaping requirements shall be considered for approval with the Site Plan and shall comply with the requirements of ~~the City of Bee Cave~~ Code ~~of Ordinances,~~ Section 32.05.002, except as provided herein.
~~2. Landscaping in the Enhanced Areas shall receive landscaping credit toward the tree mitigation requirements.~~
2. Landscaping within the Project shall be regionally adapted, drought tolerant species per the City of Austin "Native and Adapted Landscape Plants Manual."
3. ~~The~~ Roadway Landscape Buffers
a. Roadway Landscape Buffers are those areas ~~marked on~~ located within the first 50' setback from the property line abutting Bee Cave Parkway as generally depicted in the Concept ~~plan (~~Plan (labeled as "enhanced landscape buffer" on Exhibit B-2~~) as~~). In order to provide compatibility to adjoining land uses, these Buffers are required to contain Enhanced Landscaping as follows:
~~3.~~ i. The Roadway Landscape Buffer located adjacent to Bee Cave Parkway shall contain trees that total forty -six (46) caliper inches ~~(46")~~of trees per one hundred ~~linear~~(100) liner feet ~~(100')~~ of area~~,~~ (excluding streets and driveways) with no more than 1/3 of the caliper inches fulfilled by utilizing trees less than 3 caliper inches at planting measured at four and one-half feet (4-1/2') from base of tree.
~~4.1.~~ b. ~~Landscaping within the Project shall be regionally adapted, drought tolerant species per the City of Austin "Native and Adapted Landscape Plants Manual."~~
Landscaping in the Enhanced Areas shall receive landscaping credit toward the tree mitigation requirements.

F. Setbacks
1. Fifteen (15') foot building setback from the northern property boundary.
2. Ten (10') foot building setback from the eastern property boundary.
3. Minimum rear yard building setback to alley right of way – zero (0) feet.
4. Minimum interior building side yard setback – zero (0') feet.
5. Minimum side yard building setback to on-site street right of way – four and one half (4.5') feet.
6. Minimum front yard building setback to on-site street right of way or fire lane easement – ten (10') feet.
7. Minimum distance between buildings – seven and one half (7.5') feet.
8. Minimum length of ~~Buildings~~buildings – Two (2) units.

9. Trails, walkways and signage are permitted in the Bee Cave Parkway fifty (50') buffer. Townhome front yard fences are not permitted within the setback.
10. All trails, overlooks, fences, retaining walls, water quality ponds, detention ponds, pond outfall structures and re-irrigation fields are permitted within the side and rear building setbacks.

G. Lot Dimensions
1. Minimum lot or unit area – one thousand (1,000) square feet per lot or unit.
2. Minimum lot or unit width – twenty (20') feet for interior lots, thirty (30') feet for street
corner lots.
3. Minimum lot or unit depth – fifty (50) feet.
4. Lots or units will have a minimum of two hundred (200 SF) square feet of private yard area, which may be located in the front yard.

H. Site Access
1. No dwelling units on the Project shall have direct vehicular access from Bee Cave Parkway.
2. Vehicular access to all townhome garages shall be provided from alleys and fire lanes only.
3. Alley pavement shall be twenty (20) feet wide minimum. Alley right of way shall be twenty five (25') feet minimum.
4. Fire lane pavement width shall be twenty six (26) feet minimum.
~~4.~~5. Street pavement width shall be thirty one (31') feet, back of curb to back of curb. Where designated parallel parking spaces are installed, the street pavement width for two travel lanes shall be twenty-six (26) feet. The street right of way shall be fifty (50') feet. The streets may be dedicated as public right of way or remain private, provided access easements are dedicated. Private streets shall be designed to public standards. Except where designated on-street parallel ~~sparking~~parking spaces are provided, the street section shall include a four and one half (4.5') foot planting area adjacent to the back of curb and a five (5') foot sidewalk located within the right of way or a public access easement. Sidewalks are required on both sides of the street, except where the street is adjacent to open space, in which case a sidewalk will only be required on one side of the street.
~~5.~~6. Walkways that provide access to the Townhome front doors shall be a minimum of four (4') feet wide and may be constructed out of concrete or permeable pavers. Primary walkways to townhome doors shall be constructed of concrete or permeable pavers.
~~6.~~7. Dead end alleys may not exceed two hundred (200') feet as measured from the street right of way line, or as otherwise required by the applicable fire code.
~~7.~~8. Fire lanes and alleys may provide the sole point of access and frontage for individual lots or units.

~~8.~~9. Streets and alleys that provide the sole point of access for lots shall be assigned a street name to allow individual addressing for each lot or unit, or as requested by the City of Austin 911 system.

10. At the intersection of the main drive and alley providing rear access to the buildings fronting Bee Cave Parkway, removable bollards shall be installed allowing for emergency personnel access as shown in Exhibit B-2. Bollards shall only be removable by emergency personnel or Landowner on a temporary basis as needed to make repairs and construction.

I. Construction Characteristics and Standards

The City Council may approve other materials or increased finish percentages in conjunction with either Council approval through Architectural Pre-Design Approval Process or at Site Plan review.

1. Exterior wall construction for residential structures will consist of a minimum of one hundred percent (100%) Masonry and Masonry Alternatives. Masonry may consist of:
   a. Limestone ~~or~~, granite, or other stone;
   b. Brick;
   c. True stucco using a three-step process over metal lathe;
   d. Adobe;
   e. Cementitious fiberboard (often called hardie plank or board)
2. Use of Masonry Alternatives will be allowed on no more than twenty percent (20%) of any facades; provided that all buildings visible from a public street, including interior driveways, have a consistent appearance and use of such materials. Masonry Alternatives may consist of:
   ~~b. Other stone not including smooth-face concrete masonry unit (split-face CMU is acceptable) where color is infused into the material and is not applied or painted~~
   ~~c.~~a. ~~Brick;~~
   ~~d.~~a. ~~True stucco using a three-step process over metal lathe;~~
   ~~e.~~a. ~~Adobe;~~
   ~~f.~~a. ~~Cementitious fiberboard (often called hardie plank or board)~~

~~1. Use of Masonry Alternatives will be allowed on no more than twenty percent (20%) of any facades; provided that all buildings visible from a public street, including interior driveways, have a consistent appearance and use of such materials. Masonry Alternatives may consist of:~~
   ~~h. Split-faced CMU block, where color is infused into the material and is not applied or painted;~~
   ~~i. Formed-in-place concrete or concrete tilt-wall panel, with patterning or staining where color is infused into the material and is not applied or painted;~~
   ~~j.~~a. Architectural metal panel of sufficient gauge to be resistant to warping, bowing, or sustaining damage from hail, wind, or minor wind-bourne objects, and finished to be weather-resistant (the panel may have a weathered

appearance or surface patina but must be finished to prevent degradation and to avoid structural issues within the panel;

~~k.~~b. Reclaimed or native wood panel which may have an unfinished or untreated appearance if maintained to prevent degradation or continued weathering;

~~l.~~c. Glass curtain wall extending from ground level to at least the height of the first floor conditioned space.

3. Masonry and Masonry Alternatives may not consist of CMU block or concrete tilt-wall panel.

~~2.~~4. At least 50% of windows must include decorative features such as multi-paned or mullioned glass, arched forms, painted or treated cedar or cementitious fiber shutters, a brick or stone soldier course or similar treatments.

~~3.~~5. Muted, earth-toned palette shall be utilized for all building materials.

~~4.~~6. Standing seam metal or terra cotta tiles shall be used for gabled or hipped roofs.

~~5.~~7. Roof decks are allowed on the top floors of the units. Any roof deck coverings or enclosures shall not exceed the maximum permitted height of Section V.B.

~~6.~~8. The upper floors of buildings and/or balconies may cantilever a maximum of five and one-half (5 1/2) feet, provided they do not encroach the alley right-of-way where an alley has townhouses on both sides or extend across building setback lines. Cantilevering may occur where townhouse lots are located on only one side of an alley but must provide a minimum of 16 feet of height clearance.

~~7.~~9. Townhouse units with an exterior wall that faces Bee Cave Parkway shall provide double-paned glass windows, sound deadening material or other measure that prevents sound levels from exceeding the ambient decibel level in units that do not face such a street. This requirement shall be confirmed with submission of the building plans and required prior to the issuance of a Certificate of Occupancy for any of the affected units.

10. Buildings that do not satisfy the code requirements for Fire Department aerial apparatus shall be protected by an NFPA 13 fire suppression system.

J. Additional Performance Standards

1. Proposed utilities located along Bee Cave Parkway and within the Tract shall be buried. Existing overhead powerlines adjacent to Bee Cave Parkway may remain.
2. Easements associated with infrastructure improvements contemplated in this Ordinance may be established by separate instrument. The easement locations will be further defined at the time of Final Plat or at Site Plan approval, whichever occurs first.
3. Fences a maximum of eight (8) feet in height may be installed in front yard setbacks except for the lots adjacent to Bee Cave Parkway. Townhome fences in lots adjacent to Bee Cave Parkway shall not encroach into the fifty (50') foot landscape setback and may be a maximum height of four (4') feet. Fences must be constructed of tubular steel, or wrought iron ~~or metal panels~~ at least 50% open in design. Solid metal panel may not be used as a fencing material.

4. Contractors shall each be allowed to have a Temporary On-site Construction Office at the locations depicted and approved by Site Plans. Temporary On-site Construction Offices shall be permitted subject to the following standards and limitations:
    a. One (1) temporary On-Site Construction Office may be permitted on ~~Trace~~Tract A for a maximum of two (2) years in accordance with a permit issued by the Building Official
        i. A six (6) month extension may be approved by the Building Official. After the initial extension is given, the Building Official may approve a second six (6) month extension.
        ii. To obtain a permit issued by the Building Official, the ~~applicant~~Landowner must submit a layout demonstrating adequate access, compliance with applicable regulations for lighting, landscaping, parking and site safety and receive approval of the same from the City Engineer. Any signage associated with the temporary building shall be permitted in accordance with the City's ~~sign ordinance~~Sign Ordinance in effect at the time of the sign permit application.

VI. Tract B: Multi-Family

Uses and features shall be defined by the ~~City's Code of Ordinances,~~Code's MF1 Zoning District, except as modified herein.

A. Ancillary Uses:
    1. Meeting rooms and/or co-working space available for tenant use.

B. Tract B of the Project shall at a minimum include the following amenity features, additional amenity features may be approved by City Council at Site Plan:
    1. Leasing Office/Business Center, Conference Room & Printing Stations: 2,000 SF
    2. Clubroom/Lounge: 3,000 SF
    3. Fitness Center: 2,000 SF
    4. Outdoor Pool/Spa/Deck: 1 Pool @ 1,500 SF
    5. View Deck: 2
    6. Pet Wash Station: 1 Pet Wash @ 100 SF
    7. Dog Park: 1
    8. Public Trails: 1
    9. Public Overlooks: 2

C. Minimum Parking Requirements:
    1. A minimum of 1.5 parking spaces per multi-family unit shall be provided.
    2. Visitor parking shall be provided at a ratio of 1 space per 5units.

~~2.~~3. A minimum of fifty percent (50%) of required parking shall be located in a tuck-under garage or structured parking garage that is shielded from view of public right of way.

~~3.~~4. Structured parking may be attached parking within the ground floor of the multifamily buildings.

~~4.~~5. The top level of the parking garage may be open with no roof.

~~5.~~6. The remainder of the required parking not in a garage structure may be located on surface lots.

~~6. Additional parking in the amount equal to ten percent (10%) of the required parking required for the multi-family dwelling units shall be provided to accommodate guest parking.~~

D. Height

1. The maximum height for buildings consisting of three (3) stories (as shown in Exhibit B-3) will be forty-three feet (43'), unless the building has a pitched roof, in which case the maximum height is fifty feet (50').
2. The maximum height for buildings consisting of four (4) stories (as shown in Exhibit B-3) will be ~~sixty feet (60') in height.~~fifty-three feet (53'), unless the building has a pitched roof, in which case the maximum height is sixty feet (60').
3. Accessory buildings, Building 1~~ and~~, Building 10, and the parking garage as depicted in Exhibit B-3, to be up to two (2) stories and thirty five (35') in height.
4. Building and structure height shall be measured from the average of the highest and lowest grade adjacent to the building, to the highest point of the coping of a flat roof, deck line of a mansard roof, or the height of the highest gable on a pitched or hipped roof.
5. Buildings or structure height listed in Exhibit B shall include the height of any parapets, mechanical equipment, elevator housing or other structural components. Flag poles shall not be included in the calculation of the height.
6. The four (4)-story buildings on Tract B shall not exceed three (3) in number, shall all be generally parallel to the property line shared with the Balcones Preserve as shown in Exhibit B-3, and shall be no closer than 225 feet from Bee Cave Parkway.
7. The building generally parallel to Hwy 620 as shown in Exhibit B-3 will be no closer than 125 feet to Hwy 620 and limited to three (3) stories and a maximum height of fifty (50) feet.

E. Lighting

1. The Project will be compliant with 2015 International Dark Sky Community Guidelines, as administered by the International Dark Sky Association (IDA).

2. Parking Lighting

~~a.~~ It is the purpose of this section to create standards for parking garage lighting design that will minimize glare, light trespass, light pollution and urban sky glow and

curtail the degradation of the overall nighttime visual environment. Parking structure lighting systems are to follow the most recent edition of the IESNA RP-8 *Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting*. Parking garage structures shall comply with the following:

~~b.~~a. Utilize fixtures with appropriate photometric distribution and accessories to minimize direct view of the light source from the exterior of the parking structure. Fixtures are to be aimed away from the structure exterior and are not to be mounted on the exterior perimeter of the structure top (open) parking decks and lower levels of the parking structure. Fixtures with good optical control shall be utilized to distribute light in the most effective and efficient manner.

~~c.~~b. The parking structure lighting control system must dim light levels in the structure during post-curfew hours and during times of inactivity by a minimum 50% or per RP-8, whichever is more. Curfew hours are defined in the General Requirements section, Section 32.05.012 (c)(4). Lighting for pedestrian security areas where pedestrians are expected to congregate (lobby's, transaction areas, entrances/exits, stairwells, elevator lobbies, and others as described by RP-8) are exempt from dimming requirements.

~~d.~~c. Parking garage light fixtures shall be Metal Halide, fluorescent or LED outdoor light fixtures with a Kelvin Temperature rating not over 3500K with a variance range no more than 150K.

~~e.~~d. A parking garage design shall block the direct view of the light sources when viewed from outside the parking structure, either by fully shielding light fixture(s) from view and/or a façade design developed in a manner so as to obstruct direct view of the light source. Lighting within the parking garage shall be shielded and constructed flush with the ceiling (not recessed).

~~f.~~e. In the event there is a conflict with the preceding standards in this subsection and meeting the 2015 Dark Sky Community Standards as required by the IDA, the IDA requirements shall prevail.

F. Water Quality and Detention Ponds

1. Water Quality and Detention Ponds and associated facilities shall be located on Lot 1, Block B. Water quality ponds will be considered pervious if not constructed with a liner. Ponds shall be maintained by the Property Owner, HOA, or POA as applicable.
2. Open spaces and storm water/non-point source re-irrigation areas may also be used for disposal of water from the ponds so long as
    a. Signage concerning the type of stormwater being used is appropriately displayed.
    b. A prohibition on the use of pesticides, fertilizers and herbicides will be included in the CCRs and recorded on title for this Tract.

G. Landscaping

1. Landscaping requirements shall be considered for approval with the Site Plan and shall comply with the requirements of ~~Bee Cave~~ Code ~~of Ordinances~~ Section 32.05.002, except as provided herein.
2. Landscaping ~~in~~within the ~~Enhanced Areas~~Project shall ~~receive landscaping credit toward~~be regionally adapted, drought tolerant species per the ~~landscaping requirements.~~City of Austin "Native and Adapted Landscape Plants Manual."
3. ~~The~~ Roadway Landscape Buffers

   a. Roadway Landscape Buffers are those areas ~~marked on~~ located within the first 50' setback from the property line abutting Bee Cave Parkway and first 75' setback from the property line abutting RR 620, as generally depicted in the Concept ~~plan (~~Plan (labeled as "enhanced landscape buffer" on Exhibit B-~~2) as~~ 3). In order to provide compatibility to adjoining land uses, these Buffers are required to contain Enhanced Landscaping as follows:

   ~~3.~~ i. The Roadway Landscape Buffer located adjacent to Bee Cave Parkway shall contain trees that total forty -six (46) caliper inches of trees per one hundred (100) liner feet of area (excluding streets and driveways) with no more than 1/3 of the caliper inches fulfilled by utilizing trees less than 3 caliper inches at planting measured at four and one-half feet (4-1/2') from base of tree.

   ii. The ~~landscaping buffer~~Roadway Landscape Buffer located adjacent to RM 620 will contain thirty (30) caliper inches of trees per one hundred (100) linear feet of area (excluding streets and driveways) with no more than one third (1/3) of the caliper inches fulfilled by utilizing trees less than three (3) caliper inches at planting measured at four and one-half feet (4-1/2') from base of tree.

4. b. Landscaping in the Enhanced Areas shall receive landscaping credit toward the tree mitigation requirements.
5. The areas marked on the Concept plan (Exhibit B-2) as Enhanced Landscaping shall contain trees that total forty-six (46) caliper inches of trees per one hundred (100) liner feet of area (excluding streets and driveways) with no more than 1/3 of the caliper inches fulfilled by utilizing trees less than 3 caliper inches at planting measured at four and one-half feet (4-1/2') from base of tree.

~~4.~~6. The landscaping buffer located adjacent to Hwy 620 will contain thirty (30) caliper inches of trees per one hundred (100) linear feet of area (excluding streets and driveways) with no more than one third (1/3) of the caliper inches fulfilled by utilizing trees less than three (3) caliper inches at planting measured at four and one-half feet (4-1/2') from base of tree.

~~5.~~7. Landscaping within the Project shall be regionally adapted, drought tolerant species per the City of Austin "Native and Adapted Landscape Plants Manual."

H. Setbacks

1. Minimum fifty (50') foot buffer setback along existing Bee Cave Parkway. TxDOT Right of Way dedication occurring after the time of this ordinance will count as

setback so long as there is adequate room to provide the Enhanced Landscaping required by this ordinance.

2. Fifteen (15') foot building setback on the exterior Project boundary lines adjacent to existing Lot 3. The project will provide a ten (10') foot building setback on the exterior Project boundary lines adjacent to the Balcones Canyonlands Wildlife preserve.
3. The Project will provide a seventy-five (75') foot building setback along Ranch Road 620.
4. All trails, public overlooks, fences, retaining walls, water quality ponds, detention ponds, pond outfall structures and re-irrigation fields are permitted within the building setbacks.

I. Private Driveways

1. No dwelling units on the Project shall have direct vehicular access from Bee Cave Parkway. Vehicular access to all garages shall be provided from internal drives and/or alleys.

J. Additional Performance Standards

1. Proposed Utilities and existing power lines located along Bee Cave Parkway, and within Tract B shall be buried.
2. All trails shall be a minimum of ten (10') feet wide.
3. Trails adjacent to Bee Cave Parkway shall be concrete, all other trails on Tract B may be stabilized decomposed granite or similar material as approved by the City Council at Site Plan. Stabilized decomposed granite material and installation method will require approval by the City Engineer.
4. The dog park will be fenced with a six (6') foot fence.
5. Easements associated with infrastructure improvements contemplated in this Ordinance may be established by separate instrument. The easement locations will be further defined at the time of Final Plat or Site Plan approval, whichever comes first.
6. Fences a maximum of eight (8') feet in height may be installed in side and rear setbacks except those abutting ~~RM~~Hwy 620 and Bee Cave Parkway. Fences abutting ~~RM~~Hwy 620 and Bee Cave Parkway shall be a maximum of six (6') feet in height and located outside of the front yard setback, behind the front face of the building. Fences must be constructed of tubular steel, or wrought iron ~~or metal panels~~ at least 50% open in design. Solid metal panel may not be used as a fencing material.
7. Contractors shall each be allowed to have a Temporary On-site Construction Office at the locations depicted and approved by Site Plans. Temporary On-site Construction Offices shall be subject to the following standards and limitations:
    a. One (1) temporary On-Site Construction Office may be permitted on ~~Trace~~Tract A for a maximum of two (2) years in accordance with a permit issued by the Building Official

i. A six (6) month extension may be approved by the Building Official. After the initial extension is given, the Building Official may approve a second six (6) month extension.

ii. To obtain a permit issued by the Building Official, the ~~applicant~~Landowner must submit a layout demonstrating adequate access, compliance with applicable regulations for lighting, landscaping, parking and site safety and receive approval of the same from the City Engineer. Any signage associated with the temporary building shall be permitted in accordance with the City's ~~sign ordinance~~Sign Ordinance in effect at the time of the sign permit application.

K. Construction Characteristics and Standards

The City Council may approve other materials or increased finish percentages in conjunction with either Council approval through Architectural Pre-Design Approval Process or at Site Plan review. Façade materials will comply with the requirements of Section 32.05.005(A) of the Code ~~of Ordinances~~ with the following enhancements:

1. Exterior wall construction for residential structures will consist of a minimum of one hundred percent (100%) Masonry and Masonry Alternatives. Masonry may consist of:
   a. Limestone~~ or~~, granite, or other stone;
   ~~b. Other stone not including smooth-face concrete masonry unit (split-face CMU is acceptable) where color is infused into the material and is not applied or painted~~
   ~~c.~~a. ~~Brick;~~
   ~~d.~~a. ~~True stucco using a three-step process over metal lathe;~~
   ~~e.~~a. ~~Adobe;~~
   ~~f.~~a. ~~Cementitious fiberboard (often called hardie plank or board)~~

~~1. Use of Masonry Alternatives will be allowed on no more than twenty percent (20%) of any facades; provided that all buildings visible from a public street, including interior driveways, have a consistent appearance and use of such materials. Masonry Alternatives may consist of:~~

   b. Brick;
   c. True stucco using a three-step process over metal lathe;
   d. Adobe;
   e. Cementitious fiberboard (often called hardie plank or board)

2. Use of Masonry Alternatives will be allowed on no more than twenty percent (20%) of any facades; provided that all buildings visible from a public street, including interior driveways, have a consistent appearance and use of such materials. Masonry Alternatives may consist of:
   ~~h. Split-faced CMU block, where color is infused into the material and is not applied or painted;~~

i.a. Formed-in-place concrete~~ or concrete tilt-wall panel,~~ with patterning or staining where color is infused into the material and is not applied or painted;

j.b. Architectural metal panel of sufficient gauge to be resistant to warping, bowing, or sustaining damage from hail, wind, or minor wind-bourne objects, and finished to be weather-resistant (the panel may have a weathered appearance or surface patina but must be finished to prevent degradation and to avoid structural issues within the panel;

k.c. Reclaimed or native wood panel which may have an unfinished or untreated appearance if maintained to prevent degradation or continued weathering;

l.d. Glass curtain wall extending from ground level to at least the height of the first floor conditioned space.

3. Masonry and Masonry Alternatives may not consist of CMU block or concrete tilt-wall panel.

2.4. Awnings or canopies on at least fifty percent (50%) of windows. Windows recessed into patios and balconies shall count towards this feature.

3.5. Flat TPO roofing may be allowed to provide architectural character of building forms.

4.6. Fenced and sodded yards for at least fifty percent (50%) of ground floor units equivalent to seventy-five (75) square feet in area.

5.7. Corner or wraparound balconies on each floor of each building.

6.8. Corner treatments on all buildings consisting of at least one (1) change in slope (for hipped or gabled roof) or non-horizontal element (for flat roof) per corner, a horizontal cornice projection of at least eight (8) inches, bracketed eaves, or similar treatment. The corner treatment must extend at least ten percent (10%) of the length of building elevation.

7.9. Vertical offsets on all buildings with a flat roof that are equal to 3% of the wall height. No section of flat roof shall maintain the same plane for a distance that exceeds twenty-five (25%) percent of the horizontal wall length.

8.10. Corner or wraparound balconies on each floor of each building.

9.11. At least seventy-five percent (75%) of windows include decorative features such as multi-pane or mullioned glass, arched forms, painted or treated cedar or cementitious fiber shutters, brick or stone soldier course, or similar.

10.12. Muted, earth-toned palette shall be utilized for all building materials.

11.13. Stairwells between floors and corridors providing access to units shall be placed in the interior of the building and may or may not be conditioned.

12.14. Mail rooms or kiosks shall consist of 100% masonry exterior construction.

13.15. Minimum floor area per Dwelling Unit – five hundred fifty (550) square feet.

14.16. Units with an exterior wall that faces a street with a classification of Collector or Arterial shall provide double-pane glass window, sound-deadening material, or other measure that prevents sound levels from exceeding the ambient decibel level in units that do not face such a street.

15.17. Use of enhanced materials on at least three (3) prominent building elements (as visible from Bee Cave Parkway and ~~RM~~Hwy 620) of the building examples might be:

a. cast in place or board form concrete, architectural metal, Corten steel, rammed earth, and stone.
b. Incorporation of top floor exterior amenity spaces featuring exposed structural elements to enhance architectural detail. Examples include trusses, corbels, rafter tails, etc. Any elements used will be located at the same height as the top residential floor and will not exceed permitted height.

~~16.~~18. The upper floors of buildings may cantilever a maximum of five (5) feet, provided they do not encroach site driveways or parking areas or extend across building setback lines.

19. Buildings that do not satisfy the code requirements for Fire Department aerial apparatus shall be protected by an NFPA 13 fire suppression system.

L. Design & Sustainability Features

Community Design, Technology & Sustainability features are designed to enhance the living experience and promote health and wellness of the occupants. The following is a list of features to be confirmed at building plan and required prior to issuance of a CO for the applicable buildings:

1. Ten-foot (10') ceiling height in all units.
2. All units will provide balconies or patios at least fifty (50) square feet in size and a minimum of five (5) in depth.
3. In-unit washer and dryer connections
4. Wi-fi internet access provided in all common areas such as the clubhouse, pool, walking trails and fitness area.
5. A minimum of two thousand (2,000) SF of meeting rooms and/or co-working space available for tenant use.
6. On-site pool for tenant use.
7. Recycling program available to every resident.
8. LED lighting of all interior common spaces.
9. One (1) electric vehicle charging station per fifteen (15) units. And at least one (1) charging station per twenty-five (25) units will be accessible to all residents and visitors.
10. Smart technology installed in units allowing ability to control lights and thermostats that reduces energy loads during the day or during times or peak energy usage.
11. Units with an exterior wall that faces Bee Cave Parkway or ~~RM~~Hwy 620 shall provide double-pane glass windows, sound-deadening material, or other measure that prevents sound levels from exceeding the ambient decibel level in units that do not face such a street.

M. Workforce Housing

1. Prior to the issuance of the first Certificate of Occupancy for Tract B Landowner shall record declaration of covenants, conditions, and restrictions ("Workforce Housing Restrictions"). Such restrictions shall require that for a period of forty (40)

years thereafter, a minimum of thirty-four (34) residential units on Tract B shall be reserved as affordable to households earning no more than eighty percent (80%) of the Area Median Income ("AMI") in the Austin metropolitan statistical area (MSA), as published annually by the Federal government, and that such affordable units shall be proportionate to the overall mix of bedroom types offered on Tract B. The Workforce Housing Restrictions shall not be amended without the consent of the City.

Prior to the issuance of the first Certificate of Occupancy, Landowner shall enter into a contract with a third-party agency charged with auditing and enforcing the Workforce Housing Restrictions and provide the City with copy of the same. The Landowner shall be responsible for any expenses charged by the third-party agency. Landowner shall provide the City with 30 days' notice of any changes to third-party agency. Any lapse of contractual coverage will be considered a violation of this provision.

In addition to the information provided to the third-party agency, the Workforce Housing Restrictions compliance reports in a format to be determined by the City shall be provided to the City on or before August 1st each year subsequent to the issuance of the first Certificate of Occupancy. A compliance report shall also be provided to the City within ten (10) business days of any additional request.

VII. Crescent Tract

The Crescent Tract will be improved with public trails concurrently with the development of Tract B. Trail improvements on Tract B will be a minimum of ten feet (10') in width, trail material shall be stabilized decomposed granite or concrete as approved by the City Engineer. The ~~developer~~landowner of Tract B will provide a maintenance agreement for perpetual maintenance of these trails at the time of ~~site plan~~Site Plan approval. Furthermore, the first certificate of occupancy for Tract B will not be issued until the public trails on Crescent Tract have been completed and accepted by City.

EXHIBIT D

Example Median Plan

ORDINANCE NO. 480

AN ORDINANCE OF THE CITY OF BEE CAVE, TEXAS ("CITY") REPEALING AND REPLACING THE ZONING OF REAL PROPERTY FROM CURRENT ZONING AS PLANNED DEVELOPMENT MIXED USE ("PD-MU") ESTABLISHED IN ORDINANCE NOS. 334 AND 375, TO A PLANNED DEVELOPMENT MULTIFAMILY AND SINGLE-FAMILY ATTACHED RESIDENTIAL DISTRICT ("PD-MF-1 AND SFA") AS DESCRIBED HEREIN FOR THE REAL PROPERTY DESCRIBED AS LOT 6, BLOCK A AND LOTS 1,2,4, 5, BLOCK B OF THE AMENDED FINAL PLAT OF THE HILL COUNTRY GALLERIA OF LOTS 1-8 AND 10-26, BLOCK A, LOTS 1-3 AND 5-8, BLOCK B, CITY OF BEE CAVE, TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 200700378 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; WHICH LAND IS LOCATED GENERALLY NORTH OF BEE CAVE PARKWAY AND EAST OF HIGHWAY 620 AND WHICH LAND IS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO ("PROPERTY DESCRIPTION"); APPROVING A CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT "B"; APPROVING DEVELOPMENT STANDARDS DESCRIBED IN EXHIBIT "C", ATTACHED HERETO; PROVIDING FOR FINDINGS OF FACT, SEVERABILITY, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, the Planning and Zoning Commission and the City Council of the City, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held two public 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 is of the opinion and finds that said zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended as set forth herein; and

WHEREAS, the development proposed by the zoning applicant complies with the current City Ordinances except as modified by the Planned Development Standards contained in Exhibit "C", of this Ordinance; and

WHEREAS, any protest made against the proposed change of Zoning Classification has been duly considered by the City Council; and

WHEREAS, Sec. 32.03.015 of the City 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 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, the proposed development supports many of the objectives of the City's Comprehensive Plan which calls for Bee Cave to promote a variety of housing choices and

encourage a mix of housing types and residential unit configurations that allow people to live in Bee Cave throughout their lives;

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 the City Zoning Ordinance and Map of the City of Bee Cave, Texas, be and the same are hereby amended so as to grant a change of zoning for this Planned Development District ("PD-MF-1 AND SFA") for the Property described in Exhibit "A".

SECTION 3. Development. The Development Standards applicable to development of this Property shall be as set forth in this Ordinance and the accompanying exhibits, attached hereto and incorporated herein (the "Project") without regard to any previous ordinances and which Development Standards are hereby approved. The City Council would not necessarily authorize development of the Property in accordance with this PDD absent the specific Development Standards set out in Exhibit "C" and the Concept Plan depicted in Exhibit "B". The authority granted by this Ordinance is therefore specific to this Project as it has been represented by the applicants unless this Ordinance is subsequently amended or modified by approval of the City, or unless such changes are expressly authorized by Exhibit "C" to this Ordinance or considered minor modification.

.

SECTION 4. Concept Plan. That the Concept Plan, attached as Exhibit "B", is approved for this Project. Any proposed use or development depicted on the Concept Plan shall not be deemed authorized or approved by the City of Bee Cave until a final site plan ("Site Plan") is approved for such use and/or development in accordance with the terms and conditions of Chapter 32 of the Code of Ordinances and the requirements set out herein.

SECTION 5. Uses. Permitted Uses associated with Single-Family Attached Residential District (SFA) zoning, as modified by the development standards contained in Exhibit C, are authorized for "Tract A" as depicted in Exhibit B. Permitted Uses associated with Multifamily Residential 1 District (MF-1) zoning, as modified by the development standards contained in Exhibit C, are authorized for "Tract B" as depicted in Exhibit B. Additional uses are prohibited by this Ordinance unless described in Exhibit "C".

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, and shall not affect the validity of Chapter 32, Zoning, of the City of Bee Cave Code of Ordinances and Map as a whole.

SECTION 7. Repealer. All ordinances or parts of ordinances in force regarding the zoning of this Property when the provisions of this Ordinance become effective are hereby repealed.

SECTION 8. Effective Date. That this Ordinance shall take effect immediately from and after its passage and publication as required by law.

SECTION 9. Notice and Meeting Clause. 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.

PASSED AND APPROVED by the City Council of the City of Bee Cave, Texas, on the __th day of _____, 2022.

CITY OF BEE CAVE, TEXAS

_____
Kara King, Mayor

ATTEST:

_____
Kaylynn Holloway, City Secretary

APPROVED AS TO FORM:

_____
City Attorney
DENTON NAVARRO ROCHA BERNAL & ZECH, PC

Exhibit Table of Contents

Exhibit A Property Description

Exhibit B Concept Plan

Exhibit C Planned Development Standards

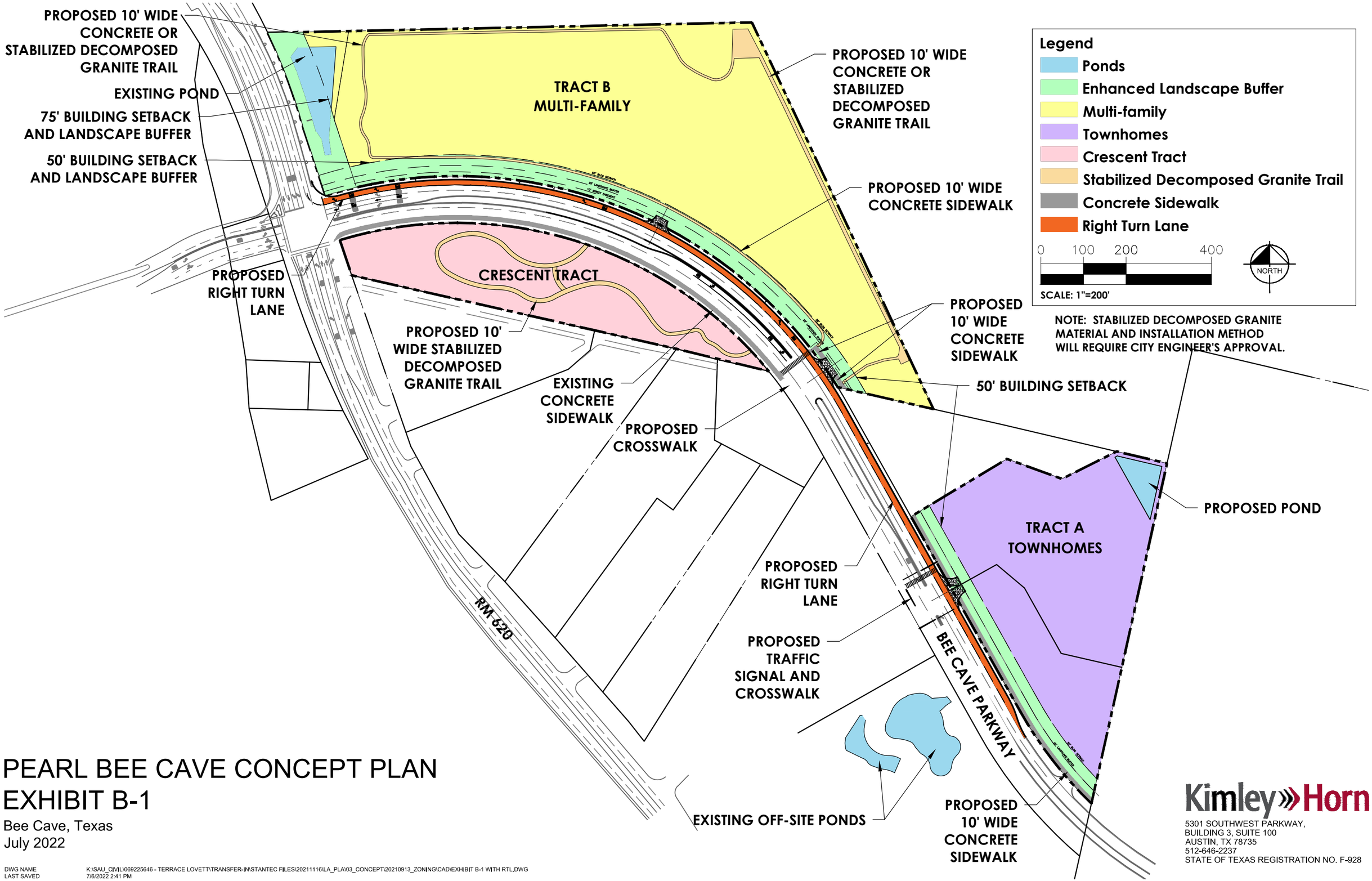
EXHIBIT A

Property Description

LOT 6, BLOCK A AND LOTS 1,2,4, 5, BLOCK B OF THE AMENDED FINAL PLAT OF THE HILL COUNTRY GALLERIA OF LOTS 1-8 AND 10-26, BLOCK A, LOTS 1-3 AND 5-8, BLOCK B, CITY OF BEE CAVE, TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 200700378 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS

EXHIBIT B-1

Concept Plan (all tracts)



PEARL BEE CAVE CONCEPT PLAN
EXHIBIT B-1

Bee Cave, Texas
July 2022

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LAST SAVED 7/6/2022 2:41 PM

Kimley»Horn
5301 SOUTHWEST PARKWAY,
BUILDING 3, SUITE 100
AUSTIN, TX 78735
512-646-2237
STATE OF TEXAS REGISTRATION NO. F-928

EXHIBIT B-2

Tract A Concept Plan

VICINITY MAP
N.T.S.

STREET SECTION A–A
NTS

ALLEY SECTION B–B
NTS

NOTES:

1. SEE EXHIBIT C FOR MINIMUM AND MAXIMUM LOT OR UNIT AND BUILDING REQUIREMENTS.
2. TRACT A WILL BE CONSTRUCTED IN ONE PHASE.
3. THE OFF-SITE WATER QUALITY AND DETENTION PONDS (PONDS F1) WERE DESIGNED TO ACCEPT A PORTION OF THE SITE'S IMPERVIOUS COVER. AN UNDERGROUND STORM SEWER WAS INSTALLED UNDER BEE CAVE PARKWAY FROM THE PONDS TO THE PROJECT SITE. STORM WATER RUN-OFF THAT EXCEEDS THE PIPE AND POND CAPACITY SHALL BE CONVEYED TO THE PROPOSED ON-SITE WATER QUALITY/DETENTION POND.
4. DIMENSIONS SHOWN FOR STREET SECTION ARE TAKEN FROM FACE OF CURB TO FACE OF CURB.
5. THE ON-SITE WATER QUALITY/DETENTION POND SHALL CONTAIN A CURVILINEAR SHAPE AND NATURAL APPEARANCE. POND RETAINING WALLS, IF REQUIRED, SHALL BE NATURAL STONE MATERIALS OR FACED WITH STONE. OUTFALL STRUCTURES, INCLUDING WEIRS MAY BE STANDARD CONCRETE. THE POND PERIMETER SHALL CONTAIN LANDSCAPE SCREENING AND WROUGHT IRON SAFETY FENCING.
6. SIDEWALK ALONG BEE CAVE PARKWAY TO GENTLY MEANDER THROUGH THE 50-FOOT BUFFER AROUND TREES.

REVISIONS:
1.

LovettHomes
1520 Oliver
Houston, Tx 77007
(713) 880-4811

PEARL BEE CAVE
Bee Cave, Texas

EXHIBIT B CONCEPT PLAN
TRACT A - TOWNHOMES

DATE
07.19.2022
SCALE
DRAWN BY
CHECKED BY
PROJECT NUMBER

EXHIBIT B-3

Tract B Concept Plan

Building Height Legend

- 4-story
- 3-story
- 2-stories or less

NOTES:

1. See Site Development Regulations in PDD document for minimum and maximum building requirements.
2. Tract B will be constructed in one phase.
3. Tract B trails will be concrete fronting Bee Cave Parkway and stabilized decomposed granite or concrete not fronting Bee Cave Parkway.

CONCEPT SITE PLAN NOTE:

Tree locations are for illustrative purposes only and that exact locations will be determined during final site plan, once locations of utilities and other facilities are determined.

gff morgan Kimley»Horn

Job #: 21025 | Not For Regulatory Approval, Permitting, or Construction | Multifamily Residentail | Bee Cave, Texas | Pearl Bee Cave // July 14, 2022

EXHIBIT B-4

Crescent Tract Concept Plan

NOTES:
1. See Site Development Regulations in PDD document for minimum and maximum building requirements.
2. Tract B will be constructed in one phase.
3. Tract B trails will be concrete.
4. Crescent Tract trails will be stabilized decomposed granite

CONCEPT SITE PLAN NOTE:
Tree locations are for illustrative purposes only and that exact locations will be determined during final site plan, once locations of utilities and other facilities are determined.

Exhibit B - Concept Plan Crescent Tract

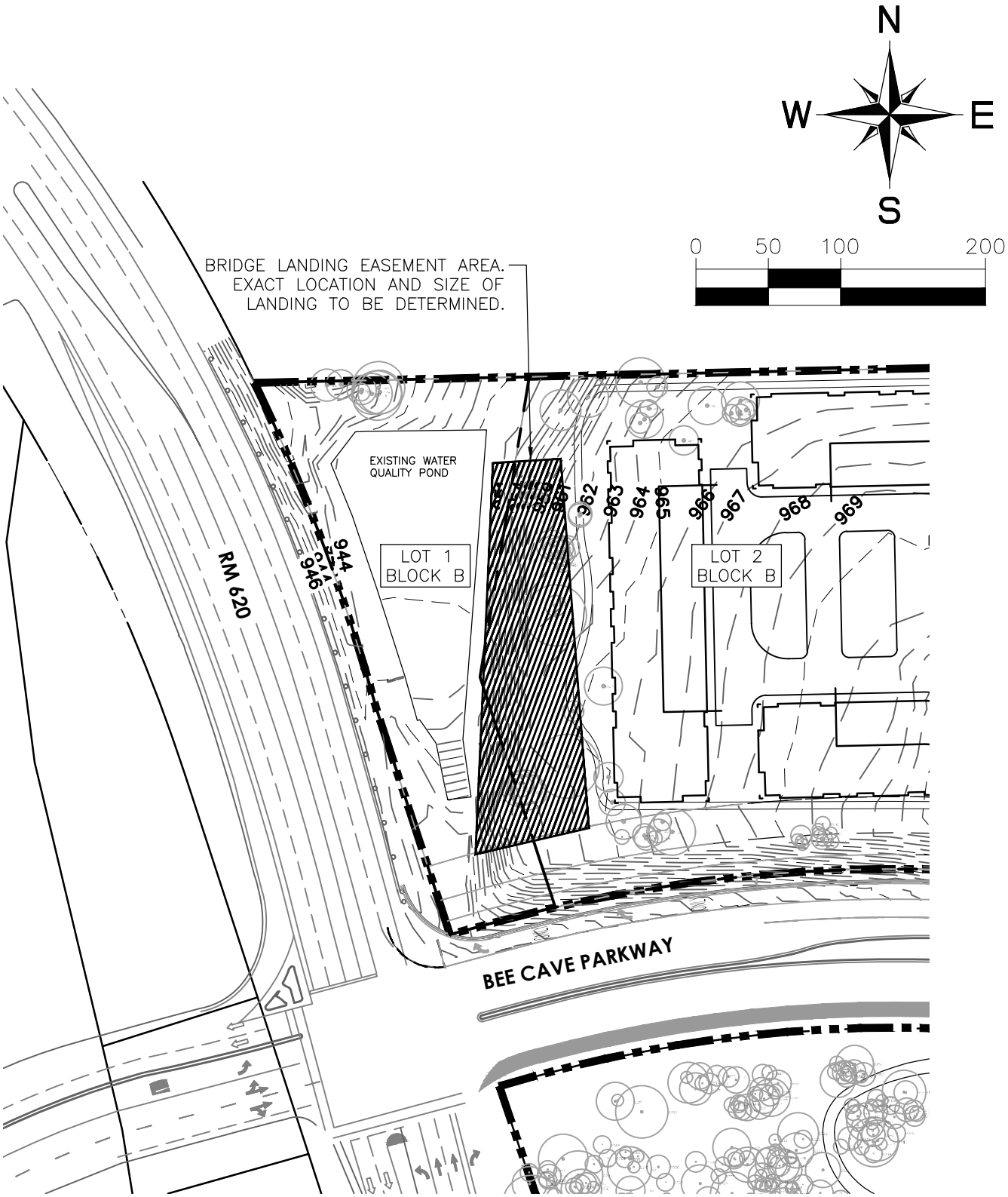
gff

morgan

Job #: 21025 | Not For Regulatory Approval, Permitting, or Construction | Multifamily Residentail | Bee Cave, Texas | Pearl Bee Cave // April 4, 2022

EXHIBIT B-5

Pedestrian Bridge Landing Easement Area on Tract B



PEARL BEE CAVE BRIDGE LANDING EXHIBIT

Bee Cave, Texas
July 2022

Kimley»Horn
5301 SOUTHWEST PARKWAY,
BUILDING 3, SUITE 100
AUSTIN, TX 78735
512-646-2237
STATE OF TEXAS REGISTRATION NO. F-928

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EXHIBIT C

Planned Development Standards

Exhibit C

PLANNED DEVELOPMENT STANDARDS

The following Planned Development Standards (''*Development Standards*'') shall be applicable within this Planned Development District. All development activity undertaken on the Property as described on Exhibit A, including but not limited to, multi-family, single family attached townhomes, and other authorized uses and activities (as described below) (the ''*Project*''), shall be regulated by these Development Standards. All aspects not specifically covered by these Development Standards shall be regulated by the Multi-family (MF1) Zoning District for Tract B and Single Family Residential-Attached (SF-A) Zoning District for Tract A, and other sections of the City of Bee Cave ("City") Code of Ordinances ("Code") in effect on January 28, 2022, the date this zoning application was made, except as otherwise provided herein. Capitalized terms shall be defined as indicated in these Development Standards, or as defined in the Code, as applicable. All other provisions of the Code shall apply to the Property, except as modified by these Development Standards. To the extent that any of the Development Standards conflict with Code, the Development Standards shall control. In this ordinance, Landowner means the owner of the Property ("Landowner").

I. General Project Summary

The Property consists of two tracts, Tract A and Tract B totaling approximately 19.52 acres and both generally located north of Bee Cave Parkway and east of Highway 620, the project also includes the Crescent Tract approximately 3.45 acres generally located south of Bee Cave Parkway and east of Highway 620. Tract A and Tract B will develop independently of one another, but each respectively as one phase. The Crescent Tract will be improved concurrently with the development of Tract B. Both tracts are intended to be constructed over an approximate 3-to-5-year period. The Project will provide three- and four- story multi-family apartments, single family attached townhomes, storm water detention and water quality facilities, open space, and public paths with connections to the City Hike & Bike trail network.

II. Site Development Regulations

Site development regulations shall be applicable across the entire Project, unless otherwise specified.

A. Impervious Cover

1. Landowner shall be entitled to claim the area encompassed by the Crescent Tract south of Bee Cave Parkway as if such area was included as part of the Property. Therefore, forty percent (40%) of the 3.45 acre Crescent Tract may be added as impervious cover to the Project. The maximum impervious cover limit for the

Project is 9.19 acres (400,404 SF). Furthermore, Tract A will be allowed no more than 2.5 acres (108,900 SF) and Tract B will be allowed no more than 6.69 acres (291,504 SF). Impervious cover may be transferred from one tract to the other with approval of both tract owners and the City.

2. This may be increased or adjusted pursuant to the following:
   a. The maximum impervious cover limit may be increased by up five (5%) percentage points if roof runoff is isolated, and used for irrigation, wet pond make-up water or gray water applications, or any combination thereof. Only the captured roof area shall count towards the increased impervious cover allotment. The rainwater collection system shall be designed in accordance with the City's adopted Engineering Technical Manual at the time of Site Plan submittal. If said increase is obtained, the maximum allowable impervious cover of the two tracts would be as follows: 2.77 acres of impervious cover for Tract A and 7.40 acres of impervious cover for Tract B for a total maximum impervious cover of 10.17 acres (443,005 SF).

   b. Paved or stabilized decomposed granite trails and sidewalks that function as part of the City's regional trails and sidewalks system shall not count against the Project's impervious cover maximum. This provision specifically includes the public portion of the trail looping Tract B. Stabilized decomposed granite material and installation method will require approval by the City Engineer. All trails that are intended to be part of the City's regional trail system, and therefore not counted against the Project's impervious cover, shall be 10' wide.

   c. Private trails made of pervious concrete, permeable pavers, or other permeable material may receive up to fifty percent (50%) impervious cover credit and private decomposed granite trails shall count as zero percent (0%) impervious cover, provided that the water quality ponds are sized to account for such private trails as one hundred percent (100%) impervious cover. Pervious concrete and permeable pavers materials and impervious cover credit are subject to the City Engineer review and approval of the manufacturer's specification.

   d. Fire lanes limited to emergency access only and constructed from a permeable material, like grasscrete, with approval of the structural section by the Fire Department and City Engineer at time of Site Plan shall not count as impervious cover. Removable bollards or signage shall be installed in front of fire lanes limited to emergency access only to prevent access from non-emergency vehicles and such bollards and signs shall be approved by the Fire Department and City at time of Site Plan. Storm water run-off from emergency access only fire lanes shall be conveyed to the water quality ponds

and the receiving pond shall be sized to account for this run-off as one hundred percent (100%) impervious cover.

e. Up to fifty percent (50%) of the horizontal surface area of permeable paving and interlocking or permeable pavers for the purpose of pedestrian sidewalks shall count as pervious cover pursuant to the review and approval of the manufacturer's specifications by the City Engineer.

f. Water quality treatment for all trails and sidewalks shall be provided by the project, in accordance with the City's adopted Engineering Technical Manual at the time of Site Plan submittal.

g. The impervious cover created by construction of a new turn lane on Bee Cave Parkway shall not count as impervious cover of the Project.

h. The Project shall be responsible for the capture and treatment of any overland flow across the Property resulting from Bee Cave Parkway. The Project shall be responsible for controlling runoff created by development of the Project so that drainage off site after development of the Project shall not be greater than off site drainage existing prior to development of the Project.

i. The lined water quality pond adjacent to Hwy 620 on Tract B shall not count towards the maximum allowable impervious cover for the project.

B. Density

1. Maximum allowable density shall be:
   a. 59 units on Tract A
   b. 322 units on Tract B

C. Open Space

1. The Project shall provide a minimum of 4.0 acres of open space jointly between Tract A & Tract B as follows:
   a. Tract A: 2.0 acres minimum of Open Space
   b. Tract B: 2.0 acres minimum of Open Space
2. Trails and buffer areas count as open space.
3. Reirrigation fields will count as open space as long as they are improved with outdoor amenities such as trails.
4. Structures such as benches, picnic tables, pavilions, playgrounds, ponds, swimming pools and sport courts count as open space.
5. All landscape areas except slopes of 3:1 or greater count as open space.
6. Landscape areas a minimum of thirty (30') feet wide shall count towards open space requirements.

D. Landscaping / Tree Preservation
   1. Submittal of the tree survey / tree preservation plan may be postponed until the Site Plan for the associated Phase of the Project.
   2. Tree preservation calculations shall be determined for each Tract individually.
   3. The Crescent Tract (Tract C) may be used for off-site planting if the required mitigation cannot be accommodated on the specific tract.
   4. Subject to the approval of the Western Travis County Public Utility Agency, the Project shall use grey water or treated effluent for all its landscape irrigation.
   5. Landowner agrees to provide median landscaping on Bee Cave Parkway's existing medians between Hwy 620 and FM 2244 (Bee Caves Road). The composition, density, and variety of plants shall be similar to the median plan as shown in Exhibit D, except tailored to the existing median configuration on Bee Cave Parkway between Hwy 620 and FM 2244 (Bee Caves Road). The median plan will be approved with the Tract B site plan. The landscaping shall use drought tolerant plantings with temporary irrigation for a period sufficient to establish the plantings as determined by the City Engineer. Landowner shall maintain the medians for a period of fifteen (15) years after construction and pursuant to a maintenance agreement between the City and Landowner that will be recorded prior to issuance of the first Certificate of Occupancy for Tract B.

E. Traffic Impact Analysis and Related Improvements
   1. A Traffic Impact Analysis (TIA) is required for the Project; the TIA will be submitted with the first Preliminary Plat or Site Plan associated with the Project.
   2. Prior to the issuance of a First Certificate of Occupancy, Landowner shall install a right-hand turn lane extending for approximately twenty four hundred (2,400) feet in length from the intersection of Bee Cave Parkway to Hwy 620, as approved by the City Engineer.
   3. Prior to the First Certificate of Occupancy for Tract B, Landowner will construct a driveway connection from Tract B to Hwy 620, subject to final approval by the Texas Department of Transportation ("TxDOT").
   4. Prior to the issuance of a First Certificate of Occupancy for each respective tract, Landowner shall install a pedestrian crosswalk with a pedestrian activated signal on both Tracts A and B, in locations approved by the City Engineer at the time of Site Plan for the respective tracts.
   5. Prior to the First Certificate of Occupancy for Tract B, Landowner agrees to install a traffic signal at the intersection of Bee Cave Parkway, Tract A and Galleria Oaks Office Building, as shown on the concept plan exhibits (the "Concept Plan") and subject to final approval by the City.
   6. Landowner shall execute an easement allowing for shared vehicular connection from the Tract A and from Tract B to Lot 3, Block "B", Amended Final Plat Hill

Country Galleria ("Lot 3")[1], as well as a joint entry. Landowner will at its expense make intersection improvements at the proposed location of the joint entry and traffic signal.

7. Prior to issuance of a First Certificate of Occupancy for Tract B, Landowner shall grant the City a pedestrian bridge landing easement of the area depicted in Exhibit B-5 which will allow for the connection to the loop trail depicted on the Concept Plan for Tract B ("Loop Trail"). The easement will (a) require City maintenance of the bridge; (b) allow for grantor to reirrigate within the easement area in a manner that doesn't conflict with the use of the bridge; (c) provide that the easement area shall be permanently fixed only to the extent of the bridge landing, the trail connecting the bridge to the Loop Trail, and five feet on all sides once its construction by the City is complete; and (d) require Landowner construction of a connection from the bridge landing to the Loop Trail within 6 months of bridge completion by the City.
8. Prior to issuance of a Site Development Permit for Tract B, Landowner agrees to contribute one thousand dollars ($1,000.00) per multifamily dwelling unit on Tract B to be used for the construction and maintenance of the pedestrian bridge ("Bridge Contribution"). If requested by Landowner, City will return the Bridge Contribution if construction of the bridge has not commenced within ten (10) years of the date of the contribution.
9. The exact design and locations of the turn lane, traffic signals, and crosswalks shall be established prior to the issuance of a Site Development Permit for Tract B.

III. Architectural Pre-Design Approval Process

1. Prior to Site Plan application for any area within the Project, the Landowner may submit an architectural package to the City that includes scaled rendered elevations of all four sides of each building proposed for the area and a building materials sample board. The Planning and Zoning Commission shall review the architectural pre-design submittal and shall recommend approval, approval subject to certain conditions, or disapproval. Approval by the City Council of the pre-design application does not affect the City Council's authority to approve or deny any subsequent Site Plan application for a reason other than architectural design. Site Plan applications shall be consistent with any architectural pre-design approval. In the event Landowner elects to forego the architectural pre-design approval process described above for any area within the Project, the architectural package shall be submitted with the corresponding Site Plan.
2. Color elevations and renderings may be postponed to either the Architectural Pre-Design Approval Process or to Site Plan for the associated Tract, whichever comes first.

[1] Lot 3 is more particularly described in Document No. 200700378, recorded in the Public Records of Travis County, Texas.

IV. Concept Plan Amendments

A. With the exception of the public improvements associated with the Project, and in accordance with the following limitations, changes to the layout of the Project as depicted in the Concept Plan, including the location of parking areas, internal circulation, buildings and landscape features, may be approved with Site Plan approval without necessitating Concept Plan amendment(s).
   1. Building placement: The placement of buildings may be adjusted as necessary to work with grades and accessible routes required, in accordance with any tract-specific limitations.
   2. Building size: The size of buildings depicted on the Concept Plan may be adjusted so long as the residential unit density and impervious cover does not exceed the maximums allowed by this PDD.
   3. Building Height: The maximum height of buildings shall not exceed the standards listed in this PDD.
   4. Parking locations: The quantity and locations of surface and garage parking spaces may be adjusted to meet the parking requirements of the PDD.
   5. Internal Pedestrian Circulation: Internal pedestrian circulation routes may be adjusted in order to comply with accessible route requirements.
   6. Driveways, Ingresses and Egresses, and Signal Installation: The length, width, and locations of driveways and ingresses and egresses (including crosswalks) to the Property, as well as traffic safety improvements related to such ingress and egress, may be adjusted as required to comply with TxDOT, and City engineering standards, as applicable.

B. Modification of the Project's layout not permitted in Section IV.A above shall require a PDD amendment.

V. Tract A: Townhomes

Uses and features shall be defined by the Code's SFA Zoning District, except as modified herein.

A. Minimum Parking Requirements
   1. A minimum of two (2) off street parking spaces per unit shall be in an enclosed garage.
   2. Visitor parking shall be provided at a ratio of one (1) space for every four (4) dwelling units. Units with driveways which provide surface parking spaces in addition to enclosed garages shall not be included in the visitor parking calculation.
   3. Visitor parking shall be provided on the residential streets within the site. Parking will be limited to designated parallel parking spaces that are outside of the 26 foot wide travel lanes on residential streets. Signage shall be provided on each street to designate permitted and prohibited parking locations. Visitor parking will not be permitted within the alleys.

B. Height
   1. Units fronting on Bee Cave Parkway and not separated by a street or fire lane shall have a maximum of three (3) stories and a maximum height of forty-three feet (43'), unless the building has a pitched roof, in which case the maximum height is fifty feet (50').
   2. Units not fronting Bee Cave Parkway shall have a maximum of four (4) stories and a maximum height of fifty-three feet (53'), unless the building has a pitched roof, in which case the maximum height is sixty feet (60').
   3. Building and structure height shall be measured from the average of the highest and lowest grade adjacent to the building, to the highest point of the coping of a flat roof, deck line of a mansard roof, or the height of the highest gable on a pitched or hipped roof.
   4. Building heights shall include the height of any parapets, mechanical equipment, elevator housing or other structural components. Flag poles shall not be included in the calculation of the height.

C. Lighting
   1. The Project will be compliant with 2015 International Dark Sky Community Guidelines, as administered by the International Dark Sky Association (IDA).

D. Water Quality and Detention Ponds
   1. Water Quality and Detention Ponds and associated facilities shall be located in the northeast corner of the Tract, a maximum of 150 feet from the northern property line and 150 feet from the eastern property line. Water quality ponds will be considered pervious if not constructed with a liner. Ponds shall be maintained by the Property Owner, HOA, or POA as applicable.
   2. A water quality/detention pond is authorized to encroach the north and east setback as depicted on the Concept Plan. A minimum five foot (5') setback from the property line will be provided for access and maintenance purposes.
   3. The detention ponds shall be designed in a curvilinear shape, and the sides of the pond which are visible from adjacent properties and streets shall be faced with stone.
   4. A landscape screen and wrought iron fencing shall be required in accordance with Section 32.05.003(f)(13) of the Code.
   5. Open spaces and storm water/non-point source re-irrigation areas may also be used for disposal of water from the ponds so long as
      a. Signage concerning the type of stormwater being used is appropriately displayed.
      b. A prohibition on the use of pesticides, fertilizers and herbicides will be included in the covenants, conditions, and restrictions ("CCRs") and recorded on title for this Tract.

E. Landscaping

1. Landscaping requirements shall be considered for approval with the Site Plan and shall comply with the requirements of Code Section 32.05.002, except as provided herein.
2. Landscaping within the Project shall be regionally adapted, drought tolerant species per the City of Austin "Native and Adapted Landscape Plants Manual."
3. Roadway Landscape Buffers

   a. Roadway Landscape Buffers are those areas located within the first 50' setback from the property line abutting Bee Cave Parkway as generally depicted in the Concept Plan (labeled as "enhanced landscape buffer" on Exhibit B-2). In order to provide compatibility to adjoining land uses, these Buffers are required to contain Enhanced Landscaping as follows:

      i. The Roadway Landscape Buffer located adjacent to Bee Cave Parkway shall contain trees that total forty -six (46) caliper inches of trees per one hundred (100) liner feet of area (excluding streets and driveways) with no more than 1/3 of the caliper inches fulfilled by utilizing trees less than 3 caliper inches at planting measured at four and one-half feet (4-1/2') from base of tree.

   b. Landscaping in the Enhanced Areas shall receive landscaping credit toward the tree mitigation requirements.

F. Setbacks

1. Fifteen (15') foot building setback from the northern property boundary.
2. Ten (10') foot building setback from the eastern property boundary.
3. Minimum rear yard building setback to alley right of way – zero (0) feet.
4. Minimum interior building side yard setback – zero (0') feet.
5. Minimum side yard building setback to on-site street right of way – four and one half (4.5') feet.
6. Minimum front yard building setback to on-site street right of way or fire lane easement – ten (10') feet.
7. Minimum distance between buildings – seven and one half (7.5') feet.
8. Minimum length of buildings – Two (2) units.
9. Trails, walkways and signage are permitted in the Bee Cave Parkway fifty (50') buffer. Townhome front yard fences are not permitted within the setback.
10. All trails, overlooks, fences, retaining walls, water quality ponds, detention ponds, pond outfall structures and re-irrigation fields are permitted within the side and rear building setbacks.

G. Lot Dimensions

1. Minimum lot or unit area – one thousand (1,000) square feet per lot or unit.
2. Minimum lot or unit width – twenty (20') feet for interior lots, thirty (30') feet for street
   corner lots.
3. Minimum lot or unit depth – fifty (50) feet.

4. Lots or units will have a minimum of two hundred (200 SF) square feet of private yard area, which may be located in the front yard.

H. Site Access
1. No dwelling units on the Project shall have direct vehicular access from Bee Cave Parkway.
2. Vehicular access to all townhome garages shall be provided from alleys and fire lanes only.
3. Alley pavement shall be twenty (20) feet wide minimum. Alley right of way shall be twenty five (25') feet minimum.
4. Fire lane pavement width shall be twenty six (26) feet minimum.
5. Street pavement width shall be thirty one (31') feet, back of curb to back of curb. Where designated parallel parking spaces are installed, the street pavement width for two travel lanes shall be twenty-six (26) feet. The street right of way shall be fifty (50') feet. The streets may be dedicated as public right of way or remain private, provided access easements are dedicated. Private streets shall be designed to public standards. Except where designated on-street parallel parking spaces are provided, the street section shall include a four and one half (4.5') foot planting area adjacent to the back of curb and a five (5') foot sidewalk located within the right of way or a public access easement. Sidewalks are required on both sides of the street, except where the street is adjacent to open space, in which case a sidewalk will only be required on one side of the street.
6. Walkways that provide access to the Townhome front doors shall be a minimum of four (4') feet wide and may be constructed out of concrete or permeable pavers. Primary walkways to townhome doors shall be constructed of concrete or permeable pavers.
7. Dead end alleys may not exceed two hundred (200') feet as measured from the street right of way line, or as otherwise required by the applicable fire code.
8. Fire lanes and alleys may provide the sole point of access and frontage for individual lots or units.
9. Streets and alleys that provide the sole point of access for lots shall be assigned a street name to allow individual addressing for each lot or unit, or as requested by the City of Austin 911 system.
10. At the intersection of the main drive and alley providing rear access to the buildings fronting Bee Cave Parkway, removable bollards shall be installed allowing for emergency personnel access as shown in Exhibit B-2. Bollards shall only be removable by emergency personnel or Landowner on a temporary basis as needed to make repairs and construction.

I. Construction Characteristics and Standards

The City Council may approve other materials or increased finish percentages in conjunction with either Council approval through Architectural Pre-Design Approval Process or at Site Plan review.

1. Exterior wall construction for residential structures will consist of a minimum of one hundred percent (100%) Masonry and Masonry Alternatives. Masonry may consist of:
   a. Limestone, granite, or other stone;
   b. Brick;
   c. True stucco using a three-step process over metal lathe;
   d. Adobe;
   e. Cementitious fiberboard (often called hardie plank or board)
2. Use of Masonry Alternatives will be allowed on no more than twenty percent (20%) of any facades; provided that all buildings visible from a public street, including interior driveways, have a consistent appearance and use of such materials. Masonry Alternatives may consist of:
   a. Architectural metal panel of sufficient gauge to be resistant to warping, bowing, or sustaining damage from hail, wind, or minor wind-bourne objects, and finished to be weather-resistant (the panel may have a weathered appearance or surface patina but must be finished to prevent degradation and to avoid structural issues within the panel;
   b. Reclaimed or native wood panel which may have an unfinished or untreated appearance if maintained to prevent degradation or continued weathering;
   c. Glass curtain wall extending from ground level to at least the height of the first floor conditioned space.
3. Masonry and Masonry Alternatives may not consist of CMU block or concrete tilt-wall panel.
4. At least 50% of windows must include decorative features such as multi-paned or mullioned glass, arched forms, painted or treated cedar or cementitious fiber shutters, a brick or stone soldier course or similar treatments.
5. Muted, earth-toned palette shall be utilized for all building materials.
6. Standing seam metal or terra cotta tiles shall be used for gabled or hipped roofs.
7. Roof decks are allowed on the top floors of the units. Any roof deck coverings or enclosures shall not exceed the maximum permitted height of Section V.B.
8. The upper floors of buildings and/or balconies may cantilever a maximum of five and one-half (5 1/2) feet, provided they do not encroach the alley right-of-way where an alley has townhouses on both sides or extend across building setback lines. Cantilevering may occur where townhouse lots are located on only one side of an alley but must provide a minimum of 16 feet of height clearance.
9. Townhouse units with an exterior wall that faces Bee Cave Parkway shall provide double-paned glass windows, sound deadening material or other measure that prevents sound levels from exceeding the ambient decibel level in units that do not face such a street. This requirement shall be confirmed with submission of the building plans and required prior to the issuance of a Certificate of Occupancy for any of the affected units.
10. Buildings that do not satisfy the code requirements for Fire Department aerial apparatus shall be protected by an NFPA 13 fire suppression system.

J. Additional Performance Standards
   1. Proposed utilities located along Bee Cave Parkway and within the Tract shall be buried. Existing overhead powerlines adjacent to Bee Cave Parkway may remain.
   2. Easements associated with infrastructure improvements contemplated in this Ordinance may be established by separate instrument. The easement locations will be further defined at the time of Final Plat or at Site Plan approval, whichever occurs first.
   3. Fences a maximum of eight (8) feet in height may be installed in front yard setbacks except for the lots adjacent to Bee Cave Parkway. Townhome fences in lots adjacent to Bee Cave Parkway shall not encroach into the fifty (50') foot landscape setback and may be a maximum height of four (4') feet. Fences must be constructed of tubular steel, or wrought iron at least 50% open in design. Solid metal panel may not be used as a fencing material.
   4. Contractors shall each be allowed to have a Temporary On-site Construction Office at the locations depicted and approved by Site Plans. Temporary On-site Construction Offices shall be permitted subject to the following standards and limitations:
      a. One (1) temporary On-Site Construction Office may be permitted on Tract A for a maximum of two (2) years in accordance with a permit issued by the Building Official
         i. A six (6) month extension may be approved by the Building Official. After the initial extension is given, the Building Official may approve a second six (6) month extension.
         ii. To obtain a permit issued by the Building Official, the Landowner must submit a layout demonstrating adequate access, compliance with applicable regulations for lighting, landscaping, parking and site safety and receive approval of the same from the City Engineer. Any signage associated with the temporary building shall be permitted in accordance with the City's Sign Ordinance in effect at the time of the sign permit application.

VI. Tract B: Multi-Family

Uses and features shall be defined by the Code's MF1 Zoning District, except as modified herein.

A. Ancillary Uses:
   1. Meeting rooms and/or co-working space available for tenant use.

B. Tract B of the Project shall at a minimum include the following amenity features, additional amenity features may be approved by City Council at Site Plan:
   1. Leasing Office/Business Center, Conference Room & Printing Stations: 2,000 SF
   2. Clubroom/Lounge: 3,000 SF
   3. Fitness Center: 2,000 SF

4. Outdoor Pool/Spa/Deck: 1 Pool @ 1,500 SF
5. View Deck: 2
6. Pet Wash Station: 1 Pet Wash @ 100 SF
7. Dog Park: 1
8. Public Trails: 1
9. Public Overlooks: 2

C. Minimum Parking Requirements:
   1. A minimum of 1.5 parking spaces per multi-family unit shall be provided.
   2. Visitor parking shall be provided at a ratio of 1 space per 5units.
   3. A minimum of fifty percent (50%) of required parking shall be located in a tuck-under garage or structured parking garage that is shielded from view of public right of way.
   4. Structured parking may be attached parking within the ground floor of the multifamily buildings.
   5. The top level of the parking garage may be open with no roof.
   6. The remainder of the required parking not in a garage structure may be located on surface lots.

D. Height
   1. The maximum height for buildings consisting of three (3) stories (as shown in Exhibit B-3) will be forty-three feet (43'), unless the building has a pitched roof, in which case the maximum height is fifty feet (50').
   2. The maximum height for buildings consisting of four (4) stories (as shown in Exhibit B-3) will be fifty-three feet (53'), unless the building has a pitched roof, in which case the maximum height is sixty feet (60').
   3. Accessory buildings, Building 1, Building 10, and the parking garage as depicted in Exhibit B-3, to be up to two (2) stories and thirty five (35') in height.
   4. Building and structure height shall be measured from the average of the highest and lowest grade adjacent to the building, to the highest point of the coping of a flat roof, deck line of a mansard roof, or the height of the highest gable on a pitched or hipped roof.
   5. Buildings or structure height listed in Exhibit B shall include the height of any parapets, mechanical equipment, elevator housing or other structural components. Flag poles shall not be included in the calculation of the height.
   6. The four (4)-story buildings on Tract B shall not exceed three (3) in number, shall all be generally parallel to the property line shared with the Balcones Preserve as shown in Exhibit B-3, and shall be no closer than 225 feet from Bee Cave Parkway.
   7. The building generally parallel to Hwy 620 as shown in Exhibit B-3 will be no closer than 125 feet to Hwy 620 and limited to three (3) stories and a maximum height of fifty (50) feet.

E. Lighting

1. The Project will be compliant with 2015 International Dark Sky Community Guidelines, as administered by the International Dark Sky Association (IDA).

2. Parking Lighting

It is the purpose of this section to create standards for parking garage lighting design that will minimize glare, light trespass, light pollution and urban sky glow and curtail the degradation of the overall nighttime visual environment. Parking structure lighting systems are to follow the most recent edition of the IESNA RP-8 *Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting*. Parking garage structures shall comply with the following:

a. Utilize fixtures with appropriate photometric distribution and accessories to minimize direct view of the light source from the exterior of the parking structure. Fixtures are to be aimed away from the structure exterior and are not to be mounted on the exterior perimeter of the structure top (open) parking decks and lower levels of the parking structure. Fixtures with good optical control shall be utilized to distribute light in the most effective and efficient manner.
b. The parking structure lighting control system must dim light levels in the structure during post-curfew hours and during times of inactivity by a minimum 50% or per RP-8, whichever is more. Curfew hours are defined in the General Requirements section, Section 32.05.012 (c)(4). Lighting for pedestrian security areas where pedestrians are expected to congregate (lobby's, transaction areas, entrances/exits, stairwells, elevator lobbies, and others as described by RP-8) are exempt from dimming requirements.
c. Parking garage light fixtures shall be Metal Halide, fluorescent or LED outdoor light fixtures with a Kelvin Temperature rating not over 3500K with a variance range no more than 150K.
d. A parking garage design shall block the direct view of the light sources when viewed from outside the parking structure, either by fully shielding light fixture(s) from view and/or a façade design developed in a manner so as to obstruct direct view of the light source. Lighting within the parking garage shall be shielded and constructed flush with the ceiling (not recessed).
e. In the event there is a conflict with the preceding standards in this subsection and meeting the 2015 Dark Sky Community Standards as required by the IDA, the IDA requirements shall prevail.

F. Water Quality and Detention Ponds

1. Water Quality and Detention Ponds and associated facilities shall be located on Lot 1, Block B. Water quality ponds will be considered pervious if not constructed

with a liner. Ponds shall be maintained by the Property Owner, HOA, or POA as applicable.

2. Open spaces and storm water/non-point source re-irrigation areas may also be used for disposal of water from the ponds so long as
    a. Signage concerning the type of stormwater being used is appropriately displayed.
    b. A prohibition on the use of pesticides, fertilizers and herbicides will be included in the CCRs and recorded on title for this Tract.

G. Landscaping
1. Landscaping requirements shall be considered for approval with the Site Plan and shall comply with the requirements of Code Section 32.05.002, except as provided herein.
2. Landscaping within the Project shall be regionally adapted, drought tolerant species per the City of Austin "Native and Adapted Landscape Plants Manual."
3. Roadway Landscape Buffers

    a. Roadway Landscape Buffers are those areas located within the first 50' setback from the property line abutting Bee Cave Parkway and first 75' setback from the property line abutting RR 620, as generally depicted in the Concept Plan (labeled as "enhanced landscape buffer" on Exhibit B-3). In order to provide compatibility to adjoining land uses, these Buffers are required to contain Enhanced Landscaping as follows:

        i. The Roadway Landscape Buffer located adjacent to Bee Cave Parkway shall contain trees that total forty -six (46) caliper inches of trees per one hundred (100) liner feet of area (excluding streets and driveways) with no more than 1/3 of the caliper inches fulfilled by utilizing trees less than 3 caliper inches at planting measured at four and one-half feet (4-1/2') from base of tree.

        ii. The Roadway Landscape Buffer located adjacent to RM 620 will contain thirty (30) caliper inches of trees per one hundred (100) linear feet of area (excluding streets and driveways) with no more than one third (1/3) of the caliper inches fulfilled by utilizing trees less than three (3) caliper inches at planting measured at four and one-half feet (4-1/2') from base of tree.

4. b. Landscaping in the Enhanced Areas shall receive landscaping credit toward the tree mitigation requirements.
5. The areas marked on the Concept plan (Exhibit B-2) as Enhanced Landscaping shall contain trees that total forty-six (46) caliper inches of trees per one hundred (100) liner feet of area (excluding streets and driveways) with no more than 1/3 of the caliper inches fulfilled by utilizing trees less than 3 caliper inches at planting measured at four and one-half feet (4-1/2') from base of tree.
6. The landscaping buffer located adjacent to Hwy 620 will contain thirty (30) caliper inches of trees per one hundred (100) linear feet of area (excluding streets and driveways) with no more than one third (1/3) of the caliper inches fulfilled by utilizing trees less than three (3) caliper inches at planting measured at four and one-half feet (4-1/2') from base of tree.

7. Landscaping within the Project shall be regionally adapted, drought tolerant species per the City of Austin "Native and Adapted Landscape Plants Manual."

H. Setbacks
1. Minimum fifty (50') foot buffer setback along existing Bee Cave Parkway. TxDOT Right of Way dedication occurring after the time of this ordinance will count as setback so long as there is adequate room to provide the Enhanced Landscaping required by this ordinance.
2. Fifteen (15') foot building setback on the exterior Project boundary lines adjacent to existing Lot 3. The project will provide a ten (10') foot building setback on the exterior Project boundary lines adjacent to the Balcones Canyonlands Wildlife preserve.
3. The Project will provide a seventy-five (75') foot building setback along Ranch Road 620.
4. All trails, public overlooks, fences, retaining walls, water quality ponds, detention ponds, pond outfall structures and re-irrigation fields are permitted within the building setbacks.

I. Private Driveways
1. No dwelling units on the Project shall have direct vehicular access from Bee Cave Parkway. Vehicular access to all garages shall be provided from internal drives and/or alleys.

J. Additional Performance Standards
1. Proposed Utilities and existing power lines located along Bee Cave Parkway, and within Tract B shall be buried.
2. All trails shall be a minimum of ten (10') feet wide.
3. Trails adjacent to Bee Cave Parkway shall be concrete, all other trails on Tract B may be stabilized decomposed granite or similar material as approved by the City Council at Site Plan. Stabilized decomposed granite material and installation method will require approval by the City Engineer.
4. The dog park will be fenced with a six (6') foot fence.
5. Easements associated with infrastructure improvements contemplated in this Ordinance may be established by separate instrument. The easement locations will be further defined at the time of Final Plat or Site Plan approval, whichever comes first.
6. Fences a maximum of eight (8') feet in height may be installed in side and rear setbacks except those abutting Hwy 620 and Bee Cave Parkway. Fences abutting Hwy 620 and Bee Cave Parkway shall be a maximum of six (6') feet in height and located outside of the front yard setback, behind the front face of the building. Fences must be constructed of tubular steel, or wrought iron at least 50% open in design. Solid metal panel may not be used as a fencing material.

7. Contractors shall each be allowed to have a Temporary On-site Construction Office at the locations depicted and approved by Site Plans. Temporary On-site Construction Offices shall be subject to the following standards and limitations:
    a. One (1) temporary On-Site Construction Office may be permitted on Tract A for a maximum of two (2) years in accordance with a permit issued by the Building Official
        i. A six (6) month extension may be approved by the Building Official. After the initial extension is given, the Building Official may approve a second six (6) month extension.
        ii. To obtain a permit issued by the Building Official, the Landowner must submit a layout demonstrating adequate access, compliance with applicable regulations for lighting, landscaping, parking and site safety and receive approval of the same from the City Engineer. Any signage associated with the temporary building shall be permitted in accordance with the City's Sign Ordinance in effect at the time of the sign permit application.

K. Construction Characteristics and Standards

The City Council may approve other materials or increased finish percentages in conjunction with either Council approval through Architectural Pre-Design Approval Process or at Site Plan review. Façade materials will comply with the requirements of Section 32.05.005(A) of the Code with the following enhancements:

1. Exterior wall construction for residential structures will consist of a minimum of one hundred percent (100%) Masonry and Masonry Alternatives. Masonry may consist of:
    a. Limestone, granite, or other stone;
    b. Brick;
    c. True stucco using a three-step process over metal lathe;
    d. Adobe;
    e. Cementitious fiberboard (often called hardie plank or board)
2. Use of Masonry Alternatives will be allowed on no more than twenty percent (20%) of any facades; provided that all buildings visible from a public street, including interior driveways, have a consistent appearance and use of such materials. Masonry Alternatives may consist of:
    a. Formed-in-place concrete with patterning or staining where color is infused into the material and is not applied or painted;
    b. Architectural metal panel of sufficient gauge to be resistant to warping, bowing, or sustaining damage from hail, wind, or minor wind-bourne objects, and finished to be weather-resistant (the panel may have a weathered appearance or surface patina but must be finished to prevent degradation and to avoid structural issues within the panel;
    c. Reclaimed or native wood panel which may have an unfinished or untreated appearance if maintained to prevent degradation or continued weathering;

   d. Glass curtain wall extending from ground level to at least the height of the first floor conditioned space.
3. Masonry and Masonry Alternatives may not consist of CMU block or concrete tilt-wall panel.
4. Awnings or canopies on at least fifty percent (50%) of windows. Windows recessed into patios and balconies shall count towards this feature.
5. Flat TPO roofing may be allowed to provide architectural character of building forms.
6. Fenced and sodded yards for at least fifty percent (50%) of ground floor units equivalent to seventy-five (75) square feet in area.
7. Corner or wraparound balconies on each floor of each building.
8. Corner treatments on all buildings consisting of at least one (1) change in slope (for hipped or gabled roof) or non-horizontal element (for flat roof) per corner, a horizontal cornice projection of at least eight (8) inches, bracketed eaves, or similar treatment. The corner treatment must extend at least ten percent (10%) of the length of building elevation.
9. Vertical offsets on all buildings with a flat roof that are equal to 3% of the wall height. No section of flat roof shall maintain the same plane for a distance that exceeds twenty-five (25%) percent of the horizontal wall length.
10. Corner or wraparound balconies on each floor of each building.
11. At least seventy-five percent (75%) of windows include decorative features such as multi-pane or mullioned glass, arched forms, painted or treated cedar or cementitious fiber shutters, brick or stone soldier course, or similar.
12. Muted, earth-toned palette shall be utilized for all building materials.
13. Stairwells between floors and corridors providing access to units shall be placed in the interior of the building and may or may not be conditioned.
14. Mail rooms or kiosks shall consist of 100% masonry exterior construction.
15. Minimum floor area per Dwelling Unit – five hundred fifty (550) square feet.
16. Units with an exterior wall that faces a street with a classification of Collector or Arterial shall provide double-pane glass window, sound-deadening material, or other measure that prevents sound levels from exceeding the ambient decibel level in units that do not face such a street.
17. Use of enhanced materials on at least three (3) prominent building elements (as visible from Bee Cave Parkway and Hwy 620) of the building examples might be:
    a. cast in place or board form concrete, architectural metal, Corten steel, rammed earth, and stone.
    b. Incorporation of top floor exterior amenity spaces featuring exposed structural elements to enhance architectural detail. Examples include trusses, corbels, rafter tails, etc. Any elements used will be located at the same height as the top residential floor and will not exceed permitted height.
18. The upper floors of buildings may cantilever a maximum of five (5) feet, provided they do not encroach site driveways or parking areas or extend across building setback lines.

19. Buildings that do not satisfy the code requirements for Fire Department aerial apparatus shall be protected by an NFPA 13 fire suppression system.

L. Design & Sustainability Features

Community Design, Technology & Sustainability features are designed to enhance the living experience and promote health and wellness of the occupants. The following is a list of features to be confirmed at building plan and required prior to issuance of a CO for the applicable buildings:

1. Ten-foot (10') ceiling height in all units.
2. All units will provide balconies or patios at least fifty (50) square feet in size and a minimum of five (5) in depth.
3. In-unit washer and dryer connections
4. Wi-fi internet access provided in all common areas such as the clubhouse, pool, walking trails and fitness area.
5. A minimum of two thousand (2,000) SF of meeting rooms and/or co-working space available for tenant use.
6. On-site pool for tenant use.
7. Recycling program available to every resident.
8. LED lighting of all interior common spaces.
9. One (1) electric vehicle charging station per fifteen (15) units. And at least one (1) charging station per twenty-five (25) units will be accessible to all residents and visitors.
10. Smart technology installed in units allowing ability to control lights and thermostats that reduces energy loads during the day or during times or peak energy usage.
11. Units with an exterior wall that faces Bee Cave Parkway or Hwy 620 shall provide double-pane glass windows, sound-deadening material, or other measure that prevents sound levels from exceeding the ambient decibel level in units that do not face such a street.

M. Workforce Housing

1. Prior to the issuance of the first Certificate of Occupancy for Tract B Landowner shall record declaration of covenants, conditions, and restrictions ("Workforce Housing Restrictions"). Such restrictions shall require that for a period of forty (40) years thereafter, a minimum of thirty-four (34) residential units on Tract B shall be reserved as affordable to households earning no more than eighty percent (80%) of the Area Median Income ("AMI") in the Austin metropolitan statistical area (MSA), as published annually by the Federal government, and that such affordable units shall be proportionate to the overall mix of bedroom types offered on Tract B. The Workforce Housing Restrictions shall not be amended without the consent of the City.

Prior to the issuance of the first Certificate of Occupancy, Landowner shall enter into a contract with a third-party agency charged with auditing and enforcing the Workforce Housing Restrictions and provide the City with copy of the same. The Landowner shall be responsible for any expenses charged by the third-party agency. Landowner shall provide the City with 30 days' notice of any changes to third-party agency. Any lapse of contractual coverage will be considered a violation of this provision.

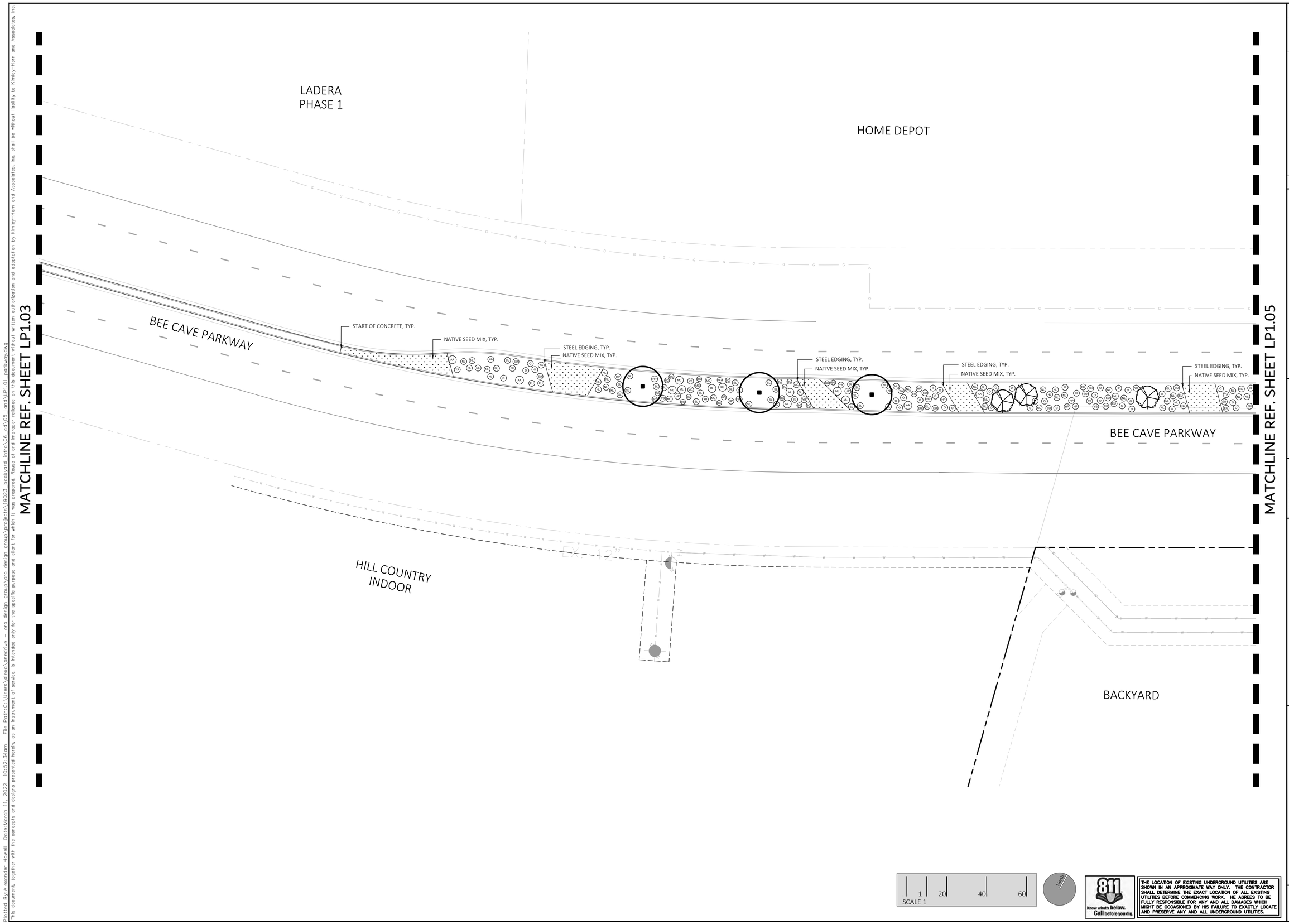
In addition to the information provided to the third-party agency, the Workforce Housing Restrictions compliance reports in a format to be determined by the City shall be provided to the City on or before August 1st each year subsequent to the issuance of the first Certificate of Occupancy. A compliance report shall also be provided to the City within ten (10) business days of any additional request.

VII. Crescent Tract

The Crescent Tract will be improved with public trails concurrently with the development of Tract B. Trail improvements on Tract B will be a minimum of ten feet (10') in width, trail material shall be stabilized decomposed granite or concrete as approved by the City Engineer. The landowner of Tract B will provide a maintenance agreement for perpetual maintenance of these trails at the time of Site Plan approval. Furthermore, the first certificate of occupancy for Tract B will not be issued until the public trails on Crescent Tract have been completed and accepted by City.

EXHIBIT D

Example Median Plan



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100, AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

REGISTERED LANDSCAPE ARCHITECT
ALEXANDER J. HOWELL
3215
STATE OF TEXAS
03/09/2022

ORO PROJECT
19023
DATE
MARCH 2022
SCALE: AS SHOWN
DESIGNED BY: AH
DRAWN BY: MF
CHECKED BY: AH

PLANTING PLAN

BEE CAVE PARKWAY - STREETSCAPE

13801 BEE CAVE PARKWAY
BEE CAVE, TEXAS 78738

SHEET NUMBER
LP1.04

Plotted By:Alexander Howell Date:March 11, 2022 10:52:34am File Path:C:\Users\alexa\onedrive - oro design group\oro design group\projects\19023_backyard_intro\06_cd\05_land\LP1.01_parkway.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT B

Concept Plan

DRIVE TO RM 620

SCENIC OVERLOOK WITH SHADE STRUCTURES AND TELESCOPE

WATER QUALITY DRY POND

NO CUT ZONE

BLDG A

BLDG B

PLAZA

BLDG C

PLAZA

BLDG D

PLAZA

BLDG E

VALET

OUTDOOR PATIOS

BLDG F

LANDSCAPE SCREENING

GATED SERVICE, KITCHEN AND MECHANICAL YARD

DROP-OFF AREA

RAINWATER HARVESTING TANKS

50' BUFFER

WASTE RECEPTICLE AND RECYCLING ENCLOSURE

CONCRETE HIKE AND BIKE TRAIL

HIGH INTENSITY LANDSCAPE AREA

LANDSCAPE SCREENING FOR WASTE RECEPTICLES

DECOMPOSED GRANITE HIKE AND BIKE TRAIL

CRESCENT PARK

HIGH INTENSITY LANDSCAPE AREA

HIKE AND BIKE TRAIL

50' BUFFER

RM 620

BEE CAVE PARKWAY

WATER QUALITY DRY POND

BLDG G4

BLDG G5

BLDG G1

BLDG G3

POOL

BLDG G2

HIGH INTENSITY LANDSCAPE AREA

ETHAN'S VIEW GARDEN

BERM

BLOOM GARDEN

APIARY

NO CUT ZONE

HIGH INTENSITY LANDSCAPE AREA

CONCRETE HIKE AND BIKE TRAIL

50' BUFFER

LAND USE LEGEND

- CONDOMINIUM
- OFFICE
- RESTAURANT / OFFICE

The Terrace - Bee Cave, TX

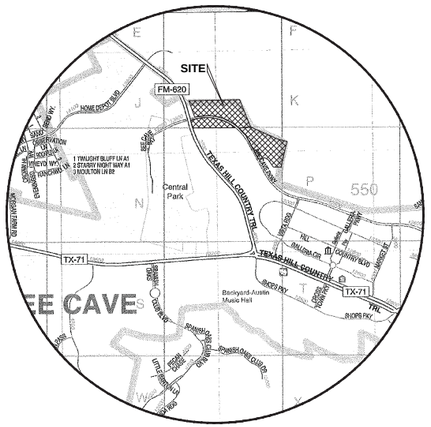
Land Use Rendered Plan

0 50 100 200

Stantec

May 18, 2017

The information shown is based on the best information available and is subject to change without notice.



VICINITY MAP
N.T.S.

PLANNED DEVELOPMENT AMENDMENT
ORDINANCE No. 14-214
CONCEPT PLAN

FOR

THE TERRACE

SHEET INDEX

SHEET NO.	DESCRIPTION
01	COVER
02	EXISTING CONDITION PLAN
03	LAND USE MAP
04	PHASING PLAN
05	ROADWAY PLAN
06	UTILITY PLAN
07	DRAINAGE PLAN
08A	TREE PRESERVATION AND OPEN SPACE PLAN
08B	TREE PRESERVATION AND OPEN SPACE PLAN
09	TREE PRESEVATION LIST

OWNER: TERRACE PARTNERS LLC
13200 BEE CAVE PARKWAY
AUSTIN, TEXAS 78738
(512) 923-9796

ENGINEER: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

LANDSCAPE ARCHITECT: PLANNED ENVIRONMENTS INC.
2219 WESTLAKE DRIVE, SUITE 100
AUSTIN, TEXAS 78746
(512) 474-0806

WATERSHED STATUS:

THIS PROJECT LIES WITH IN THE CEDAR HOLLOW AND LITTLE BARTON CREEK WATERSHED

FLOODPLAIN INFORMATION:

THE SUBJECT PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH ANY MAPS ENTITLED: "FLOOD INSURANCE RATE MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION PER COMMUNITY PANEL NO. 48453C0405H AND 48453C0415H, EFFECTIVE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY AND INCORPORATED AREAS.

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK "B", OF THE AMENDED FINAL PLAT HILL COUNTRY GALLERIA OF LOTS 1-3, 6-8 AND 10-26, BLOCK A, LOTS 1-3 AND 6-8, BLOCK B AND LOT 1, BLOCK C, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 200700378 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 4, BLOCK "B" OF THE HILL COUNTRY GALLERIA, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600357 AND LOT 5, BLOCK "B" OF THE AMENDED FINAL PLAT HILL COUNTRY GALLERIA OF LOTS 1-3, 6-8 AND 10-26 BLOCK A, LOTS 1-3 AND 6-8, BLOCK B AND LOT 1, BLOCK C, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200700378 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ADDRESS : 13500, 13100 & 13216 BEE CAVE PARKWAY
BEE CAVE, TEXAS 78738

APPROVED FOR ACCEPTANCE:

CITY OF BEE CAVE DATE

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500

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100 0 50 100 200

1" = 100'

LEGEND

EXISTING	DESCRIPTION
	PROPERTY (R.O.W.) LINE
	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	1/2" IRON ROD SET w/YELLOW CAP STAMPED "BURY & PARTNERS"
(XXX)	RECORD INFORMATION
	LIGHT POLE
	UTILITY POLE
	DOWN GUY
	FIRE HYDRANT
	WATER VALVE
	WATER METER
WTMH	WATER MANHOLE
	TELEPHONE RISER
	CABLE TV RISER
	ELECTRIC BOX
	ELECTRIC METER
	GAS METER
	GAS VALVE
TCB	TRAFFIC CONTROL BOX
TSP	TRAFFIC SIGNAL POST
	GRATE INLET
	CURB INLET (SIZE VARIES)
	WIRE FENCE
	WOOD FENCE
	CHAIN LINK FENCE
	SIGN
SS	STORMSEWER LINE
W	WATER LINE
WW	WASTEWATER LINE
G	GAS LINE
E	ELECTRIC LINE
OE	OVERHEAD ELECTRIC
UT	UNDERGROUND TELEPHONE
UC	UNDERGROUND CABLE AND INTERNET
TC	TELECOMMUNICATIONS LINE
EMH	ELECTRIC MANHOLE (SIZE VARIES)
WWMH	WASTEWATER MANHOLE (SIZE VARIES)
SSMH	STORMSEWER MANHOLE (SIZE VARIES)
TMH	TELEPHONE MANHOLE (SIZE VARIES)
CO	WASTEWATER CLEANOUT
	CURB & GUTTER
	EDGE OF PAVEMENT
	CONCRETE SIDEWALKS
678	CONTOUR
100.0	SPOT ELEVATION
	EXISTING TREES

DATE	NO.	REVISION	APPROVAL

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Austin, Texas 78701
Tel: (512) 328-0011 Fax: (512) 328-0325
TBPE # F-1046 TBPLS # F-10107500

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EXISTING CONDITIONS PLAN

THE TERRACE
BEE CAVE, TEXAS

TERRACE PARTNERS LLC

DRAWN BY: RWM
DESIGNED BY: LEB
QA / QC:
PROJECT NO.: R10175810001

SHEET 2 OF 9

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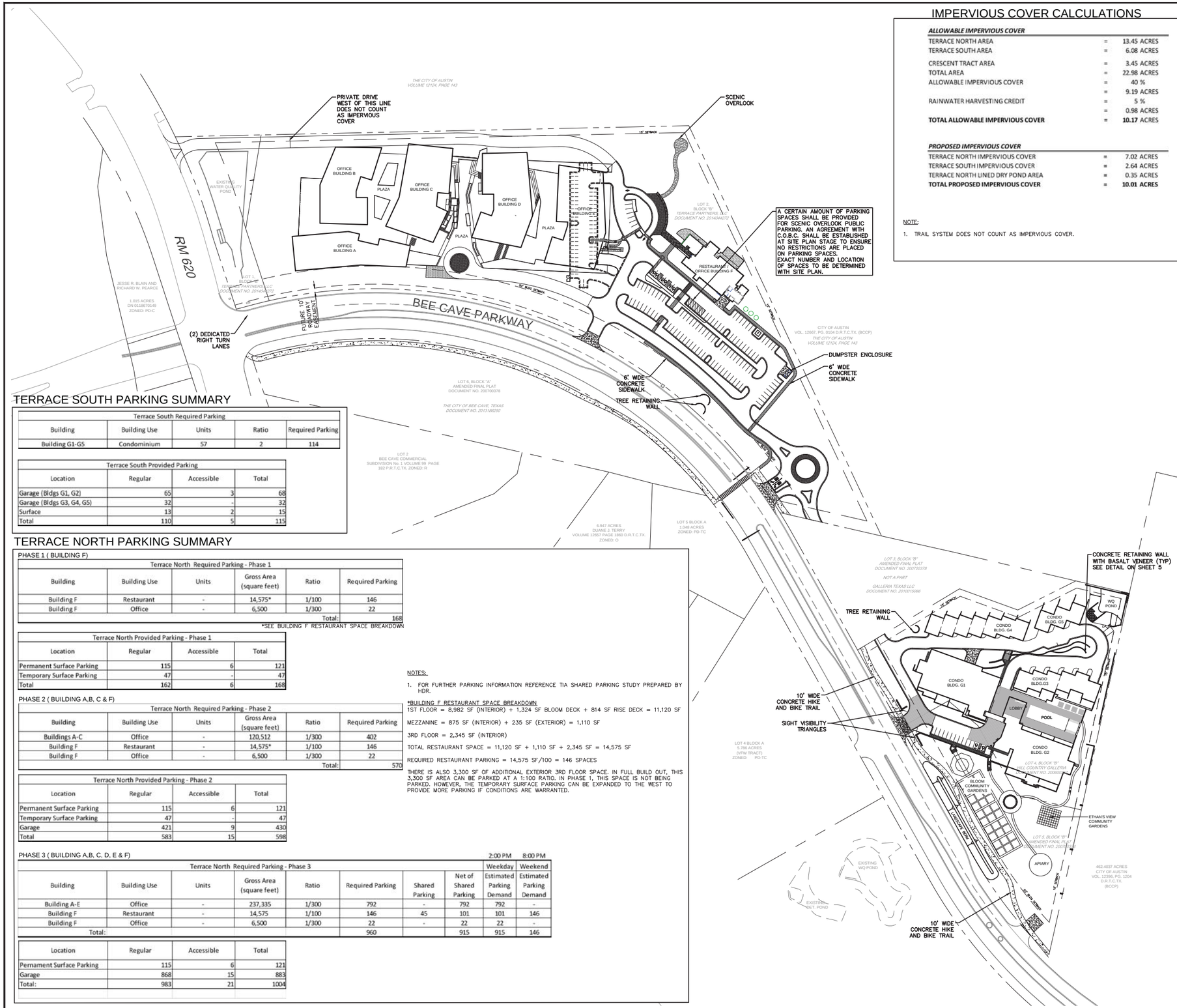

IMPERVIOUS COVER CALCULATIONS

ALLOWABLE IMPERVIOUS COVER		
TERRACE NORTH AREA	=	13.45 ACRES
TERRACE SOUTH AREA	=	6.08 ACRES
CRESCENT TRACT AREA	=	3.45 ACRES
TOTAL AREA	=	22.98 ACRES
ALLOWABLE IMPERVIOUS COVER	=	40 %
	=	9.19 ACRES
RAINWATER HARVESTING CREDIT	=	5 %
	=	0.98 ACRES
TOTAL ALLOWABLE IMPERVIOUS COVER	=	**10.17** ACRES

PROPOSED IMPERVIOUS COVER		
TERRACE NORTH IMPERVIOUS COVER	=	7.02 ACRES
TERRACE SOUTH IMPERVIOUS COVER	=	2.64 ACRES
TERRACE NORTH LINED DRY POND AREA	=	0.35 ACRES
TOTAL PROPOSED IMPERVIOUS COVER	=	**10.01 ACRES**

NOTE:

1. TRAIL SYSTEM DOES NOT COUNT AS IMPERVIOUS COVER.

100 0 50 100 200
1" = 100'

TERRACE SOUTH PARKING SUMMARY

Terrace South Required Parking

Building	Building Use	Units	Ratio	Required Parking
Building G1-G5	Condominium	57	2	114

Terrace South Provided Parking

Location	Regular	Accessible	Total
Garage (Bldgs G1, G2)	65	3	68
Garage (Bldgs G3, G4, G5)	32	-	32
Surface	13	2	15
Total	110	5	115

TERRACE NORTH PARKING SUMMARY

PHASE 1 (BUILDING F)

Terrace North Required Parking - Phase 1

Building	Building Use	Units	Gross Area (square feet)	Ratio	Required Parking
Building F	Restaurant	-	14,575*	1/100	146
Building F	Office	-	6,500	1/300	22
				Total:	168

*SEE BUILDING F RESTAURANT SPACE BREAKDOWN

Terrace North Provided Parking - Phase 1

Location	Regular	Accessible	Total
Permanent Surface Parking	115	6	121
Temporary Surface Parking	47	-	47
Total	162	6	168

PHASE 2 (BUILDING A,B, C & F)

Terrace North Required Parking - Phase 2

Building	Building Use	Units	Gross Area (square feet)	Ratio	Required Parking
Buildings A-C	Office	-	120,512	1/300	402
Building F	Restaurant	-	14,575*	1/100	146
Building F	Office	-	6,500	1/300	22
				Total:	570

Terrace North Provided Parking - Phase 2

Location	Regular	Accessible	Total
Permanent Surface Parking	115	6	121
Temporary Surface Parking	47	-	47
Garage	421	9	430
Total	583	15	598

PHASE 3 (BUILDING A,B, C, D, E & F)

Terrace North Required Parking - Phase 3

Building	Building Use	Units	Gross Area (square feet)	Ratio	Required Parking	Shared Parking	Net of Shared Parking	2:00 PM Weekday Estimated Parking Demand	8:00 PM Weekend Estimated Parking Demand
Building A-E	Office	-	237,335	1/300	792	-	792	792	-
Building F	Restaurant	-	14,575	1/100	146	45	101	101	146
Building F	Office	-	6,500	1/300	22	-	22	22	-
Total:					960		915	915	146

Location	Regular	Accessible	Total
Permanent Surface Parking	115	6	121
Garage	868	15	883
Total:	983	21	1004

NOTES:

1. FOR FURTHER PARKING INFORMATION REFERENCE TIA SHARED PARKING STUDY PREPARED BY HDR.

*BUILDING F RESTAURANT SPACE BREAKDOWN

1ST FLOOR = 8,982 SF (INTERIOR) + 1,324 SF BLOOM DECK + 814 SF RISE DECK = 11,120 SF

MEZZANINE = 875 SF (INTERIOR) + 235 SF (EXTERIOR) = 1,110 SF

3RD FLOOR = 2,345 SF (INTERIOR)

TOTAL RESTAURANT SPACE = 11,120 SF + 1,110 SF + 2,345 SF = 14,575 SF

REQUIRED RESTAURANT PARKING = 14,575 SF/100 = 146 SPACES

THERE IS ALSO 3,300 SF OF ADDITIONAL EXTERIOR 3RD FLOOR SPACE. IN FULL BUILD OUT, THIS 3,300 SF AREA CAN BE PARKED AT A 1:100 RATIO. IN PHASE 1, THIS SPACE IS NOT BEING PARKED. HOWEVER, THE TEMPORARY SURFACE PARKING CAN BE EXPANDED TO THE WEST TO PROVIDE MORE PARKING IF CONDITIONS ARE WARRANTED.

DATE	NO.	REVISION	APPROVAL

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1046 TBPLS # F-10107500
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LAND USE MAP

THE TERRACE
BEE CAVE, TEXAS

TERRACE PARTNERS LLC

DRAWN BY: RWM
DESIGNED BY: LEB
QA / QC:
PROJECT NO.: R10175810001

SHEET 3 OF 9

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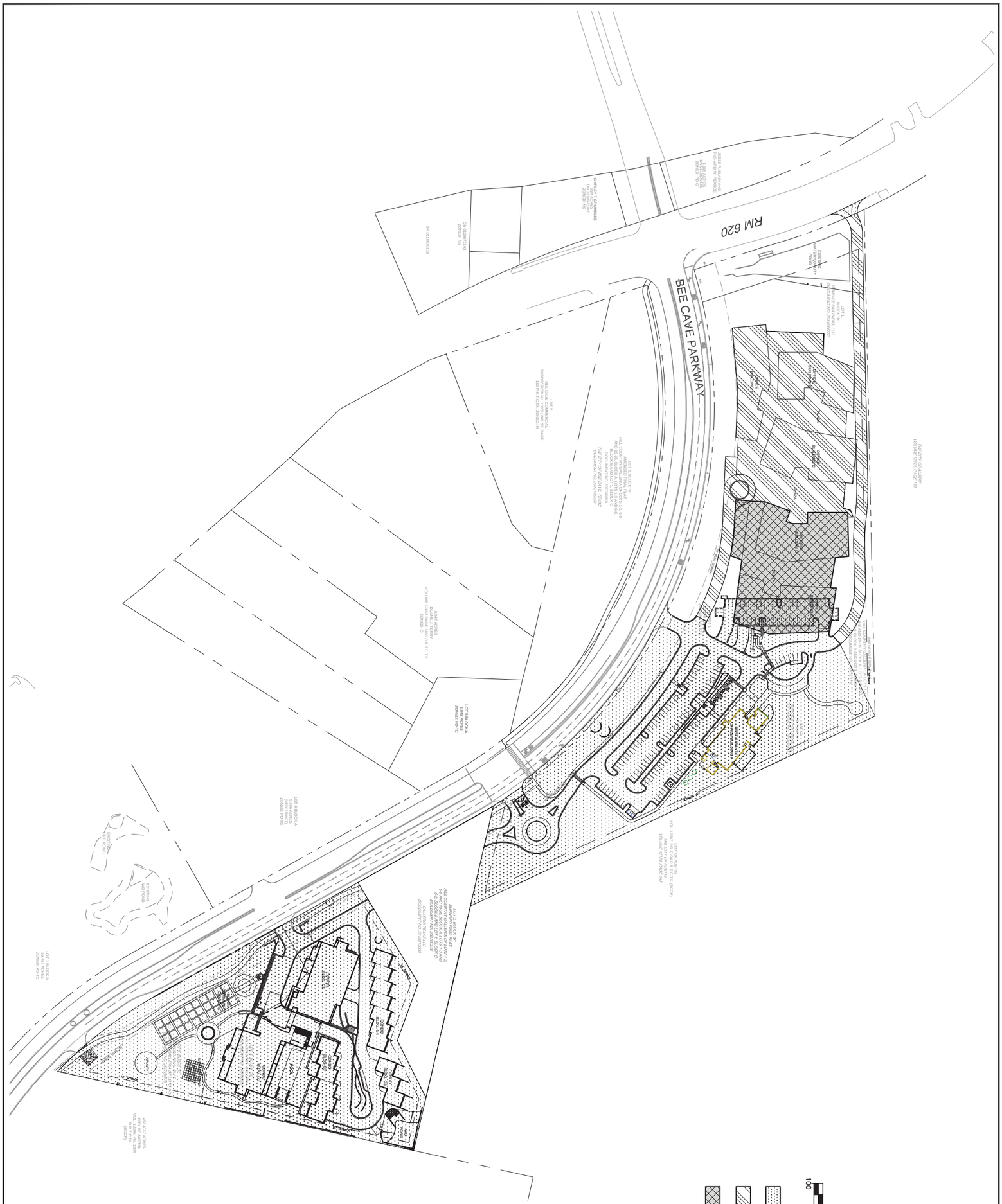

DATE	NO.	REVISION	APPROVAL

DRAWN BY: RWM

DESIGNED BY: LEB

QA / QC:

PROJECT NO.: R10175810001

THE TERRACE
BEE CAVE, TEXAS

TERRACE PARTNERS LLC

PHASING PLAN

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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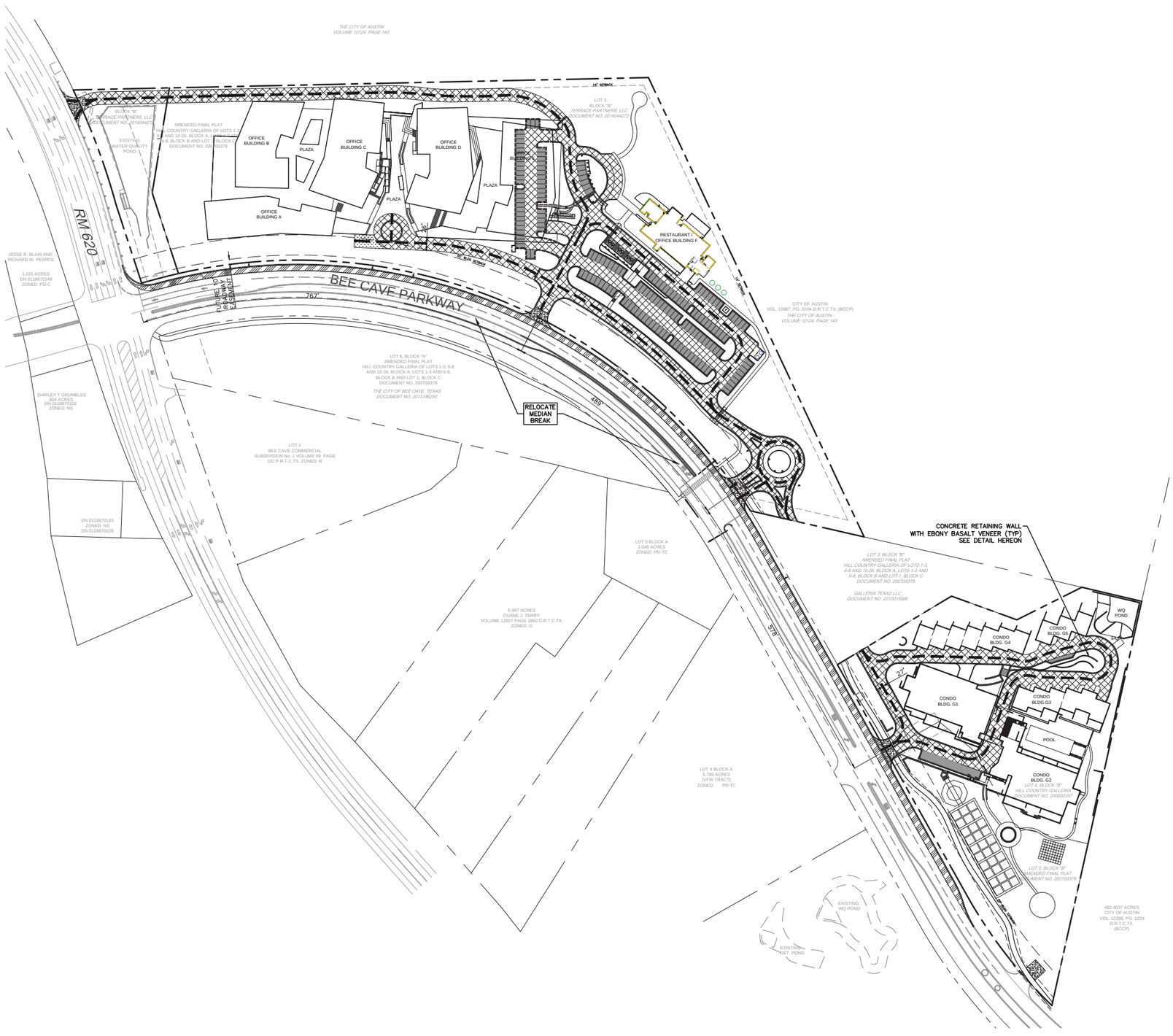
V:\2220\active\22201016\Civil\cad\cd The Terrace\cd Exhibits\concept Ppd Amendment\10175810 01PHASE_EXH01C.dwg modified by jsayers on May 9, 17 5:06 PM



100 0 50 100 200

1" = 100'

FIRELANE

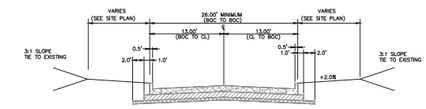
PRIVATE DRIVE WITH PUBLIC ACCESS

SURFACE PARKING

DEDICATED RIGHT TURN LANE

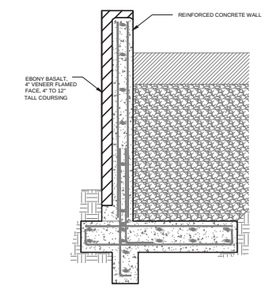
GRASS PAVING – EMERGENCY ACCESS ONLY

CONCRETE DRIVEWAY



PRIVATE DRIVE WITH PUBLIC ACCESS SECTION

NOTE: PRIVATE DRIVES WITH PUBLIC ACCESS SHOWN ON THIS PLAN ARE 26 FEET WIDE UNLESS LABELED OTHERWISE.



NOTE: NOT AN ENGINEERED WALL. FOR CONCEPT PLAN USE ONLY

TYPICAL CONCRETE REINFORCED WALL WITH EBONY BASALT VENEER

DATE	NO.	REVISION	APPROVAL

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Austin, Texas 78701
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ROADWAY PLAN

THE TERRACE
BEE CAVE, TEXAS

TERRACE PARTNERS LLC

DRAWN BY: CM
DESIGNED BY: LO
QA / QC:
PROJECT NO.: R10175810001

SHEET 5 OF 9

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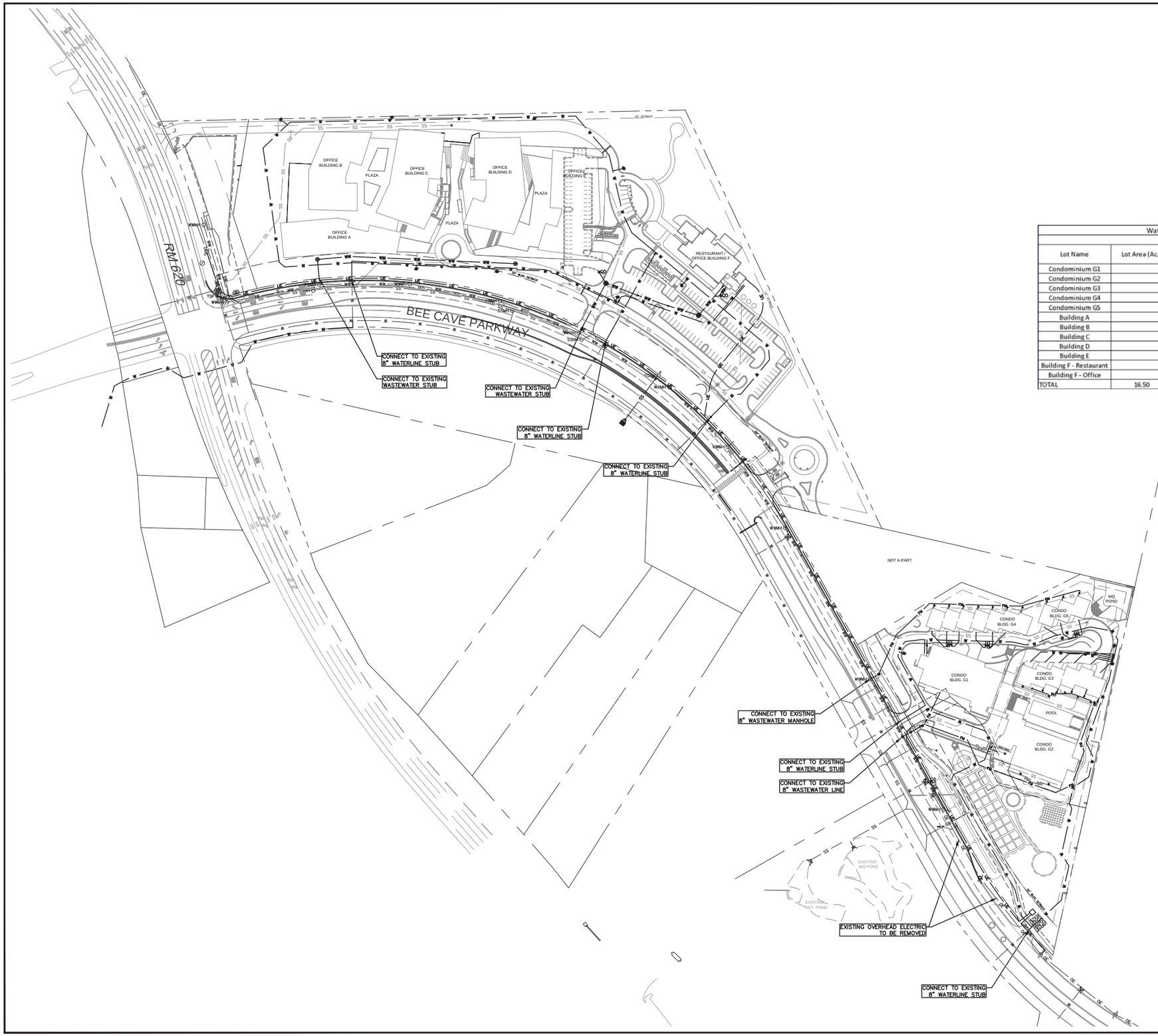

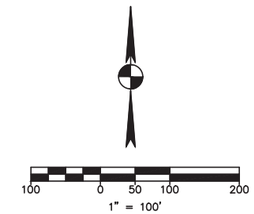

Water and Wastewater Demand Calculations						
Feb-16						
Lot Name	Lot Area (Ac.)	Proposed Land Use	Proposed Building GSF	# Units	LUEs/SF or LUEs/Unit	Total LUEs
Condominium G1		Residential	57,846	19	0.7	13
Condominium G2		Residential	58,496	22	0.7	15
Condominium G3		Residential	23,059	6	0.7	4
Condominium G4		Residential	17,301	7	0.7	5
Condominium G5		Residential	7,943	3	0.7	2
Building A		Office	31,623		1/3000	11
Building B		Office	30,924		1/3000	10
Building C		Office	57,965		1/3000	19
Building D		Office	58,298		1/3000	19
Building E		Office	58,525		1/3000	20
Building F - Restaurant		Restaurant	14,575		1/200	73
Building F - Office		Office	6,500		1/3000	2
TOTAL	16.50					**194**

APPROVAL

REVISION

NO.

DATE

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UTILITY PLAN

THE TERRACE
BEE CAVE, TEXAS

TERRACE PARTNERS LLC

DRAWN BY: RWM

DESIGNED BY: LEB

QA / QC:

PROJECT NO.: R0175810001

SHEET 6 OF 9

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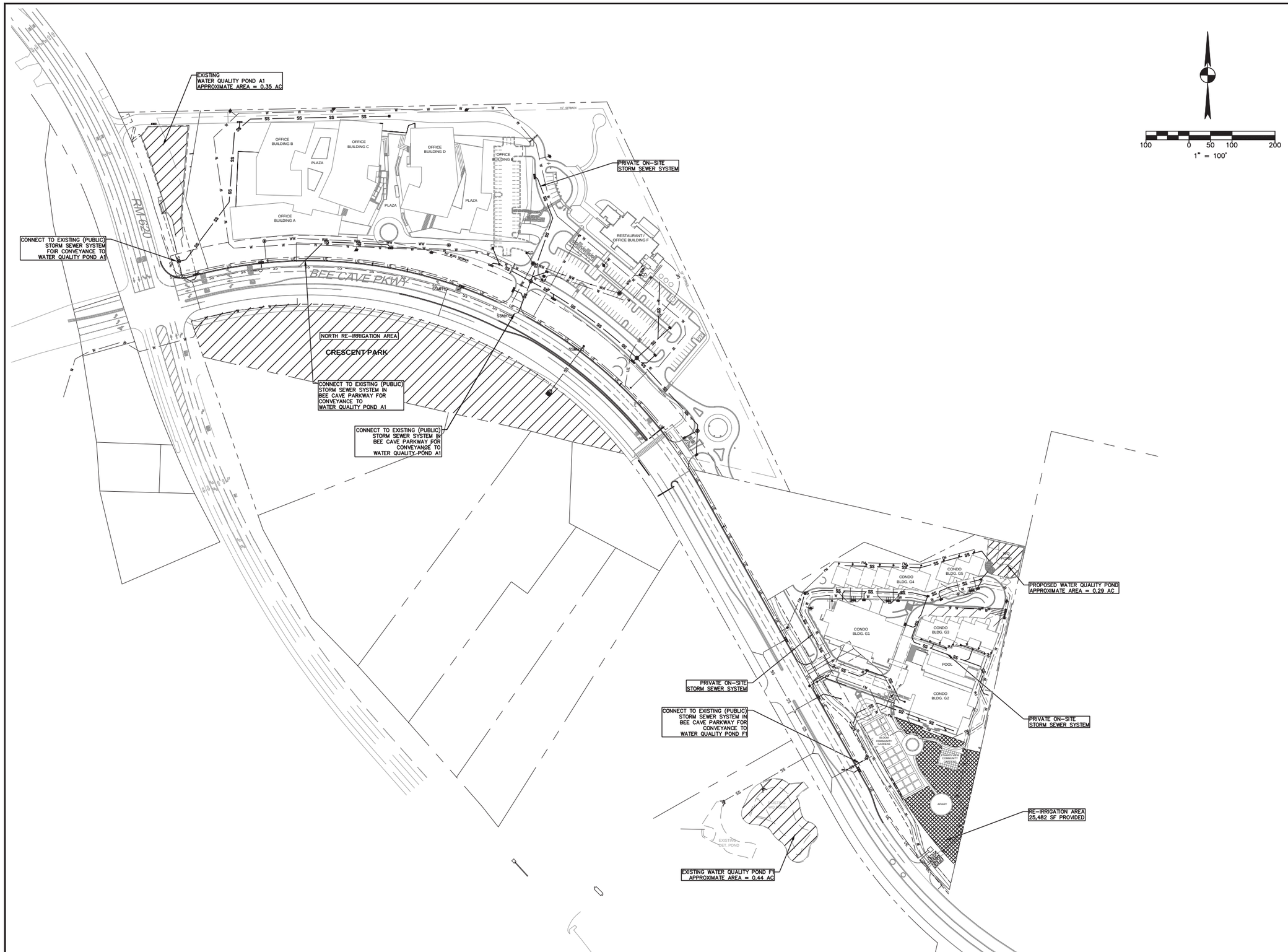

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DRAINAGE PLAN

THE TERRACE
BEE CAVE, TEXAS

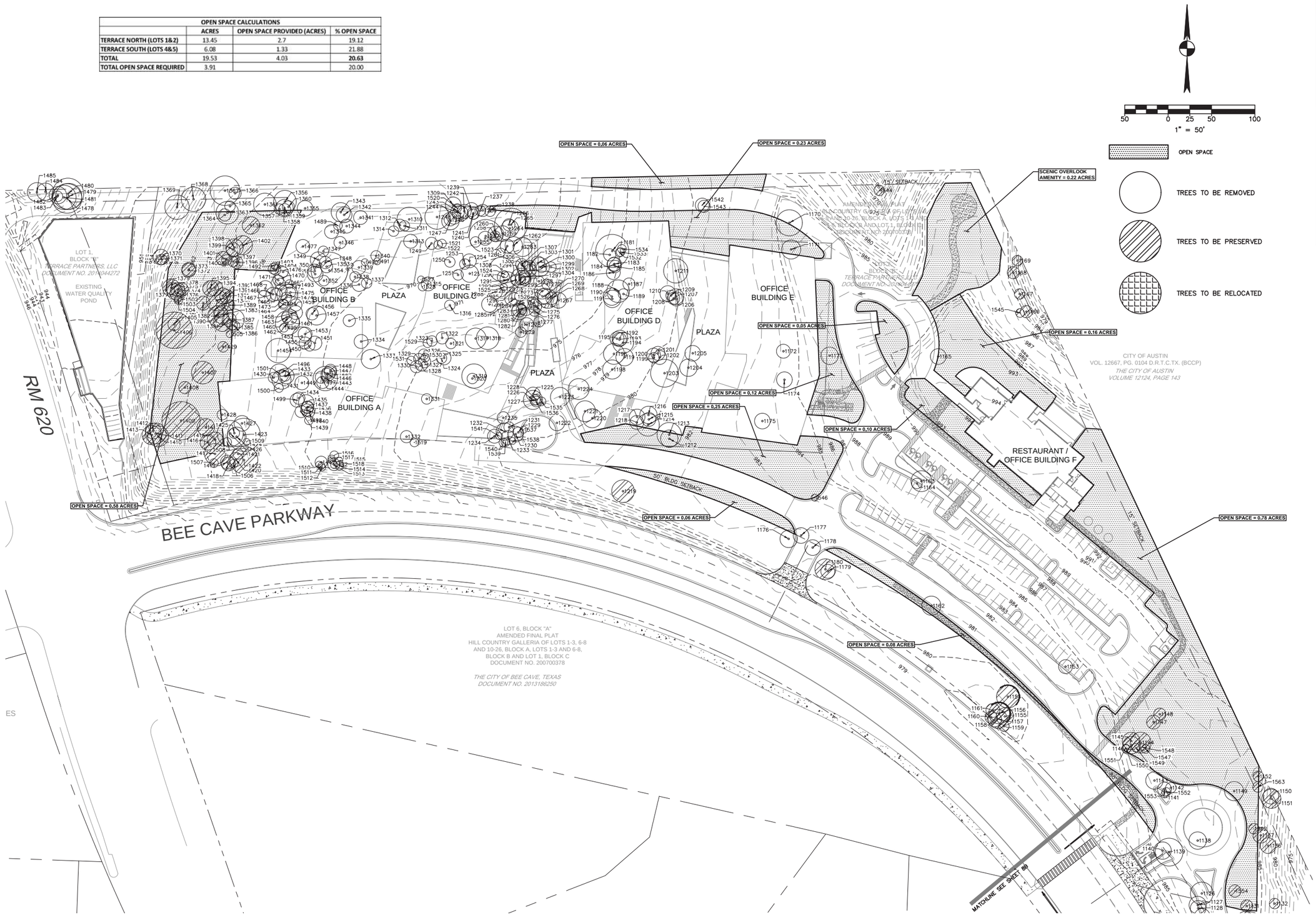
TERRACE PARTNERS LLC

DRAWN BY: RWM
DESIGNED BY: LEB
QA / QC:
PROJECT NO.: R10175810001

SHEET 7 OF 9

V:\2202\acad\22201016\civil\cad\cd The Terrace\cd Exhibits\concept Pyd Amendment\101759011DRAINAGE_EXH01.dwg modified by jsayers on May 9, 17 5:06 PM

OPEN SPACE CALCULATIONS			
	ACRES	OPEN SPACE PROVIDED (ACRES)	% OPEN SPACE
TERRACE NORTH (LOTS 1&2)	13.45	2.7	19.12
TERRACE SOUTH (LOTS 4&5)	6.08	1.33	21.88
TOTAL	19.53	4.03	**20.63**
TOTAL OPEN SPACE REQUIRED	3.91		20.00



DATE	NO.	REVISION	APPROVAL

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Tel: (512) 328-0011 Fax: (512) 328-0325
TBPELS Firm # 10076601 TBPLS # F-10107900

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TREE PRESERVATION AND OPEN SPACE PLAN

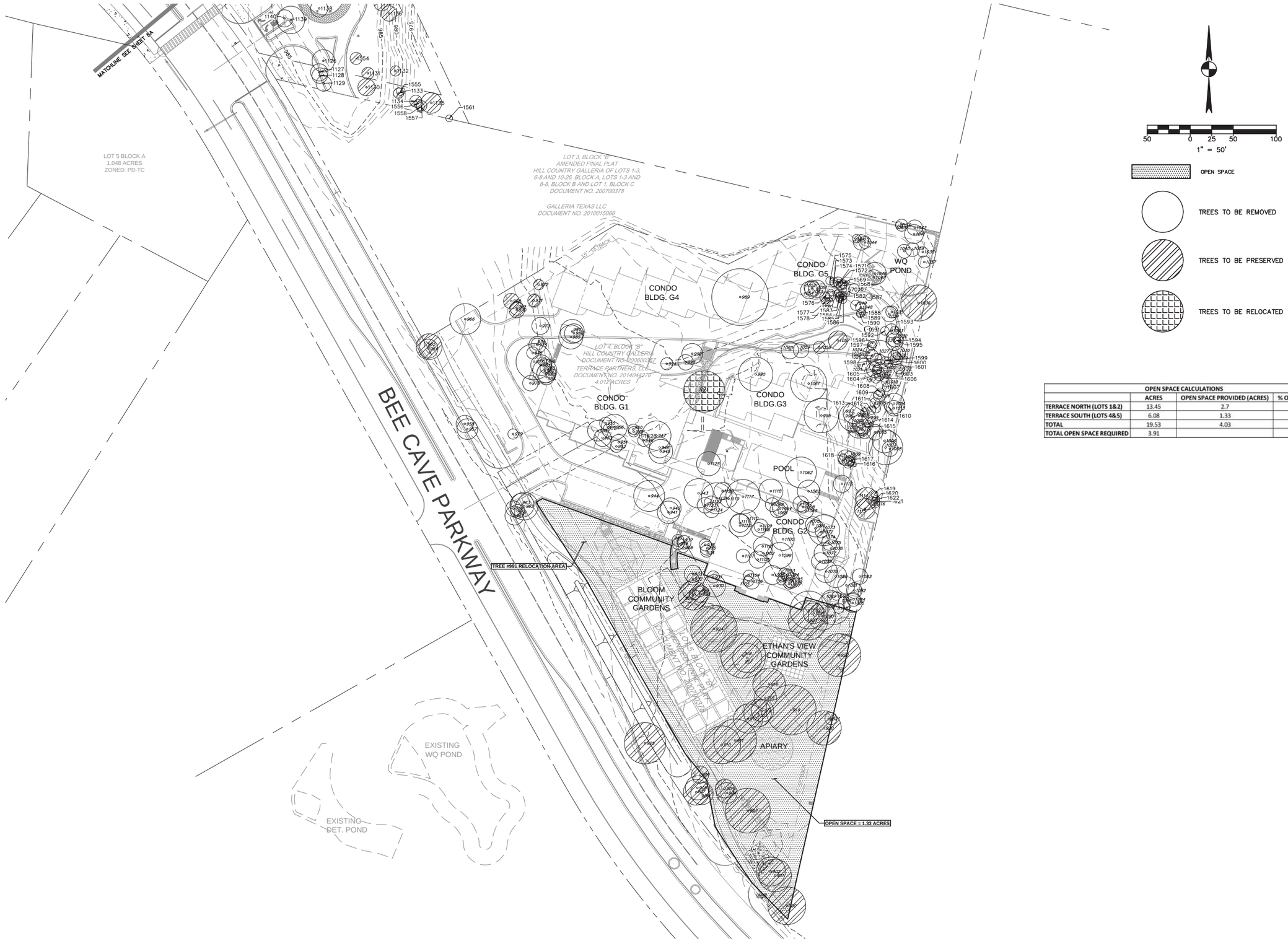
THE TERRACE
BEE CAVE, TEXAS

TERRACE PARTNERS LLC

DRAWN BY: RWM
DESIGNED BY: LEB
QA / QC:
PROJECT NO.: R0175810001

SHEET
08A
OF 9

V:\2220\active\223010165\civil\cad\cd The Terrace\cd Exhibits\concept Pgn Amendment\03.175801TREE_EXH01.dwg modified by jsayers on May 10, 17 10:34 AM



OPEN SPACE CALCULATIONS			
	ACRES	OPEN SPACE PROVIDED (ACRES)	% OPEN SPACE
TERRACE NORTH (LOTS 1&2)	13.45	2.7	19.12
TERRACE SOUTH (LOTS 4&5)	6.08	1.33	21.88
TOTAL	19.53	4.03	**20.63**
TOTAL OPEN SPACE REQUIRED	3.91		20.00

DATE	NO.	REVISION	APPROVAL

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TREE PRESERVATION AND OPEN SPACE PLAN

THE TERRACE
BEE CAVE, TEXAS

TERRACE PARTNERS LLC

DRAWN BY: RWM
DESIGNED BY: LEB
QA / QC:
PROJECT NO.: R101758I0001

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08B
OF 9

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STATUS	TREE TAG	MULTI-TRUNK	SIZE (IN)	SPECIES	MULTI-TRUNK SIZES	CLUSTER	REMOVE CREDIT	REMAIN CREDIT
R	1525		19	CEDAR			-19	
R	1527	(M)	10	LIVE OAK	7,6		-10	
R	1528	(M)	9	LIVE OAK	7,6		-9	
R	1529		9	CEDAR			-9	
	1530	(M)	10	LIVE OAK	8,4		10	
	1531		7	LIVE OAK			7	
	1532		6	LIVE OAK			6	
	1534		5	LIVE OAK			5	
	1534		7	LIVE OAK		F	8 (0)	
	1535	(M)	12	LIVE OAK	7,5,2		18	
	1536		9	LIVE OAK			9	
	1537		8	LIVE OAK			8	
R	1538		20	CEDAR	ILL		-20	
R	1539	(M)	16	LIVE OAK	12,8		-16	
R	1540	(M)	10	CEDAR	7,6		-10	
R	1541		8	LIVE OAK			-8	
R	1542		6	CEDAR			-6	
R	1543	(M)	10	LIVE OAK	6,4,3		-10	
	1544	(M)	12	LIVE OAK	8,7	F	18	
	1545		10	LIVE OAK		F	11.5	
	1546	(M)	10	LIVE OAK	8,5	F	11.5	
R	1547		9	LIVE OAK			-9	
R	1549		7	CEDAR			-7	
	1549	(M)	11	LIVE OAK	7,7		11	
	1550		9	LIVE OAK			9	
	1551		11	LIVE OAK			11	
	1552	(M)	5	LIVE OAK	4,4		6	
R	1553		9	LIVE OAK			-9	
	1554		13	LIVE OAK			19.5	
	1555		10	LIVE OAK		F	11.5	
	1556		11	LIVE OAK		F	18	
	1557		11	LIVE OAK		F	12 (0)	
	1558		8	LIVE OAK		F	9.2	
	1559	(M)	5	LIVE OAK	4,4		6	
	1560		7	LIVE OAK		F	8 (0)	
	1561		8	CEDAR			9.2	
R	1562	(M)	11	LIVE OAK	7,7		-11	
R	1563	(M)	12	LIVE OAK	7,6,3		-12	
R	1564		5	LIVE OAK			-5	
R	1565		5	LIVE OAK			-5	
	1566		7	CEDAR			-7	
	1567	(M)	6	LIVE OAK	4,4		6	
	1568		7	CEDAR			7	
	1569		6	CEDAR			-6	
R	1570		11	LIVE OAK			-11	
R	1571	(M)	11	LIVE OAK	7,7		-11	
R	1572		8	LIVE OAK			-8	
	1573		10	CEDAR			10	
R	1574		9	LIVE OAK			-9	
R	1575		5	LIVE OAK			-5	
R	1576	(M)	10	LIVE OAK	7,6		-10	
R	1577		9	LIVE OAK			-9	
R	1578		9	LIVE OAK			-9	
R	1579		8	LIVE OAK			-8	
R	1580		12	LIVE OAK			-12	
R	1581	(M)	19	CEDAR	12,7,7		-19	
R	1582		7	LIVE OAK			-7	
R	1583		8	CEDAR			-8	
R	1584		8	CEDAR			-8	
R	1585		7	CEDAR			-7	
R	1586	(M)	8	LIVE OAK	6,4		-8	
R	1587		7	LIVE OAK			-7	
R	1588	(M)	13	CEDAR	9,8		-14	
R	1589		5	LIVE OAK			-5	
R	1590		10	LIVE OAK			-10	
R	1591	(M)	10	LIVE OAK	7,6		-10	
R	1592		9	LIVE OAK			-9	
R	1593		9	CEDAR			-9	
R	1594		12	LIVE OAK			-12	
R	1595		8	LIVE OAK			-8	
R	1596		12	CEDAR			-12	
R	1597		10	LIVE OAK			-10	
R	1598		11	LIVE OAK			-11	
R	1599		5	LIVE OAK			-5	
R	1600		8	CEDAR			-8	
R	1601		8	LIVE OAK			-8	
R	1602		9	CEDAR			-9	
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R	1604		5	LIVE OAK			-5	
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R	1611		5	LIVE OAK			-5	
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R	1619		5	LIVE OAK			-5	
R	1620		5	LIVE OAK			-5	
R	1621		5	LIVE OAK			-5	
R	1622	(M)	9	CEDAR	6,6		-9	
R	1623		5	LIVE OAK			-5	
R	1624		5	LIVE OAK			-5	
R	1625		5	LIVE OAK			-5	
R	1626		5	LIVE OAK			-5	
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R	1629		5	CEDAR			-5	
R	1630		5	LIVE OAK			-5	
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R	1660		10	LIVE OAK			-10	
R	1661		7	CEDAR			-7	
R	1662		10	LIVE OAK			-10	
R	1663		7	LIVE OAK			-7	
R	1664		7	LIVE OAK			-7	
R	1665		7	LIVE OAK			-7	
R	1666		7	LIVE OAK			-7	
R	1667		17	CEDAR	9,6		-17	
R	1668	(M)	14	CEDAR	7,7,2		-14	
R	1669	(M)	14	CEDAR	11,3		-14	
R	1670		9	LIVE OAK			9	
R	1671		6	CEDAR			6	
R	1672		8	LIVE OAK			-8	
R	1673		8	LIVE OAK			-8	
R	1674		8	CEDAR		y	9.2	
R	1675	(M)	9	LIVE OAK	7,3	y	10.35	
R	1676		7	LIVE OAK		y	8.05	
R	1677		9	LIVE OAK		y	10.35	
R	1678		7	LIVE OAK		y	8.05	
R	1679	(M)	10	LIVE OAK	7,6	y	11.5	
R	1680		8	CEDAR		y	-8	
R	1681	(M)	10	LIVE OAK	5,5	y	11.5	
R	1682		12	LIVE OAK		y	18	
R	1683		11	LIVE OAK		y	12.65	
R	1684		8	LIVE OAK			-8	
R	1685		8	LIVE OAK			-8	
R	1686		6	LIVE OAK			-6	
R	1687		12	LIVE OAK			-12	
R	1688		7	CEDAR		y	8.05	
R	1689		6	CEDAR		y	-6	
R	1690		6	CEDAR		y	6.9	
R	1691		8	LIVE OAK		y	9.2	
R	1692		12	LIVE OAK			18	
R	1693		8	CEDAR		y	9.2	
R	1694	(M)	9	CEDAR	6,6		9	
R	1695		7	CEDAR			-7	
R	1696		6	CEDAR			-6	
R	1697		7	CEDAR		y	8.05	
R	1698		6	CEDAR		y	6.9	
R	1699		8	LIVE OAK			9.2	
R	1700		8	LIVE OAK			9.2	
R	1701		8	LIVE OAK			9.2	
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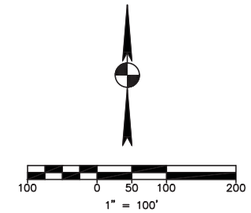

HIGH INTENSITY LANDSCAPING ZONES

NO CUT ZONE
(VEGETATION TO BE PRESERVED)

DATE	NO.	REVISION	APPROVAL

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1046 | TBPLS # F-10107500
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HIGH INTENSITY LANDSCAPE ZONES

THE TERRACE
BEE CAVE, TEXAS

TERRACE PARTNERS LLC

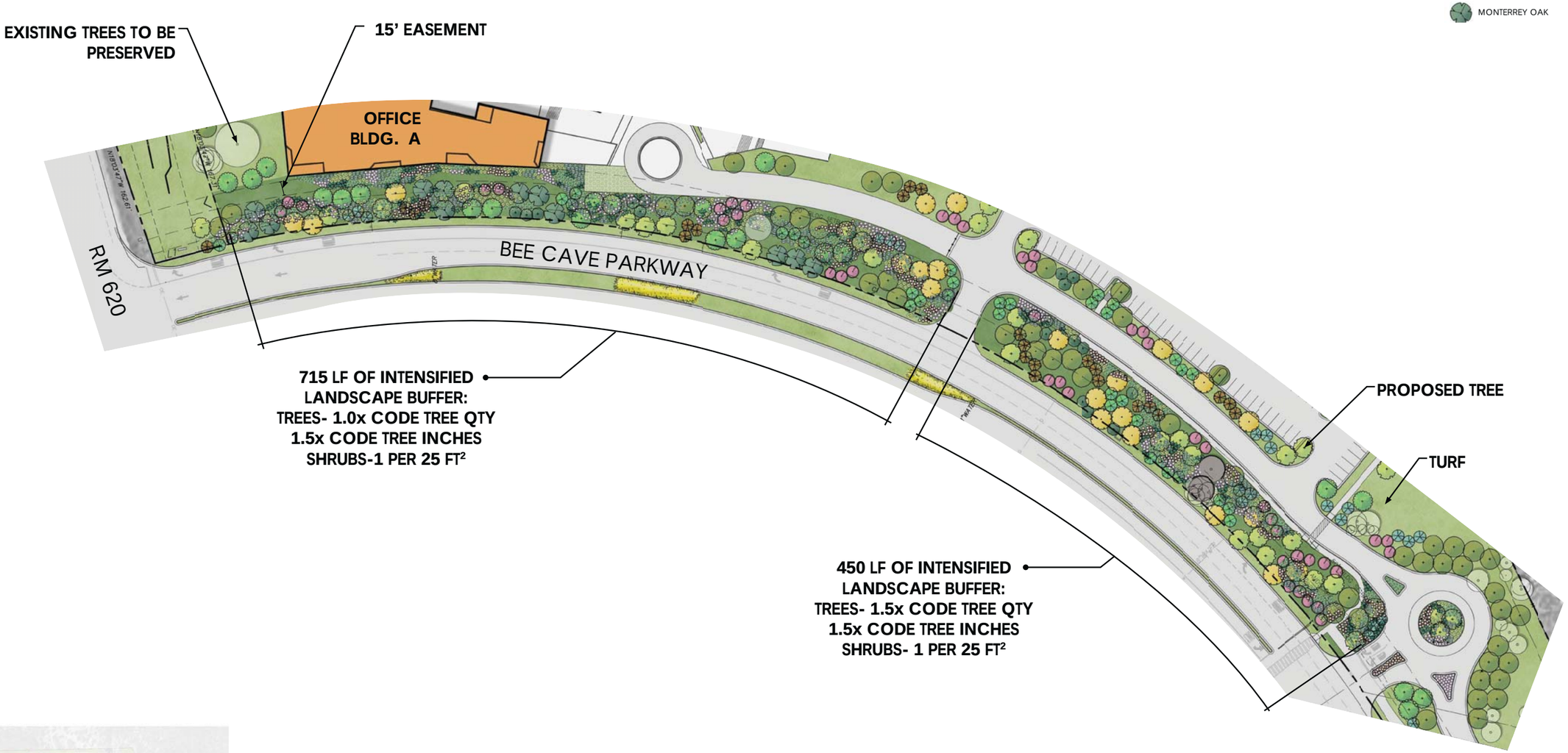
DRAWN BY: RWM
DESIGNED BY: LEB
QA / QC:
PROJECT NO.: R10175B10001

EXH

\\US1-56-F01\workgroup\22270\active\22270101\67\landscape\LA 03 Concept\2016-09-16 - The Terrace\Working\CAD\High Intensity Landscaping Zones.dwg modified by cstever on Feb 13, 17 2:39 PM

LEGEND

- LIVE OAK
- CHINQUAPIN OAK
- CEDAR ELM
- SHUMARD OAK
- MONTERREY OAK
- SHRUBS
- MOUNTAIN LAUREL
- WAX MYRTLE
- MEXICAN PLUM
- CRAPEMYRTLE
- YAUPON HOLLY



The Terrace North - Bee Cave, TX

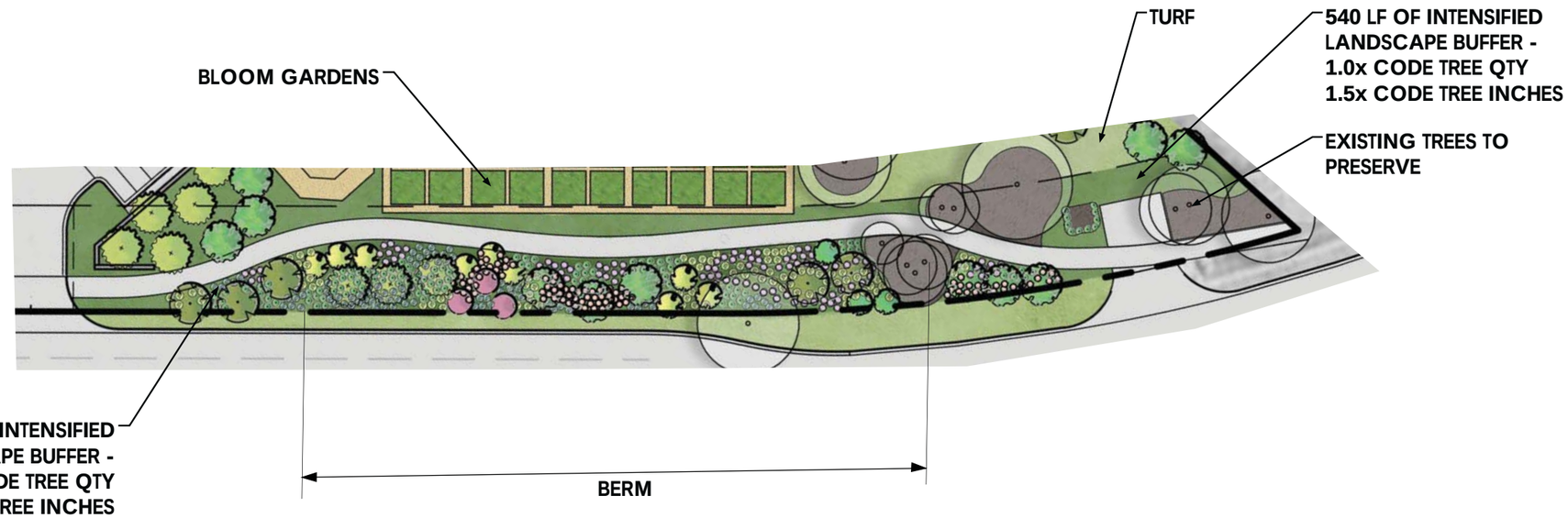
High Intensity Buffer - Rendered Plan

0 25 50 100

Stantec

February 09, 2017

The information shown is based on the best information available and is subject to change without notice.



Ethan's View - Bee Cave, TX

High Intensity Buffer - Rendered Plan

0 15 30 60

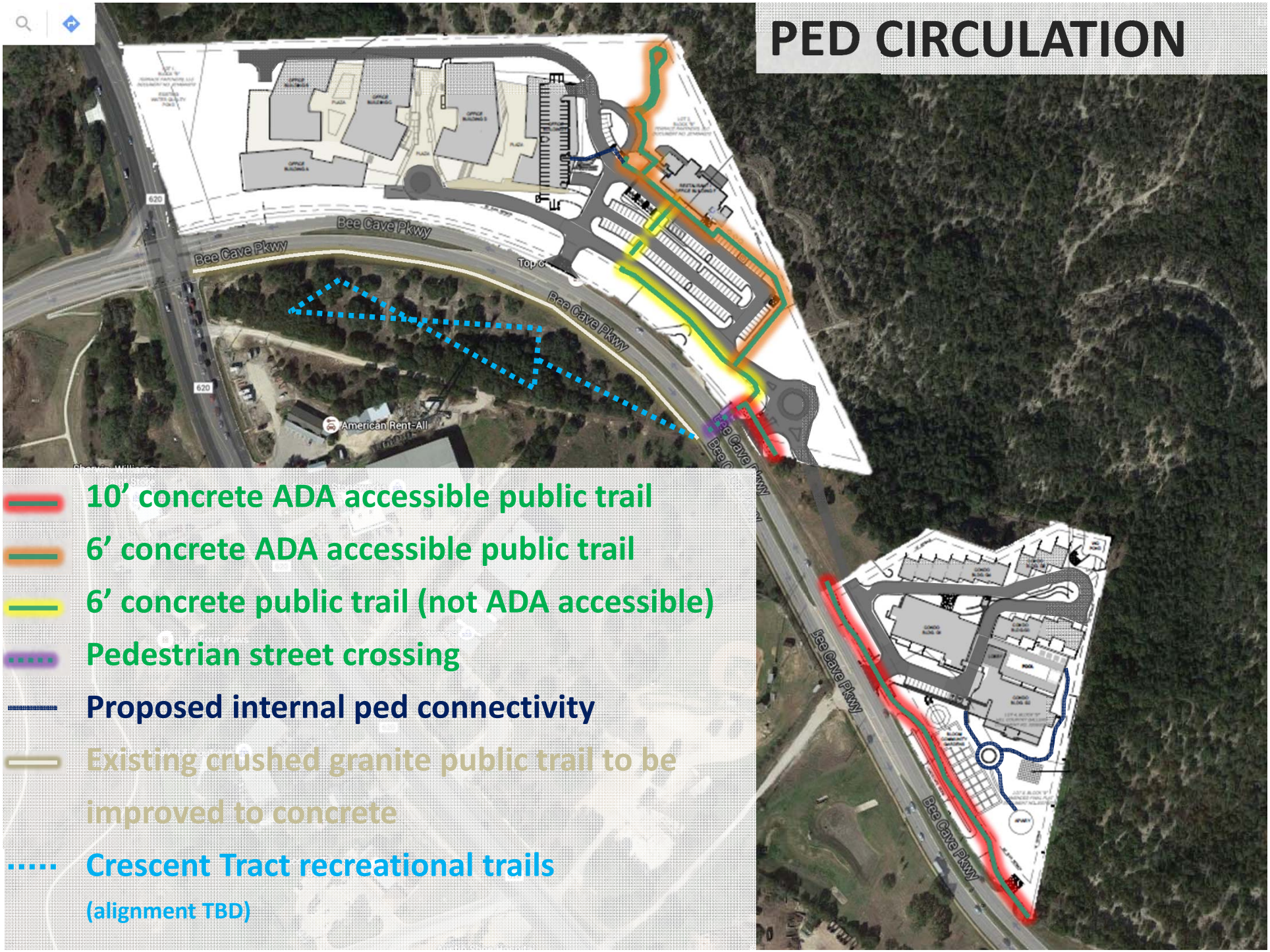
Stantec

January 23, 2017

The information shown is based on the best information available and is subject to change without notice.

Building #	Use(s)	Gross Area (SF)	Bldg Footprint (SF)	# Levels	Building Height	Building Height (at building perimeter)			
						North	East	South	West
A	Class A Office	31,623	14,725	2	33'-7"	33'-7"	22'-9"	33'-7"	33'-7"
B	Class A Office	30,924	13,574	2	33'-7"	33'-7"	33'-7"	26'-11"	33'-7"
C	Class A Office	57,965	16,165	3	46'-9"	46'-9"	40'-11"	40'-11"	46'-9"
D	Class A Office	58,298	16,925	3	46'-9"	46'-9"	40'-11"	40'-11"	46'-9"
E	Class A Office	58,525	13,320	3	44'-5"	44'-5"	44'-5"	44'-5"	44'-5"
F	Restaurant/Office	25,035	9,650	2	45'-0"	45'-0"	45'-0"	45'-0"	45'-0"
G1	Condominium	57,732	15,553	4 above/1 below	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
G2	Condominium	58,233	15,770	4 above/1 below	47'-0"	47'-0"	47'-0"	47'-0"	47'-0"
G3	Condominium	24,147	7,651	3	41'-0"	41'-0"	41'-0"	41'-0"	41'-0"
G4	Condominium	17,112	8,917	2	29'-6"	29'-6"	29'-6"	29'-6"	29'-6"
G5	Condominium	7,433	3,863	2	29'-6"	29'-6"	29'-6"	29'-6"	29'-6"

PED CIRCULATION



10’ concrete ADA accessible public trail

6’ concrete ADA accessible public trail

6’ concrete public trail (not ADA accessible)

Pedestrian street crossing

Proposed internal ped connectivity

Existing crushed granite public trail to be improved to concrete

Crescent Tract recreational trails (alignment TBD)

Memo

Date:	Thursday, May 12, 2022
Project:	Terrace Development
To:	Travis Russell, Morgan Group
From:	Leslie Pollack, P.E., PTOE, HDR Engineering, Inc.
Subject:	Terrace Development Driveway Operations

Introduction

The Terrace development is located northeast of the intersection of RM 620 and Bee Cave Parkway in Bee Cave, Texas, as shown in Figure 1. The development is anticipated to consist of two sites, South Site and North Site, with the following proposed land uses:

- 60 dwelling units of low-rise multi-family housing (South Site)
- 370 dwelling units of mid-rise multi-family housing (North Site)

The development is expected to be complete by 2024. As shown in Figure 1, access is proposed to the South Site via one right-in, right-out driveway (Driveway A) and one full-purpose driveway (Driveway B) on Bee Cave Parkway. Access to the North Site is proposed via one full-purpose driveway (Driveway C) and one right-in, right-out driveway (Driveway D) on Bee Cave Parkway. A secondary right-in, right-out driveway (Driveway E) on RM 620 is under evaluation.

The purpose of this memorandum is to document the current driveway operations and the impact of the addition of Driveway E on area traffic operations.

Site Generated Traffic

Determining the site generated traffic, or the traffic that will be generated due to the development of the proposed project, was a major element of this analysis. Unadjusted total trips per day, as well as the peak hour traffic associated with the project, were estimated using recommendations and data contained in the Institute of Transportation Engineers Trip Generation, 10th Edition (Ref. 6).

Table 1. Summary of Unadjusted Daily and Peak Hour Trip Generation

Site	Land Use Code	Land Use	Units	Trip Generation Method	Weekdays	AM Peak		PM Peak	
					Trips	Enter	Exit	Enter	Exit
South Site	220	Multifamily Housing (Low-Rise)	60 DU	Fitted Curve	413	6	23	23	14
North Site	221	Multifamily Housing (Mid-Rise)	370 DU	Rate	2,015	34	99	99	64
				Total	**2,428**	**40**	**122**	**122**	**78**

Background Traffic

To account for the impact of the COVID-19 pandemic on traffic volumes, the turning movement volumes collected in 2021 were compared with volume data collected in 2019. A three (3) percent annual growth rate was applied to the 2019 data and a COVID-19 adjustment factor was formulated by dividing the adjusted 2019 traffic counts by the existing 2021 traffic counts for each intersection.

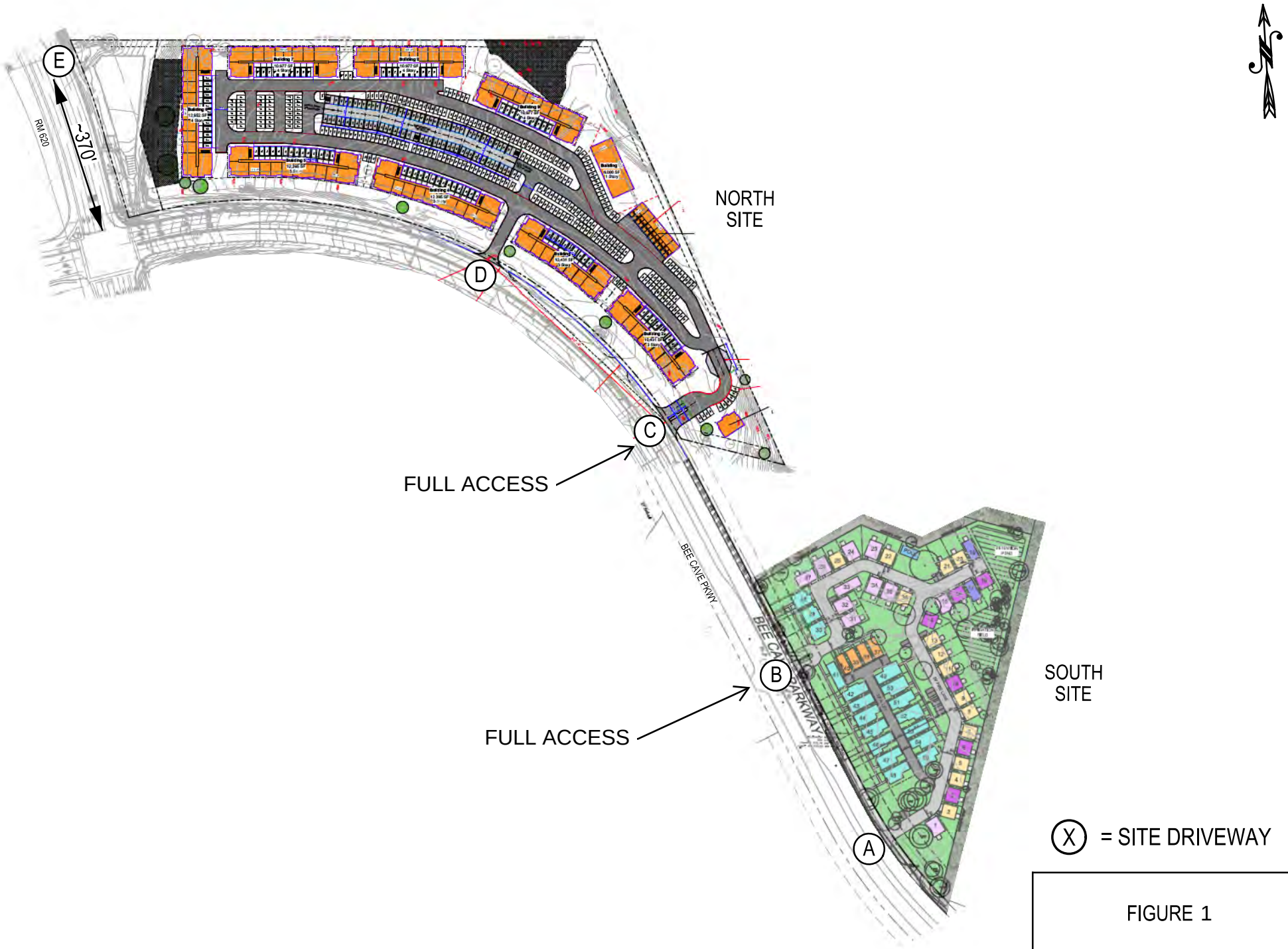


FIGURE 1

CONCEPTUAL SITE PLAN

Using an average adjustment factor for all intersections, COVID-adjustment factors of 1.06 and 1.13 were calculated for the AM and PM peak hours, respectively. The adjustment factors were applied to the existing traffic counts to obtain 2021 existing "adjusted" traffic conditions.

In order to estimate 2024 forecasted (without site) traffic volumes, it is necessary to perform two steps. The first is to apply a growth rate to the 2021 existing "adjusted" counts. Based on discussion with the City, a three (3) percent annual growth rate was assumed for the study.

The second step is to add traffic resulting from other projects in the area that are anticipated to be completed prior to buildout of this site. The following "other" projects were included:

- The Backyard
- The Village at Spanish Oaks (20% assumed)

Directional Distribution

The next step involved distribution of the site generated trips to appropriate geographic directions and logical connecting roadways. The major thoroughfares that have a direct bearing on the accessibility of the project have been previously identified. Traffic counts provided the basis for the overall directional distribution of traffic approaching and departing both the North Site and the South Site, as summarized in Table 2.

Table 2. Forecasted Overall Directional Distribution of Site-Oriented Traffic

Direction/Roadway	Percent of Site Traffic			
	AM Peak		PM Peak	
	Enter	Exit	Enter	Exit
East SH 71	25.0%	30.0%	30.0%	19.0%
West SH 71	15.0%	12.0%	10.0%	10.0%
RM 620	20.0%	18.0%	18.0%	20.0%
RM 2244	25.0%	25.0%	25.0%	20.0%
Hamilton Pool Rd.	10.0%	10.0%	10.0%	5.0%
West Ladera Blvd.	1.0%	1.0%	1.0%	3.0%
West Falcon Head Blvd.	1.0%	1.0%	2.0%	3.0%
Galleria Pkwy.	2.0%	2.0%	2.0%	10.0%
Shops Pkwy.	1.0%	1.0%	2.0%	10.0%
Total	**100%**	**100%**	**100%**	**100%**

Given the total site generated traffic and the directional distribution by approach, the next step in the process is to assign the traffic destined to and from the project to the most likely travel paths. This step was performed by investigating a number of alternative travel patterns, as well as ingress/egress points along the project boundaries. Primary consideration was given to the traffic flow and safety of the major roadways. The site traffic distribution by entering and exiting traffic is shown in Figure 2.

Site Driveway Analysis

The Terrace development is proposed to be accessed by four driveways on Bee Cave Parkway, with no internal connection between the South and North Sites. One additional driveway on RM 620 is under evaluation. The driveways are proposed to operate as follows:

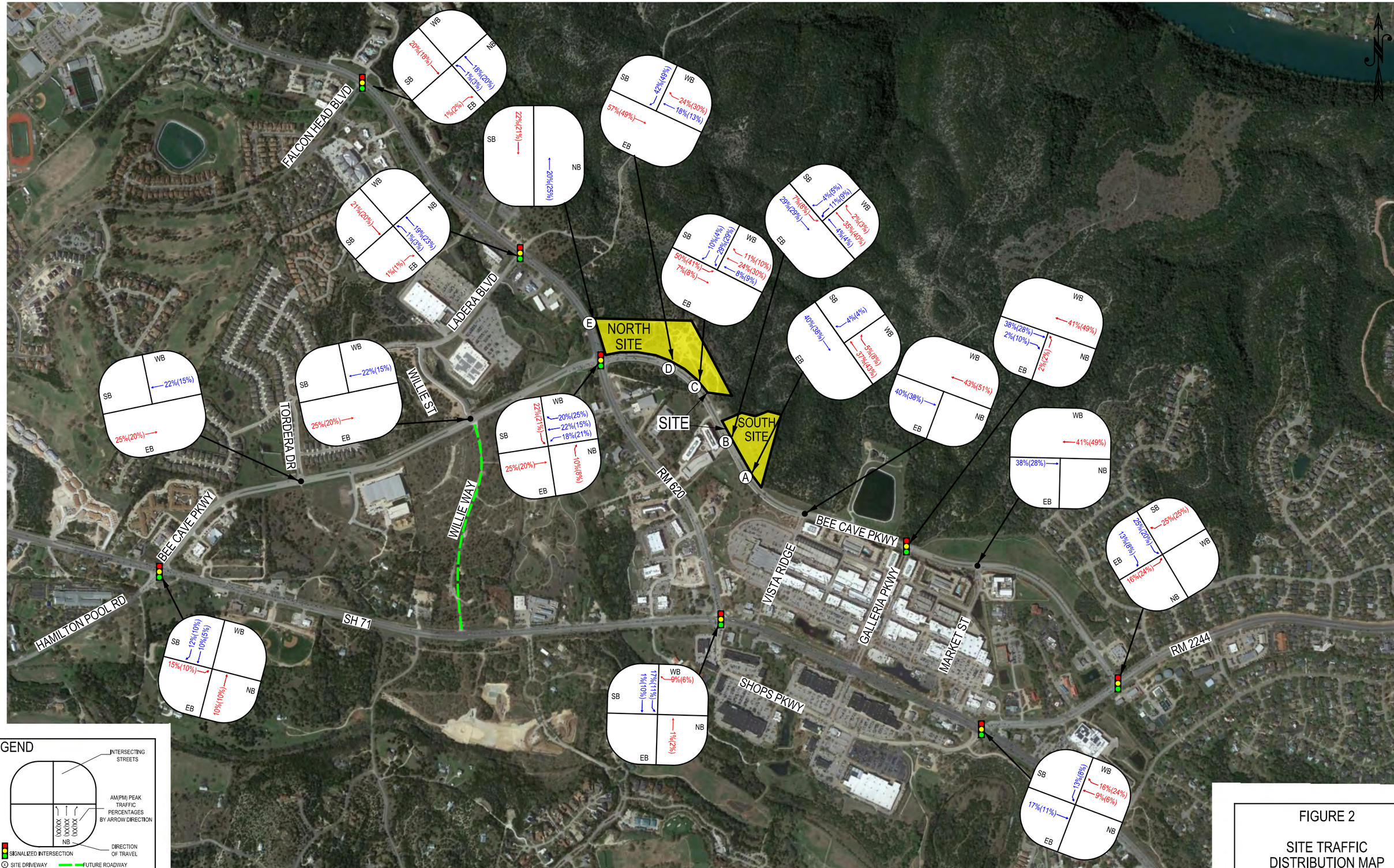


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FIGURE 2

SITE TRAFFIC DISTRIBUTION MAP WITHOUT DRIVEWAY E

- South Site
    - Driveway A – right-in, right-out
    - Driveway B – full purpose
- North Site
    - Driveway C – full-purpose
    - Driveway D – right-in, right-out
    - Driveway E – right-in, right-out driveway under evaluation

Table 3 shows the expected delay for left-turning vehicles out of the Terrace development at Driveways B and C. A signal is not anticipated to be warranted at either location.

Table 3. 2024 Site Plus Forecasted Minor Street Left-Turn Movement Delay

Intersection	AM	PM
	Delay (sec/veh)	Delay (sec/veh)
Bee Cave Parkway and Driveway B	60.2	155.4
Bee Cave Parkway and Driveway C	100.9	429.7

During the PM peak, the average left-turn delay per vehicle is more than two minutes at Driveway B and 7 minutes at Driveway C due to insufficient gaps in traffic on Bee Cave Parkway.

Proposed RM 620 Driveway
Driveway E would be constructed as a right-in, right-out driveway on the northern property line of the Terrace development, approximately 370' north of Bee Cave Parkway on the east side of RM 620. The posted speed limit on RM 620 in the vicinity of the site is 55 miles per hour. The TxDOT Access Management Manual recommends a driveway spacing of 425' (edge to edge) at the posted speed limit. The TxDOT Roadway Design Manual recommends construction of a deceleration lane of 540' in length at the driveway. There is insufficient space to construct a full-length deceleration lane. Even assuming a 20 mph speed differential, the shortened deceleration lane (375') is still greater than the available space. A short taper was assumed to be constructed at Driveway E on RM 620 to facilitate vehicles entering the driveway and would be detailed during the design phase, if required.

Traffic accessing the North Site of the Terrace development was redistributed to utilize Driveway E on RM 620 in addition to Driveway C and Driveway D on Bee Cave Parkway. The overall directional distribution was not changed; however, the number of vehicles entering Driveway C and Driveway D was adjusted to reflect the additional access point. Driveway E will serve vehicles entering the North Site from SH 71, Hamilton Pool Road, Hill Country Galleria, Shops at the Galleria, and RM 2244 and vehicles exiting the Site to north RM 620, Ladera Boulevard, and Falcon Head Boulevard. 12 and 36 entering vehicles and 20 and 17 exiting vehicles would be relocated to Driveway E in the AM and PM peak periods, respectively.

Figure 3 shows the site traffic distribution of entering and exiting traffic with Driveway E. Figure 4 shows the 2024 site plus forecasted volumes without Driveway E, and Figure 5 shows the 2024 site plus forecasted volumes with Driveway E. The Level of Service (LOS) and delay results for the minor street approaches are presented in Table 4. Table 5 compares the LOS and delay results for the eastbound and southbound left-turn movements at Driveway B and Driveway C with and without Driveway E.

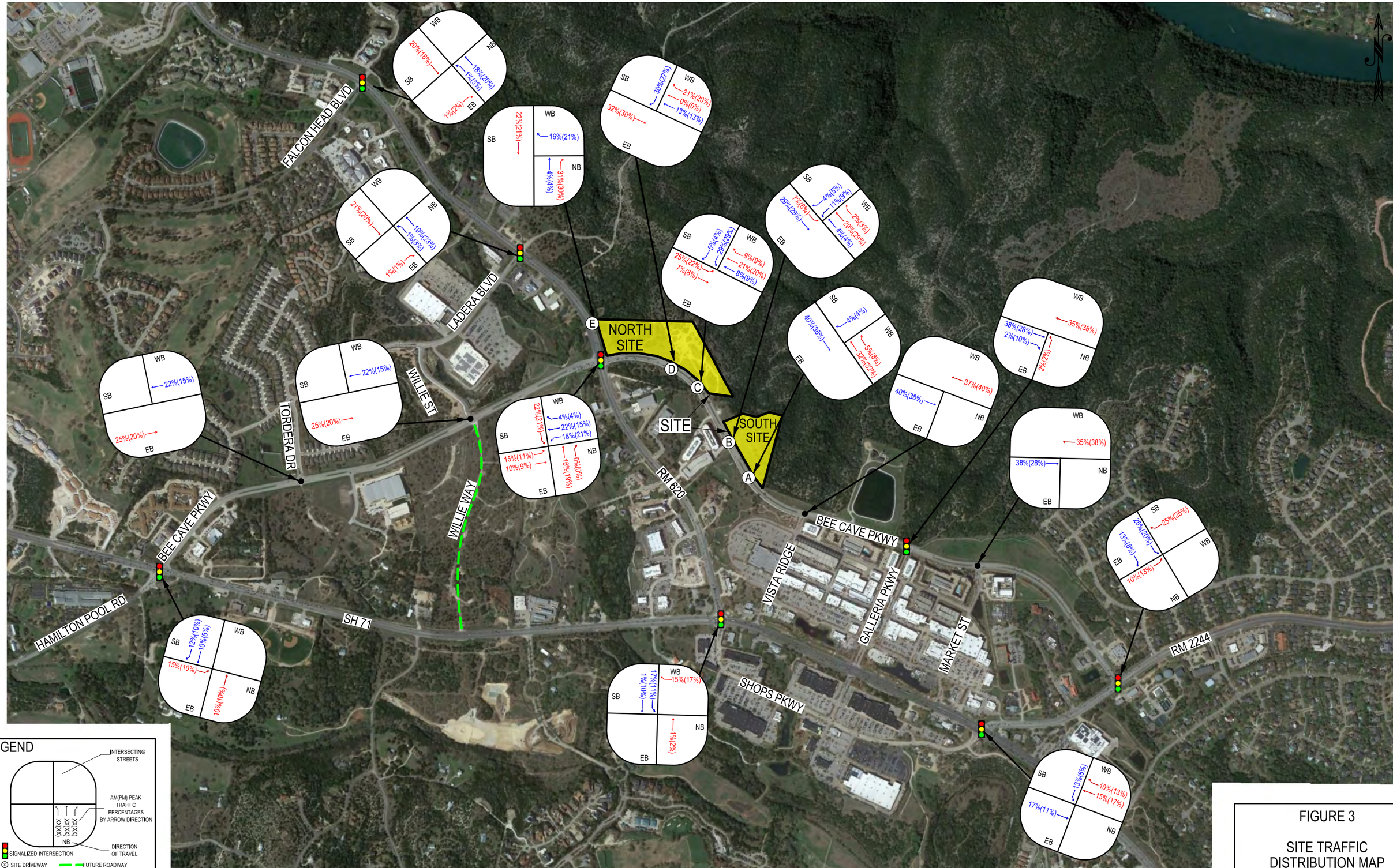

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FIGURE 3

SITE TRAFFIC DISTRIBUTION MAP WITH DRIVEWAY E

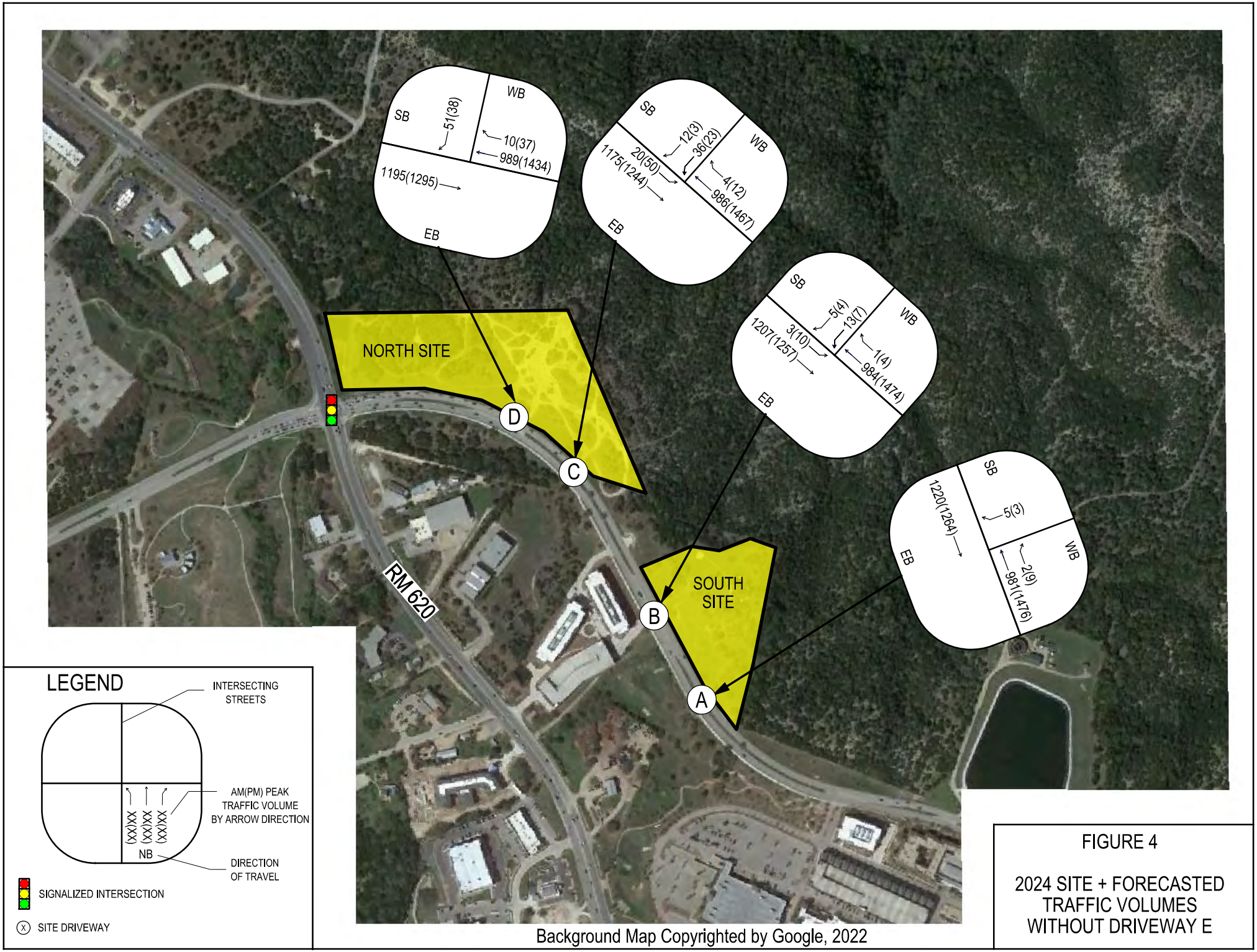

FIGURE 4

2024 SITE + FORECASTED TRAFFIC VOLUMES WITHOUT DRIVEWAY E

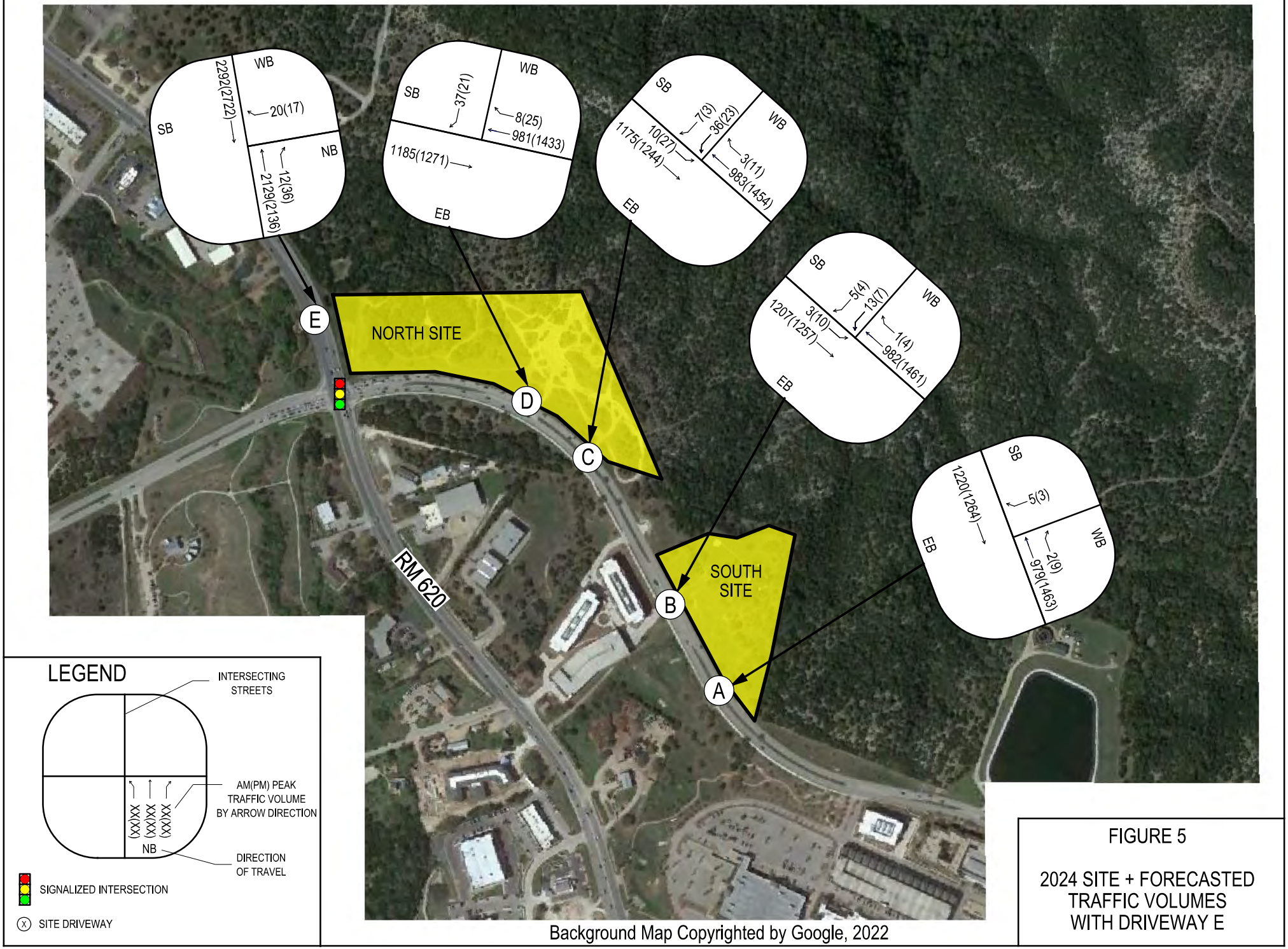

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FIGURE 5

2024 SITE + FORECASTED TRAFFIC VOLUMES WITH DRIVEWAY E

Table 4. 2024 Site Plus Forecasted Minor Street Approach Level of Service Comparison

Intersection	Without Driveway E				With Driveway E			
	AM Peak		PM Peak		AM Peak		PM Peak	
	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)
Bee Cave Parkway and Driveway A	B	12.4	C	16.2	B	12.4	C	16.1
Bee Cave Parkway and Driveway B	E	46.9	F	104.8	E	46.9	F	101.1
Bee Cave Parkway and Driveway C	F	78.8	F	382.0	F	78.0	F	269.8
Bee Cave Parkway and Driveway D	B	13.4	C	17.6	B	13.0	C	16.7
RM 620 and Driveway E	N/A	N/A	N/A	N/A	D	26.4	D	26.2

Table 5. 2024 Site Plus Forecasted Left-turn Movement Level of Service Comparison

Intersection	Movement	Without Driveway E				With Driveway E			
		AM Peak		PM Peak		AM Peak		PM Peak	
		LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)
Bee Cave Parkway and Driveway B	Eastbound	B	10.6	B	14.2	B	10.6	B	10.7
	Southbound	F	60.2	F	155.4	F	60.2	F	149.6
Bee Cave Parkway and Driveway C	Eastbound	B	10.8	C	15.3	B	10.7	B	14.5
	Southbound	F	100.9	F	429.7	F	90.7	F	302.9

Summary and Recommendations

- The average delay for vehicles turning left out of Driveway B and Driveway C is approximately 2.5 minutes and 7 minutes, respectively, due to insufficient gaps in traffic on Bee Cave Parkway.
- Driveway B and Driveway C minor street approaches operate at LOS F during the PM peak hour with and without Driveway E. The driveways do not meet the 75 vehicle threshold needed to warrant a signal.
- If constructed, 32 and 53 vehicles are projected to utilize Driveway E during the AM and PM peak hours, respectively.
- With vehicles rerouting from Bee Cave Parkway to SH 71 and RM 620 to utilize Driveway E, the average delays for left-turning vehicles at Driveway B and Driveway C do see a reduction. The minor street left-turn movement average delays at Driveway B and Driveway C are approximately 2.5 minutes and 5 minutes, respectively.
- Based on field observation and a review of signal timing, the RM 620 and Bee Cave Parkway traffic signal provides continuous flow of northbound through vehicles at Driveway E during the peak periods. This would create delay for vehicles exiting the proposed Driveway E, as they would have difficulty finding gaps in the traffic on RM 620, during peak periods. Lesser delays are anticipated for vehicles exiting Driveway E during off peak times.
- Driveway E would be constructed approximately 370’ north of Bee Cave Parkway and does not meet TxDOT Access Management Manual driveway spacing requirements.
- A full-length deceleration lane cannot be accommodated at the proposed Driveway E location.

- Progression of the westbound to northbound right-turn movement from Bee Cave Parkway onto RM 620 should be prioritized at this location.

The addition of Driveway E provides peak period delay reduction to Driveway C traffic operations. However, Driveway E must be located closer than desirable to Bee Cave Parkway with a shortened deceleration length. Construction of Driveway E is not essential to operations of the Terrace Development.

2024 S+F AM

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	1220	981	2	0	5
Future Vol, veh/h	0	1220	981	2	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1326	1066	2	0	5

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	534
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	491
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	491
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SW
HCM Control Delay, s	0	0	12.4
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	-	-	-	491
HCM Lane V/C Ratio	-	-	-	0.011
HCM Control Delay (s)	-	-	-	12.4
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	3	1207	984	1	13	5
Future Vol, veh/h	3	1207	984	1	13	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	1312	1070	1	14	5

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1071	0	-	0	1733	536
Stage 1	-	-	-	-	1071	-
Stage 2	-	-	-	-	662	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	647	-	-	-	79	489
Stage 1	-	-	-	-	290	-
Stage 2	-	-	-	-	475	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	647	-	-	-	79	489
Mov Cap-2 Maneuver	-	-	-	-	79	-
Stage 1	-	-	-	-	289	-
Stage 2	-	-	-	-	475	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	46.9
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	647	-	-	-	79	489
HCM Lane V/C Ratio	0.005	-	-	-	0.179	0.011
HCM Control Delay (s)	10.6	-	-	-	60.2	12.4
HCM Lane LOS	B	-	-	-	F	B
HCM 95th %tile Q(veh)	0	-	-	-	0.6	0

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	20	1175	986	4	36	12
Future Vol, veh/h	20	1175	986	4	36	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	1277	1072	4	39	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1076	0	-	0	1757	538
Stage 1	-	-	-	-	1074	-
Stage 2	-	-	-	-	683	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	644	-	-	-	76	488
Stage 1	-	-	-	-	289	-
Stage 2	-	-	-	-	463	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	644	-	-	-	73	488
Mov Cap-2 Maneuver	-	-	-	-	73	-
Stage 1	-	-	-	-	279	-
Stage 2	-	-	-	-	463	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	78.8
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	644	-	-	-	73	488
HCM Lane V/C Ratio	0.034	-	-	-	0.536	0.027
HCM Control Delay (s)	10.8	-	-	-	100.9	12.6
HCM Lane LOS	B	-	-	-	F	B
HCM 95th %tile Q(veh)	0.1	-	-	-	2.3	0.1

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	1195	989	10	0	51
Future Vol, veh/h	0	1195	989	10	0	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1299	1075	11	0	55

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	543
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	484
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	484
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	13.4
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	484
HCM Lane V/C Ratio	-	-	-	0.115
HCM Control Delay (s)	-	-	-	13.4
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0.4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	534	322	60	55	325	614	40	1000	39	835	866	591
Future Volume (vph)	534	322	60	55	325	614	40	1000	39	835	866	591
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	13	12	12	13	12	13	11	12	13	12	12	14
Storage Length (ft)	255		0	165		0	245		385	400		465
Storage Lanes	1		0	1		1	1		1	2		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	0.91	0.91	0.95	1.00	0.95	0.95	1.00	0.95	1.00	0.97	0.95	1.00
Frt		0.986			0.967	0.850			0.850			0.850
Flt Protected	0.950	0.981		0.950			0.950			0.950		
Satd. Flow (prot)	1648	3247	0	1811	1695	1539	1694	3505	1620	3400	3505	1672
Flt Permitted	0.950	0.981		0.950			0.950			0.950		
Satd. Flow (perm)	1648	3247	0	1811	1695	1539	1694	3505	1620	3400	3505	1672
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		7			8	113			108			609
Link Speed (mph)		45			45			55			55	
Link Distance (ft)		1600			824			1100			741	
Travel Time (s)		24.2			12.5			13.6			9.2	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	551	332	62	57	335	633	41	1031	40	861	893	609
Shared Lane Traffic (%)	45%					15%						
Lane Group Flow (vph)	303	642	0	57	430	538	41	1031	40	861	893	609
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		18			20			11			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	0.96	1.00	1.00	0.96	1.00	0.96	1.04	1.00	0.96	1.00	1.00	0.92
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1	1	1	2	1	1	2	1
Detector Template								Thru	Right		Thru	Right
Leading Detector (ft)	50	50		50	50	50	20	100	20	20	100	20
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	50	50		50	50	50	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	3.0		2.0	2.0	15.0	3.0	0.0	0.0	2.0	0.0	0.0
Detector 2 Position(ft)								94			94	
Detector 2 Size(ft)								6			6	
Detector 2 Type								Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)								0.0			0.0	
Turn Type	Split	NA		Split	NA	pt+ov	Prot	NA	Perm	Prot	NA	Perm

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Protected Phases	4	4		3	3	3 1	5	2		1	6	
Permitted Phases									2			6
Detector Phase	4	4		3	3		5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	32.8	32.8		13.0	13.0		13.5	21.5	21.5	13.5	31.5	31.5
Total Split (s)	29.0	29.0		21.0	21.0		13.0	45.0	45.0	45.0	77.0	77.0
Total Split (%)	20.7%	20.7%		15.0%	15.0%		9.3%	32.1%	32.1%	32.1%	55.0%	55.0%
Maximum Green (s)	23.7	23.7		15.5	15.5		6.9	38.9	38.9	38.9	70.9	70.9
Yellow Time (s)	4.3	4.3		4.3	4.3		5.0	5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	1.0	1.0		1.2	1.2		1.1	1.1	1.1	1.1	1.1	1.1
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.3	5.3		5.5	5.5		6.1	6.1	6.1	6.1	6.1	6.1
Lead/Lag	Lag	Lag		Lead	Lead		Lead	Lead	Lead	Lag	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	2.0	2.0		2.0	2.0		1.0	2.0	2.0	1.0	2.0	2.0
Recall Mode	None	None		None	None		None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)	7.0	7.0									7.0	7.0
Flash Dont Walk (s)	20.0	20.0									18.0	18.0
Pedestrian Calls (#/hr)	0	0									0	0
Act Effct Green (s)	23.7	23.7		15.5	15.5	60.5	6.2	38.9	38.9	38.9	73.8	73.8
Actuated g/C Ratio	0.17	0.17		0.11	0.11	0.43	0.04	0.28	0.28	0.28	0.53	0.53
v/c Ratio	1.09	1.16		0.28	2.22	0.74	0.55	1.06	0.08	0.91	0.48	0.52
Control Delay	133.1	139.2		61.3	590.8	32.9	100.2	89.3	0.4	38.9	7.2	2.0
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	133.1	139.2		61.3	590.8	32.9	100.2	89.3	0.4	38.9	7.2	2.0
LOS	F	F		E	F	C	F	F	A	D	A	A
Approach Delay		137.2			268.5			86.5			17.4	
Approach LOS		F			F			F			B	

Intersection Summary	
Area Type: Other	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 13 (9%), Referenced to phase 2:NBT and 6:SBT, Start of 1st Green	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 2.22	
Intersection Signal Delay: 99.6	Intersection LOS: F
Intersection Capacity Utilization 117.8%	ICU Level of Service H
Analysis Period (min) 15	

Splits and Phases: 7: RM 620 & Bee Cave Parkway

2024 S+F PM

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	1264	1476	9	0	3
Future Vol, veh/h	0	1264	1476	9	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1374	1604	10	0	3

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	807
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	324
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	324
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	16.2
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	324
HCM Lane V/C Ratio	-	-	-	0.01
HCM Control Delay (s)	-	-	-	16.2
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	1257	1474	4	7	4
Future Vol, veh/h	10	1257	1474	4	7	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	1366	1602	4	8	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1606	0	-	0	2309	803
Stage 1	-	-	-	-	1604	-
Stage 2	-	-	-	-	705	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	403	-	-	-	32	326
Stage 1	-	-	-	-	150	-
Stage 2	-	-	-	-	451	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	403	-	-	-	31	326
Mov Cap-2 Maneuver	-	-	-	-	31	-
Stage 1	-	-	-	-	146	-
Stage 2	-	-	-	-	451	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	104.8
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	403	-	-	-	31	326
HCM Lane V/C Ratio	0.027	-	-	-	0.245	0.013
HCM Control Delay (s)	14.2	-	-	-	155.4	16.2
HCM Lane LOS	B	-	-	-	F	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.8	0

Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	50	1244	1467	12	23	3
Future Vol, veh/h	50	1244	1467	12	23	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	54	1352	1595	13	25	3

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1608	0	-	0	2386	804
Stage 1	-	-	-	-	1602	-
Stage 2	-	-	-	-	784	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	402	-	-	-	28	326
Stage 1	-	-	-	-	151	-
Stage 2	-	-	-	-	410	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	402	-	-	-	~ 24	326
Mov Cap-2 Maneuver	-	-	-	-	~ 24	-
Stage 1	-	-	-	-	131	-
Stage 2	-	-	-	-	410	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	$ 382
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	402	-	-	-	24	326
HCM Lane V/C Ratio	0.135	-	-	-	1.042	0.01
HCM Control Delay (s)	15.3	-	-	-	$ 429.7	16.2
HCM Lane LOS	C	-	-	-	F	C
HCM 95th %tile Q(veh)	0.5	-	-	-	3.1	0

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	1295	1434	37	0	38
Future Vol, veh/h	0	1295	1434	37	0	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1408	1559	40	0	41

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	800
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	328
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	328
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	17.6
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	328
HCM Lane V/C Ratio	-	-	-	0.126
HCM Control Delay (s)	-	-	-	17.6
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.4

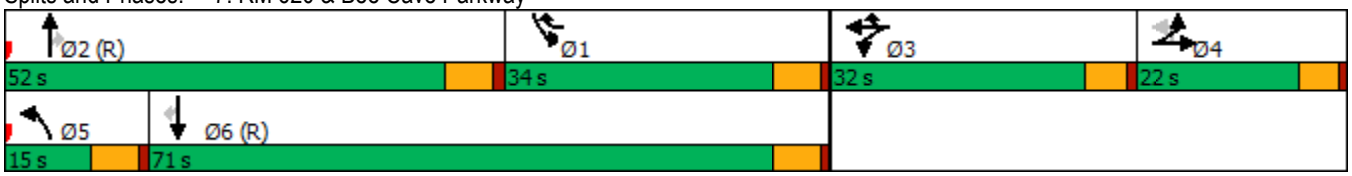
Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	3	456	386	104	37	484	853	137	844	47	718	1337
Future Volume (vph)	3	456	386	104	37	484	853	137	844	47	718	1337
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	13	12	12	13	12	13	11	12	13	12	12
Storage Length (ft)		255		0	165		0	245		385	400	
Storage Lanes		1		0	1		1	1		1	2	
Taper Length (ft)		100			100			100			100	
Lane Util. Factor	0.95	0.91	0.91	0.95	1.00	0.95	0.95	1.00	0.95	1.00	0.97	0.95
Frt			0.978			0.969	0.850			0.850		
Flt Protected		0.950	0.985		0.950			0.950			0.950	
Satd. Flow (prot)	0	1648	3234	0	1811	1698	1539	1694	3505	1620	3400	3505
Flt Permitted		0.412	0.985		0.950			0.950			0.950	
Satd. Flow (perm)	0	715	3234	0	1811	1698	1539	1694	3505	1620	3400	3505
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)			11			8	113			108		
Link Speed (mph)			45			45			55			55
Link Distance (ft)			1567			838			1100			609
Travel Time (s)			23.7			12.7			13.6			7.5
Peak Hour Factor	0.92	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	3	470	398	107	38	499	879	141	870	48	740	1378
Shared Lane Traffic (%)		45%					15%					
Lane Group Flow (vph)	0	261	717	0	38	631	747	141	870	48	740	1378
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left
Median Width(ft)			18			20			11			24
Link Offset(ft)			0			0			0			0
Crosswalk Width(ft)			16			16			16			16
Two way Left Turn Lane									Yes			
Headway Factor	1.00	0.96	1.00	1.00	0.96	1.00	0.96	1.04	1.00	0.96	1.00	1.00
Turning Speed (mph)	9	15		9	15		9	15		9	15	
Number of Detectors	1	1	1		1	1	1	1	2	1	1	2
Detector Template	Left								Thru	Right		Thru
Leading Detector (ft)	20	50	50		50	50	50	20	100	20	20	100
Trailing Detector (ft)	0	0	0		0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0		0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	50	50		50	50	50	20	6	20	20	6
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	3.0		2.0	2.0	15.0	3.0	0.0	0.0	2.0	0.0
Detector 2 Position(ft)									94			94
Detector 2 Size(ft)									6			6
Detector 2 Type									Cl+Ex			Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)									0.0			0.0
Turn Type	Perm	Split	NA		Split	NA	pt+ov	Prot	NA	Perm	Prot	NA

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	666
Future Volume (vph)	666
Ideal Flow (vphpl)	1900
Lane Width (ft)	14
Storage Length (ft)	465
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1672
Flt Permitted	
Satd. Flow (perm)	1672
Right Turn on Red	Yes
Satd. Flow (RTOR)	364
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.97
Heavy Vehicles (%)	3%
Adj. Flow (vph)	687
Shared Lane Traffic (%)	
Lane Group Flow (vph)	687
Enter Blocked Intersection	No
Lane Alignment	Right
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	0.92
Turning Speed (mph)	9
Number of Detectors	1
Detector Template	Right
Leading Detector (ft)	20
Trailing Detector (ft)	0
Detector 1 Position(ft)	0
Detector 1 Size(ft)	20
Detector 1 Type	Cl+Ex
Detector 1 Channel	
Detector 1 Extend (s)	0.0
Detector 1 Queue (s)	0.0
Detector 1 Delay (s)	0.0
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	Perm

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Protected Phases		4	4		3	3	3 1	5	2		1	6
Permitted Phases	4									2		
Detector Phase	4	4	4		3	3		5	2	2	1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0		5.0	5.0		5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	32.8	32.8	32.8		13.0	13.0		13.5	21.5	21.5	13.5	31.5
Total Split (s)	22.0	22.0	22.0		32.0	32.0		15.0	52.0	52.0	34.0	71.0
Total Split (%)	15.7%	15.7%	15.7%		22.9%	22.9%		10.7%	37.1%	37.1%	24.3%	50.7%
Maximum Green (s)	16.7	16.7	16.7		26.5	26.5		8.9	45.9	45.9	27.9	64.9
Yellow Time (s)	4.3	4.3	4.3		4.3	4.3		5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	1.0	1.0	1.0		1.2	1.2		1.1	1.1	1.1	1.1	1.1
Lost Time Adjust (s)		0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		5.3	5.3		5.5	5.5		6.1	6.1	6.1	6.1	6.1
Lead/Lag	Lag	Lag	Lag		Lead	Lead		Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	2.0	2.0	2.0		2.0	2.0		1.0	2.0	2.0	1.0	2.0
Recall Mode	None	None	None		None	None		None	C-Max	C-Max	None	C-Max
Walk Time (s)	7.0	7.0	7.0									7.0
Flash Dont Walk (s)	20.0	20.0	20.0									18.0
Pedestrian Calls (#/hr)	0	0	0									0
Act Effct Green (s)		16.7	16.7		26.5	26.5	60.5	8.9	45.9	45.9	27.9	64.9
Actuated g/C Ratio		0.12	0.12		0.19	0.19	0.43	0.06	0.33	0.33	0.20	0.46
v/c Ratio		3.07	1.82		0.11	1.93	1.02	1.32	0.76	0.08	1.09	0.85
Control Delay		982.1	415.1		48.1	459.3	73.1	232.0	44.0	1.9	82.0	17.8
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		982.1	415.1		48.1	459.3	73.1	232.0	44.0	1.9	82.0	17.8
LOS		F	F		D	F	E	F	D	A	F	B
Approach Delay			566.4			244.5			67.1			31.2
Approach LOS			F			F			E			C

Intersection Summary	
Area Type: Other	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 6 (4%), Referenced to phase 2:NBT and 6:SBT, Start of 1st Green	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 3.07	
Intersection Signal Delay: 169.2	Intersection LOS: F
Intersection Capacity Utilization 129.0%	ICU Level of Service H
Analysis Period (min) 15	

Splits and Phases: 7: RM 620 & Bee Cave Parkway



Lane Group	SBR
Protected Phases	
Permitted Phases	6
Detector Phase	6
Switch Phase	
Minimum Initial (s)	15.0
Minimum Split (s)	31.5
Total Split (s)	71.0
Total Split (%)	50.7%
Maximum Green (s)	64.9
Yellow Time (s)	5.0
All-Red Time (s)	1.1
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.1
Lead/Lag	Lag
Lead-Lag Optimize?	
Vehicle Extension (s)	2.0
Recall Mode	C-Max
Walk Time (s)	7.0
Flash Dont Walk (s)	18.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	64.9
Actuated g/C Ratio	0.46
v/c Ratio	0.71
Control Delay	3.2
Queue Delay	0.0
Total Delay	3.2
LOS	A
Approach Delay	
Approach LOS	

Intersection Summary

2024 S+F AM with Driveway E

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	1220	979	2	0	5
Future Vol, veh/h	0	1220	979	2	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1326	1064	2	0	5

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	533
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	491
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	491
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SW
HCM Control Delay, s	0	0	12.4
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SWLn1
Capacity (veh/h)	-	-	-	491
HCM Lane V/C Ratio	-	-	-	0.011
HCM Control Delay (s)	-	-	-	12.4
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	3	1207	982	1	13	5
Future Vol, veh/h	3	1207	982	1	13	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	1312	1067	1	14	5

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1068	0	-	0	1730	534
Stage 1	-	-	-	-	1068	-
Stage 2	-	-	-	-	662	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	648	-	-	-	79	491
Stage 1	-	-	-	-	291	-
Stage 2	-	-	-	-	475	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	648	-	-	-	79	491
Mov Cap-2 Maneuver	-	-	-	-	79	-
Stage 1	-	-	-	-	290	-
Stage 2	-	-	-	-	475	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	46.9
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	648	-	-	-	79	491
HCM Lane V/C Ratio	0.005	-	-	-	0.179	0.011
HCM Control Delay (s)	10.6	-	-	-	60.2	12.4
HCM Lane LOS	B	-	-	-	F	B
HCM 95th %tile Q(veh)	0	-	-	-	0.6	0

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	1175	983	3	36	7
Future Vol, veh/h	10	1175	983	3	36	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	1277	1068	3	39	8

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1071	0	-	0	1731	536
Stage 1	-	-	-	-	1070	-
Stage 2	-	-	-	-	661	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	647	-	-	-	79	489
Stage 1	-	-	-	-	291	-
Stage 2	-	-	-	-	475	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	647	-	-	-	78	489
Mov Cap-2 Maneuver	-	-	-	-	78	-
Stage 1	-	-	-	-	286	-
Stage 2	-	-	-	-	475	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	78
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	647	-	-	-	78	489
HCM Lane V/C Ratio	0.017	-	-	-	0.502	0.016
HCM Control Delay (s)	10.7	-	-	-	90.7	12.5
HCM Lane LOS	B	-	-	-	F	B
HCM 95th %tile Q(veh)	0.1	-	-	-	2.1	0

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	1185	981	8	0	37
Future Vol, veh/h	0	1185	981	8	0	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1288	1066	9	0	40

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	538
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	488
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	488
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	13
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	488
HCM Lane V/C Ratio	-	-	-	0.082
HCM Control Delay (s)	-	-	-	13
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0.3

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↱	↑↑	↱		↑↑↑
Traffic Vol, veh/h	0	20	2129	12	0	2292
Future Vol, veh/h	0	20	2129	12	0	2292
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	350	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	22	2314	13	0	2491

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	1157	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	190	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	190	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	26.4	0	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	190	-
HCM Lane V/C Ratio	-	-	0.114	-
HCM Control Delay (s)	-	-	26.4	-
HCM Lane LOS	-	-	D	-
HCM 95th %tile Q(veh)	-	-	0.4	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	540	316	60	55	325	594	40	1007	35	835	866	591
Future Volume (vph)	540	316	60	55	325	594	40	1007	35	835	866	591
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	13	12	12	13	12	13	11	12	13	12	12	14
Storage Length (ft)	255		0	165		0	245		385	400		465
Storage Lanes	1		0	1		1	1		1	2		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	0.91	0.91	0.95	1.00	0.95	0.95	1.00	0.95	1.00	0.97	0.95	1.00
Frt		0.985			0.968	0.850			0.850			0.850
Flt Protected	0.950	0.981		0.950			0.950			0.950		
Satd. Flow (prot)	1648	3244	0	1811	1696	1539	1694	3505	1620	3400	3505	1672
Flt Permitted	0.950	0.981		0.950			0.950			0.950		
Satd. Flow (perm)	1648	3244	0	1811	1696	1539	1694	3505	1620	3400	3505	1672
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		7			8	113			108			609
Link Speed (mph)		45			45			55			55	
Link Distance (ft)		1600			824			1100			741	
Travel Time (s)		24.2			12.5			13.6			9.2	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	557	326	62	57	335	612	41	1038	36	861	893	609
Shared Lane Traffic (%)	45%					15%						
Lane Group Flow (vph)	306	639	0	57	427	520	41	1038	36	861	893	609
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		18			20			11			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	0.96	1.00	1.00	0.96	1.00	0.96	1.04	1.00	0.96	1.00	1.00	0.92
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1	1	1	2	1	1	2	1
Detector Template								Thru	Right		Thru	Right
Leading Detector (ft)	50	50		50	50	50	20	100	20	20	100	20
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	50	50		50	50	50	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	3.0		2.0	2.0	15.0	3.0	0.0	0.0	2.0	0.0	0.0
Detector 2 Position(ft)								94			94	
Detector 2 Size(ft)								6			6	
Detector 2 Type								Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)								0.0			0.0	
Turn Type	Split	NA		Split	NA	pt+ov	Prot	NA	Perm	Prot	NA	Perm

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Protected Phases	4	4		3	3	3 1	5	2		1	6	
Permitted Phases									2			6
Detector Phase	4	4		3	3		5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	32.8	32.8		13.0	13.0		13.5	21.5	21.5	13.5	31.5	31.5
Total Split (s)	29.0	29.0		21.0	21.0		13.0	45.0	45.0	45.0	77.0	77.0
Total Split (%)	20.7%	20.7%		15.0%	15.0%		9.3%	32.1%	32.1%	32.1%	55.0%	55.0%
Maximum Green (s)	23.7	23.7		15.5	15.5		6.9	38.9	38.9	38.9	70.9	70.9
Yellow Time (s)	4.3	4.3		4.3	4.3		5.0	5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	1.0	1.0		1.2	1.2		1.1	1.1	1.1	1.1	1.1	1.1
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.3	5.3		5.5	5.5		6.1	6.1	6.1	6.1	6.1	6.1
Lead/Lag	Lag	Lag		Lead	Lead		Lead	Lead	Lead	Lag	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	2.0	2.0		2.0	2.0		1.0	2.0	2.0	1.0	2.0	2.0
Recall Mode	None	None		None	None		None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)	7.0	7.0									7.0	7.0
Flash Dont Walk (s)	20.0	20.0									18.0	18.0
Pedestrian Calls (#/hr)	0	0									0	0
Act Effct Green (s)	23.7	23.7		15.5	15.5	60.5	6.2	38.9	38.9	38.9	73.8	73.8
Actuated g/C Ratio	0.17	0.17		0.11	0.11	0.43	0.04	0.28	0.28	0.28	0.53	0.53
v/c Ratio	1.10	1.15		0.28	2.20	0.71	0.55	1.07	0.07	0.91	0.48	0.52
Control Delay	136.2	138.0		61.3	584.1	31.5	100.7	91.5	0.4	38.9	7.2	2.0
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	136.2	138.0		61.3	584.1	31.5	100.7	91.5	0.4	38.9	7.2	2.0
LOS	F	F		E	F	C	F	F	A	D	A	A
Approach Delay		137.4			268.2			88.9			17.4	
Approach LOS		F			F			F			B	

Intersection Summary	
Area Type:	Other
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 13 (9%), Referenced to phase 2:NBT and 6:SBT, Start of 1st Green	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 2.20	
Intersection Signal Delay: 99.4	Intersection LOS: F
Intersection Capacity Utilization 117.6%	ICU Level of Service H
Analysis Period (min) 15	

Splits and Phases: 7: RM 620 & Bee Cave Parkway

2024 S+F PM with Driveway E

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	1264	1463	9	0	3
Future Vol, veh/h	0	1264	1463	9	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1374	1590	10	0	3

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	800
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	328
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	328
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	16.1
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	328
HCM Lane V/C Ratio	-	-	-	0.01
HCM Control Delay (s)	-	-	-	16.1
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	1257	1461	4	7	4
Future Vol, veh/h	10	1257	1461	4	7	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	1366	1588	4	8	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1592	0	-	0	2295	796
Stage 1	-	-	-	-	1590	-
Stage 2	-	-	-	-	705	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	408	-	-	-	33	330
Stage 1	-	-	-	-	153	-
Stage 2	-	-	-	-	451	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	408	-	-	-	32	330
Mov Cap-2 Maneuver	-	-	-	-	32	-
Stage 1	-	-	-	-	149	-
Stage 2	-	-	-	-	451	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	101.1
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	408	-	-	-	32	330
HCM Lane V/C Ratio	0.027	-	-	-	0.238	0.013
HCM Control Delay (s)	14.1	-	-	-	149.6	16.1
HCM Lane LOS	B	-	-	-	F	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.8	0

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	27	1244	1454	11	23	3
Future Vol, veh/h	27	1244	1454	11	23	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	29	1352	1580	12	25	3

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1592	0	-	0	2320	796
Stage 1	-	-	-	-	1586	-
Stage 2	-	-	-	-	734	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	408	-	-	-	32	330
Stage 1	-	-	-	-	154	-
Stage 2	-	-	-	-	436	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	408	-	-	-	30	330
Mov Cap-2 Maneuver	-	-	-	-	30	-
Stage 1	-	-	-	-	143	-
Stage 2	-	-	-	-	436	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	269.8
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	408	-	-	-	30	330
HCM Lane V/C Ratio	0.072	-	-	-	0.833	0.01
HCM Control Delay (s)	14.5	-	-	-$	302.9	16
HCM Lane LOS	B	-	-	-	F	C
HCM 95th %tile Q(veh)	0.2	-	-	-	2.8	0

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	1271	1433	25	0	21
Future Vol, veh/h	0	1271	1433	25	0	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1382	1558	27	0	23

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	793
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	331
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	331
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	16.7
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	331
HCM Lane V/C Ratio	-	-	-	0.069
HCM Control Delay (s)	-	-	-	16.7
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.2

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↱	↑↑	↱		↑↑↑
Traffic Vol, veh/h	0	17	2136	36	0	0
Future Vol, veh/h	0	17	2136	36	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	350	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	18	2322	39	0	0

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	1161	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	188	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	188	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	26.2	0	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	188	-
HCM Lane V/C Ratio	-	-	0.098	-
HCM Control Delay (s)	-	-	26.2	-
HCM Lane LOS	-	-	D	-
HCM 95th %tile Q(veh)	-	-	0.3	-

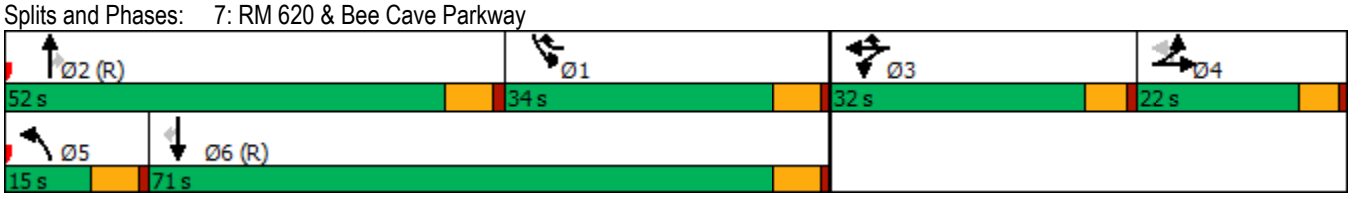
Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	3	469	373	104	37	484	837	137	867	37	718	1337
Future Volume (vph)	3	469	373	104	37	484	837	137	867	37	718	1337
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	13	12	12	13	12	13	11	12	13	12	12
Storage Length (ft)		255		0	165		0	245		385	400	
Storage Lanes		1		0	1		1	1		1	2	
Taper Length (ft)		100			100			100			100	
Lane Util. Factor	0.95	0.91	0.91	0.95	1.00	0.95	0.95	1.00	0.95	1.00	0.97	0.95
Frt			0.977			0.969	0.850			0.850		
Flt Protected		0.950	0.985		0.950			0.950			0.950	
Satd. Flow (prot)	0	1648	3231	0	1811	1698	1539	1694	3505	1620	3400	3505
Flt Permitted		0.414	0.985		0.950			0.950			0.950	
Satd. Flow (perm)	0	718	3231	0	1811	1698	1539	1694	3505	1620	3400	3505
Right Turn on Red				Yes			Yes			Yes		
Satd. Flow (RTOR)			11			8	113			108		
Link Speed (mph)			45			45			55			55
Link Distance (ft)			1567			838			1100			609
Travel Time (s)			23.7			12.7			13.6			7.5
Peak Hour Factor	0.92	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	3	484	385	107	38	499	863	141	894	38	740	1378
Shared Lane Traffic (%)		45%					15%					
Lane Group Flow (vph)	0	269	710	0	38	628	734	141	894	38	740	1378
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left
Median Width(ft)			18			20			11			24
Link Offset(ft)			0			0			0			0
Crosswalk Width(ft)			16			16			16			16
Two way Left Turn Lane									Yes			
Headway Factor	1.00	0.96	1.00	1.00	0.96	1.00	0.96	1.04	1.00	0.96	1.00	1.00
Turning Speed (mph)	9	15		9	15		9	15		9	15	
Number of Detectors	1	1	1		1	1	1	1	2	1	1	2
Detector Template	Left								Thru	Right		Thru
Leading Detector (ft)	20	50	50		50	50	50	20	100	20	20	100
Trailing Detector (ft)	0	0	0		0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0		0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	50	50		50	50	50	20	6	20	20	6
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	3.0		2.0	2.0	15.0	3.0	0.0	0.0	2.0	0.0
Detector 2 Position(ft)									94			94
Detector 2 Size(ft)									6			6
Detector 2 Type									Cl+Ex			Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)									0.0			0.0
Turn Type	Perm	Split	NA		Split	NA	pt+ov	Prot	NA	Perm	Prot	NA

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	666
Future Volume (vph)	666
Ideal Flow (vphpl)	1900
Lane Width (ft)	14
Storage Length (ft)	465
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	1.00
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1672
Flt Permitted	
Satd. Flow (perm)	1672
Right Turn on Red	Yes
Satd. Flow (RTOR)	364
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	0.97
Heavy Vehicles (%)	3%
Adj. Flow (vph)	687
Shared Lane Traffic (%)	
Lane Group Flow (vph)	687
Enter Blocked Intersection	No
Lane Alignment	Right
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	0.92
Turning Speed (mph)	9
Number of Detectors	1
Detector Template	Right
Leading Detector (ft)	20
Trailing Detector (ft)	0
Detector 1 Position(ft)	0
Detector 1 Size(ft)	20
Detector 1 Type	Cl+Ex
Detector 1 Channel	
Detector 1 Extend (s)	0.0
Detector 1 Queue (s)	0.0
Detector 1 Delay (s)	0.0
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	Perm

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Protected Phases		4	4		3	3	3 1	5	2		1	6
Permitted Phases	4									2		
Detector Phase	4	4	4		3	3		5	2	2	1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0		5.0	5.0		5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	32.8	32.8	32.8		13.0	13.0		13.5	21.5	21.5	13.5	31.5
Total Split (s)	22.0	22.0	22.0		32.0	32.0		15.0	52.0	52.0	34.0	71.0
Total Split (%)	15.7%	15.7%	15.7%		22.9%	22.9%		10.7%	37.1%	37.1%	24.3%	50.7%
Maximum Green (s)	16.7	16.7	16.7		26.5	26.5		8.9	45.9	45.9	27.9	64.9
Yellow Time (s)	4.3	4.3	4.3		4.3	4.3		5.0	5.0	5.0	5.0	5.0
All-Red Time (s)	1.0	1.0	1.0		1.2	1.2		1.1	1.1	1.1	1.1	1.1
Lost Time Adjust (s)		0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		5.3	5.3		5.5	5.5		6.1	6.1	6.1	6.1	6.1
Lead/Lag	Lag	Lag	Lag		Lead	Lead		Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	2.0	2.0	2.0		2.0	2.0		1.0	2.0	2.0	1.0	2.0
Recall Mode	None	None	None		None	None		None	C-Max	C-Max	None	C-Max
Walk Time (s)	7.0	7.0	7.0									7.0
Flash Dont Walk (s)	20.0	20.0	20.0									18.0
Pedestrian Calls (#/hr)	0	0	0									0
Act Effct Green (s)		16.7	16.7		26.5	26.5	60.5	8.9	45.9	45.9	27.9	64.9
Actuated g/C Ratio		0.12	0.12		0.19	0.19	0.43	0.06	0.33	0.33	0.20	0.46
v/c Ratio		3.16	1.80		0.11	1.92	1.01	1.32	0.78	0.06	1.09	0.85
Control Delay		1023.4	407.6		48.1	455.4	68.6	232.0	44.8	1.0	82.0	17.8
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		1023.4	407.6		48.1	455.4	68.6	232.0	44.8	1.0	82.0	17.8
LOS		F	F		D	F	E	F	D	A	F	B
Approach Delay			576.8			241.5			67.9			31.2
Approach LOS			F			F			E			C

Intersection Summary	
Area Type:	Other
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 6 (4%), Referenced to phase 2:NBT and 6:SBT, Start of 1st Green	
Natural Cycle: 145	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 3.16	
Intersection Signal Delay: 169.9	Intersection LOS: F
Intersection Capacity Utilization 128.7%	ICU Level of Service H
Analysis Period (min) 15	

Splits and Phases: 7: RM 620 & Bee Cave Parkway



Lane Group	SBR
Protected Phases	
Permitted Phases	6
Detector Phase	6
Switch Phase	
Minimum Initial (s)	15.0
Minimum Split (s)	31.5
Total Split (s)	71.0
Total Split (%)	50.7%
Maximum Green (s)	64.9
Yellow Time (s)	5.0
All-Red Time (s)	1.1
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.1
Lead/Lag	Lag
Lead-Lag Optimize?	
Vehicle Extension (s)	2.0
Recall Mode	C-Max
Walk Time (s)	7.0
Flash Dont Walk (s)	18.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	64.9
Actuated g/C Ratio	0.46
v/c Ratio	0.71
Control Delay	3.2
Queue Delay	0.0
Total Delay	3.2
LOS	A
Approach Delay	
Approach LOS	

Intersection Summary

Amanda W. Swor
direct dial: (512) 807-2904

DRENNER GROUP

June 10, 2022

Kaylynn Holloway – City Secretary, City of Bee Cave
4000 Galleria Pkwy
Bee Cave, TX
78738

RE: **Appeal of Denial of Ordinance No. 480 – Pearl PDD, Agenda Item 5 by Planning and Zoning Commission at the June 7, 2022 meeting (the "Application"). The Application proposes repealing and replacing of Ordinances No. 334 and 375, the zoning and development standards related to a planned development mixed-use district (PD-MU) known as "The Terraces," with zoning and development standards for a new planned development multifamily and single-family attached residential district (PD-MF1 and SFA) known as "The Pearl," the subject properties being generally located on Bee Cave Parkway at RM 620.**

We write with respect to the above matter. At the Planning and Zoning Commission ("P&Z") meeting on the night of June 7, 2022, the P&Z voted to recommend denial of the Application. Pursuant to Section 32.02.004(g) of the City of Bee Cave City Code, we provide this written appeal of the Application to the City Secretary.

It is our understanding that the Application will be forwarded to the City Council and scheduled for the next possible City Council agenda, following appropriate public notification. Ultimate approval of the request will require a simple majority vote of all members of the City Council.

Please let us know if there is anything else you need in order to assist with the Application moving forward.

Sincerely,

Amanda Swor

Amanda W. Swor
Director of Land Use & Entitlements
Drenner Group, P.C.

City Council Meeting
7/26/2022
Agenda Item Transmittal

Agenda Item:	**8.**
Agenda Title:	**Discussion and possible action on a replat of Homestead, Lot 1 Blk C located at 4901 High Canyon Pass, Bee Cave, Texas**
Council Action:	**Discuss and Consider Action**
Department:	**Planning and Development**
Staff Contact:	**Sean Lapano**

1. INTRODUCTION/PURPOSE

See attached Transmittal Letter

2. DESCRIPTION/JUSTIFICATION

a) Background

See attached Transmittal Letter

b) Issues and Analysis

See attached Transmittal Letter

3. FINANCIAL/BUDGET

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

4. TIMELINE CONSIDERATIONS

See attached Transmittal Letter

5. RECOMMENDATION

See attached Transmittal Letter

ATTACHMENTS:

Description	Type
High Canyon Pass Replat Transmittal Letter	Cover Memo
High Canyon Pass Replat Technical Review Memo 7.8.2022	Backup Material
High Canyon Pass Replat Technical Review Memo Updated 7.18.2022 Redlined	Backup Material
High Canyon Pass Proposed Replat (1/2)	Backup Material
High Canyon Pass Proposed Replat (2/2)	Backup Material
High Canyon Pass Engineer's Summary	Backup Material

City Council
July 26, 2022
Agenda Item Transmittal

Agenda Item: # 8

Agenda Title: Discussion and possible action on a replat of Homestead, Lot 1 Blk C located at 4901 High Canyon Pass, Bee Cave, Texas

Council Action: Discussion, Consider Action

Department: Planning & Development

Staff Contact: Sean Lapano, City Planner

1. INTRODUCTION/PURPOSE

Discuss and consider action on the replat of Lot 1, Block C of the "The Homestead, Section 4." The requested replat will create two lots out of one 3.08 acre property.

2. DESCRIPTION/ JUSTIFICATION

a) Background

In 1984, the subject property was platted as part of Section 4 of The Homestead subdivision. The property was then annexed into the City of Bee Cave in 2000 (Ord No. 00-07-11) and zoned Single-Family Rural Residential in 2000 (Ord No. 00-08-29-A). The current CCRs are not enforceable by the City, as they are not recorded on the original plat.

The applicant is proposing to replat Lot 1 Block C, a 3.08 acre lot, into two lots, 1A and IB, 1A being 1.05 acres, and 1B being 2.04 acres. The application was submitted on June 27, 2022, and found to be administratively complete on June 28, 2022 pending payment of required fees. Fees were paid on June 29, 2022. Due to the submittal date the replat is subject to the City's previous Subdivision Ordinance, not the Unified Development Code, adopted on June 28, 2022.

All plat notes from the original Homestead Subdivision were carried over to the proposed replat along with plat notes specifying that a Certificate of Occupancy shall not be issued until water satisfactory for human consumption and on-site waste disposal is available and installed.

All necessary utilities have been contacted and have acknowledged service availability for the subject property, which was submitted with the application. The property meets the minimum lot size requirements for an On-Site Septic Facility which requires lots serviced by an OSSF to be one acre.

b) Issues and Analysis

In September 2019, House Bill 3167 went into effect. HB 3167 has several implications on the process for approving plats, among which is the requirement for the governing bodies responsible for approving plats to 1) approve; 2) approve with conditions; or 3) deny plats based on their conformance with applicable ordinances within 30 days from the date the plat was filed; this application was filed on June 27, 2022. If action is not taken by the Planning & Zoning Commission within 30 days, the plat is automatically approved. In the event the body approves with conditions or denies, it must "provide a written statement of the conditions for the conditional approval or reasons for disapproval that clearly articulate each specific condition of the conditional approval or reason for disapproval. "Each condition or reason must 1) be directly related to the requirement under the State Statute 212 of the Local Government Code; 2) include a citation to the law, including a statement or municipal ordinance, that is the basis for the conditional approval or disapproval; and 3) may not be arbitrary.

Because the City's previous Subdivision Ordinance (Bee Cave Code of Ordinances Chapter 30) also list City Council as an approval body for plats, City Council must take action on the plat within 30 days of P&Z's action – if they do not, the plat is automatically approved. Alternately, at the applicant's election, the applicant may request one extension up to a maximum of 30 days to address conditions. The applicant has not requested an extension.

3. TIMELINE CONSIDERATIONS

See Issues and Analysis (Section 2.b.) related to House Bill 3167 timelines.

4. RECOMMENDATION

Staff recommends approval with conditions as stated in the Technical Review Memo. The Planning & Zoning Commission considered the Replat at their July 19, 2022 meeting and unanimously recommended approval with the conditions as stated in the Technical Review Memo.

5. REFERENCE FILES

1. High Canyon Pass Technical Review Memo – issued July 8, 2022
2. High Canyon Pass Technical Review Memo – updated July 18, 2022 (changes redlined)
3. High Canyon Pass Proposed Replat
4. Homestead Section 4 Existing Plat
5. Engineer's Summary Letter

Memo

Date: **July 8, 2022**

To: **Devon Vo, Parnell Engineering Inc.**

CC: Clint Garza, City Manager
Megan Santee, Assistant City Attorney
Lindsey Oskoui, Assistant City Manager
E. Megan Will, Director of Planning & Development
Kevin Sawtelle, P.E., City Engineer

From: Sean Lapano, City Planner

Subject: **High Canyon Pass- Replat**
Administrative Completeness Determination & Technical Comments

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The purpose of this memorandum is to provide a determination of administrative completeness and technical comments for the **High Canyon Pass Replat** application (**MPN #22-722**), 1st submitted **June 27, 2022, 2nd submittal July 8, 2022**. On **June 28, 2022**, the application was determined to be administratively complete – pending payment of required fees. Fees were paid on June 29, 2022.

Your **application** was determined to be **administratively complete** on **June 28, 2022**. The Replat is tentatively scheduled for consideration at the **7/19/2022** Planning and Zoning Commission meeting.

City staff has reviewed the submitted Replat for technical compliance with the city's Subdivision Ordinance, City of Bee Cave Code Chapter 30. The list below provides the City of Bee Cave Code of Ordinances section references for code requirements that have not been met, further detail is provided in the tables on the following pages.

Technical Deficiencies

Code Section	Topic

PLAT APPLICATION REVIEW CHECKLIST

Staff will recommend approval of the plat at the 7/19/2022 Planning and Zoning Commission meeting. If the applicant would like to revise and resubmit the replat to address the technical deficiencies *prior to* consideration by the Planning and Zoning Commission on 7/19/2022 resubmittals must be received **no later than 10 calendar days prior to the meeting (7/9/22)**. Alternatively, if additional time is needed to revise and resubmit the replat, a waiver of 30-day action may be requested pursuant to Texas Local Government Code Section 212.009. This request must be submitted in writing.

General Comments:

All plat notes from the original plat must be carried over to the replat

7/8/22 Applicant Response: See updated note #23

7/8/22 COBC Response: Complete

186. Add the following plat note: Double frontage lots in residential subdivisions will not be allowed without providing appropriate screening, in accordance with City screening standards.

7/8/22 Applicant Response: See updated note #28

7/8/22 COBC Response: Complete

PLAT APPLICATION REVIEW CHECKLIST

REQUIRED PLAT INFORMATION			
PRELIMINARY PLAT	Code Ref	Y/N/NA	COBC Comments 7/5/2022
1. Vicinity or location map	30.02.003(f)(1)	Y	
2. Boundary lines, abstract or survey lines, corporate or other jurisdictional boundaries, existing or proposed highways and streets, including right-of-way widths, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments identified and labeled as provided in Section 30.05.002; the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot, and the curve and line data may be placed in a table format; accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown	30.02.003(f)(2)	Y	
3. Name, location and recording information for all adjacent subdivisions or property owners and recording information for adjacent unplatted lots; including those on the other sides or roads or creeks in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision	30.02.003(f)(3)	Y	
4. Location, widths and names of all streets, alleys and easements, existing or proposed, within the subdivision limits	30.02.003(f)(4)	Y	
5. The location of all existing property lines, existing lot and block numbers and date recorded, easements of record, with recording information,	30.02.003(f)(5)	Y	

buildings, cemeteries, existing sewer or water mains, gas mains or other underground structures, or other existing features within the area proposed for subdivision			
6. Proposed arrangement and square footage of lots, including lot and block numbers	30.02.003(f)(6)	Y	
7. A title block within the lower right-hand corner of the plat, and with the engineering plans, which shows the title or name under which the proposed subdivision is to be recorded, the name and address of the property owner and the name of the land planner, licensed professional engineer or registered public surveyor who prepared the plat or plans, the scale of the plat, the date the plat was prepared, and the location of the property according to the abstract or survey records of Travis County, Texas	30.02.003(f)(7)	Y	
8. Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities;	30.02.003(f)(8)	N/A	
9. Scale, date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data;	30.02.003(f)(9)	Y	
10. Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum;	30.02.003(f)(10)	**N/A**	**Req'd for Prelim plat.**
11. Areas contributing drainage to the proposed subdivision shall be shown in the engineering plans; locations proposed for drainage discharge from the site shall be shown by directional arrows;	30.02.003(f)(11)	**N/A**	**Should have been placed in engineer's summary letter. No proposed drainage on the plat, N/A**
12. All physical features of the property to be subdivided shall be shown in the engineering plans, including the location and size of all watercourses,	30.02.003(f)(12)	N/A	No additional items to add, would have been on engineer's summary- Talk to Megan*

100-year floodplain according to Federal Emergency Management Agency (FEMA) information, Corps of Engineers flowage easement requirements, ravines, bridges, culverts, existing structures, drainage area in acres or area draining into subdivisions, the outline of major wooded areas or the location of major or important individual trees, and other features pertinent to subdivision;			
13. Proposed phasing of the development and a proposed schedule of development; the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision;	30.02.003(f)(13)	**N/A**	**No phasing**
14. Proposed or existing zoning of the subject property and all adjacent properties;	30.02.003(f)(15)	Y	Note #20
15. Minimum finished floor elevations of building foundations shall be shown for lots adjacent to a floodplain or within an area that may be susceptible to flooding;	30.02.003(f)(16)	**N/A**	**Just a replat, no proposed buildings. Lot is currently undeveloped.**
16. If the subdivision is not to be served immediately by a water utility, the following note shall be placed on the plat: ***A Certificate of Occupancy shall not be issued for any structure in this subdivision until water satisfactory for human consumption is available from a source on the land, a community source, or a public utility source in adequate and sufficient supply to serve each lot. The plans and specifications for a private water supply system must be submitted by a licensed professional engineer and approved by the Texas Commission on Environmental Quality (TCEQ.)***	30.02.003(f)(17)	Y	Note #9
17. If the subdivision is not to be served immediately by a sewage-collecting system	30.02.003(f)(18)	Y	Note #11

connected to a community treatment plant or public sewer system the following note shall be placed on the plat: ***A Certificate of Occupancy shall not be issued for any structure in this subdivision until an on-site waste disposal, such as a septic tank, system is installed in accordance with the City's and the state's rules and regulations governing such systems, and until the City has inspected and approved the installed system.***			
18. Certificates and other language shall be included on the plat, such as: (A) Statement that the subject area is legally owned by the applicant (B) Accurate legal description by bearings and distances (C) A signed and notarized statement by the property owner as to the authenticity of the signatures on the plat (D) Registered public surveyor's certificate with signature block and space for notarization of his/her signature (E) Signature block for plat approval signature of the Mayor, City Secretary, and approval dates by the Commission and Council (F) Property owner's and surveyor's certificate, approval block, Special Notice, etc. (G) Any other applicable language, such as for drainage, floodway, or special types of easements.	30.02.003(f)(19)	Y	
FINAL PLAT	**Code Ref**	**Y/N/NA**	**Notes**
19. Have constructions plans for the subdivision been approved? If NO, – see Article 30.06	30.02.007(c)(1)	N/A	Minor Replat no new infrastructure

PLAT APPLICATION REVIEW CHECKLIST

20. All information required for a preliminary plat with the exception of physical features of or on the land.	30.02.007(c)(1)	N/A	Check with megan
21. Approval block	30.02.007(c)(3)		
22. Certificates and other required plat language (plat notes)	30.02.007(c)(4)		

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
Streets	**Code Ref**	**Y/N/NA**	**Notes**
23. Does the plat have reserve or residual strips of land controlling access to egress from other property? They're not allowed.	30.03.001(a)	N/A	
24. Is the street configuration restricting or damaging the adjoining property?	30.03.001(a)	N/A	No new streets proposed with plat.
25. Are the streets constructed in accordance with the TCSS Manual?	30.03.001(a)	N/A	No new streets proposed with plat.
26. Is the street configuration in conformance with the thoroughfare plan?	30.03.001(b)	N/A	No new streets proposed with plat.
27. Are the streets sized appropriately for the type of development?	30.03.001(b)	N/A	No new streets proposed with plat.
28. Does the street configuration minimize the amount of cut and fill on slopes? Minimize land disturbance? Is it along natural contour lines, thereby reducing stormwater runoff and preserving natural, scenic characteristics of the land?	30.03.001(b)	N/A	No new streets proposed with Plat.
29. Do the streets provide a safe, convenient, and functional system for traffic circulation?	30.03.001(b)	N/A	No new streets proposed with Plat.
30. Are there 100 or more dwelling units OR does it generate 1,000 or more "one-way" trips per day? (cross-referenced in section (e))	30.03.001(c)(3)	N/A	Need total lots in Homestead

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
31. Is the project phased? If so, Council may require an update to the TIA at future phases.	30.03.001(c)(3)	N	
32. Does the subdivision have two points of vehicular access from the thoroughfare system? OR does it have a divided entrance with a median at least 200' feet	30.03.001(c)(4)(A)	Y	
33. If residential, does it have at least 50' of frontage (or more if req'd by zoning) on a public street?	30.03.001(c)(4)(B)	Y	
34. Does the TIA demonstrate a need for off-site improvements?	30.03.001(c)(5)	N/A	
35. Does the applicant provide rights-of-way required for existing or future streets and street improvements shown in the thoroughfare plan?	30.03.001(c)(6)(A)	N/A	
36. Does the subdivision propose perimeter streets? If so, is half of the total required right-of-way width for such streets provided?	30.03.001(c)(6)(B)	N/A	
37. If the slope is greater than 3:1, is the right-of-way wider to provide adequate earth slopes?	30.03.001(c)(6)(C)	N/A	
38. Does the TIA require intersection improvements and traffic control devices to be installed?	30.03.001(c)(8)	N/A	
39. Did the application include a phasing schedule that explains the • plan for development, • dedication of rights-of-way • street improvements (on or off site)	30.03.001(c)(9)	N/A	
40. Does the subdivision propose private streets? If so, do they comply with the following: **Check Code for numerous other requirements.** • NOT intended for regional or local through traffic circulation	30.03.001(c)(10)(A)	N	This is a replat, no additional street dedication.

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
• Subdivision in area that on at least two sides (i.e. at least 50% of the perimeter) is surrounded by natural barriers (creeks, floodplains, steep topological slopes, geologic formations or wildlife preserves, a golf course, or park)****screening walls, roadways, man-made drainage ditches or berms, utility easements and rights of way DO NOT COUNT**** • Subdivision not located adjacent to an existing/approved public street that could be reasonably connected via bridge or culvert • Has POA or HOA covering all of property to be served by streets			
41. Does the subdivision require construction of an improvement that 'outside forces' (e.g. TXDOT) prevent the applicant from building immediately? If so, see Code for guidance on escrow	30.03.001(d)(1)	N	
42. **For required components of TIA check Code**	30.03.001(f)		
43. If the Streets are NOT shown on the thoroughfare plan do they: • Appropriately continue existing streets • Conform to a plan for the neighborhood that City Council has adopted to address unusual topographic conditions • Provide future access to vacant areas zoned something similar? • Work harmoniously with existing or proposed driveway openings	30.03.001(g)	N/A	No new streets proposed with Plat.

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
44. If residential streets, does the layout discourage through traffic? Prevent access to adjacent subdivisions?	30.03.001(h)	N/A	
45. If the ROW changes width, does it happen at a location *other than* at an intersection?	30.03.001(h)	N/A	
46. Does the subdivision abut or contain an existing or proposed arterial street? **If so, see requirements.**	30.03.001(i)	N/A	
47. Are there private reserve strips controlling access to streets? These are prohibited unless controlled by City	30.03.001(j)	N/A	
48. Is the centerline offset between intersecting, undivided streets greater than 150' (less should be avoided)?	30.03.001(k)	N/A	
49. If there is a major thoroughfare intersection, is it at least 90 degrees angle and is the tangent to the intersecting street at least 50'?	30.03.001(l)	N/A	
50. Do the street ROW widths match what is shown on the thoroughfare plan?	30.03.001(m)	N/A	
51. Do the street ROW widths match what is shown in the roadway cross-sections of the comp plan?	30.03.001(m)	N/A	
52. Are any prohibited half streets proposed? **If so see requirements.**	30.03.001(n)	N/A	
53. Are all block lengths at least 500' and less than 2000' (measured along centerline between mid-points of intersection)?	30.03.001(o)	N/A	
54. If there is a cul-de-sac street, is it • 600' or less? • Does it have a turn-around built at least 80' in diameter and a ROW width at least 100'	30.03.001(p)	N/A	
55. Is there a dead-end street approved?	30.03.001(r)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
56. Do new streets which are extensions of existing streets • Have the same name as the existing street? • Have >= ROW width?	30.03.001(s)	N/A	
57. Are there at least two points of access from an improved public roadway?	30.03.001(u)	N/A	
58. For residential lots, is there at least one entrance for every 50 lots?	30.03.001(u)	N/A	
59. Are driveways designed in accordance with the TCSS Manual?	30.03.001(u)	N/A	
60. Are the streets designed in accordance with the TCSS Manual?	30.03.001(v)	N/A	
Alleys	**Code Ref**	**Y/N/NA**	**Notes**
61. If alley in non-res area, is the ROW at least 25' and pavement at least 15'?	30.03.002(a)	N/A	
62. If alley in non- res area and serving as fire lane, is pavement at least 24' AND dedicated on final pat?	30.03.002(a)	N/A	
63. If in res area, is the alley approximately parallel to the front street? AND At least 15' ROW and 10' of pavement?	30.03.002(b)	N/A	
64. Is there a dead-end or hammerhead alley? **(NOT ALLOWED)**	30.03.002(c)(3)	N/A	
65. Is the alley 2000' or fewer (measured along centerline)?	30.03.002(c)(4)	N/A	
66. Is alley designed in accordance with TCSS manual?	30.03.002(c)	N/A	
67. Is the alley intersection perpendicular and at a 90-degree angle?	30.03.002(c)(5)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
68. Can the alley width and inside radius accommodate waste collection and emergency vehicles?	30.03.002(c)(5)	N/A	
69. Is the intersection three way (fours should be avoided; any more prohibited)?	30.03.002(c)(5)	N/A	
70. Are City utility easements at least 15'? (drainage width as required by City Engr)	30.03.003(a)	N/A	
71. Are the easements centered along front or side lot lines (rather than across the interior or rear of lots)?	30.03.003(a)	N/A	
72. Is there a watercourse/drainageway or channel? If so, is there a stormwater easement or drainageway ROW?	30.03.003(b)	N/A	
73. Are lot areas computed inclusive of all easements?	30.03.003(c)	N/A	
74. Is the minimum buildable area at least one half of the required minimum lot size?	30.03.003(c)	Y	
75. In res subdivisions without alleys, is there at least a 10' utility easement along front of all lots adjacent to and flush with the street ROW?	30.03.003(d)	Y	
76. Is the applicant requesting to provide an easement via separate instrument?	30.03.003(e)	N	No additional easements req'd
77. Are blocks 2,000' or fewer?	30.03.004(b)	N/A	
78. Are blocks at least 500'?	30.03.004(b)	N/A	
79. If there are blocks that don't meet min and max dimensions, has the applicant applied for a variance?	30.03.004(b)	N/A	
Walkways	**Code Ref**	**Y/N/NA**	**Notes**
80. For res developments, are sidewalks at least 4' wide? Are sidewalks on at least one side of the street?	30.03.005(a)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
81. In non-res developments and along perimeter roadways, are sidewalks at least 5' wide	30.03.005(a)	N/A	
82. Are sidewalks in the street ROW 1' from the ROW line and at least 4' from the street curb?	30.03.005(a)	N/A	
Lots	**Code Ref**	**Y/N/NA**	**Notes**
83. Do lots conform to the min requirements in the zoning district?	30.03.006(a)	Y	
84. Does each lot abut a dedicated, improved street? If not is the street platted as an approved private street subdivision?	30.03.006(b)	Y	
85. Do lots conform with comprehensive plan requirements?	30.03.006(b)	Y	
86. Are the lots emptying onto a highway, arterial, or collector street? If so, TIA may be required with preliminary plat)	30.03.006(b)	N	Lots will take access from High Canyon Pass.
87. Is lot frontage 50' or greater?	30.03.006(b)	Y	
88. If irregularly shaped lot, does it meet width and frontage requirements of zoning district?	30.03.006(c)	Y	
89. Are side lot lines roughly right angles to the street ROW lines?	30.03.006(d)	Y	
90. If there are double frontage lots, are setbacks established for each side street?	30.03.006(e)	N/A	
91. If double frontage lot, is there appropriate screening? **See 30.05.007 for** screening **rules.**	30.03.006(f)	N/A	
92. If OSSF proposed, does it meet minimum size required by OSSF Rules?	30.03.006(g)	N/A	
93. Are there any flag lots? (PROHIBITED)	30.03.006(h)	N	No flag lots
Building Lines	**Code Ref**	**Y/N/NA**	**Notes**
94. If the property abuts 71, 620, 2244, Bee Cave Pkwy, or FM 3238 (Hamilton Pool), is the building setback 75'? Is the land in setback unpaved? Is	30.03.007(1)	N/A	

Commented [AP1]: Make sure to place a note in the comments that screening will be required.

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
there anything proposed other than landscaping, paved access drives, and/or underground utilities?			
95. If non-res or MF and abuts another road, is the front building setback 35'? Is land unpaved except for driveways?	30.03.007(2)	N/A	
96. If SF and abuts another road, is front building setback 35'? Is land unpaved except for driveways?	30.03.007(3)	Y	
Utility Services	**Code Ref**	**Y/N/NA**	**Notes**
97. Are feeder lines placed away from major/minor thoroughfares and arterials?	30.03.008(b)	N/A	
98. Are feeder lines placed overhead placed along both sides of the street ROW (DISCOURAGED)?	30.03.008(b)	N/A	
99. Did the applicant provide verification of acceptance of easement locations and widths from the public utilities prior to final plat?	30.03.008(b)	Y	
100. Did the applicant provide a letter of commitment from each utility (electric, gas, telephone, cable)?	30.03.008(b)	Y	
101. Is electrical and telephone support equipment (e.g. transformers, amplifiers, switching devices) pad or ground mounted, or mounted underground? (NOT ALLOWED TO BE OVERHEAD UNLESS SUBDIVISION IS SERVED FROM PERIMETER OVERHEAD ELECTRICAL FACILITIES)	30.03.008(d)	N/A	
102. Is the pad or ground mounted utility equipment screened from any public roadway AND clear of street intersections and driveway openings?	30.03.008(d)	N/A	
103. Is the applicant proposing grouped metering? (NOT ALLOWED)	30.03.008(g)	N/A	
Water and Wastewater Facility Design	**Code Ref**	**Y/N/NA**	**Notes**

Commented [AP2]: N/A at this stage.

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
104. Is the design of the water source in accordance with TCEQ regs?	30.03.009(a)(1)	N/A	
105. Is the design of the water source in accordance with TCSS Manual?	30.03.009(a)(2)	N/A	
106. Is the design of the fire protection system in accordance with the TCSS Manual and the fire department requirements?	30.03.009(a)(3)	N/A	
107. Is the subdivision served by an approved means of wastewater collection and treatment?	30.03.009(b)	Y	
108. Has the applicant provided all necessary easements for utilities?	30.03.009(c)(3)	Y	
109. Has the applicant provided proof of adequate water and wastewater service?	30.03.009(c)(4)	Y	
110. Has the applicant provided for provisions of future expansion of utilities?	30.03.009(c)(5)	N/A	
111. Has the applicant provided information on operations and maintenance of utilities OR proof that a separate entity will be responsible for the operations and maintenance?	30.03.009(c)(6)	Y	
112. Has the applicant provided fiscal security for construction of utilities (if not already built?)	30.03.009(c)(7)	N/A	
113. Has the applicant obtained approval from all utility providers?	30.03.009(c)(8)	Y	
114. Has the applicant verified that they are complying all requirements of the utility provider?	30.03.009(c)(9)	Y	
115. Have water and wastewater lines been extended along the entire frontage of the subdivision adjacent to the street?	30.03.009(d)	N/A	Existing Subdivision
Stormwater Collection and Conveyance Systems	**Code Ref**	**Y/N/NA**	**Notes**

Commented [AP3]: I'm not sure if we require a letter of service from the WTPUA or just a letter of acknowledgment which is what they provided.

Commented [AP4]: They got confirmation of servicea availability within the area but I am not sure they got full approval from WTPUA. Maybe ask Kevin.

Commented [AP5]: You may be able to ask Kevin what the Homestead subdivision is currently being served by are they on wastewater or septic? Do they receive public water or well water?

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
116. Does the application include a layout of the drainage system, including supporting calculations?	30.03.010(a)	N	Not needed since the drainage system was established with original construction plans for the Homestead.
117. Does the proposed drainage system resist external pressure caused by earth or building?	30.03.010(b)(1)	**N/A**	
118. Does the proposed drainage system resist internal pressure or abrasion caused by water or debris?	30.03.010(b)(2)	**N/A**	
119. Do the proposed improvements permit water to gather in a pool that may become stagnant?	30.03.010(c)	**N/A**	
120. Does the proposed development result in additional identifiable adverse flooding on other property? (NOT ALLOWED)	30.03.010(d)(1)	N/A	
121. Does the proposed development result preserve the natural and traditional character of the land and waterway to the greatest extent feasible?	30.03.010(d)(2)	N/A	
122. Does the proposed development include on-site control of the two-year peak flow?	30.03.010(d)(3)	N/A	
123. If the development proposes off-site control of the two-year peak flow, does it have an adverse water quality impact from increased in-stream peak flow (NOT ALLOWED) OR Stream bank erosion (NOT ALLOWED)	30.03.010(e)	N/A	
124. Is there a note requiring erosion and sedimentation controls conform to the TCSS Manual? (All property herein is subject to the City of Bee Cave non-point source pollution control permit for this subdivision. Should the use of this property change, alter, or amend the use as permitted in the non-point source pollution control permit, then an amended non-source pollution control permit shall be required.)	30.03.010(f)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
125. Is the applicant proposing to deepen, widen, fill, reclaim, reroute, or change the course or location of any existing ditch, channel, stream or drainageway? If so, see Code.	30.03.010(g)	N/A	
126. Are the street network, lots, and building site, generally sited and aligned along natural contour lines?	30.03.010(h)	N/A	
127. Are the street network, lots, and building site, generally sited and aligned to minimize the amount of cut and fill on slopes?	30.03.010(h)	N/A	
128. Are above-ground stormwater retention or detention facilities designed using materials and techniques established in the comprehensive plan?	30.03.010(i)	N/A	
129. Is future upstream development accounted for as determined under the Drainage Criteria Manual?	30.03.010(j)	N/A	
130. Has the applicant proposed to dedicate necessary ROWs or easements to accommodate the required construction or improvement of the storm drainage facility?	30.03.010(m)	N/A	
Public Sites & Open Spaces	**Code Ref**	**Y/N/NA**	**Notes**
131. Are creeks and drainage areas being protected in their natural condition?	30.04.002	N/A	
132. Does the subdivision contain either common open space or other improvements not intended to be dedicated to the City for public use (e.g. private streets, private recreation facility, landscaped entry features, water quality structures)? 133. If so, did the applicant submit a property owners' or homeowners' association agreement with the final plat? 134. Were Conditions, Covenants and Restrictions submitted with the Preliminary Plat application?	30.04.003(a)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
135. Do the CCRs include provisions that allow the City to take over maintenance the common property using association funds due to nonperformance or inaction by association? See Code for further requirements.	30.04.003(a)	N/A	
136. Do the CCRs include provisions that, if the assn. becomes defunct, the City would be conveyed ownership of private streets and common areas?	30.04.003(a)	N/A	
137. Do the CCRs include provisions that, if the assn. becomes defunct, the City would be allowed to remove improvements or amenities from the common areas and sell any buildable land, as residential lots to recoup the City's expense for maintenance and demo of improvements?	30.04.003(a)	N/A	
138. Do the CCRs automatically make each lot owner a member?	30.04.003(b)(1)	N/A	
139. Do the CCRs require that each lot is automatically subject to a proportionate share of the expenses for the POA/HOA's activities (e.g. maintenance of open space, private streets, common rec facilities)?	30.04.003(b)(2)	N/A	
140. Do the CCRs: Legal create an automatic membership POA or HOA? Place title to the common property in the POA/HOA's name? Appropriately limit the use of common property? Give each lot the right to use common property? Place O&M responsibility on the POA/HOA?	30.04.003(c)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
Place an adequate association charge on each lot? Provide for voting rights for each lot owner? Identify land within the association's jurisdiction that is to be transferred to public agencies, individual residential lots, from the developer to the HOA?			
141. Do the CCRs provide for government agencies to access the common elements at all times?	30.04.003(c)(9)	N/A	
Park Land and Public Facility Dedication	**Code Ref**	**Y/N/NA**	**Notes**
142. Does the plat (prelim and final) include dedication of land to the City for public park purposes?	30.04.004	N/A	
143. For each Res Subdivision, does the amount of public parkland equal at least 1.5 acre per 100 DU?	30.04.004(b)(1)	N/A	
144. Does the plat (pre and final) clearly show area proposed to be dedicated as park?	30.04.004(b)(2)	N/A	
145. For MF Subdivisions, does the application provide number of dwelling units? (IF NOT, City calculates at highest density)	30.04.004(b)(3)	N/A	
146. For Non-Res, did the applicant pay a fee of $1,000/acre?	30.04.004(b)(4)(B)	N/A	
147. Is the parkland well-drained, relatively level (for active use), and suitable for leisure activities?	30.04.004(c)(1)	N/A	
148. Is the land relatively featureless, barren of natural trees and vegetative cover, and/or not physically attractive in some other way? (NOT ALLOWED)	30.04.004(c)(1)	N/A	
149. Is the parkland easily accessible from a public street and open to the public view?	30.04.004(c)(4)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
150. Does the parkland have street and pedestrian access connection to residential neighborhoods?	30.04.004(c)(4)	N/A	
151. Does the parkland have at least 50' of frontage on a public street?	30.04.004(c)(4)	N/A	
152. Is the parkland subject to any reservations of record, encumbrances, or easements which would interfere with the use of the land for park purposes?	30.04.004(c)(5)	N/A	
153. If the proposed development sides or backs to proposed park, does the application include a fence that is at least 6', but less than 8' in height?	30.04.004(c)(6)	N/A	
154. Is the fence constructed of visually open material (e.g. split rail)	30.04.004(c)(6)(A)	N/A	
155. Does the park have frontage, curbs, and gutters for all streets abutting the outside perimeter of the park?	30.04.004(c)(6)(B)	N/A	
156. Are water, wastewater, and electrical service connections provided to the park?	30.04.004(c)(6)(C)	N/A	
157. Is the applicant proposing fee in lieu? If so, is the parkland required less than 3 acres OR Is the proposed parkland unacceptable, unavailable, or unsuitable?	30.04.004(d)	N/A	
158. If Res subdivision fee in lieu, did the applicant pay $650 per dwelling unit?	30.04.004(d)	N/A	
Improvements, in general	**Code Ref**	**Y/N/NA**	**Notes**
159. Do the subdivision and improvements allow the City to provide for the orderly and economical extension of public facilities and services?	30.05.001(a)(1)	Y	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
160. Will all purchasers of property within the subdivision shall have a usable, buildable parcel of land?	30.05.001(a)(2)	Y	
161. Are all required improvements are constructed in accordance with City standards?	30.05.001(a)(3)	N/A	
162. Is the land to be subdivided or developed served adequately by essential public facilities and services? No subdivision shall be approved unless and until adequate public facilities exist or provision has been made for water facilities, wastewater facilities, drainage facilities, electricity and street facilities which are necessary to serve the development proposed, whether or not such facilities are to be located within the property being platted or off-site.	30.05.001(b)	Y	
163. Are the utilities extended to adjacent property lines to allow connection of these utilities by adjacent property owners when such adjacent property is platted?	30.05.001(b)	Y	
164. Are the following Public Improvements provided? (1) Water and wastewater facilities; (2) Stormwater drainage, collection or conveyance facilities; (3) Water quality controls; (4) Streets; (5) Streetlights; (6) Street signs; (7) Walkways (sidewalks); (8) Traffic-control devices required as part of the project; and	30.05.001(c)	N	Not provided from replat. They were provided with the Homestead subdivision.

Commented [AP6]: Same similar comment as above. Ask Kevin how the current subdivision is served by wastewater and water.

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
(9) Appurtenances to the above, and any other public facilities required as part of the proposed subdivision.			
165. Are all aspects of the design and implementation of public improvements compliant with the City's current design standards and any other applicable City codes and ordinances, including preparation and submittal of engineering plans and construction inspection? The construction of all of the improvements required in this chapter shall conform to the latest edition of the TCSS Manual.	30.05.001(d)	N/A	
Monuments	**Code Ref**	**Y/N/NA**	**Notes**
166. Are monuments established at the corner of each block in the subdivision and do they consist of an iron rod or pipe not less than one-half inch (1/2") in diameter and eighteen inches (18") deep, and set flush with the top of the ground?	30.05.002	Y	
167. Are lot corner monuments placed at all lot corners, except corners which are also block corners, and do they consist of iron rods or pipes of a diameter of not less than one-half inch (1/2") and eighteen inches (18") deep, and are they set flush with the top of the ground? Are curve point markers established of the same specifications as lot corners?	30.05.002	Y	
Streetlights	**Code Ref**	**Y/N/NA**	**Notes**
168. Is all street lighting in keeping with the semirural, “Hill Country” atmosphere of the City, and is it in conformance with Section 32.05.008 [32.05.012] of the zoning ordinance?	30.05.003	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
169. Are streetlights proposed in a residential subdivision? They are discouraged.	30.05.003	N/A	
Street Names and Signs	**Code Ref**	**Y/N/NA**	**Notes**
170. Have street names been submitted to the City, to the U.S. Postal Service, and to applicable emergency service providers (including 911) for review and approval in accordance with the City's guidelines for the naming of streets?	30.05.004(a)	N/A	
171. Were street names established on the Preliminary Plat? Have they changed with the final plat? May not be changed unless special circumstances have caused the major realignment of streets or a proposed street name(s) is discovered to have already been used elsewhere in the City, or some other similar eventuality. If additional street names are needed for the final plat, then they must be submitted for review and approval by the City, the U.S. Postal Service, and applicable emergency service providers (including 911) along with the final plat application.	30.05.004(a)	N/A	
172. Are any of the proposed street names surnames of people or the names of corporations or businesses? NOT ALLOWED unless approved by the City Council.	30.05.004(b)	N/A	
173. Do new street names duplicate existing street names either literally or in a subtle manner; do they be so similar as to cause confusion between names; do they sound like existing street names when spoken? NOT ALLOWED	30.05.004(c)	N/A	
174. If new street(s) extends an existing street(s), does it bear the same name? REQUIRED, where practical.	30.05.004(d)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
175. Has the owner provided payment for street name signs? (payment due prior to approval of construction plans)	30.05.004(e)	N/A	
Street and alley improvements	**Code Ref**	**Y/N/NA**	**Notes**
176. Are all on-site streets and alleys proposed to be constructed by the developer at the developer's expense? See section for more detail if subdivision is adjacent to a planned or future or substandard arterial or collector street.	30.05.005(a)	N/A	
177. Are all streets and alleys constructed using reinforced concrete and per specs in the TCSS manual?	30.05.005(b)	N/A	
178. Are barrier-free ramps for physically challenged persons constructed at all street corners, driveway approaches, appropriate midblock crosswalks, and in locations where accessible parking spaces are provided? All barrier-free ramps and other accessibility considerations shall comply with Section 228 of the Highway Safety Act, as currently amended, and with the Americans With Disabilities Act (ADA), as amended.	30.05.005(d)	N/A	
179. Are all signs and barricades in conformity with the TCSS Manual, with ADA standards, and with specifications for uniform traffic-control devices, as adopted by the Texas Department of Transportation and the Texas Department of Public Safety?	30.05.005(e)	N/A	
180. Has the City engineer approved all driveway cuts? See Code for specifications.	30.05.005(f)	N/A	
Retaining walls, construction regulations, design criteria	**Code Ref**	**Y/N/NA**	**Notes**

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
181. Is this use of retaining walls minimized? Code discourages walls, encourages balanced cut and fill.	30.05.006(a)	N/A	
182. Is the change in elevation to adjacent property or subdivision greater than 2.5' and does the slope exceed 1:2? If so, retaining wall is required, see Code for more detail.	30.05.006(a)	N/A	
183. Are retaining walls in compliance with the Building Code and TCSS manual? Have they been approved by the City Engineer?	30.05.006(b)	N/A	
184. Is there a plat note specifying retaining walls shall be maintained by the owner of the property on which the wall is located?	30.05.006(c)	N/A	
185. Are any retaining walls constructed parallel to and within any portion of a utility easement? NOT ALLOWED.	30.05.006(d)	N/A	
Screen and Landscaping	**Code Ref**	**Y/N/NA**	**Notes**
186. Does this subdivision contain single family or two-family residential lots with rear or side yards that are adjacent to an arterial thoroughfare or a four-lane collector street; or back up to a collector or residential street? • If so, is screening provided? • Is it adjacent to the ROW or property line and fully located on a private lot? • Does the screening meet sight distance requirements?	30.05.007(a)(1)	**Y** **Y**	
187. If screening needed, is a maintenance easement of a 5' dedicated to city on private lot side and adjacent to the screening wall?	30.05.007(a)(3)	N/A	
188. Has the wall/fence design been approved by the City Engineer? See Code for specifications.	30.05.007(a)(6)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
189. Is the proposed wall between 6' and 8'? Decorative columns, pilasters, stone caps, and other features may exceed the maximum eight-foot (8') height by up to eighteen inches for a total maximum height of nine and one-half feet (9.5') for these features, provided that such taller elements comprise no more than ten percent (10%) of the total wall length in elevation view.	30.05.007(a)(7)	N/A	
190. Are screening fences, walls and devices proposed to be constructed outside of any portion of a utility easement?	30.05.007(a)(8)	N/A	
191. Does the subdivision have more than 10 platted lots? If so, they are allowed to provide a low maintenance landscaped entryway feature at access points from streets and thoroughfares. If proposed: • Is it within private property and within an easement identified for such use? "Limited portions" may be placed within ROW. • Does the plat include a note that the long-term maintenance responsibility will be born by the property owner or an approved HOA?	30.05.007(b)(1)	N/A	
192. If entry feature, • Does the design contain low maintenance materials? • Does it include irrigation? • Is there a sign? • Are the proposed plants of a customary size per latest edition of "American Standard for Nursery Stock" by American Association of Nurserymen?	30.05.007(b)(2)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
• And if walls, do walls conform with Code (e.g. height)			
193. Is the entryway in conformance with the TCSS Manual?	30.05.007(b)(3)	N/A	
194. Does the plat (or maintenance doc.) specify that the applicant is responsible for maintenance of entryway for a min of 2 years or until building permits have been issued for 80% of lots in subdivision, whichever is later? And that afterward, an HOA is responsible?	30.05.007(b)(4)	N/A	
195. Is landscaping in conformance with zoning?	30.05.007(c)	N/A	
Water and Wastewater Requirements	**Code Ref**	**Y/N/NA**	**Notes**
196. Is water/wastewater installed in conformance with Section 30.03.009?	30.05.008(a)	N/A	
197. Has water and wastewater been adequately provided? No final plat shall be approved for any subdivision within the City or its extraterritorial jurisdiction until the applicant has made adequate provision for a water system and a sanitary sewer system of sufficient capacity to adequately provide service to all tracts and lots within the area to be subdivided. The design and construction of the water system and of the sanitary sewer system to serve the subdivision shall be in conformance with the TCSS Manual.	30.05.008(b)	N/A	
198. Has a note that states the following been included on the plat?: *"Water satisfactory for human consumption shall be available to each lot in the proposed subdivision from a source on the land, a community source, or a public utility source, in adequate and sufficient supply for the intended uses on each lot within the subdivision."*	30.05.008(c)	Y	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
199. Have plans and specifications for a private water supply other than an investor-owned water supply corporation, or a corporation organized under Article 1434a of the Texas Civil Statutes, been submitted by a licensed professional engineer and approved by the TCEQ prior to final plat approval?	30.05.008(c)	N/A	
200. If the sole source of water supply for a proposed subdivision or development is intended to be groundwater under the land, then does the plat contain a statement prepared and signed by a professional engineer licensed to practice in the State of Texas, stating that adequate groundwater is available, and shall continue to be available in the foreseeable future, to serve the subdivision?	30.05.008(c)	N/A	
201. Has the following been satisfied? When a proposed subdivision is located within an area to be served by an investor-owned water supply or sewer service utility, or a water supply or sewer service corporation organized under Article 1434a of the Texas Civil Statutes, the property owner shall furnish, before approval of a preliminary plat, evidence of a contractual agreement between the property owner and the water or sewer utility for financing, installing and maintaining utilities in the subdivision, and stating the capacity and quantity of such utilities to be made available to the proposed development.	30.05.008(d)	N/A	
202. Has a water system with mains of sufficient size and having a sufficient number of outlets to furnish adequate domestic water supply and to furnish fire protection to all lots been provided?	30.05.008(e)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
203. Have water lines been extended to the property line, in order to allow future connections into adjacent undeveloped property, and has a box for the water meter(s) for each lot been installed either in the right-of-way or immediately adjacent to the right-of-way in an easement?	30.05.008(e)	N/A	
204. Have services for utilities been made available to the property line of each lot in such a manner as will minimize the necessity for disturbing the street pavement and drainage structure when connections are made?	30.05.008(f)	Y	
205. Has fire protection shall be provided in accordance with Section 30.03.009?	30.05.008(g)	Y	
Adjacent (perimeter) streets and utilities	**Code Ref**	**Y/N/NA**	**Notes**
206. Does the subdivision abut on one or both sides of a substandard street--existing or on a planned or future road shown on the Thoroughfare Plan? If so, does the application propose to improve the existing on-site facility, including walkways, screening, landscaping, storm sewers, water quality controls, and other utilities up to City standards? REQUIRED. See Code for process details if dispute.	30.05.009(a)	N/A	
207. Does the street(s) dead-end at power lines or similar rights-of-way or easements, but is intended for future extension across these rights-of-way or easements? If so, is it constructed in the ROW or easement for half the distance across the ROW or easement?	30.05.009(c)	N/A	
208. If a dead-end street,	30.05.009(c)	N/A	

Commented [AP7]: Again get with Kevin to see if this was done already with the original Homestead subdivision. A lot of this is items that would be reviewed with a preliminary plat.

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
• Does the plat contain a note clearly labeling the dead-end street will at some point be extended across the powerline easement or right-of way? • Is signage placed at the end of the constructed street stub stating that the street will be extended in the future? Is the lettering large enough to be legible by a person with normal vision at a distance of 20'?			
Storm Drainage and Water Quality Controls	**Code Ref**	**Y/N/NA**	**Notes**
209. Where runoff of stormwater and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities, is an adequate storm sewer system consisting of inlets, pipes and other underground structures with approved outlets constructed? Areas subject to flood conditions or inadvertent stormwater retention, such as standing or pooling water, as established by the City engineer, will not be considered for development until adequate drainage has been provided.	30.05.010(a)	N/A	
210. Does the criteria for design of storm sewers, culverts, bridges, drainage channels, and drainage facilities conform to TCSS?	30.05.010(b)	N/A	
211. Are drainage areas proposed to be diverted artificially to adjacent properties or across roadways? NOT ALLOWED	30.05.010(b)	N/A	
212. Does stormwater drainage drain from one residential lot onto another? NOT ALLOWED unless	30.05.010(b)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
such does not pose any harm or inconvenience to the downstream property owner(s) and unless specifically approved by the City.			

Memo

Date: **July 18~~8~~, 2022**

To: **Devon Vo, Parnell Engineering Inc.**

CC: Clint Garza, City Manager
Megan Santee, Assistant City Attorney
Lindsey Oskoui, Assistant City Manager
E. Megan Will, Director of Planning & Development
Kevin Sawtelle, P.E., City Engineer

From: Sean Lapano, City Planner

Subject: **High Canyon Pass- Replat**
Administrative Completeness Determination & Technical Comments

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The purpose of this memorandum is to provide a determination of administrative completeness and technical comments for the **High Canyon Pass Replat** application (**MPN #22-722**), 1st submitted **June 27, 2022, 2nd submittal July 8, 2022**. On **June 28, 2022**, the application was determined to be administratively complete – pending payment of required fees. Fees were paid on June 29, 2022.

Your **application** was determined to be **administratively complete** on **June 28, 2022**. The Replat is tentatively scheduled for consideration at the **7/19/2022** Planning and Zoning Commission meeting.

City staff has reviewed the submitted Replat for technical compliance with the city's Subdivision Ordinance, City of Bee Cave Code Chapter 30. The list below provides the City of Bee Cave Code of Ordinances section references for code requirements that have not been met, further detail is provided in the tables on the following pages.

Technical Deficiencies

Code Section	Topic

PLAT APPLICATION REVIEW CHECKLIST

Staff will recommend approval of the plat with conditions at the 7/19/2022 Planning and Zoning Commission meeting. If the applicant would like to revise and resubmit the replat to address the technical deficiencies *prior to* consideration by the Planning and Zoning Commission on 7/19/2022 resubmittals must be received **no later than 10 calendar days prior to the meeting (7/9/22)**. Alternatively, if additional time is needed to revise and resubmit the replat, a waiver of 30-day action may be requested pursuant to Texas Local Government Code Section 212.009. This request must be submitted in writing.

General Comments:

Condition for Approval: The title shall identify the document as a "Final Plat" of the "_____ Addition, Block _____, Lot(s) _____, Being a Replat of Block _____, Lot(s) _____ of the _____ Addition, an addition to the City of Bee Cave, Texas, as recorded in Volume/Cabinet _____, Page/Slide _____ of the Plat Records of Travis County, Texas".

All plat notes from the original plat must be carried over to the replat

7/8/22 Applicant Response: See updated note #23

7/8/22 COBC Response: Complete

186. Add the following plat note: Double frontage lots in residential subdivisions will not be allowed without providing appropriate screening, in accordance with City screening standards.

7/8/22 Applicant Response: See updated note #28

7/8/22 COBC Response: Complete

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PLAT APPLICATION REVIEW CHECKLIST

REQUIRED PLAT INFORMATION			
PRELIMINARY PLAT	Code Ref	Y/N/NA	COBC Comments 7/5/2022
1. Vicinity or location map	30.02.003(f)(1)	Y	
2. Boundary lines, abstract or survey lines, corporate or other jurisdictional boundaries, existing or proposed highways and streets, including right-of-way widths, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments identified and labeled as provided in Section 30.05.002; the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot, and the curve and line data may be placed in a table format; accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown	30.02.003(f)(2)	Y	
3. Name, location and recording information for all adjacent subdivisions or property owners and recording information for adjacent unplatted lots; including those on the other sides or roads or creeks in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision	30.02.003(f)(3)	Y	
4. Location, widths and names of all streets, alleys and easements, existing or proposed, within the subdivision limits	30.02.003(f)(4)	Y	
5. The location of all existing property lines, existing lot and block numbers and date recorded, easements of record, with recording information,	30.02.003(f)(5)	Y	

PLAT APPLICATION REVIEW CHECKLIST

buildings, cemeteries, existing sewer or water mains, gas mains or other underground structures, or other existing features within the area proposed for subdivision			
6. Proposed arrangement and square footage of lots, including lot and block numbers	30.02.003(f)(6)	Y	
7. A title block within the lower right-hand corner of the plat, and with the engineering plans, which shows the title or name under which the proposed subdivision is to be recorded, the name and address of the property owner and the name of the land planner, licensed professional engineer or registered public surveyor who prepared the plat or plans, the scale of the plat, the date the plat was prepared, and the location of the property according to the abstract or survey records of Travis County, Texas	30.02.003(f)(7)	Y	
8. Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities;	30.02.003(f)(8)	N/A	
9. Scale, date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data;	30.02.003(f)(9)	Y	
10. Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum;	30.02.003(f)(10)	**N/A~~N~~**	**N/A for replat**
11. Areas contributing drainage to the proposed subdivision shall be shown in the engineering plans; locations proposed for drainage discharge from the site shall be shown by directional arrows;	30.02.003(f)(11)	**N/A~~N~~**	**N/A for replat**
12. All physical features of the property to be subdivided shall be shown in the engineering plans, including the location and size of all watercourses,	30.02.003(f)(12)	N/A~~N~~	N/A for replat

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100-year floodplain according to Federal Emergency Management Agency (FEMA) information, Corps of Engineers flowage easement requirements, ravines, bridges, culverts, existing structures, drainage area in acres or area draining into subdivisions, the outline of major wooded areas or the location of major or important individual trees, and other features pertinent to subdivision;			
13. Proposed phasing of the development and a proposed schedule of development; the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision;	30.02.003(f)(13)	N/A~~N~~	No phasing
14. Proposed or existing zoning of the subject property and all adjacent properties;	30.02.003(f)(15)	Y	Note #20
15. Minimum finished floor elevations of building foundations shall be shown for lots adjacent to a floodplain or within an area that may be susceptible to flooding;	30.02.003(f)(16)	N/A~~N~~	Lot is currently undeveloped
16. If the subdivision is not to be served immediately by a water utility, the following note shall be placed on the plat: ***A Certificate of Occupancy shall not be issued for any structure in this subdivision until water satisfactory for human consumption is available from a source on the land, a community source, or a public utility source in adequate and sufficient supply to serve each lot. The plans and specifications for a private water supply system must be submitted by a licensed professional engineer and approved by the Texas Commission on Environmental Quality (TCEQ.)***	30.02.003(f)(17)	Y	Note #9
17. If the subdivision is not to be served immediately by a sewage-collecting system	30.02.003(f)(18)	Y	Note #11

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connected to a community treatment plant or public sewer system the following note shall be placed on the plat: ***A Certificate of Occupancy shall not be issued for any structure in this subdivision until an on-site waste disposal, such as a septic tank, system is installed in accordance with the City's and the state's rules and regulations governing such systems, and until the City has inspected and approved the installed system.***			
18. Certificates and other language shall be included on the plat, such as: (A) Statement that the subject area is legally owned by the applicant (B) Accurate legal description by bearings and distances (C) A signed and notarized statement by the property owner as to the authenticity of the signatures on the plat (D) Registered public surveyor's certificate with signature block and space for notarization of his/her signature (E) Signature block for plat approval signature of the Mayor, City Secretary, and approval dates by the Commission and Council (F) Property owner's and surveyor's certificate, approval block, Special Notice, etc. (G) Any other applicable language, such as for drainage, floodway, or special types of easements.	30.02.003(f)(19)	Y	
FINAL PLAT	**Code Ref**	**Y/N/NA**	**Notes**
19. Have constructions plans for the subdivision been approved? If NO, – see Article 30.06	30.02.007(c)(1)	N/A	Minor Replat no new infrastructure

PLAT APPLICATION REVIEW CHECKLIST

20. All information required for a preliminary plat with the exception of physical features of or on the land.	30.02.007(c)(1)	Y	
21. Approval block	30.02.007(c)(3)		
22. Certificates and other required plat language (plat notes)	30.02.007(c)(4)		

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
Streets	**Code Ref**	**Y/N/NA**	**Notes**
23. Does the plat have reserve or residual strips of land controlling access to egress from other property? They're not allowed.	30.03.001(a)	N/A~~N~~	
24. Is the street configuration restricting or damaging the adjoining property?	30.03.001(a)	N/A	No new streets proposed with plat.
25. Are the streets constructed in accordance with the TCSS Manual?	30.03.001(a)	N/A	No new streets proposed with plat.
26. Is the street configuration in conformance with the thoroughfare plan?	30.03.001(b)	N/A	No new streets proposed with plat.
27. Are the streets sized appropriately for the type of development?	30.03.001(b)	N/A	No new streets proposed with plat.
28. Does the street configuration minimize the amount of cut and fill on slopes? Minimize land disturbance? Is it along natural contour lines, thereby reducing stormwater runoff and preserving natural, scenic characteristics of the land?	30.03.001(b)	N/A	No new streets proposed with Plat.
29. Do the streets provide a safe, convenient, and functional system for traffic circulation?	30.03.001(b)	N/A	No new streets proposed with Plat.
30. Are there 100 or more dwelling units OR does it generate 1,000 or more "one-way" trips per day? (cross-referenced in section (e))	30.03.001(c)(3)	N/A~~N~~	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
31. Is the project phased? If so, Council may require an update to the TIA at future phases.	30.03.001(c)(3)	N	
32. Does the subdivision have two points of vehicular access from the thoroughfare system? OR does it have a divided entrance with a median at least 200' feet	30.03.001(c)(4)(A)	Y	
33. If residential, does it have at least 50' of frontage (or more if req'd by zoning) on a public street?	30.03.001(c)(4)(B)	Y	
34. Does the TIA demonstrate a need for off-site improvements?	30.03.001(c)(5)	N/A	
35. Does the applicant provide rights-of-way required for existing or future streets and street improvements shown in the thoroughfare plan?	30.03.001(c)(6)(A)	N/A	
36. Does the subdivision propose perimeter streets? If so, is half of the total required right-of-way width for such streets provided?	30.03.001(c)(6)(B)	N/A	
37. If the slope is greater than 3:1, is the right-of-way wider to provide adequate earth slopes?	30.03.001(c)(6)(C)	N/A	
38. Does the TIA require intersection improvements and traffic control devices to be installed?	30.03.001(c)(8)	N/A	
39. Did the application include a phasing schedule that explains the • plan for development, • dedication of rights-of-way • street improvements (on or off site)	30.03.001(c)(9)	N/A	
40. Does the subdivision propose private streets? If so, do they comply with the following: **Check Code for numerous other requirements.** • NOT intended for regional or local through traffic circulation	30.03.001(c)(10)(A)	N	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
• Subdivision in area that on at least two sides (i.e. at least 50% of the perimeter) is surrounded by natural barriers (creeks, floodplains, steep topological slopes, geologic formations or wildlife preserves, a golf course, or park)****screening walls, roadways, man-made drainage ditches or berms, utility easements and rights of way DO NOT COUNT**** • Subdivision not located adjacent to an existing/approved public street that could be reasonably connected via bridge or culvert • Has POA or HOA covering all of property to be served by streets			
41. Does the subdivision require construction of an improvement that 'outside forces' (e.g. TXDOT) prevent the applicant from building immediately? If so, see Code for guidance on escrow	30.03.001(d)(1)	N	
42. **For required components of TIA check Code**	30.03.001(f)		
43. If the Streets are NOT shown on the thoroughfare plan do they: • Appropriately continue existing streets • Conform to a plan for the neighborhood that City Council has adopted to address unusual topographic conditions • Provide future access to vacant areas zoned something similar? • Work harmoniously with existing or proposed driveway openings	30.03.001(g)	N/A	No new streets proposed with Plat.

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
44. If residential streets, does the layout discourage through traffic? Prevent access to adjacent subdivisions?	30.03.001(h)	N/A	
45. If the ROW changes width, does it happen at a location *other than* at an intersection?	30.03.001(h)	N/A	
46. Does the subdivision abut or contain an existing or proposed arterial street? **If so, see requirements.**	30.03.001(i)	N/A	
47. Are there private reserve strips controlling access to streets? These are prohibited unless controlled by City	30.03.001(j)	N/A	
48. Is the centerline offset between intersecting, undivided streets greater than 150' (less should be avoided)?	30.03.001(k)	N/A	
49. If there is a major thoroughfare intersection, is it at least 90 degrees angle and is the tangent to the intersecting street at least 50'?	30.03.001(l)	N/A	
50. Do the street ROW widths match what is shown on the thoroughfare plan?	30.03.001(m)	N/A	
51. Do the street ROW widths match what is shown in the roadway cross-sections of the comp plan?	30.03.001(m)	N/A	
52. Are any prohibited half streets proposed? **If so see requirements.**	30.03.001(n)	N/A	
53. Are all block lengths at least 500' and less than 2000' (measured along centerline between mid-points of intersection)?	30.03.001(o)	N/A	
54. If there is a cul-de-sac street, is it • 600' or less? • Does it have a turn-around built at least 80' in diameter and a ROW width at least 100'	30.03.001(p)	N/A	
55. Is there a dead-end street approved?	30.03.001(r)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
56. Do new streets which are extensions of existing streets • Have the same name as the existing street? • Have >= ROW width?	30.03.001(s)	N/A	
57. Are there at least two points of access from an improved public roadway?	30.03.001(u)	N/A	
58. For residential lots, is there at least one entrance for every 50 lots?	30.03.001(u)	N/A	
59. Are driveways designed in accordance with the TCSS Manual?	30.03.001(u)	N/A	
60. Are the streets designed in accordance with the TCSS Manual?	30.03.001(v)	N/A	
Alleys	**Code Ref**	**Y/N/NA**	**Notes**
61. If alley in non-res area, is the ROW at least 25' and pavement at least 15'?	30.03.002(a)	N/A	
62. If alley in non- res area and serving as fire lane, is pavement at least 24' AND dedicated on final pat?	30.03.002(a)	N/A	
63. If in res area, is the alley approximately parallel to the front street? AND At least 15' ROW and 10' of pavement?	30.03.002(b)	N/A	
64. Is there a dead-end or hammerhead alley? **(NOT ALLOWED)**	30.03.002(c)(3)	N/A	
65. Is the alley 2000' or fewer (measured along centerline)?	30.03.002(c)(4)	N/A	
66. Is alley designed in accordance with TCSS manual?	30.03.002(c)	N/A	
67. Is the alley intersection perpendicular and at a 90-degree angle?	30.03.002(c)(5)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
68. Can the alley width and inside radius accommodate waste collection and emergency vehicles?	30.03.002(c)(5)	N/A	
69. Is the intersection three way (fours should be avoided; any more prohibited)?	30.03.002(c)(5)	N/A	
70. Are City utility easements at least 15'? (drainage width as required by City Engr)	30.03.003(a)	N/A	
71. Are the easements centered along front or side lot lines (rather than across the interior or rear of lots)?	30.03.003(a)	N/A	
72. Is there a watercourse/drainageway or channel? If so, is there a stormwater easement or drainageway ROW?	30.03.003(b)	N/A	
73. Are lot areas computed inclusive of all easements?	30.03.003(c)	N/A	
74. Is the minimum buildable area at least one half of the required minimum lot size?	30.03.003(c)	Y	
75. In res subdivisions without alleys, is there at least a 10' utility easement along front of all lots adjacent to and flush with the street ROW?	30.03.003(d)	Y	
76. Is the applicant requesting to provide an easement via separate instrument?	30.03.003(e)	N	
77. Are blocks 2,000' or fewer?	30.03.004(b)	N/A	
78. Are blocks at least 500'?	30.03.004(b)	N/A	
79. If there are blocks that don't meet min and max dimensions, has the applicant applied for a variance?	30.03.004(b)	N/A	
Walkways	**Code Ref**	**Y/N/NA**	**Notes**
80. For res developments, are sidewalks at least 4' wide? Are sidewalks on at least one side of the street?	30.03.005(a)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
81. In non-res developments and along perimeter roadways, are sidewalks at least 5' wide	30.03.005(a)	N/A	
82. Are sidewalks in the street ROW 1' from the ROW line and at least 4' from the street curb?	30.03.005(a)	N/A	
Lots	**Code Ref**	**Y/N/NA**	**Notes**
83. Do lots conform to the min requirements in the zoning district?	30.03.006(a)	Y	
84. Does each lot abut a dedicated, improved street? If not is the street platted as an approved private street subdivision?	30.03.006(b)	Y	
85. Do lots conform with comprehensive plan requirements?	30.03.006(b)	Y	
86. Are the lots emptying onto a highway, arterial, or collector street? If so, TIA may be required with preliminary plat)	30.03.006(b)	N	
87. Is lot frontage 50' or greater?	30.03.006(b)	Y	
88. If irregularly shaped lot, does it meet width and frontage requirements of zoning district?	30.03.006(c)	Y	
89. Are side lot lines roughly right angles to the street ROW lines?	30.03.006(d)	Y	
90. If there are double frontage lots, are setbacks established for each side street?	30.03.006(e)	N/A	
91. If double frontage lot, is there appropriate screening? **See 30.05.007 for** screening **rules.**	30.03.006(f)	N/A	
92. If OSSF proposed, does it meet minimum size required by OSSF Rules?	30.03.006(g)	Y~~N/A~~	Minimum lot size for OSSF is 1 acre
93. Are there any flag lots? (PROHIBITED)	30.03.006(h)	N	
Building Lines	**Code Ref**	**Y/N/NA**	**Notes**
94. If the property abuts 71, 620, 2244, Bee Cave Pkwy, or FM 3238 (Hamilton Pool), is the building setback 75'? Is the land in setback unpaved? Is	30.03.007(1)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
there anything proposed other than landscaping, paved access drives, and/or underground utilities?			
95. If non-res or MF and abuts another road, is the front building setback 35'? Is land unpaved except for driveways?	30.03.007(2)	N/A	
96. If SF and abuts another road, is front building setback 35'? Is land unpaved except for driveways?	30.03.007(3)	Y	
Utility Services	**Code Ref**	**Y/N/NA**	**Notes**
97. Are feeder lines placed away from major/minor thoroughfares and arterials?	30.03.008(b)	N/A	
98. Are feeder lines placed overhead placed along both sides of the street ROW (DISCOURAGED)?	30.03.008(b)	N/A	
99. Did the applicant provide verification of acceptance of easement locations and widths from the public utilities prior to final plat?	30.03.008(b)	Y	
100. Did the applicant provide a letter of commitment from each utility (electric, gas, telephone, cable)?	30.03.008(b)	Y	
101. Is electrical and telephone support equipment (e.g. transformers, amplifiers, switching devices) pad or ground mounted, or mounted underground? (NOT ALLOWED TO BE OVERHEAD UNLESS SUBDIVISION IS SERVED FROM PERIMETER OVERHEAD ELECTRICAL FACILITIES)	30.03.008(d)	N/A	
102. Is the pad or ground mounted utility equipment screened from any public roadway AND clear of street intersections and driveway openings?	30.03.008(d)	N/A	
103. Is the applicant proposing grouped metering? (NOT ALLOWED)	30.03.008(g)	N	
Water and Wastewater Facility Design	**Code Ref**	**Y/N/NA**	**Notes**

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
104. Is the design of the water source in accordance with TCEQ regs?	30.03.009(a)(1)	N/A	
105. Is the design of the water source in accordance with TCSS Manual?	30.03.009(a)(2)	N/A	
106. Is the design of the fire protection system in accordance with the TCSS Manual and the fire department requirements?	30.03.009(a)(3)	N/A	
107. Is the subdivision served by an approved means of wastewater collection and treatment?	30.03.009(b)	N/A~~Y~~	**Septic**
108. Has the applicant provided all necessary easements for utilities?	30.03.009(c)(3)	Y	
109. Has the applicant provided proof of adequate water and wastewater service?	30.03.009(c)(4)	~~Y~~N/A	**Lot(s) meet 1 acre minimum size for well and septic**
110. Has the applicant provided for provisions of future expansion of utilities?	30.03.009(c)(5)	N/A	
111. Has the applicant provided information on operations and maintenance of utilities OR proof that a separate entity will be responsible for the operations and maintenance?	30.03.009(c)(6)	Y	
112. Has the applicant provided fiscal security for construction of utilities (if not already built?)	30.03.009(c)(7)	N/A	
113. Has the applicant obtained approval from all utility providers?	30.03.009(c)(8)	Y	
114. Has the applicant verified that they are complying all requirements of the utility provider?	30.03.009(c)(9)	Y	
115. Have water and wastewater lines been extended along the entire frontage of the subdivision adjacent to the street?	30.03.009(d)	N/A	Existing Subdivision
Stormwater Collection and Conveyance Systems	**Code Ref**	**Y/N/NA**	**Notes**

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PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
116. Does the application include a layout of the drainage system, including supporting calculations?	30.03.010(a)	N/A~~N~~	
117. Does the proposed drainage system resist external pressure caused by earth or building?	30.03.010(b)(1)	**N/A**	
118. Does the proposed drainage system resist internal pressure or abrasion caused by water or debris?	30.03.010(b)(2)	**N/A**	
119. Do the proposed improvements permit water to gather in a pool that may become stagnant?	30.03.010(c)	**N/A**	
120. Does the proposed development result in additional identifiable adverse flooding on other property? (NOT ALLOWED)	30.03.010(d)(1)	N/A	
121. Does the proposed development result preserve the natural and traditional character of the land and waterway to the greatest extent feasible?	30.03.010(d)(2)	N/A	
122. Does the proposed development include on-site control of the two-year peak flow?	30.03.010(d)(3)	N/A	
123. If the development proposes off-site control of the two-year peak flow, does it have an adverse water quality impact from increased in-stream peak flow (NOT ALLOWED) OR Stream bank erosion (NOT ALLOWED)	30.03.010(e)	N/A	
124. Is there a note requiring erosion and sedimentation controls conform to the TCSS Manual? (All property herein is subject to the City of Bee Cave non-point source pollution control permit for this subdivision. Should the use of this property change, alter, or amend the use as permitted in the non-point source pollution control permit, then an amended non-source pollution control permit shall be required.)	30.03.010(f)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
125. Is the applicant proposing to deepen, widen, fill, reclaim, reroute, or change the course or location of any existing ditch, channel, stream or drainageway? If so, see Code.	30.03.010(g)	N/A	
126. Are the street network, lots, and building site, generally sited and aligned along natural contour lines?	30.03.010(h)	N/A	
127. Are the street network, lots, and building site, generally sited and aligned to minimize the amount of cut and fill on slopes?	30.03.010(h)	N/A	
128. Are above-ground stormwater retention or detention facilities designed using materials and techniques established in the comprehensive plan?	30.03.010(i)	N/A	
129. Is future upstream development accounted for as determined under the Drainage Criteria Manual?	30.03.010(j)	N/A	
130. Has the applicant proposed to dedicate necessary ROWs or easements to accommodate the required construction or improvement of the storm drainage facility?	30.03.010(m)	N/A	
Public Sites & Open Spaces	**Code Ref**	**Y/N/NA**	**Notes**
131. Are creeks and drainage areas being protected in their natural condition?	30.04.002	N/A	
132. Does the subdivision contain either common open space or other improvements not intended to be dedicated to the City for public use (e.g. private streets, private recreation facility, landscaped entry features, water quality structures)? 133. If so, did the applicant submit a property owners' or homeowners' association agreement with the final plat? 134. Were Conditions, Covenants and Restrictions submitted with the Preliminary Plat application?	30.04.003(a)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
135. Do the CCRs include provisions that allow the City to take over maintenance the common property using association funds due to nonperformance or inaction by association? See Code for further requirements.	30.04.003(a)	N/A	
136. Do the CCRs include provisions that, if the assn. becomes defunct, the City would be conveyed ownership of private streets and common areas?	30.04.003(a)	N/A	
137. Do the CCRs include provisions that, if the assn. becomes defunct, the City would be allowed to remove improvements or amenities from the common areas and sell any buildable land, as residential lots to recoup the City's expense for maintenance and demo of improvements?	30.04.003(a)	N/A	
138. Do the CCRs automatically make each lot owner a member?	30.04.003(b)(1)	N/A	
139. Do the CCRs require that each lot is automatically subject to a proportionate share of the expenses for the POA/HOA's activities (e.g. maintenance of open space, private streets, common rec facilities)?	30.04.003(b)(2)	N/A	
140. Do the CCRs: Legal create an automatic membership POA or HOA? Place title to the common property in the POA/HOA's name? Appropriately limit the use of common property? Give each lot the right to use common property? Place O&M responsibility on the POA/HOA?	30.04.003(c)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
Place an adequate association charge on each lot? Provide for voting rights for each lot owner? Identify land within the association's jurisdiction that is to be transferred to public agencies, individual residential lots, from the developer to the HOA?			
141. Do the CCRs provide for government agencies to access the common elements at all times?	30.04.003(c)(9)	N/A	
Park Land and Public Facility Dedication	**Code Ref**	**Y/N/NA**	**Notes**
142. Does the plat (prelim and final) include dedication of land to the City for public park purposes?	30.04.004	N/A	
143. For each Res Subdivision, does the amount of public parkland equal at least 1.5 acre per 100 DU?	30.04.004(b)(1)	N/A	
144. Does the plat (pre and final) clearly show area proposed to be dedicated as park?	30.04.004(b)(2)	N/A	
145. For MF Subdivisions, does the application provide number of dwelling units? (IF NOT, City calculates at highest density)	30.04.004(b)(3)	N/A	
146. For Non-Res, did the applicant pay a fee of $1,000/acre?	30.04.004(b)(4)(B)	N/A	
147. Is the parkland well-drained, relatively level (for active use), and suitable for leisure activities?	30.04.004(c)(1)	N/A	
148. Is the land relatively featureless, barren of natural trees and vegetative cover, and/or not physically attractive in some other way? (NOT ALLOWED)	30.04.004(c)(1)	N/A	
149. Is the parkland easily accessible from a public street and open to the public view?	30.04.004(c)(4)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
150. Does the parkland have street and pedestrian access connection to residential neighborhoods?	30.04.004(c)(4)	N/A	
151. Does the parkland have at least 50' of frontage on a public street?	30.04.004(c)(4)	N/A	
152. Is the parkland subject to any reservations of record, encumbrances, or easements which would interfere with the use of the land for park purposes?	30.04.004(c)(5)	N/A	
153. If the proposed development sides or backs to proposed park, does the application include a fence that is at least 6', but less than 8' in height?	30.04.004(c)(6)	N/A	
154. Is the fence constructed of visually open material (e.g. split rail)	30.04.004(c)(6)(A)	N/A	
155. Does the park have frontage, curbs, and gutters for all streets abutting the outside perimeter of the park?	30.04.004(c)(6)(B)	N/A	
156. Are water, wastewater, and electrical service connections provided to the park?	30.04.004(c)(6)(C)	N/A	
157. Is the applicant proposing fee in lieu? If so, is the parkland required less than 3 acres OR Is the proposed parkland unacceptable, unavailable, or unsuitable?	30.04.004(d)	N/A	
158. If Res subdivision fee in lieu, did the applicant pay $650 per dwelling unit?	30.04.004(d)	N/A	
Improvements, in general	**Code Ref**	**Y/N/NA**	**Notes**
159. Do the subdivision and improvements allow the City to provide for the orderly and economical extension of public facilities and services?	30.05.001(a)(1)	Y	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
160. Will all purchasers of property within the subdivision shall have a usable, buildable parcel of land?	30.05.001(a)(2)	Y	
161. Are all required improvements are constructed in accordance with City standards?	30.05.001(a)(3)	N/A	
162. Is the land to be subdivided or developed served adequately by essential public facilities and services? No subdivision shall be approved unless and until adequate public facilities exist or provision has been made for water facilities, wastewater facilities, drainage facilities, electricity and street facilities which are necessary to serve the development proposed, whether or not such facilities are to be located within the property being platted or off-site.	30.05.001(b)	Y	Service is available per letters from utility providers. Plat notes #9 & #11 state no Certificate of Occupancy shall be issued until water/waste disposal is in place.
163. Are the utilities extended to adjacent property lines to allow connection of these utilities by adjacent property owners when such adjacent property is platted?	30.05.001(b)	Y	
164. Are the following Public Improvements provided? (1) Water and wastewater facilities; (2) Stormwater drainage, collection or conveyance facilities; (3) Water quality controls; (4) Streets; (5) Streetlights; (6) Street signs; (7) Walkways (sidewalks); (8) Traffic-control devices required as part of the project; and	30.05.001(c)	N/A	

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PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
(9) Appurtenances to the above, and any other public facilities required as part of the proposed subdivision.			
165. Are all aspects of the design and implementation of public improvements compliant with the City's current design standards and any other applicable City codes and ordinances, including preparation and submittal of engineering plans and construction inspection? The construction of all of the improvements required in this chapter shall conform to the latest edition of the TCSS Manual.	30.05.001(d)	N/A	
Monuments	**Code Ref**	**Y/N/NA**	**Notes**
166. Are monuments established at the corner of each block in the subdivision and do they consist of an iron rod or pipe not less than one-half inch (1/2") in diameter and eighteen inches (18") deep, and set flush with the top of the ground?	30.05.002	Y	
167. Are lot corner monuments placed at all lot corners, except corners which are also block corners, and do they consist of iron rods or pipes of a diameter of not less than one-half inch (1/2") and eighteen inches (18") deep, and are they set flush with the top of the ground? Are curve point markers established of the same specifications as lot corners?	30.05.002	Y	
Streetlights	**Code Ref**	**Y/N/NA**	**Notes**
168. Is all street lighting in keeping with the semirural, “Hill Country” atmosphere of the City, and is it in conformance with Section 32.05.008 [32.05.012] of the zoning ordinance?	30.05.003	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
169. Are streetlights proposed in a residential subdivision? They are discouraged.	30.05.003	N/A	
Street Names and Signs	**Code Ref**	**Y/N/NA**	**Notes**
170. Have street names been submitted to the City, to the U.S. Postal Service, and to applicable emergency service providers (including 911) for review and approval in accordance with the City's guidelines for the naming of streets?	30.05.004(a)	N/A	
171. Were street names established on the Preliminary Plat? Have they changed with the final plat? May not be changed unless special circumstances have caused the major realignment of streets or a proposed street name(s) is discovered to have already been used elsewhere in the City, or some other similar eventuality. If additional street names are needed for the final plat, then they must be submitted for review and approval by the City, the U.S. Postal Service, and applicable emergency service providers (including 911) along with the final plat application.	30.05.004(a)	N/A	
172. Are any of the proposed street names surnames of people or the names of corporations or businesses? NOT ALLOWED unless approved by the City Council.	30.05.004(b)	N/A	
173. Do new street names duplicate existing street names either literally or in a subtle manner; do they be so similar as to cause confusion between names; do they sound like existing street names when spoken? NOT ALLOWED	30.05.004(c)	N/A	
174. If new street(s) extends an existing street(s), does it bear the same name? REQUIRED, where practical.	30.05.004(d)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
175. Has the owner provided payment for street name signs? (payment due prior to approval of construction plans)	30.05.004(e)	N/A	
Street and alley improvements	**Code Ref**	**Y/N/NA**	**Notes**
176. Are all on-site streets and alleys proposed to be constructed by the developer at the developer's expense? See section for more detail if subdivision is adjacent to a planned or future or substandard arterial or collector street.	30.05.005(a)	N/A	
177. Are all streets and alleys constructed using reinforced concrete and per specs in the TCSS manual?	30.05.005(b)	N/A	
178. Are barrier-free ramps for physically challenged persons constructed at all street corners, driveway approaches, appropriate midblock crosswalks, and in locations where accessible parking spaces are provided? All barrier-free ramps and other accessibility considerations shall comply with Section 228 of the Highway Safety Act, as currently amended, and with the Americans With Disabilities Act (ADA), as amended.	30.05.005(d)	N/A	
179. Are all signs and barricades in conformity with the TCSS Manual, with ADA standards, and with specifications for uniform traffic-control devices, as adopted by the Texas Department of Transportation and the Texas Department of Public Safety?	30.05.005(e)	N/A	
180. Has the City engineer approved all driveway cuts? See Code for specifications.	30.05.005(f)	N/A	
Retaining walls, construction regulations, design criteria	**Code Ref**	**Y/N/NA**	**Notes**

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
181. Is this use of retaining walls minimized? Code discourages walls, encourages balanced cut and fill.	30.05.006(a)	N/A	
182. Is the change in elevation to adjacent property or subdivision greater than 2.5' and does the slope exceed 1:2? If so, retaining wall is required, see Code for more detail.	30.05.006(a)	N/A	
183. Are retaining walls in compliance with the Building Code and TCSS manual? Have they been approved by the City Engineer?	30.05.006(b)	N/A	
184. Is there a plat note specifying retaining walls shall be maintained by the owner of the property on which the wall is located?	30.05.006(c)	N/A	
185. Are any retaining walls constructed parallel to and within any portion of a utility easement? NOT ALLOWED.	30.05.006(d)	N/A	
Screen and Landscaping	**Code Ref**	**Y/N/NA**	**Notes**
186. Does this subdivision contain single family or two-family residential lots with rear or side yards that are adjacent to an arterial thoroughfare or a four-lane collector street; or back up to a collector or residential street? • If so, is screening provided? • Is it adjacent to the ROW or property line and fully located on a private lot? • Does the screening meet sight distance requirements?	30.05.007(a)(1)	**Y** **Y**	
187. If screening needed, is a maintenance easement of a 5' dedicated to city on private lot side and adjacent to the screening wall?	30.05.007(a)(3)	N/A	
188. Has the wall/fence design been approved by the City Engineer? See Code for specifications.	30.05.007(a)(6)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
189. Is the proposed wall between 6' and 8'? Decorative columns, pilasters, stone caps, and other features may exceed the maximum eight-foot (8') height by up to eighteen inches for a total maximum height of nine and one-half feet (9.5') for these features, provided that such taller elements comprise no more than ten percent (10%) of the total wall length in elevation view.	30.05.007(a)(7)	N/A	
190. Are screening fences, walls and devices proposed to be constructed outside of any portion of a utility easement?	30.05.007(a)(8)	N/A	
191. Does the subdivision have more than 10 platted lots? If so, they are allowed to provide a low maintenance landscaped entryway feature at access points from streets and thoroughfares. If proposed: • Is it within private property and within an easement identified for such use? "Limited portions" may be placed within ROW. • Does the plat include a note that the long-term maintenance responsibility will be born by the property owner or an approved HOA?	30.05.007(b)(1)	N/A	
192. If entry feature, • Does the design contain low maintenance materials? • Does it include irrigation? • Is there a sign? • Are the proposed plants of a customary size per latest edition of "American Standard for Nursery Stock" by American Association of Nurserymen?	30.05.007(b)(2)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
• And if walls, do walls conform with Code (e.g. height)			
193. Is the entryway in conformance with the TCSS Manual?	30.05.007(b)(3)	N/A	
194. Does the plat (or maintenance doc.) specify that the applicant is responsible for maintenance of entryway for a min of 2 years or until building permits have been issued for 80% of lots in subdivision, whichever is later? And that afterward, an HOA is responsible?	30.05.007(b)(4)	N/A	
195. Is landscaping in conformance with zoning?	30.05.007(c)	N/A	
Water and Wastewater Requirements	**Code Ref**	**Y/N/NA**	**Notes**
196. Is water/wastewater installed in conformance with Section 30.03.009?	30.05.008(a)	N/A	
197. Has water and wastewater been adequately provided? No final plat shall be approved for any subdivision within the City or its extraterritorial jurisdiction until the applicant has made adequate provision for a water system and a sanitary sewer system of sufficient capacity to adequately provide service to all tracts and lots within the area to be subdivided. The design and construction of the water system and of the sanitary sewer system to serve the subdivision shall be in conformance with the TCSS Manual.	30.05.008(b)	N/A	
198. Has a note that states the following been included on the plat?: *"Water satisfactory for human consumption shall be available to each lot in the proposed subdivision from a source on the land, a community source, or a public utility source, in adequate and sufficient supply for the intended uses on each lot within the subdivision."*	30.05.008(c)	Y	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
199. Have plans and specifications for a private water supply other than an investor-owned water supply corporation, or a corporation organized under Article 1434a of the Texas Civil Statutes, been submitted by a licensed professional engineer and approved by the TCEQ prior to final plat approval?	30.05.008(c)	N/A	
200. If the sole source of water supply for a proposed subdivision or development is intended to be groundwater under the land, then does the plat contain a statement prepared and signed by a professional engineer licensed to practice in the State of Texas, stating that adequate groundwater is available, and shall continue to be available in the foreseeable future, to serve the subdivision?	30.05.008(c)	N/A	
201. Has the following been satisfied? When a proposed subdivision is located within an area to be served by an investor-owned water supply or sewer service utility, or a water supply or sewer service corporation organized under Article 1434a of the Texas Civil Statutes, the property owner shall furnish, before approval of a preliminary plat, evidence of a contractual agreement between the property owner and the water or sewer utility for financing, installing and maintaining utilities in the subdivision, and stating the capacity and quantity of such utilities to be made available to the proposed development.	30.05.008(d)	N/A	
202. Has a water system with mains of sufficient size and having a sufficient number of outlets to furnish adequate domestic water supply and to furnish fire protection to all lots been provided?	30.05.008(e)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
203. Have water lines been extended to the property line, in order to allow future connections into adjacent undeveloped property, and has a box for the water meter(s) for each lot been installed either in the right-of-way or immediately adjacent to the right-of-way in an easement?	30.05.008(e)	N/A	
204. Have services for utilities been made available to the property line of each lot in such a manner as will minimize the necessity for disturbing the street pavement and drainage structure when connections are made?	30.05.008(f)	Y	
205. Has fire protection shall be provided in accordance with Section 30.03.009?	30.05.008(g)	Y	
Adjacent (perimeter) streets and utilities	**Code Ref**	**Y/N/NA**	**Notes**
206. Does the subdivision abut on one or both sides of a substandard street--existing or on a planned or future road shown on the Thoroughfare Plan? If so, does the application propose to improve the existing on-site facility, including walkways, screening, landscaping, storm sewers, water quality controls, and other utilities up to City standards? REQUIRED. See Code for process details if dispute.	30.05.009(a)	N/A	
207. Does the street(s) dead-end at power lines or similar rights-of-way or easements, but is intended for future extension across these rights-of-way or easements? If so, is it constructed in the ROW or easement for half the distance across the ROW or easement?	30.05.009(c)	N/A	
208. If a dead-end street,	30.05.009(c)	N/A	

PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
• Does the plat contain a note clearly labeling the dead-end street will at some point be extended across the powerline easement or right-of way? • Is signage placed at the end of the constructed street stub stating that the street will be extended in the future? Is the lettering large enough to be legible by a person with normal vision at a distance of 20'?			
Storm Drainage and Water Quality Controls	**Code Ref**	**Y/N/NA**	**Notes**
209. Where runoff of stormwater and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities, is an adequate storm sewer system consisting of inlets, pipes and other underground structures with approved outlets constructed? Areas subject to flood conditions or inadvertent stormwater retention, such as standing or pooling water, as established by the City engineer, will not be considered for development until adequate drainage has been provided.	30.05.010(a)	N/A	
210. Does the criteria for design of storm sewers, culverts, bridges, drainage channels, and drainage facilities conform to TCSS?	30.05.010(b)	N/A	
211. Are drainage areas proposed to be diverted artificially to adjacent properties or across roadways? NOT ALLOWED	30.05.010(b)	N/A	
212. Does stormwater drainage drain from one residential lot onto another? NOT ALLOWED unless	30.05.010(b)	N/A	

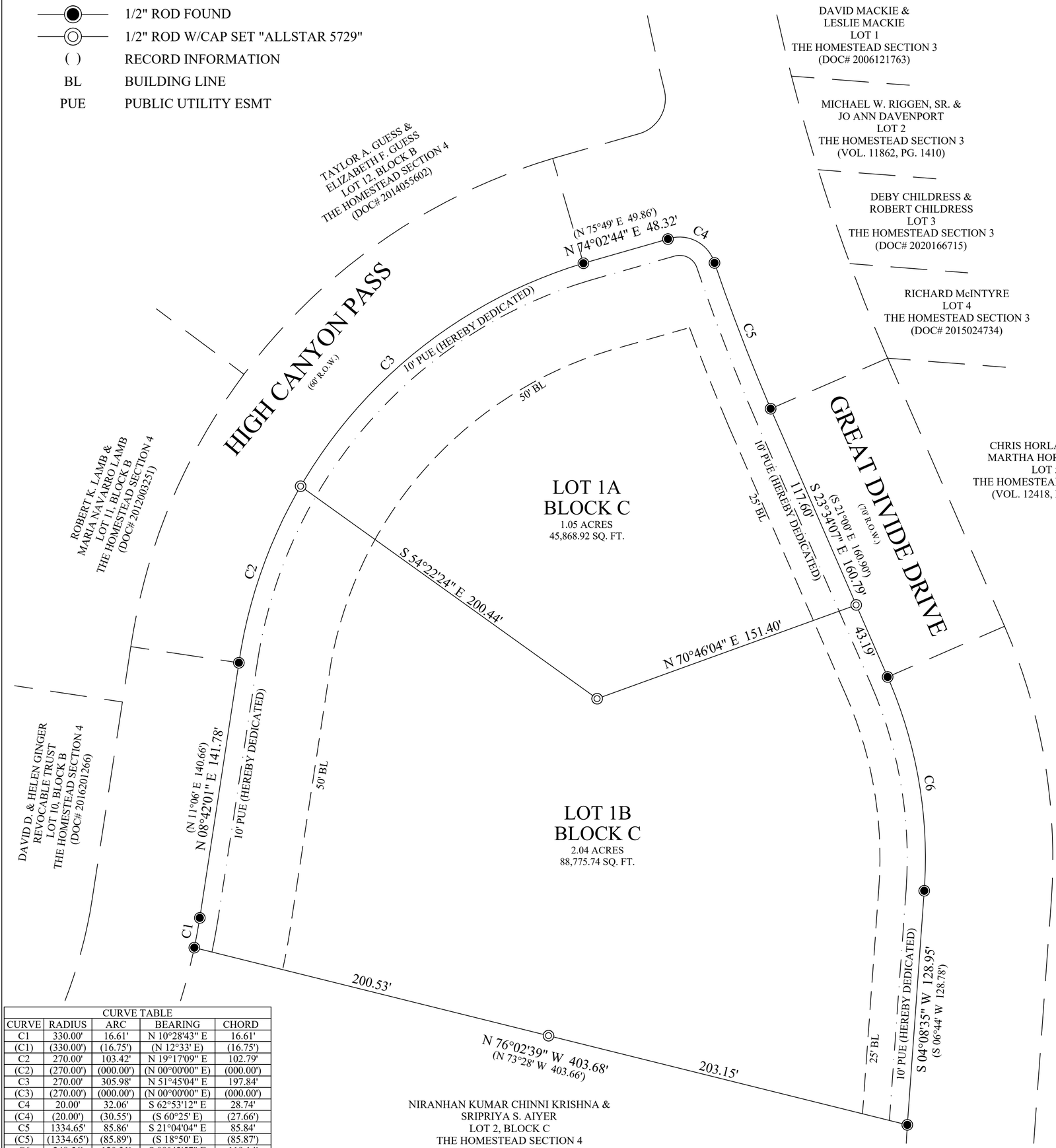
PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISIONS			
such does not pose any harm or inconvenience to the downstream property owner(s) and unless specifically approved by the City.			

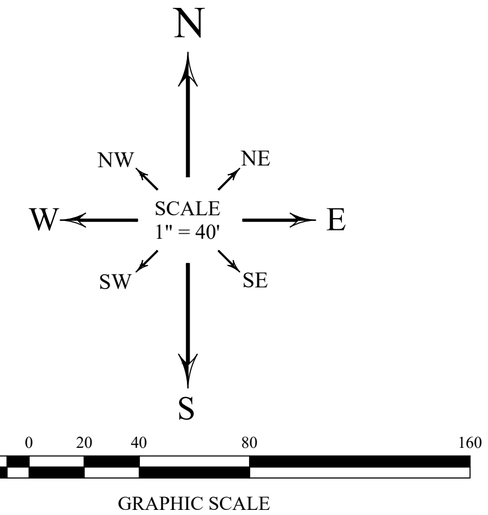
REPLAT OF LOT 1, BLOCK C, THE HOMESTEAD, SECTION FOUR

LEGEND

●	1/2" ROD FOUND
◎	1/2" ROD W/CAP SET "ALLSTAR 5729"
( )	RECORD INFORMATION
BL	BUILDING LINE
PUE	PUBLIC UTILITY ESMT



CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	330.00'	16.61'	N 10°28'43" E	16.61'
(C1)	(330.00')	(16.75')	(N 12°33' E)	(16.75')
C2	270.00'	103.42'	N 19°17'09" E	102.79'
(C2)	(270.00')	(000.00')	(N 00°00'00" E)	(000.00')
C3	270.00'	305.98'	N 51°45'04" E	197.84'
(C3)	(270.00')	(000.00')	(N 00°00'00" E)	(000.00')
C4	20.00'	32.06'	S 62°53'12" E	28.74'
(C4)	(20.00')	(30.55')	(S 60°25' E)	(27.66')
C5	1334.65'	85.86'	S 21°04'04" E	85.84'
(C5)	(1334.65')	(85.89')	(S 18°50' E)	(85.87')
C6	248.56'	120.31'	S 09°42'57" E	119.14'
(C6)	(248.56')	(120.31')	(S 07°08' E)	(119.14')



BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

OWNER: PATRICK DERTIEN & HEATHER M. DERTIEN
118 LONG WOOD AVENUE
AUSTIN, TEXAS 78734

ACREAGE: 134,644.66 SQ. FT. - 3.09 ACRES
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 2 - RESIDENTAL

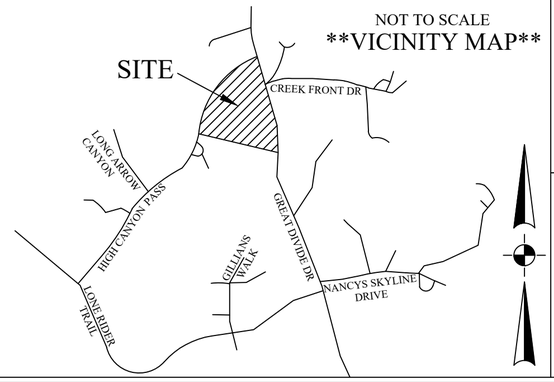
SUBMITTAL DATE: 06/23/2022
DATE OF REVISION: 06/22/2022

SURVEYOR: ALL STAR LAND SURVEYING - FIRM: 10135000
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
(512) 249-8149 REF# A0108922

ENGINEER: PARNELL ENGINEERING - TBPE NO. 19566
500 EAST WHITESTONE BLVD. #1419
CEDAR PARK, TEXAS 78613

PROJECT DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE - CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

NOT TO SCALE
VICINITY MAP



F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48453C0415J
PANEL: 0415J
DATED: 01/22/2020

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

CASE NUMBER - XX-2022-XXXX.0A

ALLSTAR Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

SCALE:	1" = 40'
BEGIN DATE:	02/23/2022
DRAWN BY:	DAMIAN SMITH
JOB NO.:	A0108922
REVISED DATE:	04/22/2022

REPLAT OF LOT 1, BLOCK C, THE HOMESTEAD, SECTION FOUR
BEING ALL OF THAT CERTAIN LOT 1, BLOCK C, THE HOMESTEAD, SECTION FOUR, RECORDED VOLUME 84, PAGE 80C PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAID LOT 1, BLOCK C CONVEYED TO PATRICK DERTIEN AND HEATHER M. DERTIEN IN DOC. NO. 2015056704, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

REPLAT OF LOT 1, BLOCK C, THE HOMESTEAD, SECTION FOUR

NOTES:

1) THIS SUBDIVISION IS LOCATED WITH THE CITY LIMITS OF BEE CAVE AND IS SUBJECT TO APPLICABLE CITY OF BEE CAVE ORDINANCES.

2) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN-LITTLE BARTON CREEK WATERSHED.

3) THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

4) ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.

5) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE LAND DEVELOPMENT CODE AND THE CITY OF BEE CAVE OAK WILT REGULATIONS.

6) THE OWNERS OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH AN EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED, EXCLUSIVELY FOR THE INSTALLMENT AND ONGOING MAINTENANCE OF FACILITIES FOR IMPROVEMENTS TO THIS SUBDIVISION AND FOR NO OTHER PURPOSE. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE LAND DEVELOPMENT CODE.

7) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL PRUNING AND TREE REMOVAL THAT IS WITHIN TEN (10) FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

8) THE OWNER OF THE PROPERTY OR HIS/HER ASSIGNS IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) REGULATIONS, AUSTIN ENERGY RULES AND REGULATIONS AND STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

9) A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED FOR ANY STRUCTURE IN THIS SUBDIVISION UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE ON THE LAND, A COMMUNITY SOURCE, OR A PUBLIC UTILITY SOURCE IS ADEQUATE AND SUFFICIENT SUPPLY TO SERVE EACH LOT. THE PLANS AND SPECIFICATIONS FOR A PRIVATE WATER SUPPLY SYSTEM MUST BE SUBMITTED BY A LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

10) A TEN FOOT (10') WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS DEDICATED FOR USE FOR PUBLIC UTILITIES ADJACENT TO ALL STREET SIDE PROPERTY LINES OF ALL LOTS SHOWN ON THIS PLAT.

11) A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED FOR ANY STRUCTURE IN THIS SUBDIVISION UNTIL AN ON-SITE WASTE DISPOSAL, SUCH AS A SEPTIC TANK, SYSTEM IS INSTALLED IN ACCORDANCE WITH THE CITY'S AND THE STATE'S RULES AND REGULATIONS GOVERNING SUCH SYSTEMS, AND UNTIL THE CITY HAS INSPECTED AND APPROVED THE INSTALLED SYSTEM.

12) NO WATER WELL MAY BE INSTALLED WITHIN 150 FEET OF AN ON-SITE WASTEWATER DISPOSAL SYSTEM NOR MAY AN ONSITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PRIVATE WATER WELL.

13) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED PUBLIC ROADWAY.

14) DRAINAGE AND WATER QUALITY EASEMENTS ARE FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORM WATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THESE EASEMENTS ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS, AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENTS, OR WATER QUALITY CONTROL IMPROVEMENTS IN ACCORDANCE WITH THE NON-POINT SOURCE POLLUTION CONTROL PERMIT FOR THE SUBDIVISION, OR MAINTENANCE TO THE AREAS IN ACCORDANCE WITH THE NON-POINT SOURCE POLLUTION CONTROL PERMIT FOR THE SUBDIVISION MAY BE PLACED OR PERFORMED WITH IN THESE EASEMENTS WITHOUT PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE CITY OF BEE CAVE. THESE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OR ITS APPROVED ASSIGNS IN ACCORDANCE WITH THE MAINTENANCE PLAN OF THE NON-POINT SOURCE POLLUTION CONTROL PERMIT APPLICABLE TO THE LOT. THESE EASEMENTS MAY NOT BE AMENDED OR ALTERED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE CITY.

15) PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS/STORM SEWER EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF BEE CAVE FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

16) ALL PROPERTY HEREIN IS SUBJECT TO THE CITY OF BEE CAVE NON-POINT SOURCE POLLUTION CONTROL ORDINANCE AND ALL DEVELOPMENT ACTIVITIES REQUIRE NON-POINT SOURCE POLLUTION CONTROLS AS REQUIRED BY ORDINANCE.

I, EDWARD C. RUMSEY, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE SURVEY MONUMENTS SHOWN HEREON WERE SET UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BEE CAVE, TEXAS.

EDWARD C. RUMSEY R.P.L.S. # 5729
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS 78729
REF# A0108922

STATE OF TEXAS REGISTERED EDWARD RUMSEY 5729 PROFESSIONAL LAND SURVEYOR

02/23/2022
DATE

NOTES CONTINUED:

17) SELLING A PORTION OF THIS LAND BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF BEE CAVE ORDINANCES AND STATE LAW, AND IS SUBJECT TO FINES AND THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

18) NO CONVEYANCE OR SALES OF ANY PORTION OR LOT OF THIS PROPERTY MAY OCCUR UNTIL AFTER THE FINAL PLAT IS RECORDED WITH THE CLERK OF TRAVIS COUNTY, TEXAS.

19) ALL LANDSCAPE IMPROVEMENTS COMMON TO THE SUBDIVISION WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR ITS ASSIGNS.

20) THIS SUBDIVISION IS ZONED SF-RR.

21) ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF BEE CAVE SIGN ORDINANCE.

22) THE APPROVAL BY THE CITY COUNCIL OF THIS PLAT SHALL NOT, IN AND OF ITSELF, BE DEEMED TO CONSTITUTE OR IMPLY THE ACCEPTANCE BY THE CITY OF ANY STREET, PUBLIC AREA, EASEMENT OR PARK SHOWN ON THE PLAT.

23) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, THE HOMESTEAD, SECTION FOUR, AS RECORDED IN VOL. 84, PAGES 80C-81B, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS SHALL APPLY TO THIS PLAT.

24) THIS SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED FOR THE HOMESTEAD, SECTION FOUR, A COPY OF SAID DOCUMENT BEING FILED FOR RECORD WITH THE CLERK OF TRAVIS COUNTY, TEXAS ON SEPTEMBER 4, 1992.

25) NEITHER LOT 1A NOR 1B SHALL HAVE A DRIVEWAY ON GREAT DIVIDE DRIVE.

26) A SIDE YARD FOR LOT 1A IS ESTABLISHED ALONG THE GREAT DIVIDE FRONTAGE.

27) LOT 1B SHALL OBSERVE FRONT YARD SETBACKS ALONG THE HIGH CANYON PASS AND REAR YARD SET BACK ON GREAT DIVIDE DRIVE FRONTAGE.

28) DOUBLE FRONTAGE LOTS IN RESIDENTIAL SUBDIVISIONS WILL NOT BE ALLOWED WITHOUT PROVIDING APPROPRIATE SCREENING, IN ACCORDANCE WITH CITY SCREENING STANDARDS.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

THAT WE, PATRICK DERTIEN & HEATHER M. DERTIEN, OWNERS OF LOT 1, BLOCK C, THE HOMESTEAD, SECTION FOUR, A SUBDIVISION RECORDED IN VOLUME 84, PAGE 80C, PLAT RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY DEDICATE A PORTION OF SAID TRACT AS SHOWN HEREON TO BE KNOWN AS:

"REPLAT OF LOT 1, BLOCK C, THE HOMESTEAD, SECTION FOUR".

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20___ A.D.

PATRICK DERTIEN
118 LONG WOOD AVENUE
LAKEWAY, TEXAS 78734

HEATHER M. DERTIEN
118 LONG WOOD AVENUE
LAKEWAY, TEXAS 78734

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK DERTIEN AND HEATHER M. DERTIEN, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY NAME AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20___ A.D.

NOTARY PUBLIC IN AND FOR THE TRAVIS COUNTY, TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, WILL PARNELL, A LICENSED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AND THAT IT MEETS THE REQUIREMENT OF THE SUBDIVISION ORDINANCE OF THE CITY OF BEE CAVE, TEXAS.

NO PART OF THE SUBJECT PROPERTY LIES WITHIN A FLOODPLAIN OR FLOOD PRONE AREA OR A FLOOD WAY OF ANY BODY OF WATER PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY F.I.R.M. MAP PREPARED FOR TRAVIS COUNTY, DATED EFFECTIVE 01/22/2020, AS SHOWN ON COMMUNITY PANEL NO. 48453C0415J.

WILL PARNELL, P.E. NO. 121598
PARNELL ENGINEERING FIRM 19566
500 EAST WHITESTONE BLVD, #1419
CEDAR PARK, TX, 78613

DATE

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM NOTES:

1) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

2) THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE RULES OF TRAVIS COUNTY, TEXAS, FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.

3) EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.

4) THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

BRANDON COUCH, D.R. NO. OS0029465
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

THIS REPLAT IS APPROVED BY THE CITY OF BEE CAVE FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

APPROVED BY: PLANNING AND ZONING COMMISSION, CITY OF BEE CAVE, TEXAS.

CHAIRPERSON
ATTEST:

DATE

CITY SECRETARY

DATE

APPROVED BY: CITY COUNCIL, CITY OF BEE CAVE, TEXAS

MAYOR
ATTEST:

DATE

CITY SECRETARY

DATE

THIS PROPERTY IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF BEE CAVE, TEXAS.

MAYOR
ATTEST:

DATE

CITY SECRETARY

DATE

I, UNDERSIGNED MAYOR OF CITY OF BEE CAVE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY, AND AM HEREBY AUTHORIZED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE FOR RECORDING IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

MAYOR
ATTEST:

DATE

CITY SECRETARY

DATE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS

FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20___, A.D. AT

_____O'CLOCK ____.M., DULY RECORDED ON THE _____DAY OF

_____, 20___ A.D. AT _____O'CLOCK _____. M., OF SAID

COUNTY AND THE STATE IN DOCUMENT NUMBER_____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF

_____, 20___, A.D.

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY

CASE NUMBER - XX-2022-XXXX.0A

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

SCALE:	1" = 40'
BEGIN DATE:	02/23/2022
DRAWN BY:	DAMIAN SMITH
JOB NO.:	A0108922
REVISED DATE:	04/22/2022

REPLAT OF LOT 1, BLOCK C, THE HOMESTEAD, SECTION FOUR
BEING ALL OF THAT CERTAIN LOT 1, BLOCK C, THE HOMESTEAD, SECTION FOUR, RECORDED VOLUME 84, PAGE 80C PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAID LOT 1,BLOCK C CONVEYED TO PATRICK DERTIEN AND HEATHER M. DERTIEN IN DOC. NO. 2015056704, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48453C0415J
PANEL: 0415J
DATED: 01/22/2020

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

parnell engineering

June 22, 2022

City of Bee Cave
Planning & Development Department
4000 Galleria Parkway
Bee Cave, Texas 78738

RE: Engineer's Summary Letter – Subdivision Replat Application
3.08-acre tract of land described as Lot 1, Block C of The Homestead, Section Four subdivision, according to the map or plat thereof, recorded in Volume 84, Page 30C, Plat Records, Travis County, Texas.

Dear City of Bee Cave:

Please accept this Engineer's Summary Letter for the proposed project located at 4901 High Canyon Pass, Bee Cave, Texas. The subject site is 3.08 acres and is currently platted as Lot 1, Block C of The Homestead, Section Four Subdivision in the City of Bee Cave full-purpose jurisdiction.

The subject site is currently undeveloped. The planned development of this property is to subdivide the existing 3.08-acre lot into two (2) 1-acre +/- lots (Lot 1A & Lot 1B) with the intention that a new home will be constructed on the lots. Lot 1A will be approximately 1.05-acres and Lot 1B, 2.04-acres. The frontage of the 2 lots will be established along High Canyon Pass and neither lot will have driveway access on the rear of the lot on Great Divide Drive. A 50' front yard setback or building line is provided and shown on both lots along the frontage on High Canyon Pass. A side yard of 25' for Lot 1A is established along Great Divide Drive frontage. Additionally, a 25' rear yard setback for Lot 1B is established along Great Divide Drive. This plan is consistent with the current zoning of SF-RR and is commensurate with the surrounding neighborhood, SF-RR.

Each individual lot will have to apply for connection to the City's water and wastewater utility services. The subject property generally drains from the highest elevation on the site 964' located at the southwest corner to the northeast corner at a low elevation of 902' above mean sea level. No water quality or detention facilities are proposed with this subdivision of property. There are significant stands of trees onsite, although most of them appear to be Ash Juniper and should be removed with construction of single-family homes.

The entire subject site is located within the Edwards Aquifer contributing zone as defined by the Texas Commission on Environmental Quality (TCEQ). There does not appear to be any 100-year or 500-year floodplains on the subject property. The site is located within zone "X" according to the Federal Emergency Management Agency (FEMA) Map Panel No. 48453C0415J, dated January 22, 2020.

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the Land Development Code of The City of Bee Cave. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,

Will Parnell, P.E.

STATE OF TEXAS
WILL PARNELL
121598
LICENSED
PROFESSIONAL ENGINEER

06/23/22

City Council Meeting
7/26/2022
Agenda Item Transmittal

Agenda Item:	**9.**
Agenda Title:	**Discuss and consider action to authorize staff to publish Request for Qualifications for architectural firms for the design and construction of the new Bee Cave Police facility and authorize the temporary relocation of the Police Department.**
Council Action:	**Discussion and possible action**
Department:	**City Manager**
Staff Contact:	**Clint Garza**

1. INTRODUCTION/PURPOSE

The purpose of this item is to authorize staff to advertise and publish a request for qualifications for architectural firms for the design and construction of a proposed new Bee Cave Police Department building and authorize temporary location of the PD.

2. DESCRIPTION/JUSTIFICATION

a) Background

Council has been discussing replacement of the Police Department building since as early as 2018. At that time a needs assessment was authorized and performed by Brinkley, Sargeant, & Winfield architects and presented to Council.

In 2020 staff developed and published a RFQ but chose not to bring respondents forward for council consideration due to concerns about revenue losses during the early stages of the public health crisis.

In more recent months, Council has adopted a capital improvements plan, which includes a proposed new police facility.

b) Issues and Analysis

No commitment outside publishing the RFQ for design services is required at this time. However, the PD facility is the first of many upcoming items related to the implementation of the Capital Improvements Plan.

Discussion in council could result in discussions about where the PD could be temporarily located, though at this time staff feels it's appropriate to plan for temporary location on City owned property on Bee Cave

Parkway, aka the "Skaggs" tract. Infrastructure improvements made on the aforementioned property will be of use for future development on the site.

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
🗋	RFQ	Backup Material

REQUEST FOR QUALIFICATIONS

FOR

ARCHITECTURAL SERVICES FOR THE DESIGN AND CONSTRUCTION OF A NEW POLICE BUILDING

May 2022

Responses will be accepted until 2:00 p.m. CDT, June 23rd 2022

Attention: Kaylynn Holloway, City Secretary
City of Bee Cave
4000 Galleria Parkway
Bee Cave, Texas 78738

INTRODUCTION AND PROJECT DESCRIPTION:

As of March 2021, the City's population is estimated at 14,265; 8,879 within City limits and 5,386 within the ETJ. The City's population growth projects a population of approximately 15,000 people within the City limits by 2038. A new police facility will be required to handle the department's current needs and growth well into the future. The City of Bee Cave has undertaken a Needs Assessment and Site Analysis Study that has identified the current Bee Cave Police Building site as the preferred location for the new police facility. The current police staff will have to be temporarily relocated, their current building torn down and a new facility built on the property. The Needs Assessment and Site Analysis will be available to the selected firm prior to contract negotiations. The City of Bee Cave (hereinafter referred to as "City"), Texas, is accepting responses to the Request for Qualifications (RFQ) from firms or teams (Consultant) to design the City's new Police Building.

The City proposes to retain a highly qualified and capable firm to act as the Architect during the design and construction of the project and will give prime consideration to the Architect with extensive experience in the development, design, and construction observation of police specific buildings similar in size and scope to this project. The City reserves the right to negotiate with the selected firm and is not obligated to enter into any contract with any Respondent on any terms or conditions.

CURRENT FACILITY BACKGROUND:

The current facility housing the Police Department was built in 1998 as a combination City Hall and Municipal Court building and was later taken over and modified for the police department's needs. It is located at 13333-A Hwy 71 West, Bee Cave, TX 78738. The current facility houses 19 sworn staff and one additional staff member. Bee Cave Police is a Recognized Agency through the Texas Police Chiefs Association Recognition Program.

SCOPE OF WORK:

The new police facility is expected to be an approximately 17,600 SF two-story building that will include offices for administrative use, evidence processing and storage, records retention area, holding for short-term temporary detention of arrestee's, investigations area, interview and interrogation rooms, training classroom that may be shared with other City staff or users, briefing room, men's and women's locker rooms, fitness room, full kitchen, conference and meeting rooms to accommodate various sized groups, a municipal court payment window, and one court office, as well as sufficient on site secure parking, associated site work including but not limited to a detention/retention pond, and other areas as necessary.

SCOPE OF WORK CONSULTATION SELECTION:

Submittals will be reviewed by a committee for the purpose of identifying and recommending the firm that offers the best qualifications and experience, at the City's sole discretion and judgement.

In evaluating the submittals, the City will consider the following factors:

- Completeness of the qualifications and compliance with the required format
- Project understanding, scope and approach to develop the project efficiently
- Experience in designing police buildings
- Quality of past projects
- Project references

SUBMITTAL REQUIREMENTS AND GENERAL INFORMATION:

Submittals should be sealed in an envelope marked with "**RFQ – Architectural Services for New Bee Cave Police Building**" on the outside lower left-hand corner of the envelope. The submittal envelope must also have the Consultant's name and complete return address on the outside of the envelope.

All interested firms must submit five (5) copies of their qualifications and one electronic PDF copy via USB drive, no later than 2:00 p.m., on June 23rd 2022, addressed to:

Bee Cave City Hall
4000 Galleria Parkway
Bee Cave, TX 78738
Attn of: Kaylynn Holloway, City Secretary

1. Submittals received after this time and date may be rejected as non-responsive. Submittals that do not meet the requirements outlines in this RFQ may, at the City's discretion, be deemed non-responsive. Submittals which are delivered by telephone, facsimile (fax), or electronic mail (e-mail) will not be acknowledged or considered.

2. The City of Bee Cave has contracted with CBRE to act as its Project Manager and Owners Designated Representative (ODR). CBRE will be the Single Point of Contact for all issues related to the design and construction of the new facility. In this capacity, CBRE will oversee the development of scope, budget and schedules associated with the project and provide guidance to the Owner for issues related to the construction of the new facility. The Architect will coordinate and cooperate fully with the ODR.

3. All questions concerning this RFQ will be directed to Chelsea Maldonado, CBRE Project Manager at Chelsea.Maldonado@cbre.com Please refer to the below (item #12) schedule for applicable deadlines to submit any questions related to this RFQ.

4. The City encourages the Submitter's RFQ to include qualifications for the entirety of the design team, including, but not limited to, engineering (site/civil/infrastructure) services, interior design services, landscape architect services, etc.

5. Any clarifications or interpretations of this RFQ that materially affect or change its requirements will be posted by the Owner on the City website as addenda. It is the responsibility of all respondents to obtain this information in a timely manner. All such addenda issued by the Owner before the qualifications are due, are considered to be part of the RFQ, and respondents shall acknowledge receipt of each additional addendum in its qualifications. Respondents shall consider only those clarifications and interpretations that the Owner issues by addenda prior to the deadline listed below (Item #11). Interpretations or clarifications in any other form, including oral statements, will not be binding on the Owner and should not be relied on in preparing qualifications.

6. No lobbying of selection committee members, City staff, or City Council members will be permitted during the RFQ process.

7. Each responding firm certifies by submission of its qualifications that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal, State or local department or agency.

8. The City reserves the right to terminate this process at any time and no guarantee is expressed or implied that obligates the City to contract services for the proposed project. The City shall not be liable to any firm for costs associated with responding to the RFQ or any costs associated with negotiations.

9. The City anticipates using the services of a Construction Manager-at-Risk for project delivery. The Construction Manager-at-Risk, will serve as an integral team member near the beginning of the design development efforts. Furthermore, the Construction Manager-at-Risk may be used, in conjunction with the design team, as the cost estimator, project scheduler, and implication of phasing alternatives for the projects upon completion of the plans, sufficient to estimate the project. The Architect will coordinate and cooperate fully with the Construction Manager-at-Risk.

10. Any contract resulting from this solicitation will be in the form a standard AIA Owner/Architect contract (B101/A201) with modifications by the City and as negotiated with the selected firm.

11. A selection committee will review all submittals. During the selection process, the committee reserves the right, where it may serve the City's best interest, to request additional information or clarification from responders. After review of submittals and prior to final ranking, the committee may, at its discretion, select a firm or conduct interviews with the short-listed firm(s). The Committee's decision will be submitted to the City Council for consideration. The City Council's decision on the recommended firms are ratified by minute order and will include instruction to staff to begin contract negotiations with the "top" ranked firm.

12. Receipt of all addenda to this RFQ, if any, must be acknowledged by attaching a signed copy of each addendum to the RFQ submittal. All addenda shall become part of the requirements of this RFQ. Failure to acknowledge receipt of an addendum may result in the rejection of the RFQ submittal. All addenda will be posted at the same website as the RFQ

13. The anticipated timelines for this RFQ are listed below. Applicants will be notified of any change to the deadline for questions or deadline for SOQ submittal.

RFQ Timeline (Estimated):

RFQ Issued:	May 19, 2022
Deadline for Submittal of questions:	June 6, 2022
RFQ Submittal Deadline:	June 23, 2022
Evaluation Process Completed:	June 27, 2022-June 30, 2022
City Staff Conducts Interview (if necessary)	July 11,2022 - July 14, 2022
City Council Authorizes Staff to Negotiate Contract(s)	July 26, 2022

FORMAT FOR RESPONSE TO RFQ:

The submitted response to this RFQ should be as concise as possible while adhering to the format and information requirements described below. Please limit your response to a maximum of twenty (20) letter-sized (8 ½" x 11") single-sided pages, excluding the cover letter, resumes, and any relevant certification/legal information. Font size of 11 or larger is required, with margins (top, bottom, left and right) no smaller than 3/4 inch. The submitted response shall be divided into the following sections:

Cover Letter

Section I — General Information

Section II — Project Organization

Section III — Experience and References

Section IV — Project Approach and Methods

Section V — Summary

Appendix A — Resumes

Cover Letter

A cover letter is not required, but if included, shall not exceed one page

Section I — General Information & Insurance/Legal Status

Provide the following information about each firm (including any sub-consultants) participating in the project:

- Name and address of firm
- Project contact name, telephone number, and email address
- Type of firm
- Number of years in business
- Texas office locations and address of the firm performing the work on this project
- Types of consulting services proposed for this project by your firm.

- Staff
  - Total number of employees
  - Number of Texas licensed professional architects

Provide the following insurance/legal information about each firm participating in the project:

- Proof of Insurance – Worker's Compensation meeting the requirements of the State of Texas; Commercial General Liability Insurance of at least $1,000,000 per occurrence, Bodily Injury and Property Damage coverage shall be $1,000,000; Professional Liability Insurance of at least $1,000,000; Business Automobile Liability of at least $1,000,000; Cyber Security Liability Insurance of $1,000,000 per occurrence.
- Jurisdictions, disciplines, and trade categories which your organization(s) is legally qualified to do business within the State of Texas. (Indicate registration or license numbers, if applicable)
- List any actions taken by any regulatory agency of government or involving the firm(s), its agents, or employees with respect to any work performed.

Section II — Project Organizations

Provide the following information about each firm (including any sub-consultants) participating in the project:

- Relationship of firms (if more than one) — explain what each firm will contribute to the project. Include an Organizational Chart.
- Key personnel assigned to project and organizational relationship
  - Principal-in-charge
  - Project Manager
  - Project Architect
  - Other key personnel
  - Abbreviated resume for each individual identified as key personnel above, including the following items: specific qualifications, office location, background, experience, and project responsibilities.

Section III — Experience and References

The intent of this section is to obtain information related to a maximum of six projects within the past ten years that will illustrate the consultant's ability to perform services required for this project. The projects referenced should be directly related to Police Buildings, or other emergency service facilities, and any projects directly associated with the key personnel identified in Section II should be noted. For each Project, provide the following information:

- Project name and location
- Name, address, and telephone number of customer contact familiar with the project

- Project description
- Scope of services provided
- Indicate involvement of key personnel recommended for this project (Key personnel having previously worked as a team on the referenced experience is preferred)
- Original Substantial Completion date of project and actual date
- Construction cost at original contract start and final cost at end of construction

Section IV — Project Approach and Methods

Discuss the following as related to the proposed project:

- Approach to planning, design, and project management; include communication procedures, approach to problem solving, cost estimating, quality control, and other similar factors.

- Describe your firm's experience working with the CMaR project delivery method. Discuss your method of working with the contractor as a team member to deliver a Guaranteed Maximum Price (GMP) and to maintain the GMP throughout the design and construction process.

Section V — Summary

In no more than three pages, summarize your submittal and add any other comments that you feel would make your firm uniquely qualified to participate in this project. Describe why your firm should be selected.

Appendix A — Resumes

Resumes may be included as an appendix and shall be limited to no more than two (2) pages per person and twenty (20) pages total. Resumes should be provided for each firm (including any sub-consultants) participating in the project

THE CITY OF BEE CAVE, TEXAS
RESERVATION OF RIGHTS

In connection with the RFQ and Project, the City reserves all rights (which may be exercised by the City in its sole discretion) available to it under applicable laws, including without limitation, and with or without cause and with or without notice, the right to:

1. Cancel the RFQ, in whole or in part at any time before the execution of a contract by the City, without incurring any cost, obligations or liabilities.

2. Issue addenda, supplements, and modifications to this RFQ.

3. Revise and modify, at any time before the RFQ submittal due date, the factors and/or weights of factors the City will consider in evaluating the Statement of Qualifications (SOQ) and to otherwise revise or expand its evaluation methodology as set forth herein.

4. Extend the RFQ submittal due date.

5. Investigate the qualifications of any firm under consideration and require confirmation of information furnished by a firm.

6. Require additional information from a firm concerning contents of its SOQ and/or require additional evidence of qualifications.

7. Waive or permit corrections to data submitted with any response to this RFQ until such time as the City of Bee Cave declares, in writing, that a particular stage or phase of its review of the responses has been completed or closed.

8. Reject at any time, any or all submittals, responses and SOQs received.

9. Terminate at any time, evaluations of responses received.

10. Seek assistance of independent technical experts and consultants in the SOQ evaluation.

11. Hold interviews and conduct discussions and correspondence with one or more of the firms responding to this RFQ to seek an improved understanding and evaluation of the responses to this RFQ.

12. Seek or obtain from any source that has the potential to improve the understanding and evaluation of the responses to this RFQ.

13. Disclose information contained in an SOQ to the public as described herein, or referenced in this RFQ.

14. Authorize firms to substitute key personnel until the City declares, in writing, that a particular stage or phase of its review has been completed and closed.

15. Waive deficiencies in a SOQ, accept and review a non-conforming RFQ submittal or seek clarifications or supplements to an RFQ submittal.

16. Disqualify any firm that changes its SOQ without the City's authorization.

17. Exercise any other right reserved or afforded to the City under this RFQ. The City reserves the right to modify the process in its sole discretion to address applicable law and/or the best interest of the City.

The City shall not, under any circumstances, be bound by or liable for any obligations with respect to the Project until such time (if at all) a contract has been awarded and all approvals obtained in form and substance satisfactory to the City have been executed and authorized by the City, and then only to the extent set forth.

City Council Meeting
7/26/2022
Agenda Item Transmittal

Agenda Item:	**10.**
Agenda Title:	**Discuss and consider action to authorize staff to publish Request for Qualifications for Construction Manager at-Risk that will provide preconstruction and construction services for the new Bee Cave Police facility.**
Council Action:	**Discussion and possible action**
Department:	**City Manager**
Staff Contact:	**Clint Garza**

1. INTRODUCTION/PURPOSE

The purpose of this item is to authorize staff to advertise and publish a request for qualifications for construction firms for the construction of a proposed new Bee Cave Police Department building and subsequently the procurement and install of temporary facilities for the Bee Cave Police Department.

2. DESCRIPTION/JUSTIFICATION

a) Background

A new police facility has been included in the City's CIP. An initial needs assessment as performed by Brinkley, Sargeant, & Winfield identified a need for a new police facility to accommodate growth within the department. It was also identified that the new facility could be constructed on the existing location.

Construction Manager At-Risk (CMAR) services as outlined in the RFQ will include (up-to) preconstruction services, temporary facilities, demolition of the old facility, and construction of the new facility.

b) Issues and Analysis

The CMAR delivery method has been selected for this facility and will allow The City to have real-time input in design with early cost and constructability advisory services provided by the selected CMAR throughout all phases of design development. Further, CMAR will allow staff, CBRE, design team, and the contractor to work together to develop a cost effective and functional design that will serve as a standard for the remainder of the CIP implementation.

No commitment outside publishing the RFQ for preconstruction and construction services is required at this time. However, the PD facility is the first of many upcoming items related to implementation of the CIP.

Discussion in council could result in discussions about where the PD could be temporarily located, as well as timing of relocation. At this time staff feels it is appropriate to plan for temporary location on City owned property off Bee Cave Parkway, aka the "Skaggs" tract. Infrastructure improvements made on the aforementioned property will be of use for future development on the site.

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
RFQ	Backup Material

REQUEST FOR QUALIFICATIONS

CONSTRUCTION MANAGER-AT-RISK (CMAR) SERVICES
for
NEW POLICE BUILDING and ASSOCIATED SITE WORK

DATE OF ISSUE:	**July 27, 2022**
NON-MANDATORY PRE-PROPOSAL MEETING	**August 8, 2022**
DEADLINE FOR CLARIFICATIONS/QUESTIONS:	**August 15, 2022**
SUBMITTAL DATE:	**September 5, 2022**
INTERVIEWS (if necessary)	**September 12/13/14, 2022**
CITY COUNCIL AUTHORIZES STAFF TO NEGOTIATE CONTRACT	**September 27, 2022***

**Date subject to change in consideration of interview necessity and changes in council meeting dates in the months of August and September*

4000 Galleria Parkway
Bee Cave, Texas 78738
512-767-6600 Office

FOR PROPOSAL

CONSTRUCTION MANAGER AT RISK SERVICES FOR

NEW POLICE BUILDING & ASSOCIATED SITE WORK

On Wednesday, June 29th, 2022, the City of Bee Cave will post RFPs for Construction Manager at Risk services for a Police Station and associated site work for the City of Bee Cave, Texas. Proposals will be accepted until **2:00 P.M. September 05, 2022,** at which time they will be publicly opened and read following the deadline, at the **City of Bee Cave located at 4000 Galleria Parkway, Bee Cave, TX, 78738**

A **Non-Mandatory** Pre-Submittal Meeting will be held at **2:00 PM, August 8th, 2022** at **4000 Galleria Parkway, Bee Cave, TX, 78738**

Please submit one (1) unbound original proposal and seven (7) bound copies of the proposal, and (1) USB drive containing a PDF copy of the proposal. The package should be clearly marked: "RFP – Construction Manager At Risk Services for a New City of Bee Cave Police Station".

If mailed, mail to:

Attention: Kaylynn Holloway, City Secretary
City of Bee Cave
4000 Galleria Parkway
Bee Cave, Texas 78738

If mailing, please allow for time for delivery. Late submissions will not be considered. Proposals must be submitted with the respondent's name and address clearly indicated on the front of the envelope.

RESPONDENTS ARE STRONGLY ENCOURAGED TO CAREFULLY READ THE ENTIRE DOCUMENT PRIOR TO SUBMITTING A RESPONSE. THE DOCUMENT WILL BE AVAILABLE ON THE CITY'S WEBSITE AT: https://www.beecavetexas.gov/businesses/current-bids-rfps or **by contacting the individual listed below.**

Questions regarding the RFP may be directed in writing only to:

Chelsea Maldonado, CBRE Project Manager

Chelsea.Maldonado@CBRE.com

The City of Bee Cave appreciates your time and efforts in preparing a proposal.

Please note that all submissions must be received at the <u>designated location</u> by the deadline shown above.

Proposals received after the deadline will not be considered for the award of the agreement and <u>will be rejected</u>.

CITY OF BEE CAVE

CONSTRUCTION MANAGER AT RISK SERVICES FOR

A NEW POLICE STATION WITH ASSOCIATED SITE WORK

I. Introduction and Project Description

The City of Bee Cave ("City") is accepting proposals from qualified construction firms to provide Construction Manager at Risk Services, necessary for the construction of the City of Bee Cave's New Police Station (the "Project"), in accordance with the terms, conditions and requirements set forth in this Request for Proposal ("RFP") and an agreement to be entered into between the City and the Construction Manager at Risk ("CMAR"). This RFP provides interested firms with the information necessary to prepare and submit their qualifications, general conditions pricing, and fee for consideration.

The CMAR shall assume the risk for construction of the Project, at the contracted price as a general contractor, and provide consultation to the City regarding construction during and after the design of the Project, in accordance with any and all applicable requirements of the Project and all applicable laws. Proposals are to be submitted in accordance with this RFP and the accompanying instructions.

The successful CMAR will be required to enter into an agreement with City where the basis of payment is the **Cost of the Work Plus a Fee with a Guaranteed Maximum Price**. The agreement will also contain in more detail all relevant terms set forth in the RFP.

It is the intention of the City of Bee Cave to select a CMAR using a one-step selection process.

Project Description

As of March 2019, the City's population is estimated at 13,355; 8,243 within City limits and 5,112 within the ETJ. The City's population growth projects a population of approximately 15,000 people within the City limits by 2038. A new police facility will be required to handle the department's current needs and growth well into the future. The City of Bee Cave has recently undertaken a Needs Assessment and Site Analysis Study that has identified the current Bee Cave Police Building site as the preferred location for the new police facility. The current police staff will have to be temporarily relocated, their current building torn down and a new facility built on the property. The Needs Assessment and Site Analysis will be available to the selected firm prior to contract negotiations. The City of Bee Cave (hereinafter referred to as "City"), Texas, is accepting responses to the Request for Qualifications (RFQ) from firms or teams (Consultant) to construct the City's new Police Building.

The City proposes to retain a highly qualified and capable firm to act as the CMAR during the design and construction of the project and will give prime consideration to the CMAR with extensive experience in the development, design, and construction observation of police specific buildings similar in size and scope to this project. The City reserves the right to negotiate with the selected firm and is not obligated to enter into any contract with any Respondent on any terms or conditions.

Current Facility:

The current facility housing the Police Department was built in 1998 as a combination City Hall and Municipal Court building and was later taken over and modified for the police department's needs. It is located at 13333-A Hwy 71 West, Bee Cave, TX 78738. The current facility houses 19 sworn staff and one additional staff member. Bee Cave Police is a Recognized Agency through the Texas Police Chiefs Association Recognition Program.

Scope of Work:

The new police facility is expected to be an approximately 17,600 SF two-story building that will include offices for administrative use, evidence processing and storage, records retention area, holding for short-term temporary detention of arrestee's, investigations area, interview and interrogation rooms, training classroom that may be shared with other City staff or users, briefing room, men's and women's locker rooms, fitness room, conference and meeting rooms to accommodate various sized groups, vehicle processing area, bike storage, a municipal court payment window, and one court office, as well as sufficient on site secure parking, and other areas as necessary.

The site of the existing Police Station building is the proposed site of the new station. This scope of work will include the abatement (if any) and demolition of the existing facility and possibly two other structures at the same location. The scope of work will also include the procurement and installation of temporary facilities at a separate location specified by the City, for the Police Department to occupy during construction.

The scope of work will be determined based on the final Drawings and Specifications prepared by Architect. The work may consist of, but is not necessarily limited to, the following: demolition, site clearing, excavation, fill, select fill and backfill, site utilities, concrete sidewalks, curbs and gutters, asphalt and concrete paving, rough and finish grading topsoil and seeding, concrete slab on grade and structural slab; stone, terra cotta, or masonry exterior veneer, structural steel or cast in place concrete frame (superstructure), metal deck, miscellaneous metals and metal fabrications; rough and finish carpentry, millwork and casework; damp proofing and waterproofing, caulking and sealants, thermal insulation, flashing and sheet metal, metal soffit panels, modified bitumen and standing seam metal roofing, solid core wood doors and frames, metal doors and frames, aluminum doors, windows and frames, prefinished aluminum door frames, glass and glazing, architectural hardware, acoustical ceilings, resilient/vinyl flooring and base, carpeting, metal studs and support systems, gypsum drywall, painting and special coatings, interior and exterior signage; metal louvers and miscellaneous specialties; fire protection; lighting protection; security features and systems; ADA compliant features; and mechanical, plumbing and electrical systems and other systems and construction to be specified in the architectural engineering construction documents.

The CMAR will be responsible for the printing of Construction Documents as required for bidding and construction. The CMAR must publicly advertise, as prescribed for a governmental entity under Section 271.025 of the Texas Local Government Code and/or other applicable law and receive bids or proposals from trade contractors or subcontractors for the performance of all major elements of the work, other than minor work that may be included in the general conditions and review those bids with the City staff. If the CMAR wants to perform portions of the work itself, it must submit its bid or proposal in the same manner as all other trade contractors or subcontractors and City will determine which entity provides the best value to the City.

The work does not include inspection services, the testing of construction material and the verification testing services necessary for City's acceptance of the Project, which will be performed under a separate contract with an independent provider, as required by law.

II. Project Schedule

The selected CMAR will be expected to provide assistance to the City and the Architect during the architectural design phase, with the selection of the most cost effective building systems, constructability reviews, detailed cost estimating, value engineering recommendations, and scheduling services during the Preconstruction Phase to enable City to build the Project as described and depicted in the Drawings and Specifications, for an amount not to exceed City's Construction and Project Budgets, and to build the Project thereafter, as a CMAR for a Guaranteed Maximum Price that is less than or equal to City's Construction Budget.

The tentative Architectural/Engineering Design and Construction Documents Services Schedule for the Project ("Schedule"), starting with Schematic Design and ending with the release of Bid Documents is eight (8) months. This schedule is subject to change.

The current estimate of the construction time for substantial completion of the Project is eighteen (18) months after the notice to proceed with construction. This Schedule may be adjusted as a result of negotiations on proposals or preconstruction services by the CMAR.

III. Scope of Services

The following describes the anticipated services expected during design and construction:

- Manage the Guaranteed Maximum Price (GPM) Documentation;
- Participate in the design process;
- Provide pre-construction services including constructability reviews, detailed cost estimating and value management services throughout the design process to help manage the budget;
- Establish a realistic construction budget by preparing detailed construction cost estimates at each of the design phases of the project;
- Prepare sub-contractor bid or proposal packages;
- Conduct pre-bid meetings;
- Receive bids and provide open book review process with City and Architect;
- Prepare a Guaranteed Maximum Price for the City's review and approval
- Conduct award of contracts/purchase orders;
- Provide coordination and management of sub-contractors;
- Summarize monthly reports;
- Provide change order and contingency funds control;
- Establish a quality management program;
- Provide for job safety functions;
- Provide accounting functions;
- Provide jobsite security functions;
- Provide post construction services;
- Provide value engineering services and management of construction schedule;
- Attend Owner/Architect/Contractor meetings at the jobsite as required by the Owner; and
- Attend pre-construction meeting(s) with City personnel and the Architect.

In addition to general building construction, the Project elements shall include, but are not limited to the following:

- Site demolition;
- Earthwork;
- Temporary facilities
- Walkways, parking and drives;
- Landscaping;
- Irrigation system;
- Utility extensions onsite;
- Drainage systems onsite and offsite;
- Electrical, mechanical, plumbing and structural elements of the building;
- Communications systems;
- Specialty work area systems; and
- Security, Audio/Visual Communication and IT Systems
    - This to include the installation of the pathway (i.e. conduits, cable trays, J-boxes, etc)
    - The construction contract may also include, cabling, equipment racks, and terminations for these systems and the specific equipment for these systems (i.e. video monitors, interactive boards, projectors, amplifiers, etc.).

Services are expected to commence upon final execution of written agreement between the CMAR and the City, which will occur within thirty (30) days from the selection of a successful construction firm. The Project time frame will be coordinated with the selected firm and the City's Architect.

IV. Total Estimated Budgets & Scope

The Construction Cost Limitation (CCL) inclusive of demolition, site work, and the construction of the new 2-story police station is estimated to be approximately $9,250,100.00. $972,100.00 for the temporary relocation of the police department, including temporary facilities, parking, and utilities. Combined, results a total CCL of $10,222,200 including all associated site work. The Total Project Cost (TPC) including the CCL, furniture, fixtures and equipment (FF&E), related soft costs, design fees, regulatory and permitting fees, geotech investigation, site survey, environmental studies, materials testing and project contingencies is estimated to be approximately $12,687,000**.** This estimated budget may be adjusted as a result of negotiations on proposals or preconstruction services by the CMAR.

V. Bond Requirements and Liquidated Damages

A. Bid bond: Each Proposal submitted shall be accompanied by a cashier's check in the amount of five percent (5%) of the estimated construction costs, payable without recourse to the City of Bee Cave, or a Bid Bond in the same amount from a reliable surety company as a guarantee that, if awarded the contract, the Proposer will execute a Construction Agreement with the City, as discussed in Section I, including all required bonds and other documents. The City of Bee Cave may alternatively accept a letter from a surety company, verifying the contractor's ability and agreement to provide payment and performance bonds for the construction phase of the Project.

B. Payment and Performance Bonds: Payment and Performance Bonds for the performance of the Work, and for payment of those who provide labor or materials, will be required within ten (10) days after CMAR executes the contract. Each bond shall be in an amount equal to 100% of the Estimated Total Project Cost as described in Section V. If and when the City and CMAR agree on a Guaranteed Maximum Price, the

CMAR may obtain substitute Payment and Performance Bonds, each in the amount of 100% of the Guaranteed Maximum Price, within five (5) days after the Amendment to the Contract is signed that establishes the Guaranteed Maximum Price.

C. Maintenance/Warranty Bond: The successful firm shall furnish a Maintenance/Warranty Bond in the amount of 100% of the contract sum covering defect of material and workmanship for two (2) calendar years following the City's approval and acceptance of the construction.

D. An approved surety company, licensed in the state of Texas, shall issue all bonds in accordance with Texas law and as required under applicable City ordinance.

E. LIQUIDATED DAMAGES FOR FAILURE TO COMPLETE ON TIME: Respondent hereby acknowledges that the award of the contract includes the requirement to timely commence the work on the Project in accordance with the Contract Documents. Respondent hereby further agrees to pay to City as liquidated damages the applicable sum quoted below, for each calendar day in excess of the time set forth for completion of the Project, all as more fully set forth in the general conditions of the Contract Documents. The time of completion is of the essence for the Project.

For each day that any work shall remain uncompleted after the time specified in the Contract Documents, or the increased time granted by the City, or as equitably increased by additional work or materials ordered after the Contract Documents are executed, the sum of $1000.00 per CALENDAR DAY shall be deducted from the monies due from the City:

The sum of money thus deducted for such delay, failure or non-completion is not to be considered as a penalty, but shall be deemed, taken and treated as reasonable liquidated damages, per calendar day that the default shall continue after the time stipulated in the Contract Documents for completing the work (Substantial Completion). The said amounts are fixed and agreed upon because of the impracticability and extreme difficulty of fixing and ascertaining the actual damages that the City in such event would sustain; and said amounts are agreed to be the amounts of damages which the City would sustain and which shall be retained from the monies due, or that may become due, under the Contract Documents; and if said monies be insufficient to cover the amount owing, then the surety shall pay any additional amounts due. Notwithstanding the foregoing, in the event that the actual damages incurred by the City exceed the amount of liquidated damages, the City shall be entitled to recover its actual damages.

VI. Insurance

All respondents must submit, with the RFP, proof of insurance coverage as stipulated in Exhibit A Proof shall be by submission of copies of current policies or current Certificates of Insurance, including the effective dates of coverage. Any provisions outlined in Exhibit A will be required of the successful firm only.

VII. Anti-Collusion

In submitting an offer, Respondent certifies that they have not participated in, nor have they been party to any collusion, price fixing or any other illegal or unethical agreements with any company, firm or person concerning the pricing offered.

VIII. No Prohibited Interest

Respondent acknowledges awareness of the laws, City Charter, and City Ethics Ordinance regarding conflicts of interest and required disclosures. No officer, employee or agent of the City of Bee Cave shall participate in the negotiation, selection, discussion, award or administration of a contract or procurement supported by public funds if: 1) that individual has a substantial interest in a person or entity, as defined by the City's Code of Ordinances and/or Chapter 171 of the Texas Local Government Code, that is the subject of the contract or procurement; or 2) a conflict of interest, either real or apparent, would be involved, as defined therein.

IX. Non-Resident Bidders/No Israel Boycott

Texas Government Code, Chapter 2252, Texas law prohibits city and governmental units from awarding contracts to a non-resident bidder/proposer unless the amount of such bid is lower than the lowest bid by a Texas resident by the amount a Texas resident would be required to underbid the non-resident bidder/proposer on a bid/proposal for goods and services in the non-resident bidder's state. Texas Government Code, Chapter 2270 prohibits a governmental entity from entering into a contract with a company for goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract.

X. Submittals

Submit one (1) unbound original (to facilitate reproduction as necessary), seven (7) spiral bound or semi-permanent binding method hard copy response to the RFP, and (1) USB drive containing a PDF copy of the proposal. You may include other documentation or information beyond what is requested, but the use of this information during the evaluation is at the sole discretion of the City. In order for your RFP to be considered responsive, the following information must be submitted in the order outlined below:

A. Outside cover should be titled "Proposal to Provide Construction Manager At Risk Services for the City of Bee Cave's New Municipal Administration, Police and Fire Complex".

B. Table of Contents.

C. Transmittal Letter: Include a short transmittal letter. The transmittal letter shall:

1. Summarize why the Respondent believes itself to be the most highly qualified firm for this Project.
2. Include a statement granting the City and its representatives' authorization to contact any previous client of the Respondent (or a Respondent's Team Member) for the purposes of ascertaining an independent evaluation of the Respondent's or a Respondent's Team member's performance.
3. At least one copy of the transmittal letter must have the original signature of an officer of the principal responding firm.

D. Firm Description

1. The Police Station is a high-quality project with a unique design and very high quality finishes inside and out. The City is interested in selecting a CMAR with experience in this type of high quality of construction. Please convince us in your firm description that your firm has the experience and understanding of similar high-quality projects to complete such a project for the City of Bee Cave.

2. Include a complete narrative description of the Respondent's firm (or firms if the Respondent is comprised of a team of firms). Information should include:
   a. The Respondent's area of construction management specialization;
   b. Firm history;
   c. Location of home and branch offices;
   d. Names of the principal officers of the firm; and
   e. Proof of financial stability.
3. Include a simple organization chart showing how the Respondent, if selected as the CMAR, would organize its personnel for the Project.

E. Key Professionals

1. Identify the key professionals of your team that would be involved in the Project and describe their area of expertise and what role they will perform on the construction management team.
2. The Police Station in particular is a high quality/high finish building type requiring the expertise of individuals having constructed similar quality projects in the past. Please delineate the experience your firm's proposed team members have with relevant high quality/high finish projects.
3. Provide resumes of any person identified as a key professional. The resumes should contain the following:
   a. Name;
   b. Educational background;
   c. Professional qualifications;
   d. Employment history;
   e. A list of relevant projects in which the person has been involved and a name/phone number of a representative of any project cited that can be contacted for a reference; and
   f. Other information you believe to be relevant.
4. A statement by the respondent that the personnel listed in this proposal will not change without the written consent of the City of Bee Cave.

F. Philosophy and Approach

Provide a narrative outlining the following:

1. The firm's design philosophy and approach to construction in general.
2. Clear understanding of the functional and operational aspect of municipal government and its role in society.
3. Use of processes that creatively engage City staff and other stakeholders in all stages of design.
4. Commitment to developing an energy efficient and healthy building.
5. Safety record stated in terms of the firm's EMR and a narrative describing the firm's Safety Program.

G. Relevant Project Experience

Outline the Respondent's relevant experience for the following:

1. Prior Construction Manager at Risk experience with project(s) of similar scale and complexity.
2. Prior experience with public sector clients for projects of similar scale and complexity.
3. History of effective schedule and budget management for projects of similar scale and complexity.
4. List of active projects and phase of each project.
5. List no more than six (6) relevant projects. A relevant project is one which best exemplifies your

qualifications for this Project, and should include the following:

a. Project description;
b. Type of building(s);
c. Project location;
d. Total project cost including the original GMP and total final cost including change orders;
e. Project delivery method;
f. Services your firm provided;
g. Proposed team members for this project that were actually involved in the project and their specific role on the project;
h. A statement regarding whether the project was completed on time and within the original GMP provided to the Client (include the reasons why if it was not on time or within the GMP); and
i. Illustrative photographs or renderings of the project.

6. Firm's overall bonding capacity.
7. Percentage of bonding capacity currently under contract vs. remaining availability for this project.

H. Proposal Form and Allowable General Conditions Worksheet

ESTABLISHMENT OF GUARANTEED MAXIMUM PRICE: The design team will issue the GMP Pricing Documents at approximately the 50%-75% completion stage of the Construction Documents; The GMP Pricing Documents will generally include a base bid scope of work and add alternates, which the Design Team will agree upon with the City and CMAR to assist in managing the project cost. Upon receipt of the CMAR's GMP Pricing, the Design Team will work with the City and CMAR to make final adjustments to the Project scope and construction documents to reconcile the Project scope and GMP pricing. Once the scope and GMP pricing are reconciled, the Design Team will complete the 100% Construction Document and issue them to the CMAR for final buyout pricing.

I. References

Please provide at least five (5) verifiable references for which your firm has performed same or similar projects. Please verify that the contacts listed as references are still at the firm and that the contact information provided is accurate before submitting them. We suggest you contact them prior to submitting their information to ensure an objective reference will be preferred on your behalf.

J. Additional Information

a. Additional information the firm believes will help aid in selection;
b. Proof of insurance coverage as indicated in Section VII;
c. Bid bond; and
d. Certification Form.

XI. Evaluation Criteria

A review committee or a duly authorized designee will evaluate submissions received in accordance with the general criteria defined herein. Failure of Respondents to provide in their submission any information requested in this RFP may result in disqualification of the firm's submission. The objective is to select the CMAR that is the best value **(qualifications and price)** to service the City's needs. The decision made by the City will be final. **The City reserves the right to reject all proposals.**

The CMAR selection will be made based on the following evaluation criteria:

A. Firm Description including experience and understanding of CMAR (10%);
B. Key Professionals and qualification of individuals assigned to the Project (10%);
C. Approach with regard to the firm's overall ability to meet the City's objectives (includes customer service, dealing with conflict, resolving issues, value engineering, and cost containment) (20%);
D. Relevant project experience with same or similar facility construction and firm capacity (10%);
E. Relevant references in responsible charge possessing direct knowledge (15%); and
F. Cost Proposal (35%)
    1. Proposed fee for pre-construction services,
    2. Proposed fee for construction services,
    3. Cost and extent of general conditions,
    4. Any and all other costs.

XII. Interviews and Presentations

In fairness to all firms, requests for interviews prior to the closing time and date will not be permitted. The City will use an evaluation panel or duly authorized designee to evaluate the submittals. The review of the submitted materials will be one part of the selection process utilized by the City, together with the interview if the City so chooses to conduct interviews. Direct selection may be made strictly from the information provided in the RFP. However, the City reserves the right to conduct interviews with and request presentations from any, or none, of the Respondents.

XIII. Selection and Award

If the City is unable to reach an agreement with the first ranked Respondent, the City shall terminate further discussions with the first-ranked Respondent, and commence negotiations with the next-ranked Respondent, in the order of the selection ranking until an agreement is reached, or all Proposals are rejected. Time is of the essence, and the award of the contract to the successful Respondent is expressly conditioned upon:

(1) the Respondent's execution and delivery of the Contract Documents and a written contract with the City including all terms acceptable to the City within thirty (30) calendar days, and delivery of all required bonds and evidence of insurance within ten (10) calendar days after the successful Respondent is notified of the acceptance of its Proposal, and

(2) the Respondent's timely fulfillment of any and all other preconditions expressly set forth in the Contract Documents.

Should the Respondent fail to timely execute and deliver the contract, required bonds, evidence of insurance, or fail to timely fulfill any other such preconditions, the City may, at its option and discretion, without releasing, impairing or affecting its right to receive the proposal security as damages for such failures, rescind the award, commence negotiations with the next ranked Responder, or reject all Proposals. There will be no contractual obligations on the part of the City to any Responder, nor will any

Responder have any property interest or other right in the contract or work being proposed unless and until the written agreement is unconditionally executed and delivered by all parties, all submittals required by the Proposal Document and agreement and all conditions to be fulfilled by the Responder have either been so fulfilled by the Responder or waived in writing by the City, as applicable.

With regard to inquiries, Do not contact the City or elected officials during the selection process after the submittal date to make inquiries about the progress of this selection process. Doing so shall be grounds for exclusion from the selection process. Respondents will be contacted when it is appropriate to do so.

XIV. Submission

FACSIMILE, INTERNET OR EMAIL TRANSMITTALS SHALL NOT BE ACCEPTED.

Delivery of Proposals: One (1) unbound original (to facilitate reproduction as necessary) and seven (7) spiral bound or semi-permanent binding method hardcopies of the Proposal and (1) USB drive containing a PDF copy of the proposal shall be sealed and delivered to:

Attention: Kaylynn Holloway, City Secretary
City of Bee Cave
4000 Galleria Parkway
Bee Cave, Texas 78738

The package should be clearly marked: "Proposal to Provide Construction Manager At Risk Services for the City of Bee Cave's New Police Station.". Proposals will be publicly opened and read following the deadline of submittal **September 05, 2022, at 2:00 PM**.

XV. Questions, Clarifications, and Interpretation of Documents

Responders may request clarifications or interpretation of Proposal Documents.

Any such request must be submitted in writing to Ms. Chelsea Maldonado, CBRE Project Manager at the following email address chelsea.maldonado@cbre.com by **August 15, 2022 by 5:00 p.m**. CDT.

No questions will be answered over the phone. Questions will only be accepted until the stated deadline. Interpretations, corrections and/or changes of or to the Proposal Documents will be made by City in the form of a written addendum. Addenda may be obtained from the City website at:

https://www.beecavetexas.gov/businesses/current-bids-rfps

It is the vendor's responsibility to check the City website for addenda.

Any interpretations, corrections, or changes of or to the Proposal Documents made in any other manner, will not be binding upon the City, and Responders may not rely upon them.

Any discrepancy or conflict with the Proposal Documents or the Contract Documents shall be brought to the Attention of the Architect and the City. Discrepancies or conflicts not brought to Architect's and City's attention and clarified during the Proposal process for the Project will be deemed to have been priced in the more costly manner or difficult manner, and the better quality or greater quantity of the Work shall be provided by the CMAR in accordance with the Architect's interpretation.

XVI. Additional Instructions, Notifications, and Information

A. No Gratuities – Respondents shall not offer any gratuities, favors, or anything of monetary value to any official or employee of the City for the purpose of influencing this selection. Any attempt by the Respondent to influence the selection process by any means, other than disclosure of qualifications and credentials through the proper channels, shall be grounds for exclusion from the selection process.
B. All Information True – Respondent represents and warrants to the City that all information provided in the response shall be true, correct, and complete. Respondents who provide false, misleading, or incomplete information, whether intentional or not, in any of the documents presented to the City for consideration in the selection process shall be excluded.
C. Confidential Material – Any material that is to be considered as confidential in nature must be clearly marked as such and will be treated as confidential by the City to the extent allowed by law. Submission of information relative to this RFP shall not be released by the City during qualification evaluation process or prior to contract award. Proposers are advised that the confidentiality of their

qualifications will be protected to the extent permitted by law. Proposers are advised to consider the implications of the Texas Open Records Act, particularly after the qualification process has ceased and the contract has been awarded. Trade secrets and any material that is considered as confidential in nature must be clearly marked and identified as such by the consultant at the time of proposal submittal and will be treated as confidential by the City to the extent allowed by the Texas Local Government Code Chapter 252.049 and the Texas Open Records Act. The final decision as to what information must be disclosed, however, lies with the Texas Attorney General. Failure to identify proprietary/confidential information will result in all unmarked sections being deemed non-proprietary upon public request.

D. Qualifications Opening – So as to avoid disclosure of the contents to competing offerors, qualifications shall be kept secret during negotiations. All qualifications shall be open for public inspection after the contracts are awarded, with the exception of trade secrets and confidential information contained in the qualification and identified by the proposer as such to the extent allowed by law.

E. Inquiries – **Do not contact the City or elected officials during the selection process** after the submittal date to make inquiries about the progress of this selection process. Doing so shall be grounds for exclusion from the selection process. Respondents will be contacted when it is appropriate to do so.

City of Bee Cave Proposal Form

Construction Manager at Risk for the City of Bee Cave's

NEW MUNICIPAL COMPLEX CONSISTING OF A POLICE STATION & ASSOCIATED SITE WORK

Having examined the request for Proposal, the Responder will furnish Construction Manager at Risk services as required for this Project as follows:

Pre-Construction Fee, Fee and General Conditions shall be based on the following estimated Construction Cost Limitation (CCL) for this Project:

1. Pre-Construction Fee: To include personnel expenses, project estimates, preliminary project schedules, value engineering, constructability reviews, pre-planning, overhead and profit, and other services through the pre-construction phase of the Project.

$_____

2. Construction Phase Services Fee: Identify a Construction Phase Services Fee as a percentage of the construction budget for all home office expenses, and any other expenses not included in the Allowable General Conditions Worksheet, including all overhead and profit.

%_____

3. Not-to-Exceed General Conditions Costs: Using a Project Schedule of 18 months for the Project, identify General Conditions Cost using allowable General Conditions in the worksheet on the following page.

$_____

EXHIBIT A

INSURANCE REQUIREMENTS
CONSTRUCTION SERVICES

Services for construction projects, including but not limited to: General Contractors, Demolition Contractors, Utility Contractors, Building Contractors, Street and Road Contractors, etc.

The chosen firm ("Contractor") shall procure and maintain for the duration of the contract, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the vendor, his agents, representatives, employees or subcontractors. The cost of such insurance shall be included in the bid. A certificate of insurance meeting all requirements and provisions outlined herein shall be provided to the City prior to any services being performed or rendered. Renewal certificates shall also be supplied upon expiration.

A. MINIMUM SCOPE AND LIMITS OF INSURANCE

Coverage shall be at least as broad as:

a. Professional Liability Insurance: professional errors and omissions liability insurance with limits of liability of $1,000,000 per occurrence covering all work performed by the Contractor, its employees, sub-contractors, or independent contractors. If this coverage can only be obtained on a "claims made" basis, the certificate of insurance must clearly state coverage is on a "claims made" basis and coverage must remain in effect for at least two years after final payment with the Professional continuing to furnish the City certificates of insurance.

b. Workers Compensation Insurance: The Professional shall carry and maintain during the term of this Agreement, workers compensation and employer's liability insurance meeting the requirements of the State of Texas on all the Professional's employees carrying out the work involved in this contract.

c. General Liability Insurance: The Professional shall carry and maintain during the term of this Agreement, general liability insurance on a per occurrence basis with limits of liability of $1,000,000 for each occurrence and for fire damage. For Bodily Injury and Property Damage, coverage shall be $1,000,000. Coverage for Premises, Operations, Products and Completed Operations shall be $1,000,000. This coverage shall protect the public or any person from injury or property damages sustained by reason of the Contractor or its employees carrying out the work involved in this Agreement. The general aggregate shall be $1,000,000.

d. Automobile Liability Insurance: Contractor shall carry and maintain during the term of this Agreement, automobile liability insurance with either a combined limit of $1,000,000 per occurrence for bodily injury and property damage or split limits of $1,000,000 for bodily injury per person per occurrence and $1,000,000 for property damage per occurrence. Coverage shall include all owned, hired, and non-owned motor vehicles used in the performance of this contract by the Contractor or its employees.

e. Cyber Security Liability Insurance: Contractor shall carry and maintain during the term of this Agreement, cyber security liability insurance on a per occurrence basis with limits of liability of $1,000,000 for each occurrence, covering any such unauthorized disclosure of Protected Information caused by a defect or failure of the Software or any electronic communication system maintained or controlled by Contractor.

f. Subcontractor: In the case of any work sublet, the Contractor shall require subcontractor and independent contractors working under the direction of either the Contractor or a subcontractor to carry and maintain the same workers compensation and liability insurance required of the Contractor.

g. Builders' Risk Insurance: Completed value form, insurance carried must be equal to the completed value of the structure. City shall be listed as Loss Payee.

h. $10,000,000 Umbrella Liability Limit that follows form over underlying Automobile Liability, General Liability, and Employers Liability coverages.

B. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductible or self-insured retentions in excess of $10,000 must be declared to and approved by the City.

C. OTHER INSURANCE PROVISIONS

The policies are to contain, or be endorsed to contain the following provisions:

1. General Liability and Automobile Liability Coverages:

   a. The City, its officers, officials, employees, boards, commissions and volunteers are to be added as "Additional Insureds" relative to liability arising out of activities performed by or on behalf of the contractor, products and completed operations of the contractor, premises owned, occupied or used by the contractor. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.

   b. The contractor's insurance coverage shall be primary insurance in respects to the City, its officers, officials, employees and volunteers. Any insurance or self- insurance maintained by the City, its officers, officials, employees or volunteers shall be in excess of the contractor's insurance and shall not contribute with it.

   c. Any failure to comply with reporting provisions of the policy shall not affect coverage provided to the City, its officers, officials, employees, boards, commissions or volunteers.

   d. The contractor's insurance shall apply separately to each insured against whom the claim is made or suit is brought, except to the limits of the insured's limits of liability.

   e. All policies shall be written on a "per occurrence basis" and not a "claims made" form.

2. Workers Compensation and Employer's Liability Coverage:

The insurer shall agree to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses arising from work performed by the contractor for the City.

3. All Coverages:

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled or non-renewed by either party, reduced in coverage or in limits except after 30 days written notice to the City for all occurrences, except 10 days written notice to the City for nonpayment.

D. ACCEPTABILITY OF INSURERS

The City requires that Insurance be placed with insurers with an A.M. Best's rating of no less than **A- VI,** or better.

E. VERIFICATION OF COVERAGE

Contractor shall provide the City with certificates of insurance indicating coverage's required. The certificates are to be signed by a person authorized by that insurer to bind coverage on its behalf. Certificates of Insurance similar to the ACORD Form are acceptable. City will not accept Memorandums of Insurance or Binders as proof of insurance. The City reserves the right to require complete, certified copies of all required insurance policies at any time.

BID BOND

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned,_____, whose address is_____, hereinafter called Principal, and _____, a corporation organized and existing under the laws of the State of _____, and fully licensed to transact business in the State of Texas, as Surety, are held and firmly bound unto the City of Bee Cave, a home-rule municipal corporation organized and existing under the laws of the State of Texas, hereinafter referred to as "City," in the penal sum of $ 511,110 as the proper measure of liquidated damages arising out of or connected with the submission of a Proposal for the construction of a public work project, in lawful money of the United States, to be paid in Travis County, Texas, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors jointly and severally, firmly by these presents. The condition of the above obligation is such that whereas the Principal has submitted to City a certain Proposal, attached hereto and hereby made a part hereof, to enter into a contract in writing, for the construction of:

CONSTRUCTION MANAGER AT RISK SERVICE FOR CITY OF BEE CAVE NEW MUNICIPAL COMPLEX CONSISTING OF A POLICE STATION & ASSOCIATED SITE WORK

NOW, THEREFORE, if the Principal's Proposal shall be rejected or, in the alternative, if the Principal's Proposal shall be accepted and the Principal shall execute and deliver a contract in the form of the Contract attached hereto (properly completed in accordance with said Proposal) and shall furnish performance, payment and maintenance bonds required by the Contract Documents for the Project and provide proof of all required insurance coverages for the Project and shall in all other respects perform the agreement created by the acceptance of said Proposal, then this obligation shall be void, otherwise the same shall remain in force and affect; it being expressly understood and agreed that the liability of the Surety for any breech of condition hereunder shall be in the face amount of this bond and forfeited as a proper measure of liquidated damages.

PROVIDED FURTHER, that if any legal action were filed on this Bond, Texas law shall apply exclusive venue shall lie in Travis County, Texas.

AND PROVIDED FURTHER, the Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by an extension of the time within which the City may accept such Proposal; and said Surety does hereby waive notice of any such extension.

The undersigned and designated agent is hereby designated by the Surety herein as the Resident Agent in Travis County to whom any requisite notices may be delivered and on whom service of process may be had in matters arising out of such suretyship, as provided by applicable law.

IN WITNESS WHEREOF, this instrument is executed in six (6) copies, each one of which shall be deemed an original, this, the_____day of_____, 20___.

ATTEST:

By: _____

Signature

_____
Typed/Printed Name

_____
Title

_____
Address

_____
City State ZIP

_____
Phone Fax

PRINCIPAL:

_____
Company Name

By: _____

Signature

_____
Typed/Printed Name

_____
Title

_____
Address

_____
City State ZIP

_____
Phone Fax

ATTEST:

By: _____

Signature

_____
Typed/Printed Name

_____
Title

_____
Address

_____
City State ZIP

_____
Phone Fax

SURETY:

_____
Company Name

By: _____

Signature of Attorney in Fact

_____
Typed/Printed Name of Attorney in Fact

_____
Title

_____
Address

_____
City State ZIP

_____
Phone Fax

The Resident Agent of the Surety in Travis County, Texas, for delivery of notice and service of the process

is: NAME: _____
STREET ADDRESS: _____
CITY, STATE, ZIP: _____

NOTE: If Resident agent is not a corporation, give a person's name.

CITY OF BEE CAVE REQUEST FOR PROPOSAL CERTIFICATION FORM

COMPANY INFORMATION

The following information must be provided in its entirety for your submission to be considered:

Company Name: _____

Principal Place of Business Address: _____

Principal Place of Business City, State, ZIP: _____

Principal Place of Business Phone: _____

Principal Place of Business Fax Number: _____

Remittance Address (if different from above): _____

Remittance City, State, ZIP: _____

Tax Identification Number: _____

ADDENDUMS

If an addendum to this RFP is issued, acknowledge addendum by initialing beside the addendum number:

Add. No. 1_____Add. No. 2_____Add. No. 3_____Add. No. 4_____Add. No. 5 _____

CERTIFICATION

The undersigned hereby certifies that he/she represents the Company, has authority to sign on behalf of the Company, understands the scope of work, has read the document in its entirety and that the information submitted has been carefully reviewed and is submitted as correct and final. If selected, Company further certifies and agrees to furnish any or all services in accordance with the terms and conditions contained herein; to willfully enter into negotiations; and to faithfully execute an agreement with the City of Bee Cave upon successful negotiations.

The individual signing this RFP certifies that he/she is a legal agent of the Company, authorized to submit on behalf of the Company, and is legally responsible for the decisions as to the supporting documentation provided.

Authorized Representative: _____ _____

Signature Date

_____

Printed Name

_____

Title

_____

Email Address

Allowable General Conditions Worksheet

Below is a list of Allowable General Conditions for the construction of the City of Bee Cave Municipal Complex. List all project management, bonds, insurance, field office and office supplies costs for the Project below and enter the total as the 'Not-To-Exceed General Conditions Costs' as No. 3 on the Proposal Form.

General Conditions					
	Description	**Quantity**	**Unit**	**Cost $/Unit Including All Burden, Insurance, Etc.**	**Total**
	On Site Project Management				
	Project Executive		MO		
	Project Manager		MO		
	Superintendent(s)		MO		
	Assistant Superintendent(s)		MO		
	Project Engineer(s)		MO		
	Project Expeditor		MO		
	Project Scheduler		MO		
	Project Support Staff		MO		
	Cost Estimator		MO		
	Bonds and Insurance				
	All Insurance including Builder's Risk		LS		
	Payment, Performance and Maintenance Bonds		LS		
	Temporary Project Construction and Utilities for CM Staff				
	Dumpsters for CM Staff		MO		
	Monthly Internet & Telephone Service		MO		
	Project Water		MO		
	Temporary Toilets		MO		
	Temporary Fire Protection		MO		
	Telephone System Installation		LS		
	Electricity		MO		
	Field Equipment				
	Jobsite Trailer(s)		MO		
	Job Photos and Videos		MO		
	Project Signage		LS		

	Postage and Deliveries		MO		
	Mobilization for Office Trailers		LS		
	Monthly Jobsite Office Equip. Rental		MO		
	Storage Trailers		MO		
	Crane Erection and Rental		MO		
	Vehicles including Fuel, Maintenance and Insurance		MO		
	Safety Equipment		MO		
	First Aid Supplies		MO		
	Job Office Supplies		MO		
	Janitorial Supplies		MO		
	Project Computers and Software		MO		
	Project Fencing		MO		
	Security Personnel/Equipment		MO		
	Communications Equipment		MO		
	Advertising		MO		
	Small Tools Purchase and Rentals		LS		
	TOTAL GENERAL CONDITIONS				

Project Delivery Methods Compared: Construction Manager At-Risk vs. Design-Build

Overall Assessment:

Project to be delivered: Bee Cave Police Department

The primary objective of this project is to plan, design, and build a new police station for the City of Bee Cave that will serve its current needs, as well as its future needs as a growing city. The Construction Manager at-Risk delivery method will allow Bee Cave Police Department to have real input in design, with early cost and constructability advisory services provided by the selected CMAR throughout the phases of design development. Furthermore, CMAR delivery method will allow CBRE, The City of Bee Cave, the designer, and the contractor, to work together to develop a cost effective and functional design that will serve as a standard for the remainder of the CIP. It is our recommendation that the Design-Build delivery method is still a viable option for other projects in the CIP, such as Bee Cave City Hall or Bee Cave Library. At that point we will have developed a substantial design standard, as well as set expectations for all future projects in the CIP.

Construction Manager at-Risk (Also know as CMAR, or CM at-Risk)

General Description:

The GC(CM) joins the project team during pre-design or design phase to act as an agent to the owner and compensated on an hourly or set fee. Said fee will be negotiated as "preconstruction services". During the Pre-Construction phase, the GC will work with the owner and design team to provide input on the method of construction, provide preliminary milestone estimates, and assist in developing the most cost-effective design. When the design is sufficiently complete (50% Construction Documents, 90% Design Development, etc.), the GC will prepare an estimate for construction performance services in the form of a GMP (Guaranteed Maximum Price), with a guaranteed completion date. When the GC provides the GMP, they now assume the risk to deliver the project on time and within the fixed budget. From that point the GC assumes all risk (as outlined in the contract) and is ultimately responsible for the means and methods of construction.

Advantages of CMAR:

- Early involvement of the General Contractor, establishing effective working relationships with the owner and design team
- GC will develop cost estimates at each phase of design development to ensure budget constraints are being met.
- Transparency in the subcontractors cost determinations when bidding
- Less exposure to change orders later in the project – GC will have early input into material cost and availability, schedule, risk identification, and constructability.
- CMAR allows for the construction to commence prior to the completion of design. The CM/GC may bid certain sections of the project scope as other aspects of design are still underway.

Disadvantages of CMAR:

- Contract/GMP price may be based on scope documents that are not fully developed. Disputes can arise as to the understanding of the final contract documents.
- Owner will need to closely monitor contingencies as well as trade contractor bids to ensure cost transparency.
- After GMP execution, the CM must transition to the role of GC, acting in their own interest to finish the project at a profit. This at times may be perceived as adversarial.

Design-Build (Also known as D-B)

General Description:

The owner contracts with a D-B team, comprised of a contractor and designer, to plan, implement, and control the entire project through completion. The entire design will be completed by the D-B team with only preliminary scope provided by the owner. Early in the process the D-B team will negotiate a fixed price to complete design and construction of the facility. The project process may be performed by a D-B firm, but it is also typical to see a joint venture design consultant and GC (both of which would need to have related experience with the type of facility planned by the owner). The GC holds all contracts and is typically the single point of contact for the D-B team.

Advantages of D-B:

- Owner has single point of responsibility for communication
- Owner may begin the project with very little information
- GC may be allowed to fast track the project through coordination with the design firm. Construction contracts may be awarded before all design is complete and final pricing determined.

Disadvantages of D-B:

- Owner has fewer checks and balances and loses some control over design, price, schedule, and technical matters.
- The design function is an obligation to the D-B firm, and the designer may not have any direct relationship with the owner.
- The owner must be confident in the D-B team, as responsibility lies heavily with the firm selected to make the correct choices when problems arise. The owner should select a D-B firm with a proven track-record, or a D-B joint venture that has worked together successfully previously.

Delivery Method Comparison
CSP & CMAR

Competitive Sealed Proposals (CSP) (Design-Bid-Build)

Definition: Contractors submit a competitive cost proposal along with qualifications, experience, etc. Award is based on a point system, with cost proposal being about 50-75% of total.

Pros:

- Defined project scope at time of proposal
- Defined project cost at time of proposal
- Clearly defined scope and roles on the project
- Risk on Contractor instead of Owner for items included and detailed in plans and specifications
- Lower initial cost, but typically a greater number of Requests for Information and change orders compared to a CMAR. Overall, normally a 5-10% increase in total construction cost at the end of the project compared to bid day
- Allows Owner to score proposers by which offers the "best value" instead of simply the lowest price
- Bid bonds are required at time proposal is submitted
- Payment, Performance Bonds and Insurance are required of the successful contractor

Cons:

- Requires more detailed plans and specifications, since any scope not included or well defined is the responsibility of the Owner and the A/E Team
    - Contract for the scope of work shown in the documents only. No unforeseen conditions or constructability issues are taken into account
- No design or budget input from contractor prior to proposal putting more risk on the Owner.
    - No validation of Architect's estimates by contractor
- Not suited for projects that are time sensitive
- Due to lack of early contractor participation, the design professionals might over-design systems, which could inflate construction cost
- A "closed-book" approach in which the owner doesn't have access to the general contractor's accounting. Any savings realized through the construction process will go to the general contractor
- Virtually no control over subcontractor selection. Contractor uses lowest bid, typically.
- Requires higher level of management and oversight of contractor by owner
- While an Owner can technically rank firms to assure the most qualified competitive firm is awarded, it is rare and difficult to move beyond the lowest qualified bid

Construction Manager at Risk (CMAR)

Definition**:** Contractors submit a statement of qualifications and experience and are scored based on these qualifications. A "short-list" of firms are then invited to submit a proposal with a lump sum for services provided during the design phase and percentages to be charged for overhead and profit that will later be applied to the cost of the work. The contractor provides estimates and other advice during the design phase, and at the pre-defined point, the contract documents are issued to subcontractors for bids. Once all sub trades have submitted pricing, the contractor submits a Guaranteed Maximum Price (GMP) proposal that locks in the construction cost.

Pros:

- Improved Team Concept – Partnership from start of Design
- Construction firm (CMAR)selected based on quality rather than low cost
- Early contractor involvement in estimating and constructability reviews helps maintain budget and schedule
    - Pre-construction services are provided by qualified individuals that are current with construction costs and trends
- Good for large, complex projects and multi-phase projects that are time-critical
    - Can be broken into packages, allowing construction to begin while later phases are still being designed
- Drawings and Specifications can be less than 100% and CMAR is still responsible for delivering the project
- Open Book Accounting
    - Owner can audit the CM at any point, and only pays actual costs incurred plus the agreed upon fee percentage
- Guaranteed Maximum Price (GMP)
    - GMP assures owner that project will be constructed for amount signed and within a set duration in the contract
    - Savings under the GMP belong to the Owner. Shared savings can be negotiated
- Saves time and money by reducing change orders
- Allows for more owner control in selecting CMAR staff and subcontractors
- Produces more predictable and manageable results through a collaborative effort
    - Lower Owner's responsibility for management of the project

Cons:

- GMP is typically 10% higher than a comparable CSP, but less Requests for Information and change orders are expected during the course of the project. Typically, a 5% premium by end of construction
    - Higher costs are usually a result of lack of competitive sub bids and the competitive nature of a bid environment
- Positive aspects of CMAR are reduced the later the Contractor is added to the team
- Contractor and A/E must have a positive working relationship. (More true with CMAR than with CSP)
    - Adversarial relationships between Owner, A/E, and CMAR reduce benefits
- Smaller pool of contractors
    - Many contractors perform CSP, but fewer truly perform CMAR
- Risk on Owner of the costs being less than the GMP, but too late to use the savings in a functional way on that project

Strengths and weaknesses of CSP and CMAR

	CSP	CMAR
Owner holds separate contracts with A/E and Contractor	☑	☑
Contractor selected based on qualifications	☑	☑
Defined project scope prior to construction	☑	
Single point of accountability	☑	☑
Cohesive team driven philosophy		☑
Aggressive bidding	☑	
Ability to fast-track project		☑
Contractor included in design		☑
Change flexibility		☑
Owner privy to all Contractor data via open book policy		☑
Simplicity of project delivery	☑	
Conducive to large or sophisticated projects		☑
Conducive to small or simplistic projects	☑	
Owner retains project savings		☑
Increased quality of construction		☑
All work is competitively bid	☑	☑
Lowest construction cost	☑	
Contractor absorbs up-side risk		☑
Performance and Payment Bonds required	X	X

CBRE | Heery Recommendation:

While each delivery method has its pros and cons, to best take advantage of the benefits of a specific method, CBRE | Heery recommends that each project should be reviewed on a case-by-case basis, and an acquisition strategy be developed that addresses the particulars of each project. Factors include timing of bids, timing of completion date(s) and opening dates, potential phasing plans, potential early release packages, value of the project, and complexity of project. In this way, the lowest possible cost will be realized while also utilizing the highest-quality contractor.

City Council Meeting
7/26/2022
Agenda Item Transmittal

Agenda Item: **11.**

Agenda Title: **Discussion and possible direction on the proposed FY 2022-2023 Budget.**

Council Action: **Discuss and Consider Action**

Department: **Finance**

Staff Contact: **Administration**

1. INTRODUCTION/PURPOSE

Discussion on the proposed budget for FY 2022-23.

2. DESCRIPTION/JUSTIFICATION

a) Background

Each fiscal year, as required by the Texas Local Government Code, the City of Bee Cave adopts an annual budget for operating funds on or before September 30th for the following fiscal year, which begins October 1st.

b) Issues and Analysis

General Fund:
The FY 2022-23 proposed budget provides Council with a draft of revenues and expenditures for the upcoming fiscal year. Our proposed budget forecasts ~$11.6M in General Fund Revenues.

Revenue Estimates	2021-22 Adopted	2022-23 Proposed	% Change
Sales Tax	$ 8,812,500	$10,500,000	19%
Mixed Drink Tax	$ 110,000	$ 110,000	0%
Franchise Fees	$ 500,100	$ 349,000	-30%
Building Fees	$ 425,000	$ 310,000	-27%
Library	$ 2,500	$ 1,000	-60%
Interest	$ 100,000	$ 200,000	100%
Miscellaneous	$ 32,000	$ 2,500	-92%
Municipal Court	$ 316,500	$ 225,000	-29%
Total	**$ 10,298,750**	**$11,697,500**	**14%**

FY 2022-23 proposed General Fund expenditures forecast~$8.4M.

Expenditure Estimates	2021-22 Adopted	2022-23 Proposed	% Change
Salaries & Benefits	$ 4,898,912	$ 4,960,667	1%
Maintenance & Operations	$ 845,070	$ 872,800	3%
Professional Services	$ 1,704,800	$ 1,560,000	-8%
Capital Outlay	$ 210,715	$ 152,500	-28%
Chapter 380 Payments	$ 850,000	0	-100%
Transfers	$ 1,812,739	$ 950,158	-48%
Total	**$ 10,922,236**	**$ 8,496,125**	**-18%**

For the purpose of the proposed budget discussion, we are using a sales tax total estimate of $11M, We anticipate Sales Tax to continue an upward trend through next FY.

Reserves:

- $6.7M - assigned to the 9-Month Reserve
- $1.5M - assigned to the Sales Tax Reserve

Debt Service Fund:
Obligations include professional services for third-party property tax collections and the principal and interest payments for the 2015 Refunded GO Bond, 2017 Tax Note and 2020 Tax Note.

Capital and Special Projects Fund:
We discussed improvements of the Lamar Brown property; however, these projects were postponed for further discussions. We currently do not have expenditures for FY 2022-23.

Hotel Occupancy Tax Fund:
Current FY expenditures include - Bee Cave Arts Foundation~$140K, Special Olympics~$100K and LTFF~$18K. Discussion for next FY funds is in progress. We will continue to budget conservatively with revenue totals of~$266K.

Municipal Court Security and Technology Fund:
Revenue totals ~$24K. Current FY expenditures for Court technology include the upgrade of Tyler Tech software. We currently do not have expenditures for FY 2022-23.

Road Maintenance Fund:
Road Maintenance Fund revenues consist of a designated portion of the Sales and Use tax collections. Revenue totals ~$720K. Road improvements are in progress.

Attachments include expenditures to consider, detailed general fund line item expenditures and special revenue funds line item expenditures.

3. FINANCIAL/BUDGET

Amount Requested	Fund/Account No.
Cert. Obligation	GO Funds

Other source	Grant title
Addtl tracking info	

4. TIMELINE CONSIDERATIONS

As we have done prior, we'll plan to publish notice and hold the public hearings required for FY 2022-23 budget appropriation including the Certified Appraisal Values, Tax Roll and Tax Rate on Tuesday, September 13th, 2022.

5. RECOMMENDATION

ATTACHMENTS:

Description	Type
22-23 GenFund_SRF_BudgetProposed	Cover Memo

2022-23 Items to consider:

Note: Consideration items not included in budget

GENERAL FUND	ESTIMATE
Parks & Facilities Request:	
Enterprise - 2 Vehicles	$17,940
Central Park Amenities - Trash Cans, Drinking Fountains	$50,000
Park - Signage Design and Materials	$30,000
Central Park - Turf	$40,000
Planning & Dev.	
Enterprise - 2 Vehicles	$17,940
Police Request:	
Ballistic Shields	TBD
Clint to Discuss	
2 FTE Registered Santarians	$250,000
2 FTE Admin. - Trash Collection Services	TBD
Enterprise - 2 Vehicles for food Inspectors	TBD
Food Inspectors - Tablets/PC's	TBD

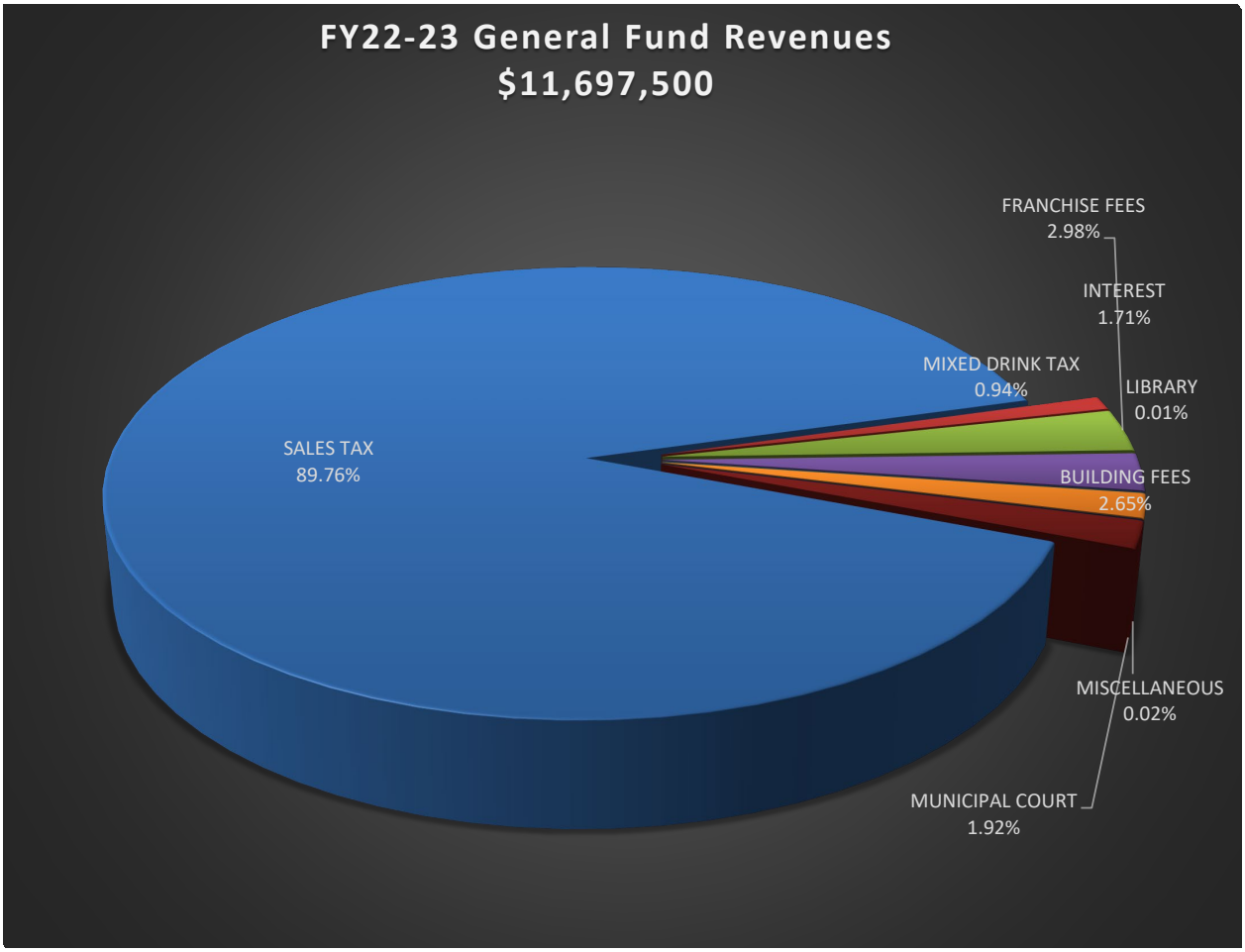
City of Bee Cave
FY2022-23 Proposed Budget

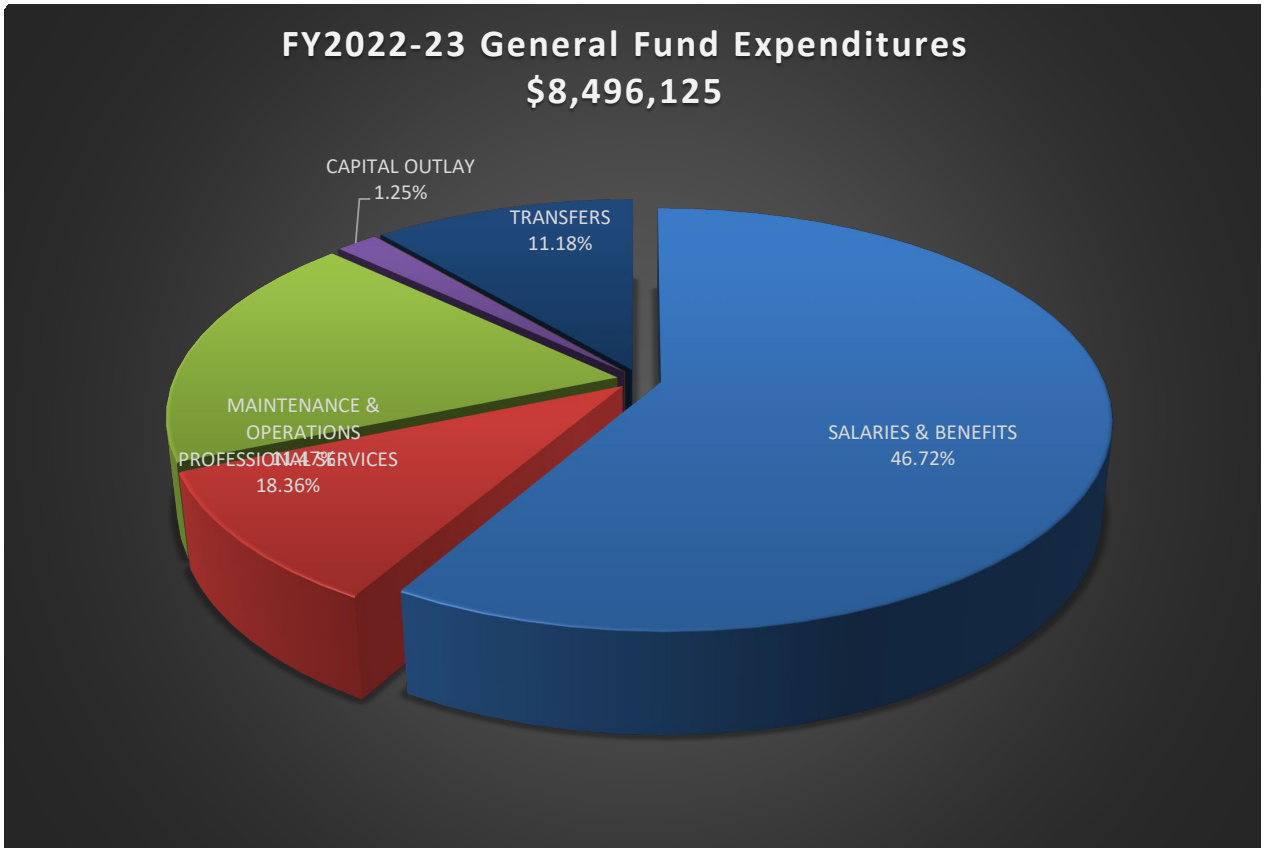
GENERAL FUND
BUDGET RESOURCE & EXPENDITURE SUMMARY

FUND BALANCE	2021-22 ADOPTED	YTD as of 7/11/2022	2022-23 PROPOSED
BEGINNING UNASSIGNED FUND BALANCE	11,736,603	15,669,094	9,241,099
Less : 9 Month Reserve	7,331,168	7,331,168	6,681,350
Less: Sales Tax Reserve	1,500,000	1,500,000	1,500,000
AVAILABLE UNASSIGNED FUND BALANCE	**2,905,435**	**6,837,926**	**1,059,749**

REVENUE SUMMARY	2021-22 ADOPTED	YTD as of 7/11/2022	2022-23 PROPOSED
SALES TAX	8,812,500	7,016,844	10,500,000
MIXED DRINK TAX	110,000	94,821	110,000
FRANCHISE FEES	500,100	60,353	349,000
BUILDING FEES	425,000	335,079	310,000
LIBRARY	2,500	1,343	1,000
INTEREST	100,000	45,244	200,000
MISCELLANEOUS	32,000	11,975	2,500
MUNICIPAL COURT	316,650	175,948	225,000
CLFRF PROGRAM	600,000	-	-
SALE OF ACQUISTION/REAL PROPERTY	-	928,378	-
TOTAL REVENUES	**10,898,750**	**8,669,985**	**11,697,500**
USE OF RESERVES			
TOTAL RESOURCES	**10,898,750**	**8,669,985**	**11,697,500**

EXPENDITURE SUMMARY	2021-22 ADOPTED	YTD as of 7/11/2022	2022-23 PROPOSED
SALARIES AND BENEFITS	4,898,912	3,886,663	4,960,667
MAINTENANCE AND OPERATIONS	845,070	523,194	872,800
PROFESSIONAL SERVICES	1,704,800	879,280	1,560,000
CAPITAL OUTLAY	210,715	207,837	152,500
GOV GRANT PROGRAMS	600,000	-	-
CHAPTER 380 PAYMENTS	850,000	769,837	-
TRANSFERS	1,812,739	-	950,158
TOTAL EXPENDITURES	**10,922,236**	**6,266,811**	**8,496,125**
REVENUE OVER/(UNDER) EXPENDITURES	**(23,486)**	**2,403,174**	**3,201,375**
OTHER FINANCING SOURCES			
USE OF RESERVES	23,486	-	
TOTAL RESOURCES OVER/(UNDER) EXPENDITURES	**(0)**	**2,403,174**	**3,201,375**
ENDING AVAILABLE UNASSIGNED FUND BALANCE	**2,881,949**	**9,241,099**	**4,261,124**


FY22-23 General Fund Revenues
$11,697,500
FRANCHISE FEES
2.98%
INTEREST
1.71%
MIXED DRINK TAX
0.94%
LIBRARY
0.01%
SALES TAX
89.76%
BUILDING FEES
2.65%
MISCELLANEOUS
0.02%
MUNICIPAL COURT
1.92%


FY2022-23 General Fund Expenditures
$8,496,125
CAPITAL OUTLAY
1.25%
TRANSFERS
11.18%
MAINTENANCE &
OPERATIONS
PROFESSIONAL SERVICES
18.36%
SALARIES & BENEFITS
46.72%

City of Bee Cave
FY2022-23 Proposed Budget

GENERAL FUND
RESOURCE SUMMARY

DESCRIPTION	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
TAXES				
4000-12100 SALES TAX REVENUE (1%)	5,875,000	4,677,896	79.62%	7,000,000
4000-12200 SALES TAX REVENUE (.5% Property)	2,937,500	2,338,948	79.62%	3,500,000
4000-13100 MIXED BEVERAGE TAX	110,000	94,821	86.20%	110,000
TOTAL TAXES	**8,922,500**	**7,111,665**	**79.70%**	**10,610,000**
FRANCHISE FEES				
4000-23000 FRANCHISE FEES-MISCELLANEOUS	15,000	6,333	42.22%	10,000
4000-23100 FRANCHISE FEES-SWTN BELL TELE	125,000	8,952	7.16%	10,000
4000-23200 FRANCHISE FEES-LOGIX	500	-	0.00%	-
4000-23300 FRANCHISE FEES-GRANITE TELECOM	2,400	1,379	57.46%	2,000
4000-23400 FRANCHISE FEES-TWC DIGITAL PHN	30,000	-	0.00%	-
4000-23500 FRANCHISE FEES-METTEL	200	-	0.00%	-
4000-23700 FRANCHISE FEES-TEXAS GAS SERVICE	5,000	3,187	63.74%	5,000
4000-23800 FRANCHISE FEES-CHARTER SPECTRUM	72,000	40,502	56.25%	72,000
4000-23900 FRANCHISE FEES-AUSTIN ENERGY	250,000	-	0.00%	250,000
TOTAL FRANCHISE FEES	**500,100**	**60,353**	**12.07%**	**349,000**
BUILDING & DEVELOPMENT FEES				
4000-25000 CONTRACTOR REGISTRATION	1,500	1,925	128.33%	2,000
4000-25100 PLATTING	10,500	42,731	406.96%	40,000
4000-25200 ZONING, REZONE,CUP,VARIANCES	20,000	12,825	64.13%	15,000
4000-25300 BLDG PLAN REVIEW & PERMITTING	300,000	133,687	44.56%	175,000
4000-25400 SITE PLAN REVIEW & PERMITTING	50,000	23,435	46.87%	50,000
4000-25900 ROAD CONST INSPECT FEES	-	96,850	0.00%	-
4000-25500 REINSPECTION FEES	25,000	16,365	65.46%	20,000
4000-25600 SIGNAGE	8,000	2,785	34.81%	3,000
4000-25700 TECHNOLOGY FEES	10,000	4,476	44.76%	5,000
TOTAL BUILDING FEES	**425,000**	**335,079**	**78.84%**	**310,000**
LIBRARY				
4000-27000 GENERAL REVENUE, LIBRARY	2,500	793	31.72%	1,000
4000-54000 LIBRARY DONATIONS	-	50	0.00%	-
4000-51000 GRANT REVENUE, LIBRARY	-	500	0.00%	-
TOTAL LIBRARY	**2,500**	**1,343**	**53.72%**	**1,000**
INTEREST INCOME				
4000-40000 INTEREST INCOME	100,000	45,244	45.24%	200,000
TOTAL INTEREST INCOME	**100,000**	**45,244**	**45.24%**	**200,000**

City of Bee Cave
FY2022-23 Proposed Budget

GENERAL FUND
RESOURCE SUMMARY

DESCRIPTION	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
OTHER INCOME				
4000-28100 POLICE PATROL & SECURITY	15,000	60	0.40%	-
4000-28300 EDUCATION & TRAINING - POLICE	2,000	1,325	66.25%	2,000
4000-29000 MISCELLANEOUS REVENUE	1,000	170	17.00%	500
4000-53000 OVERTIME-TX DOT GRANT	14,000	2,035	14.54%	-
4000-55000 DONATIONS	-	12	0.00%	-
4000-91100 SALE OF ACQUISITION/REAL PROPERTY	-	928,378	0.00%	-
4000-93000 PROCEEDS FROM INSURANCE	-	8,373	0.00%	-
4000-15800 CLFRF PROGRAM	600,000	-	0.00%	-
TOTAL MISCELLANEOUS	**632,000**	**940,353**	**148.79%**	**2,500**
MUNICIPAL COURT REVENUE				
4000-31000 ADMINISTRATIVE FEE	1,500	1,924	128.27%	2,500
4000-31010 ARREST FEE	20,500	8,025	39.15%	12,000
4000-31030 CHILD SAFETY FEES	5,000	3,532	70.64%	5,000
4000-31060 DCS ADMIN FEE	15,500	3,570	23.03%	5,000
4000-31070 COURT FINES	200,000	123,919	61.96%	150,000
4000-31080 LOCAL OMNI BASE FEE	1,000	377	37.70%	500
4000-31110 TRAFFIC FEE	7,000	2,669	38.13%	4,000
4000-31130 WARRANT FEE	12,000	4,745	39.54%	7,500
4000-31180 TIME PAYMENT PLAN - LOCAL	1,000	415	41.50%	600
4000-31220 JUDICIAL FEE - MUNI CT JFCI	1,500	61	4.07%	100
4000-31250 GENERAL REVENUE	21,000	10,798	51.42%	15,000
4000-31370 JURY FEE	150	128	85.33%	200
4000-31380 TIME PYMT LOCAL EFFICIENCY	500	31	6.20%	100
4000-31390 LOCAL TRUANCY PREVENTION	5,000	6,414	128.28%	7,500
4000-31450 COLLECTION AGENCY REV	25,000	9,340	37.36%	15,000
TOTAL MUNICIPAL COURT	**316,650**	**175,948**	**55.57%**	**225,000**
SUBTOTAL REVENUE	**10,898,750**	**8,669,985**	**79.55%**	**11,697,500**
OTHER FINANCING SOURCES				
400-XXX USE OF RESERVES-GENERAL FUND	23,486	-	0.00%	
TOTAL OTHER FINANCE SOURCES	**23,486**	**-**	**0.00%**	**-**
TOTAL REVENUE	**10,922,236**	**8,669,985**	**79.38%**	**11,697,500**

City of Bee Cave
FY2022-23 Proposed Budget

GENERAL FUND BUDGET EXPENDITURE SUMMARY BY DEPARTMENT EXPENDITURE SUMMARY BY DEPARTMENT	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
ADMINISTRATION	1,010,139	939,921	93.05%	1,040,110
CITY COUNCIL	65,560	33,359	50.88%	48,300
LEGAL	151,000	98,228	65.05%	151,000
NON-DEPARTMENTAL	527,500	186,230	35.30%	347,500
INFORMATION TECHNOLOGY	392,000	256,394	65.41%	360,000
PUBLIC LIBRARY	897,812	666,020	74.18%	1,111,651
PARKS & FACILITIES	646,990	538,119	83.17%	619,150
MUNICIPAL COURT	299,597	197,938	66.07%	310,936
POLICE	2,654,007	1,838,020	69.25%	2,629,860
PLANNING & DEVELOPMENT	1,014,891	742,745	73.18%	1,104,960
CHAPTER 380 PYMTS	850,000	769,837	90.57%	-
CIP-CRF PROGRAM	600,000	-	0.00%	-
TRANSFERS	1,812,739	-	0.00%	950,158
TOTAL EXPENDITURES	**10,922,236**	**6,266,811**	**57.38%**	**8,673,625**
		-		

City of Bee Cave
FY2022-23 Proposed Budget

GENERAL FUND
DEPARTMENTAL EXPENDITURE SUMMARY

DESCRIPTION	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
5XX-111 SALARIES	3,735,163	3,047,343	81.59%	3,790,284
5XX-113 UNEMPLOYMENT	-	6,047	0.00%	-
5XX-114 OVERTIME - SECURITY/SCHOOL	50,000	25,295	0.00%	50,000
5XX-117 OVERTIME-TX DOT GRANT	10,000	2,151	21.51%	-
5XX-118 EMERGENCY MGNMT	-	10,581	0.00%	8,537
5XX-120 FICA (BOA SOCIAL SECURITY)	9,116	6,175	67.74%	8,678
5XX-122 MEDICARE @ 1.45%	55,354	44,960	81.22%	56,376
5XX-124 RETIREMENT (TMRS)	335,417	283,803	84.61%	358,397
5XX-125 VISION COVERAGE	9,046	5,399	59.68%	8,589
5XX-126 HEALTH INSURANCE	596,266	370,704	62.17%	577,838
5XX-127 DENTAL COVERAGE	41,309	25,467	61.65%	36,487
5XX-129 LIFE INSURANCE	1,216	796	65.45%	1,216
5XX-132 LONGEVITY PAY	30,397	33,221	109.29%	33,873
5XX-133 OTHER ALLOWANCE	25,627	24,721	96.46%	30,392
TOTAL SALARIES AND BENEFITS	**4,898,912**	**3,886,663**	**79.34%**	**4,960,667**
MAINTENANCE & OPERATIONS				
5XX-205 BOOKS - LIBRARY	40,000	25,492	63.73%	40,000
5XX-206 DVDS - LIBRARY	4,000	2,899	72.48%	4,000
5XX-207 AUDIO BOOKS - LIBRARY	8,600	5,653	65.73%	8,500
5XX-208 DIGITAL - LIBRARY	60,000	54,839	91.40%	66,000
5XX-210 POSTAGE	4,250	1,303	30.66%	2,600
5XX-211 SUPPLIES	31,750	25,970	81.80%	36,000
5XX-212 PRINTING	5,000	8,270	165.41%	11,000
5XX-213 TOOLS	2,000	1,873	93.65%	3,000
5XX-214 SPECIAL DEPT SUPPLIES	56,000	87,650	156.52%	110,000
5XX-215 REPAIRS	65,000	14,677	22.58%	15,000
5XX-216 PARKS IMPROVEMENT	5,000	21,180	423.60%	30,000
5XX-221 ELECTRIC UTILITIES	65,100	40,058	61.53%	65,000
5XX-222 WATER UTILITIES	25,000	8,096	32.38%	25,000
5XX-223 TELECOMMUNICATION SVC PLANS	42,000	31,910	75.98%	42,000
5XX-224 CABLE/DATA	30,000	18,803	62.68%	30,000
5XX-225 WASTE MANAGEMENT	12,000	6,954	57.95%	10,000
5XX-228 ADVERTISING/RECRUITMENT	1,300	6,529	0.00%	5,500
5XX-229 LEGAL NOTICES	11,500	9,216	80.14%	11,500
5XX-231 ELECTIONS	30,000	5,551	18.50%	10,000
5XX-234 MILEAGE REIMBURSEMENT	2,110	191	9.05%	600
5XX-235 FUEL, TIRES & MAINTENANCE	93,100	64,414	69.19%	97,000
5XX-236 CLOTHING/UNIFORMS	38,000	10,689	28.13%	38,000
5XX-241 TRAVEL & MEETINGS	18,900	8,108	42.90%	13,600
5XX-242 SEMINARS & TRAINING	33,800	18,367	54.34%	37,000
5XX-243 MEMBERSHIP FEES	21,325	10,199	47.83%	16,000
5XX-244 LEOSE TRAINING/TUITION REIMBURSE	1,185	-	0.00%	-
5XX-251 FILING & RECORDING	500	-	0.00%	-
5XX-252 SPECIAL EVENTS	18,250	18,692	102.42%	29,000
5XX-260 EMERGENCY MGMNT PLAN	500	7,009	1401.80%	-
5XX-265 CREDIT CARD MERCHANT FEES	18,900	8,602	45.51%	16,500
5XX-270 CONTINGENCY	100,000	-	0.00%	100,000
TOTAL MAINTENANCE & OPERATIONS	**845,070**	**523,194**	**61.91%**	**872,800**

City of Bee Cave
FY2022-23 Proposed Budget

GENERAL FUND
DEPARTMENTAL EXPENDITURE SUMMARY

DESCRIPTION	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
PROFESSIONAL SERVICES				
5XX-509 WARRANT FEES	500	-	0.00%	-
5XX-510 MUNICIPAL COURT JUDGE	-	-	0.00%	-
5XX-511 LEGAL FEES	190,000	121,424	63.91%	190,000
5XX-512 ACCOUNTANT FEES	-	-	0.00%	-
5XX-513 AUDIT FEES	25,000	17,750	71.00%	25,000
5XX-514 ENGINEERING FEES	40,000	6,552	16.38%	25,000
5XX-515 OTHER PROFESSIONAL SERVICES	758,000	322,890	42.60%	529,500
5XX-518 ROAD CONSTRUCTION	-	6,976	0.00%	100,000
5XX-516 DISPATCH SERVICES	350,000	150,312	42.95%	350,000
5XX-517 VICTIM COORDINATOR	16,000	-	0.00%	25,000
5XX-546 SERVICE CONTRACTS	215,300	141,033	65.51%	190,500
5XX-550 RISK INSURANCE	110,000	112,343	102.13%	125,000
TOTAL PROFESSIONAL SERVICES	**1,704,800**	**879,280**	**51.58%**	**1,560,000**
CAPITAL OUTLAY				
5XX-710 CAPITAL OUTLAY	93,215	61,819	66.32%	-
5XX-724 COMPUTER HARDWARE	-	11,889	0.00%	-
5XX-725 SOFTWARE	100,000	21,191	21.19%	30,000
5XX-726 COMMUNICATION HARDWARE	-	29,863	0.00%	-
5XX-730 LEASE/PURCHASE PAYMENT	17,500	83,075	474.71%	122,500
TOTAL CAPITAL OUTLAY	**210,715**	**207,837**		**152,500**
GOV FUNDING PROGRAM				
5XX-981 CRF PROGRAM	600,000	-	0.00%	-
TOTAL CAPITAL OUTLAY	**600,000**	**-**	**0.00%**	**-**
CHAPTER 380 PAYMENTS				
5XX-620 SHOPS, HCS HOLDING 380	850,000	444,322	52.27%	-
5XX-621 HCG REIT 380	-	325,515	0.00%	-
TOTAL CHAPTER 380 PAYMENTS	**850,000**	**769,837**	**90.57%**	**-**
TRANSFERS				
5XX-200 TRANSFER TO DEBT SERVICE FUND	1,812,739	-	0.00%	950,158
TOTAL TRANSFERS	**1,812,739**	**-**	**0.00%**	**950,158**
TOTAL GENERAL FUND EXPENDITURES	**10,922,236**	**6,266,811**	**57.38%**	**8,496,125**

City of Bee Cave
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GENERAL FUND EXPENDITURES BY DEPARTMENT

5010-ADMINISTRATION	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES	739,924	695,174	93.95%	742,165
FICA	-	490	0.00%	-
MEDICARE @ 1.45%	11,896	10,102	84.92%	12,151
RETIREMENT (TMRS)	69,109	64,721	93.65%	72,806
VISION COVERAGE	1,159	911	78.60%	1,319
HEALTH INSURANCE	91,815	64,225	69.95%	88,354
DENTAL COVERAGE	6,323	4,778	75.57%	6,049
LIFE INSURANCE	155	116	74.84%	155
LONGEVITY PAY	4,559	4,785	104.96%	5,011
OTHER ALLOWANCE	6,600	5,077	76.92%	6,600
TOTAL SALARIES AND BENEFITS	**931,539**	**850,662**	**91.32%**	**$ 934,610**
MAINTENANCE & OPERATIONS				
POSTAGE	1,000	319	31.90%	500
SUPPLIES	5,000	3,613	72.26%	3,000
PRINTING	500	-	0.00%	-
SPECIAL DEPT SUPPLIES	2,000	3,304	165.20%	3,500
ADVERTISING/RECRUITMENT	1,000	6,304	630.40%	5,000
LEGAL NOTICES	11,500	9,216	80.14%	11,500
MILEAGE REIMBURSEMENT	500	171	34.20%	500
FUEL, TIRES & MAINTENANCE	100	-	0.00%	-
TRAVEL & MEETINGS	5,000	1,839	36.78%	2,500
SEMINARS & TRAINING	5,000	5,000	100.00%	7,000
MEMBERSHIP FEES	10,000	3,648	36.48%	5,000
FILING & RECORDING	500	-	0.00%	-
CREDIT CARD MERCHANT FEES	5,500	1,364	24.80%	2,000
TOTAL MAINTENANCE & OPERATIONS	**47,600**	**37,967**	**79.76%**	**$ 43,000**
PROFESSIONAL SERVICES				
OTHER PROFESSIONAL SERVICES	30,000	50,902	169.67%	60,000
SERVICE CONTRACTS	1,000	390	39.00%	2,500
TOTAL PROFESSIONAL SERVICES	**31,000**	**51,292**	**165.46%**	**$ 62,500**
CAPITAL OUTLAY				
TOTAL CAPITAL OUTLAY	**-**	**-**	**0.00%**	**$ -**
TOTAL EXPENDITURES - ADMINISTRATION	**1,010,139**	**939,921**	**93.05%**	**$ 1,040,110**

City of Bee Cave
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GENERAL FUND EXPENDITURES BY DEPARTMENT

5020-CITY COUNCIL	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES	5,000	4,250	85.00%	5,000
FICA	500	264	52.80%	500
MEDICARE @ 1.45%	100	62	62.00%	100
TOTAL SALARIES AND BENEFITS	**5,600**	**4,576**	**81.7%**	**5,600**
MAINTENANCE & OPERATIONS				
SUPPLIES	250	299	119.60%	500
ELECTIONS	30,000	4,964	16.55%	10,000
MILEAGE REIMBURSEMENT	110	20	18.18%	100
TRAVEL & MEETINGS	100	17	17.00%	100
SEMINARS & TRAINING	1,000	295	29.50%	1,000
MEMBERSHIP FEES	500	-	0.00%	-
SPECIAL EVENTS	3,000	5,438	181.27%	6,000
TOTAL MAINTENANCE & OPERATIONS	**34,960**	**11,033**	**31.6%**	**17,700**
PROFESSIONAL SERVICES				
AUDIT FEES	25,000	17,750	71.00%	25,000
TOTAL PROFESSIONAL SERVICES	**25,000**	**17,750**	**71.0%**	**25,000**
CAPITAL OUTLAY				
TOTAL CAPITAL OUTLAY	**-**	**-**	**0.0%**	**-**
TOTAL EXPENDITURES - CITY COUNCIL	**65,560**	**33,359**	**0.0%**	**48,300**

City of Bee Cave
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GENERAL FUND EXPENDITURES BY DEPARTMENT

5030-LEGAL	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
TOTAL SALARIES AND BENEFITS	**-**	**-**	**0.00%**	**-**
MAINTENANCE & OPERATIONS				
TOTAL MAINTENANCE & OPERATIONS	**-**	**-**	**0.00%**	**-**
PROFESSIONAL SERVICES				
LEGAL FEES	150,000	98,228	65.49%	150,000
OTHER PROFESSIONAL SERVICES	1,000	-	0.00%	1,000
TOTAL PROFESSIONAL SERVICES	**151,000**	**98,228**	**65.05%**	**151,000**
CAPITAL OUTLAY				
TOTAL CAPITAL OUTLAY	**-**	**-**	**0.00%**	**-**
TOTAL EXPENDITURES - LEGAL	**151,000**	**98,228**	**65.05%**	**151,000**

City of Bee Cave
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GENERAL FUND EXPENDITURES BY DEPARTMENT

512-NON-DEPARTMENTAL	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
TOTAL SALARIES AND BENEFITS	**-**	**-**	**0.00%**	**-**
MAINTENANCE & OPERATIONS				
CONTINGENCY	100,000	-	0.00%	100,000
TOTAL MAINTENANCE & OPERATIONS	**100,000**	**3,664**	**3.66%**	**105,000**
PROFESSIONAL SERVICES				
OTHER PROFESSIONAL SERVICES	300,000	59,461	0.00%	100,000
RISK INSURANCE	110,000	112,343	0.00%	125,000
TOTAL PROFESSIONAL SERVICES	**410,000**	**171,804**	**41.90%**	**225,000**
CAPITAL OUTLAY				
LEASE/PURCHASE PAYMENT	17,500	10,762	0.00%	17,500
TOTAL CAPITAL OUTLAY	**17,500**	**10,762**	**61.50%**	**17,500**
TOTAL EXPENDITURES - NON-DEPARTMENTAL	**527,500**	**186,230**	**35.30%**	**347,500**

City of Bee Cave
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GENERAL FUND EXPENDITURES BY DEPARTMENT

514-INFORMATION TECHNOLOGY	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
TOTAL SALARIES AND BENEFITS	**-**	**-**	**0.00%**	**-**
MAINTENANCE & OPERATIONS				
SPECIAL DEPT SUPPLIES	10,000	22,769	227.69%	30,000
TELECOMMUNICATION SVC PLANS	42,000	30,989	73.78%	42,000
CABLE/DATA	30,000	18,803	62.68%	30,000
SEMINARS & TRAINING	-	-	0.00%	2,000
MEMBERSHIP FEES	-	649	0.00%	1,000
EMERGENCY MGMNT PLAN	-	4,028	0.00%	-
TOTAL MAINTENANCE & OPERATIONS	**82,000**	**77,238**	**94.19%**	**105,000**
PROFESSIONAL SERVICES				
OTHER PROFESSIONAL SERVICES	160,000	106,487	66.55%	200,000
SERVICE CONTRACTS	50,000	9,726	19.45%	25,000
TOTAL PROFESSIONAL SERVICES	**210,000**	**116,213**	**55.34%**	**225,000**
CAPITAL OUTLAY				
SOFTWARE	100,000	21,191	21.19%	30,000
TOTAL CAPITAL OUTLAY	**100,000**	**62,943**	**62.94%**	**30,000**
TOTAL EXPENDITURES - INFORMATION SYSTEMS	**392,000**	**256,394**	**65.41%**	**360,000**

City of Bee Cave
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GENERAL FUND EXPENDITURES BY DEPARTMENT

5200-LIBRARY	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES	558,465	413,297	74.01%	579,701
FICA	4,834	2,973	61.50%	4,396
MEDICARE @ 1.45%	8,098	6,007	74.18%	8,406
RETIREMENT (TMRS)	44,878	34,915	77.80%	49,914
VISION COVERAGE	1,476	970	65.72%	1,542
HEALTH INSURANCE	97,752	67,654	69.21%	97,050
DENTAL COVERAGE	7,341	4,489	61.15%	6,049
LIFE INSURANCE	199	141	70.85%	199
LONGEVITY PAY	7,469	7,922	106.07%	8,894
TOTAL SALARIES AND BENEFITS	**730,512**	**538,368**	**73.70%**	**756,151**
MAINTENANCE & OPERATIONS				
BOOKS - LIBRARY	40,000	25,492	63.73%	40,000
DVDS - LIBRARY	4,000	2,899	72.48%	4,000
AUDIO BOOKS - LIBRARY	8,600	5,653	65.73%	8,500
DIGITAL - LIBRARY	60,000	54,839	91.40%	66,000
POSTAGE	700	223	31.86%	500
SUPPLIES	12,000	7,658	63.82%	12,000
PRINTING	2,500	2,457	98.28%	2,500
MILEAGE REIMBURSEMENT	500	-	0.00%	-
TRAVEL & MEETINGS	5,000	3,424	68.48%	5,000
SEMINARS & TRAINING	5,000	2,515	50.30%	5,000
MEMBERSHIP FEES	4,000	2,564	64.10%	4,000
SPECIAL EVENTS	15,000	10,811	72.07%	15,000
TOTAL MAINTENANCE & OPERATIONS	**157,300**	**118,544**	**75.36%**	**162,500**
PROFESSIONAL SERVICES				
OTHER PROFESSIONAL SERVICES	7,000	7,232	103.31%	12,500
SERVICE CONTRACTS	3,000	1,876	62.53%	3,000
TOTAL PROFESSIONAL SERVICES	**10,000**	**9,108**	**91.08%**	**193,000**
CAPITAL OUTLAY				
TOTAL CAPITAL OUTLAY	**-**	**-**	**0.00%**	**-**
TOTAL EXPENDITURES - LIBRARY	**897,812**	**666,020**	**74.18%**	**1,111,651**

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GENERAL FUND EXPENDITURES BY DEPARTMENT

5350-PARKS & FACILITIES	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES	123,728	211,369	170.83%	138,987
UNEMPLOYMENT	-	6,047	0.00%	-
MEDICARE @ 1.45%	1,794	3,024	168.56%	2,015
RETIREMENT (TMRS)	11,556	19,801	171.35%	13,635
VISION COVERAGE	872	512	58.72%	1,012
HEALTH INSURANCE	62,355	32,808	52.61%	74,678
DENTAL COVERAGE	4,255	2,261	53.14%	4,564
LIFE INSURANCE	155	72	46.45%	155
LONGEVITY PAY	900	756	84.00%	1,004
TOTAL SALARIES AND BENEFITS	**205,615**	**276,650**	**134.55%**	**236,050**
MAINTENANCE & OPERATIONS				
POSTAGE	50	54	108.00%	100
SUPPLIES	2,000	3,095	154.75%	5,000
PRINTING	500	5	1.09%	-
TOOLS	2,000	1,873	93.65%	3,000
SPECIAL DEPT SUPPLIES	15,000	20,976	139.84%	27,000
REPAIRS	60,000	14,527	24.21%	15,000
PARK IMPROVEMENT	5,000	21,180	423.60%	30,000
ELECTRIC UTILITIES	65,100	40,058	61.53%	65,000
WATER UTILITIES	25,000	8,096	32.38%	25,000
WASTE MANAGEMENT	12,000	6,954	57.95%	10,000
FUEL, TIRES & MAINTENANCE	15,000	14,164	94.43%	20,000
CLOTHING/UNIFORMS	6,000	3,177	52.95%	6,000
TRAVEL & MEETINGS	500	15	3.00%	1,000
SEMINARS & TRAINING	2,500	489	19.56%	5,000
MEMBERSHIP FEES	225	345	153.33%	500
SPECIAL EVENTS	100	-	0.00%	5,000
EMERGENCY MGMNT PLAN	-	135	0.00%	-
CREDIT CARD MERCHANT FEES	400	213	53.25%	500
TOTAL MAINTENANCE & OPERATIONS	**211,375**	**135,356**	**64.04%**	**218,100**
PROFESSIONAL SERVICES				
OTHER PROFESSIONAL SERVICES	100,000	-	0.00%	-
SERVICE CONTRACTS	130,000	113,351	87.19%	130,000
TOTAL PROFESSIONAL SERVICES	**230,000**	**113,351**	**49.28%**	**130,000**
CAPITAL OUTLAY				
TOTAL CAPITAL OUTLAY	**-**	**12,762**	**0.00%**	**35,000**
TOTAL EXPENDITURES - PARKS & FACILITIES	**646,990**	**538,119**	**83.17%**	**619,150**

City of Bee Cave
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GENERAL FUND EXPENDITURES BY DEPARTMENT

5500-MUNICIPAL COURT	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES	175,630	113,374	64.55%	184,630
FICA	3,782	2,448	64.73%	3,782
MEDICARE @ 1.45%	2,547	1,622	63.69%	2,677
RETIREMENT (TMRS)	10,706	7,041	65.76%	12,128
VISION COVERAGE	516	262	50.78%	442
HEALTH INSURANCE	23,724	19,225	81.04%	26,246
DENTAL COVERAGE	1,700	1,059	62.29%	1,700
LIFE INSURANCE	55	33	59.78%	55
LONGEVITY PAY	787	967	122.87%	776
TOTAL SALARIES AND BENEFITS	**219,447**	**146,703**	**66.85%**	**232,436**
MAINTENANCE & OPERATIONS				
POSTAGE	500	222	44.40%	500
SUPPLIES	1,000	1,480	148.00%	2,000
SPECIAL DEPT SUPPLIES	1,000	79	7.90%	500
CREDIT CARD MERCHANT FEES	5,500	3,574	64.98%	5,500
TOTAL MAINTENANCE & OPERATIONS	**9,350**	**5,942**	**63.55%**	**8,500**
PROFESSIONAL SERVICES				
WARRANT FEES	500	-	0.00%	-
LEGAL FEES	40,000	23,196	57.99%	40,000
OTHER PROFESSIONAL SERVICES	30,000	22,097	73.66%	30,000
SERVICE CONTRACTS	300	-	0.00%	-
TOTAL PROFESSIONAL SERVICES	**70,800**	**45,293**	**63.97%**	**70,000**
CAPITAL OUTLAY				
TOTAL CAPITAL OUTLAY	**-**	**-**	**0.00%**	**-**
TOTAL EXPENDITURES - MUNICIPAL COURT	**299,597**	**197,938**	**66.07%**	**310,936**

City of Bee Cave
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GENERAL FUND EXPENDITURES BY DEPARTMENT

5520-POLICE	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES	1,464,940	1,085,385	74.09%	1,469,532
OVERTIME	50,000	24,108	48.22%	50,000
TXDOT GRANT	10,000	2,151	21.51%	-
MEDICARE @ 1.45%	21,242	16,540	77.87%	21,308
RETIREMENT (TMRS)	136,825	107,548	78.60%	144,161
VISION COVERAGE	3,754	1,944	51.78%	3,045
HEALTH INSURANCE	219,675	125,950	57.33%	198,132
DENTAL COVERAGE	14,916	8,765	58.76%	12,408
LIFE INSURANCE	475	306	64.42%	475
LONGEVITY PAY	11,454	12,853	112.21%	12,470
OTHER BENEFITS	14,526	17,336	119.34%	20,792
TOTAL SALARIES AND BENEFITS	**1,947,807**	**1,413,467**	**72.57%**	**1,940,860**
MAINTENANCE & OPERATIONS				
POSTAGE	1,000	251	25.10%	500
SUPPLIES	8,000	8,202	102.53%	10,000
PRINTING	1,000	1,271	127.10%	2,000
SPECIAL DEPT SUPPLIES	25,000	37,433	149.73%	45,000
REPAIRS	5,000	150	3.00%	-
ADVERTISING/RECRUITMENT	300	225	75.00%	500
FUEL, TIRES & MAINTENANCE	75,000	49,071	65.43%	75,000
CLOTHING/UNIFORMS	30,000	6,518	21.73%	30,000
TRAVEL & MEETINGS	3,000	1,544	51.47%	3,000
SEMINARS & TRAINING	15,000	8,125	54.17%	15,000
MEMBERSHIP FEES	2,500	1,299	51.96%	2,500
LEOSE TRAINING/TUITION REIMBURSEMENT	1,185	-	0.00%	-
SPECIAL EVENTS	-	175	0.00%	500
EMERGENCY MGMNT PLAN	-	2,846	0.00%	-
TOTAL MAINTENANCE & OPERATIONS	**166,985**	**117,110**	**70.13%**	**184,000**
PROFESSIONAL SERVICES				
OTHER PROFESSIONAL SERVICES	50,000	20,071	40.14%	30,000
DISPATCH SERVICES	350,000	150,312	42.95%	350,000
VICTIM COORDINATOR	16,000	-	0.00%	25,000
SERVICE CONTRACTS	30,000	15,690	52.30%	30,000
TOTAL PROFESSIONAL SERVICES	**446,000**	**186,073**	**41.72%**	**435,000**
CAPITAL OUTLAY				
CAPITAL OUTLAY	93,215	49,057	52.63%	-
TOTAL CAPITAL OUTLAY	**93,215**	**121,370**	**130.20%**	**70,000**
TOTAL EXPENDITURES - POLICE	**2,654,007**	**1,838,020**	**69.25%**	**2,629,860**

City of Bee Cave
FY2022-23 Proposed Budget

GENERAL FUND EXPENDITURES BY DEPARTMENT

5620-PLANNING & DEVELOPMENT	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARIES	667,476	524,494	78.58%	670,269
OVERTIME	-	232	0.00%	-
MEDICARE @ 1.45%	9,678	7,603	78.56%	9,719
RETIREMENT (TMRS)	62,342	49,777	79.84%	65,753
VISION COVERAGE	1,269	800	63.04%	1,229
HEALTH INSURANCE	100,945	60,842	60.27%	93,378
DENTAL COVERAGE	6,774	4,115	60.75%	5,717
LIFE INSURANCE	177	128	72.32%	177
LONGEVITY PAY	5,228	5,938	113.58%	5,718
OTHER BENEFITS	4,501	2,308	51.28%	3,000
TOTAL SALARIES AND BENEFITS	**$ 858,391**	**$ 656,237**	**76.45%**	**854,960**
MAINTENANCE & OPERATIONS				
POSTAGE	1,000	234	23.40%	500
SUPPLIES	3,500	1,623	46.37%	3,500
PRINTING	500	873	174.60%	1,500
SPECIAL DEPT SUPPLIES	3,000	3,080	102.67%	4,000
MILEAGE REIMBURSEMENT	500	-	0.00%	-
FUEL, TIRES & MAINTENANCE	3,000	1,179	39.30%	2,000
CLOTHING/UNIFORMS	2,000	994	49.70%	2,000
TRAVEL & MEETINGS	5,000	1,269	25.38%	2,000
SEMINARS & TRAINING	5,000	1,943	38.86%	2,000
MEMBERSHIP FEES	4,000	1,694	42.35%	3,000
EMERGENCY MGMNT PLAN	500	-	0.00%	-
CREDIT CARD MERCHANT FEES	7,500	3,451	46.01%	8,500
TOTAL MAINTENANCE & OPERATIONS	**$ 35,500**	**$ 16,340**	**46.03%**	**$ 29,000**
PROFESSIONAL SERVICES				
ENGINEERING FEES	40,000	6,552	16.38%	25,000
ROAD CONSTUCTION INSPECTION	-	6,976	0.00%	100,000
OTHER PROFESSIONAL SERVICES	80,000	56,640	70.80%	96,000
SERVICE CONTRACTS	1,000	-	0.00%	-
TOTAL PROFESSIONAL SERVICES	**$ 121,000**	**$ 70,168**	**57.99%**	**$ 221,000**
CAPITAL OUTLAY				
TOTAL CAPITAL OUTLAY	**$ -**	**$ -**	**0.00%**	**$ -**
TOTAL EXPENDITURES - PLAN, DEV/ENG	**$ 1,014,891**	**$ 742,745**	**73.18%**	**$ 1,104,960**

CITY OF BEE CAVE
FY2022-23 PROPOSED BUDGET

GENERAL FUND EXPENDITURES BY DEPARTMENT

5800-CHAPTER 380 PAYMENTS	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
CHAPTER 380 AGREEMENT PAYMENTS				
SHOPS AT THE GALLERIA	850,000	444,322	52.27%	-
HILL COUNTRY GALLERIA	-	325,515	0.00%	-
TOTAL 380 PAYMENTS	**850,000**	**769,837**	**90.57%**	**-**
TOTAL EXPENDITURES - 380 PAYMENTS	**850,000**	**769,837**	**90.57%**	**-**

CITY OF BEE CAVE
FY2022-23 PROPOSED BUDGET

GENERAL FUND EXPENDITURES BY DEPARTMENT

590-GOV GRANT PROGRAMS	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
GOV GRANT PROGRAMS				
590-981 CLFRF PROGRAM	600,000	-	0.00%	-
TOTAL CRF PROGRAM	**600,000**	**-**	**0.00%**	**-**
AL EXPENDITURES - GOV GRANT PROGRAMS	**600,000**	**-**	**0.00%**	**-**

City of Bee Cave
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GENERAL FUND EXPENDITURES BY DEPARTMENT

599-TRANSFERS	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
TRANSFERS				
TRANSFER TO DEBT SERVICE FUND	1,812,739	-	0.00%	950,158
TOTAL TRANSFERS	**1,812,739**	**-**	0.00%	**950,158**
TOTAL EXPENDITURES - TRANSFERS	**1,812,739**	**-**	0.00%	**950,158**

City of Bee Cave
FY2022-23 Proposed Budget

DEBT SERVICE FUND
BUDGET RESOURCE & EXPENDITURE SUMMARY

BEGINNING FUND BALANCE	41,265	41,265		41,265
AVAILABLE UNASSIGNED FUND BALANCE	**41,265**	**41,265**		**41,265**

REVENUE SUMMARY	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
PROPERTY TAX I&S	518,371	506,969	97.80%	613,442
PROPERTY TAX - PENALTY & INTEREST	1,000	1,838	183.80%	2,000
ISSUANCE OF BONDS/NOTES		899	0.00%	-
TRANSFER FROM GENERAL FUND	1,812,739		0.00%	950,158
TOTAL REVENUES	**2,332,110**	**509,706**	**21.86%**	**1,565,600**

EXPENDITURE SUMMARY	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
PROFESSIONAL SERVICES	6,000	1,595	26.58%	-
2015 REFUNDED GO BOND PRINCIPAL	355,000	-	0.00%	355,000
2015 REFUNDED GO BOND INTEREST	13,444	6,722	50.00%	3,451
2015 TAX NOTE PRINCIPAL & INTEREST	740,000	-	0.00%	-
2015 TAX NOTE INTEREST	12,432	6,216	50.00%	-
2017 TAX NOTE PRINCIPAL	865,400	-	0.00%	880,000
2017 TAX NOTE INTEREST	52,234	26,117	50.00%	36,007
2020 TAX NOTE PRINCIPAL	275,000	-	0.00%	280,000
2020 TAX NOTE INTEREST	12,600	6,267	49.74%	11,142
TOTAL EXPENDITURES	**2,332,110**	**46,917**	**2.01%**	**1,565,600**
REVENUE OVER/(UNDER) EXPENDITURES	**-**	**462,789**		**0**
OTHER FINANCING SOURCES				
USE OF RESERVES				
TOTAL RESOURCES OVER/(UNDER) EXPENDITURES	**-**	**462,789**		**0**
ENDING FUND BALANCE	**41,265**	**504,054**		**41,265**

Note:
2015 Refunded Go Bond - Scheduled end date is 09/2023
2015 Tax Note - Scheduled end date is 09/2022
2017 Tax Note- Scheduled end date is 09/2024
2020 Tax Note- Scheduled end date is 09/2027

City of Bee Cave
FY2022-23 Proposed Budget

CAPITAL AND SPECIAL PROJECTS FUND
BUDGET RESOURCE & EXPENDITURE SUMMARY

BEGINNING FUND BALANCE	437,399	559,089		559,089

REVENUE SUMMARY	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
OTHER SOURCES - TAX NOTE	-			-
TOTAL REVENUES	**-**			

EXPENDITURE SUMMARY	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
TOTAL EXPENDITURES	**-**	**-**		**-**
REVENUE OVER/(UNDER) EXPENDITURES	**-**	**-**		**-**
ENDING FUND BALANCE	**437,399**	**559,089**		**559,089**

City of Bee Cave
FY2022-23 Proposed Budget

HOTEL OCCUPANCY TAX FUND
BUDGET RESOURCE & EXPENDITURE SUMMARY

BEGINNING FUND BALANCE	2,037,508	2,158,343		1,934,525

REVENUE SUMMARY	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 ADOPTED
HOTEL OCCUPANCY TAX	400,000	266,346	66.59%	400,000
TOTAL REVENUES	**400,000**	**266,346**	**66.59%**	**400,000**

EXPENDITURE SUMMARY	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 ADOPTED
SALARIES AND BENEFITS	30,700	-	0.00%	32,005
MEDICARE @ 1.45%	445	-	0.00%	464
RETIREMENT (TMRS)	2,867	-	0.00%	3,140
PROFESSIONAL SERVICES	40,000	199,082	497.71%	-
ADVERTISING	-	132,675	0.00%	-
ARTS PROMOTION	50,000	158,407	316.81%	50,000
TOTAL EXPENDITURES	**124,012**	**490,164**	**395.26%**	**85,609**
REVENUE OVER/(UNDER) EXPENDITURES	**275,988**	**(223,818)**		**314,391**
OTHER FINANCING SOURCES				
USE OF RESERVES				
TOTAL RESOURCES OVER/(UNDER) EXPENDITURES	**275,988**	**(223,818)**		**314,391**
ENDING FUND BALANCE	**2,313,496**	**1,934,525**	**83.62%**	**2,248,916**

City of Bee Cave
FY2022-23 Proposed Budget

MUNICIPAL COURT SECURITY AND TECHNOLOGY FUND
BUDGET RESOURCE & EXPENDITURE SUMMARY

BEGINNING FUND BALANCE				
COURT BUILDING SECURITY	67,619	57,619		65,221
COURT TECHNOLOGY	29,483	36,707		26,589
TOTAL COURT SECURITY & TECHNOLOGY FUND	97,102	94,326		

REVENUE SUMMARY	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
COURT BUILDING SECURITY	10,000	7,602	76.02%	10,000
COURT TECHNOLOGY	13,000	6,302	48.48%	13,000
TOTAL REVENUES	**23,000**	**13,904**		**23,000**

EXPENDITURE SUMMARY	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
COURT BUILDING SECURITY	-			
COURT TECHNOLOGY	-	16,420	0.00%	
TOTAL EXPENDITURES	**-**	**16,420**		
REVENUE OVER/(UNDER) EXPENDITURES	**23,000**	**(2,516)**		**23,000**
ENDING FUND BALANCE				
COURT BUILDING SECURITY	77,619	65,221		75,221
COURT TECHNOLOGY	42,483	26,589		39,589
TOTAL ENDING FUND BALANCE	**120,102**	**91,810**		**23,000**

City of Bee Cave
FY2022-23 Proposed Budget

ROAD MAINTENANCE FUND
BUDGET RESOURCE & EXPENDITURE SUMMARY

BEGINNING FUND BALANCE	$ 4,289,765	$ 4,619,689		$ 5,175,256

REVENUE SUMMARY	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
SALES AND USE TAX	$ 734,375	$ 720,164	98.06%	$ 875,000
TOTAL REVENUES	**$ 734,375**	**$ 720,164**	**98.06%**	**$ 875,000**

EXPENDITURE SUMMARY	2021-22 ADOPTED	YTD as of 7/11/2022	YTD % of BUDGET	2022-23 PROPOSED
SALARIES AND BENEFITS				
SALARY	$ 45,877	-	0.00%	$ 45,877
MEDICARE @ 1.45%	665	-	0.00%	665
RETIREMENT (TMRS)	4,285	-	0.00%	4,285
TOTAL SALARIES AND BENEFITS	**50,827**	**-**	**0.00%**	**50,827**
MAINTENANCE & OPERATIONS				
REPAIR & MAINTENANCE - STREETS & ROADS	$ 644,000	98,693	15.33%	$ 644,000
SIGNS	$ 5,000	$ 4,326	86.51%	$ 5,000
GUARDRAILS	$ 3,500	-	0.00%	$ 3,500
PVMT MARKINGS	$ 7,500	-	0.00%	$ 7,500
REPAIR & MAINTENANCE - SIDEWALKS	$ 2,500	-	0.00%	$ 2,500
TOTAL MAINTENANCE & OPERATIONS	**662,500**	**103,019**	**15.55%**	**662,500**
PROFESSIONAL SERVICES				
SERVICE CONTRACTS	$ 25,000	26,668	106.67%	$ 25,000
TOTAL PROFESSIONAL SERVICES	**25,000**	**26,668**	**106.67%**	**25,000**
CAPITAL OUTLAY	100,000	34,911	34.91%	100,000
TOTAL CAPITAL OUTLAY	**100,000**	**34,911**	**34.91%**	**100,000**
TOTAL EXPENDITURES	**838,327**	**164,598**	**19.63%**	**838,327**
REVENUE OVER/(UNDER) EXPENDITURES	**(103,952)**	**555,567**		**36,673**
OTHER FINANCING SOURCES				
USE OF RESERVES	103,952		0.00%	
TOTAL RESOURCES OVER/(UNDER) EXPENDITURES	**$ -**	**$ 555,567**		**$ 36,673**
ENDING FUND BALANCE	**$ 4,185,813**	**$ 5,175,256**		**$ 5,211,929**

City Council Meeting
7/26/2022
Agenda Item Transmittal

Agenda Item:	**12.**
Agenda Title:	**Discuss and consider action regarding the use of hotel occupancy tax funds for an Ice Rink at the Hill Country Galleria; authorize staff and counsel to negotiate a reimbursement agreement with CSHV HCG Retail LLC.**
Council Action:	**Discussion and possible action**
Department:	**City Manager**
Staff Contact:	**Clint Garza**

1. INTRODUCTION/PURPOSE

The purpose of this item is to discuss potential use of Hotel Occupancy Tax Funds for a Holiday Ice Rink at the Hill Country Galleria during November & December 2022.

2. DESCRIPTION/JUSTIFICATION

a) Background

Staff has been in discussions with HCG regarding ice rink rental during the 2022 Holiday Season.

Additional background will be provided in open session.

b) Issues and Analysis

A proposal from Ire Crown Rinks and HOT fund application are attached.

Functionally, the City and HCG can contract with Ire Crown for delivery of services. Under this scenario, the HCG would be responsible for daily operation of the rink including skate rentals and ongoing maintenance with the city responsibility ending at rink delivery and set up. If the project moves forward, staff requests authorization to collaborate with legal counsel to develop a separate reimbursement agreement with HCG for repayment of some or all of the HOT funds used for the project.

3. FINANCIAL/BUDGET

Amount Requested	$300,000.00	Fund/Account No.

Cert. Obligation	GO Funds
Other source	Grant title
Addtl tracking info	

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

ATTACHMENTS:

	Description	Type
🗋	Application	Backup Material

CITY OF BEE CAVE

Application for Use of Hotel Occupancy Tax

Organization Information

Organization Name: CSHV HCG RETAIL, LLC / Hill Country Galleria (HCG)

Contact Name: Bob Dye Date: 07/22/2022 (MM/DD/YYYY)

Address: 12700 Hill Country Boulevard, Suite T-100 (Street)

Bee Cave (City) Texas (State) 78738 (Zip Code)

Phone: 512-904-7708 Email: bob.dye@cbre.com

Is your organization: ☐ Non-profit ☑ Private/For-Profit Tax ID# 94-6291617

Purpose of Organization:

Management of Hill Country Galleria

Statutory Test: Part One

Does your Event/Expenditure pass the statutory test, defined specifically as directly enhancing and promoting tourism in Bee Cave AND directly promoting the overnight accommodation industry in Bee Cave by increasing overnight stays? ☑ **Yes** ☐ **No**

Statutory Test : Part Two

Does your Event/Expenditure pass the statutory test defined specifically as limiting the use of Hotel Occupancy Tax funds to one or more of the following categories? ☑ **Yes** ☐ **No**

1. Funding the establishment, improvement, or maintenance of a convention or visitor information center;
2. Paying the administrative costs for facilitating convention registration;
3. Paying for advertising, solicitations, and promotion that attract tourists and convention delegates to the city or its vicinity;
4. Expenditures that promote the arts;
5. Funding historical restoration or preservation programs;
6. Certain sporting event related expenses;
7. Certain tourist shuttles;
8. Signage directing tourists to attractions frequently visited by hotel guests.

If the answer to one of the two statutory tests is NO, you are NOT eligible for Hotel Occupancy Tax (HOT) funds.

Event and/or Expenditure Description

Name of event/expenditure: Bee Cave Holiday Ice Rink @ Hill Country Galleria

Website address: hillcountrygalleria.com

Date(s): November 4, 2022 - Janaury 8, 2023

Will there be an admission charge? ☑ Yes ☐ No

List any additional charges (i.e. parking, entry fees for contests, etc...)

Activity:	Ice Time	Cost:	$TBD
Activity:	Skate Rentals	Cost:	$TBD
Activity:	Miscellaneous concessions	Cost:	$TBD

Primary location: Hill Country Galleria between City Library and Lawn

What is specifically being marketed or promoted (i.e. facility, event, etc...)

Bee Cave's first holiday ice rink. It is anticipated to draw traffic to the city and the center, generating revenue from skating time, skate rentals and miscellaneous concessions.

Purpose and goal of your organization and who benefits from your success:

To promote the City of Bee Cave as a safe, fun, family-focused environment , providing a unique amenity and holiday-themed activity for residents and visitors to Hill Country Galleria to enjoy.

Impact

Number of people attending this event/expenditure from previous year:

Local: TBD Out of Town: TBD

Number of people expected to attend this event/expenditure this year:

Local: TBD Out of Town: TBD

Approximate number of people attending stay overnight in Bee Cave: TBD

Do you reserve a room block for this event/expenditure? ☐ Yes ☑ No

List hotels you negotiated a special rate if this reimbursement request is being used for an event. DO NOT LIST RATES.

Funding Request

Total Amount Requested: $300,000

Does the proposed event plan to become self-supporting in the future? ☑ Yes ☐ No

Total advertising/promotion budget: $92,060

a) What is your organization's direct contribution to the above? $100,000

b) What other sources of funding are being applied for or have been received for the advertising/promotion of your organization?
HCG's PR Team to cover press releases, live TV segments, calendar listings, weekly e-mails blasts, onsite signage, radio mentions.

c) How will the funds be used?
Paying for the installation and operation of a holiday ice rink.

d) Please indicate all promotion efforts your organization is coordinating and the amount financially committed to each media outlet:

Paid Advertising	$
Radio	$45,000
Newspaper	$8,325
Press Releases to Media	$
Television	$
Direct Mailing	$16,325
Distribution of Brochures	$
Other (describe)	$22,500

Along with the application, submit the following as attachments ***(required)***:

1. Itemized list of relevant expenditures;
2. Marketing plan including target audience and detailed media list;
3. Board of Directors and/or Event Committee with contact information;
4. Event planning timeline;
5. Schedule of all activities.

Please return completed application with attachments and signature to:

City of Bee Cave
4000 Galleria Parkway
Bee Cave, TX 78738
Attn: City Manager re: HOT Application

For additional questions, please contact the Bee Cave City Manager (512) 767-6600.

With my signature below, I understand the Hotel Occupancy Tax (HOT) Application, Process, Reimbursement, and all associated Rules Governing the Application established by the City of Bee Cave. I intend to use this funding for the event as described herein to promote the efforts of the City of Bee Cave in enhancing and promoting tourism and the convention and hotel industry by attracting visitors from outside Bee Cave.

I have read the Hotel Occupancy Tax (HOT) Application guidelines including the Rules Governing the Application and the Reimbursement Process.

I understand that if awarded, my request for Hotel Occupancy Tax (HOT) funding by the City of Bee Cave, any deviation from the approved event or the Rules Governing the Application may result in a partial or total withdrawal of the Local Hotel Occupancy Tax (HOT) funding.

CSHV HCG RETAIL, LLC / Hill Country Galleria

Organization Name

Applicant Signature

07/22/2022

Date

City Council Meeting
7/26/2022
Agenda Item Transmittal

Agenda Item:	**13.**
Agenda Title:	**Discuss and consider action on the reappointment of Clint Garza to the Board of Directors the West Travis County Public Utility Agency.**
Council Action:	**Appoint member to WTCPUA**
Department:	**City Manager**
Staff Contact:	**Clint Garza**

1. INTRODUCTION/PURPOSE

The purpose of this agenda item is for Council to discuss and consider action on appointing Clint Garza to the Board of Directors of the West Travis County Public Utility Agency (WTCPUA).

2. DESCRIPTION/JUSTIFICATION

a) Background

In accordance with City of Bee Cave Ordinance #11-104, approved December 13th, 2011 three individuals were originally appointed to the WTCPUA Board and bylaws were later amended to allow for a total of five (5) board members.

Clint Garza was appointed to Place 1 on June 23, 2020 to a term that expires on September 30, 2022.

b) Issues and Analysis

If approved, the term will expire on September 30, 2024.

3. FINANCIAL/BUDGET

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

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

Appoint member to serve on the Board.

ATTACHMENTS:

	Description	Type
🗋	Ordinance No. 104 Creating WTCPUA	Ordinance

ORDINANCE (ORDER) No. 104

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BEE CAVE, TEXAS, CREATING THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY ("PUA"); MAKING FINDINGS OF FACT; APPROVING THE BYLAWS OF THE PUA; APPROVING THE DIRECTORS NAMED HEREIN; PROVIDING FOR RELATED MATTERS; PROVIDING FOR AN EFFECTIVE DATE AND PROPER NOTICE AND MEETING.

Whereas, the City of Bee Cave, Texas (the "City"), Hays County (the "County), and West Travis County Municipal Utility District No. 5 (the "District") are participating in a coalition of local governments and communities of interest in response to the Lower Colorado River Authority ("LCRA") effort to transfer, sell and convey the local water and wastewater utilities, systems and facilities that provide water service, wastewater service, or both to various local governments and communities (the "LCRA Water and Wastewater Systems");

Whereas, the coalition of local governments and communities has formed the Coalition of Central Texas Utilities Development Corporation (the "UDC"), which corporation has submitted its indicative bid to the LCRA for acquisition of the LCRA Water and Wastewater Systems;

Whereas, it is the goal and purpose of the UDC to acquire the LCRA Water and Wastewater Systems, but then to further transfer and convey various portions of the LCRA Water and Wastewater Systems to the various coalition members and other third parties who desire to acquire such portions of the LCRA Water and Wastewater System;

Whereas, "Public Entities" are authorized pursuant to Texas Local Government Code Chapter 572 to join together to create a public utility agency to engage in the collection, transportation, treatment, or disposal of sewage or the conservation, storage, transportation, treatment, or distribution of water and may join together as cotenants or co-owners to plan, finance, acquire, construct, own, operate, or maintain water and wastewater facilities;

Whereas, the City, the County, and the District are Public Entities whose citizens are currently served with water service, wastewater service, or both by the portion of the LCRA Water and Wastewater System known as the West Travis County Water and Wastewater System ("West Travis County System") and whose boundaries and facilities are described in Attachment "A," which is attached hereto and incorporated herein by reference;

Whereas, the City, the County, and the District believe that it is in the best interest of the citizens served by the West Travis County System to acquire, or to provide for acquisition, of the West Travis County System so that the West Travis County System is owned and managed by public entities that are elected by the citizens who receive the water and/or wastewater service;

Whereas, the PUA can serve as a vehicle and instrument to acquire the West Travis County System and can acquire on behalf of some or all of the sponsoring local governments, and local communities that participate by contract or inter-local agreement to preserve local control of the West Travis County System; and

Whereas, the PUA has published notice as required by law;

Whereas, the PUA will be governed by a board of directors appointed by the sponsoring local governments named herein, and will not have authority to create any debt or financial obligation for or on behalf of any of the members and of any sponsoring local government until such time as each participating entity enters into a separate agreement or approval for such purpose;

NOW, THEREFORE, BE IT RESOLVED BY ..., THAT:

Section 1. Finding of Facts. The above and foregoing recitals are incorporated herein as findings of fact.

Section 2. Acceptance of Application. The West Travis County Public Utility Agency is hereby created and approved.

Section 3. Agency Rules. The Agency may adopt and enforce rules reasonably required to exercise all of the Agency's powers granted under Chapter 572 of the Texas Local Government Code or as otherwise authorized by law and to implement this order. Unless otherwise indicated by this Order or Ordinance, or by Agency Rules duly adopted by the Board, matters shall be resolved by a majority vote of the Board present. A proposal to alter, amend, or repeal Agency Rules related to the organization or procedures of the Directors shall be made by the affirmative vote of a 2/3 majority of the entire Board. However, any proposed change or amendment regarding the appointment method, number, or term of Directors shall require an Amendment to this Order or Ordinance as described in Section 11 below.

Section 4. Initial Directors. The following directors are hereby named as the initial directors of the West Travis County Utility Agency.

Place 1	Ray Whisenant, Jr., representing Hays County;
Place 2	Mike Murphy, representing the City of Bee Cave; and
Place 3	Larry Fox, representing West Travis County MUD No. 5.

Section 5. Number of Directors. All powers of the Agency shall be vested in the Board of Directors (the "Board"). The Board shall initially consist of three (3) places. The Board shall consist of one Director for each participating Public Entity named herein. Directors of the Agency for Places 1, 2, and 3 shall be appointed by each participating public entity, respectively. Each Director shall have one vote in all matters presented to or considered by the Board.

After creation of the Agency, two (2) additional places may be created by an affirmative vote of each of the Public Entities that appointed the three (3) Initial Directors. Appointment of the two (2) additional Directors to fill the additional places shall be performed simultaneously. The first

of the two (2) additional Directors (Place 4) shall reside in Hays County and shall be recommended by the County. The second of the two (2) additional Directors (Place 5) shall reside in Travis County and shall be recommended by the City. The two (2) additional places shall be considered duly appointed as Directors at the time the last of each of the Public Entities that appointed one of the original three (3) Directors affirms their appointment.

Section 6. Term of Directors. The terms of the Initial Directors shall last until the end of the fiscal year ending September 30, 2016. The initial term of any director appointed to Places 4 and 5 shall last until the end of the fiscal year ending September 30, 2014. Thereafter, the term of office of each Director shall be four years, and the term for each Director position shall begin on the date a Director is first appointed to the position. Any Director may be removed from office at any time, with or without cause, by the Public Entity that appointed such Director. In the event two (2) additional persons have been appointed as Directors of the Board pursuant to Section 5, above, either of those Directors may be removed by an affirmative vote of the Local Government that recommended the additional Director. A replacement shall be appointed by the method cited in Section 5, above.

If any of the following persons of a Public Entity are not serving as a member of the Board, he or she, or their designee shall be entitled to serve as an ex-officio, non-voting member of the Board: (1) the Hays County Judge; (2) the City of Bee Cave City Administrator; or (3) the President of West Travis County MUD No. 5.

Any person designated as an ex-officio member of the Board is entitled to notice of, and to attend, meetings of the Board.

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution is adopted was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Ch. 551, Tex. Gov't. Code.*

Section 8. General Powers and Authority. The Agency is formed pursuant to the provisions of Chapter 572 of the Texas Local Government Code (the "Act") to assist and act on behalf of the Public Entities and to engage in activities in the furtherance of the purposes of its creation, and it shall have and may exercise all of the rights, powers, privileges, authority and functions given to Public Entities under Subchapter C of the Act, together with all the other powers, privileges, authority and functions given by State law. The Agency is organized and created by the City of Bee Cave (the "City"), Hays County, Texas (the "County"), and West Travis County Municipal Utility District No. 5 (the "District") (collectively, the "Public Entities"). The term "Public Entities" shall have the meaning given in Subchapter C of the Act, and the defined term "Public Entities" shall mean and include the three above named Public Entities and each additional Public Entity that becomes a member of the Agency.

Section 9. Additional Powers and Authority. The Agency shall have all other powers of a like or different nature not prohibited by law that are available to governmental entities in Texas and which are necessary or useful to enable the Agency to perform the purposes for which it is created, including the power to issue bonds, notes, or other obligations, and otherwise exercise

its borrowing power to accomplish the purposes set forth above; provided the Agency shall not issue bonds, notes, or any debt obligation, or by contract undertake a financial obligation, that will not to be funded by funds available, or revenues of the purchased water and wastewater utilities, systems, and facilities purchases, or by binding contractual commitments made by Public Entities and legal entities to purchase increments or portions of the water and wastewater utilities, systems and facilities that are purchased.

Section 10. Governmental Body. The Agency is created as a Public Entity pursuant to the Act and shall be a governmental unit within the meaning of Subdivision (2), Sec. 101.001, Tex. Civ. Prac. & Rem. Code. The operations of the Agency are governmental and not proprietary functions for purposes of the Texas Tort Claims Act, Sec. 101.001 et seq., Tex. Civ. Prac. & Rem. Code.

Section 11. Amendment. Amendment to any provision within this Order or Ordinance requires each Public Entity to adopt a concurrent Order or Ordinance that includes the amendment.

Section 12. Fiscal Year. The fiscal year of the Agency shall begin October 1st of each year; provided the first fiscal year shall begin upon the effective date of the Agency, and end September 30, 2012.

Section 13. Effective Date. This Order or Ordinance shall take effect immediately upon adoption and the Effective Date for creation of the PUA shall be the date that the last public entity named herein shall approve of an Order or Ordinance substantially identical to this Order or Ordinance.

ADOPTED, APPROVED AND PASSED by the City Council of the City of Bee Cave, Texas on the 13th day of December, 2011.

CITY OF BEE CAVE, TEXAS

Caroline Murphy, Mayor

ATTEST:

Kaylynn Holloway, City Secretary

APPROVED AS TO FORM:

Patty L. Akers, City Attorney
City of Bee Cave, Texas

City Council Meeting
7/26/2022
Agenda Item Transmittal

Agenda Item:	**14.**
Agenda Title:	**Discussion on the forthcoming roles opening on the Bee Cave Development Corporation, reappointments and appointments.**
Council Action:	**Discussion and possible action**
Department:	**City Manager**
Staff Contact:	**Clint Garza**

1. INTRODUCTION/PURPOSE

Item requested by Council Members Rebber and Hight.

2. DESCRIPTION/JUSTIFICATION

a) Background

Annually, City Council discusses appointment of members to the Bee Cave Development Corporation.

At a previous meeting Council Member Rebber expressed his desire to resign from the board and agreed to remain in place until council appointments in September.

b) Issues and Analysis

Council can use this opportunity to discuss upcoming appointments to the board.

3. FINANCIAL/BUDGET

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

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

City Council Meeting
7/26/2022
Agenda Item Transmittal

Agenda Item:	**15.A.**
Agenda Title:	**Consultation with Attorney regarding pending litigation styled Goodwin v. Kara King, Mayor; Council members Andrea Willott, Jon Cobb, Andrew Clark, Kevin Hight and City of Bee Cave.**
Council Action:	
Department:	**City Manager**
Staff Contact:	**Clint Garza, City Manager**

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

City Council Meeting
7/26/2022
Agenda Item Transmittal

Agenda Item:	**15.B.**
Agenda Title:	**Deliberation regarding the potential acquisition of real property for public purposes**
Council Action:	
Department:	**City Manager**
Staff Contact:	**Clint Garza**

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

City Council Meeting
7/26/2022
Agenda Item Transmittal