

**ORDINANCE NO. 530**

**AN ORDINANCE AMENDING ORDINANCE NO. 00-11-14C (ADOPTED ON NOVEMBER 14, 2000) FOR A PORTION OF THE DEVELOPMENT KNOWN AS CHICK FIL A WHICH IS LOCATED AT 3600 RANCH ROAD 620 SOUTH, IN THE CITY OF BEE CAVE, TEXAS FOR THE PROPERTY DESCRIBED AS LOT 2A BLK B HOME DEPOT ADDN THE AMENDED PLAT OF LTS 2&3 BLK B OF REPLAT (HEREINAFTER THE "PROPERTY") AND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND WHICH PROPERTY IS ZONED PLANNED DEVELOPMENT DISTRICT WITH A BASE ZONING OF COMMERCIAL; AMENDING THE DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY DESCRIBED HEREIN, ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR FINDINGS OF FACT, SEVERABILITY, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.**

WHEREAS, the Owner of the land described herein and depicted in Exhibit "A" attached hereto (the "Property") has filed an application to amend certain development standards associated with the Property herein described which was previously zoned in Ordinance No. 00-11-14C as a Planned Development District with a Commercial District base zoning in accordance with a Development Agreement dated September 13, 2000 and First Amendment to Development Agreement dated May 28, 2002 (collectively referred to as the "Development Agreements"); and

WHEREAS, the Planning and Zoning Commission of the City of Bee Cave and the City Council of the City of Bee Cave, in compliance with the laws of the State of Texas, with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held two hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Bee Cave is of the opinion and finds that this zoning change should be granted and that Ordinance No. 00-11-14C should be amended as set forth herein; and

WHEREAS, the amendments requested by Applicant for the portion of the Property described in Exhibit "A" are consistent with the City's requirements applicable to planned development districts and are also consistent with the development standards and uses applicable to the portion of the property that is not being amended by this Ordinance;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE, TEXAS:**

**SECTION 1.** Findings of Fact. All of the above premises are hereby found to be true and correct legislative and factual findings of the City and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2.** Amendment. That Ordinance No. 00-11-14C is hereby amended only as to the Property described in Exhibit A, which is attached hereto and incorporated herein. The Development Standards, which is attached hereto as Exhibit “C”, are also only applicable to the Property described in Exhibit “A”. Development Standards contained in Ordinance No. 00-11-14C which are not inconsistent with the Development Standards attached hereto continue to provide Development Standards applicable to the Property described in Exhibit “A”.

**SECTION 3.** Development. That the Property shall be developed in compliance with this Ordinance and the terms and conditions of the City’s Code of Ordinances, except as amended by the Development Standards attached hereto as Exhibit “C” and as otherwise applicable in Ordinance No. 00-11-14C.

**SECTION 5.** Amendments to Development Standards. All changes or expansions of uses authorized for the Property require an amendment to this Ordinance and to the Concept Plan. However, any changes in the Development Standards, not associated with a change in use, and that are approved by City Council in subsequent site plan or plat approvals shall not require an amendment to this Ordinance. In such cases, Developer shall provide City with updated and accurate Concept Plans reflecting such changes.

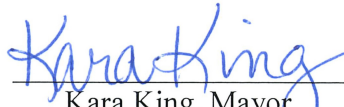
**SECTION 6.** Severability. That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal, or unconstitutional.

**SECTION 7.** Proper Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**SECTION 8.** Effective Date. That this Ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED by the City Council of the City of Bee Cave, Texas, on the 21<sup>st</sup> day of March, 2024.

**CITY OF BEE CAVE, TEXAS**

  
\_\_\_\_\_  
Kara King, Mayor

**ATTEST:**



\_\_\_\_\_  
Thomas Hatfield, Interim City Secretary

[SEAL]

**APPROVED AS TO FORM:**

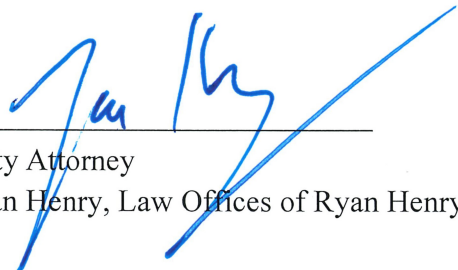
  
\_\_\_\_\_  
City Attorney  
Ryan Henry, Law Offices of Ryan Henry, PLLC

Exhibit "A"

Property Description

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



Exhibit "C"

**DEVELOPMENT STANDARDS**

The following amended development standards shall only be applicable to the Property described in Exhibit "A" and are intended to supplement the Development Standards contained in Ordinance No. 00-11-14C. To the extent that any of the following standard's conflict with other City Ordinances, the following shall control. Except as otherwise described herein, all development activity undertaken on the Property, shall comply with Ordinance 00-11-14C except as modified herein.

Section 2. Uses.

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