BEE CAVE
TEXAS
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AGENDA

Planning and Zoning Commission Regular Meeting

Tuesday, June 16, 2026

6:00 PM City Hall

4000 Galleria Parkway, Bee Cave, Texas 78738-3104

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

The City of Bee Cave Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact City Secretary Office at (512) 767-6641 or jtouchstone@beecavetexas.gov and/or rregueira@beecavetexas.gov at least 48 hours in advance of the meeting. Thank you.

1. Call meeting to order

2. Roll Call.

3. Pledge of Allegiance.

4. Consent Agenda.

All Consent Agenda items listed are considered to be routine by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner requests the item be removed from the consent agenda for separate consideration. Information concerning consent agenda items is available for public view.

A. Consider approval of the minutes of the Regular Session conducted on May 19, 2026

- May 19, 2026 Minutes

5. Discussion, and possible action on an Architectural Pre-Design Package for the Village at Spanish Oaks Development, Parcel E

- Staff Report - Sean Lapano, Senior Planner
- Public Comment
- Architectural Pre-Design Package - Final Version
- Architectural Pre-Design Package - First Submittal

6. Public Hearing, discussion, and possible action on an amendment to Section 2.2.1

(Applicability and Expiration) of the Unified Development Code (UDC) to update the responsible official for approving Waivers of Right to 30-Day Action for subdivision plat and subdivision-related plan applications.

- Staff Report - Sean Lapano, Senior Planner
- Public Hearing
- REDLINE - Section 2.2.1

7. Public Hearing, discussion, and possible action on an amendment to Section 3.4.5 (Non-Residential and Mixed-Use Design Standards and Incentives) of the Unified Development Code to update elements required on all buildings and provide a method for alternative compliance.

- Staff Report - Sean Lapano, Senior Planner
- Public Hearing
- REDLINE - Section 3.4.5

8. Public Hearing, discussion, and possible action on an amendment to Section 3.4.5.J (Assurance of Mixed-Use in MU-N, MU-C, and MU-TC Districts) of the Unified Development Code to update the standards regarding the required mix of uses.

- Staff Report - Sean Lapano, Senior Planner
- Public Hearing
- REDLINE - Section 3.4.5.J
- Comprehensive Plan Section 3.1
- Future Land Use Map

9. Public Hearing, discussion, and possible action on an amendment to Section 3.4.9 (Pools, Patios, Accessory Buildings and Structures) of the Unified Development Code to update design requirements for accessory buildings and structures.

- Staff Report - Sean Lapano, Senior Planner
- Public Hearing
- REDLINE - Section 3.4.9

10. Agenda Planning

11. Adjournment

Decorum Required: *Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.*

Action by Commission Authorized: *The Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code § 551.072 (Deliberations about Real Property); § 551.073 (Deliberations about Gifts & Donations); § 551.076 (Deliberations about Security Devices); §551.087 (Economic Development); §551.074 (Personnel Matters) and, § 551.071 to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a*

majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The attorney may appear in person or appear in executive session by conference call in accordance with applicable state law.

Executive Sessions Approved by City Attorney: *This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.*

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of other city boards, commissions and committees may attend the meeting in numbers that may constitute a quorum of such other city boards, commissions and committees, so that notice is hereby given that the meeting is also a meeting of the other city boards, commissions and committees whose members are in attendance. The members of the other city boards, commissions and committees may participate in discussions which occur at the meeting, but no action will be taken by the other boards, commissions, and committees whose members are in attendance.

Approved this____ day of _____, 2025.

_____

Sean Lapano, Senior Planner

Certificate

I certify that the above agenda and notice of meeting was posted at Bee Cave City Hall, 4000 Galleria Parkway, Bee Cave, Texas, at a place convenient to the public on the _____day of _____, 2025 at _____ A.M/P.M.

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Jo Ann Touchstone, City Secretary