

# *Our* BeeCave 2037

City of Bee Cave  
Comprehensive Plan





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Comprehensive Plan

Approved by City Council:  
November 22, 2016

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## **Organizations / Individuals Participating in Stakeholder Interviews**

Balcones Canyonland	City of Lakeway
Bee Cave Arts Foundation	Economic Development Board
Bee Cave Engineering Consultants (Freese & Nichols)	Hill Country Alliance (HCA)
Bee Cave Public Library	Hill Country Galleria
Bee Cave Traffic Consultants (Parsons Brinkerhoff)	Lake Travis Independent School District (LTISD)
Braasch Pole Realty	Lake Travis Fire & Rescue
City of Bee Cave City Attorney (Akers & Akers)	Texas Department of Transportation (TxDOT)
City of Bee Cave City Council Members	Travis County, Development Services, Long Range Planning Division
City of Bee Cave City Manager	West Travis County Public Utility Agency (WTCPUA)
City of Bee Cave Planning and Development Department	
City of Bee Cave Planning and Zoning Commission	
City of Bee Cave Police Department	
City of Dripping Springs	

## **Planning Consultant Team**

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Asakura Robinson (Public Engagement, Local Planning)  
Kimley-Horn (Transportation and Infrastructure)

***Special thanks to the Bee Cave residents and business owners who shared their ideas for Bee Cave's future through our Community Forums, small group meetings, and online surveys.***

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# Executive Summary

## *Our Bee Cave 2037*



## *Why do we need a Comprehensive Plan?*

**Our Bee Cave 2037 is a community guide to manage growth, promote investment and reinvestment, and sustain the exceptional quality of life that attracts residents and businesses to Bee Cave.**

The year 2037 will mark the 50th anniversary of Bee Cave's incorporation as a municipality. This Comprehensive Plan is an update to the 2009 Comprehensive Plan and solidifies a vision for Bee Cave that is focused on the character of the City; our people, institutions, and government; our economy; and our form and function. Our Bee Cave 2037 serves as the overarching guiding policy for land use, development, and infrastructure decisions for City staff, the Planning and Zoning (P&Z) Commission, and City Council. Other future special area plans (e.g., parks and open space plan or for the central business district) should be consistent with the Comprehensive Plan. Our Bee Cave 2037 will also guide future updates to the City's codes and regulations.

The plan provides guiding policy for a range of topics relevant to the day-to-day aspects of living in Bee Cave as well as long-range plans for the City that impact transportation, utilities, land use, recreation, and housing decisions. The Comprehensive Plan defines a **new approach to organizing future land uses** in Bee Cave and **introduces special character areas** to help guide future zoning, land use, and infrastructure decisions and investments. Our Bee Cave 2037 also addresses new challenges and opportunities, including the impacts of traffic congestion, land development, and the changing economy through a series of goals and strategies.

Since the 2009 Comprehensive Plan was adopted, Bee Cave has continued to grow at a rapid pace and remains a very desirable area for new housing and retail development in the region. In 2000, the population was just 656 people and interest in non-residential projects was beginning to emerge. Ten years later, the population grew to almost 4,000, a growth rate of nearly 600%. When the 2009 Comprehensive Plan was prepared, the Shops at the Galleria and the Hill Country Galleria had just been established. Today, this area is well developed with retail, offices, residences, a hotel, City Hall, and the public library.

In February 2013, Bee Cave's population surpassed 5,000 people, a milestone which made the City eligible to operate as a Home Rule form of government. Citizens adopted a Home Rule Charter by an overwhelming majority providing the City a new authority of self-initiated annexation.

Our Bee Cave 2037 provides a framework for how the City evolves over the next two decades. One of its primary roles is to allow elected officials, City administration, and the public to consider what Bee Cave should be like in the future and as a means to address future issues in a proactive way. The result is a plan that focuses on aspects of Bee Cave's physical form, environment, community services, and socioeconomic factors and how they relate to and impact each other through a series of goals, strategies, and actions.

Ultimately, Our Bee Cave 2037 is the result of the collective input of residents and business owners who participated in community forums and surveys, interviews with local leaders and experts in a range of fields, and the guidance and direction provided by the Citizens Advisory Committee (CAC) for the Comprehensive Plan.



## Key Trends and Conditions

### 1) Our population and economy are growing...

While Bee Cave remains a very small city, the population has grown significantly in the last 15 years and is projected to reach about 4,000 housing units at “build out” including land within the City and ETJ, based on data extrapolated from the LTISD housing projections prepared by PASA.

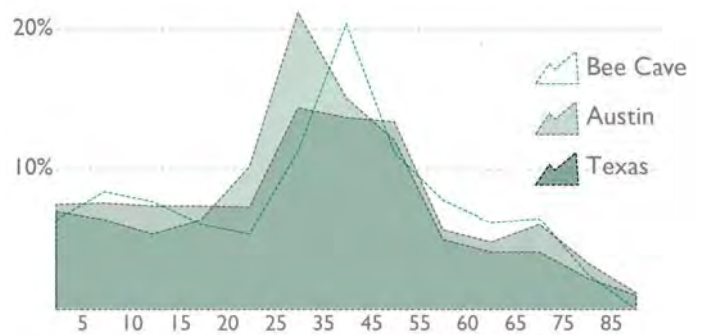
### 2) Traffic congestion is expected to get worse as development occurs in the region...

The size and constraints of Bee Cave’s land use pattern create a challenging environment for a well-connected transportation network. The regional roads serve both regional commuter traffic and local traffic and the opportunity to provide reliever roadways is limited by topography and nature preserves.

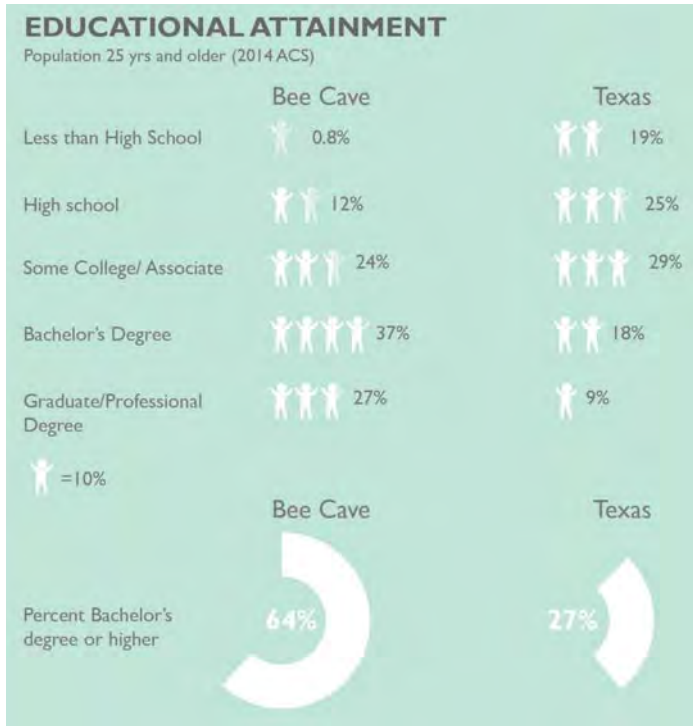
### 3) Bee Cave residents are mostly affluent, highly educated households...

The City’s housing inventory, high performing schools, and community amenities attract households with significant choice in where they live and work. Bee Cave households are more likely to be made up of families than in Austin, and overall the median age is higher.

### AGE DISTRIBUTION

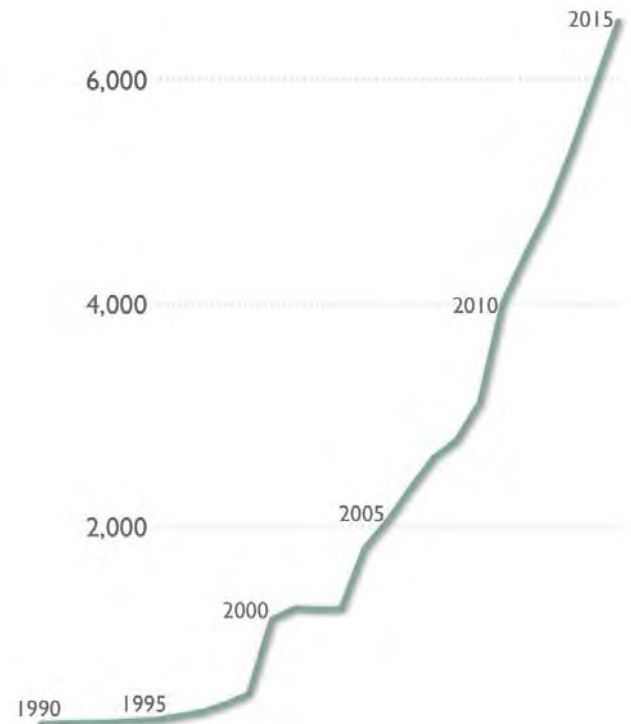


Data Source: 2010-2013 Census, ACS



Data Source: 2010-2014 Census, ACS

### POPULATION GROWTH



Data Source: Census, ACS, City of Bee Cave / PASA (2016)



*City Limits (all photos courtesy of City of Bee Cave, unless otherwise noted)*

## The Planning Process

In anticipation of updating the Comprehensive Plan, the City of Bee Cave conducted a statistically valid survey completed in 2014. Residents, property owners, and business owners were invited to complete the survey online or through a paper form. The purpose of the survey was to gain an initial understanding of the community’s perceptions about Bee Cave’s strengths, weaknesses, and opportunities for the future. Following the preparatory survey, Our Bee Cave 2037 was developed in two phases:

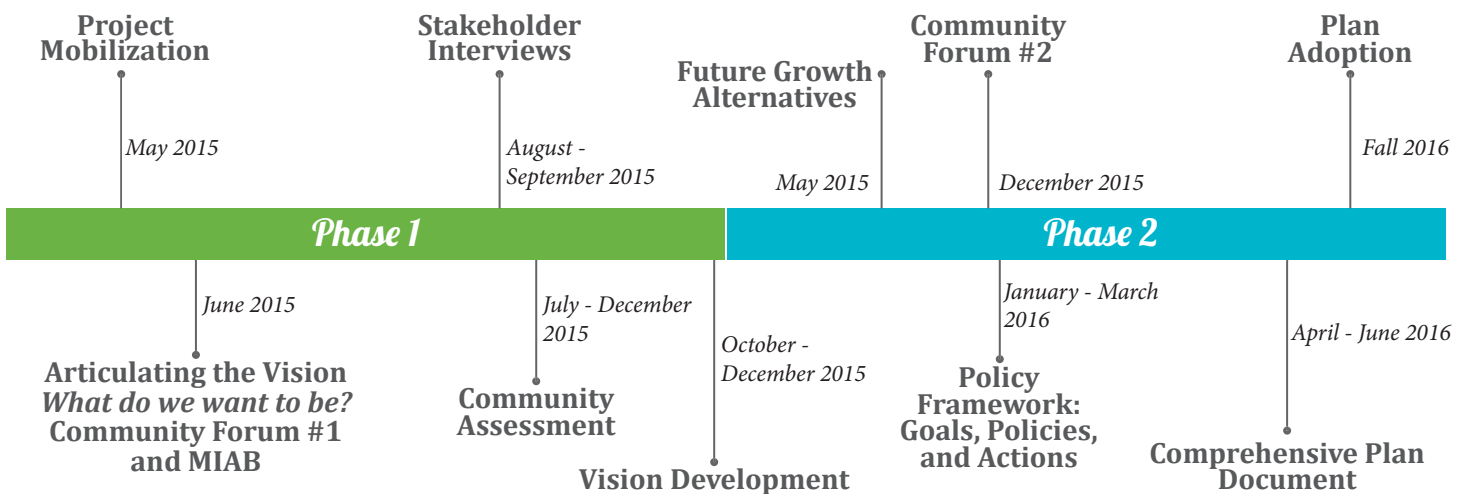
### PHASE I: MOBILIZATION AND COMMUNITY ASSESSMENT

The City hosted the first **Community Forum** in June 2015, which generated lively discussion about residents’ views on existing strengths and weaknesses and future challenges and opportunities facing Bee Cave. The community forum was followed by “meetings in a box” (MIAB) events - small, community meetings hosted by CAC members and other volunteers to supplement the information gathered at the forum event in June 2015. Forum #1 hosted about 50 participants and the follow up meetings in the box included 7 groups with 52 participants. The plan website ([ourbeecave2037.com](http://ourbeecave2037.com)) was developed in concert with a Facebook page to provide community updates and share presentations and interim documents throughout the process.

The planning consultants then conducted a series of 25 **stakeholder interviews** with representatives with expertise in a diverse range of areas – including City administration, planning and zoning, real estate, retail, economic development, public safety, arts, transportation, utilities, and the environment. The interviews helped the team collect and refine data about the City, as well as better understand some of the key issues that need to be addressed by the Comprehensive Plan.

The consultant team, working with City staff, then prepared a **Draft Vision Statement** using the results of the first round of community input that was vetted with the CAC, the P&Z Commission, and City Council. The City sent a **Vision Survey** postcard to every household in Bee Cave inviting feedback on the vision and advertising the opportunity to take a more in-depth survey online, as well as participate in the second round of forums. The Bee Cave **Community Assessment** was completed in the fall of 2015 and includes a summary of population and demographic facts and trends, land use and development patterns, transportation characteristics, parks and open space, housing and neighborhoods, public facilities and services, environment and resource protection, culture and education, and regional coordination. The Community Assessment is available on the plan website and in hard copy at the City of Bee Cave City Hall.

## Planning Process Timeline





## **PHASE 2: COMPREHENSIVE PLAN DEVELOPMENT**

During Phase 2 of the planning process, the consultants worked closely with City staff to review how the City might develop based on population and housing projections derived from the Lake Travis Independent School District (LTISD) and West Travis County Public Utility Agency (WTCPUA) projections. **Community Forum #2** was held over two days on December 7-8, 2015 and focused on evaluating trade-offs among potentially competing expectations for the future. Participants reviewed and discussed alternative policy directions (that were not necessarily mutually exclusive), including maintaining low residential tax rates; maintaining small town, Hill Country character; and growing in a planned, purposeful way. The meetings included in-depth and thoughtful discussion of priorities among the participants.

The consultant team then worked closely with City staff and ultimately the CAC to develop a draft of the **policy framework** that makes up the Chapter 3 Plan Elements. The revised drafts were posted online for public comment and review. City Council and the P&Z Commission provided feedback and direction to shape the final plan document.

### *How to Use the Plan*

**Chapter 2** lays out the Bee Cave 2037 Vision, which is written from a broad perspective and informs the development of each of the plan's elements and their goals and strategies. The vision is based on the community's collective input through the preparatory survey and Phase 1 of the planning process. A comprehensive plan vision statement is:

- An "image" or detailed description of what the community wants to become
- An expression of the community's collective values and aspirations
- A guide for the plan's policies and actions

**Chapter 3** is comprised of the plan's elements:

- **3.1 Future Land Use and Annexation** (how land is used now / the future, Future Land Use Map)

- **3.2 Mobility** (transportation network, safety conditions, traffic congestion, Hike and Bike Plan, public transit, 2016 Thoroughfare Plan)
- **3.3 Parks and Recreation** (facilities and operations, estimated Level of Service)
- **3.4 Housing and Neighborhoods** (housing value, neighborhoods, projected housing growth)
- **3.5 Community Character** (character of Bee Cave development)
- **3.6 Public Facilities, Services, and Infrastructure** (water and wastewater, energy, solid waste and recycling, communications, public safety and health)
- **3.7 Environment and Resource Protection** (environmental features)
- **3.8 Economic Development, Culture, and Education** (business mix, economic development organization, culture, and education)

Each element provides an overview or snapshot of current conditions and trends related to that element, as well as its goals and strategies. The Future Land Use and Annexation element differs in that it includes the Future Land Use Map (Figure 3-1), the Future Land Use categories and descriptions, and introduces the concept of Character Overlay Areas using both the map and narrative.

**Chapter 4** describes how the plan will be implemented over time. It includes a series of **Companion Guides** that provide illustrations and context to help define different concepts that are described in the Comprehensive Plan, including pedestrian scale design and conservation subdivision. **The Preliminary Work Plan (Appendix)** is a draft work plan to serve as a starting point for implementing the Comprehensive Plan in year one. It outlines potential actions, responsibilities, and partnerships for each action. Each year, City staff will work with the P&Z Commission and City Council to prioritize actions for the year ahead and closely monitor, report, and update the Work Plan on a regular basis. Also included in Chapter 4 is an overview of the regulatory framework, regional coordination, and a process for ongoing monitoring and plan updating.





# Our Vision



## *How was the Vision Statement Developed?*

Bee Cave hosted the first Community Forum for **Our Bee Cave 2037 Comprehensive Plan** update in June of 2015. The forum discussion about resident's views on existing strengths and weaknesses and future challenges and opportunities facing Bee Cave was followed by smaller, "meetings in a box" events to supplement the information gathered.

The Consultant team synthesized the results of those meetings and highlighted top areas of consensus that were used to draft the 2037 Vision Statement. The draft Vision was then refined with the CAC during a workshop in September of 2015 and reviewed with the Bee Cave P&Z Commission and City Council. The City then invited residents to participate in an online survey to validate and gauge support for the community's vision. The final Vision Statement text and the results of the survey follow.

### What is a Vision Statement?

A Vision Statement is an expression of the community's collective values and aspirations and a description of what the community wants to become in the future – it answers the questions **"where do we want to be in 20 years from now?"** Ultimately, it is the destination for the Comprehensive Plan- the Vision Statement sets the stage for defining "how we get there." The Vision guides the development of each element of the plan, including action steps to make the plan a reality.

*A comprehensive plan Vision Statement is:*

- ◆ An "image" or detailed description of what the community wants to become
- ◆ An expression of the community's collective values and aspirations
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*Community Forum 1 Group Activity and Voting*

### ***Our Bee Cave 2037 Vision***

Our Vision of Bee Cave is characterized by its scenic Hill Country setting and friendly, small town character, coupled with its array of excellent schools, parks, trails, civic amenities, and commercial conveniences. It is our exceptional livability, our unique location within our region and the variety of choices in housing, shopping, dining, entertainment and employment, and among our semi-rural, and suburban settings, that defines what Bee Cave is and what it has to offer. Our vision will be realized by making wise choices in guiding growth and investment, with balanced priorities for:

- The Character of Bee Cave
- Our People, Institutions and Government
- Our Economy
- Sound Growth: Strengthening Our Form and Function

*How people envision Bee Cave in 2037...*

“Would like to see more walking and biking trails that connect neighborhoods with the park and shopping areas.”

“Government must be more resident oriented than business oriented if we want to keep Bee Cave beautiful, green, healthy and balanced.”

“Trails and sidewalks are sorely needed in a lot of places and having a ‘walking community’ would be great.”

“Older buildings need to be upgraded along the 71 corridor.”

“I’d like to see theatre and live performance options so residents don’t have to ‘only’ drive into Austin for cultural events.”

“More parks, community pools, activity centers, tennis courts, recreational areas.”

“Would love some sort of way to safely get downtown and back!”









## *The Character of Bee Cave*

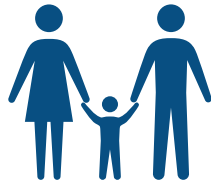
### *The Character of Bee Cave*

- Bee Cave is **balanced**; in its array of residential and commercial land uses, in its housing choices, in the capacity of its utility and mobility systems and in its preserved open spaces, creeks, streams and other natural areas.
- Bee Cave is **beautiful**; with a unique and memorable design quality, tailored to our natural and cultural context; to compatible scale and harmonious building materials; to the aesthetic character and functionality of our roadway corridors; and is a self-sustaining community that is environmentally and economically healthy.
- Bee Cave is **connected**; with our town center acting as a hub of commercial and civic activity and with a developing network of local roads, trails and sidewalks linking all community landmarks and neighborhoods.
- Bee Cave is **green and healthy**, with an expanded network of parks, trails, recreational and sports facilities, and open spaces.
- Bee Cave is **safe and livable**, a hospitable hometown community of friends and neighbors.



*Our Bee Cave 2037 . Our Vision and Planning Process*





## *Our People, Institutions and Government*

### *Our People, Institutions and Government*

- The people of Bee Cave retain **their sense of community** and shared values, while welcoming new arrivals within the City and its ETJ.
- The people of Bee Cave are **rooted in the community** and are actively engaged in its betterment through growing **volunteer participation** with churches, civic and neighborhood organizations, as well as service on local government boards and commissions.
- Bee Cave is a **family-oriented** community worthy of investment in education, recreation and sports, and opportunities for engagement in civic affairs.
- Bee Cave is a city where our **Texas heritage** is proudly embraced; as is positive change, sound growth and quality development.
- The people of Bee Cave cherish their **vibrant arts and cultural scene** and participate in local **events, festivals, and family-friendly activities** that reflect the uniqueness of the community.
- Bee Cave government strives to be **resident-friendly and business-friendly** and prides itself on its professionalism, transparency, responsiveness and its efficient provision of public services and facilities.
- Bee Cave government **exercises its leadership** in realizing this Vision by implementing and monitoring its comprehensive plan, providing forums for feedback and revisions, enforcing codes and regulations, and creating new opportunities to participate in cooperative regional planning initiatives and regional governance entities.
- Bee Cave remains **fiscally strong and conservative** with a solid and balanced base of sales tax and ad valorem revenues, honoring Bee Cave's record of low property taxes, and with well planned investments in facilities and services.







*Our Economy*

*Our Economy*

- We support our **home-grown entrepreneurs** and small businesses with a business-friendly attitude and streamlined regulations and permitting.
- We support **larger employers and commercial businesses** that make positive contributions to our character, scale, and quality of life, in addition to our economy.
- We market our **Bee Cave “brand”**, our unique vibe and small town quality of life that attracts our highly educated and motivated workforce; giving Bee Cave an advantage in attracting **quality investment**.
- We value our **diversity of businesses** and retail offerings, and are able to meet the majority of residents needs within the community.



*Our Bee Cave 2037 . Our Vision and Planning Process*







## *Sound Growth: Strengthening Our Form and Function*

### *Sound Growth: Strengthening Our Form and Function*

Throughout Bee Cave we see...

- **Quality, livable** suburban and semi-rural settings, offering greater choice among neighborhoods and lifestyles, while respecting private property rights.
- A **balanced development pattern** that includes targeted areas of mixed use in our Town Center and along highway corridors; a broad array of retail choices responding to changing demographics and market preferences.
- A **functional and integrated transportation system** with a safe and efficient road network and trail system that accommodates all types of users – including pedestrians, cyclists, and motorists.
- **Priority** is given to **infrastructure systems** that have undergone well-planned, staged expansion to serve and guide the City's growth.
- **Parks, greenways, healthy water resources, stream corridors, a tree canopy and other natural resources** protected and integrated into the fabric of the community and contributing to the community's health.

In our rural fringe, annexation areas and the ETJ we see...

- **Planned growth through zoning** which is fiscally and environmentally sound and which reduces fragmentation, discourages premature and incompatible development and conserves the City's growing room.
- **Development that respects rural and Hill Country character** and protects open space while enhancing development value and providing reasonable choices to land owners.

## Vision 2037 Survey

In order to increase awareness and to validate the draft vision, the CAC requested the City survey residents for their reactions and comments. The City of Bee Cave sent a postcard to every resident within the City and ETJ asking for feedback on one question and inviting residents to review and respond to an online survey. We received a total of 100 combined responses from the mailer and online survey. The online survey was open from November through December 7<sup>th</sup>, 2015.

The survey asked respondents to choose two characteristics Bee Cave will be known for in 20 years. The highest numbers of vote-getters were **Award-winning School District** and **Low Property Taxes**, followed by Conservation Areas / Hill Country Views, Convenient and Diverse Shopping Areas, and Well Maintained, Interconnected Parks and Trails.

A more in-depth online version of the survey asked respondents to review the draft vision and provide feedback by rating each of the vision themes. The online survey also allowed for open ended comments. A total of 186 people completed the online survey. Of respondents, 63 (73%) were Bee Cave residents, 43 (50%) were Bee Cave shoppers, 13 (15%) commuted through Bee Cave, and 8 (9%) were employed or business owners in Bee Cave. Of those who live in Bee Cave, about half (47%) have been in Bee Cave for less than 5 years, about 25% have been here 5- 10 years, and another 25% have lived here 10 years or more.

While the survey results are not statistically valid, there is a good level of diversity between residents / employees / shoppers. In addition to sending a postcard to every Bee Cave resident, the survey was advertised through the newsletter, email list, on the website and Facebook page, and at the Galleria Snow Day event on December 5<sup>th</sup>, 2015.

**Q. Pick two from the list below. In 20 years, Bee Cave will be regarded throughout the state for its \_\_\_\_ and \_\_\_\_.**

	Number	% of Total
Award-winning school district	40	22%
Low property taxes	36	19%
Large conservation areas/views of Hill country	29	16%
Convenient and diverse shopping/ entertainment options	28	15%
Well maintained, interconnected system of parks and trails	24	13%
Balanced housing options	8	4%
Vibrant arts and cultural scene	8	4%
Array of commuting options	8	4%
Robust job opportunities	5	3%
	186	100%

*Our Bee Cave 2037 . Our Vision and Planning Process*



On behalf of the City of Bee Cave, I am excited to inform you about our current comprehensive planning initiative, Our Bee Cave 2037, and invite you to attend one of our upcoming Community Open Houses!

We are excited to include you in the comprehensive planning initiative and welcome your contributions to the policies and priorities that will shape the decisions we make over the next two decades. Please take a few moments to review our draft vision and fill out a short online survey to give us your feedback.

-- Lindsey Oskoui, Director of Planning and Development

Please join us at one of our two community open houses as we review the community profile and vision sections of *Our Bee Cave 2037* and begin the second phase of this comprehensive planning initiative.

**Where:**

Bee Cave City Hall  
4000 Galleria Pkwy  
Bee Cave, TX 78738

**When:**

Monday 12/07 @ 5:30 pm  
or  
Tuesday 12/08 @ 7:30 am

**RSVP:**

OurBeeCave2037@  
Beecavetexas.gov



Help us refine the full vision statement online at:  
**[www.OurBeeCave2037.com/survey](http://www.OurBeeCave2037.com/survey)**  
Join us at City Hall on Mon 12/07 at 5 PM or Tues 12/08 at 7:30 AM



Insert information about raffle

**Pick two from the list below. In 20 years, Bee Cave will be regarded throughout the state for its \_\_\_\_\_ and \_\_\_\_\_.**

- Award-winning school district
- Convenient, diverse shops + entertainment
- Low property taxes
- Conservation areas / Hill Country views
- Array of commuting options
- Well maintained network of parks + trails
- Balanced housing opportunities
- Robust job opportunities
- Vibrant arts + culture scene
- Other: \_\_\_\_\_

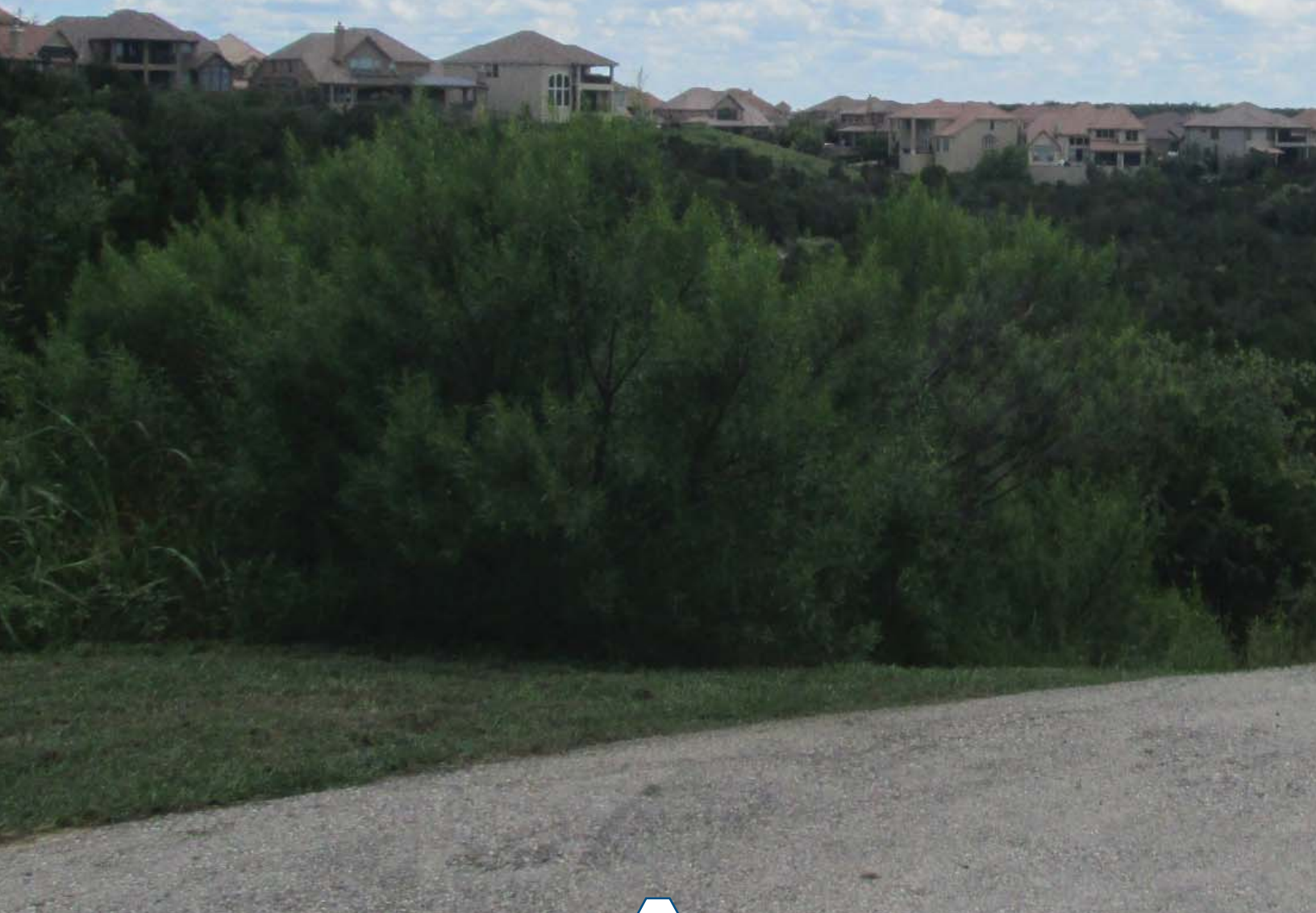
Email address (optional) for updates: \_\_\_\_\_

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# Comprehensive Plan Elements



### **3.1 Future Land Use and Annexation**

#### **OVERVIEW**

Bee Cave is approximately 4,360 acres (6.8 square miles) in size and is surrounded by its Extra-Territorial Jurisdiction (ETJ) area located just outside of City limits which is approximately 5,282 acres (8.3 square miles). A City’s ETJ (afforded by the Texas Local Government Code) provides the essential “growing room” subject to annexations. Bee Cave’s ETJ area abuts and is virtually encircled by Lakeway City limits and Austin’s ETJ area.

In May 2013, Bee Cave citizens voted to adopt a Home Rule Charter by an overwhelming margin. The Charter provides the City a new authority, that of self-initiated annexation. Over the past three years, the City has exercised this authority in key growth corridors: SH 71 toward the western edge of City Limits, SH 71 toward the eastern edge of City Limits, RR 620 North, FM 2244, and Hamilton Pool Road.

While Bee Cave remains a small city in terms of population, the City’s land use pattern has evolved at a rapid pace with major residential and commercial/mixed-use developments resulting in a residential growth rate of over 500% between 2000 and 2008. Since that time, annual housing growth rates have ranged between 5% and 9%. Bee Cave has continued to experience high-quality commercial and mixed-use development, becoming a regional retail destination, as well as expanding public facilities and parks and open space.

There are key differences between land uses in the City and its ETJ area. Within the City limits, in 2015, the largest land uses (in acres) were single-family residential (35%), followed by vacant or undeveloped land (19%), and retail / service (10%). Within the ETJ, a large percentage of land is set aside for conservation use making it the largest category in the ETJ, followed by single-family residential and vacant land designated for future residential use.

The 2009 Comprehensive Plan set a target residential ratio of two single-family units for every one multi-family unit. Since the Comprehensive Plan was last updated, the overall balance of developed to



*Bee Cave Library*

#### ***Where are we now?***

- ◆ Population and housing growth are occurring at rapid pace
- ◆ Residential neighborhoods are somewhat isolated and only connected via arterials and collector roads
- ◆ Compact, central “Town Center” includes the City’s main government services

#### ***What is our Vision?***

- ◆ Balance in residential and commercial land uses
- ◆ A unique and memorable design quality, tailored to our natural and cultural context
- ◆ Expanded network of parks, trails, recreational facilities, and open space
- ◆ Quality, livable suburban and semi-rural settings
- ◆ Safe and efficient road network and trail system



undeveloped land has shifted as more land has been developed for residential and retail uses, and fewer acres are undeveloped or vacant. The City's land area has also increased as land was annexed to the City of Bee Cave beginning in 2013. The current balance between single-family residential and multi-family residential (two or more units per building for purposes of comparison) is about 60% single-family residential to 40% multi-family attached, which is close to, but falls below the target set by the 2009 plan. There is a significant difference in the percent of land area consumed by single-family residential compared with other uses – for example, of developed residential land in the City, 93% is used for single-family residential units compared with 7% for multi-family units.

Housing growth in Bee Cave has occurred at a rapid pace and many areas that were once vacant or in agricultural use have been developed for residential or commercial uses. Many residential development sites have been approved or were under construction as this plan was drafted. It is likely that older commercial sites and relatively undeveloped corridors (e.g., Hamilton Pool Road, SH 71 to the west) will see new development pressure and interest as other sites are built out. Given these conditions and projections for the region, Bee Cave and the surrounding ETJ are expected to continue to see demand and pressure for new housing and non-residential development in the next 10 to 20 year period, making it even more important that the City's Future Land Use Element and Map are kept up to date and reflect the community's vision.



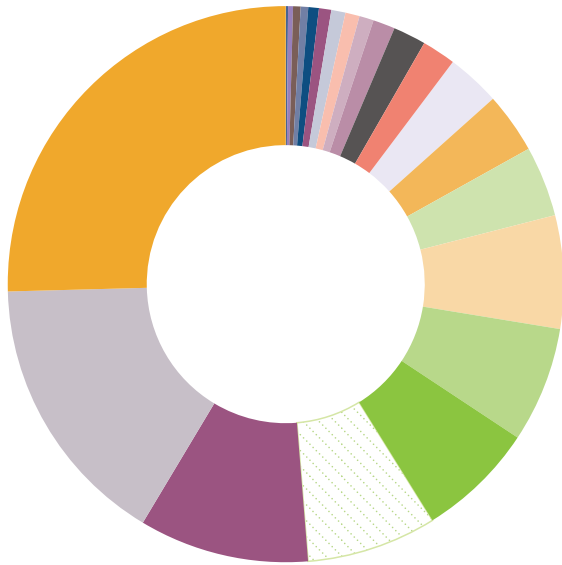
*Galleria Walkway*



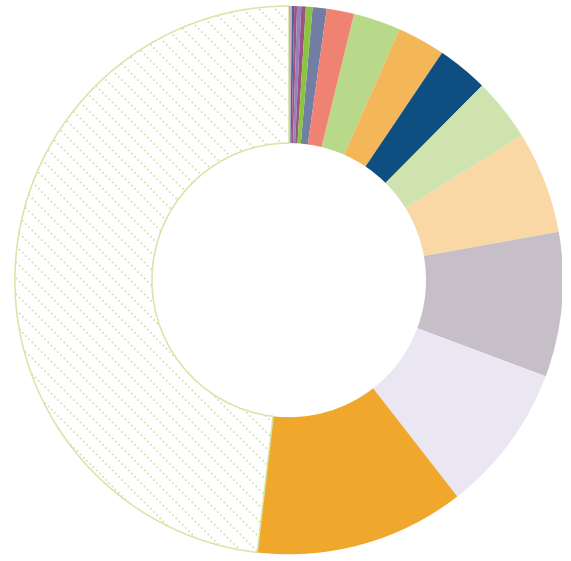
*Cielo Apartments*



**CURRENT LAND USE (2015)**



**CITY**



**ETJ**

- Park/Recreation (Public, Private, Commercial)
- Open Space/Water Quality Treatment
- Golf Course
- Conservation Land
- Group Home/Assisted Living
- Single Family Residential: Large Lot
- Single Family Residential: Medium Lot
- Single Family Residential: Small Lot
- Attached Multi-Family Residential
- Patio Home
- Townhouse
- Heavy Commercial
- Retail Service

- Mixed Retail/Service/Office
- Professional/Medical Office
- School
- Cemetery/Historical Structure(s)
- Religious Institution
- Municipal Facility
- Agriculture/Ranch
- Utilities
- Vacant/Undeveloped
- Vacant - Future Residential



*City Hall at Night*

## **FUTURE LAND USE MAP AND CATEGORIES**

The Future Land Use Map (FLUM) categories represent a refinement of the vision set by the 2009 Comprehensive Plan and are defined below. This update includes the addition of Character Overlay Areas to more clearly bring into focus the vision for how new development will look and feel in those areas.

One of the key responsibilities of the Comprehensive Plan is to serve as a guide for future development or redevelopment. Future land use classifications do not carry the same legal weight as zoning; they do however provide a guide for considering new annexations, zoning and zoning change requests. The future land use category boundaries intentionally do not follow property lines and are conceptual in nature, whereas zoning classifications are specifically applied on a parcel by parcel basis and regulate how a parcel of land can be developed. In Bee Cave, the Future Land Use Element and Map are key pieces of the Comprehensive Plan by depicting, in generalized form, how land will be used in the future. Future land uses are intended to be both short- and long-range as the City develops and changes.

**Future Land Use Categories:** provide general guidance for future development, infrastructure planning, and zoning.

**Character Overlay Areas:** provide a second level of added urban design principles / guidelines for an area that is likely to redevelop in the future.

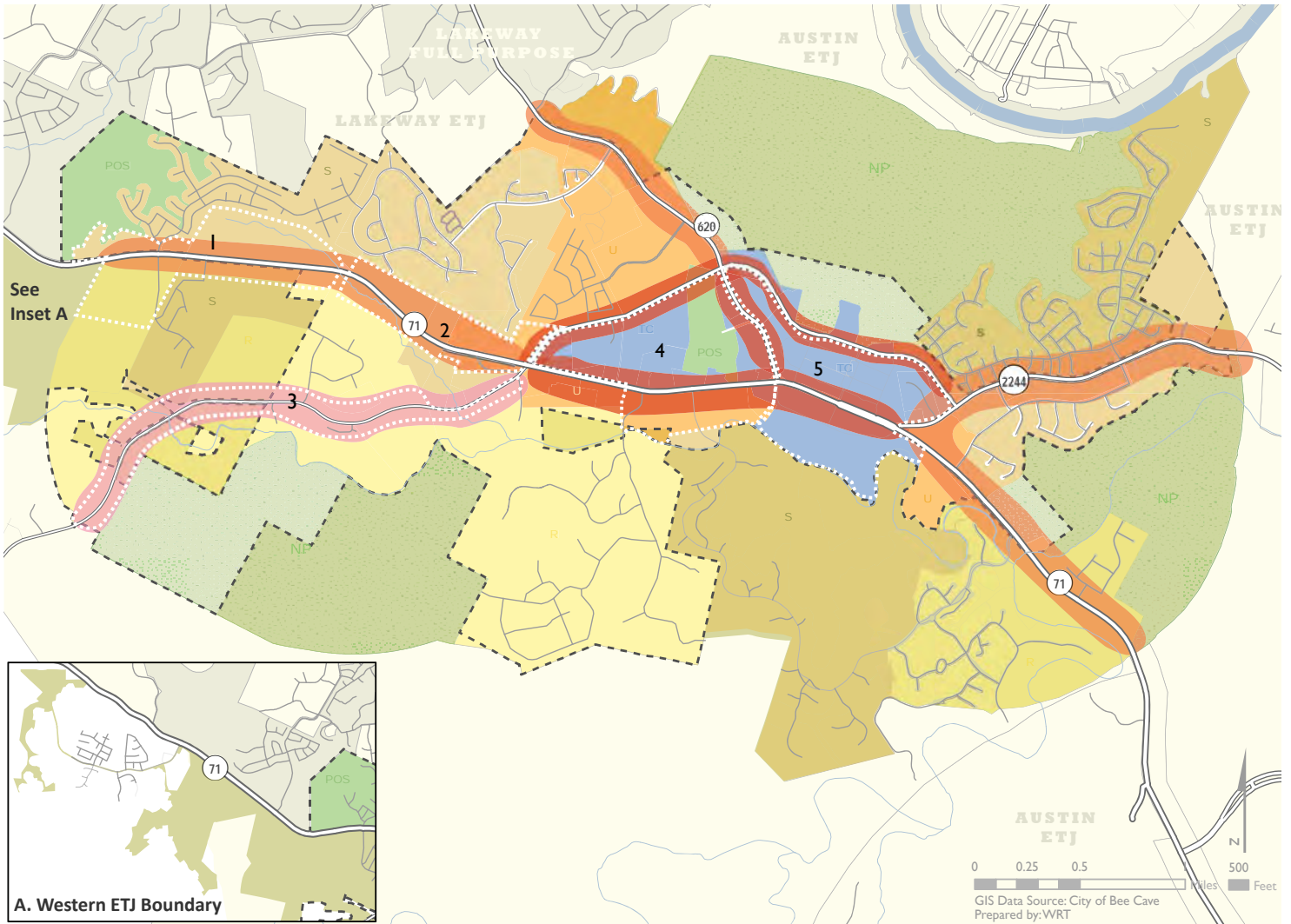
**Conservation Subdivision:** a development approach to subdivision design that maintains the majority of a site as open space to conserve natural and cultural resources. Typically used in rural areas, the design process begins by delineating primary and secondary conservation areas (sensitive environmental areas) before locating homes and roads. Some communities require that at least 50% of the site is preserved as open space, and require design of a “conventional” vs “conservation” sketch plan for comparison. The result is often that the overall density is the same as it would be in a “traditional” subdivision, with large areas of the site conserved and a cost-effective approach to development.

See “Conservation Development in Texas” prepared by the Lady Bird Johnson Wildflower Center for more info.

## FUTURE LAND USE

The community's vision for future land use over the next two decades is depicted on the Future Land Use Map (Figure 3-1) below and described on the following pages.

Figure 3-1 Future Land Use Map



- Bee Cave ETJ
- Other Jurisdictions' ETJ
- Bee Cave Corporate Limits
- Other Jurisdictions' Corporate Limits

- Character Overlay Areas
- 1. West Gateway
- 2. Central SH 71 Corridor
- 3. Hamilton Pool Corridor
- 4. Recreation and Entertainment District
- 5. Central Business District

### Future Land Use

#### Future Land Use Categories

- Rural Neighborhood
- Suburban Neighborhood
- Urban Neighborhood
- Rural Corridor
- Suburban Corridor
- Urban Corridor
- Town Center
- Parks & Open Space
- Nature Preserve



## **RESIDENTIAL NEIGHBORHOODS:**

The residential neighborhood category is delineated into three types of neighborhoods that reflect the character and form of development: Urban, Suburban, and Rural.

Residential neighborhoods will be predominantly made up of housing, but will also include complimentary secondary uses (e.g., religious institutions; schools and other community services; private and public parks, recreation, and open space; and limited neighborhood or retail services).

Residential neighborhoods are likely to include private or local serving recreational uses, parks, and open space. Recreation may include golf courses, private facilities for youth and adult recreational games (e.g., LTYA fields), tennis courts, pools and neighborhood parks or recreation within residential subdivisions. Falconhead Golf Course and Spanish Oaks Golf Course both fall into this category. Private, neighborhood or local serving parks should include distinguishing elements, including attractive, native landscape elements, arts and cultural design elements, trails, and/or other special elements that create a memorable design quality and to enhance the unifying character of the neighborhood.

The following uses describe the different types of residential neighborhoods found in Bee Cave and illustrated on Figure 3-1:



*Single-Family Rural Residential Neighborhood*

## **RURAL NEIGHBORHOOD:**

This land use is rural in nature and is designed to support single-family detached dwelling units on multiple-acre lots to ensure preservation of country/rural atmosphere. Existing rural neighborhoods include the Homestead, portions of Spanish Oaks, Meadow Fox, Spring Creek Estates, and Bee Cave West. Rural neighborhoods tend to have lots that are at least an acre in size and some are more than five acres in size.

In keeping in character with rural type development, residential streets in the Rural Neighborhood category typically do not have curb and gutter and buildings have setbacks far from the street. Trails instead of sidewalks are preferred, natural vegetation should be retained in favor of new plantings, barns / outbuildings are permitted and encouraged, and greenhouses and non-pet animals are permitted. Conservation subdivision development (clustered smaller lots with expanses of protected open space) should be considered in Rural Neighborhoods and care should be taken to conserve environmentally sensitive open space, provide trails and non-motorized connections, preserve existing trees and vegetation, and protect attractive views.



*Single-Family Estate Residential Neighborhood*

**SUBURBAN NEIGHBORHOOD:**

Relatively low density housing that could be considered suburban in feel and character. Suburban Neighborhoods serve as a transition between rural and urban neighborhood typologies and are located throughout Bee Cave including: the Uplands, areas of Spanish Oaks, Lake Pointe, Falconhead, Falconhead West, and Bella Colinas neighborhoods. The character and feel of neighborhoods within the Suburban Neighborhood category will vary depending on size of homes, topography, street design, and density. Suburban Neighborhoods are recommended to include neighborhood-serving parks and open space, common usable amenities (e.g., community centers, pools, and multi-use trails) sidewalks, and streets with curb and gutter. The design of Suburban Neighborhoods should include preserved open space, local parks and/or trails, and other amenities. Connectivity between streets is strongly recommended.



*Urban Neighborhood (Paseo at Bee Cave Apartments)*

**URBAN NEIGHBORHOOD:**

Urban Neighborhoods provide for a range of uses that include smaller residential lot sizes (e.g., dwelling units such as single-family detached and attached homes, patio homes, town homes, zero-lot line homes or condominiums, and multi-family residential buildings) as well as some retail and entertainment type uses. Urban Neighborhoods may also be appropriate for a range of senior housing types.

Existing neighborhoods include Ladera, the Grove, Cottages at Spillman Ranch, Wildwood, Canyonside, and the Paseo at Bee Cave Apartments. Apartment buildings should be located along major thoroughfares and in close proximity to retail, office, and service uses in order to reduce travel times and thereby mitigate traffic congestion. Urban Neighborhoods should also include a range of community facilities and amenities available to residents (e.g., pool, gardens, community center, multi-use trails, common open space or plazas, fitness center or recreation center).

Urban Neighborhoods should include pedestrian sidewalks, bike lanes or multi-use trails, and streets with curb and gutter. Pedestrian and vehicle connectivity between streets is required and these neighborhoods should be located within easy access of retail, services, and employment areas. Urban Neighborhoods should include signature design elements (e.g., signage, lighting, streetscape treatment, and building materials) that make the development cohesive and unified in its character.



*Central Park Entrance*

**PUBLIC PARKS AND OPEN SPACE:**

These areas are intended to provide the residents of Bee Cave with active and passive recreational opportunities and include areas for play and exercise, walking, scenic views and art and cultural appreciation. Existing parks include the Bee Cave Central Park, Falconhead West Primitive Park, and the Bee Cave Dog Park. Small, neighborhood-serving parks and open space provide active and passive recreational opportunities and are included within the Rural, Suburban, and Urban Neighborhood categories.

Bee Cave’s Subdivision Ordinance requires the dedication of public parkland within residential subdivisions at a rate of at least 1.5 acres per 100 dwelling units. Public parkland should be designed as usable space and may include amenities such as playgrounds, recreational facilities, trails, water features, and/or seating areas. Non-residential development is required to contribute to the park dedication fund based on the acreage to be developed. There is some potential to use water quality treatment areas as recreation or open space on a case by case basis, which is described in more detail in other plan elements.



*Nature Preserve View*

**NATURE PRESERVE:**

There are three large conservation areas within Bee Cave’s ETJ and directly bordering the City: Balcones Canyonlands Preserve, Barton Creek Habitat Preserve, and the City of Austin Water Quality Protection Lands (WQPL). Immediately adjacent to Bee Cave’s ETJ is the privately owned Shield Ranch conservation area. These nature preserves add to the rural character and open space feel in the region. Bee Cave supports the objective that these areas remain permanent open space through existing conservation easements and the stated priorities of the land owners.

**COMMERCIAL / MIXED-USE CORRIDORS:**

Classified in this section as Rural, Suburban, and Urban Corridors, these corridors include a mix of retail, office, employment, and mixed land uses within Bee Cave.





*Hamilton Pool Road*

**RURAL CORRIDOR:**

Both sides of Hamilton Pool Road, west of SH 71, are classified as a Rural Corridor in Bee Cave. This portion of Hamilton Pool Road runs through generally low density, rural neighborhood and open space areas of Bee Cave and leads to one of the most popular outdoor destinations in Texas, Hamilton Pool. As one of the remaining areas in Bee Cave that epitomizes the rural and “Hill Country” character of the City, Hamilton Pool Road is also classified as a “Character Overlay Area” on the Future Land Use Map.

Recommended land uses include neighborhood serving retail and services, farm stands or markets, restaurants, and tourism-related or entertainment type uses that fit in the character of a rural corridor. New development should minimize building footprints, conserve existing tree canopy and vegetation, and be set back from the roadway with appropriate landscape to screen buildings and parking areas. New development or redevelopment should use Low Impact development (LID) techniques and minimize site disturbance. Additional preliminary design standards are provided in the Hamilton Pool Corridor overlay section below.



*Galleria Parkway and State Highway 71 Intersection*

**SUBURBAN CORRIDOR:**

Portions of SH 71, RR 620, and FM 2244 are classified as Suburban Corridors. Recommended uses include employment uses (e.g., professional offices, health services, banks, real estate, and other services), neighborhood services (e.g., grocery stores / markets, pharmacies, personal services, day care centers, medical offices, banks, etc.) and retail and other commercial uses. Buildings along Suburban Corridors should be setback from the street, with attractive landscape buffers, and internally connected to other sites to provide pedestrian and vehicle access between sites, as well as reduce unnecessary traffic on the corridors. Development should be compatible with the surrounding residential land uses.

**URBAN CORRIDOR:**

Bee Cave’s Urban Corridors form the connections within and through the core of the City and support the highest intensity of uses and activities. Urban corridors (portions of SH 71 and 620) are appropriate for retail uses, employment, mixed-use, entertainment uses, and government uses. The Urban Corridor should be designed as Complete Streets with all types of users in mind, including pedestrians, bicyclists, and motorists, and allow safe movement between the core activity areas of Bee Cave. Traffic calming and intersection improvements are recommended. The streetscape design of the Urban Corridors should include coordinated signage and lighting that signifies the importance of the surrounding commercial and town center districts, as well as pedestrian sidewalks and safe crossings.



*Water feature provides a dual purpose: stormwater management and a natural amenity along the Hill Country Galleria Trail*

## **TOWN CENTER:**

This future land use designation is intended to provide Bee Cave with a central, mixed use “focal point” and center of business, government, retail, entertainment, and civic activity. Such an area is designated in the City along either side of SH 71, east and west of RR 620 and south of Bee Cave Road. This area is also intended to provide the community with local and retail services as well as jobs that are close to residents.

A mixture of land uses is appropriate for these areas, as they are intended to be a place for local residents and visitors to shop, conduct personal and government-related business, live in the same place as their business (i.e., loft dwellings or apartments located on the second floor above retail shops), meet neighbors to eat in a restaurant or café, enjoy arts/cultural facilities (e.g., a local museum or the Sculpture Park), gather for community events and festivals, and other similar activities.

The City should continue to require the integration of sidewalks, outdoor sitting areas, and pedestrian trail connections. It is envisioned that residents and visitors could access the core areas of the City by either walking or biking from nearby locations, or by parking once and then walking to different locations easily. Additionally, public plazas, open space areas, and landscaping should be encouraged within this development, and open storage should be prohibited in order to ensure an attractive appearance from the road and from neighboring residential properties.

Structures within Town Center areas should relate to the current scale of buildings and be designed to be pedestrian friendly in order to ensure consistency with the existing character. Also, in order to ensure consistency with the current scale of development, a balance of larger-scale and a more modest-scale development is encouraged.

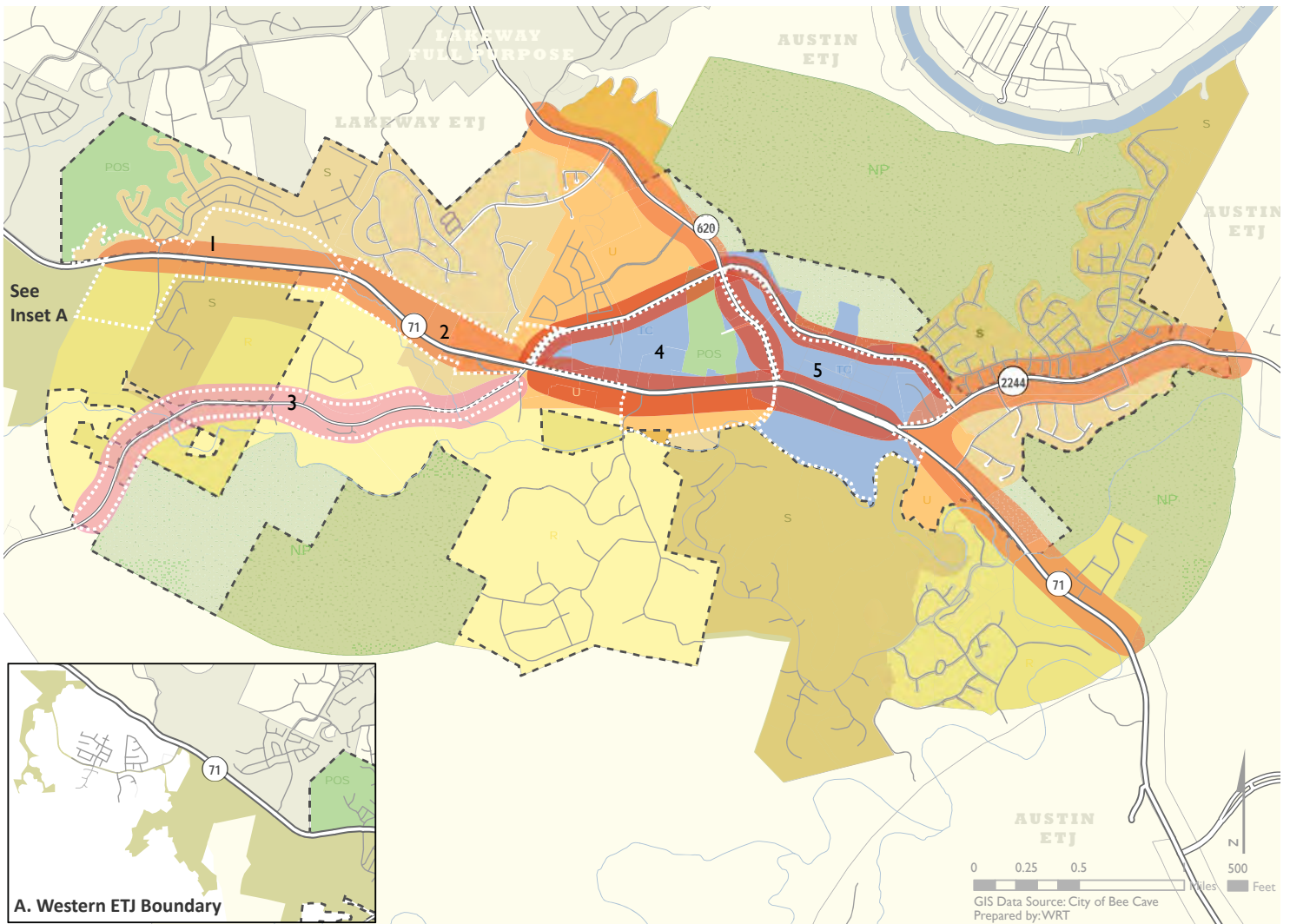
Small pockets of parking areas that incorporate pedestrian traffic are encouraged, while large, expansive parking areas are discouraged. For larger scale developments, underground parking is encouraged. Any parking decks should be visually minimized as much as possible (e.g., surrounded by other buildings or include ground level retail around the exterior of the garage). Parking lot / garage lighting should be dark-sky compliant (directed downward) and not overly bright. The use of green walls and building colors and materials that blend in with the landscape from a distance are recommended.



### CHARACTER OVERLAY AREAS

As depicted on the Future Land Use Map (Figure 3-1), there are several proposed character overlay areas intended to provide additional guidelines for the development and redevelopment of each area tailored to the specific context. Each area has a set of recommended land uses, principles for site development and land uses, and description of expectations for community facilities and infrastructure.

Figure 3-1 Future Land Use Map



- Bee Cave ETJ
- Other Jurisdictions' ETJ
- Bee Cave Corporate Limits
- Other Jurisdictions' Corporate Limits

### Future Land Use

#### Future Land Use Categories

- Rural Neighborhood
- Suburban Neighborhood
- Urban Neighborhood
- Rural Corridor
- Suburban Corridor
- Urban Corridor
- Town Center
- Parks & Open Space
- Nature Preserve

- Character Overlay Areas
- 1. West Gateway
- 2. Central SH 71 Corridor
- 3. Hamilton Pool Corridor
- 4. Recreation and Entertainment District
- 5. Central Business District



## **(1) West Gateway:**

The westernmost portion of SH 71, where the City boundary runs along the highway, is emerging as a neighborhood retail center and has several major retail and residential projects in the pipeline. The Lake Travis ISD has also identified a large plot on the south side of SH 71 as a potential new middle school / future high school. Finally, the Falconhead West Primitive Park is located just to the north of SH 71. It also includes recently developed recreational and entertainment type uses. While the nature of SH 71, which is a fast-moving state highway with two lanes of traffic in each direction, means that retail will depend heavily on vehicular traffic, it is important to retain human scale and plan for strong pedestrian links to the adjacent neighborhoods, the potential new middle school, and preserve access and views to the Primitive Park. As a gateway to the City, the design and aesthetics of both the right-of-way and the buildings fronting SH 71 will create a first impression of Bee Cave's character.

### **RECOMMENDED USES INCLUDE:**

- Planned Density Residential (PDR) Neighborhoods
- Neighborhood Services (convenience, services, small retail)
- School and other Community Facilities (community center, private recreation, sports fields)
- Parks and Open Space

### **PRELIMINARY DESIGN PRINCIPLES INCLUDE:**

- Buildings should be setback from the street (75 ft + depending on surrounding context).
- Parking in front of buildings should be limited and setback from street with attractive landscape screening so that it is not the dominant view from the street. Loading and rear entrances should not face the street.
- Parking should be placed to the side or rear of a building to the extent possible.

- Trails and pedestrian connection should be developed to create internal connections between development sites along the corridor.
- Master planned development through consolidation of sites is encouraged.
- A unified streetscape plan with unique gateway signage identifying Bee Cave is encouraged.
- The planned LTISD middle school is poised to be a central component of the area and should include safe pedestrian and bike connections to surrounding areas where feasible to reduce traffic volumes and allow students the ability to walk to school from nearby locations. The new middle school should be designed to reflect the Hill Country Character aesthetics, as well as include energy efficiency / green building measures. The school could also include stormwater management BMPs to serve as a test site and educational purpose for students and parents.
- Protect public access to Falconhead West Primitive Park and increase pedestrian / bicycle connections as development occurs in the area. Consider adding bike parking at the Primitive Park.
- Curb cuts and driveways from SH 71 should be limited and shared between different uses through an internal road network.
- Commercial signage should be coordinated between uses and monument signs with native plant materials and landscaped areas are encouraged.

## **(2) Central SH 71 Corridor:**

Located east of the West Gateway and along both sides of SH 71 west of the Hamilton Pool Road / Bee Cave Parkway intersection. Currently, there are a mix of uses along this section of the corridor that are mostly low-density, including many undeveloped sites, an auto repair shop, gas station, and several offices / commercial uses. There isn't a unifying character other than the roadway and existing uses are generally set back from the highway. Bee Cave Elementary is located just south of the corridor. Falconhead and Bee Cave West are the closest neighborhood developments. Given the potential for redevelopment along this stretch of SH 71, it is important the City encourage high quality retail and office uses that successfully apply the intent of the zoning and subdivision standards requiring an attractive mix of building materials and interpretation of the Hill Country Character. This area is similar to the West Gateway, in that given its location along SH 71, buildings should be setback from the roadway, parking should be setback, and landscape buffers will help to reduce noise from SH 71.

### **RECOMMENDED USES INCLUDE:**

- School and other Community Facilities (community center, private recreation, sports fields)
- Office / Employment
- Specialty retail or services that are compatible with adjacent residential neighborhoods
- Parks and Open Space

### **PRELIMINARY DESIGN PRINCIPLES INCLUDE:**

- Buildings should be setback from the street (75 ft + depending on surrounding context).
- Parking in front of buildings should be limited and setback from street with attractive landscape screening so that it is not the dominant view from the street. Loading and rear entrances should not face the street.
- Parking should be placed to the side or rear of a building to the extent possible.

- Trails and pedestrian connection should be developed to create internal connections between development sites along the corridor.
- Master planned development through consolidation of sites is encouraged.
- Development should be compatible with adjacent residential neighborhoods to the north, and south of SH 71, compatible with the rural character of the area (e.g., generous rear buffers and stream corridor setbacks from the Limekiln River Branch where relevant).
- Incorporate and connect to trail segments along Limekiln River Branch where relevant.
- Curb cuts and driveways from SH 71 should be limited and shared between different uses through an internal road network.
- Commercial signage should be coordinated between uses and monument signs with native plant materials and landscaped areas are encouraged.

## **(3) Hamilton Pool Corridor:**

This portion of Hamilton Pool Road runs through low density and rural residential areas of Bee Cave and leads to one of the most popular outdoor destinations in Texas, Hamilton Pool. The primary focus of this character area will be to maintain the rural character of the roadway and its surrounding uses, protect views from Hamilton Pool Road, and upgrade the right-of-way with landscape improvements, access management techniques, and bicycle/pedestrian connectivity and safety improvements.

As one of the last rural corridors in Bee Cave, the Comprehensive Plan recommends that the City consider an overlay or new zoning district (e.g., Rural Mixed Use) to protect and enhance the corridor, while allowing limited neighborhood services and other retail uses. In addition to Rural Neighborhood, preferred uses include special destination or tourism-type uses, local farm or food related markets or stands, and neighborhood-serving businesses. New development should minimize building footprints, conserve existing tree canopy and

vegetation, and be setback from the roadway with appropriate landscaping to screen buildings and parking areas.

A future update to the Zoning Ordinance should consider revising zoning / subdivision standards for the Hamilton Pool Road Corridor to maintain its rural character, e.g.,:

- Require Low Impact Development (LID) techniques to minimize any potential negative impacts on water quality.
- Overall reductions in building height allowances to limit visibility from Hamilton Pool Road.
- Maximum FAR (Floor Area Ratio)
- Close scrutiny of proposed outdoor lighting to preserve the present rural character and minimize urban light pollution and preserve the “dark sky” environment.
- Additional protection of tree canopy and vegetation (including trees under four feet in height).
- Preserve views from the Hamilton Pool Rd Corridor through close attention to building siting, building heights, and screening. Consider requirements for conservation design (clustering of buildings) where large areas of open space can be preserved and separation of buildings where it is more consistent with surrounding rural character.
- Coordinate between transportation planning and land use planning to ensure that potential impacts of site development on roadway congestion (stacking of cars, turn lanes, intersections) are carefully considered and that uses and transportation improvements are mutually beneficial.

**RECOMMENDED USES INCLUDE:**

- Rural Neighborhood
- Conservation Development
- Special destination / tourism-type uses such as a winery, brewery, event site, small music venue, or cultural site (consider traffic generation by peak times/days)

- Recreation, Parks and Open Space
- Farmers Market / Farm Stand / Limited Food Trailers or Stands
- Plant Nursery / Garden or Farm Store
- Small Offices (consider traffic generation by peak times/days)
- Neighborhood-serving Restaurant or Market

**PRELIMINARY DESIGN PRINCIPLES INCLUDE:**

- Minimize building footprints and require setbacks of 75’ or more.
- Parking in front of buildings should be limited and setback from street with attractive landscape screening so that it is not the dominant view from the street. Loading and rear entrances should not face the street.
- Preserve existing tree canopy and limit disruption of existing landscape and soils, including minimal regrading and cut and fill.
- Develop a unified streetscape plan with simple, rural-type signage that fits in with the character of the area and develop plans to improve lighting.
- Encourage underground utilities.
- Limit commercial signage along the roadway.
- Encourage the clustering of uses (e.g., farmers market, neighborhood restaurant, cultural building) in favor of spreading out along the roadway.
- Encourage the use of earth tones for new buildings, limestone and other stone materials, and signage that reflects the rural and natural character of Hamilton Pool Road and the larger region.



## **(4) Recreation and Entertainment District:**

Located within the triangle created by SH 71, Bee Cave Parkway, and FM 620, this is by far the most active in terms of type of uses proposed of the character areas. This area includes Bee Cave Central Park and the surrounding areas. The City is considering several proposals for the redevelopment of the Backyard site, which may include outdoor music or other event space and office/retail. The core area of the site, around the Central Park, a site with an outdoor music venue, and the property recently acquired by the City to be used for municipal purposes, has the potential to become the cultural heart of Bee Cave, and the City should ensure that public improvements and private investments are oriented and improved to complement the character of and open space and recreation uses of Bee Cave Central Park, through views of open space and could include restaurants or potentially food trucks / trailers to bring more activity to the area and provide an option to grab lunch or stop at a cafe for those using the park.

### **RECOMMENDED USES INCLUDE:**

- Mixed use
- Entertainment and Music Venue
- Recreation / Cultural / Arts uses
- Restaurants and Office
- Parks and Open Space
- Community Center
- Residential, as a Secondary Use (e.g., live-work units, residential above retail or office)

### **PRELIMINARY DESIGN PRINCIPLES INCLUDE:**

- Allow buildings to locate closer to the street, with setbacks on internal streets of 10' or less depending on the surrounding context.
- Discourage parking fronting the street.
- Develop a unified streetscape and signage plan with recommendations for the incorporation of sidewalks, pedestrian seating and other amenities.
- Consider the integration of public art elements into the district (similar to the Benches Program at the Hill Country Galleria) which could include historic or cultural references.
- Require underground utilities.
- Limit commercial signage along the roadway.
- Coordinate between transportation planning and land use planning to ensure that potential impacts of site development on roadway congestion (stacking of cars, turn lanes, intersections) are carefully considered and that uses and transportation improvements are mutually beneficial.
- Require the use of architectural materials, colors, and styles that reflect or interpret the Hill Country character and set this district apart from other area of the City Include design principles in the zoning / subdivision standards.
- Encourage BMPs for stormwater management and consider approaches to allow property owners to collectively manage runoff.
- Encourage the use of Low Impact Development (LID) to protect water quality and Green Building components in the design of buildings. (See Chapter 4, Companion Guides for more information).
- Encourage traffic calming and safe pedestrian access across SH 71.

## **(5) Central Business District (CBD):**

The Central Business District (CBD) includes the core area of Bee Cave - along the north and south sides of SH 71. It will be important to introduce traffic calming strategies and create pedestrian connections across the highway. The southern edge of this character area is adjacent to some of Bee Cave's oldest neighborhoods, zoned Rural Residential, and the Spanish Oaks Golf Course. The development of this character area should also include a strategy to transition from the retail and mixed-use core of Bee Cave to the low density residential and recreational areas.

The City should continue to require the integration of outdoor sitting areas, sidewalks, and pedestrian trail connections. It is envisioned that residents and visitors could access the CBD by either walking or biking from nearby locations, or by parking once and then walking to different locations easily. Additionally, public plazas, open space areas, and landscaping should be encouraged within this development, and open storage should be prohibited in order to ensure an attractive appearance from the road and from neighboring residential properties.

Structures within the CBD should relate to the current scale of buildings and be designed to be pedestrian

friendly in order to ensure consistency with the existing character of the CBD. Also, in order to ensure consistency with the current scale of development, a balance of larger-scale and a modest-scale development is encouraged.

Small pockets of parking areas that incorporate pedestrian traffic are encouraged, while large, expansive parking areas are discouraged. For larger scale developments, underground parking is encouraged. Any parking decks should be visually minimized as much as possible (e.g., surrounded by other buildings or include ground level retail around the exterior of the garage). Parking lot / garage lighting should be dark-sky compliant (directed downward) and not overly bright. The use of green walls and building colors and materials that blend in with the landscape from a distance are encouraged.

### **RECOMMENDED USES INCLUDE:**

- Mixed use
- Recreation / Cultural / Arts uses
- Restaurants and Retail Stores
- Parks and Open Space
- Apartments and Detached Townhouses



*Hill Country Galleria*

## **FUTURE LAND USE GOALS & STRATEGIES**

### **GOAL FLU-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 .

Throughout the planning process, residents expressed strong support for retaining and enhancing Bee Cave’s character and sense of place to the extent possible as the City grows. The Comprehensive Plan Vision and Future Land Use Element provide the overall framework for land use and zoning decisions, capital investment planning, and small area or sector plans.

- 1.1 Use the Future Land Use Map (FLUM) categories and character areas to establish and communicate clear guidelines and refine regulations consistent with the vision and strategies for future development with the public and potential developers.
- 1.2 Continue to use the annexation process to plan for orderly growth and development within Bee Cave’s ETJ.
- 1.3 Maintain a continuous and coordinated public planning process that involves citizens, the City Council, other municipal boards/commissions, municipal departments, local public and private entities, and regional organizations in policy development and decision-making. Tools to enhance communication and coordination with the public include: annual schedule of events and opportunities for involvement; annual reports highlighting / tracking progress on implementation of the plan; and introduction of regular communication through events or open office hours.
- 1.4 Coordinate with the City of Austin and other adjacent municipalities, the WTCPUA, the Lake Travis ISD, Travis County, TxDOT, and other regional planning organizations to maintain an ongoing dialogue and plan for projected growth,

water conservation, transportation plans, and employment trends in the region.

- 1.5 Maintain companion policies with design guidelines and site plan checklists to assist in the review of zoning and development requests and ensure consistency with the Comprehensive Plan. One of the actions described in the City’s Work Plan is to revise and update Bee Cave’s Zoning and Subdivision Ordinances to reflect the modified Future Land Use categories and consider ways to improve the administration and understanding of Bee Cave’s ordinances.

### **GOAL FLU-2:**

Locate compact, pedestrian-scale development in Bee Cave’s Town Center, as well as in other established Central Business District areas of Bee Cave, as well as in retail and mixed-use areas.

Bee Cave has an established Town Center zoning district, also reflected on the Future Land Use Map as the Central Business District (CBD) Character Area, which is intended to become a place for local residents and visitors to reside, shop, and recreate. Structures are intended to be smaller in scale, pedestrian oriented with pedestrian amenities, including sidewalks, trails, and seating areas. The Central Business District (CBD) areas provides public space and places for the community to gather. Walkable, pedestrian-scaled development is encouraged throughout the Town Center Future Land Use Area.

- 1.6 Encourage interconnected pedestrian-scale development in designated Central Business District, the Town Center, Urban Neighborhoods, and Urban Corridor areas through shared-parking, provision of sidewalks and open space, and buildings located close to the primary street or internal street network. (See also M 2.6, 2.7).
- 1.7 Locate housing and office uses in and around the Central Business District to create a vibrant day and evening environment that supports the businesses and retail stores in the area. (See also HN 4.8).



- 1.8 Work with developers and property owners to include the provision of multi-use trail connections in greenway easements or along streets as planned in the Hike and Bike Connectivity Plan, ultimately completing the Bee Cave trail system. (See also M 2.7, PR 3.1, 3.2).
- 1.9 Consider revisions to the zoning ordinance to allow and encourage cohesive signage within the same planned retail / commercial areas, including entry signs, wayfinding signs, and building identification signs.
- 1.10 Encourage greater selectivity in the type of non-residential uses that locate in Bee Cave through the provision of design guidelines and the development review process ensuring the continuation of Bee Cave’s small-town character. Through the planning process, the community expressed a desire for careful consideration in both the type of businesses that locate in Bee Cave and the way in which sites are developed, especially as fewer sites are available. Initial feedback suggests an interest in coffee shops, a brewery / winery, specialty or prepared foods, music and entertainment type uses, recreation and family friendly type activities.

**GOAL FLU-3:**

Encourage the redevelopment of older, underutilized or obsolete properties to lessen the potential for commercial blight, vacancy, and environmental degradation.

There are some older commercial properties in Bee Cave that are or may become in need of redevelopment due to obsolescence of both commercial uses and buildings. Many of these are located on properties which, due to small size or awkward configuration, are not able to meet current setback, impervious coverage requirements, or parking requirements on site, while allowing an owner to build a marketable commercial building if the site was to be redeveloped. For example, the City receives regular inquiries for properties along SH 71 from potential buyers of non-conforming buildings. The City should consider adding performance

**Unified Development Codes (UDC)** are simply documents that consolidate all development-related regulations (zoning, subdivision, design, stormwater, signage review) into one document. This streamlining can help to avoid overlap, conflicting, or inconsistent standards or procedures. Unified codes can also be easier for developers, owners, elected officials, and staff to use. In some cities, this process has led to more consistency and understanding of the process, as well as shortened review time. Many Texas cities (e.g., Georgetown and Arlington) have adopted UDC or UDOs.

**Low Impact Development (LID)**, also referred to as green infrastructure, offers a number of benefits at both the site and regional scale. Bee Cave has already taken the lead in managing and reducing urban stormwater runoff to protect the watershed and has high standards for water quality. There are a number of on-site LID practices (e.g., rain gardens, green roofs, permeable pavers, stormwater bumpouts) that can be incorporated into small scale development to improve the sustainability, character, and economic performance of a site. Several communities in Texas have adopted LID Manuals and Guidance. The Texas Land / Water Sustainability Forum is one resource.

standards to the zoning and subdivision codes to allow reasonable flexibility that would allow redevelopment and improvement to these sites, in favor of allowing a building to fall into disrepair or become vacant.

- 1.11 Develop policies and regulations that allow reasonable flexibility for property owners interested in redevelopment of obsolescent commercial properties and/or buildings, which due to small size or configuration, are unable to meet such code requirements as parking ratios, impervious cover limits, setbacks, etc. The Work Plan recommends several different approaches to addressing redevelopment of older or obsolete properties using a series of characteristics that may include properties:

- Platted before a certain date (to be determined)
- Smaller than two acres in size
- Located on major thoroughfares

The City should first undertake a GIS survey of all properties platted and developed before 2006, smaller than two acres in size, and located on major thoroughfares to categorize potential obsolete sites that could be redeveloped. The City may want to develop a set of additional categories to classify the sites and begin to understand if they would meet current development standards including setbacks and impervious coverage.

Following the analysis, the City should consider updates to the codes that include either a set of performance standards that a property owner could meet to allow the redevelopment to occur on site, or an overlay district mapped to allow redevelopment of obsolete properties to occur in a particular area, for example along the western portion of SH 71.

- 1.12 Work with property owners to encourage the consolidation and assembly of sites to allow site development that will meet the City's requirements for parking, stormwater management, and impervious coverage limits.
- 1.13 Where consolidation of properties for redevelopment is not feasible and on-site stormwater mitigation is difficult, consider an approach that would allow individual property owners to collectively meet the NPS requirements for stormwater mitigation through contributions to a shared "mitigation bank" or series of regional water quality ponds.
- 1.14 Allow minor improvements to building façades, parking lots, and other site improvements, as long as they are consistent with the City's ordinances and will improve the function and appearance of buildings, for non-conforming buildings.

### **Strategies to encourage redevelopment of older, obsolete sites**

Many cities have inventories of older, obsolete commercial, office, and industrial sites that represent underutilized land within their jurisdictions. Whether the existing structure design is no longer attractive or optimal for modern uses or the lot is nonconforming due to changes in setback and development standards over time, a number of barriers to redevelopment may exist.

Though ultimately market forces dictate the redevelopment of obsolete commercial and other nonresidential properties, there are some general strategies that local governments can use to help remove barriers and incentivize redevelopment activity including:

- 1) Apply infill or redevelopment overlay or other zoning districts to targeted revitalization areas. These often address dimensional and design requirements, adaptive reuse of existing buildings, demolition of existing structures, new development of individual buildings, and coordinated redevelopment or new development of multiple structures.
- 2) Simplify and streamline permitting processes for these projects to further increase their attractiveness to developers.
- 3) Offer a range of development incentives to encourage parcel consolidation. These incentives are usually offered within mixed use or planned development districts in exchange for lot consolidation or site assembly that creates a larger parcel. In other cases, incentives such as fee waivers, expedited permit processing, or relaxation of certain development standards (e.g., parking requirements, dimensional standards) or requirements (e.g., commercial ratio minimum requirements in mixed use projects) are offered for parcel consolidation.

(Source: American Planning Association / APA, Planning Advisory Service)

## 3.2 Mobility

### TRANSPORTATION NETWORK

The size and constraints of Bee Cave creates a challenging environment for a well-connected transportation network. Currently, regional traffic is limited to SH 71 West, RR 620, FM 2244, and Hamilton Pool Road which function as connections between Austin and communities to the west. The opportunity to provide reliever roadways to these major (and congested) state highways is restricted by topography and three large nature preserves.

The current Thoroughfare Plan (TP) is the starting point for evaluating the connectivity provided by the existing and proposed transportation network. The TP includes unbuilt thoroughfares, connections, and roadway widenings.

According to the 2009 Thoroughfare Plan, the following thoroughfares are proposed, and still remain to be built:

- Vail Divide to Hamilton Pool Road (Type B Minor Arterial)
- New Collector from Vail Divide to Hamilton Pool Road (Type C Major Collector)
- New connection between Bee Cave Parkway and SH 71 (Type B Minor Arterial)
- New connection between Great Divide Drive and Shops Parkway (Type C Major Collector)

While reviewing the Thoroughfare Plan, opportunities for additional connections were explored in partnership with the City. There were a number of locations that didn't perhaps meet the criteria of the current thoroughfare classifications but where a connection between facilities that would be of value to local circulation and safety (e.g. a connection that would allow local traffic to avoid mixing with regional, higher speed traffic on arterial facilities) was present.

In order to provide for this option, an additional thoroughfare classification was developed: Type D Minor Connector (Type D). This new classification is defined as a two-way facility that may be public right-



SH 71

***SH 71, RR 620, FM 2244, and Hamilton Pool Road serve as the sole regional facilities - the topography of Bee Cave limits alternative options. This results in significant congestion along SH 71.***

### ***Where are we now?***

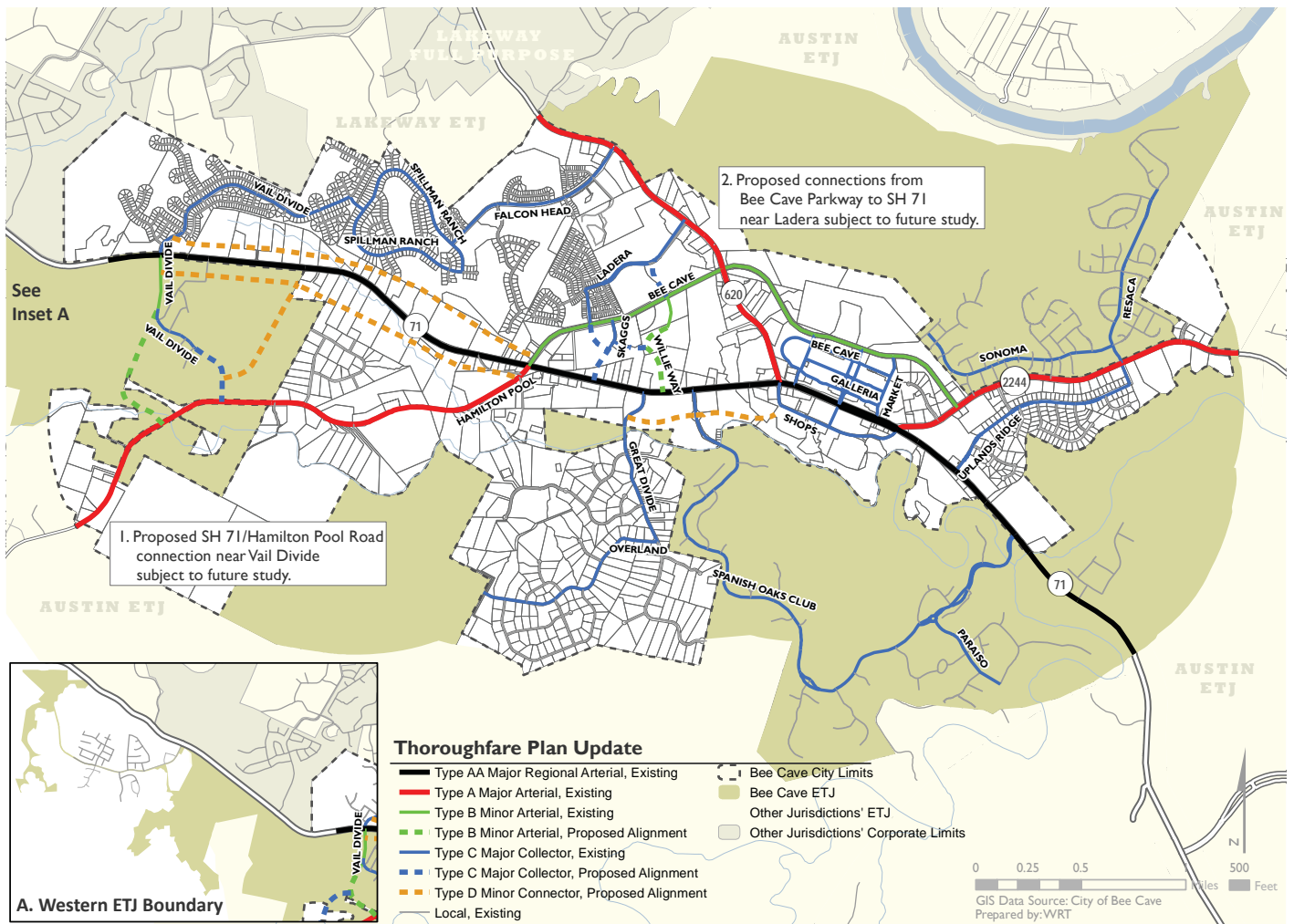
- ◆ High levels of congestions at intersections
- ◆ Residential neighborhoods lack vehicle and trail connections
- ◆ High transportation costs, regional traffic results in congestion on major roadways
- ◆ Little to no options for shared transit

### ***What is our Vision?***

- ◆ A city that is connected
- ◆ A developing network of local roads, trails and sidewalks
- ◆ Safe and efficient road network and trail system that accommodates all types of users – including pedestrians, cyclists, and motorists.



Figure 3-2 Thoroughfare Plan



of-way or a public access easement, which provides connectivity between developments in order for short trips to bypass using the arterial and collector network. These connectors will provide Bee Cave residents, businesses, and visitors another option when making local trips, intentionally reducing the need to get on SH 71. Type D's are displayed on the Thoroughfare Plan Map to represent areas where additional connections are needed.

The implementation of Type D's will require focus at the time these properties are developed to determine the preferred alignment and facility type. This will include consideration of the following:

- Location of connections to collectors and arterials;
- Intersection design options;
- Flexibility relative to location of the alignment; and
- Whether the roadway is a public facility or an access easement.

In order to proactively address congestion, it will be beneficial for Bee Cave to consider ways to limit the number of trips on the roadway network. This could be accomplished via an improved collector network, providing for alternative modes of travel, and/or discouraging single occupant vehicles (SOV) use. Strategies for reducing SOV use include incentivizing carpooling with preferred parking spaces, providing attractive and easy to access bike racks at major activity centers, or creating an incentive program sponsored by local businesses.

With more drivers expected to be using these arterials by 2040 (from both within Bee Cave and passing through Bee Cave), focus on improving the existing system to meet future demand on the corridor is a priority. As Bee Cave and surrounding communities grow, the impact of these additional trips will be apparent in longer commute times proportional to the increase in traffic.

Of note, in 2014, 82% of the employed population in Bee Cave drove to work (78% drove alone / 5% carpoled), 16% worked from home, and 0% of the population took public transit to work.

Bee Cave's major arterials are forecasted to be "failing" in congestion and Level of Service standards by 2040.

## TRAFFIC SAFETY CONDITIONS

While the majority of the lane miles of the transportation network in Bee Cave are local facilities, a significant majority of incidents occur on the arterial network, made up entirely TxDOT roadways. The highest number of crashes occur at the intersections of SH 71 with FM 2244, RR620, and Hamilton Pool Road, including one fatal and six incapacitating incidents in the past three years. This is likely a function of the 'mixing' of trip types that is occurring along these facilities – regional, higher speed traffic along SH 71 is conflicting with local, lower speed traffic merging onto and off SH 71.

Due to the configuration of Bee Cave, there are not many intermediate roadways to collect trips from neighborhoods before using a major arterial. Most trips in Bee Cave feed quickly onto SH 71, which becomes the mixing point for local (slow speed) traffic and regional (high speed) traffic. This interaction can lead to higher levels of conflict points.

## TRAFFIC CONGESTION CONDITIONS

Congestion levels along the major arterials in Bee Cave are forecasted to reduce to Level of Service (LOS) ratings of E/F (failing). This includes SH 71, RR 620, and FM 2244. In particular, congestion is most apparent at the intersections of these major roadways with other arterials and collectors. In addition to regular commuter and retail congestion, significant congestion is added to the arterial network during peak school drop-off and pick-up times.

## BEE CAVE HIKE AND BIKE PLAN

In 2014, Bee Cave began the creation of a Hike and Bike Trail Connectivity Plan. An open house was held in January of 2015 to gather public input on the plan. The topics addressed by the plan include the inner loop, enhanced crossings, pedestrian bridges and tunnels, and neighborhood connections. A Preliminary Connectivity Plan was presented in March of 2015. The Hike and Bike Plan includes recommendations for multi-use trails, improved sidewalks, bike lanes, buffered bike lanes, cycle tracks, shared lanes, easements, and enhanced crossings. Bee Cave is also taking steps to consider using easements for hike and bike trails, working with the West-Travis County Public Utility Agency (WTCPUA) to move forward with this type of opportunity.

Currently, the Hill County Galleria Trail (a multi-use path along Bee Cave Parkway), the Shops at the Galleria, Falconhead Bee Cave Primitive Park, and the trail at the Shops, are the only non-park trails within Bee Cave. There are currently few on-street facilities (bike lanes, cycle paths, or sharrows) though Bee Cave Parkway does have "share the lane" signage. Shoulders serve in this capacity; and accordingly many cyclists use the improved shoulders on RR 620 and FM 2244 as bike routes. The technical appendix of the CAMPO (Capital Area Metropolitan Planning Organization) 2040 Plan indicates that RR 620 has a bike facility in the form of a designated shoulder.

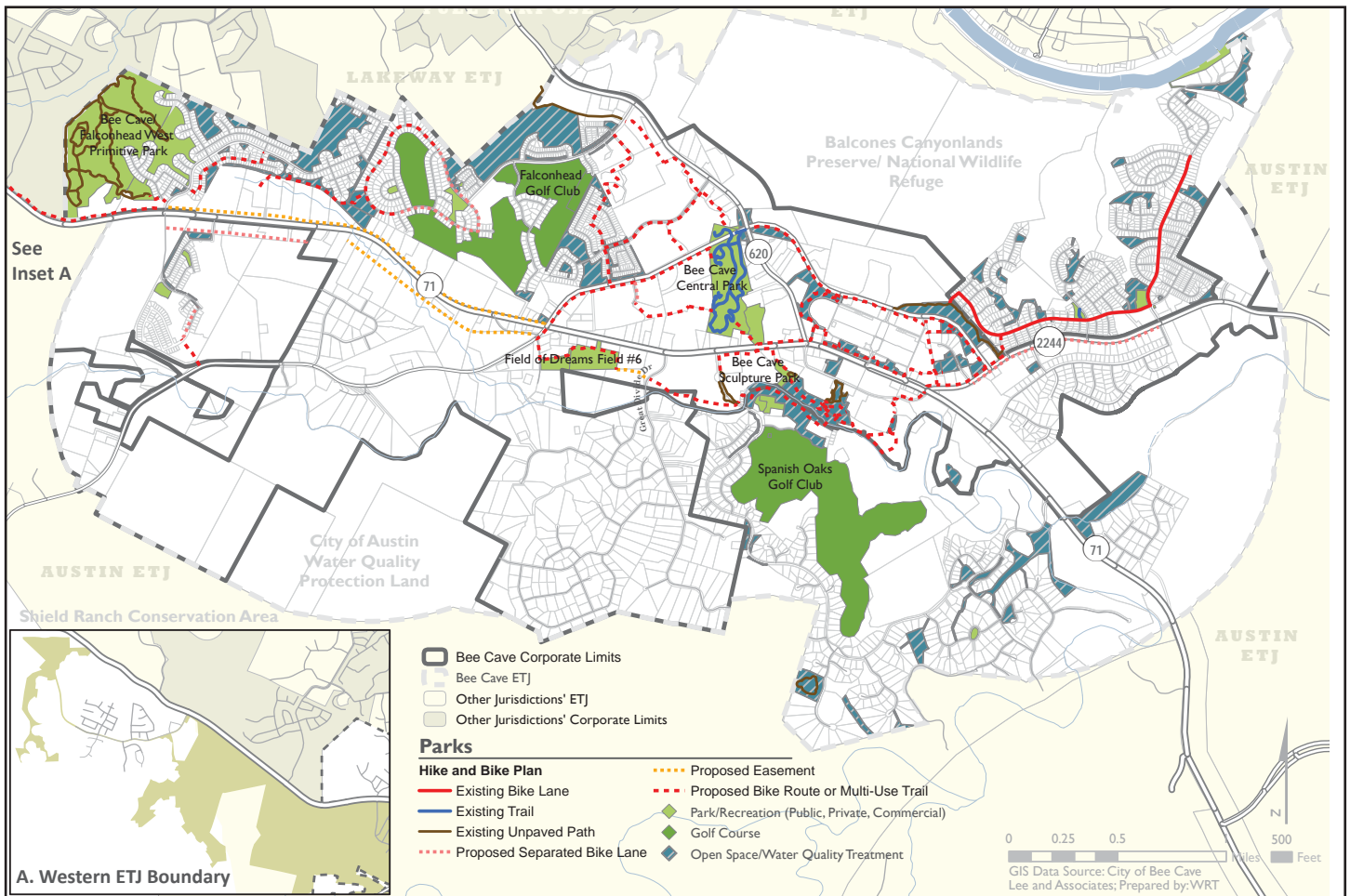
## PUBLIC TRANSIT

Currently, Bee Cave is provided with limited public transit service through the CARTS (Capital Area Rural Transportation System) District. CARTS serves the unincorporated areas of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Travis and Williamson Counties. There is a once a week scheduled service currently advertised from Bee Cave to Austin, and

residents are eligible to use the scheduled pick-up door-to-door bus option, which can accommodate persons with disabilities, with at least a week’s advance notice. Bee Cave is currently not in the service area of Capital METRO (the metropolitan transit agency in Austin).

In addition, on-demand taxis and car service mobile apps are available to residents.

Figure 3-3: Hike & Bike Trail Connectivity Plan



Source: Hike and Bike Connectivity Plan (Lee and Associates)



**MOBILITY GOALS & STRATEGIES**

**Goal M 1:**

Provide a balanced transportation system that will effectively serve the existing and projected travel needs of the City in a safe, expeditious, economical and environmentally sensitive manner, especially as it is impacted by growth in surrounding communities.

There are planned connections in the City’s Thoroughfare Plan, which, if completed, will have a positive impact on the functionality and efficiency of the overall network. Those connections include the connection between Vail Divide and West Hamilton Pool or the ‘New Type C’ Major Collector from Vail Divide to Hamilton Pool Road. Bee Cave should aggressively pursue opportunities to connect roadways with collectors (by planning for it through their Thoroughfare Plan and ensuring City Council strongly follows its intent to provide these additional connections) to allow SH 71 to operate as a regional facility.

To address congestion and Level of Service on Bee Cave arterials, the City should consider both short- and long-term improvements through coordination with TxDOT. Short term improvements may include signal timing optimization, access management improvements, and intersection modifications. Long-Term improvements may include major roadway widenings, major intersection improvements (e.g. turn lanes), or the addition of medians. There are a variety of tools that can be implemented to decrease the likelihood of incidents. In addition to providing connections, Bee Cave should pursue changes along SH 71 such as intersection modifications (e.g. at SH 71 and RR 620, and at SH 71 and FM 2244). Other potential changes to reduce traffic incidents could include narrower travel lanes to control speed, access management, medians, and enhanced pedestrian crossings.

2.1 Maintain a continuous, coordinated transportation planning process which addresses long-term needs while emphasizing short-term problem solving. The continuous process should include regular coordination with TxDOT planners to ensure the City benefits from ongoing work to improve RR 620 and other state roads.

- 2.2 Focus on studies and solutions to improve safety on heavily traveled roadways, as needed, including intersection modification, access management, medians, and improved pedestrian and bicycle crossings. The City could evaluate locations with high traffic incidents and conduct pedestrian and bicyclist surveys to prioritize improvements.
- 2.3 Meet “adequacy” standards (i.e., acceptable levels of service) for the transportation system in the City, by evaluating the impacts of new development appropriately, monitoring development progress to ensure mitigation improvements are provided according to the original plan, and partnering closely with TxDOT for needed on-system improvements.
- 2.4 Prioritize strategic investments to increase the capacity and efficiency of the existing roadway system. Investments to more efficiently move vehicles might include intersection improvements or improved signal timing.
- 2.5 Minimize disruption of residential areas in Bee Cave by minimizing traffic volumes on local streets (e.g., through effective neighborhood design and encouraging local connectivity) and by planning for the efficient diversion of cut-through traffic from neighborhoods via traffic calming tools. Traffic calming tools include, but are not limited to: landscaped medians, special crosswalk paving, chicanes, mini-roundabouts, speed bumps/humps, speed enforcement, etc.
- 2.6 Improve the character, safety, and functionality of Bee Cave’s street network through transportation planning and improvements that address all modes and provide safe access to all types of users. (See also FLU 1.6). The City should consider adopting a Complete Streets policy, which recommends a combination of sidewalks, bicycle lanes, and safe pedestrian crossings, to ensure balance and safety for all transportation types and users.

- 2.7 Use the Hike and Bike Trail Connectivity Plan to develop a City-wide active transportation network of on-street and off-street bicycle and pedestrian facilities. (See also FLU 1.8, PR 3.1, 3.2). By finding ways for local neighborhoods to connect to this major activity center without using a vehicle, Bee Cave can create an amenity for the community. One option for providing this connection is the potential for an east-west connection on the south side of SH 71 connecting the Shops Parkway with Spanish Oaks Club Boulevard and Great Divide Drive.
- 2.8 Reevaluate the Bee Cave Thoroughfare Plan on a regular basis to look for potential ways to integrate new bike and trail connections into the road network. Ensure that any new roadway reconstruction projects take the Hike and Bike Trail Plan into consideration.

**Goal M 2:**

Encourage the organization and development of land uses in a manner that facilitates an efficient and cost-effective transportation system.

- 2.9 Develop a standard for a unifying aesthetics theme for consistent and attractive treatments to roadway rights-of-way and medians. Consider ways to improve the visual appearance and character of major thoroughfares through the enhancement of landscape medians, street trees, signage, plans for upgraded sidewalks and trails, and long-term policy for burying utility lines.
- 2.10 Support the connectivity of the City’s land use mix to reduce trip length and minimize the need for motor vehicle trips.
- 2.11 Include transportation system considerations in the development review process, in addition to the Major Thoroughfare Plan, for the planning and alignment of future roadways, and to promote safe, efficient on- and off-site access and vehicular circulation and improve the integration of land use and transportation in the City.

- 2.12 Promote minimization of curb cuts onto major roadways, by improving internal cross circulation as properties redevelop or make site improvements.
- 2.13 Consider implementation of medians where appropriate to limit left-turn movements.

**Goal M 3:**

Recognize the impact of the regional transportation system on the City of Bee Cave, and the importance of maintaining improved coordination with the various entities involved in planning and/or improving the system.

- 2.14 Develop a local transportation planning process that ensures coordination with the regional planning goals – including engagement of local Bee Cave officials with CARTS, CAMPO, TxDOT, and Travis County transportation efforts, focused on expediting funding for planned roadway improvements. Expediting improvements likely requires financial engagement and participation with the partner agencies.
- 2.15 Initiate regular dialogue and coordination with surrounding municipalities, CARTS, CAMPO, and the Texas Department of Transportation (and TxDOT) on roadway planning and funding issues.
- 2.16 Work in partnership with surrounding communities and regional government agencies to support the region’s mobility goals, transportation system sustainability, and quality of life.

### 3.3 Parks and Recreation

#### OVERVIEW

A key contributor to the unique character and quality of life in Bee Cave is the abundance of open space, comprised of parks, golf courses and other recreational facilities, as well as trails and conservation lands. Today, Bee Cave has two City parks (Bee Cave Central Park and Bee Cave/Falconhead West Primitive Park), as well as the Bee Cave Sculpture Park with rotating exhibits. There are a number of privately (HOA) owned neighborhood parks, sports facilities, and trails within the City and its area of Extraterritorial Jurisdiction (ETJ). In addition, Bee Cave is home to two golf courses within its City limits and ETJ: Falconhead Golf Club and Spanish Oaks Golf Club. The City is surrounded by several large conservation lands - Barton Creek Habitat Preserve, the Balcones Canyonlands Preserve, and the City of Austin Water Quality Protection Land (WQPL) - which add to Bee Cave's rural and Hill Country character and provide important conservation and water quality treatment benefits.

Bee Cave completed its current Parks, Trails and Open Space Master Plan in 2006. It was the first stand-alone parks master plan for the City and established goals, guidelines, and potential development sites for Bee Cave's open space and trails system. When the Master Plan was prepared in 2006, Bee Cave did not have any formal, municipally owned parks. Since that time, the City and its partners have implemented some of the Master Plan recommendations and have developed the current park and open space network, including Central Park and the Sculpture Park Exhibit, as they exist today.

The City recently completed a Hike and Bike Trail Connectivity Plan which elicited wide community support for an improved network of multi-use trails connecting Bee Cave's neighborhoods with the rest of the City. The Connectivity Plan provides a loop system for recreational purposes around the central hub; provides connections to all the neighborhoods in Bee Cave; reduces traffic congestion; improves safety for pedestrian and cyclists; provides connections to retail, restaurants, schools, and offices and to the Bee Cave Central Park and other parks; and establishes standards for each facility type depending on conditions.



Bee Cave Central Park

#### *Where are we now?*

- ◆ Growing system of parks and plans to expand trail network.
- ◆ Private recreational offerings.
- ◆ Few active use parks within neighborhoods.

#### *What is our Vision?*

- ◆ An expanded network of parks, trails, recreational and sports facilities, and open spaces.
- ◆ Family-oriented community investing in recreation and sports.
- ◆ Parks, greenways, and environmental resources are integrated into the community fabric and health.

#### **PARK FACILITIES AND OPERATION**

The City of Bee Cave does not currently have a Parks and Recreation Department; instead the Economic Development Board (EDB) has taken the lead on development of parks and recreational facilities in Bee Cave. Ongoing operations and maintenance for each park are through unique partnership arrangements with the City of Bee Cave.



- Bee Cave Central Park, perhaps the City's most prominent park, opened in 2009, and was donated to the City as part of the Hill Country Galleria development approval. It includes a large and small pavilion with playscapes, restrooms, and a dog park, and features ongoing seasonal events. The EDB recently completed the relocation of the Dog Park and expansion of the Hike and Bike Trail System through Central Park.
- Bee Cave / Falconhead West Primitive Park, is the largest Bee Cave park and located in the Falconhead West neighborhood. The park has a primitive hike and bike trail system, with minimal disruption of the natural environment for the purpose of preserving open space, stormwater management, and enjoying the outdoors. The park is managed by the Economic Development Board, which funds maintenance through a portion of the City's sales tax. The Bee Cave Police Department provides security. There is a small parking lot, and the park does not have restrooms.
- Bee Cave Sculpture Park Exhibit is a recent addition to the City and provides a unique, natural setting that includes a spring-fed pond, large oak trees, and diverse native plants. The exhibit was created by the Bee Cave Arts Foundation, in coordination with volunteers, the City, and the Economic Board, and includes a combination of permanent and rotating sculptures. It is managed by the Arts Foundation and maintained by the City of Bee Cave. The land is leased from the City and is not technically classified as a park, but it does provide trails and outdoor sitting areas.

## **SPORTS FACILITIES AND RECREATIONAL PROGRAMS**

While many cities provide public recreational programs, such as competitive sports leagues for youth and adults, given its small size in Bee Cave these facilities and programs are offered by private organizations including non-profits and businesses. These include some of the top competitive facilities and programs in the region, including a competitive swimming training facility, tennis program, and baseball. There are several organizations in the region that offer a range of youth team sports programs.

## **ESTIMATED LEVEL OF SERVICE STANDARDS**

The City has over 240 acres in active and passive parkland which includes Primitive Park and Central Park. In addition, Bee Cave has a Sculpture Garden that includes rotating sculptures around a pond. Active parkland typically includes recreational uses such as playgrounds, ball fields, tennis courts, swimming pools, or skate parks, while passive parkland refers to open space with trails / paths requiring little or specialized parkland development or maintenance.

Bee Cave's 2006 Master Plan recommends Level of Service standards (or acres of parkland per person) for community and neighborhood parks at 5-9 acres for every 1,000 residents, which is typical for a city the size of Bee Cave. Given its large size and mostly passive character, the Bee Cave Primitive Park would typically be excluded from this type of Level of Service calculation. If we consider the gross acreage of Central Park and the various HOA / neighborhood parks, Bee Cave exceeds the recommended park acreage standard providing 11.3 acres for every 1,000 residents in terms of gross acres. This calculation, however, does not differentiate between active and passive open space (see Table 3.1), or private vs public open space.

In addition to total acres of parkland, it is important to consider access, location, and type of facilities when evaluating how well a city's park and recreation system is meeting the needs of the residents. Figure 3-4 illustrates 1/2-mile and 1-mile buffers around Bee Cave's parks to show areas of the City that would be within a comfortable walking distance of existing parks. Many areas of the City are within the 1/4 mile and 1/2 mile service areas in terms of distance; however the parks are not necessarily accessible via walking and biking. Future analysis should consider entrances and walkability through the sidewalk network and trail system to better determine Level of Service for existing parks and accessibility.

**PARKS AND RECREATION GOALS & STRATEGIES**

**Goal PR-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.

The City developed a *Hike and Bike Trail Connectivity Plan* in 2015 with the objective of creating a trail system plan to provide: “a safe, convenient, and functional transportation link across the City for pedestrians and bicyclists who seek to utilize nonmotorized modes of transportation to meet their regular travel needs as well as for recreational purposes all while maintaining the natural beauty of the City of Bee Cave.” The

Connectivity Plan builds on the *2006 Parks, Trails and Open Space Master Plan* which found that residents strongly supported new trails and linear parks.

Improving connectivity by creating multi-use trails for walking, biking, and running has been one of the priorities expressed by residents. The original goal of the Connectivity Plan was to create a complete off-street trail network; however, given the existing constraints of topography and road network, the plan recommends a combination of off-street and on-street facilities. Construction of the first phase of Bee Cave’s “Connectivity Trail” is slated to begin near the Falconhead subdivision at the intersection of Falconhead Boulevard and RR 620. The trail will ultimately provide a safe and convenient link for non-motorized travel and recreation through the City, and greatly improve the overall ease of walking and biking throughout the City.

Table 3.1: Existing Parks and Estimated Level of Service

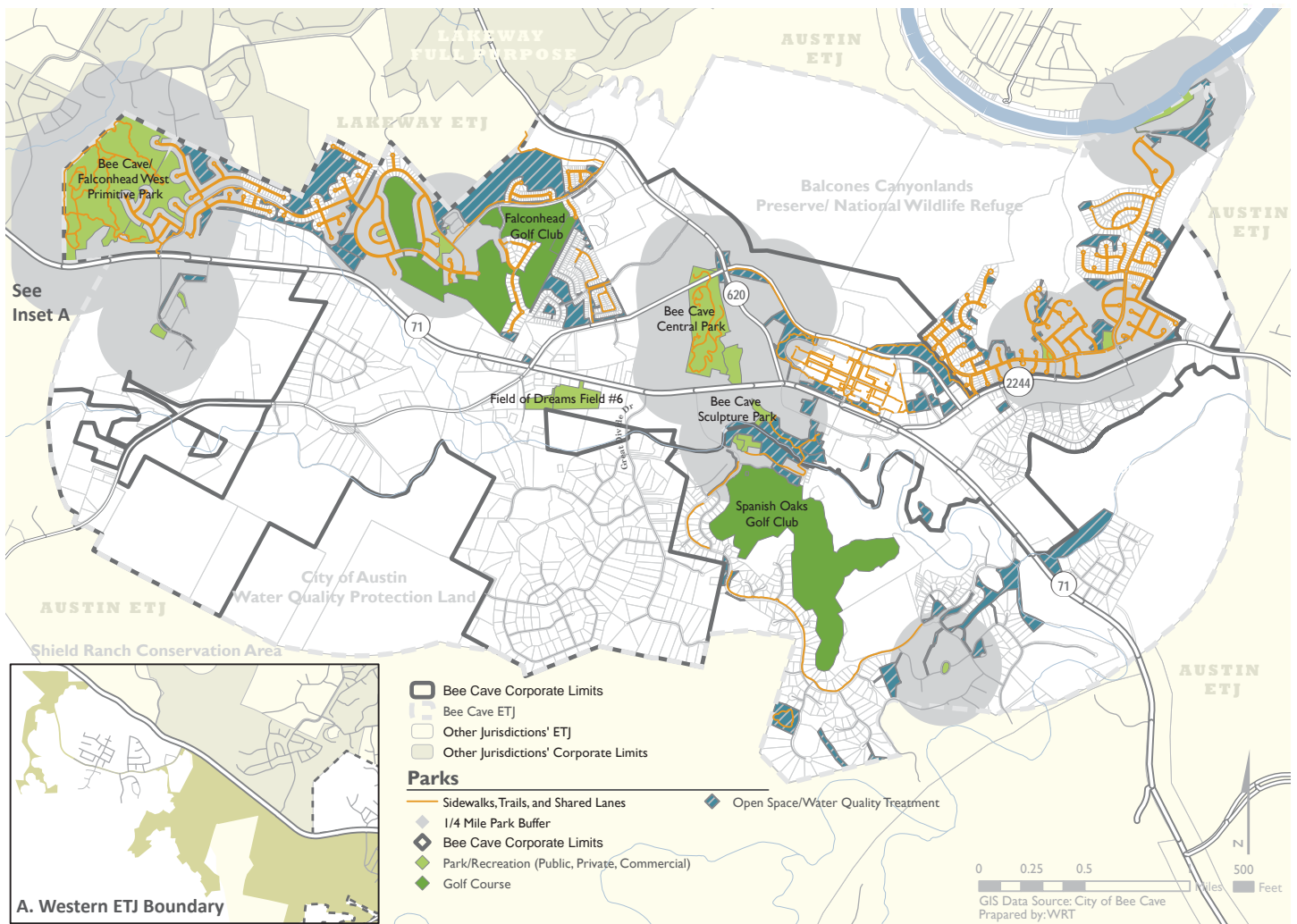
<i>Bee Cave Parks</i>	<i>Acreage</i>	<i>Facilities / Uses</i>
<b>Public Parks</b>		
<i>Bee Cave Central Park</i>	<i>60 acres</i>	<i>Large and small pavilions (can be reserved for activities with fewer than 50 / 25 persons), 2 playgrounds, restrooms, interpretive area, dog park, paved loop trails, basketball courts, open space, benches, parking</i>
<i>Bee Cave / Falconhead West Primitive</i>	<i>160 acres</i>	<i>Natural resources type park; 6 miles of hiking / mountain biking primitive trails, scenic outlooks, limited parking</i>
<b>Special Use Facilities</b>		
<i>Other private / neighborhood HOA parks</i>	<i>17.5 acres</i>	<i>Community / HOA parks in City limits; including Field of Dreams site</i>
<b>Total Park and Special Use Acres</b>	<i>245 acres</i>	
<i>Total Community and Neighborhood Park Acres</i>	<i>77.5 acres</i>	<i>*Excludes Primitive Park; Sculpture Park</i>
<i>Total City Population (2015 est)</i>	<i>6,515 p</i>	
<i>Estimated Community Park Acres / 1,000 persons*</i>	<i>9.2 acres</i>	
<i>Estimated Neighborhood Park Acres / 1,000 persons*</i>	<i>2.7 acres</i>	
<i>Total Community and Neighborhood Park Acres / 1,000 persons*</i>	<i>11.9 acres</i>	

- 3.1 Implement the Hike and Bike Trail Connectivity Plan priorities for an off- and on-street trail network (e.g., Inner Loop Trail) through public private partnerships, development agreements, and phasing strategies. (See also FLU 1.7, M 2.7). Work with developers and property owners to create new trails consistent with the plan and increase sidewalk widths to accommodate overlap with trails.
- 3.2 As areas of the City develop or redevelop, require property owners to work to obtain easement agreements to complete gaps in the planned multi-modal network and encourage

greenbelt / parks space dedication through the development review process. (See also FLU 1.7, M 2.7). Work with developers and property owners through the development review process to ensure that dedicated parkland includes active recreational uses that fill the needs of Bee Cave residents.

- 3.3 Continue to require land set aside for water quality treatment areas to add to the regional stormwater treatment and green infrastructure network, and look for opportunities to create usable open space (e.g., with walking trails) within these areas. (See also PFS 6.6).

Figure 3-4: Park Service Areas and Access





- 3.4 Require the provision of pedestrian, equestrian and/or bicycle pathways within and between private developments.
- 3.5 Utilize utility and powerline easements, as well as floodplain easements to set aside open space and develop greenway corridors with multi-use trails. Consider low-impact trails within floodplain corridors and in required open space buffers, where feasible.
- 3.6 Provide safe and convenient routes to connect to and from the City's trail system, schools, community buildings, and Central Business District. (See also ECE 8.10). Potential interventions include filling in gaps in the sidewalk network, adding share the road signage / sharrows, and working with LTISD to identify and support Safe Routes to Schools.
- 3.7 Improve public enjoyment of Bee Cave's open spaces, including the large conservation areas within the City's ETJ. (See also ERP 7.3). Consider approaching conservation area land owners to explore opportunities for primitive hiking trails, environmental education, and volunteer opportunities.
- 3.8 Encourage conservation development (clustered small lot residential subdivisions with permanently protected open space) with linkages to both public and private parks and trails.

**Goal PR-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.

Through the planning process, including the 2014 Preparatory Survey, the community expressed strong support for new and improved open space, parks and recreational opportunities, and multi-use trail connections in Bee Cave. The EDB and the City have been successful at developing parks and services through innovative public-private partnerships. As the

population continues to grow, Bee Cave should consider adding capacity to meet the growing demand for parks and recreation services, while continuing to develop innovative partnerships. Parks and open space provide residents interaction with nature, which generates a multitude of social and health benefits.

- 3.9 Update the 2006 Parks, Trails, and Open Space Master Plan to reflect the population growth, current resident priorities and needs, and changes to the park and open space network that have occurred since the plan was developed. The plan was recommended for a 5-10 year period and Texas state guidelines recommend updates at least every 10 years. An update should include a survey of residents' preferences and needs for parks and recreational activities and programming.
- 3.10 Strengthen the City's capacity to develop partnerships supporting the development of parks and provide opportunities for full life-cycle active recreation, for all ages, in Bee Cave. Bee Cave should consider adding a Parks and Recreation Department or staff position to plan, manage, and coordinate the City's efforts related to parks, trails, and open space. While the City of Bee Cave will continue to maintain its legacy of creating strong public-private partnerships and limited (cost-efficient) government services, parks and recreation is an area that is strongly desired by residents and will benefit from the City's financial resources and commitment to planning for future services as the population grows. As this growth occurs, the City will need to anticipate and plan for new parks and facilities, at the same rate as the growth is occurring, that are appropriate for all ages.

**Goal PR-3:**

Expand the role of parks and recreation in providing overall opportunities for improved community health, community events, including family-friendly programming and "things to do" in Bee Cave.

Parks serve many different purposes including providing opportunities for physical and social interaction,

helping children learn, and providing economic benefits through enhancing property values and serving as community attractions. Through the planning process, many residents commented that they would like to have more options for recreation and activities in Bee Cave. The Bee Cave Sculpture Park is a great example of a park that serves several purposes and provides a way for residents to enjoy arts and culture in an outdoor setting. Bee Cave should continue to explore options for educational programming, events and festivals, and permanent / rotating activities and food options within the City's park and open spaces.

3.11 Consider adding rotating family-friendly events (e.g., concerts, festivals) and new programs to Bee Cave parks. Consider parking capacity, options for shared parking, and access needs to support events.

3.12 Promote Bee Cave's parks and recreational opportunities and activities for community use. The City should consider the use of the hotel tax to help fund events and activities that support local businesses, provide opportunities for recreation, and support the local tourism industry. Other potential efforts include a promotional / educational campaign to increase awareness of parks and recreational activities, such as organized trail hikes or bicycle rides, or the creation of a "Friends of" Parks group to support Bee Cave's parks and recreational resources.

3.13 Encourage the continued recreational and community use of the "Field of Dreams" site.



*Bee Cave Sculpture Park*



## 3.4 Housing and Neighborhoods

### OVERVIEW

The majority of Bee Cave's housing is relatively new, with nearly 80% of housing being built since 2000. The City has a variety of subdivisions and neighborhoods, including Bee Cave West, Falconhead, Falconhead West, The Grove, Homestead, Ladera, Meadowfox, The Uplands, and Wildwood in Bee Cave which are described in this section. Neighborhoods that are just outside of Bee Cave city limits include Barton Creek Preserve, Lake Pointe, Bella Colinas, and Spanish Oaks. A number of new residential and non-residential developments are also underway. Additionally, multiple vacant properties are being discussed as potential residential development sites.

### HOUSING VALUE / DEMOGRAPHICS

The median housing value in Bee Cave is extremely high and was reported at \$477,900 in 2014 with 90% of homes valued at over \$300,000 according to the 2014 ACS Census estimates. Bee Cave's median home value is greater than median home values in Austin (\$227,800) and Lakeway (\$368,900). Bee Cave does not have neighborhoods which are experiencing dis-investment or major decline, however there are some older, large lot subdivisions that are vulnerable to change and further subdivision into smaller lots.

In 2014, the City had an estimated 2,007 housing units, of which over 88% were occupied homes, 60% were single-family detached and 40% were attached or multi-family units. Over half of all units were owner-occupied (64%) and the majority of Bee Cave's households were considered family households. The Center for Neighborhood Technology (CNT) analyzes regional housing and transportation values as an indicator of affordability and economic health. Given the high housing values, owning a home in Bee Cave is only attainable for a small percentage of the Austin region's households, with median monthly housing costs (for homeowners with mortgages) estimated at \$3,077. Renting a home, however, appeared to be more affordable (median monthly rent was estimated at \$1,230/month in 2014) according to census estimates, though still higher than typical rental costs in nearby



Grove at Falconhead

### *Where are we now?*

- High housing and transportation costs.
- Most homes are either single-family detached units or apartment units.
- Lack of connectivity between neighborhoods and retail centers and other services.

### *What is our Vision?*

- Safe and livable, a hospitable hometown community of friends and neighbors.
- Balance in our array of residential and commercial land uses, in housing choices, in the capacity of our utility and mobility systems.

Austin. In addition, the City has seen many new multi-family complexes since 2013 come online, so the data on rental costs may be outdated. Recent data on rental homes currently show average rents over \$2,000 per month. In addition to high home values, the average annual transportation costs for the region are high due to typically long commute times and the lack of transit alternatives due to reliance on the automobile.



*“Throughout Bee Cave we see...quality, livable suburban and semi-rural settings, offering greater choice among neighborhoods and lifestyles...”*

## NEIGHBORHOODS

Bee Cave is made up of a number of neighborhood developments or subdivisions that are maintained and managed by individual HOAs, funded by homeowner fees / dues. The HOAs are responsible for many residential services and amenities including common open space and some recreation facilities such as playgrounds, signage, lighting, trash and recycling, and regular communication with residents. Many of the neighborhood developments have covenants that include architectural guidelines, landscape guidelines, and Best Management Practices (BMPs) for stormwater management. Figure 3-5 illustrates the existing neighborhoods in Bee Cave.

## PROJECTED HOUSING GROWTH

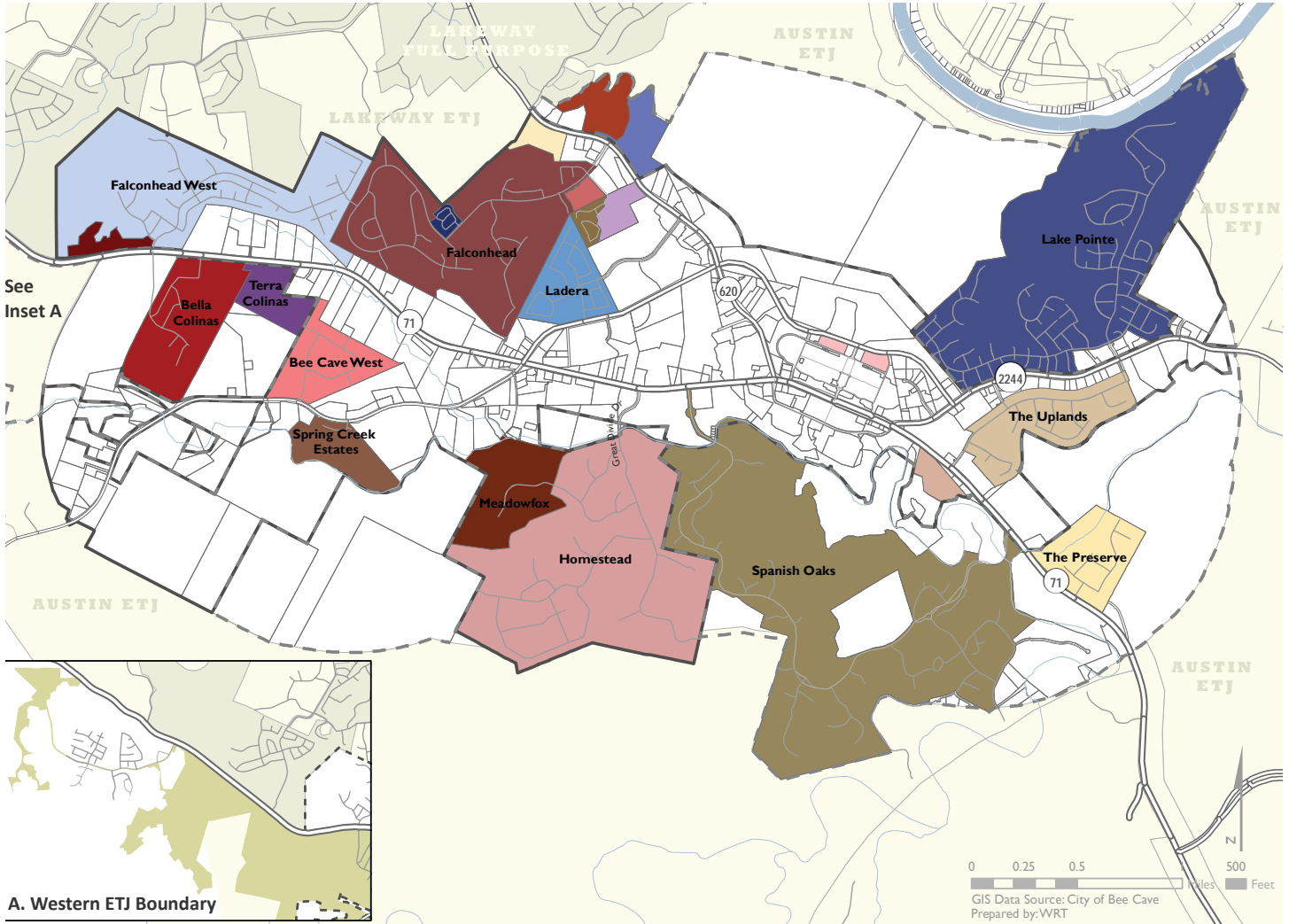
West Travis County includes some of the highest growth sectors in the Austin-Round Rock metro area and continues to show significant demand for new residential and commercial development. Based on the population and housing projections prepared for the West Travis County Public Utility Area (WTCPUA), Bee Cave and its ETJ are projected to grow by about 4,000 new units over the next 10-20 years, ultimately doubling in population and the number of housing units, based on estimates from 2014.

The Comprehensive Plan preparatory survey found that residents of Bee Cave strongly desire to preserve a “Small Town” and “Hill Country” character in their community. Residents reinforced that desire throughout the community input phases of the planning process. It will be important to create a balance between residential and non-residential growth and conservation of open space and the character as the City continues to grow. The Housing and Neighborhoods and Community Character elements each recommend strategies that will reduce the impact of development through design and clustering of housing units, scale and architectural character of housing, and conservation of tree canopy, views, and open space.



*Hillside at Spanish Oaks*

Figure 3-5: Bee Cave Neighborhoods



- Bee Cave Corporate Limits
- Other Jurisdictions' ETJ
- Other Jurisdictions' Corporate Limits

### Neighborhoods

- |                            |                     |                             |
|----------------------------|---------------------|-----------------------------|
| Avanti Hills Apartments    | Falconhead West     | Spanish Oaks                |
| Bee Cave West              | Grove at Falconhead | Spring Creek Estates        |
| Bella Colinas              | Homestead           | Terra Colinas               |
| Canyonside                 | Ladera              | The Estates                 |
| Cielo                      | LakePointe          | The Grove at Spillman Ranch |
| Cottages at Spillman Ranch | Madrone             | The Preserve                |
| Falconhead                 | Meadowfox           | The Uplands                 |
| Falconhead Apartments      | Paseo at Bee Cave   | Wildwood                    |

\*While not defined on Figure 3-5, Hamilton Road residences are also collectively considered as a neighborhood that roughly follows the Hamilton Pool Road Corridor.

## **HOUSING AND NEIGHBORHOOD GOALS & STRATEGIES**

### **Goal HN-1:**

Preserve the existing rural residential and “small-town” character of residential areas of Bee Cave and the ETJ.

The largest category of land use in Bee Cave is “large lot” or low-density single-family residential, making up 25% of total land area. Throughout the development of the plan, residents expressed their preference for the small-town, rural character of the City, as well as views of open spaces that represent the Hill Country character. Many of Bee Cave’s neighborhoods are characterized by large-lots, equestrian and walking trails, and attractive views that should be preserved.

- 4.1 Continue to limit density in rural / suburban areas of the City through zoning requirements for gross density (number of dwelling units per acre), maximum FAR, and setbacks.
- 4.2 Develop standards that permit and encourage conservation subdivision design in single-family residential zoning districts with a rural or large lot character to allow smaller clustered lots within existing gross density limits to protect and enhance open space, views, and environmentally sensitive features.
- 4.3 Preserve Hill Country views and tree canopy to the extent possible through standards for site design and placement of roads, housing units, and utilities.
- 4.4 Encourage home ownership and long-term residency in Bee Cave that is attractive to a range of household types and maintain a target of two owner-occupied for every one renter-occupied housing unit. Bee Cave is made up of a healthy mix of owner-occupied and renter-occupied housing units (the most recent census estimated that 64% of housing units in Bee Cave were owner-occupied compared to 35% renter-occupied). The majority of the City’s housing units have been built since 2000 and, in general,

most single-family homes are owner-occupied, while attached or multi-family units are renter-occupied. There are few options in housing types (other than single-family detached) for those interested in buying a home in Bee Cave.

- 4.5 Limit high costs associated with building new water and wastewater infrastructure and roads to serve currently undeveloped areas by promoting compact, contiguous development where possible.

### **Goal HN-2:**

Promote a variety of housing choices within Bee Cave and the region.

According to the most recent census estimates, about 60% of housing units are single-family detached and almost 30% are multi-family buildings with five or more units per building. There are however, few single-family attached, duplexes, or triplexes in Bee Cave. While the predominant housing type should remain as low-moderate density single-family, with a growing population of retiring, empty-nest baby boomers and millennials in one and two-person households entering the housing market, there is a need to continue to diversify the housing stock. There is a particular opportunity to encourage 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.



*Multi-family housing under construction*





*Residential Neighborhood Street*

- 4.6 Encourage a mix of housing types and residential unit configurations that allow people to live in Bee Cave throughout their lives, at all stages of life with a range of housing options. Residential units should include the development of a range of options for senior housing, including smaller units to allow aging in place, shared housing arrangements to accommodate care-takers, active adult setting, independent living, and assisted living arrangements. The City should consider updating its list of permitted uses to allow accessory dwellings in a greater number of zoning districts.
- 4.7 Promote the development of mixed-use (residential above retail or office) and small-scale multi-family residential (2-3-4 unit townhomes/duplexes) within Urban Neighborhoods and Corridors, and within the Central Business District (CBD) areas of the City that complements the character of the CBD development.
- 4.8 Revise residential and mixed use zoning districts, as necessary, to ensure housing diversity is not hindered through required setbacks, parking requirements, or use restrictions. Through the City's review and update of development codes, Bee Cave should review parking minimums to ensure that parking is not unnecessarily built (e.g., senior units) and consider changes to permit condos, duplexes, and 3-4 family units in a greater number of zoning districts.
- 4.9 Work with surrounding communities and Travis County in addressing the quality, supply, and affordability of housing as a region.
- 4.10 Encourage the use of Low Impact Development (LID) practices through the site design process and improve energy efficiency in residential buildings. LID practices consider the siting of buildings, as well as the conservation and treatment of the environment through use of green infrastructure. (See also PFS 6.6). The City can provide information and best practices to residents and property owners about BMPs.

**Goal HN-3:**

Enhance Bee Cave's collective identity and cohesiveness so that separate homeowners association and neighborhoods see themselves as integral parts of the City as a whole.

While the City is made up of separate residential subdivisions managed by HOA's, Bee Cave's relatively small population and scale should make it possible to maintain a small-town feel at the citywide scale rather than an emphasis on the identities of individual (often gated) subdivisions. The development of trails, public open space, recreation, future schools, community services, and other "community linkages" should be seen as citywide enhancements that can bring the various neighborhoods together, while improving Bee Cave and fostering a sense of connectedness.

- 4.11 Develop community-wide programs, projects, events and celebrations that boost civic pride and bring neighborhoods together to improve Bee Cave as a whole. (See also ECE 8.7).
- 4.12 Improve connectivity within and between neighborhoods through implementation of the Hike and Bike Connectivity Plan and the Thoroughfare Plan. (See also FLU 1.8, M 2.7).
- 4.13 Promote the livability and image of Bee Cave through high quality design and the character of community facilities, neighborhood serving and regional retail, and employment areas. (See also CC 5.5).
- 4.14 Increase and enhance citywide parks, recreational facilities and activities, and community services to maintain a high quality and Level of Service as the residential population grows.

## 3.5 Community Character

### OVERVIEW

The pattern of built form reflects the character of a community. Built form attributes include land uses and their integration with other uses; building types, massing, density and their relationship to the street and public spaces; street design and the travel modes that streets are designed for. Consider the image that enters one’s mind when we think of a major city like New York or a small town in Central Texas. Even without ever visiting these places, you likely have an image of how the built form shapes the character, whether it be soaring skyscrapers that edge bustling sidewalks and streets, three-story townhouses densely lined along a narrow neighborhood street, or the intimate main street lined with smaller shops, restaurants and businesses. In the case of Bee Cave, you might imagine the vastness of the landscape, where wide-open spaces allow for glimpses of the Texas Hill Country.

The unique character of Bee Cave– from the layout of its streets to the design of individual buildings – reflect both its natural settings as well as the needs of residents. Historically, Bee Cave is a rural community that benefits from inviting Hill Country views that are experienced while traveling along winding roads, or captured from neighborhood vantage points. Because of the predominantly low-density developments of this growing suburban community, the automobile has served most residents well, providing access to commercial and public destinations along most major roadways. In this section, we will examine how built form has shaped community character by responding to resident needs, which are important to consider as these needs may change within a growing community.

The Austin-Round Rock-San Marcos metropolitan region experienced the third fastest growth rate in the country between 2000 and 2010, according to U.S. Census data, with a 37.3% increase in employment. As discussed in previous sections, this growth has impacted the City of Bee Cave, which experienced a 29.3% population increase in that time period, and has continued to grow. Continuing to develop through low-moderate density form is presenting challenges to the amount of land available and the roadway capacity in Bee Cave. This



*Commercial signage, roadway signage, and landscape*

### *Where are we now?*

- Unique, natural setting is attractive to residents.
- Rapidly developing city means that we are losing our “small town” character.
- Mix of suburban and rural neighborhoods, with a contemporary town center.

### *What is our Vision?*

- Characterized by scenic Hill Country setting and friendly, small town character.
- A unique and memorable design quality, tailored to natural and cultural context.
- Compatible scale and harmonious building materials.

Comprehensive Plan update comes at a crucial time to determine how the residents of Bee Cave envision its future and establish a balance of character preservation while accommodating increased development.

A range of different neighborhoods can be found within Bee Cave, with characteristics ranging from rural to urban. It will be vital to understand and define which areas can best accommodate the City’s new growth and development, and which areas should be preserved as



lower-density rural areas to protect the neighborhoods, natural areas, and views that define Bee Cave’s traditional character. These different neighborhood areas are defined by similar design features (see Figure 3-5) should be used as a guide for land use, development, and public investment to help Bee Cave achieve a balanced identity that combines the best characteristics of the Texas Hill Country and the amenities and quality of life that can come with new growth and development.

## **COMMUNITY CHARACTER GOALS & STRATEGIES**

### **Goal CC-1:**

Promote a strong and unique sense of community through landmarks, local businesses, and community assets that reinforce the City of Bee Cave’s charm and integrity as that of a small town.

Despite its short history, the City of Bee Cave has a unique character derived from its rural context in the Texas Hill Country, as well as its suburban and urban settings, cultural landmarks and proximity to one of the largest cities in Texas. During the public engagement process, many residents expressed a strong appreciation for the unique small-town personality of Bee Cave and were concerned that the pace of growth and new development may present a threat of becoming an “Anytown USA.” The 2009 Comprehensive Plan described the “sameness” that is often inherent to communities within the same geographic area. The lack of design variety, especially along major corridors tends to create anonymity in a region.

Identifying the City’s historic and emerging landmarks and character areas is an important step in ensuring that the integrity of Bee Cave is preserved as the City grows and evolves. Ensuring that natural space and older neighborhoods are preserved is important, as are programs that cultivate local businesses and create new types of denser development that can accommodate new growth. Connecting these landmarks and providing access, through both physical links and the provision of information and wayfinding, will be an important part of strengthening the City’s character and developing a unique brand that can support the City’s economic development initiatives.

***Continuing to develop through low-density form is presenting challenges to the amount of land available and the roadway capacity in Bee Cave. This Comprehensive Plan update comes at a crucial time to determine how the residents of Bee Cave envision its future and establish a balance of character preservation amidst increased development.***

- 5.1 Support existing local businesses and facilitate the creation of new local and national businesses in Bee Cave.
- 5.2 Support existing venues for festivals, arts, and cultural events, both private and public, and encourage the development of new venues as necessary.
- 5.3 Identify and promote the City of Bee Cave’s cultural and community assets (e.g., Central Park, scenic viewpoints, and schools). The City can work with partners to strengthen the Bee Cave brand through signage and identification of historic and cultural assets.
- 5.4. Ensure that Bee Cave’s community and cultural assets are well-connected and integrated into the City’s transportation network, and maintain Bee Cave’s Central Business District and Bee Cave Central Park as central focal points and activity centers. This will increase opportunities for interaction among Bee Cave residents, provide a sense of space and shared identity, and increase opportunities for commerce and tourism.

### **Goal CC-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.

Bee Cave is at a point where it may no longer be sustainable to simply preserve and encourage low-density residential development. Its small-town character, natural beauty, excellent school district, and convenient location have attracted many more residents and created a strong market for a more diverse range of housing, office, and retail development. As in any city with a strong market and significant new development, it is crucial to develop a cohesive framework to guide this new development and ensure that new neighborhoods become part of a cohesive whole. For Bee Cave, it is important to identify and communicate how new development, across a range of densities and typologies, can strengthen the City's character and quality of life.

- 5.5 Develop new guiding policy to integrate urban design objectives with other planning mechanisms, such as land use, zoning and subdivision regulations, economic development, and environmental preservation. The site design, landscaping, and signage guidelines are extensive and well defined, but do not reflect the need for more walkable areas within Bee Cave. The development standards should reflect both the neighborhood character designations (Core, Suburban, Semi-Rural) and the existing design guidelines in the zoning and subdivision guidelines. (See also HN 4.13)
- 5.6 Encourage conservation development in areas designated for low density residential to protect rural character.
- 5.7 Ensure that new development addresses established pedestrian and bicycle networks and is coordinated with the Hike and Bike Connectivity Plan.

**Goal CC-3:**

Develop a unique and memorable design quality, tailored to our natural and cultural context to compatible scale and harmonious building materials.

The phrase "Hill Country Character" is often used to describe the aesthetic Bee Cave and the neighboring communities derive from the surrounding context. Often this references a historic style – smaller dwellings and shops built from local materials that blend into the landscape. However, as Bee Cave grows, the City faces the challenge of adding new building typologies and modern uses while retaining the integrity of the "Hill Country Character." Identifying exactly what this means in terms of architecture and urban design is the first step towards developing a common language that will help new uses and projects relate to the landscape and strengthen the City's identity as it evolves. Much local architecture makes use of local materials, including a pale brown limestone that blends well with the surrounding landscape. Masonry and muted earth tones are common and also provide a connection to the surrounding landscape. The Hill Country Galleria is one successful example of an urban environment within a rural context. It's likely to have an impression on people's mental image of the City of Bee Cave, as it often resembles the old Main Street qualities of historic towns, while utilizing a more modern architectural aesthetic that also makes significant use of local materials, and a color palate in line with residential development.

- 5.8 Use the Comprehensive Plan definition of "Hill Country Character" and associated graphics to help guide decisions concerning both private development and public investment. (See Chapter 4 for the Companion Guides).
- 5.9 Maintain design guidelines for nonresidential properties fronting along major thoroughfares, specifically SH 71, R.M. 620, and Bee Cave Road, Bee Cave Parkway and Hamilton Pool Road, as well as the Overlay Character Areas recommended in the Future Land Use element.

**Goal CC-4:**

Develop a unique and memorable design quality that elevates the appearance of the public realm in Bee Cave, and builds on the City’s natural Hill Country setting: the public spaces, key intersections and major corridors, as well as local roads and neighborhood nodes.

Consider the development of a public space master plan and/or streetscape design guidelines to enhance the community’s aesthetic and functional appeal. The public space (sometimes called the public realm) plays a critical role in an area’s character and function, serving overlapping roles including circulation and access, development framework, public open space, and visual interest. Whether a local street, a major thoroughfare, or a town square, the public realm is where residents and visitors interact with each other, and a key opportunity for a city to project its identity and character. Coordination with the updated Mobility Element of the Comprehensive Plan is important to ensure that streets and trails are not only functional, but work to strengthen the character of Bee Cave by connecting important landmarks as well as aesthetic and performative design criteria.

- 5.10 Develop guidelines for major intersections that prioritize the public realm and the quality of the street design. Intersections can present potentially dangerous conflicts between motorists and bikers or pedestrians. Complete street guidelines for intersections should consider all users and may include standards for pedestrian crossings and placement, pavement or markers, shorter crossings, signage, signal timing, medians, and lighting.



*Galleria Walkway*



## 3.6 Public Facilities and Services

### OVERVIEW

The City of Bee Cave provides police services, development and building permitting, library services, and general administration, while other services are handled by various regional entities, as well as HOA's and non-profits. The Comprehensive Plan addresses functions and services outside of the City's direct control (e.g., water, sewer, energy utilities) to provide guidance for coordinating with these service providers in the future.

### WATER AND WASTEWATER UTILITIES

Understanding the system's existing water infrastructure systems and capacities is essential to planning for future development. Bee Cave's water supply originates in Lake Austin and the majority of it is managed by the West Travis County Public Utility Agency (WTCPUA). WTCPUA water service area includes an estimated population of 30,000 people in western Travis County and northern Hays County. The WTCPUA has no authority to levy a property tax and operates by charging customer service fees. To reach Bee Cave, the raw water travels from Lake Austin to the Uplands Water Treatment Plant (located off of Bee Caves Road) via a raw water transmission line. This water treatment plant provides the majority of potable water within the City of Bee Cave and portions of the ETJ. Once the water has been treated by the WTCPUA, it enters a distribution system that provides water to businesses and residents of Bee Cave comprised of the following (see Figure 3-6):

- Over 30 miles of water transmission lines (12" to 30" in the SH 71 system)
- 1 Water Treatment Plant
- Uplands W.T.P – 20 MGD with a proposed upgrade to 27 MGD
- 5 existing and proposed pump stations (in the SH 71 system)
- 3 elevated storage tanks
- Multiple ground storage tanks



*Water Resources*

*Understanding existing water infrastructure system and capacities is essential to planning for future development.*

A small portion of Bee Cave and the ETJ is within the Travis County Water Control and Improvement District (WCID) 17. In Texas, WCIDs are empowered by the State to purchase, operate, and maintain everything necessary to provide water, wastewater, and drainage services. WCIDs operate by collecting property taxes and charging service fees. WCID 17 includes neighborhoods north of SH 71 including the Falconhead West, Madrone, and Cielo neighborhoods, as well as nearby areas in the Lakeway ETJ.

The WTCPUA also provides wastewater services to Bee Cave and its surrounding ETJ. Wastewater is collected and treated at either the Lake Pointe Wastewater Treatment Plant (WWTP) or the Bohl's WWTP, with capacities of 675,000 gallons per day and 325,000 gallons per day, respectively. The WTCPUA is currently in the process of expanding the wastewater treatment capacity by 575,000 gpd at the "Bohl's WWTP" located on the north side of Bee Cave Parkway opposite of the Hill Country Galleria to meet future demand.

The wastewater system collects flow through a series of gravity pipelines. Due to the geography in this region, WTCPUA must rely on a collection of lift stations and force mains to transfer this flow to one of the two treatment facilities. This wastewater system currently utilizes 22 lift stations and has plans to add one more in the near future. Figure 3-7 illustrates existing and proposed wastewater infrastructure in Bee Cave. The WTCPUA maximum sewer treatment and treated effluent disposal for the service area is not to exceed 1.8 MGD.

Based on WTCPUA's stated water and sewer service policies, the utility will continue to honor existing wholesale and retail water and sewer service agreements and will only provide new retail service within the service areas (which includes Bee Cave's ETJ). The provision of service assumes that future land uses will be consistent with WTCPUA's future population assumptions (the same as those used for this Comprehensive Plan update) and development that is consistent with existing impervious coverage limits. Developers are required to fund the construction of water, sewer, and drainage infrastructure systems needed to serve new development projects. The WTCPUA has a policy to not provide sewer service outside of its defined service area (including Bee Cave and its ETJ) and will work with the City and the WTCMUD 5 on the development of an inter-local agreement for the provision of retail sewer service within Bee Cave's City and ETJ boundaries. There are several older neighborhoods within the City that are currently utilizing septic service (e.g., Homestead, Bee Cave West, and the majority of Uplands) with no current plans for transitioning to WTCPUA wastewater service.

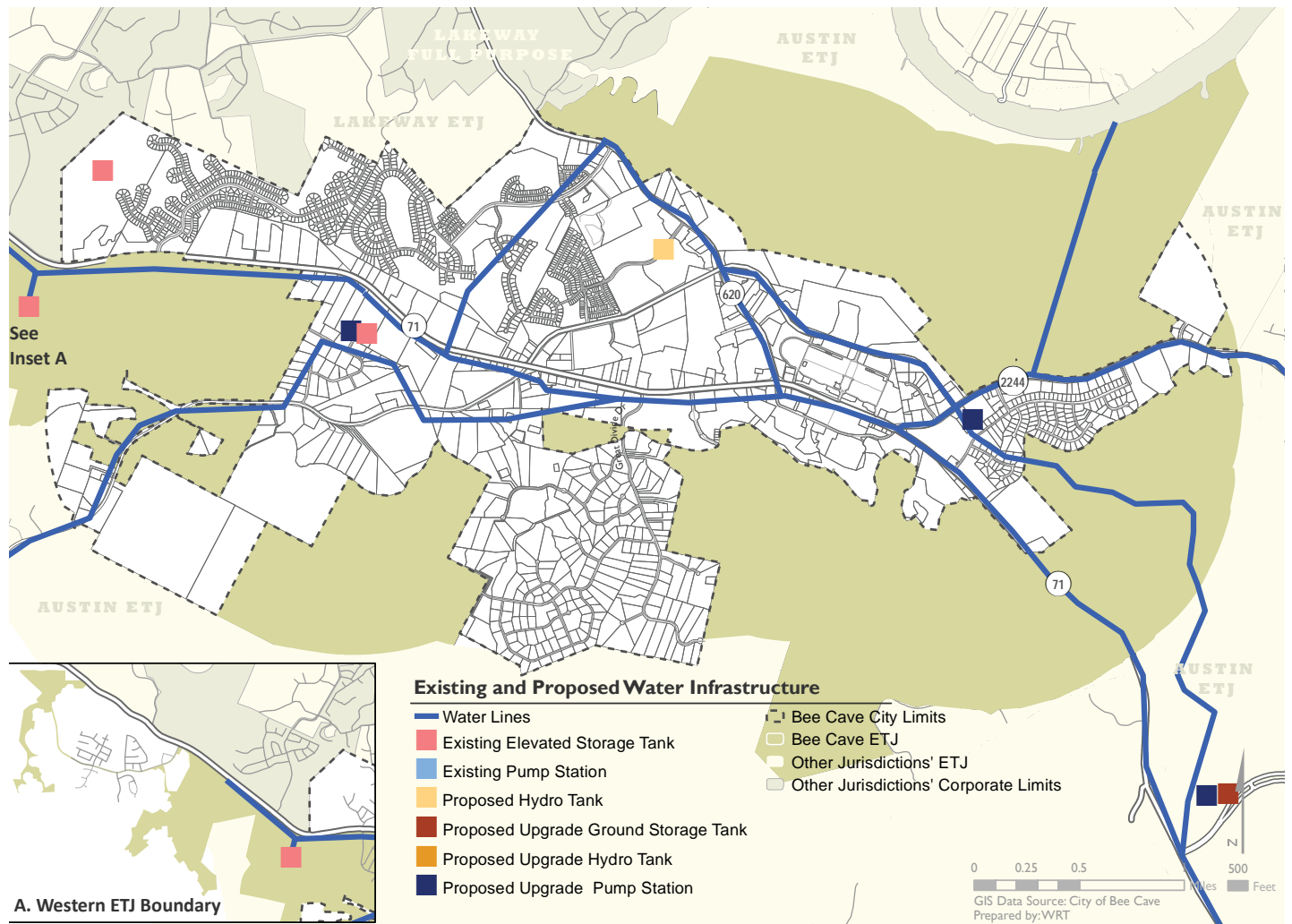
## **ENERGY**

### **Electric Service**

Electric service in Bee Cave is predominantly provided by Austin Energy, a publically owned electric utility providing service to more than 488,000 customers within the Austin area, including Bee Cave and other areas of Travis County, and a small portion of Williamson County. Austin Energy's mission is to "deliver clean, affordable, reliable energy and excellent customer service" with an emphasis on energy efficiency and protection of the environment. Each year the utility reviews its targets and progress in improving energy efficiency and shifting from non-renewable to renewable energy. The 2016 goal is to generate 55% of energy from renewables (including wind, solar, and biomass) by 2025, an increase from about 28% in 2015. Austin Energy offers a number of energy efficiency rebates and loans, and participates in events organized by its service area communities, neighborhood associations, and professional organizations. The southwestern area of the City is served by Pedernales Electric Cooperative (PEC). PEC is a distribution and transmission cooperative delivering electricity to more than 270,000 users across 8,100 square miles; the Lower Colorado River Authority (LCRA) is PEC's primary wholesale energy provider.

Both Austin Energy and PEC offer various incentives for customers to conserve energy. Austin Energy offers financial incentives to customers interested in installing solar photovoltaics (PV) systems on their homes. The cost of residential installations have fallen in recent years, and depending on site conditions PV rooftop systems can be designed to reduce utility bills, increase property values, and help to reduce carbon emissions. The City's building and electrical permit requirements do not reference any restrictions or incentives for solar or other renewable energy systems. At least one HOA requires approval of any solar system before it is installed, however, under Texas law HB 362, HOAs must allow solar energy installations except in very specific circumstances. There are a growing number of residents and businesses with solar PV installations in Bee Cave.

Figure 3-6: Water Infrastructure and Service



### Natural Gas and Propane

According to the 2013 Census, the predominant types of home heating fuel reported in Bee Cave are electric (52%), natural gas (30%), and LPG/propane gas (14%). As recent as 2012, all households using gas for heating or cooking used propane rather than natural gas, typically resulting in higher costs for residents. Neighborhoods such as Falconhead and Falconhead West have long term commitments for regional propane service and rates that are not competitive with natural gas. However, the reliance on propane is shifting as Bee Cave and Texas Gas Services (TGS) entered into a 15-year franchise contract in 2012, allowing the utility right of way access to build natural gas infrastructure. Within the last several years, Texas Gas has installed gas

delivery lines on Hamilton Pool Road and on Bee Cave Parkway. As the area's natural gas systems expand, rate increases are permitted by the state to help fund investment in the utility systems, including extending new pipes. Similar to Austin Energy, TGS offers conservation strategies and incentives to its customers and is working with regional utilities to promote "whole-home" conservation strategies that more efficiently use natural gas, electricity and water.

### SOLID WASTE AND RECYCLING

The City does not provide solid waste or recycling services to residents. Instead property owners can select from several different providers depending on their location. Most of the HOAs have contracted



service to residents, while others may choose a provider. Frequency of trash collection and recycling pick up varies by neighborhood. Refuse and recycling at City facilities are contracted through the City of Bee Cave.

## **COMMUNICATIONS INFRASTRUCTURE**

Bee Cave residents have several options among available telecommunication services, including broadband internet access from major providers with advertised download services at 10 Mbps up to 1 gigabit (1,000 Mbps). According to the National Broadband Map, all areas of Bee Cave have access to broadband internet service, with speeds starting at 3 Mbps (see Figure 3-8) however there are areas (particularly in rural neighborhoods like the Homestead) reportedly without access to service. Fiber is in the process of expanding to the Austin region starting with select areas of South and Southeast Austin. With the expansion of fiber, the region can expect faster internet speeds and connectivity, of up to 1 gigabit (1,000 Mbps) in some areas. The expansion in the Austin region is increasing competition and many other regional providers are advertising faster and more competitive services.

## **PUBLIC SAFETY AND HEALTH**

### **Police, Fire, and Emergency Services**

The City of Bee Cave is served by the Bee Cave Police Department, which includes 19 full-time officers as of 2016. Bee Cave enjoys a low crime rate, with the majority of crime in the area is limited to property theft in retail areas. Traffic, road congestion, and vehicular accidents tend to be the greatest public safety concern in Bee Cave. The Lakeway Police Department provides dispatch services for Bee Cave and operates an emergency 911 Public Safety Answering Point, the equipment for which is funded by Capital Area Council of Governments.

Because Bee Cave is not a full-service municipality, fire and EMS services are provided by Lake Travis Fire and Rescue. Travis County Emergency Services District Six / Lake Travis Fire Rescue covers 110 square miles

with five fully staffed and operating fire stations. Fire Station 603 is located within Bee Cave, and serves Bee Cave, Lake Pointe, Uplands, Deer Creek, and Hamilton Pool developments. Mutual aid is provided by the Travis County Sheriff's Office and neighboring cities when needed. Emergency Medical Service is provided by Austin/Travis County.

Emergency management services affecting Bee Cave are conducted at the county or regional level, though fire and police personnel are trained in emergency service provision. In Travis County, The Office of Emergency Management, a division of Travis County Emergency Services, serves as the coordinating point of disaster preparedness, mitigation, response, and recovery capabilities for Travis County in cooperation with the county's various municipal governments. The City of Bee Cave website also contains links to keep the community informed about safety.

### **Community Health**

Bee Cave has several emergency / urgent care centers providing out-patient care located in the City. The closest in-patient hospital is located 3 miles from Bee Cave in Lakeway. The facility opened in 2012 and provides full-service medical care including emergency, an onsite heart institute, and labor and delivery care. Bee Cave has a number of doctors and health care practitioners within the City, including family care, pediatrics, dentistry, and other specialties. Additionally, there are options for specialized assisted living care in Bee Cave. Travis County Health and Human Services Department has a mission to serve all residents of the Travis County by improving quality of life for all, protecting vulnerable populations, investing in social and economic well-being, and promoting healthy living including physical, behavioral, and environmental health. There are no county facilities in Bee Cave; the closest community center is located in Oak Hill on SH 71.

**PUBLIC FACILITIES GOALS & STRATEGIES**

**Goal PFS-1:**

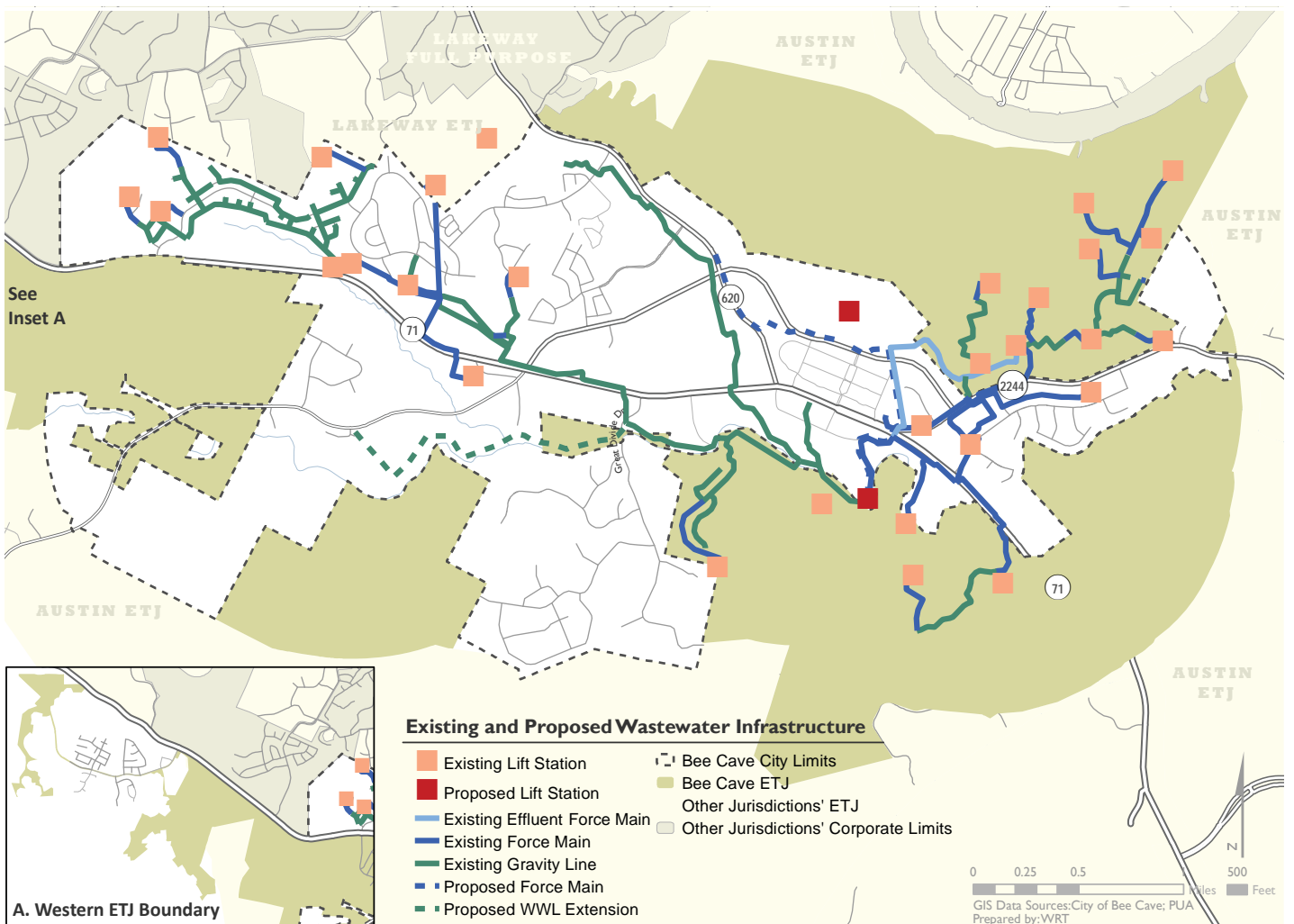
Ensure that Bee Cave’s utilities and infrastructure adequately serve the needs of residents and businesses, and are adaptable to future growth.

The provision and capacity of water and sewer services is one of the strongest predictors for how quickly an area will be able to grow and how it will develop. In recent years, the extension of water and sewer lines and service have made it possible for the City’s population to increase at a rapid pace corresponding to development of higher intensity residential and commercial uses. Currently the WTCPUA has defined service area boundaries and policies in place to limit

growth outside of Bee Cave’s City and ETJ, as well as the other municipalities within its service area. The City should continue to coordinate with the WTCPUA and other regional providers to ensure that Bee Cave’s vision for the City and its future land use map is realized and appropriately phased consistent with water and wastewater service capacities.

- 6.1 Ensure that public utility and infrastructure systems (e.g., water supply, storm drainage, etc.) will adequately serve the health, safety and general welfare of residents and businesses within the City. Use the Future Land Use Plan, and the Comprehensive Plan to aid in determining locations where utilities and infrastructure may be needed.

Figure 3-7: Wastewater Infrastructure and Service



- 6.2 Assist and coordinate with utility providers on plans for water, wastewater, and other utilities to addresses current and future community service needs. Although Bee Cave relies on third parties for utility services, the City can get involved in coordination and advocating for the high-quality, reliable service. Bee Cave also has a role in ensuring that utility plans and improvements are consistent with the FLUM and the community’s vision as expressed in the Comprehensive Plan.
- 6.3 Continue to work with WTCPUA to develop memorandums of understanding/inter-local agreements for coordinating the site development review and approval processes.
- 6.4 Investigate and identify methods of securing funding for overall water and wastewater system improvements in partnership with WTCPUA.
- 6.5 Encourage a combination of best practices in green infrastructure and Low Impact Development (LID) in addressing stormwater management / runoff on-site and require on-going maintenance. Bee Cave has very high standards for addressing and mitigating stormwater pollutants (95% on site) which has limited the use of a variety of mitigation measures. The City can encourage the combination of several different BMPs to meet the 95% standard. Possible improvements include reduction and temporary detention of stormwater runoff (e.g., bio-retention ponds, filtration basins), as well as on-site BMPs such as rain gardens, green roofs, stormwater bump-out / vegetated swales, or rain barrels. Development of a Stormwater Management Best Practice Manual would help to set clear standards for expectations from the City and property owners.
- 6.6 Encourage residential and non-residential water conservation through guidelines and water use restrictions as needed to help reduce per capita water use.

- 6.7 Work with regional and federal state entities to reduce risk of flooding and property damage through coordinated study and updates to the FEMA Flood Insurance Maps. Current FEMA maps are over 30 years old and updates are done on a site by site ad hoc basis. Bee Cave should participate in regional updates (e.g., City of Austin update) and consider a citywide analysis that would provide a full view of potential hazards.
- 6.8 Encourage interdepartmental coordination within the City to plan roadway improvements based on the necessity of replacement for all utilities within the right-of-way.

**Goal PFS-2:**

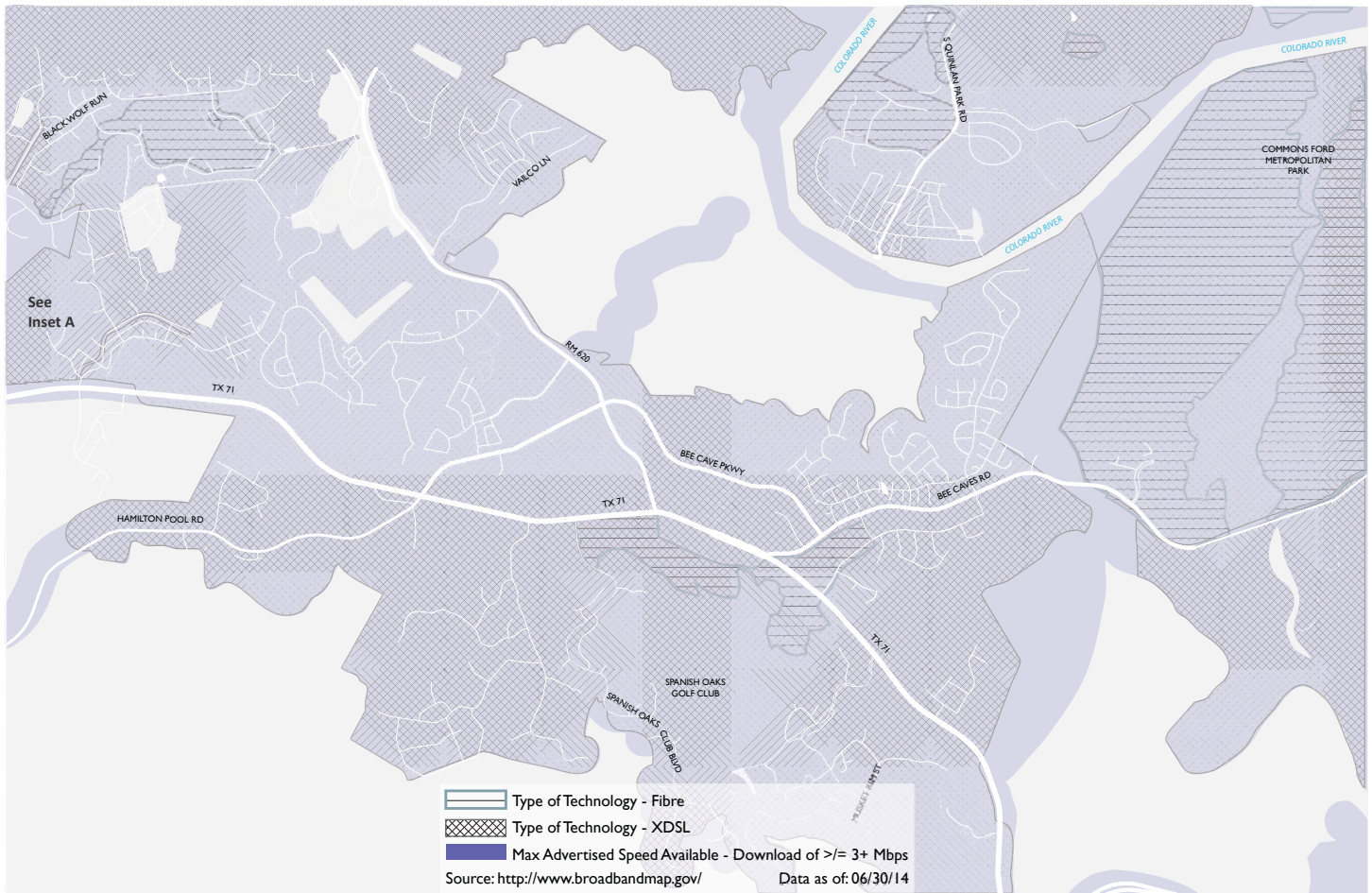
Provide safe, reliable, and cost-effective electric and communications utilities that promote responsible use of environment resources and meet future needs as technology continues to improve.

Bee Cave is well served by electric service, however many areas of the City still rely on propane gas for heating – which is sometimes higher in cost than natural gas. The City is fairly well-served by internet and communication technology, and service speeds and costs are improving. Infrastructure and direct fiber service to Bee Cave is expanding, and the City should express its interest and work with partners to expand capacity and available speeds to remain economically competitive and attractive to residents and businesses.

- 6.9 Continue to require the installation of underground electric distribution along all City of Bee Cave roads, as well as encourage on all roadways, particularly as roadway improvements are made.
- 6.10 Target internet communications providers and other technology-based organizations to expand fiber service in Bee Cave that is suitable for residents, home-based workers, and businesses. Work with the Economic Development Board, Chambers, and other partners to facilitate expanded access through fiber service and other technologies as they become available.

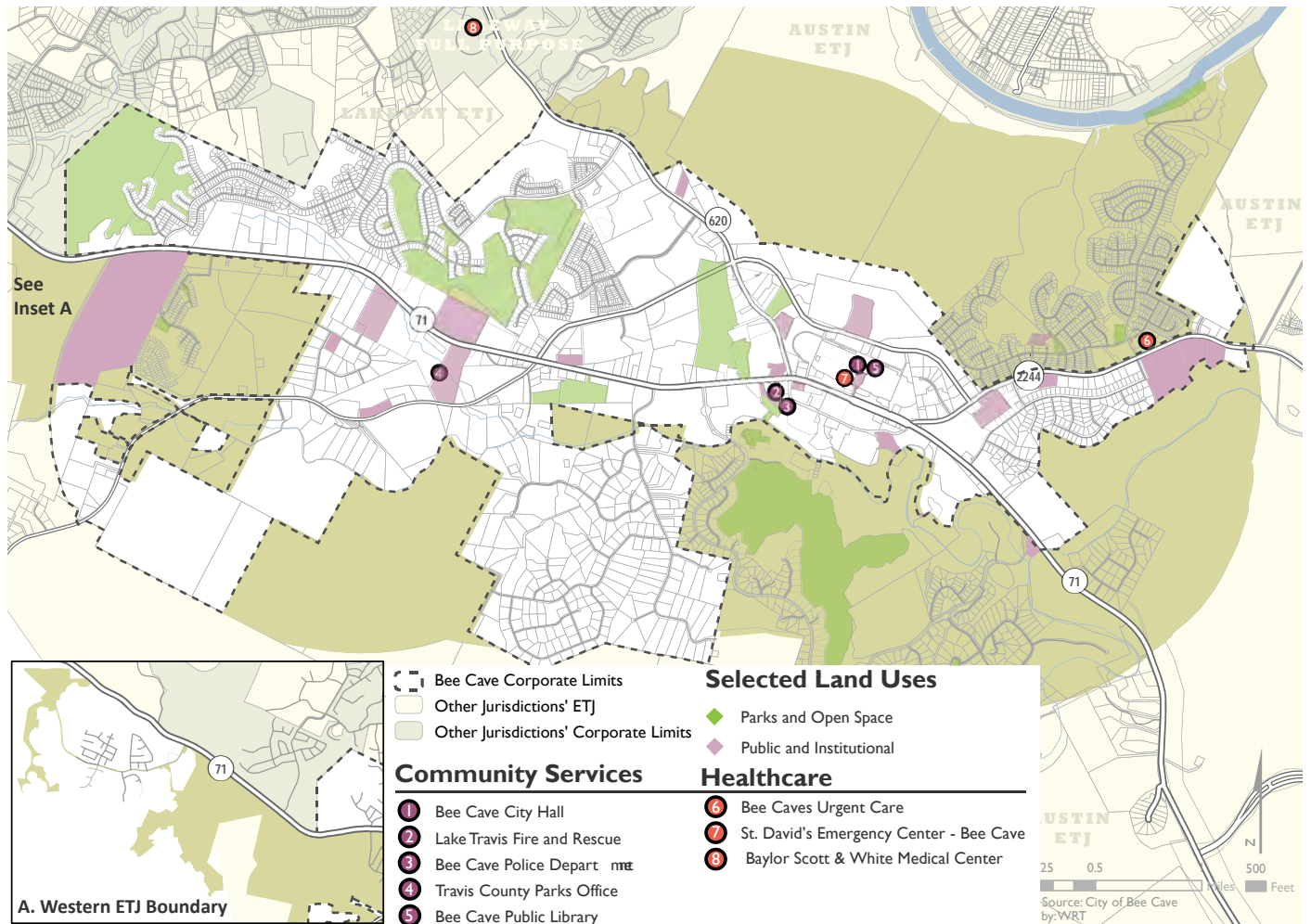


Figure 3-8: Broadband Internet Access



- 6.11 Work with utilities to develop acceptable standards for electric utility line placement when underground utilities are not feasible.
- 6.12 Support Austin Energy's efforts to continue to increase its renewable energy portfolio and improve efficiency.
- 6.13 Incorporate energy conservation measures and renewable energy generation into the design and use of public facilities, including City Hall, libraries, schools, and recreational facilities. The City should develop targets for future public building construction and retrofit, and work with LTISD to include conservation measures in all new school facilities.
- 6.14 Encourage residents and business owners to take advantage of potential energy efficiency rebates, and other incentives offered through regional utilities.
- 6.15 Ensure that existing regulations do not hinder the use of renewable energy generation equipment on site and encourage public buildings, businesses, and residents to consider appropriate energy generation, including solar or wind systems. There are no local requirements or incentives to encourage renewable energy generation currently within the City's zoning ordinance. Many cities encourage the use of renewable energy and energy efficient building design, through

Figure 3-9: Community Services



requirements for solar access and guidelines /setbacks for the use of energy generation equipment.

**Goal PFS-3:**

Ensure that Bee Cave remains a safe, family-friendly, hospitable community with on-going public facility and service needs met through sound long-range and fiscal planning.

6.16 Continue to maintain an exceptional level of police, EMS, and fire protection for residents and businesses.

6.17 Consider the options, as well as potential costs and benefits, of providing fire and emergency protection service to the Lake Travis Fire & Rescue or other service.

6.18 Consider a multi-use community center within Bee Cave to service the growing population and to act as a civic activity and meeting place.

6.19 Encourage active, healthy living through coordinated improvements to the City's walking, running, and biking infrastructure for all ages and abilities.

## 3.7 Environment and Resource Protection

### OVERVIEW

One of Bee Cave’s strongest assets is its location within the scenic region known as Texas Hill Country, known for its karst topography, rugged hills, and beautiful open space views. Bee Cave is nearly surrounded by large conservation areas: Barton Creek Habitat Preserve, the Balcones Canyonlands Preserve, City of Austin Water Quality Protection Land, and the privately owned Shield Ranch that together contribute to the environmental protection of the region, as well as to the character and attractiveness of the City, setting it apart from other communities in the region. A large amount of land within the City and ETJ, over 2,000 acres, is classified as conservation land and currently preserved as open space, a critical resource for maintaining water quality, providing habitat for diverse species, and sustaining tree canopy (see Figure 3-10). Many thousands of acres adjacent to the ETJ are currently protected. These lands are a valuable asset to the City and surrounding communities.

Bee Cave is located primarily within the Little Barton Creek Watershed, with smaller portions of the City lying within the Barton Creek Watershed to the south, and the Lake Travis, Cedar Hollow, and Honey Creek Watersheds to the north. Barton Creek is a tributary of the Colorado River, a key component of natural scenic landscape that characterizes the Austin region. Bee Cave adopted Ordinance NO. 90-1 in 1990 to reduce contaminants from entering into stormwater and reduce runoff to maintain water quality of its three watersheds: Lake Travis, Lake Austin, and Barton Creek. Given its location in the environmentally sensitive Little Barton Creek Watershed and as a contributing zone to the Edwards Aquifer, the City has prioritized the management of nonpoint source pollution by capping impervious surfaces (20% for single-family residential and 40% for multi-family and non-residential uses) and requiring on-site stormwater pollutant removal at the start of development.

The Federal Emergency Management Agency (FEMA) ranks Travis County among the fastest growing areas in the nation and in the top 10% of flood-damage prone communities. Floodplains in Bee Cave occur irregularly



Open Space Views at Nature Preserve

### Where are we now?

- Large conservation areas are a strength of community identity and environmental protection.
- Community support for conservation.
- Limited impervious coverage ratio and NPS ordinance help to protect water quality and limit stormwater runoff.
- Need more guidance on Low Impact Development (LID) / green Best Management Practices (BMPs).

### What is our Vision?

- Bee Cave is green and healthy, with an expanded network of parks, trails, recreational and sports facilities, and open spaces.
- A unique and memorable design quality, tailored to natural and cultural context.

along stream corridors throughout the area and the ETJ. Approximately 155 acres in Bee Cave, and approximately 677 acres in the ETJ, have been designated as 100-year floodplain.



Bee Cave is located within the Austin Basin with a subtropical and sub humid climate, with rainfall averaging about 30 inches annually. The topography varies throughout Bee Cave, from approximately 740 feet above sea level along Little Barton Creek to approximately 1,100 feet above sea level in the northwestern area. The terrain in the ETJ varies from about 860 feet above sea level to 500 feet above sea level near the Colorado River in the northeastern corner of the ETJ. The region has experienced intermittent drought conditions for several years and the regional water utilities limit outdoor water use and irrigation schedules as needed to help conserve water resources. Soils in Bee Cave are generally shallow, calcareous, and moderately alkaline. The largest soil types are Brackett and Tarrant Soils, both of which are not well suited for crops, and are better utilized for grazing or wildlife habitat. Figure 3-10 illustrates environmentally sensitive areas, including steep slopes and FEMA floodplains.

## *Watershed protection for the Edwards Aquifer, Barton Creek and Little Barton Creek are critical to the environmental health of the region.*

### **ENVIRONMENT AND RESOURCE PROTECTION GOALS & STRATEGIES**

#### **Goal ERP-1:**

Promote the conservation, enhancement, and protection of natural features and environmental resources within the City and region.

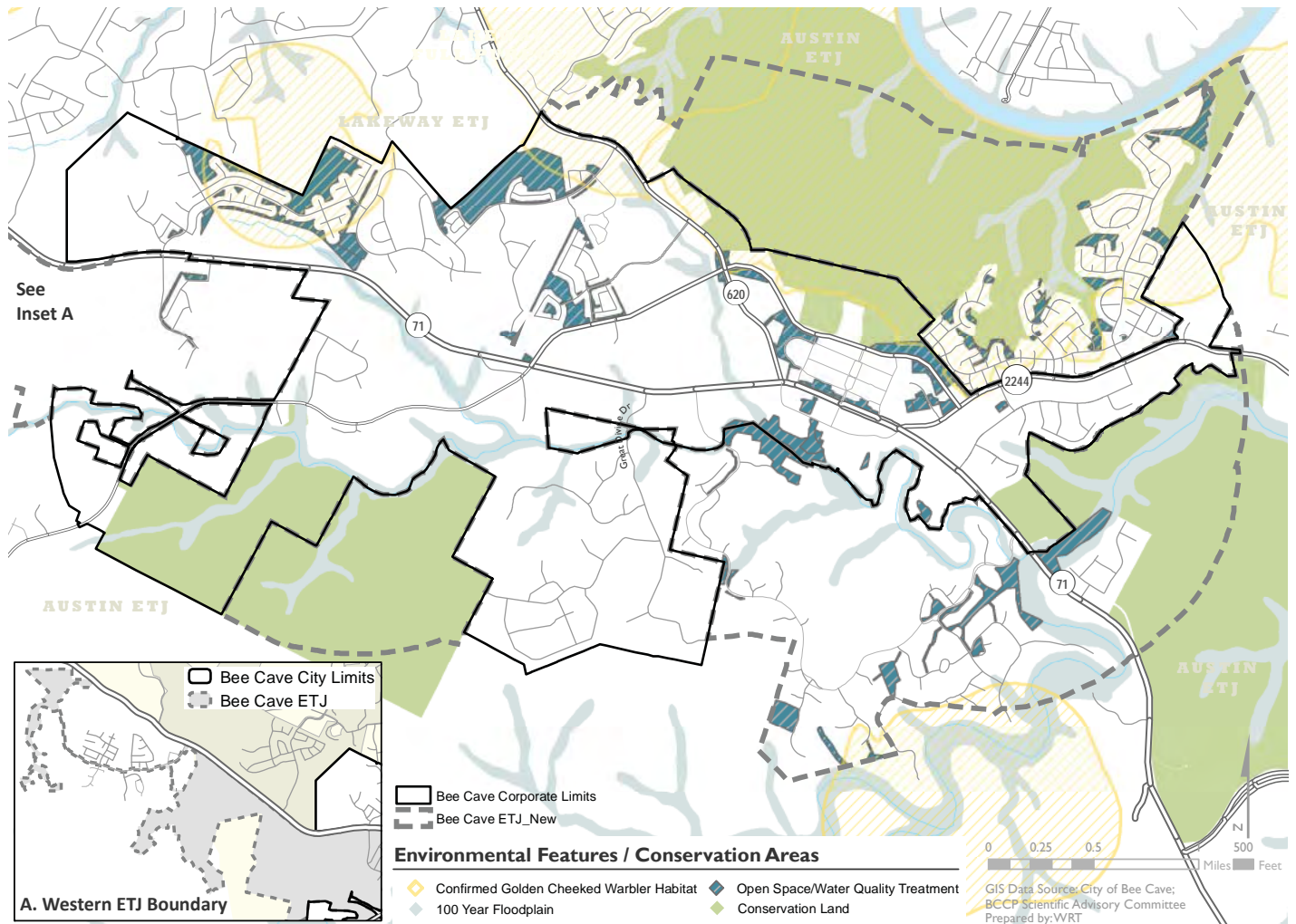
Watershed protection for the Edwards Aquifer, Barton Creek and Little Barton Creek are critical to the environmental health of the region. Little Barton Creek is a critical natural resource due to its role as a feeder stream for both Barton Creek and Barton Springs. There are many organizations, agencies, and municipalities collaboratively working together to improve and maintain environmental resources in Travis County and Bee Cave.

7.1 Conserve and protect ecologically sensitive areas including floodplains, ground water, wildlife habitat, steep slopes, and stream and river corridors through limited disturbance of soils and strict limitations on stormwater runoff. The City should continue to limit development in environmentally sensitive areas through its policies and ordinances. Bee Cave

could also consider a set of criteria that would be used to prioritize environmentally sensitive land that could be facing development pressures with the potential for purchase to be used for parks or open space.

- 7.2 Enhance and preserve natural vegetation areas, especially within floodplains, buffers along waterways, and limits on the removal of healthy, native trees in areas to be developed. Bee Cave should coordinate and assist property owners in maintaining healthy floodplain buffers and native trees.
- 7.3 Promote responsible, low-impact public access (e.g., hiking and trail access) to open space and natural areas within the City and its ETJ. (See also PR 3.7).
- 7.4 Continue to maintain high standards for ground and surface water quality, limit impervious coverage, and minimize erosion during site or infrastructure construction through implementation of the City's NPS ordinance and subdivision standards.

Figure 3-10: Environmental Features



7.5 Encourage the use of stormwater management BMPs as sites are developed that are attractive and fit in with a natural setting, and where feasible, include trails or other pedestrian open space amenities.

**Goal ERP-2:**

Increase the conservation of undeveloped open space as development occurs and the City’s population continues to increase.

One of Bee Cave’s strengths most often identified by Bee Cave residents through the community process of developing the Comprehensive Plan is its proximity to large conservation areas and open spaces. As

development occurs, there are opportunities to work with land owners interested in permanently conserving land – through conservation easements – and with developers to set aside environmentally sensitive areas for conservation. An informal newsletter survey as part of the planning process indicated support for funding and developing new public private partnerships to protect more conservation land.

7.6 Coordinate with local property owners and non-profit conservation organizations to raise awareness and expand interest in land conservation through techniques such as conservation development of large, undeveloped parcels in the City and its ETJ.

- 7.7 Work with landowners to encourage existing conservation land remain as conserved open space in perpetuity.
- 7.8 Continue to encourage open space dedication of environmentally valuable / sensitive land as development occurs.
- 7.9 Adopt incentives to encourage property owners to conserve open space through conservation easements or other means.

**Goal ERP-3:**

Conserve rural and open space views and increase Bee Cave's tree canopy.

- 7.10 Continue to support stringent development standards to limit light and noise pollution from roadways and all types of development. Bee Cave has strong standards regulating light pollution within its current ordinance. The International Dark Sky Alliance (IDA) recommends that lighting only be on when needed, only light areas where needed, be no brighter than necessary, minimize blue light emissions, and be fully shielded. The IDA has guidelines and a certification process for cities / places that wish to be designated as Dark Sky places, which is something Bee Cave could consider pursuing, but would require a coordinate effort and major commitment for the City and local businesses.
- 7.11 Conserve viewsheds, to the extent possible through careful attention to site design, and maintain rural character and views from scenic roadways such as Hamilton Pool Road.
- 7.12 Maintain landscape setbacks with specified planting densities in front yards, where appropriate.
- 7.13 Support Travis County targets for establishing contiguous uninterrupted tracts of land for conservation purposes in the Barton Creek and Little Barton Creek Watershed. Travis County adopted the Land, Water, & Transportation Plan (LWTP) in 2014. The plan includes capital improvement programs to guide growth while protecting critical natural resources in unincorporated Travis County. The County currently operates a conservation easement program that encourages residents to donate or sell conservation easements to be held by the county with the property ownerships remaining with the landowner. Travis County is committed to expanding conservation land through easements and purchase to increase conservation areas. While outside of Bee Cave's jurisdiction, the County's goals to conserve and protect additional land along Hamilton Creek and Pedernales River (west of Bee Cave) will contribute to the overall conservation of environmental land in the region, as well as the Barton Creek and Little Barton Creek watersheds.



*Hamilton Pool Road Corridor View*



## 3.8 Economic Development, Culture, and Education

### ECONOMIC DEVELOPMENT

Similar to other communities in the region, Bee Cave unemployment rates are low and job growth is strong in comparison to national averages. According to ESRI estimates by location, there were over 670 businesses in Bee Cave with more than 6,200 employees in 2016. For a city of its size, Bee Cave has a relatively high daytime employee population, due to the fact that Bee Cave has become a regional shopping and entertainment destination. With very low property tax rates, the City of Bee Cave relies on its sales tax revenue to fund a large proportion of the City's day to day services. The ratio of employees to the residential population ratio is about 0.93 employees for every one resident, which is higher than nearby Lakeway, Austin, and Travis County. However, due largely to the high cost of housing only a small proportion of those employed in Bee Cave reside in the community.

According to the Texas Labor Market and the BLS data, unemployment in the Austin-Round Rock MSA was at a very low 3.5% in 2016. Bee Cave's unemployment rate was estimated at 3.2%. Total employment in the City of Austin, Travis County and Bee Cave has continued to grow, with the annual increase of about 2.4%.

#### Business Mix in Bee Cave

The largest categories of business establishments in Bee Cave in 2016 (by SIC code) consisted of services (33%), retail trade (31%), and finance, insurance and real estate (15%). Just over 50% of employees working in Bee Cave are employed in retail trade. According to Census estimates, many of the businesses located in the City are considered small businesses; 79% have fewer than 10 employees and 63% have fewer than 5 employees.

Most businesses in Bee Cave are clustered in the commercial areas located in the Hill Country Galleria, the Shops at the Galleria, and along major roadways (SH 71, 620, and 2244). These retail areas generate a significant amount of tax revenue for the City and are important for serving the residents of Bee Cave and as a regional draw for the surrounding area. Areas of commercial development generally coincide with existing Commercial, Retail, and Neighborhood Services zoning districts.



Hill Country Galleria Storefronts

### Where are we now?

- Strong retail economy supports city and community services
- Highly educated, entrepreneurship spirit
- Ongoing investment in residential and retail markets
- Retail trade and services make up 60% of business establishments

### What is our Vision?

- Balance in our array of residential and commercial land uses.
- Investment in education, recreation and sports, and opportunities for engagement in civic affairs.
- Vibrant arts and cultural scene; local events, festivals, and family-friendly activities that reflect the uniqueness of the community.
- Government is resident-friendly and business-friendly and prides itself on its professionalism, transparency, responsiveness and its efficient provision of public services and facilities.

## *In 2015, sales tax revenue comprised over 82% of the City's total annual revenue.*

Throughout the comprehensive planning process, residents have commented on the need for more diversity in the types of businesses in Bee Cave, including more diversity in local “things to do” / entertainment, recreation, retail, and restaurants.

The Backyard is legendary as one of the popular music entertainment venues in the entire Austin region and for putting Bee Cave “on the map.” The original music venue closed several years ago and is now planned for redevelopment as a new mixed-use destination that may once again feature live music. The redevelopment has the potential to generate a significant amount of investment and increased visitation, as well as employment activity in Bee Cave. The expansion of hotels in the City are increasing the importance of tourism in the local economy and also bring in substantial bed tax revenue that will be available to invest to further develop tourism and the hospitality industry.

### **Economic Development Organizations**

There are two primary organizations in Bee Cave leading economic development activity in the City, the Economic Development Board (EDB) and the Bee Cave Chamber of Commerce. The EDB formed in 2002 and has played a pivotal role in the growth of the City. Funded by a sales and use tax, the EDB has successfully pursued and developed major community projects in Bee Cave including Central Park, Bee Cave Parkway, and Hike and Bike Connectivity Plan. The Bee Cave Chamber of Commerce's activities consist of city branding and promotion, business development, community development, networking business to business, city processes for businesses, and community service. In 2015, there were 67 member businesses of the Bee Cave Chamber of Commerce. In addition, the Lake Travis Chamber of Commerce serves the Bee Cave businesses and the larger region.

### **CULTURE**

Bee Cave City Hall and the adjacent library contain several city services that act as the center of civic activity in Bee Cave. The building contains City Council Chambers, municipal court functions, City offices, and the Public Library (which hosts a variety of events that bring the community). In addition, Bee Cave Central Park and the Sculpture Park Exhibit both provide opportunities for recreation and community interaction. The only outdoor public art venue in the area, the Sculpture Park Exhibit features work from nationally recognized artists for public enjoyment.

The Bee Cave Arts Foundation is a community-based non-profit working to bring art to Bee Cave as a mean of improving the quality of life and increasing awareness, education, and integration of many aspects of art throughout public spaces. Bee Cave Foundation manages the Sculpture Park Exhibit and other popular activities – including a summer Art Camp, the Annual Sculpture Park Celebration, and year-round art classes. The summer Art Camp is volunteer-based and draws students from around the City and region and includes fun and lively art shows each year. In addition, the Arts Foundation is working on a concept for a “Playarium” to expand the concept of the sculpture park and create a new whimsical sculpture playground with the intention of creating a fun and educational environment for kids to play. As discussed in the previous section, the Backyard redevelopment could serve as a central arts and cultural district for Bee Cave in the future.

The City has a rich and interesting history. The community derived its name from the colonies of Mexican honeybees that lived in the banks of Barton Creek and Little Barton Creek that encompassed a large area of Western Travis County. Historic sites described in the 2009 Comprehensive Plan include:

- The Bohls Cabins located at the confluence of Barton Creek and Little Barton Creek were the first settler structures built in the area in the mid-1800s. Some of the original structures exist today and are located at the entrance to Spanish Oaks.
- Lallier Store (Old Post Office) built in 1873 to provide settlers with necessary supplies and later served as a post office.

- Bee Cave Schoolhouse, built in 1882, was one of the first schools in the area and served only five to six students at a time.
- Bee Cave Baptist Church, built in 1927, is still active today.

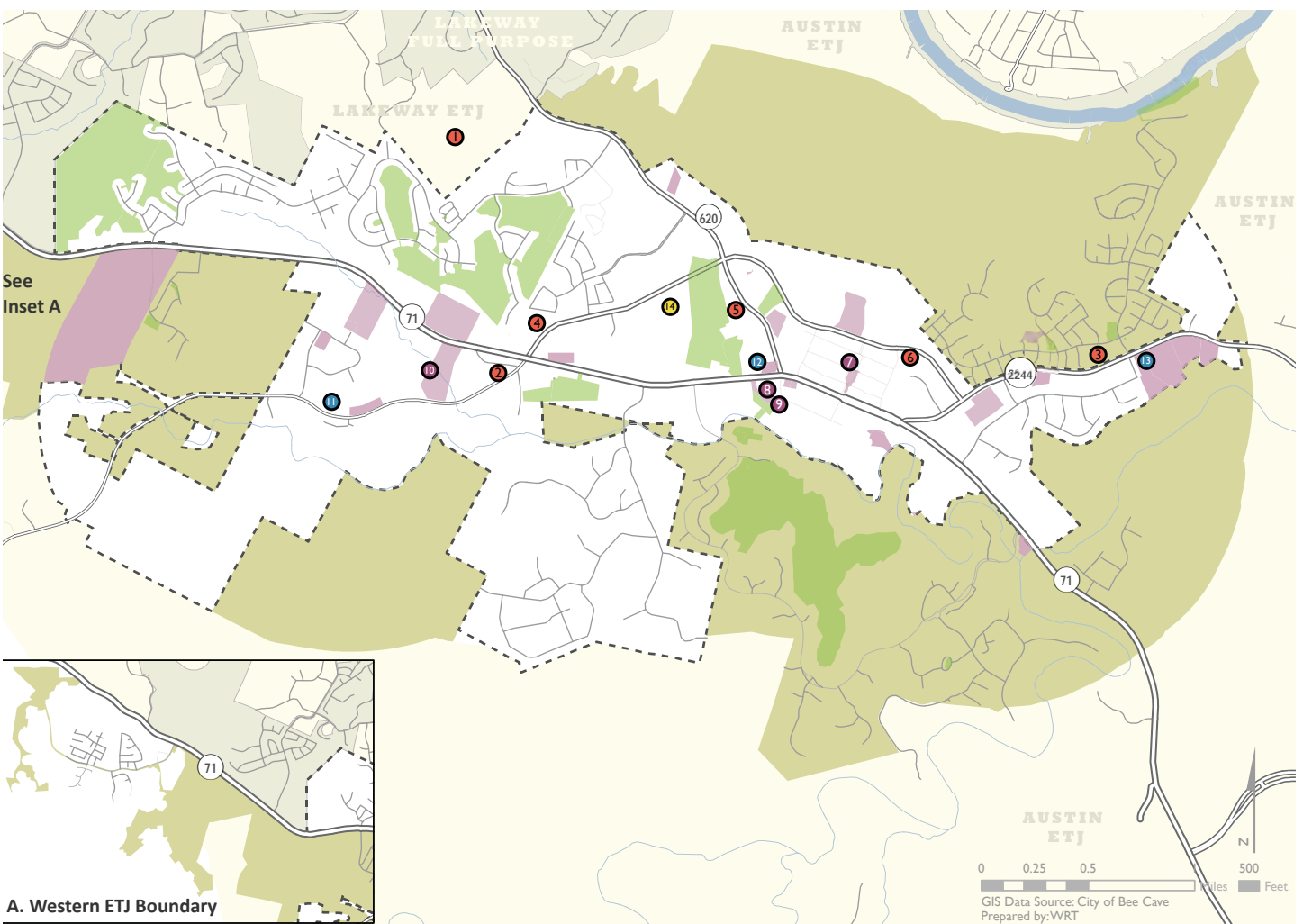
In addition, there are three churches within Bee Cave and an estimated nine private historical cemeteries that exist within the City and its ETJ area. None of the historic resources in Bee Cave appear on the National Register of Historic Places. Only one, the Bee Cave Baptist Church,

is listed on the Texas Historical Commission Historic Sites atlas. Overall, there is little information or signage describing the City’s historic resources.

**EDUCATION**

Bee Cave’s public education is provided by the Lake Travis Independent School District (LTISD), which serves the communities of Bee Cave and Lakeway and surrounding areas. In 2015, total enrollment was about 8,800 students within the LTISD, an increase of 34% over five years. The district currently has six

Figure 3-11: Cultural Facilities



**Selected Land Uses**

- ◆ Public and Institutional
- ◆ Parks and Open Space

**Education**

- ① Lake Travis High School
- ② Bee Cave Elementary School
- ③ Lake Point Elementary School
- ④ Bright Horizons Pre-school
- ⑤ Lake Hills Montessori School
- ⑥ Primrose School of Bee Cave

**Civic**

- ⑦ Bee Cave City Hall
- ⑧ Lake Travis Fire and Rescue
- ⑨ Bee Cave Police Department
- ⑩ Travis County Parks Office

**Churches**

- ⑪ Presbyterian Church of Lake Travis
- ⑫ Bee Caves Baptist Church
- ⑬ Lake Hills Church

**Entertainment**

- ⑭ Outdoor Music Venue



elementary schools, two middle schools, and one high school. The student population at “build-out” is projected to be about 20,800 students, an increase of about 136% projected by 2032. To keep up with the projected student population growth, LTISD long range plan includes plans to build at least one new elementary school, a new middle school, and a new high school within the next 10-15+ years. LTISD schools are highly ranked and the desirability of schools in the region is one of the factors driving population growth and development. The district plans for 10-20 years in the future, while bond elections are typically for 5 years periods to fund needed capital improvements. LTISD has a record of gaining community support for its capital facilities planning, and works closely with residents and parents through the ongoing planning phases. LTISD is funded by property taxes.

The City of Bee Cave currently contains one elementary school, Bee Cave Elementary, located on Hamilton Pool Road. Lake Point Elementary is located on Bee Cave

Road within the City’s ETJ and Lake Travis High School is located just north of Bee Cave and adjacent to the Falconhead development on RR 620 (see Figure 3-11). LTISD is planning to locate a new middle school in Bee Cave at SH 71 and Vail Divide Drive, and is currently working on preliminary site plans.

In addition to its public schools, Bee Cave also has private childcare, pre-school, and Pre-K programs. There are no colleges or universities located within Bee Cave, but Concordia University-Texas, Saint Edward’s University, The University of Texas at Austin, and Austin Community College District are within twenty miles of the City.

In terms of educational attainment, Bee Cave is a highly educated city. The majority of residents, 62% over the 25 years of age, have a bachelor’s degree, 25% of the population has a graduate level degree, and 99% have a high school diploma. This is in contrast to the State of Texas where only 27% have completed a bachelor’s degree or higher.



*Bee Cave Elementary School*

## ECONOMIC DEVELOPMENT, CULTURE, AND EDUCATION GOALS & STRATEGIES

### Goal ECE-1:

Strengthen and diversify the employment base in Bee Cave.

Increasing economic diversity is often a goal of communities interested creating a stronger, more stable and resilient economy. Bee Cave is fortunate to have a significant retail base of employers that make up the majority of business within the City and support a large percentage of the City's budget through its local sales tax. Retail performance in the City has been strong in the past; however, there is always the risk that retail sales could decline as the result of a recession, economic losses of major retailers, or some other factors. A loss of projected sales tax revenue would then require the City to consider cutting services or change its taxing or funding structure. Many communities across the country are seeking to diversify their economic base to reduce exposure to risk. In addition, the growth of locally owned or operated businesses often generates a substantial share of revenue that is recirculated and spent locally, ultimately reinvesting in a city's economy.

- 8.1 Strengthen and diversify the office / employment space offerings in Bee Cave to include more varied opportunities for emerging needs such as co-working, small business, and entrepreneur incubator space. The City should encourage the development of co-working or drop-in shared office space that would address the needs of Bee Cave's teleworkers, entrepreneurs, and small home based businesses, particularly given the high percentage of residents working from home.
- 8.2 Encourage the expansion of local, community-serving retail and entertainment type businesses that meet the needs of residents. (See also FLU 1.9). Bee Cave can consider a variety of approaches to support local businesses, including developing a "New Resident" guide to provide information on community resources and local businesses.

*A significant portion of Bee Cave residents work from home (16% in 2014), or would strongly consider the idea. Developing a co-working space could foster entrepreneurship and local businesses, strengthen the sense of community, and help ease traffic and congestion.*

- 8.3 Promote the attractiveness and stability of commercial and employment areas through improved development standards and by addressing obsolescence and redevelopment. (See also FLU 1.10). The City should continue to foster public-private partnerships that both enhance local quality of life and strengthen the economy. Investments in public space and facilities, including trails, plazas and landscape areas, signage, and public art help to create places where people want to spend time and ultimately support local businesses.
- 8.4 Increase the economic impact and importance of local cultural and historic resources in Bee Cave. As tourism continues to grow in Bee Cave, the City should work with local tourism based businesses and the Chambers of Commerce to develop a tourism and hospitality strategy, including the priorities for the use of hotel tax revenues as the industry grows.

### Goal ECE-2:

Promote and enhance arts, cultural, and historic resources in Bee Cave.

The City has a number of historic and cultural resources that could become a greater part of Bee Cave's identity. Public art is playing an increasing role in outdoor spaces in the "Benches" at the Hill Country Galleria and in the Bee Cave Sculpture Park. Arts and cultural strategies can play a significant role in the physical and social identity of a place, particularly in a city like Bee Cave that places great value in its character and identity. The City's current landscape, the scale of buildings, natural materials, and local art and artists or special

places and views are all part of the identity of Bee Cave. Bee Cave could enhance its resources in a number of different ways, including public art, the design of public infrastructure, and arts and cultural education and programming.

- 8.5 Recognize the City’s cultural and historic resources through research and documentation. In addition, Bee Cave could work with property owners on a coordinated signage program and online resource guide.
- 8.6 Ensure the protection and maintenance of historic cemeteries through coordination with property owners, public access, requiring setbacks from surrounding uses, and increasing public awareness of these sites. In updating the City’s ordinances, Bee Cave should consider special protection standards to encourage the protection and use of sites from surrounding development.
- 8.7 Continue to partner with Bee Cave Arts Foundation, businesses, and other organizations to support exposure to a variety of arts and cultural programs and education in Bee Cave. Potential projects include a series of festivals or arts-related events to celebrate the history and culture of Bee Cave.
- 8.8 Promote growth of community-based entertainment businesses and “things to do” in Bee Cave that strengthen the City’s arts and cultural resources.
- 8.9 Support the integration of public art within community buildings, streetscapes, parks, and open spaces.

**Goal ECE-3:**

Coordinate excellent, comprehensive educational opportunities in Bee Cave.

Bee Cave’s public schools are considered some of the best in the area, and many new residents are attracted to the region because of its educational offerings. The City can continue to partner and coordinate with LTISD in its strategic and long-range planning work. Schools can expand their role in the community by becoming life-long centers of learning and community building, through volunteer opportunities that engage parents and community leaders with students and teachers. Creating a healthier community and better health outcomes begins with children and there are many examples of partnerships between health and wellness providers and schools to enhance understanding and interest in healthy foods and active lifestyles.

- 8.10 Continue to coordinate with LTISD on future school district expansion plans, including the design of new school, facilities, and transportation and access plans. Work with LTISD to increase safe and connected walking, bicycle, and vehicle access to and from schools.
- 8.11 Seek out partnerships with Bee Cave schools to support community health and safe access to schools. The City can encourage partnerships between local health providers and LTISD area schools to develop new opportunities for learning about community health, as well as help to develop “Safe Routes to Schools” programs.
- 8.12 Provide diverse opportunities for life-long learning through public facilities (including the library and City Hall) and parks.





# Implementation

*Our Bee Cave 2037 Comprehensive Plan consists of many goals and strategies described in Chapter 3: Plan Elements. These goals and strategies originate from the aspirations of the Vision Statement. Chapter 4: Implementation describes how the City and our partners will carry out the framework of the plan, and make the community's vision a reality.*

*Included in this Chapter are definitions and a companion guide to support the implementation of the plan, an overview of the regularity framework, principles for regional coordination, and a set of protocols for monitoring and updating the plan on a regular basis.*

## ***Terms used in Our Bee Cave 2037***

These planning concepts are used in the Our Bee Cave 2037 and defined here for reference. In addition, key ideas are illustrated graphically and provide a companion guide to the Comprehensive Plan to be used by staff, Planning and Zoning, and Council, and others in explaining and illustrating various recommendations of the plan in Section 4.2.

**Blight:** The visible and physical decline of a property, neighborhood, or city due to an economic downturn, disinvestment, or the cost of maintaining the quality of older structures.

**Character Overlay Areas:** As depicted on the Future Land Use Map, there are several areas delineated in Bee Cave that are intended to provide additional guidelines for the development and redevelopment of each area tailored to the specific context. Each area has a set of primary and secondary land uses, principles for site development and land uses, description of expectations for community facilities and infrastructure, and related zoning districts.

**Central Business District (CBD):** Also referred to as a Downtown or Town Center, Bee Cave's CBD serves as the primary activity area of the City, where retail, employment, civic, and entertainment land uses and associated economic and social resources and activities are concentrated.

**Complete Streets:** A design approach that allows for safe travel by users of all modes of transportation including walking, biking, driving automobiles, and riding public transportation.

**Conservation Subdivision or Conservation Development:** A development approach to subdivision design that maintains the majority of a site as open space to conserve natural and cultural resources. Typically used in rural areas as an alternative to "traditional subdivision", the design process begins by delineating primary and secondary conservation areas (sensitive environmental areas) before locating homes and roads. Some communities require that at least 50% of the site is preserved as open space, and require design of a "conventional" vs "conservation" sketch plan for comparison. The result should be that the overall density is the same as it would be in a "traditional" subdivision, with large areas of the site conserved and a cost-effective approach to development.



**Corridor:** The land that lies alongside key transportation routes and serves as a connector between destinations. Sections of a corridor may be devoted mostly to one land use or may include a mix of uses. The Future Land Use Map defines Rural, Suburban, and Urban Corridors.

**Crowdfunding:** The practice of funding a project by raising many small amounts of money from a large number of people, typically via the Internet.

**Floodplain:** Land bordering or in the vicinity of a river or other water body that is subject to flooding, which is often defined by FEMA maps.

**Future Land Use Categories:** Provide general guidance for future development, infrastructure planning, and zoning and serve as a guide for future development or redevelopment.

**Gateways:** Transition points from one area to another or entrances to a neighborhood or district. These points are often developed a key areas for signage, commercial development, and other public realm initiatives.

**Indicators:** A set of measurements or data that provide information about the social, economic, and environmental factors that impact a community's well-being. Indicators can be tracked over time to monitor the implementation of a plan or set of strategies.

**Low Impact Development (LID) / Green Infrastructure:** Often used interchangeably in the region to define structural and non-structural sustainable stormwater management techniques, LID is a comprehensive approach to site planning, design and pollution prevention strategies that create a more economically sustainable and ecologically functional landscape. As such, the LID approach provides many benefits to a community's water resources and overall quality of life (San Marcos Green Infrastructure – LID Practices, 2011).

**Mixed-Use:** Development that integrates compatible residential, commercial, office, institutional, or other uses within the same building or in separate buildings on a project site as a single, unified development.

**Mobility:** The ability of all types of people to move about easily and safely using a variety of forms of transportation (e.g., biking, walking, driving).

**Redevelopment:** Restoring buildings, developing vacant lots, or replacing a building, or parts of a neighborhood to a better condition by rehabilitating existing buildings or constructing new buildings.

**Residential, as a Secondary Use:** When located in generally non-residential area or zone, the residential use may be described as secondary or subordinate to the principal use in a building or zone. Examples include: residential units above retail or office on the ground floor, live-work units, residential as part of a vertical mixed-use building with other non-residential uses.

**Tactical Urbanism / Projects:** Small, inexpensive, sometimes temporary, projects designed to make places more vibrant. (Referenced in the Preliminary Work Plan Appendix).

**Trends:** Describes the general direction in which something is changing or developing over time.

## **Companion Guides**

Urban design principles strive to improve the quality of life, or “livability”, within a community by enhancing the man-made environment and by creating new opportunities for social interaction among residents. Good urban design practices also help to create a legible development pattern that makes the community understandable to residents and visitors alike. They often deal with the sensory response of people to the community’s physical environment: its visual appearance, its aesthetic quality, and its spatial character.

Urban design can be used to bolster people’s sense of well being and civic pride, their awareness of different places within the community, and even their behavior toward one another. The creative application of specific urban design improvements, no matter how large or small they may be, should result in a more aesthetically and functionally stable community which is a happier and healthier place to live, not only in the physical sense, but in the psychological and emotional sense, as well.

Promoting livability also has long lasting financial benefits. Creating places where people want to be encourages reinvestment into the community. This reinvestment in turn helps to keep taxes low because property values tend to increase which lessens the need to raise tax rates. Quality, sustainable development attracts businesses and residents, expanding the tax base. Financial investments promote a sense of ownership of the community.

The Companion Guides found in this section of the Comprehensive Plan integrate urban design considerations into the City’s growth and development processes to create an attractive and recognizable physical environment that complements the functional organization of Bee Cave, and to reinforce a sense of “community” among the people who live here. The intent is to provide guidance for maintaining and strengthening both the City’s image as a community of excellence and leisure, as well as its identity as a small town in spite of its proximity to the expanding City of Austin.

In the simplest terms, creating “livability” means creating places where people want to be, that contribute to interaction and discourse with others, and that are personally fulfilling.



Bee Cave Sculpture Garden (Bee Cave Arts Foundation)

## BEE CAVE AND THE HILL COUNTRY CHARACTER

*The City firmly establishes itself as a progressive community, noted for its scenic Hill Country surroundings complemented by a stable and skilled workforce, vast natural resources, and rich cultural heritage, as well as for its role in the region as a key transportation corridor, all of which enhances the City of Bee Cave's ability to support and manage quality growth while maintaining the integrity and security of a family-oriented, sub-rural or urbi-rural community.*

### *2009 Bee Cave Comprehensive Plan*

While the City of Bee Cave was founded only a few decades ago, settlers came to the area as early as the 1850's seeking a peaceful, self-sufficient Hill Country lifestyle removed from the growing City of Austin. Today, both Bee Cave and its neighbors have become part of a vibrant, growing metropolitan area but still manage to retain the sense of nature, peaceful lifestyle, and small-town feel that defines the Hill Country Character. The City's residents – both old-timers and newcomers – express the rural setting and natural beauty as defining characteristics. However, unlike many of the more distant Hill Country towns, Bee Cave is intrinsically part of a larger metro-area: many residents work in Austin, and the Town Center is a regional destination for shopping and dining. In the 2037 Vision Statement, the City and residents of Bee Cave expressed a desire to retain the distinctive character of the surrounding Hill Country while accommodating new residents, including a balance of commercial and retail development, and fostering community amenities and a high quality of life. Moving forward, the City of Bee Cave should seek to build on this cultural heritage as well as embrace the opportunities that come from its location within a growing metropolitan area.

The Texas “Hill Country Character” is a distinct notion that describes the environment, culture, and lifestyle of the rugged yet fragile area of Central Texas that Bee Cave belongs to. The elements that make up the distinct Hill Country Character can be hard to define, as they are not monumental skyscrapers, mountains or canyons, but together they create a distinct and unique place. A sense of immersion in nature's vastness comes from the views and rolling hills, as well as the historical small size and isolation of the Hill Country's towns and communities.



Bee Cave's original Bohls cabins can be spotted near the entrance to the Spanish Oaks subdivision (Bee Cave Chamber)



Special Events Venue in Bee Cave (J. Beyerly, Flickr CC)



**Nature** is rugged yet fragile, with only a thin layer of topsoil over rocky outcrops of granite and sandstone. The trees and plants that define the Hill Country, are conditioned for the dry climate and extreme variations in temperature. Small creeks that wind through the hills dry up during the summer and come alive during the spring and rainstorms. Bluebonnets and wildflowers sprout up among the prairie grasses and along the sides of roads in March and April.

The **natural character** of Bee Cave can be preserved by:

- Preserving and protecting the ecological health of this area, with an additional emphasis on tree conservation.
- Protecting watershed areas of the City of Bee Cave, especially Little Barton Creek.
- Establishing and maintaining scenic roadways throughout the City of Bee Cave.
- Respecting property rights while protecting the environment, specifically trees, watersheds, view corridors, and wildlife
- Establishing a greenbelt system along the local creeks, and hike and bike trails within large parks and developments.
- Conserving natural areas of vegetation, especially those along flood plains.
- Conserving and respecting areas with scenic views.



Hill Country wildflowers (Jerry and Pat Donaho, Flickr)

The Hill Country’s **culture** can be traced back to the meeting of Spanish settlers, German immigrants, and “Anglo” frontiersmen. The town of Bee Cave much more closely linked with Austin, where early settlers came to establish a quiet, agricultural lifestyle. Buildings and dwellings were modest and mainly constructed from local stone. The **cultural character** of Bee Cave can be preserved by:

- Preserving and protecting sites of historic importance and significance via public and private endeavors (such as the Old Bee Cave Schoolhouse, the Spillman House and cemeteries).
- Use of a variety of building materials seen in the Hill County that complement the landscape and reflect vernacular traditions.
- Maintaining the friendliness and speed of a rural atmosphere with a unique, hometown feeling is of the utmost importance.
- Requiring sufficient architectural modifications to national prototypes in order to define a unique Hill Country look for Bee Cave.
- Ensuring the maintenance of a hometown focus that reflects the desires of the local people.



“Hike it Baby” at Central Park (Sarah Elizabeth Maxwell)

Although the spread-out nature of the older neighborhoods reflects the desire for a calm and peaceful lifestyle, the City lacked a historic main street that anchored many other Hill Country towns and helped create a tight sense of community. Continuing to enhance the Town Center as a center of civic activity can help to strengthen the ‘small town’ feel of Bee Cave and instill a stronger sense of civic pride and involvement among citizens. The **Cultural Character** of Bee Cave can be enhanced by:

- Creating and promoting a stronger sense of community through urban design criteria, reinforcing the City of Bee Cave’s charm and integrity as that of a small town in spite of the big city.
- Maintaining a balance of uses and density that make Bee Cave a place where residents can “decompress from stress”, yet have convenient access to basic necessities and amenities.
- Developing extensive pedestrian linkages throughout the City to provide an alternative to short automobile trips and encourage interaction among residents.



Bee Cave’s library serves as a centrally located meeting place for many community members (Texas State Library and Archives)



Hill Country Galleria storefronts use a mix of muted colors and stone, metal, and stucco materials



## HILL COUNTRY CHARACTER - LOCAL ARCHITECTURAL EXAMPLES

In architectural terms, the Texas Hill Country style has its roots in the German and other European immigrants who settled the area in the 1800s, the local resources that were available to them, the influence of agricultural structures, and the need for affordable construction materials. The region's settlers brought their carpentry and stone mason skills to their homes and other buildings. Homes were also built to protect settlers from the natural elements - the heat, rain, and wind typical to the region.

The locally available white limestone and later brown sandstone were used with the local cedar in construction. This rustic or simple style remains popular in the region and can be seen interpreted in modern construction as well.

Today, Hill Country architecture in a general sense contains identifiable materials. Limestone and wood are used for exterior construction as well as interior ceilings, floors, and cabinets. Steel structures, pipe columns, and seamed metal roofs are distinct components but as Austin architect Jay Hargrave points out in *Modern Austin*, "the original buildings were more visceral, rougher, made of fieldstone and not streamlined into a ranch style layout." He adds, "Modern' Hill Country style takes these elements and does more with them, adding commercial style windows, for instance."

Typical design features include: low pitch metal roofs, rustic to contemporary in character, wooden beams, and regional materials.

Sources: "Hill Country Architectural Style" <http://modernaustin.com/hill-country-architectural-style/> (accessed 8/22/16)

"Hill Country Contemporary" Design Features by Architect Elliot Johnson <http://www.imagesof.net/io2-texasregional.html> (accessed 3/17/16)



Restaurant on Bee Caves Road



Office Building on FM 2244



## HILL COUNTRY CHARACTER - RECOMMENDED MATERIALS + COLORS



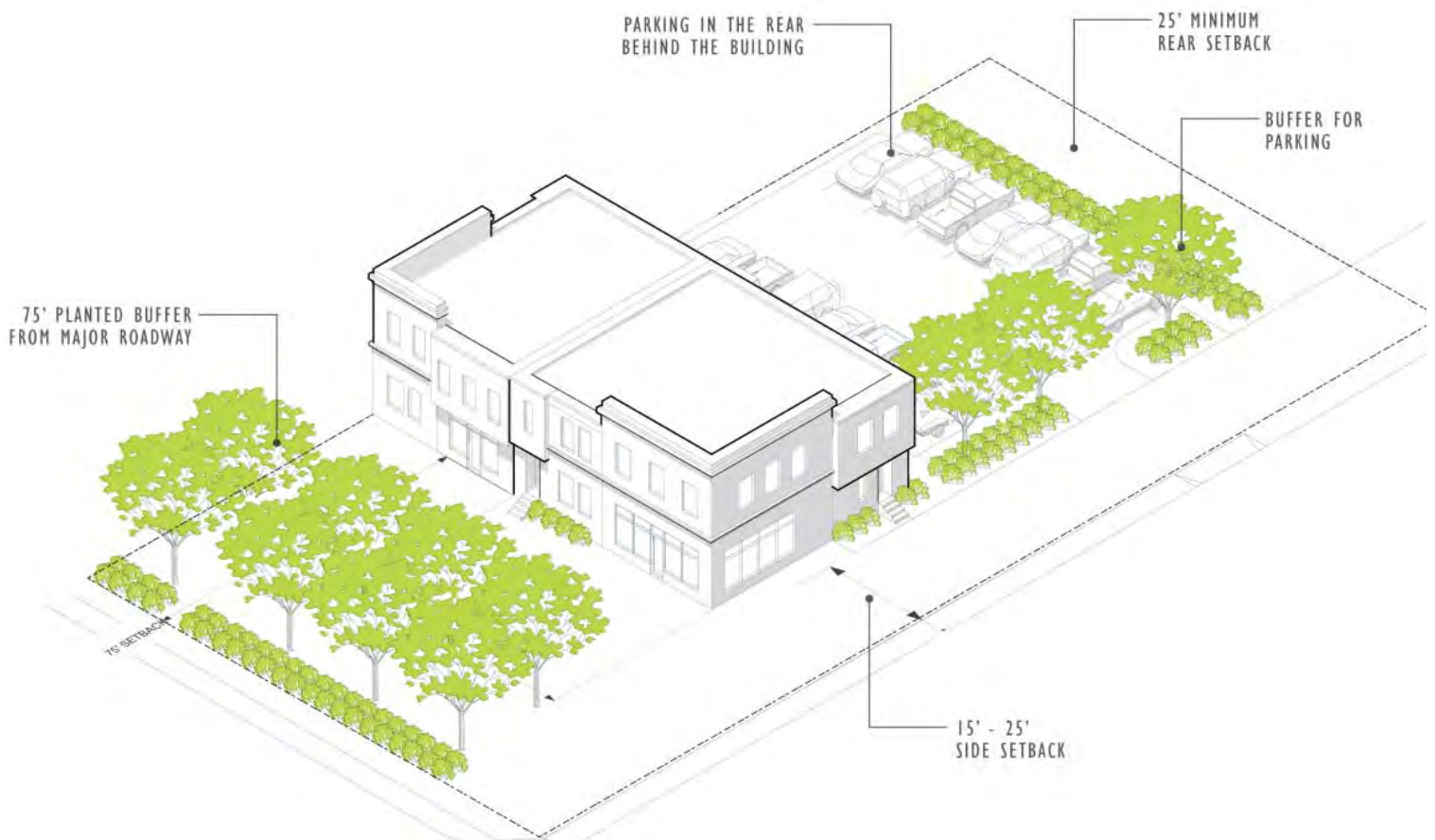
Figure 4-1: Recommended Materials and Colors

Flickr images courtesy of: Damian Gadal, Jerry and Pat Donaho, Matt Deturck, Karen, International Sustainable Solutions, and Davebleasdale.

Bee Cave should continue to include within the Zoning Ordinance a list of acceptable materials and materials that require further examination by requiring a Conditional Use Permit, as well as permitted and prohibited colors to reflect the Hill Country atmosphere.

Recommended materials include: limestone, rustic wood, stucco, granite marble, other stone, glass (30% or less of exterior wall), brick, and adobe brick. Material colors should be muted, rustic earth tones to adhere to the Hill Country character. Painted wood, concrete (that is smooth/untextured and unpainted), glass (when over 30% of exterior wall), synthetic materials, and bright or primary colors should be avoided.

## SITE DESIGN - LANDSCAPE SCREENING AND BUILDING SETBACKS



*Figure 4-2: Landscape Setbacks / Buffers*

Many of Bee Cave's site design standards for non-residential development are intended to provide a positive visual image of the City, from roadways and other locations. Buildings are required to be setback from street, with a minimum 75 foot landscaped buffer.

The majority of related parking and other facilities should be placed either at the side or at the rear of the primary structure and away from the major thoroughfares, thereby ensuring that they are not visible from the major thoroughfares whenever possible. Rear building entrances and loading areas should not face the primary street, and any entrance fronting a street

should be designed so that it does not appear to be a rear building entrance. Landscape buffering elements are required between residential and nonresidential land uses and along all major thoroughfares. The City currently requires all nonresidential uses located along any of the major thoroughfares to implement landscaping elements along the length of any major thoroughfare frontage within the setback area.

## SITE DESIGN - PEDESTRIAN-SCALED ELEMENTS & ARTICULATION OF BUILDING FACADES

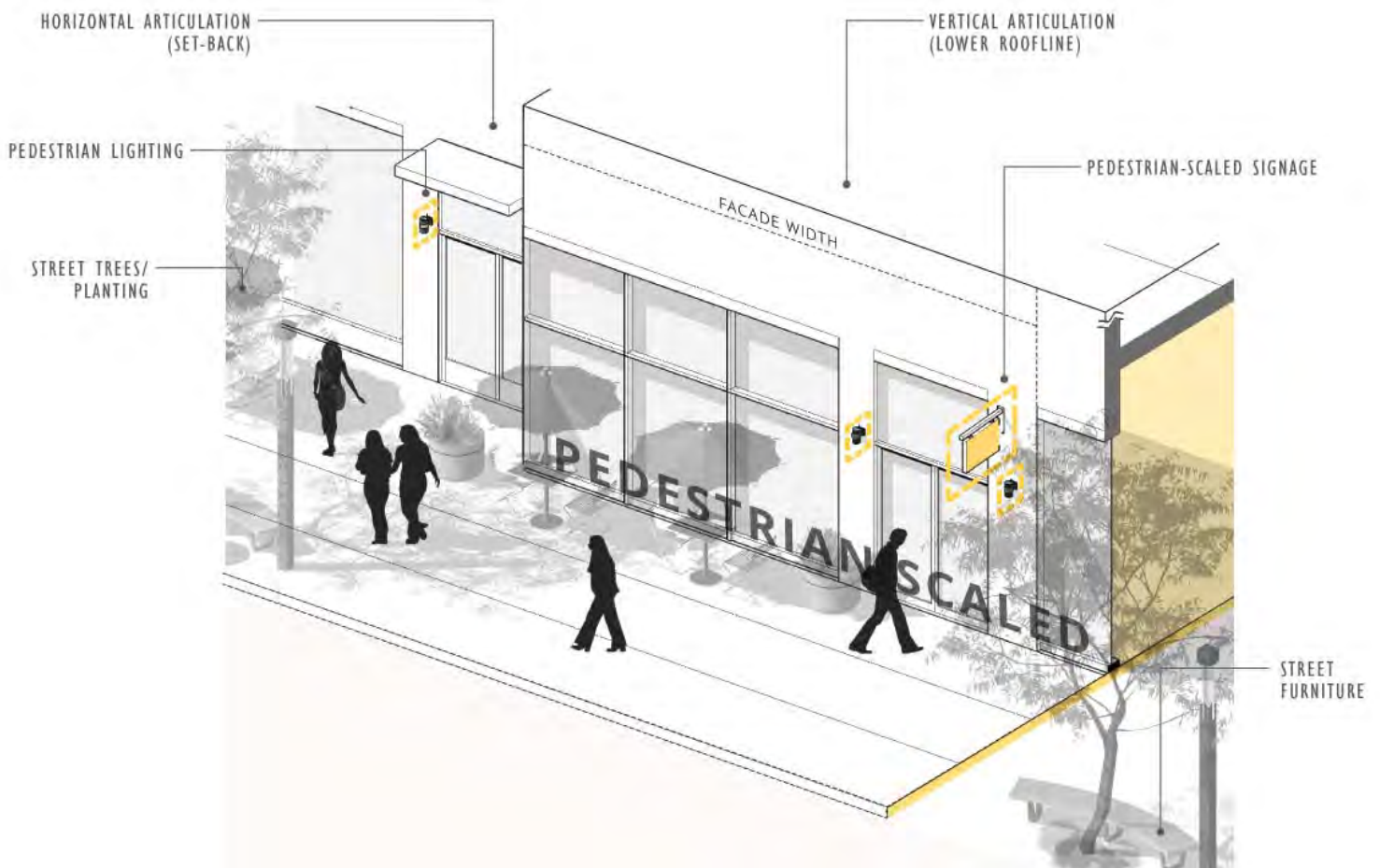


Figure 4-3: Pedestrian-Scaled Elements

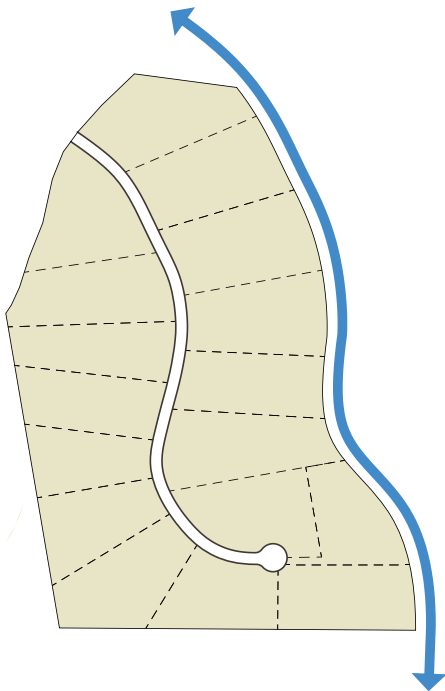
Building facades and streetscapes should incorporate pedestrian-scaled elements. The articulation of building facades (breaking the vertical and horizontal planes) ensures the aesthetic value of nonresidential land uses, especially larger scale buildings.

According to the current Zoning Ordinance, buildings with walls longer than 50 feet should have some form of horizontal articulation. Horizontal articulation simply means that elements of the building (e.g., a wall or a column) push out or recede into the facade breaking up the wall plane.

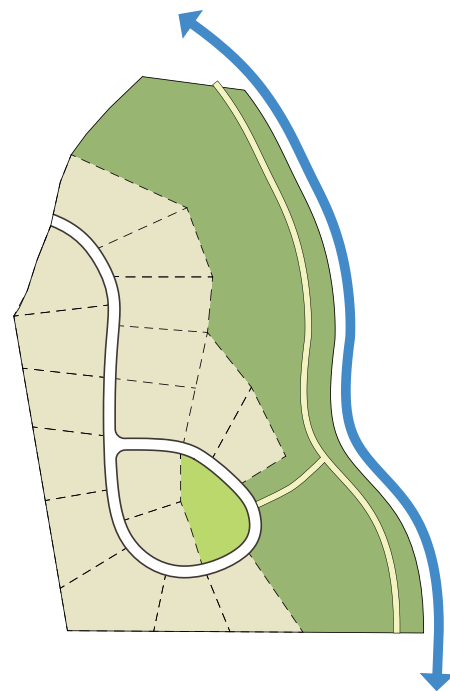
The Zoning Ordinance also requires buildings longer than 50 feet to have some form of vertical articulation for at least 30% of the width of the wall or roofline. Vertical articulation means that elements of the roofline are pushed up or recede into the building. This could be as simple as cornice line for a portion of the building that is taller than the rest of the building or a portion of the building that is an entire story higher. Note that in the drawing above, the blade signage is currently only permitted in the Town Center Zoning District.



**SITE DESIGN - CONSERVATION DEVELOPMENT / DESIGN**



*A 17 acre property developed as a conventional low-density residential subdivision.*



*The same property subdivided using the principles of conservation development creates 6.5 ac of open space, including a creekside trail, with the same overall density.*

*Figure 4-4: Traditional (left) vs Conservation Subdivision Design (right)*

Conservation development is a strategy to preserve natural habitats and provide common green space as larger parcels are redeveloped or subdivided. The diagrams above show how a large lot might be subdivided into 17 lots while keeping the overall density at approximately 1 dwelling unit per acre.

In the conservation development diagram (left) half-acre lots are allowed in an area that would otherwise require larger one-acre lots, with the condition that the remainder of the area be dedicated as contiguous preservation land and a small neighborhood park. This strategy should be especially encouraged along creeks, planned trails, and other ecologically sensitive or strategic locations.

The City of Bee Cave should encourage conservation development in appropriate cases or locations by making the case for a better and more cost-efficient type of development, allowing a small density bonus, or reducing permit fees. The “Conservation Development in Texas” white paper published by the Lady Bird Johnson Wildflower Center lays out a good description of potential benefits and provides model ordinance language for community use. ([http://www.wildflower.org/consdev/cd\\_whitepaper.pdf](http://www.wildflower.org/consdev/cd_whitepaper.pdf))

**LOW IMPACT DESIGN / GREEN INFRASTRUCTURE - BEST MANAGEMENT PRACTICES (BMPs)**



Figure 4-5: BMP Examples

Bee Cave has very high standards for addressing stormwater management and reducing runoff on site. The Comprehensive Plan recommends a combination of BMPs in green stormwater infrastructure to reduce and mitigate stormwater runoff. The diagram above illustrates a variety of treatment options that can be used in combination to provide stormwater retention, attractive landscape and open space amenities, and building and parking lot cooling / energy savings. BMPs may include stormwater basins, stormwater planters, green roofs, rain gardens, rain barrels, flow-through planters, pervious pavers, and other similar interventions. Public / community sites provide an opportunity to showcase BMPs and educate the development and general public about potential benefits.

## COMPLETE STREETS AND MULTI-USE TRAILS

The intent of Complete Streets design is to allow safe travel for all users. By adopting a Complete Streets policy, communities can direct their elected officials, planners, engineers, and developers to regularly design and use the right of way to encourage safe access for everyone - from pedestrians to bicyclists to motorists.

Complete Streets principles are woven into the City's Hike and Bike Connectivity Plan, and includes a mix of off-street and on-street connections. As defined in the plan, the primary purpose of Bee Cave's trail system is to provide a safe, convenient, and functional transportation link across the City for pedestrians and bicyclists who seek to utilize nonmotorized modes of transportation to meet their regular travel needs as well as for recreational purposes all while maintaining the natural beauty of the City of Bee Cave.

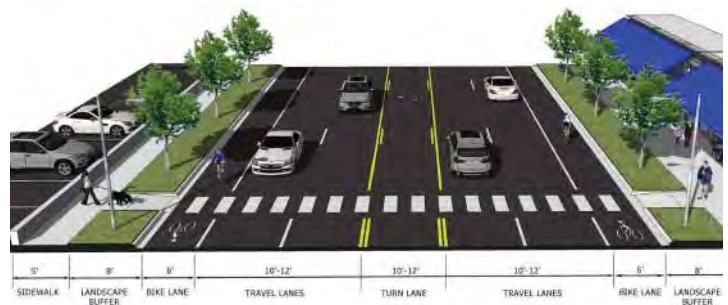
There is no "one-size fits all" design for complete streets, but some basic elements to consider include: wide sidewalks, separated bike lanes, narrowed traffic lanes, center turn lanes or medians, and street trees. Other elements may include parking for bicycles, street furniture, prominent crosswalks, and pedestrian timed intersections.



Example of a complete street design with center turn lane, bike lanes, and sidewalks in a residential neighborhood (Charlotte, NJ; Source: Charmeck.org)

There are many benefits associated with Complete Street design, including: reduced crashes through safety improvements, encouraging walking and biking, and allowing children an option to walk to school or other activities. Another benefit of implementing Complete Street design elements as roadways are improved are the potential benefits to **air quality and community health**:

- Providing interconnectedness of streets between neighborhoods and retail, recreation and services to minimize trip length and congestion,
- Providing alternative circulation systems such as hike/bike trails; and
- Use of low maintenance grass and ground covers to reduce the need for mowing.



Typical Bike Lane along two way road with a mid-block crossing (Source: Bee Cave Hike and Bike Connectivity Plan)



## CREATING A SENSE OF PLACE

Often thought of as mere beautification of a community, “community image” elements contribute to a much more complex process of utilizing a community’s natural and man-made features to establish a distinct visual image and identity -- a “sense of place” -- for the community. A recognizable image/identity is not only important to the inhabitants of a particular community, it is also important to those who live within surrounding areas and to visitors. It helps to provide orientation -- a point of reference for people moving into, around within, and out of a community.



The Old Bee Cave School House is an example of a building that creates a strong community sense of place. Art classes are held at the facility.

## COMMUNITY GATEWAYS

The “sameness” that is often inherent to communities within a particular geographic area makes it appear that each one is just like its neighbors. For example, the visual appearance of the City to a traveler along SH 71, R.M. 620, or F.M. 2244 may be the same, or very similar, to the appearance of any other community.

Gateways are significant elements that can help residents and visitors to determine the geographical boundaries of a community. Also known as entryways or portals, gateways can provide a strong sense of arrival to, as well as a sense of departure from, the community. They are the first thing visitors see when they come into a community, and the last impression visitors have when leaving, and they can provide a strong indication of a community’s image if they are prominent enough.

## PRESERVING SCENIC VIEWS

Preservation of the rural and Hill Country character, as well as views of nature preserves are priorities of the Comprehensive Plan. Tools to protect views and the open space character that exist in Bee Cave include the use of existing building height restrictions, tree preservation and landscape screening, and building setbacks. Any increase to the current building height limits should be on a case by case basis and take the surrounding topography and elevation from the roadway into consideration.

In addition, the City should discourage building placement at the highest points of elevation on a site with the goal of protecting the integrity of ridgelines that are found in the Hill Country.



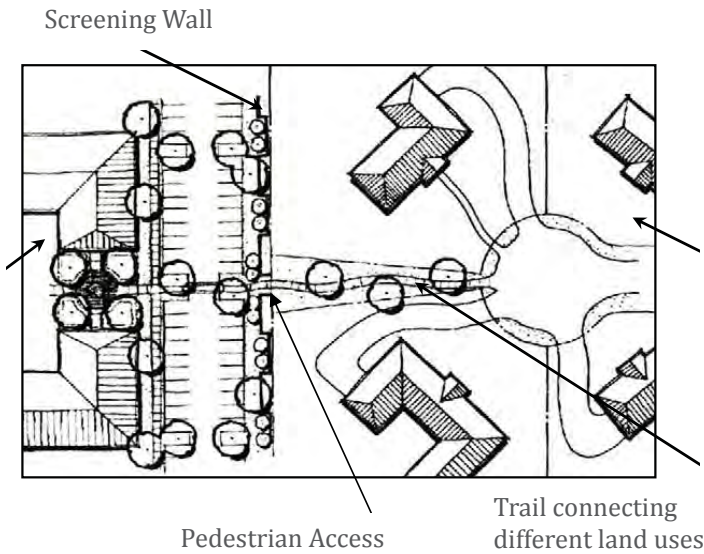
Wide open space view in Bee Cave

Many communities across the country have adopted laws to protect historic and scenic viewsheds. In one example, the small historic town of Georgetown, Colorado (pop 1,028) employs a Design Review Committee that must issue a Certificate of Appropriateness prior to permitting. Georgetown uses design guidelines and character areas (published in a guidebook) to assist developers and architects understand the Design Review Committee’s criteria for recommendation.

Source: <http://www.town.georgetown.co.us/drc/old%20DRC/drcbk1ch1.html>

## PEDESTRIAN CIRCULATION

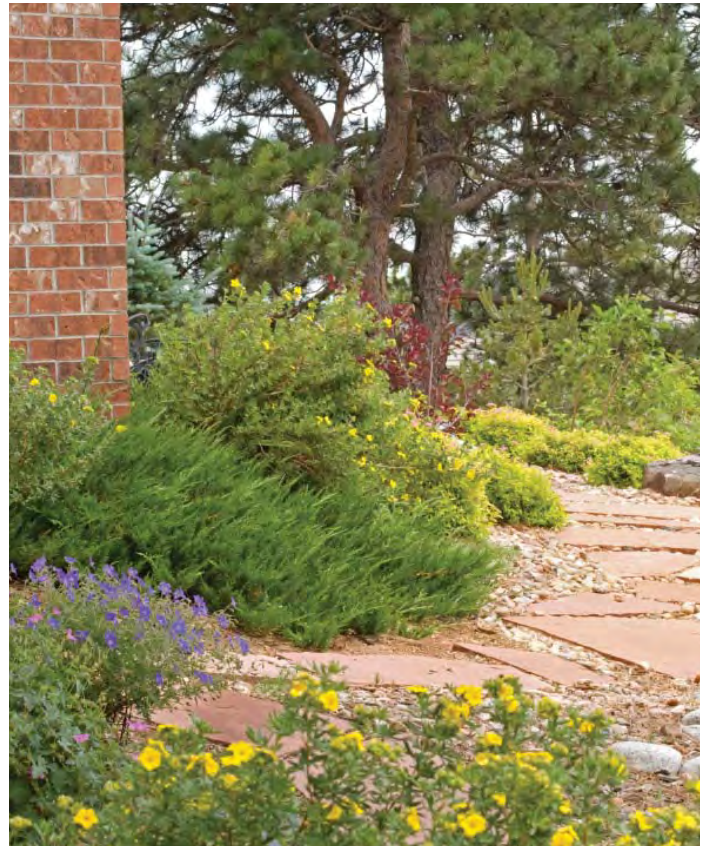
Both the Comprehensive Plan and the Hike and Bike Connectivity Plan emphasize the importance of pedestrian access, through sidewalks and trails, throughout Bee Cave. Pedestrian connectivity between varying land uses is encouraged, including residential and commercial uses.



Pedestrian Trail Access between Residential and Non-Residential Land Uses

## LANDSCAPE AND TREE PRESERVATION

The City's Landscape Requirements are intended to add value to property and increase pervious areas that help manage stormwater runoff. Preservation of existing trees in areas that are not used for buildings, parking, and walkways is required to be retained in its natural state to the extent possible. The City's Zoning Ordinance describes the requirement for tree preservation and maintenance in all new development. Xeriscape Landscaping, which minimizes water consumption to reduce the amount of watering and irrigation often necessary for common landscaping materials and discourages the use of ground cover that would require a large amount of watering and irrigation (i.e. Saint Augustine grass) is preferred.



Attractive Xeriscaping in Texas (Brazos River Authority)



## **SCREENING OF REFUSE CONTAINERS, LOADING AREAS, AND OUTSIDE STORAGE**

The City should continue to require screening to maintain and enhance the appearance of Bee Cave from public streets and neighboring properties. Loading, service, and outside storage areas should be screened and should not face onto or be visible from a major or minor thoroughfare, wherever possible. Loading docks and service areas should be located at the rear of the building. When loading docks and/or outside storage areas are located within a side yard, they should be screened from adjacent properties and public rights-of-way by using masonry walls in conjunction with landscaping materials.



Example of refuse container screening

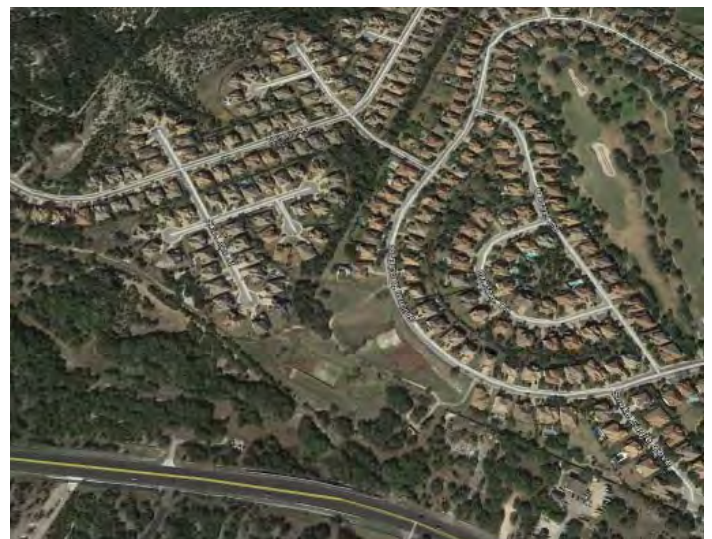
## **DESIRABLE NEIGHBORHOODS & RETAIL AREAS**

This section discusses recommendations on how to create desirable neighborhoods, or places where people want to live – both existing and future residents. Many of the recommendations could also apply to nonresidential development.

### **RESIDENTIAL NEIGHBORHOOD DESIGN**

The design and character of residential neighborhoods is an important component of the community’s overall urban design. As more property is developed into residential subdivisions, such design factors as the provision of open space, adjacency issues, screening, and landscaping, as well as the design layout of the subdivision itself, will be critical to the perception of the City’s residential neighborhoods.

Older residential neighborhoods will need continued maintenance in such areas as streets and utility service, while newer residential subdivisions offer the potential of embracing and including positive design elements that will add value, both aesthetic and monetary, to the homes constructed within them. The vast majority of the existing homes and residential areas in the City of Bee Cave are characterized by high-quality development. The enhancement and maintenance of these high-quality areas are of critical importance.



Example of Bee Cave residential neighborhood with a mix of curvilinear streets and cul-de-sacs



The quality and livability of the City’s neighborhoods are integral components of the overall character. The key to a successful neighborhood is creating a sustainable environment where the ongoing investment in property is supported by public investment in parks and greenbelt areas; opportunities for social interaction; accessibility for pedestrians, bicyclists and vehicles; and distinctive characteristics which give an area a unique identity. Ideally neighborhoods in Bee Cave should provide the following :

- Opportunities for social interaction;
- Careful and strategic placement of retail uses and other appropriate nonresidential uses within the neighborhood area;
- Continued investment in public and private property to stabilize property values;
- Good condition of public facilities and infrastructure serving the area;
- A sense of community and belonging among residents;
- Access to adjacent neighborhoods and non-residential areas; and
- Access to amenities such as parks, trails, community use space, and usable open space.

Bee Cave has well-defined subdivision design standards in place. As part of the City’s updates to its zoning and subdivision codes, the updates should include graphics to communicate and illustrate the intended goals of the design standards for streets and residential subdivision design.

## **AESTHETICALLY-PLEASING & PEDESTRIAN-FRIENDLY STREETS (COMPLETE STREETS)**

An important aspect of a desirable neighborhood is the streetscape and the level to which it accommodates pedestrian activity. The streets should not diverge from the “urban fabric” of the neighborhood, but rather complement the surroundings. The following are recommendations to help promote aesthetically-pleasing and pedestrian-friendly streets:

- Maximize the visibility of architecturally distinctive cultural and civic facilities and open space area corridors;
- Maximize visibility of open space areas by locating parks in prominent locations, and by widening open space corridors such as flood plains and trails where they are crossed by roadways;
- Where streets terminate or “T” into another roadway, ensure that there is a prominent feature or building at that point. Good examples of prominent features include such things as parks, clock towers, public art, and architecturally distinctive civic, cultural or nonresidential structures;
- Design streets so that they gently curve, to provide oblique views of buildings and streetscape, but still maintain a general grid pattern to maintain a sense of orientation;
- Ensure that sidewalks are at least 5-10 feet wide (the minimum dimension that two people can comfortably pass each other) and that canopy trees are located between the sidewalk and curb to create shade and a feeling of safety for pedestrians. Consider multi-use trails instead of sidewalks where appropriate.

## EXISTING NEIGHBORHOOD IMPROVEMENTS

Bee Cave has many established and recently developed neighborhoods. The City should continue to work with neighborhood associations and groups on issues related to traffic calming, sidewalks and trails, parks, and other related topics. One possibility is for the City to work with neighborhood associations and property owners to retrofit neighborhoods with canopy trees to slow traffic and to shade sidewalks and street paving, when physically and financially feasible. Another potential approach is to include bike “sharrows” and “share the road” signage to encourage safe bicycle transportation.

The City may find it useful to document the conditions of neighborhoods as they age to identify deteriorating areas and to prioritize such areas for improvements. Facts that should be documented include but are not limited to, code violations, public safety reports (e.g., police and fire), and ownership/rental percentages.



Landscaped curb extension in a residential neighborhood helps to slow traffic and improve neighborhood aesthetics (Richard Drdul, Flickr Creative Commons)

## LOW IMPACT DESIGN AND ENVIRONMENTAL QUALITY

There are many opportunities, discussed throughout the plan, in which the City can encourage green practices in the development process. Bee Cave can encourage development that is sensitive to the environment through the following guidelines:

**Site Planning.** Utilize environmentally sound site layout and density that will minimize the need for continuously high levels of energy consumption. This may include such things as:

- Clustered development (i.e., conservation subdivision design, see above) that preserves open space and minimizes construction and maintenance of roads and utilities, and
- Higher density developments in mixed use centers that reduces utility distribution, roads and vehicle trips.



Example of a mixed use development with a connected greenspace network and transition to low density residential (Lafayette, LA, WRT)

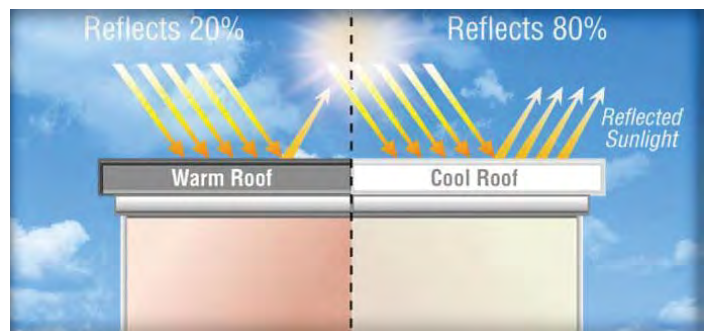
**Water Quality.** Preserve open space throughout developments to allow ground absorption of water and the natural filtering and cleaning effect of soil and plant material to improve ground and stream water quality. In addition, utilize native and/or drought-tolerant species with organic mulch for landscaping to minimize fertilizers and excessive water use.



Stormwater runoff from a parking lot is delivered to a series of rain gardens to reduce runoff (CNT)

**Heat Island Effect.** Trees and vegetation provide shade that lowers temperatures by 20-45 degrees on the surface and can be extremely useful as a mitigation strategy when planted in locations around buildings or to shade pavement in parking lots and streets. According to the EPA, researchers have found that planting deciduous trees and vines to the west is typically most effective for cooling a building.

Cool roofs - with a high solar reflectance value - help roofs absorb less heat and stay up to 50-60 degrees cooler than conventional materials in peak summer months. Benefits include reduced energy use and cost, reduced emissions, and improved comfort. Cool roofing products are used regularly by building owners and contractors on commercial and residential buildings across the country.



Cool roof materials can reflect much more sunlight and heat than traditional roof materials (Heat Island Group, Lawrence National Lab)



**Lighting and Dark Skies.** There is a growing body of evidence regarding the negative impacts of light pollution and urban sky glow (brightening of the night sky due to man-made lighting). They include increasing energy consumption, disruption of wildlife, harming human health, and negative impacts on crime and safety.

The City should continue to monitor the impact of its lighting and glare standards to determine if lighting standards need to be updated to reduce urban light pollution. The current standards require fixtures be fully shielded and pointed downward and most outdoor fixtures must be turned off between the hours of 8:30 p.m. and sunrise. The International Dark Sky Alliance (IDA) has a certification process for cities that wish to be designated as [“Dark Sky” places](#), which is something the plan discusses and the City could consider pursuing. The IDA also certifies light fixtures as “IDA Dark Sky Approved” through a third party certification process. The City could consider revising the lighting and glare standards to require the use of IDA approved lighting fixtures in all multi-family and non-residential development projects.



Urban light pollution makes it difficult to see a starry sky (James Liu, Flickr Creative Commons)

## ***Regulatory Framework & Decision Making***

With the publication and adoption of this Comprehensive Plan document, the City of Bee Cave has taken an important step in continuing to shape the future of the community. The Plan will provide an important tool for City staff and civic leaders to use in making sound planning decisions regarding the long-term growth and development of the community. The various elements of the Plan are based upon realistic growth objectives and goals for the City of Bee Cave which resulted from a community planning process involving citizens, City staff, elected and appointed officials, the development community, regional agencies and utilities, and other stakeholders.

The current physical layout of the City is a product of previous efforts put forth by many diverse individuals and groups. In the future, each subdivision that is platted, each home that is built, each new school, church or shopping center represents an addition to the City's physical form. The composite of all such efforts and facilities creates the community as it is seen and experienced by its citizens, business owners, and visitors. If planning is to be effective, it must guide each individual decision, whether it is that of a private homeowner or of the entire community. The City, in its daily decisions pertaining to whether to surface a street, to approve a subdivision, to amend a zoning ordinance, to enforce the building or other codes or to construct a new trail, should always refer to the basic principles and goals outlined within the Comprehensive Plan. The private builder or investor, likewise, should recognize the broad concepts and policies of the Plan so that their efforts become part of a meaningful whole in planning the community. Those investments are, over the years, reinforced and enhanced by the City's form, development pattern and economic vitality.

The City's primary tools for implementing the Comprehensive Plan are the City of Bee Cave's Zoning Code, Subdivision Ordinance, and Capital Improvements Plan (CIP). Following the adoption of the Comprehensive Plan, the City anticipates updating its zoning and subdivision codes to ensure consistency with the plan. As part of the update, Bee Cave will explore and weigh the potential for a Unified Development Code (UDC), as one option, to help streamline and integrate the City's development ordinances.

APA's "The Sensibility of Unified Development Codes" (Meck, 2006) characterizes the benefits of UDCs to include:

- Weaving regulations together in one place to allow easier linkages to the comprehensive plan policies;
- Building on the strengths of the best planned development regulations by blending the use / intensity factors with design review;
- Eliminating distinctions between subdivisions and developments that are often arbitrary ; and
- Consolidating various development regulations into a single document to help improve transparency and potentially streamline the ease of administration and understanding of the code.

City staff, the Planning and Zoning Commission, and City Council can use the following principles to guide the process of updating codes, reviewing development requests, and investing in capital projects and operating budgets:

**1) Bee Cave's land development ordinances should be consistent with the Our Bee Cave 2037 vision, goals, and strategies.** Any existing inconsistencies should be identified and addressed through the code update process that will follow the adoption of the Comprehensive Plan. Potential areas to consider include: new or combined zoning districts that are better aligned with the Future Land Use Map, a revised and simplified list of permitted or prohibited uses, a process for encouraging redevelopment of incompatible and nonconforming buildings, and incentives for pedestrian-scale design in targeted areas of the City.

**2) Rezoning requests and proposed development site plans should be consistent with Our Bee Cave 2037 and the Future Land Use Map.** While the process to update the City's codes will take some time to initiate, City Staff, the Planning and Zoning Commission, and City Council can use the Comprehensive Plan as a guide for incrementally implementing the long-range vision for Bee Cave that is described in the plan. Applicants requesting zoning changes should demonstrate that a proposed use is consistent with the intent of the Future Land Use Map (FLUM). In the case where proposed development clearly conflicts with the Comprehensive

The future quality of life within the City of Bee Cave and the environment of the community will be substantially influenced by the manner in which plan recommendations are administered and maintained. The plan should never be considered a finished product, but rather a broad guide for community growth and development that is always evolving and changing in scope.

Plan, an approval should not be granted unless the FLUM is amended.

**3) Our Bee Cave 2037 is a guide to direct how the City of Bee Cave invests money in capital improvements and annual operating budgets.** In addition to considering the Comprehensive Plan in other specific plans and the update to development codes, the City should consider the Comprehensive Plan in prioritizing capital improvements and department budgets. The effectiveness of Our Bee Cave 2037 relies in large extent on how regularly departments and City Council consider the plan in their planning, funding, and decision making processes.

The Comprehensive Plan makes recommendations on the various public improvements that will be needed to accommodate growth and development envisioned for the City over the next 20 years or more. Many of the changes involve improvements that will be financed by future improvement programs. As the City continues to grow and change, it is desirable to invest regularly in the physical maintenance and enhancement of the City of Bee Cave rather than to undertake large improvement-type programs at longer time intervals. A relatively modest expenditure on a regular basis in accordance with Plan recommendations will produce a far greater return to the community, than trying to keep up with deferred maintenance and infrastructure needs.

As part of the annual work plan development, the City should implement and continue to maintain / update a Capital Improvements Program (CIP) showing a recommended, generalized plan for capital facilities within City of Bee Cave. The CIP should also identify priorities and the approximate cost of improvements over a specific period of time. Capital improvements

programming should be viewed as a continuation of the ongoing comprehensive planning process.

## *Regional Coordination*

The majority of the goals, strategies, and actions included in Our Bee Cave 2037 are locally focused and fall under the purview of City Council Members, City Commissions, City staff, and local partners. However, Bee Cave does not operate in a vacuum and depends on regional partnerships to implement the community's vision for the future. As part of the first-year work plan and in subsequent years, the City should participate in regular proactive programs to coordinate with CAMPO, CARTS, TxDOT, CAPCOG, Travis County, regional utilities and the LTISD to promote transportation and roadway planning and improvements, sound environmental planning and improvements, and long-range planning that benefits the region.

## **SURROUNDING MUNICIPALITIES AND REGIONAL SERVICE PROVIDERS**

There are areas where the City and its neighboring communities can seek to improve regional planning and share resources. Potential areas where services could be further coordinated or shared include parks and recreation, public safety and emergency services, transportation, water and sewer services, water quality and conservation, and long-range regional planning. Recreation and trail network planning is another area where Bee Cave could work with its neighbors to implement a connected regional network.

In addition, the City could consider sharing the cost of staff training (e.g., workshops, tools) and data collection as one potential cost-sharing tool that could be pursued. Many communities seek to share services to share the cost of providing services and reduce duplication and more efficiently serve residents.

As stated previously, the City should engage in regular communication with the large conservation owners in the region, including City of Austin Water Quality Protection, City of Austin Wildlands Conservation District and Travis County, the Nature Conservancy, and the Shield Ranch Conservation Area. Coordination will assist with the City's policy of the existing conservation areas remaining as undeveloped, as well as the potential



for additional conservation of land or expanded recreation opportunities.

Bee Cave should continue to coordinate regularly with the region's service providers including the Lake Travis ISD, Lake Travis Fire and Rescue, West Travis County Public Utility Agency (WTCPUA), the West Travis County Control and Improvement District (WCID) 17, Austin Energy and the Pedernales Electric Cooperative (PEC).

### **CAMPO (CAPITAL AREA METROPOLITAN PLANNING ORGANIZATION)**

CAMPO is the MPO (Metropolitan Planning Organization) for Bastrop, Burnet, Caldwell, Hays, Travis, and Williamson Counties. As part of Travis County, Bee Cave takes part in CAMPO's regional planning initiatives. As the MPO for the region, CAMPO is responsible for completing the regional transportation plan to guide planning for the six county regions. CAMPO's 2040 Regional Transportation Plan, adopted in 2015, aims to balance strategies for operating, managing, maintaining, and financing the regional transportation system.

CAMPO is governed by its Transportation Policy Board (TPB) which is composed of state, regional, and local officials. The two main products of CAMPO are the Regional Transportation Plan and the short-range plan, the Transportation Improvement Program (TIP). The Regional Transportation Plan sets the long-term vision for transportation improvements in the Capital Area region. The four-year TIP serves to prioritize those improvements and set more specific timelines for their implementation. Both plans are regularly reviewed and updated (Regional Transportation Plan every five years; TIP every two years).

### **CAPCOG (CAPITAL AREA COUNCIL OF GOVERNMENTS)**

The Capital Area Council of Governments (CAPCOG) is a voluntary association of more than 90 cities, counties and special districts in Central Texas, located in Austin. CAPCOG is a member of the Texas Association of Regional Councils, and serves as an advocate for priorities of regional significance, coordinator, and service provider. Bee Cave is a member of CAPCOG. Some of the regional programs include an Air Quality program to reduce

ground-level ozone pollution, an open forum for data exchange, and cost-sharing and training.

### **CARTS**

The CARTS District is a rural/urban transit district organized under Chapter 458 of the Texas Transportation Code as a political subdivision of the state and an entity responsible for transit services in a 7,200 square mile nine-county area surrounding Austin. The District includes the non-urbanized areas of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Travis and Williamson counties, and the San Marcos urbanized area. As the population in the once rural areas of the region has expanded, the role of the CARTS District has evolved to integrate its transit services and planning with its metropolitan transit counterpart, Capital Metro, including opening a jointly-managed Mobility Management Office, and through interlocal agreement providing blended transit services region-wide to establish a seamless interface between the two statutory transit jurisdictions.

### ***Monitoring and Updating the Plan***

Changes in Bee Cave's socioeconomic climate and in development trends, which were not anticipated during the preparation of Our Bee Cave 2037, may occur from time to time. In addition, changes to the City Limits and ETJ may require additional study, and potentially require amendments / updates the Comprehensive Plan.

Elements of the community that were treated in terms of a general relationship to the overall area may, in the future, require more specific and detailed attention through small area plans or specific area plans. As a City, Bee Cave has changed and evolved quickly over time. Planning for the community's future should be an ongoing process, and the Comprehensive Plan should be considered as a dynamic tool that can be modified and periodically updated to keep it in tune with changing conditions and trends.

The full benefits of a comprehensive citywide plan can only be realized by maintaining it as a vital, up-to-date document. As changes occur and new facets of the community become apparent, the Plan should

be revised rather than ignored. By such action, the Plan will remain current and effective in meeting the community's decision-making needs regarding growth and development.

Our Bee Cave 2037 is intended to be a dynamic planning document -- one that responds to changing needs and conditions. Plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of amendments to the Plan. The City Council and other City officials should consider each proposed amendment carefully to determine whether or not it is consistent with the Plan's vision, goals and strategies, and whether it will be beneficial for the long-term health and vitality of the City of Bee Cave.

### **ANNUAL REVIEW AND REPORTING**








At approximately one-year intervals, the City should undertake a periodic review of the Comprehensive Plan with respect to current conditions and trends. Such ongoing, scheduled reevaluations will provide a basis for adjusting the annual work plan, capital expenditures, and City priorities, and will reveal changes and additions which should be made to the Plan in order to keep it current and applicable long-term.

The City should devote one annual joint Planning and Zoning Commission and City Council meeting to reviewing the status and continued applicability of the plan in light of current conditions, and to prepare a report on these findings to the City Council. City staff should submit its comments and findings to the Council at least 60 days prior to the scheduled annual review of the Comprehensive Plan. Any items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. By such periodic reevaluations, the plan will remain functional, and will continue to give civic leaders effective guidance in decision-making.

The City should seek out opportunities to continue to involve a Citizens Advisory Committee or Working Group in implementation of the plan, through special projects and through the process of compiling annual reports and regular updates.

**In addition to regular annual reviews, the Comprehensive Plan should undergo a complete, more thorough review and update every five years.** Every five years, staff will submit a Five-Year Evaluation Report to the Planning and Zoning Commission that includes the information typically included in an annual report with the addition of updated performance metrics from the last five-year period and any recommended major updates to Bee Cave 2037. **Approximately, every 10 years, the City should undertake a complete update to the Comprehensive Plan.**

### **Annual reviews and five-year reviews of the plan should include consideration of the following:**

-  The City's progress and successes in implementing the plan in the past year;
-  Proposed updates and next year priorities for the Annual Work Plan;
-  Changes in conditions and trends that form the basis of the plan;
-  Changes in indicators measuring Bee Cave's progress toward implementation of the comprehensive plan;
-  Defining an ongoing role for the Citizens Advisory Committee or other vehicle for continuous citizen participation and dialogue with the community;
-  Any changes in State laws; and
-  Update performance metrics with data from the last five-year period or as data becomes available (five-year only).

The five- year review and updating process should include discussion and feedback from a citizen advisory committee, encouraging citizen input from the beginning of the process. As City staff and an advisory committee identify specific areas to update, input should be sought from various groups, including property owners, neighborhood groups, civic leaders, developers, business owners, and other citizens and individuals as needed.

## **TRACKING PROGRESS WITH INDICATORS**

As noted above, the City should define and use numeric indicators in plan implementation and monitoring to measure if the plan's goals and strategies are being met over time. Indicators are typically GIS based and may include:

- Demographic snapshot (10-year census, three and five-year ACS survey)
- Population and housing counts (using Census, LUS projections, annual certificate of occupancy data)
- Housing diversity (single-family, attached single-family, multi-family, etc.)
- Impervious coverage ratio (by defined planning area, citywide, ETJ)
- Non-residential uses by category (% mixed-use, % office, % entertainment / recreation)
- Development applications by land use type
- Tourism data (e.g., number of annual events, attendance, visitor spending)
- Acres or percent of land in conservation areas
- Acres or percent of land classified as parkland
- Miles of sidewalk / trails constructed toward meeting the goals of the hike and bike network
- Grant funding / public private partnership investments



