



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.

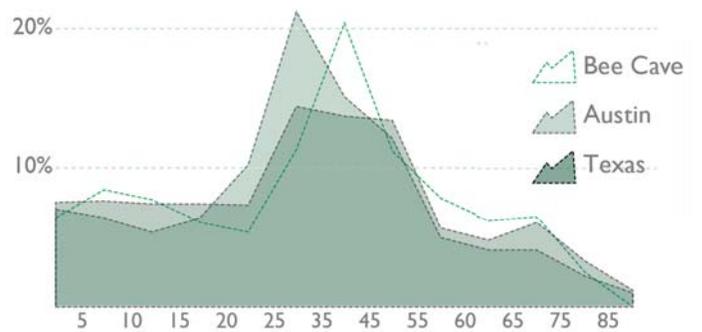
2) Traffic congestion is expected to get worse as development occurs in the region...

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.

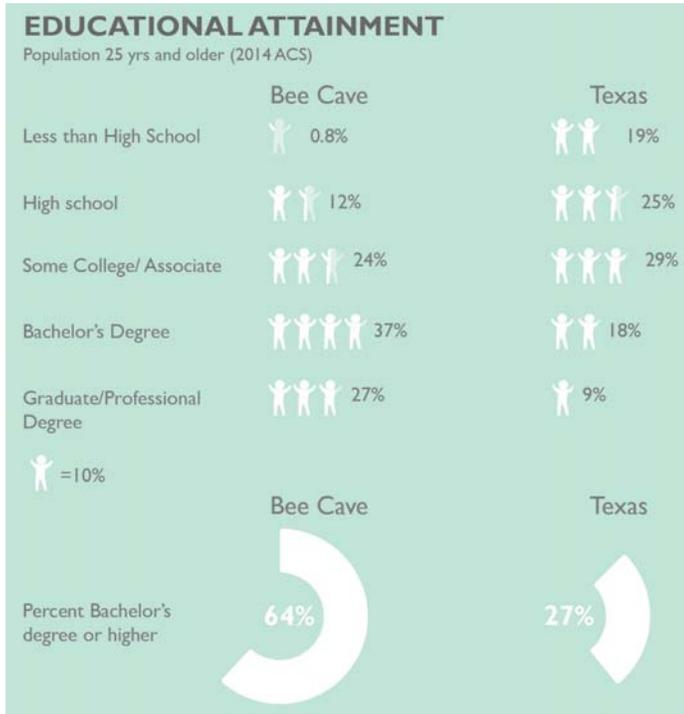
3) Bee Cave residents are mostly affluent, highly educated households...

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

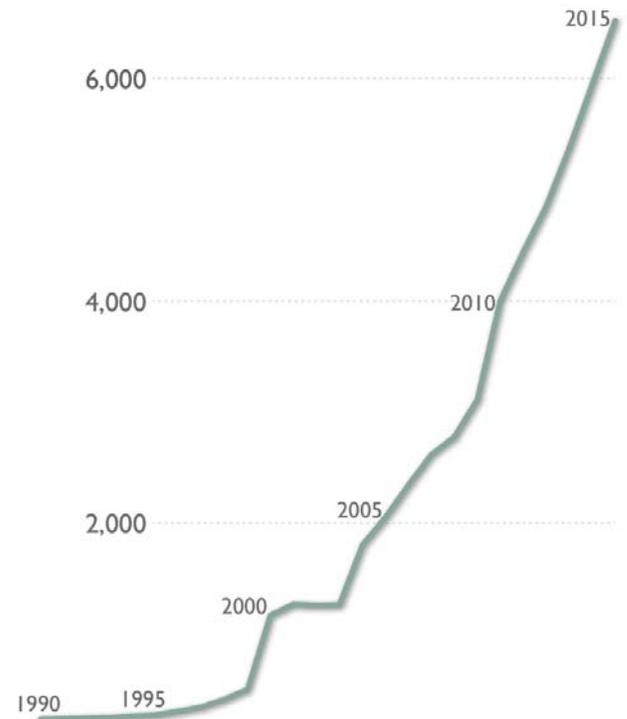


Data Source: 2010-2013 Census, ACS



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:

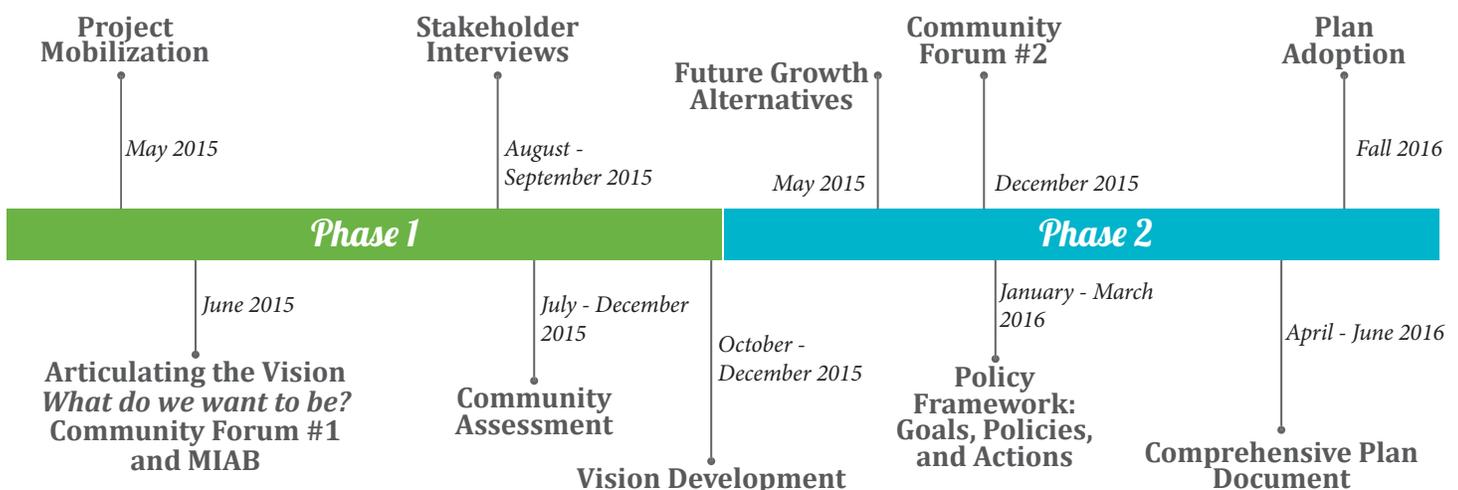
PHASE I: MOBILIZATION AND COMMUNITY ASSESSMENT

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) 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.