



# 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?***

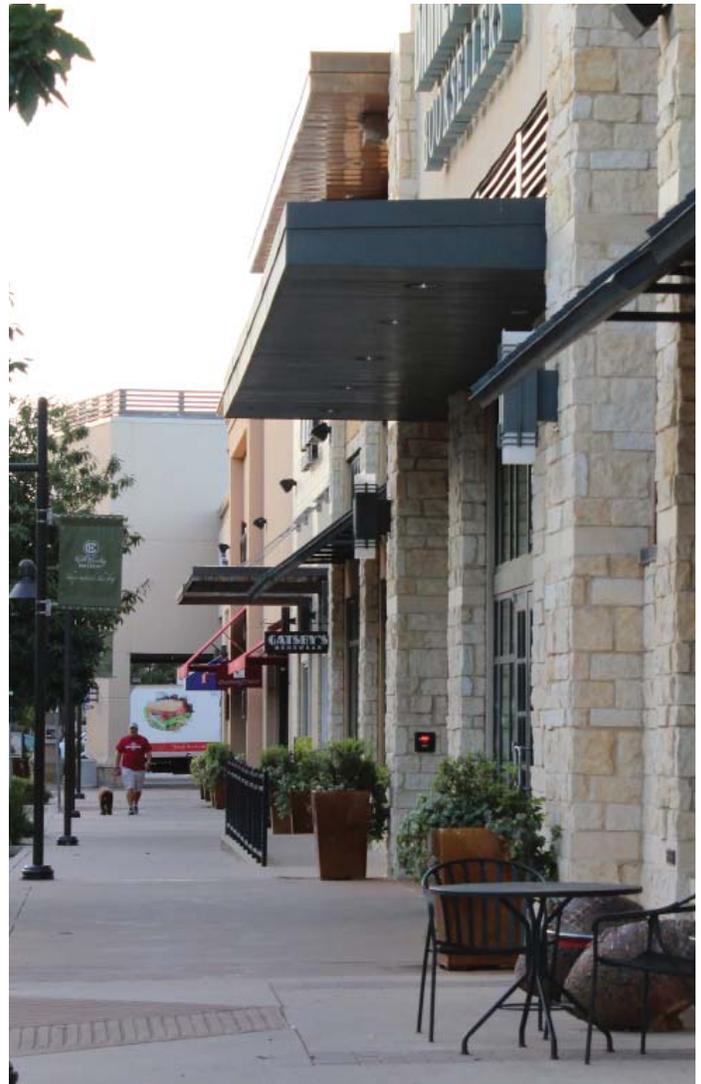
- ◆ Population and housing growth are occurring at rapid pace
- ◆ Residential neighborhoods are somewhat isolated and only connected via arterials and collector roads
- ◆ Compact, central “Town Center” includes the City’s main government services

#### ***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.

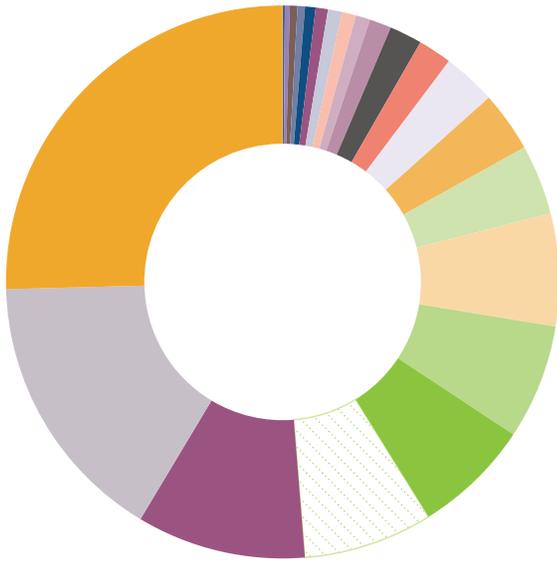


*Galleria Walkway*

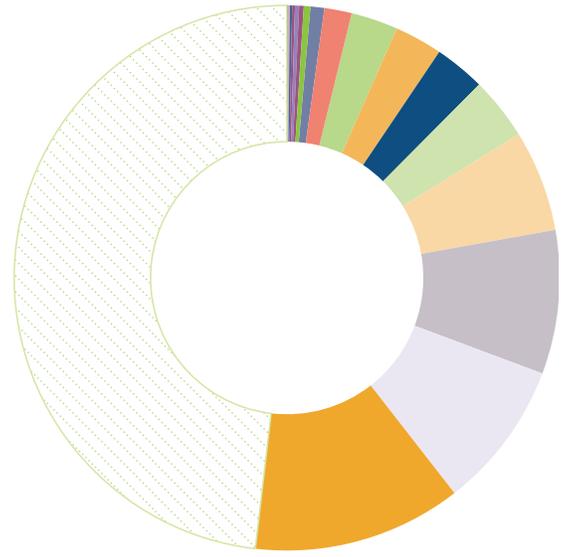


*Cielo Apartments*

**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.

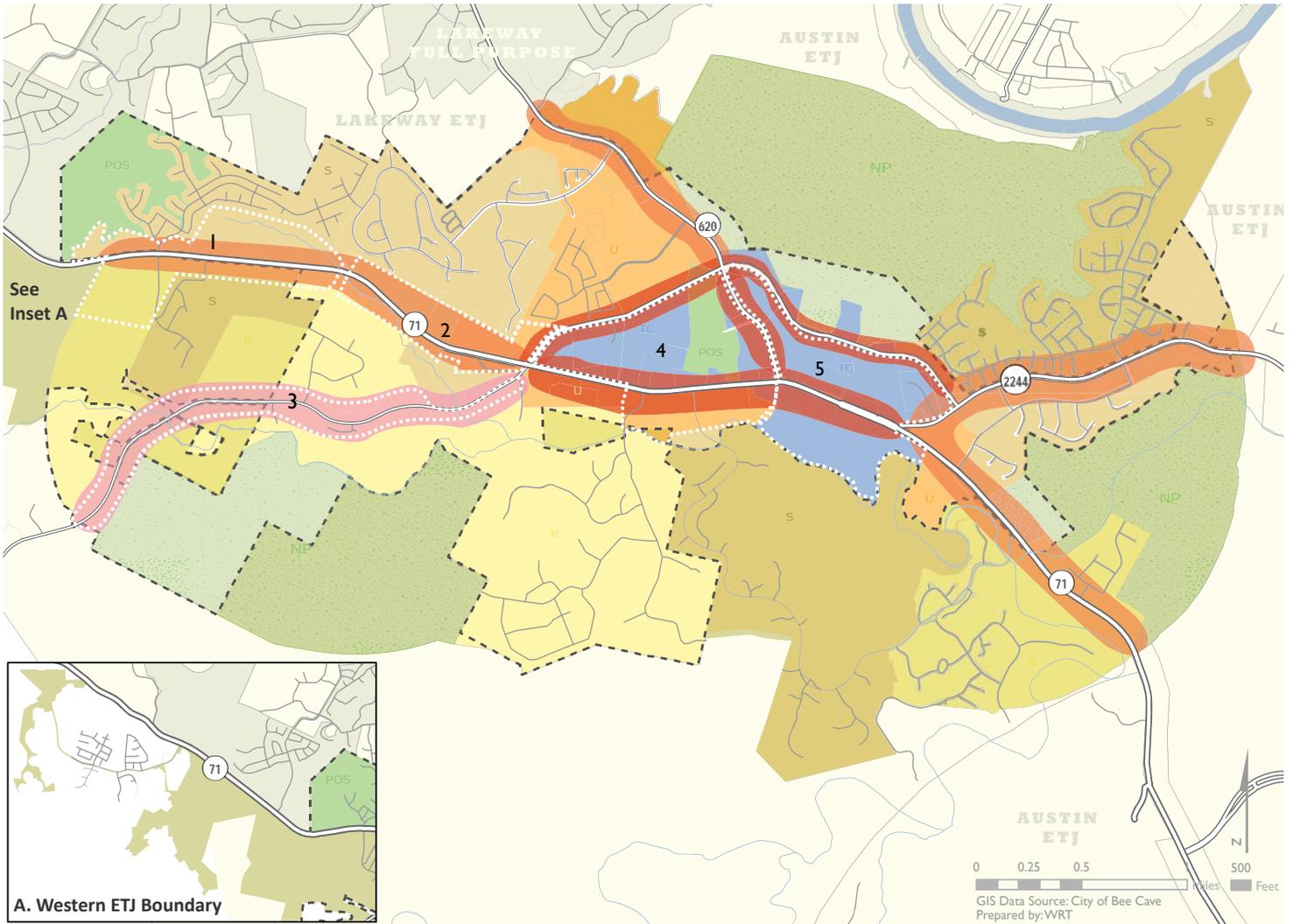
**Conservation Subdivision:** a development approach to subdivision design that maintains the majority of a site as open space to conserve natural and cultural resources. Typically used in rural areas, the design process begins by delineating primary and secondary conservation areas (sensitive environmental 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.

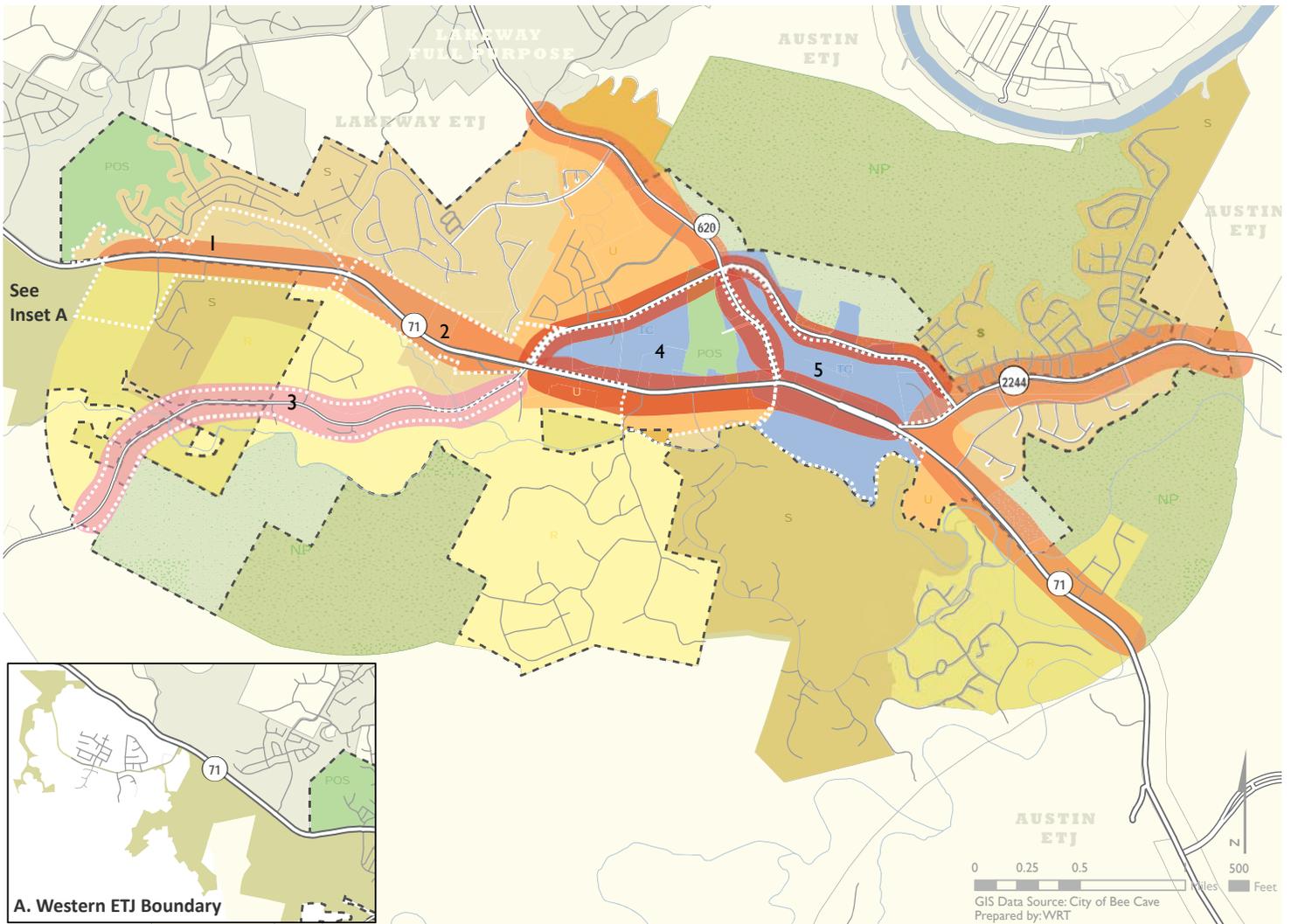
Structures within Town Center areas should relate to the current scale of buildings and be designed to be pedestrian friendly in order to ensure consistency with the existing character. Also, in order to ensure consistency with the current scale of development, a balance of larger-scale and a more modest-scale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