

**FUTURE LAND  
USE PLAN**

**Section Eight**

**Comprehensive Plan 2009**

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## INTRODUCTION

Land use planning, like any type of planning activity, is a process. It is the process that provides the means by which a community can determine change and, in a sense, can control its own destiny. The purpose of a comprehensive plan is to serve as a guide for future development or redevelopment, and therefore, the *Future Land Use Plan* element is perhaps the most important Plan element because it essentially is a collection of the various components that make up this *Comprehensive Plan 2009*. The plan is intended to provide overall guidance to areas that are vacant, as well as to areas that have already developed and need specific action.

The *Future Land Use Plan* element of this *Comprehensive Plan 2009* is intended to be a short- and long-range, general guide for the development and use of all land within the City of Bee Cave and its extraterritorial jurisdiction (ETJ). It is based upon a vision of the City as a livable community that maintains its individuality, but also has a regional identity in the Texas Hill Country.

In addition, the *Future Land Use Plan* element describes the planning process used by Bee Cave in relating development decisions to the community's ultimate vision of what it can and will become. A series of policies defines how these decisions are to be made.

**The *Future Land Use Plan* is not the community's official zoning map. Although the *Future Land Use Plan* is not a zoning map, it will be used as a guide in considering new zoning and zoning change requests.** It is a guide for future land use patterns. The *Future Land Use Plan* element and all other aspects of this *Comprehensive Plan 2009* are implemented primarily through development regulations (zoning and subdivision ordinances), or through programs that fulfill other policy objectives, such as programs that establish capital improvement priorities/plans or raise revenues to finance public facilities and services. The City of Bee Cave's Zoning Ordinance text and map determine which specific development requirements apply to a particular property.

The graphic component of the *Future Land Use Plan* element is the *Future Land Use Plan* Map (**Plate 8-1**). The plan shows, in map form, a generalized view of land use within the City. The *Future Land Use Plan* is intended to be used in conjunction with the policies contained within this and other elements of this *Comprehensive Plan 2009* to guide public and private development in Bee Cave. The plan is the foundation for standards contained in the City's development regulations.

## **PLAN DEVELOPMENT AND ALTERNATIVE ANALYSIS**

The City of Bee Cave's regional and geographic setting in the heart of the Texas Hill Country makes it a beautiful place to live and work. Collectively assessing and developing plan alternatives for the various areas of the City can enhance the existing quality of life that residents of the City enjoy. In addition, future development should make a positive contribution to the community in order for Bee Cave to truly evolve, and to make the ultimate vision of the City into a reality. This element not only brings together the information in the previous elements and the *Baseline Analysis* of the Plan, but also the input on land use alternatives provided during Steering Committee meetings. These meetings were designed to allow community leaders and citizens the opportunity to contribute to the planning process and were intended to facilitate discussion regarding the various recommendations of the plan.

During the initial Comprehensive Plan Steering Committee meetings, issues important to Bee Cave were identified which needed to be addressed by the Comprehensive Plan. In response to these issues, goals and objectives were prepared and used to formulate policies and recommendations contained in the Comprehensive Plan. In addition, during Land Use Workshops with the Steering Committee, various future land use alternatives were discussed, and a preferred *Future Land Use Plan* was formulated. The following sections include discussion of the highlights of important aspects of the *Future Land Use Plan*, as well as certain parts of the plan that could not be reflected graphically, but are nevertheless equally important.

Some of the recommendations are reflected as policies for reviewing development or interpretation of the *Future Land Use Plan*. The *Future Land Use Plan*, as illustrated by **Plate 8-1**, is the composite of all the structuring elements of this *Comprehensive Plan 2009* which form the framework upon which the future land use pattern of the City can develop.

## **LAND USE COMPATIBILITY**

The issue of compatibility between environmentally sensitive areas and residential and nonresidential uses has become increasingly important. Although many of the zoning decisions in the City of Bee Cave reflected specific conditions related to individual parcels of land, their cumulative effect has led to the present character and mixture of certain types of land uses that may not be compatible or consistent with the future vision for Bee Cave. Consequently, as new uses are developed, land use compatibility will almost certainly become an issue. Examples of this are the patterns and locations of land uses along State Highway 71, R.M. 620, and F.M. 2244 (Bee Cave Road). These conditions are a result of nonresidential land uses seeking the best visibility along continuous major thoroughfares. These concentrations of land use, combined with residents and travelers seeking to use the major ingress and egress routes into and out of the City of Bee Cave, to areas within and around the City itself, have contributed to the traffic conditions that now exist.

The *Future Land Use Plan* has attempted to allocate the various land uses in a pattern that will yield a greater chance for better community-wide land use compatibility. The *Livability* element will further describe techniques that can make land uses more compatible with each other. The treatment of the "edges" of various land uses, to a large degree, can have a dramatic effect upon the compatibility of land uses. This buffer, or transition, treatment between residential and nonresidential uses, for example, can help to determine whether the residential area will be a quality neighborhood in which to reside.

## LAND USE COMPOSITION

**Table 8-1** shows the recommended composition and type of future land use for both the existing City limits and the existing ETJ area. The acreages listed correspond with and are graphically portrayed by the *Future Land Use Plan*, **Plate 8-1**. These land uses reflect a reasonable balance for meeting local and regional needs.

**Table 8-1**  
FUTURE LAND USE ACREAGES  
**City of Bee Cave and ETJ Area**

Land Use Category	City		ETJ		Planning Area <sup>(1)</sup>	
	Acre	Percent	Acre	Percent	Acre	Percent
Residential	1,676	50.8%	2,151	39.0%	3,826	43.4%
<i>Rural Low Density</i>	993	59.3%	1,041	48.4%	2,034	53.2%
<i>Low Density</i>	164	9.8%	369	17.2%	533	13.9%
<i>Medium Density</i>	151	9.0%	50	2.3%	201	5.2%
<i>High Density</i>	57	3.4%	109	5.1%	166	4.3%
<i>Planned Density</i>	312	18.6%	581	27.0%	892	23.3%
Parks/Open Space	265	8.0%	100	1.8%	365	4.1%
Private Recreation	226	6.9%	323	5.9%	549	6.2%
Nature Preserve		0.0%	2,600	47.2%	2,600	29.5%
Public/Semi-Public	65	2.0%	13	0.2%	78	0.9%
Office	83	2.5%	7	0.1%	90	1.0%
Retail	148	4.5%	4	0.1%	152	1.7%
Mixed Use	111	3.4%	50	0.9%	160	1.8%
Town Center	260	7.9%		0.0%	260	2.9%
Neighborhood Service	120	3.6%	9	0.2%	129	1.5%
Commercial	135	4.1%	19	0.3%	154	1.7%
Rights-of-Way	208	6.3%	237	4.3%	445	5.1%
<b>Total Acres</b>	<b>3,297</b>	<b>100.0%</b>	<b>5,511</b>	<b>100.0%</b>	<b>8,808</b>	<b>100.0%</b>

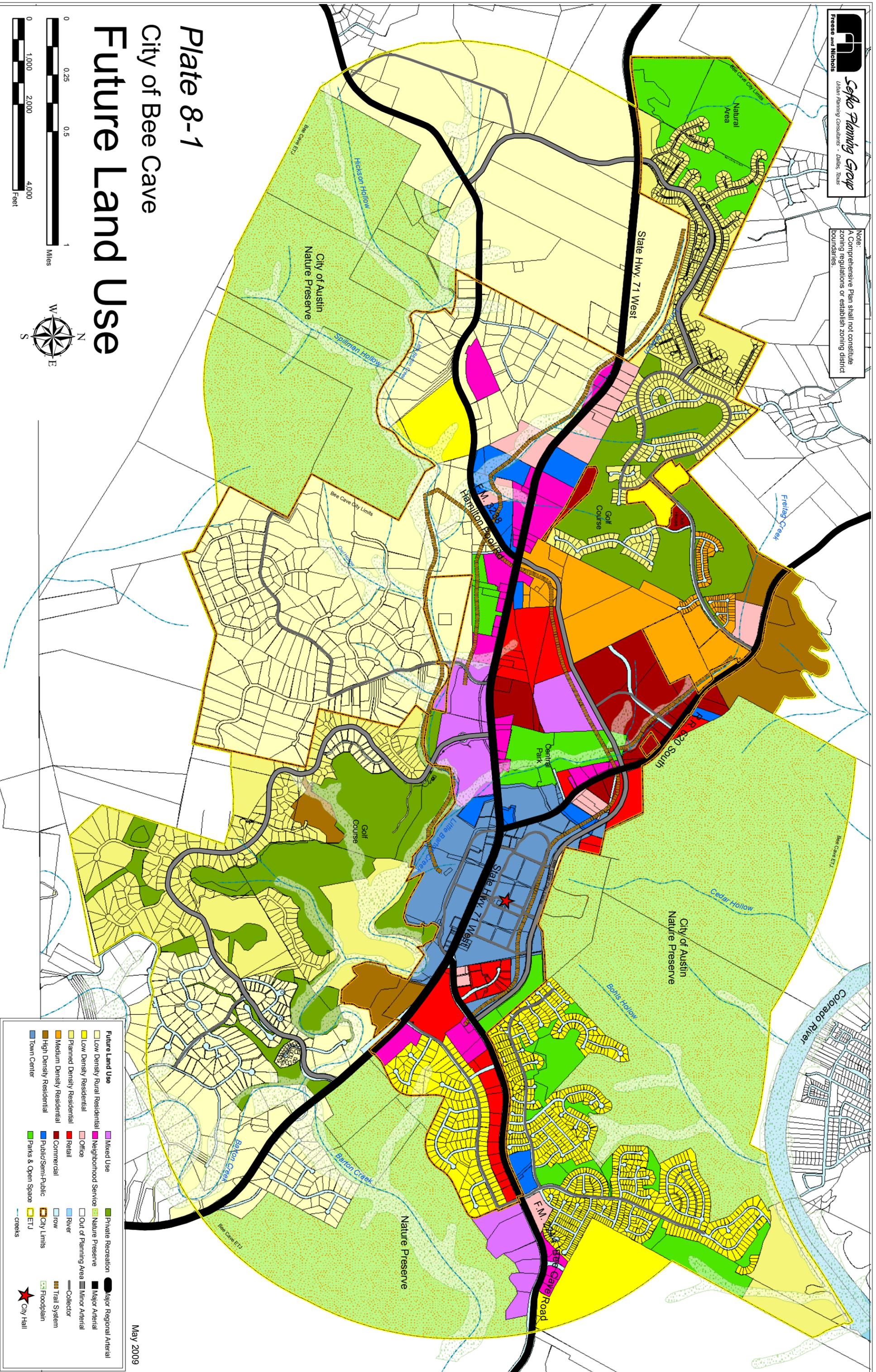
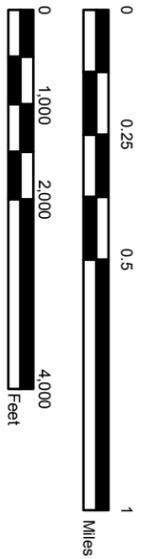
<sup>(1)</sup> "Planning Area" refers to acreage within City limits and the ETJ combined.  
Source: Sefko Planning Group/Freese and Nichols, Inc.

Note:  
 A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.

# Plate 8-1

## City of Bee Cave

### Future Land Use



Future Land Use	
	Low Density Rural Residential
	Low Density Residential
	Planned Density Residential
	Medium Density Residential
	High Density Residential
	Mixed Use
	Neighborhood Service
	Office
	Retail
	Commercial
	Public/Semi-Public
	Parks & Open Space
	Private Recreation
	Nature Preserve
	City Limits
	Major Regional Arterial
	Minor Arterial
	Collector
	Trail System
	Floodplain
	ETJ
	creeks
	City Hall

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## RECOMMENDED LAND USE DISTRICTS

The overall contribution that each of these districts makes to the community character of the City should be a significant factor related to how they are allowed to develop, especially in terms of their density, aesthetic appeal, compatibility with adjacent land uses, and interaction with the environment. It should be noted that one of the key objectives established during the comprehensive planning process was the fact that in order to maintain the rural atmosphere of the City, as much of the natural landscape as possible should be preserved. The Future Land Use Map, **Plate 8-1**, is a graphical representation of the corresponding locations of each land use. The land use districts that are used as the basis of the *Future Land Use Plan* for the City of Bee Cave include the following:

### RESIDENTIAL LAND USES:

This describes land used for dwellings and related accessory buildings. The majority of the land within the City and the ETJ (with the exception of preservation areas) has been designated as residential land use. The following uses describe the different types of residential areas:

#### **Low Density Rural Residential:**

This land use is rural in nature and is designed to support *single family* detached dwelling units on multiple-acre lots; minimum lot size should be about two acres to ensure preservation of country/rural atmosphere.

#### **Low Density Residential:**

These areas are intended for large lot, low density residential (minimum one-acre lots) dwellings, characterized by *single family* detached homes; minimum lot widths should be approximately 140 to 150 feet, and minimum lot depths should be no more than two times the lot width to ensure maximum separation of dwelling units.

#### **Medium Density Residential:**

These areas provide for smaller residential lot sizes, possibly including dwelling units such as patio homes, town homes, zero-lot line homes or condominiums. Up to 10 dwelling units per acre are permitted within these areas.

#### **High Density Residential:**

This area provides for apartment dwelling units or condominiums, with an allowable

density of over 10 units per acre. Apartment dwellings should be located along major thoroughfares due to the larger number of people accommodated.

### **Planned Density Residential:**

These areas provide for a mixture of residential lot sizes, characterized by *single family* detached homes. The average density of these areas is one dwelling unit per acre, but smaller lot sizes are permissible if clustering techniques are utilized, ensuring the preservation of open space. Other types of dwellings may be appropriate as part of the planned development; in addition, various types of land uses that are compatible with residential uses may be included, such as golf courses and small retail or office establishments.

### **PARKS/OPEN SPACE:**

These areas are intended to provide the residents of Bee Cave with recreational opportunities, generally including small neighborhood parks, view parks (allowing for scenic views of the surrounding Texas Hill Country and preserve areas), and a comprehensive trail system.

### **PRIVATE RECREATIONAL LAND USES:**

These areas include golf courses and private parks within subdivisions.

### **NATURE PRESERVE:**

The City of Austin has set aside preservation land that borders the City on parts of both its northern and southern boundaries within the City's ETJ area. Other entities, such as the Nature Conservancy, have also acquired some of the land around the City of Bee Cave that is designated as preserve land. Due to these factors, much of the area surrounding the City of Bee Cave, and within its existing ETJ, will remain permanent open space in the future.

### **PUBLIC/SEMI-PUBLIC LAND USES:**

This type of land use includes uses such as schools, churches, cemeteries and public buildings; these areas include properties owned/used by the municipal government (i.e., the City Hall, fire stations, water storage sites, etc.) and by other government entities, such as the Texas Department of Transportation (TxDOT). It should be noted that there are nine historical cemeteries that exist within the City of Bee Cave and its ETJ area. These cemeteries should be

protected, and any adjacent development should observe a reasonable setback and should provide public access to these cemeteries.

## **OFFICE LAND USES:**

Appropriate uses within these areas include, but are not limited to, professional/administrative offices, doctors, dentists, real estate, architects, accountants, secretarial service, etc.; in addition, such uses are intended to be low-intensity and designed in a manner that is compatible with residential land use.

## **RETAIL LAND USES:**

The City of Bee Cave is located at the confluence of three major regional thoroughfares (State Highway 71, R.M. 620, and F.M. 2244), and therefore, retail land uses will be in demand and are designated on the *Future Land Use Plan*. In addition, it is intended that these retail uses be low-intensity, relatively small-scale, and designed in a similar manner to Traditional Neighborhood Design areas – pedestrian-friendly, compatible with residential land uses, and with natural areas preserved (refer to the *Livability* element for more details). A special designation of this retail category, neighborhood service land uses, is described as follows:

### **Neighborhood Service Land Uses:**

These areas allow for low-intensity, limited retail activity, and are intended to serve neighborhoods in close proximity. In addition, such uses are intended to be located at specified major roadway intersections near residential areas. Service uses that may be appropriate in such areas include small grocery stores, pharmacies, personal service shops (i.e., hair salons, dry cleaners, tailors, florists, etc.), day care centers, medical/dental and general offices, smaller banks/financial institutions, small restaurants (not including restaurants with drive-thru capability) and cafes, a farmers market, a car wash, and similar establishments. Building sizes within these areas should be limited to a footprint (the amount of the structure that is actually on the ground) of 15,000 square feet per occupancy use.

## **MIXED USE:**

Occasionally, a mixed use area is needed in order to help buffer low density residential land uses from higher intensity uses, such as nonresidential land uses, as well as from major thoroughfares. However, in order to ensure the maintenance of the “small-town”, rural atmosphere of the City, the predominant land use for any mixed area should be residential.

## **TOWN CENTER LAND USE:**

This land use designation is intended to provide the City with a central, mixed use “focal point” and center of business/government; such an area is designated in the City along either side of State Highway 71, east of R.M. 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 the Town Center, as it is also intended to become a place for local residents 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 (not including restaurants with drive-thru capability) or café, enjoy arts/cultural facilities (such as a local museum), gather for community events and festivals, and other similar activities. The City should continue to require the integration of outdoor sitting areas. 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 Town Center should be smaller in scale in order to ensure consistency with a pedestrian-oriented environment. Also in order to ensure consistency with small-scale development, only a limited number of these large structures should be permitted, and small pockets of parking areas that incorporate pedestrian traffic are encouraged, while large, expansive parking areas are discouraged.

## **COMMERCIAL LAND USES:**

These areas allow for uses such as commercial amusements, building materials yards, automobile garages and sales lots, motels, automobile body repair, warehouses, telecommunications/broadcasting/cell towers and facilities, wholesale establishments, and the sale of used merchandise and welding shops. Often, retail and commercial land uses are thought to be similar, however, the intensity of these uses is often different. This fact should be taken into consideration when assessing the compatibility of these uses with surrounding areas.

The previously discussed land uses provide the City of Bee Cave with the necessary variety of uses significant to ensuring positive growth in the future. It is important to note that all of the land uses established in the *Future Land Use Plan* would have design standards that must be met by any new use. These will be further discussed within the *Livability* section of the Comprehensive Plan, and will be implemented accordingly by ordinance.

## ULTIMATE CAPACITY

In order for growth to occur within a community, sufficient land area must be available, specifically residential land area. It is important to note that the developable residential land within Bee Cave and the ETJ area is limited. Much of the ETJ is consumed by preserve areas, floodplain areas or areas with restrictive slopes that cannot be used for residential development. As mentioned in the *Baseline Analysis*, the preservation land borders Bee Cave on parts of both its northern, southern, and eastern corporate boundaries. Due to these factors, much of the area surrounding the City of Bee Cave will remain permanent open space, and therefore will not be developed. In addition, the City's ETJ boundaries will probably not be able to expand in the future in relation to population growth, due to the surrounding ETJ of the City of Austin. Bee Cave has been successful in negotiating an agreement with the City of Austin for its current ETJ area; the agreement includes a provision for no ETJ growth in the future. Therefore, essentially the City of Bee Cave will not be able to accommodate population growth beyond its current City limits and ETJ.

Presently within the City of Bee Cave's corporate limits and ETJ area there are over 8,800 acres. Of these acres, 3,826 acres are designated for residential use by the *Future Land Use Plan* (refer to **Table 8-1** and **Plate 8-1**). **Plate 8-2** shows properties designated as residential by the *Future Land Use Plan* that are currently vacant as well as the slope analysis. As stated in the *Baseline Analysis*, development on slopes greater than 20% should be discouraged. Approximately 903 acres of the 3,826 acres are developable for residential land use, meaning that these acres are not currently developed and are not constrained by extreme topography (i.e., slopes greater than 20%). In addition, there are approximately 998 vacant residential lots platted within the City and its ETJ. It should be noted that some of these 998 vacant residential lots are located within the areas designated with a 20% or greater slope, however they have already been platted and development is suggested to continue. Based on these factors, the ultimate holding capacities for the City of Bee Cave and its ETJ are described in **Table 8-2**.

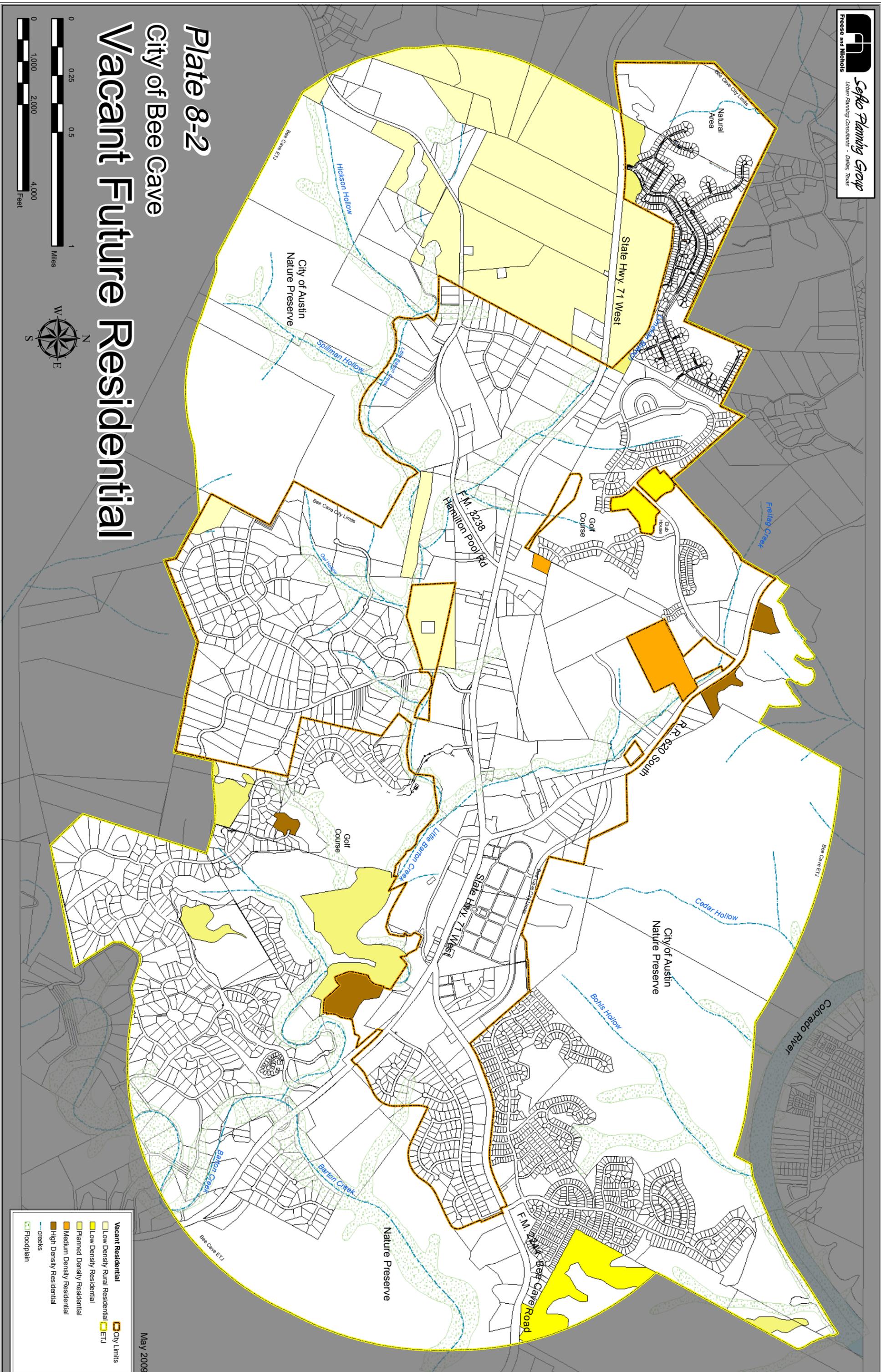
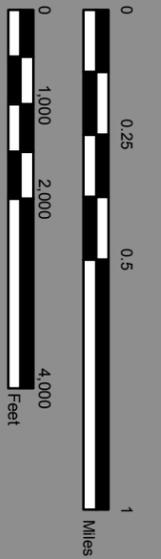
The remaining acreage has either been previously developed (by other land uses or rights-of-way), has been designated with another type of land use, or is not developable, due to flood plain, drainage, slope restrictions, or other constraints. Communities in Texas rarely develop at full capacity (with exceptions such as Bellaire in Houston and University Park in Dallas and similar areas), and in general, some of the acreage in a community will remain vacant indefinitely. For planning purposes, it is assumed that approximately 10% of the developable land area will be vacant even at full capacity or build-out.

The information in **Table 8-2** describes the developable number of acres, the approximate density assigned to those acres based on the *Future Land Use Plan*. Taking into account these densities and the number of people presently within Bee Cave and its ETJ, the projected ultimate capacity of the City and ETJ is approximately 13,862 people. It is important to recognize that this number could be larger

# Plate 8-2

## City of Bee Cave

# Vacant Future Residential



	Vacant Residential		City Limits
	Low Density Rural Residential		ETJ
	Low Density Residential		
	Planned Density Residential		
	Medium Density Residential		
	High Density Residential		
	creeks		
	Floodplain		

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or smaller in the future, depending upon several variables, including changes in density, land use and/or zoning, or number of people per housing unit.

**Table 8-2**  
 ULTIMATE CAPACITY  
 City of Bee Cave and ETJ Area

Type of Development	Vacant Acres or Lots	Developable Acres <sup>(1)</sup>	Dwelling Units per Acre	Persons per Household <sup>(2)</sup>	Occupancy Rate	Housing Units	Households	Population
Vacant Platted Residential Lots	998	---	---	3.17	0.91	998	908	2,879
Low Density Rural Residential Acres	700	661	0.5	3.17	0.91	331	301	953
Low Density Residential Acres	82	71	1	3.17	0.91	71	65	205
Planned Density Residential Acres	139	101	1	3.17	0.91	101	92	291
Medium Density Residential Acres	39	36	8	3.17	0.91	288	262	831
High Density Residential Acres	40	34	11	3.17	0.91	374	340	1,079
Ultimate Capacity in Vacant Areas						2,163	1,968	6,238
Current Population of the Total Planning Area <sup>(4)</sup>								7,624
Ultimate Population Capacity of the Total Planning Area <sup>(4)</sup>								13,862
<sup>(1)</sup> "Developable Acres" refers to vacant residential acres not located on 20% or greater slope <sup>(2)</sup> Census 2000 Bee Cave Persons per Household <sup>(3)</sup> Census 2000 Vacancy Rate for Bee Cave and Travis County <sup>(4)</sup> "Total Planning Area" refers to the City limits and the ETJ combined Source: Sefko Planning Group/Freese and Nichols, Inc.								

It is important to realize that the ultimate capacity for the eventual land area (the City and ETJ) of the City of Bee Cave may take many years to achieve, and is not likely to be met in the immediate future. For planning purposes, however, it is expected that the ultimate capacity of the City will be met in approximately 10 years.

## PROJECTED FUTURE POPULATION INCREASE

The population growth of the City of Bee Cave will likely be regulated to a great extent by the rate at which the housing inventory can be expanded in price ranges that will permit and encourage persons to reside within the community. In general, the increases in housing costs will, however, tend to be a factor in moderating any rapid expansion of the population. As aforementioned, Bee Cave will be limited in its ability to expand its City limits and ETJ and must accommodate new residents within the existing area. Housing activity throughout the Austin Hill Country area will likely continue to increase, as will the number of proposed housing developments, and therefore, continued population gains can probably be expected for at least the next several years in Bee Cave. In the past few years, the City has been experiencing a marked increase in population, due mainly to an increased interest in a rural lifestyle, the aesthetic appeal of the Hill Country, and the limited amount of remaining opportunities for a quality residential lifestyle in the Austin area.

It should also be recognized that nearly all the changing characteristics of the general population are tending to reduce the number of persons per dwelling unit. This is a general trend nationwide as families are basically becoming smaller, and is likely to be occurring in the City of Bee Cave as well. In the future, it can be expected that more dwelling units will be required to house each 100 persons than have been needed in the past.

Population projections are significant to the process of assessing how much land should be allocated to each land use and how intensely land should be used in order to support a dynamic, growing population. Due to the fact that residential growth within the existing corporate limits of Bee Cave is extremely limited, both the City itself and the ETJ area will be used to calculate the projected population. As previously discussed in the *Baseline Analysis*, the number of people currently living within the limits of Bee Cave is estimated at approximately 4,509 persons, and within the ETJ is approximately 3,115 persons, which is a total of 7,624 people living in the City of Bee Cave area. Using these population numbers as the 2008 base year population for the City and its ETJ, a series of projections were made for planning purposes. Based upon the assumed ability to expand the City's housing inventory as well as its land area at least to the existing ETJ limits, the population forecast scenario shown in **Table 8-3** was developed.

It is important to recognize that the housing market, and therefore the increase in population, is market driven. A slower growth rate can be expected in the years following this 2008 population estimate due to the economic decline and downturn in the housing market.

The growth scenarios shown in **Table 8-3** represent a reasonable range of anticipated growth rates for the City of Bee Cave. The higher projection ("C") would require the relatively aggressive housing response and influx of population that has occurred in the City and ETJ since 1999, when a growth rate

of approximately 14% was experienced; this is a high amount of growth and is unlikely to be maintained over the next 20 years. It should be noted that the number of people projected under "Plan C" for the year 2030 far exceeds the ultimate capacity of the City and ETJ area; an 11% growth rate would reach ultimate capacity of 13,862 in less than 10 years.

The more moderate 8% growth rate used in calculating Plan "B" is slightly less than the population increase that occurred in Bee Cave's planning area from 1999 to 2008. Based on this growth rate, ultimate capacity would be reached within the next 15 years.

The lower projection ("A") represents a growth rate that is lower than what is anticipated to occur, but negative fluctuations in the economy could contribute to a slower growth rate than is expected. With a 5% compound annual growth rate, the population of the Bee Cave area could continue to grow for approximately 30 years before reaching capacity.

**Table 8-3**

POPULATION GROWTH AND PROJECTIONS

	City Limits	ETJ	Planning Area
1999	551	1,776	2,327
2008	4,509	3,115	7,624
CAGR	26.3%	6.4%	14.1%

Year	Plan A	Plan B	Plan C
	5.0% Growth Rate	8.0% Growth Rate	11.0% Growth Rate
2008	7,624	7,624	7,624
2010	8,005	8,246	8,566
2015	8,405	10,033	11,464
2020	8,826	12,206	13,862
2025	9,267	13,862	13,862
2030	9,730	13,862	13,862
Note: Population cannot exceed the capacity of 13,862			
Source: Sefko Planning Group/Freese and Nichols, Inc.			

For planning purposes, the medium estimate ("B") of 8% growth is recommended as the most appropriate for the near term. Again, it should be noted that ultimate capacity will be reached in just over 10 years according to this growth scenario.

The City of Bee Cave will be limited in its growth beyond its existing ETJ due to both jurisdictional limitations and environmental constraints. Within the current City limits (not including the ETJ), there are approximately 3,297 acres of land, and approximately 68 acres of this land area is available for residential development. The remaining acreage within the City has either been previously developed, is not designated as "residential" on the *Future Land Use Plan* (refer to **Plate 8-1**), or is located on a slope greater than 20% (refer to **Plate 8-2**). Specifically, 34 developable acres have been designated as either *Low Density Rural Residential* and the future population of this land area can be calculated using a density of one-half unit per acre. *Low Density Residential* and *Planned Density Residential* have been designated 18 developable acres and can be calculated using a density of one unit per acre. High Density Residential has been designated 16 developable acres at a density of 11 dwelling units per acre.

Taking all of these factors into account, and assuming that there will continue to be three persons per household unit, the City of Bee Cave could eventually have an additional 2,178 people living within its current corporate limits. If the City of Bee Cave does not annex any additional land area within its ETJ, it is not likely to have enough land within today's corporate limits to allow it to reach a population of over 6,700 persons (depending upon the densities at which individual parcels actually develop).

In addition, there are not many large parcels of land left to be developed within Bee Cave itself; such development is the primary catalyst for substantial increases in population numbers. It is recommended, however, that the City be proactive in terms of growth. It is not in the City's best interest to wait until growth is occurring to annex. Prior to development occurring, the City has the opportunity to affect growth, and to ensure that such development is in the best interest of the community and is in accordance with the rules and regulations of the City. Bee Cave will be in a better position to make decisions pertaining to growth issues if the area is within its corporate limits. The only authority that the City has within its ETJ areas must be implemented through subdivision ordinances, and decisions made cannot be based on the land use that is desired by the municipality.

## FUTURE LAND USE REQUIREMENTS

Another important aspect in planning for the City of Bee Cave's future is the relationship of the projected population in relation to future land use requirements. An assumption which has been valid in other communities throughout the State is that the ratio, or percentage, of land use acres consumed relative to the future population may be generally the same as is consumed today. A major goal for the City of Bee Cave is to maintain the low density community that exists today, while allowing for quality growth in the future.

**Table 8-4**  
COMPARISON OF EXISTING AND BUILD-OUT LAND USE DENSITIES  
**City of Bee Cave, Texas**

Land Use Category	2008		Build-Out	
	Total Acres	Acres / 100 Persons	Total Acres	Acres / 100 Persons
Residential Use	990	22.0	1,676	25.1
Parks/Open Space	27	0.6	265	4.0
Private Recreation	228	5.1	227	3.4
Public/Semi-Public	81	1.8	65	1.0
Office	29	0.6	83	1.2
Retail <sup>(1)</sup>	280	6.2	518	7.7
Commercial <sup>(2)</sup>	244	5.4	255	3.8
Rights-of-Way	284	6.3	208	3.1
<sup>(1)</sup> "Combined Retail" includes Retail, Mixed Use, and Town Center land uses <sup>(2)</sup> "Combined Commercial" includes Commercial and Neighborhood Service land uses Source: Sefko Planning Group/Freese and Nichols, Inc.				

**Table 8-4** shows the future land use densities for the City of Bee Cave, as related to the population projections. The comparisons shown in **Table 8-4** are intended to facilitate a better understanding of the land use relationships shown on the *Future Land Use Plan*. It should be noted that some variation can be accounted for by the development of substantial exciting vacant acreage.

## **INCONSISTENCIES BETWEEN DEVELOPMENT PROPOSALS AND THE FUTURE LAND USE PLAN**

At times, the City will likely encounter development proposals (inside their corporate limits) that do not directly reflect the purpose and intent of the land use pattern shown on the *Future Land Use Plan*. Careful consideration should be given to any development proposal that is inconsistent with the plan. When such a proposal is presented to Bee Cave, it should be reviewed based upon the following considerations:

- Will the proposed change enhance the proposed site and the surrounding area?
- Is the proposed change a better use than what is shown on the *Future Land Use Plan*?
- Will the proposed use impact adjacent residential areas in a negative manner? Or, will the proposed use be compatible with, or even enhance, adjacent residential areas?
- Are conforming uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to either the respective city or the community as a whole in terms of public health, safety and/or welfare (i.e., would it address a physical or social need of the community or its citizens? Would it be to the City's economic advantage?)?

Development proposals that are inconsistent with the *Future Land Use Plan* (or which do not meet its general intent) should be reviewed based upon the above questions. It is important to recognize that proposals contrary to the plan could be an improvement over the uses shown on the plan for a particular area. This may be due to changing market, development and/or economic trends that occur at some point in the future after the plan is adopted. If such changes occur, and especially if there is a significant benefit to the City of Bee Cave, then these proposals should probably be approved unless they would have a negative impact upon the City and/or its ETJ.

Each development proposal should be reviewed on its own merit, and it should be the applicant's responsibility to provide evidence that the proposal would enhance the community based upon the policies in this *Comprehensive Plan 2009* and upon community objectives and values.

## **FUTURE LAND USE MAP INTERPRETATION POLICIES**

Rezoning or other development approvals for land uses not consistent with the *Future Land Use Plan* (or Comprehensive Plan) should not be approved until the plan has been amended, as appropriate, to provide for such land uses.

If a rezoning proposal is consistent with the *Future Land Use Plan* (i.e., is the same or very similar to the use(s) shown on the plan map), then the request should be processed as any other request is processed. A statement/determination should be made in a municipal staff report that the proposed request is consistent with the plan. This should not mandate approval by the City Council, but it should be the first prerequisite in the review process. The request should still be reviewed on its merit based upon additional criteria, such as traffic impact, compatibility with surrounding uses and adjacency standards, among others.

If a rezoning proposal is *not* consistent with the *Future Land Use Plan*, then an amendment to the plan should occur prior to approving the request. It should be the applicant's responsibility to provide evidence proving that the proposed rezoning is better or more consistent with land uses in the surrounding area than what is shown on the *Future Land Use Plan* map. If this is the case, then City of Bee Cave could initiate plan amendment proceedings. To expedite the process, Plan amendments could be processed simultaneously with rezoning change requests as long as action on the Plan map precedes action on the rezoning requests. The *Future Land Use Plan* Map should be updated at least once or twice annually to ensure that it reflects any *Future Land Use Plan* amendments.

## **FUTURE LAND USE POLICIES**

The following sections describe recommended policies that should guide the City of Bee Cave's future land use planning efforts:

1. The City of Bee Cave should use the *Future Land Use Plan* and the associated policies in this report to establish the general pattern of development within the community. This pattern of development should be implemented through the City's development regulations.
2. The *Future Land Use Plan* provides the general description of land use categories, and the text in this report provides explanation of key components of the Plan. The City of Bee Cave should maintain its *Future Land Use Plan* in order to provide areas for different types of land uses and intensities, and should plan for public services and facilities appropriate for the planned land uses. The Plan establishes the general pattern of future land use, as appropriate, to achieve the community's goals and objectives.
3. The City of Bee Cave should maintain sufficient locations for residential and nonresidential development in order to accommodate projected growth with provision of additional land use capacity for market choice and flexibility.
4. The City of Bee Cave should continue in its tradition of supplying low density residential housing by maintaining a ratio of two single family/owner occupied homes per one multiple family/renter occupied unit.
5. The City of Bee Cave should plan areas for a variety of residential housing types and densities.
6. The City of Bee Cave should use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities, or from land uses that may have a negative impact upon a residential living environment.
7. Residential developments adjacent to a park or to public open spaces should be designed to facilitate public access to and use of the park/trail, while minimizing potential conflicts between park users and residents of the neighborhood.
8. In reviewing development proposals, the City should consider issues of community character, compatibility of land use, residents' security and safety, and efficient service

provision, since these are important qualities of any community and should be emphasized in the City of Bee Cave.

9. The City of Bee Cave should encourage future patterns of development and land use that would reduce infrastructure construction costs and would make efficient use of existing and planned public facilities.
10. The official copy of the *Future Land Use Plan* map will be on file with the City of Bee Cave. The boundaries of land use categories as depicted on the official map should be used to determine the appropriate land use category for areas that are not clearly delineated on the smaller scale *Future Land Use Plan (Plate 8-1)* contained in the Comprehensive Plan document.
11. A rezoning proposal's density should be consistent with the *Future Land Use Plan* and related density assumptions. The actual density approved should take into consideration the parcel zoning, adjacent conforming land uses, the nature of the proposed development, and other relevant policies of the Comprehensive Plan.
12. Nonresidential development proposals should be evaluated according to the types of uses proposed, their compatibility with surrounding uses, and the ability of existing or planned infrastructure to provide adequate services to these uses. In addition, the City of Bee Cave should work closely with the Lower Colorado River Authority (LCRA) in order to ensure the provision of water and wastewater services to new development.
13. The City of Bee Cave should continue to update its present design standards and guidelines for development within areas that are planned for nonresidential uses to ensure that these areas develop with high quality, compatible design. Standards and guidelines should address elements including, but not limited to, minimum lot size, building scale, building setbacks, lighting, landscaping, screening and fencing, signage, internal circulation, and building materials. (These elements are further discussed in the *Livability* component of the plan.)
14. The City of Bee Cave should periodically evaluate the development review and approval process, and should revise these processes as needed to ensure the following: (1) that adequate opportunity is provided for public input in appropriate development projects; (2) that consistency and predictability are maximized for all parties involved in the process; and (3) that the process helps to achieve the goals and implement the policies of the Comprehensive Plan.

15. Rezoning requests (or other development approvals) for land uses that are not consistent with the *Future Land Use Plan* should not be considered until the Comprehensive Plan has been amended as necessary to provide for such land uses. In those cases where development requests are not consistent with the Plan, the City should process such requests and Plan amendments concurrently.

**The *Future Land Use Plan* is not the City's official zoning map. Rather, it is intended to be used as a guide in making decisions regarding Bee Cave's future land use patterns. In essence, the *Future Land Use Plan* is intended to provide an overall framework for guiding the actions of the different entities responsible for determining the City of Bee Cave's future. It will be important that the Plan be used on a daily basis, and that it be kept updated and current with respect to changing conditions and trends, in order for the City to enjoy the benefits of coordinated development over a long period of time.**