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# Bee Cave Comprehensive Plan Update 2014



## Preparatory Survey

May 2014

**PREPARED FOR:**

**City of Bee Cave**  
Planning and Development Department  
4000 Galleria Parkway  
Bee Cave, Texas 78738



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## Introduction and Key Findings

This report summarizes the process and results of a survey of Bee Cave taxpayers conducted during March and April of 2014. The survey was intended by the City of Bee Cave to be a preparatory exercise in advance of an update to the City's Comprehensive Plan, last adopted in 2009. The survey served multiple objectives:

- Identify planning issues where there seems to be strong agreement of opinion among the taxpayers.
- Identify planning topics where there is a greater distribution of opinion which will need to be further investigated.
- Identify matters which will be worthy of devoting relatively more time and effort on during the plan update process.
- Discover citizen preferences for communication and outreach methods during the plan update process.
- Function as an initial effort to raise awareness among Bee Cave taxpayers of the upcoming plan update and begin building a contact list.

The City hired CDS Market Research of Houston, Texas, to design, deploy, and report the survey.

### Survey Process and Sampling

The City, after considering its survey deployment options, elected to deploy the survey primarily through online access. CDS utilized the online service SurveyMonkey to build and deploy the survey. The City also made printed copies available to those who preferred to take the survey in that manner; those responses were then manually entered into the online version by City staff.

The primary restriction put on participant eligibility was that input should come from only residents, other property owners, and business operators within the city. To carry out this restriction, the City used voter registration and property tax rolls to generate a list of eligible respondents. Postcards containing two login codes were then mailed to the contact addresses listed for each eligible respondent on those rolls. The postcards served to not only provide the codes, enabling the sample to be restricted, but also to make the recipients aware that the survey was taking place. The City's login code list tallied 7,203 potential eligible respondents, though this assumes two respondents at every contacted address.

The first question on the survey required respondents to enter one of the login codes provided on the postcard. After the survey was closed, CDS matched individual survey respondent records to the master list of login codes provided by the City. Thus a list of "legitimate" completed survey records was generated that formed the basis for the results reported here.

After the "legitimate" record database was generated, CDS tallied a total of 377 survey records. Not every respondent answered every question, so many questions have a smaller sample size. Generally, every defined-response question (as opposed to open-end questions) had at least 360 completions, except for two questions where the potential number of respondents were restricted to only those who were Bee Cave residents.

Given that the eligible respondent population was 7,203 (though this was almost certainly higher than the actual population), and a sample size of 377, a **margin of error at the 95% confidence level is estimated to be +/- 4.91%** for questions with an evenly split response result. At this level of statistical precision, the survey results presented herein should be used as general indicators of opinion, not exact measurements of constituent sentiment. Users of survey output should look for results that are strongly favored toward one side of a potential outcome to assess whether to characterize Bee Cave

citizens and taxpayers as favoring one side or another. For questions where multiple options could be selected as opposed to discrete opinions on a single topic, users should look for order-of-magnitude differences (for example, if 70% of respondents described one option as “important” versus another option where just 45% of respondents described it thus).

Also, because it is difficult or impossible to apply survey sampling quotas during an online survey deployment such as was conducted for this effort, the respondent base is not necessarily representative of the Bee Cave resident or taxpayer population when measured against various demographic variables. Instances of under- or over-representation for certain demographic groups are identified later in this report.

## **Major Findings**

After reviewing survey responses, including the responses to the open-end questions included in the survey (*see Appendix A*), certain key findings emerged.

### **Sampling**

The respondent sample somewhat over-represented the following groups compared to the most recent estimates of Bee Cave’s demographic profile:

- Age groups 45-74 years old
- Two-person households
- Household incomes over \$100,000
- Homeowners (vs. renters)

CDS identified four demographic subgroups with which to perform filtering of results (akin to crosstabs):

- Residents who have lived in Bee Cave for less than 6 years
- Respondents age 55 and older
- Respondents with children under age 18 in their household
- Respondents with annual household incomes under \$100,000.

### **Planning Issues and Topics**

The following conclusions can be reached about the planning issues and topics addressed in the survey and the overall attitudes and opinions of the City of Bee Cave’s constituents, given the sampling and statistical limitations of the survey:

- Constituents strongly desire to keep a “Small Town” and “Hill Country” atmosphere or environment in Bee Cave.
- There is dominant sentiment against allowing any more dense resident development, such as multifamily or small-lot single family.
- There is also dominant sentiment against allowing suburban big-box retail or car dealerships.
- Traffic congestion is of very high concern and a major negative quality of life factor at present.

- There is strong desire for better walking and biking connectivity and access within Bee Cave, such as through sidewalks, street crossings and trails.
- Constituents are appreciative of Bee Cave’s open spaces and parks, but would like to see some enhancements to those facilities – though they are not necessarily willing to pay additional taxes to fund them.
- Other issues and topics tend to have fairly mixed opinions that will need to be further explored during the plan update process; others lack strong interest in their importance, and might be able to have minimal time spent addressing them going forward

**Communication and Outreach Methods**

Email appears to be by far the preferred method for outreach to and receiving information from constituents during the plan update process.

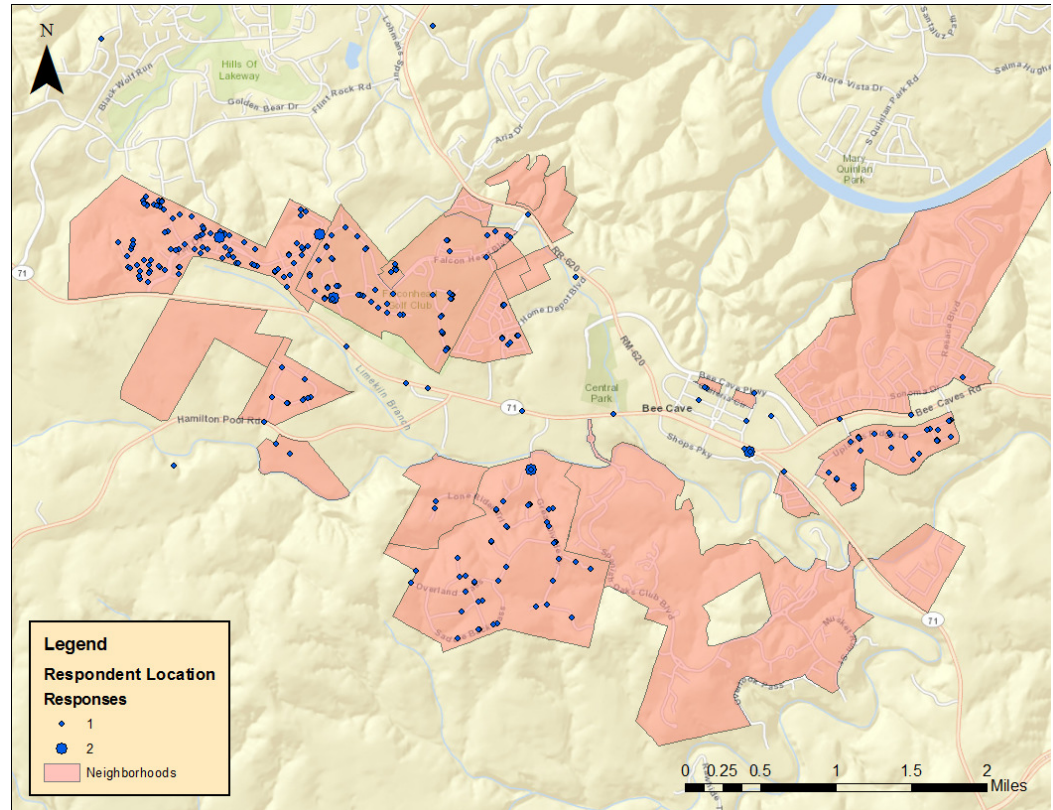


## Geographic Distribution of Respondents

The survey respondents were not evenly distributed across Bee Cave. Falconhead and Falconhead West neighborhoods accounted for approximately half of respondents. The Meadowfox, Spring Creek Estates, and Lake Pointe neighborhoods had almost no respondents to the survey. One eighth of the respondents had a contact address elsewhere in the Austin area.

Well-developed communication networks, such as civic association email lists, can affect the awareness and propensity to participate in these types of outreach exercises. It is possible that in developments such as Falconhead and Falconhead West, local communication networks were able to promote the survey more effectively than in other neighborhoods.

Neighborhood	Count	Share
Falconhead West	101	26.9%
Falconhead	88	23.4%
Homestead	63	16.8%
The Uplands	36	9.6%
Bee Cave West	11	2.9%
Ladera	11	2.9%
Meadowfox	2	0.5%
Spring Creek Estates	2	0.5%
LakePointe	1	0.3%
Other in Austin Area	47	12.5%
Outside of Austin Area	4	1.1%
No Address	10	2.7%
<b>Total Responses</b>	<b>376</b>	



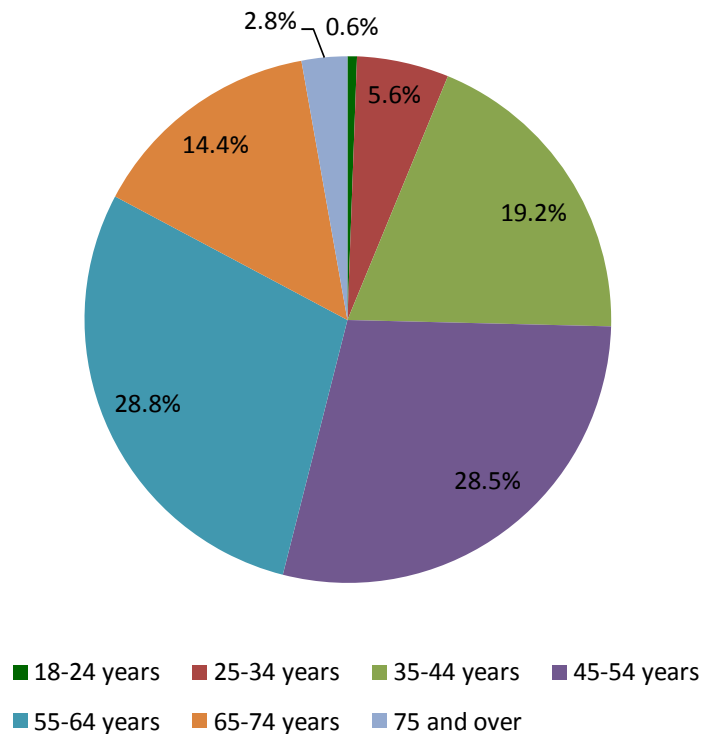
*It should be noted that this geographic analysis was developed through tabulation of mailing addresses used for the introductory postcards containing the login code. No other attempt to link respondent content with geographic location was made during tabulation and analysis.*

## Demographic Profile of Respondents

Respondents provided selected demographic information on themselves and their households near the conclusion of their sessions. This information served two purposes:

- To allow filtering (cross-tabulation) of survey results using selected demographic variables
- To examine how closely the survey sample resembled the demographic makeup of Bee Cave

**Age Distribution of Survey Respondents**



### Age of Respondents

The survey sample, depicted in the chart at left, showed a broad distribution of the population aged 35 and older. Compared to the most recent estimates by the U.S. Census Bureau, however, the sample skewed considerably older: the 25 to 34 years group was under-represented while older age groups had excessive representation.

The estimated age distribution of the adult population for Bee Cave from the Census Bureau’s American Community Survey (ACS) is provided in the table below for comparison. The survey’s age group delineations below age 25 did not exactly match those from the ACS.

**Age Distribution of City of Bee Cave**

Age Group	Share of Population Age 20+
20 - 24 years	6.7%
25 - 34 years	19.3%
35 - 44 years	27.9%
45 - 54 years	16.3%
55 - 64 years	17.4%
65 - 74 years	8.7%
75 and over	3.7%

Source: U.S. Census Bureau, 5-Year American Community Survey 2008-2012

**Gender**

The survey sample produced a nearly even male / female split: 51.0% male and 49.0% female.

**Household Size and Families**

The survey sample asked for information on the number of adults over age 18 and children in the respondents’ households. Respondents from two-adult households dominated the respondent sample, accounting for nearly three-quarters of all respondents for this question.

Nearly two-thirds of the sample, 63.3%, did not have children in the household. According to the ACS, 44.3% of households in Bee Cave have children under age 18, so the sample slightly over-represents childless households; however, this could be the result of multiple responses from a single childless household as at least two adults would have been eligible if registered to vote.

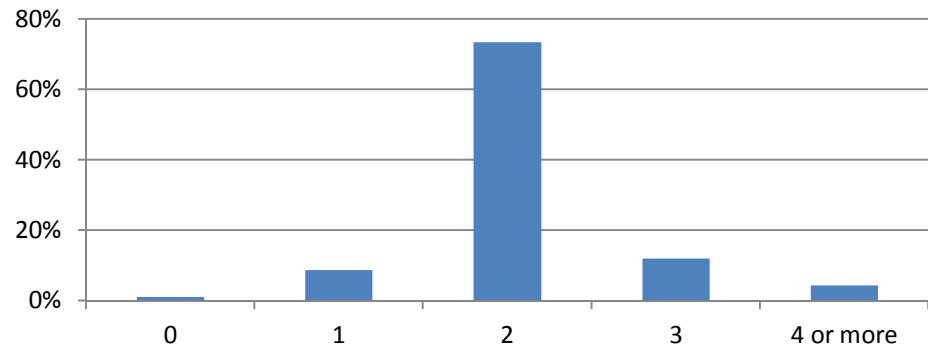
A comparison of the total household sizes in the respondent sample with the ACS is in the table below. The sample appears to have under-represented one-person households, in exchange for over-representation of two-person households.

**Comparison of Household Size:  
Survey Sample and ACS**

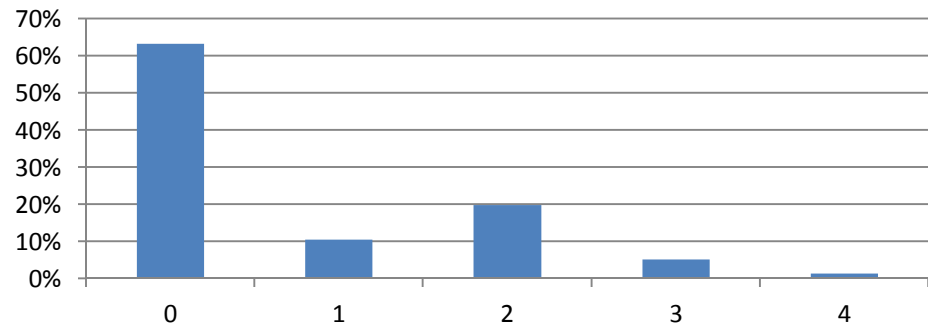
Household Size	Survey Sample	5-Year ACS
1 person	6.6%	19.5%
2 person	48.1%	32.2%
3 person	16.7%	18.4%
4 or more persons	28.5%	29.9%

Source: U.S. Census Bureau, 5-Year American Community Survey 2008-2012; CDS Market Research

**Survey Respondents – Adults in Household**



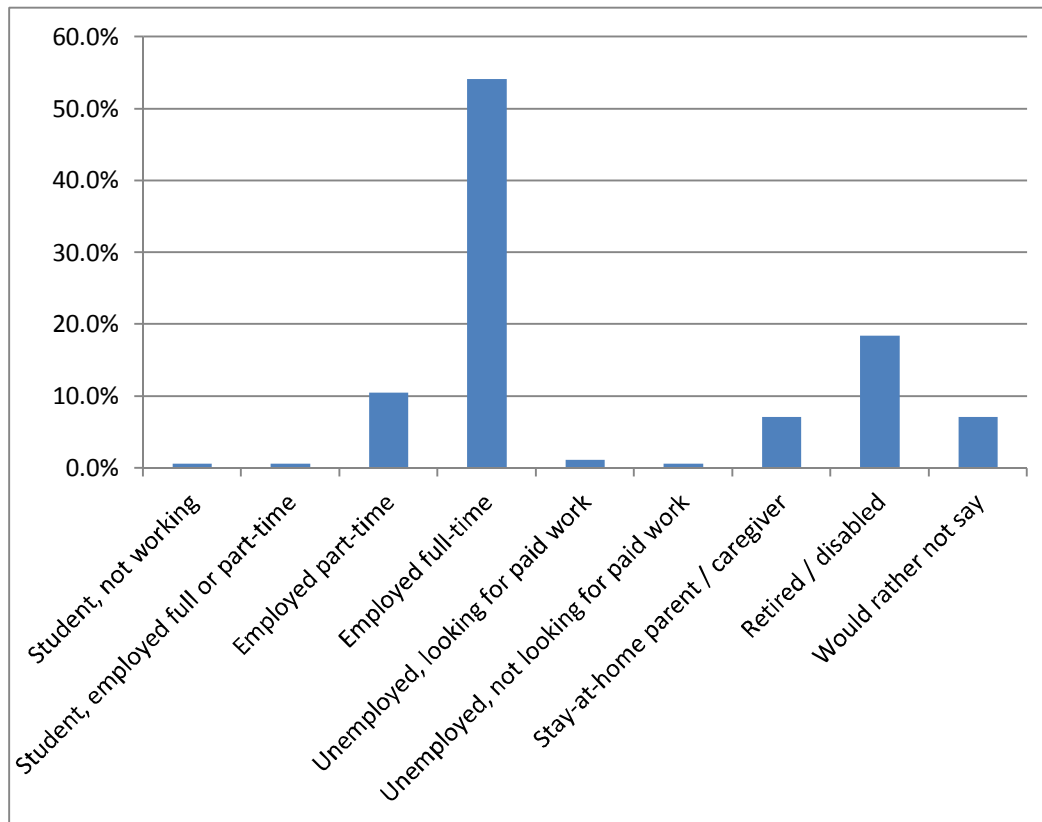
**Survey Respondents – Number of Children in Household**



### Employment Status

Over half of the survey respondents were employed on a full-time basis. Nearly one-fifth were retired or disabled. Of respondents who volunteered to provide their employment status, 28.7% would be classified as not in the labor force. According to the 5-Year 2012 ACS, 31.1% of Bee Cave adults were not in the labor force.

Survey Respondents – Employment Status



## Household Income

Though nearly a third of those answering this question opted against providing information, the survey results clearly show a skew toward higher-income households. Over a quarter of those answering the question stated a household income in excess of \$200,000.

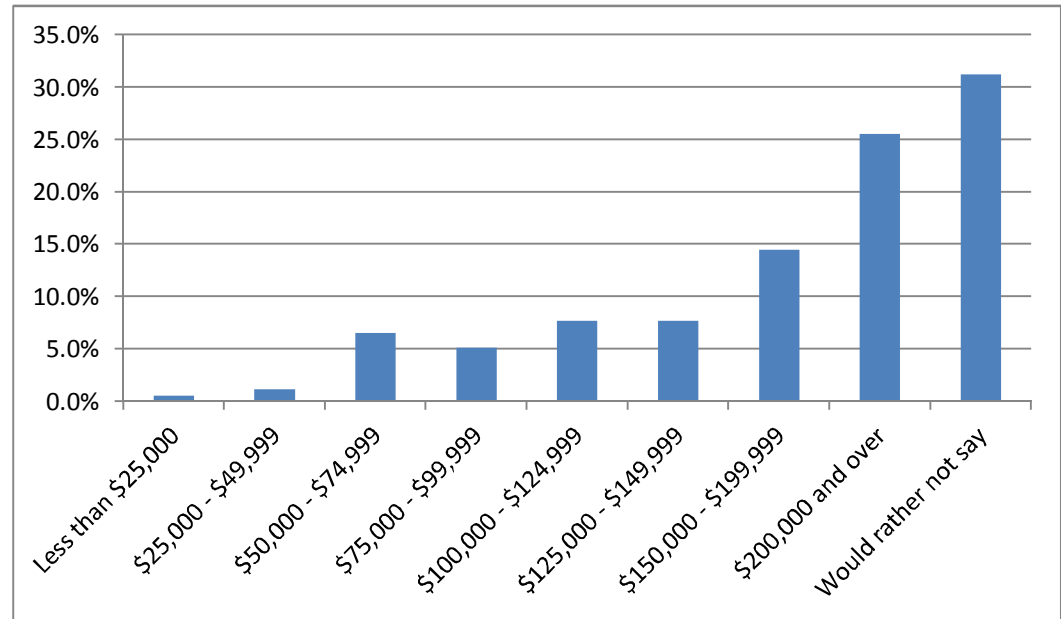
The comparison between the survey sample (adjusted to reflect the shares of respondents who actually provided household income information) and the 5-Year 2012 ACS is provided in the table below. This data indicates that the survey sample was substantially under-represented in households making below \$100,000 per year, and over-represented in the highest income ranges, especially in households making over \$200,000.

**Comparison of Household Income:  
Survey Sample and ACS**

HH Income Range	Survey Sample	5-Year ACS
Less than \$25,000	0.8%	6.2%
\$25,000 - \$49,999	1.7%	13.3%
\$50,000 - \$74,999	9.5%	19.9%
\$75,000 - \$99,999	7.4%	8.3%
\$100,000 to \$149,999	22.3%	17.5%
\$150,000 - \$199,999	21.1%	15.9%
\$200,000 and over	37.2%	18.8%

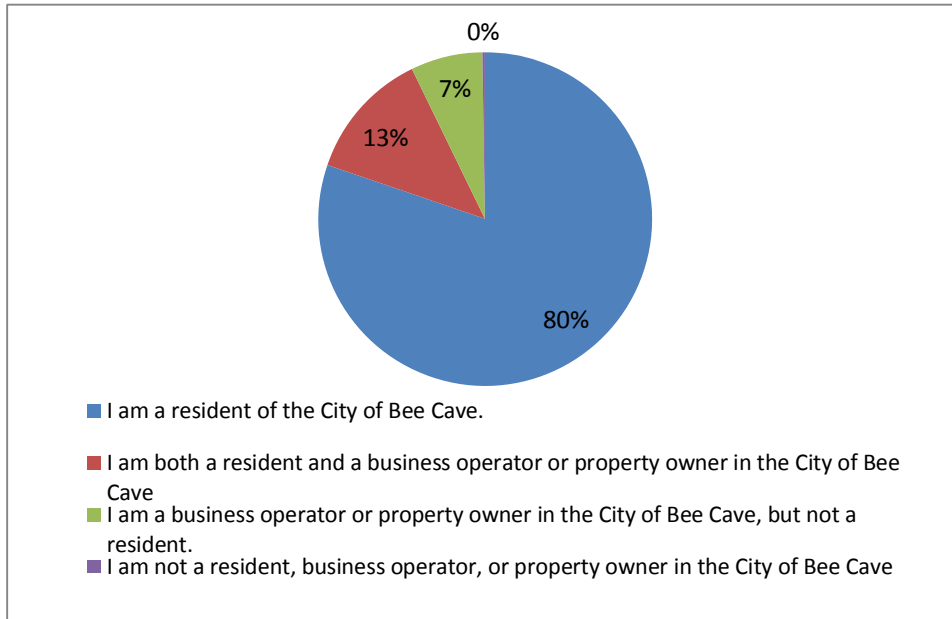
Source: U.S. Census Bureau, 5-Year American Community Survey 2008-2012; CDS Market Research

**Survey Respondents – Household Income**



## Questions Regarding Relationship of Respondent to City of Bee Cave

Survey Respondents – Relationship to Bee Cave



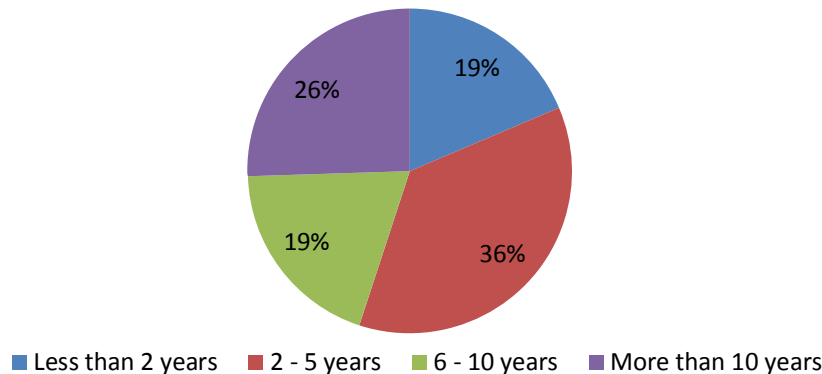
### Stakeholder Status

The respondents’ eligibility was limited to those who resided, owned a property, or operated a business in Bee Cave. The chart above left summarizes the status of the respondents as stakeholders. Over three-quarters of respondents were residents only, while seven percent were only property owners or business operators. Those who fulfilled both requirements made up 13% of the sample.

### Length of Residence

Of the respondents who identified as Bee Cave residents, the survey sample comprised a mix of both relative newcomers and long-time citizens. The largest group, over a third, had lived in Bee Cave for between two and five years. The total share of those who had lived in Bee Cave for five years or less was 55.0%, not surprising given the size of the City and how quickly it has been growing.

Bee Cave Residents - Length of Residence



### Tenure of Residential Occupancy

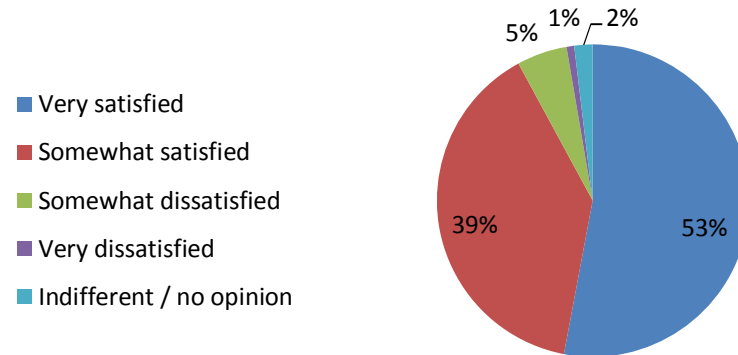
The respondents who identified as residents were almost entirely comprised of homeowners (95.9%). This compares to the 5-Year 2012 ACS estimate of 60.3% of households being owner-occupied, with the remainder renters. The difficulty in obtaining participation from renters in community planning exercises is common and will likely continue to be a challenge.

## Assessment of Bee Cave’s Current Qualities

### Overall Satisfaction with Bee Cave

Survey respondents overwhelmingly expressed a high level of satisfaction with Bee Cave’s quality of life, as shown in the chart to the right. Only six percent indicated they were dissatisfied.

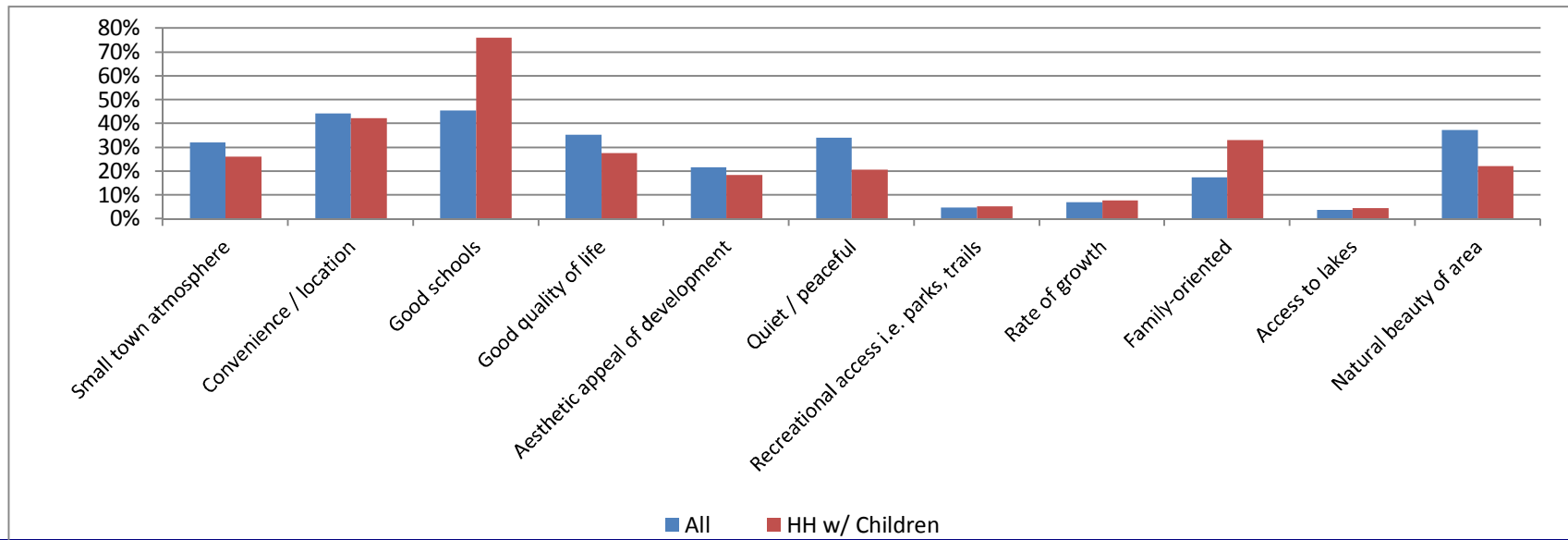
### Level of Satisfaction with Bee Cave’s Quality of Life



### Attractive Qualities of the City

The chart below describes the qualities of the community that respondents felt most drew them to Bee Cave. Both the results from the entire sample and those only for households with children are shown. The quality of schools was an extremely important factor for families relative to the overall sample. Recreational access and the City’s fast growth were not highly ranked by respondents as important factors in attracting them to Bee Cave.

### What Drew Respondents to Bee Cave



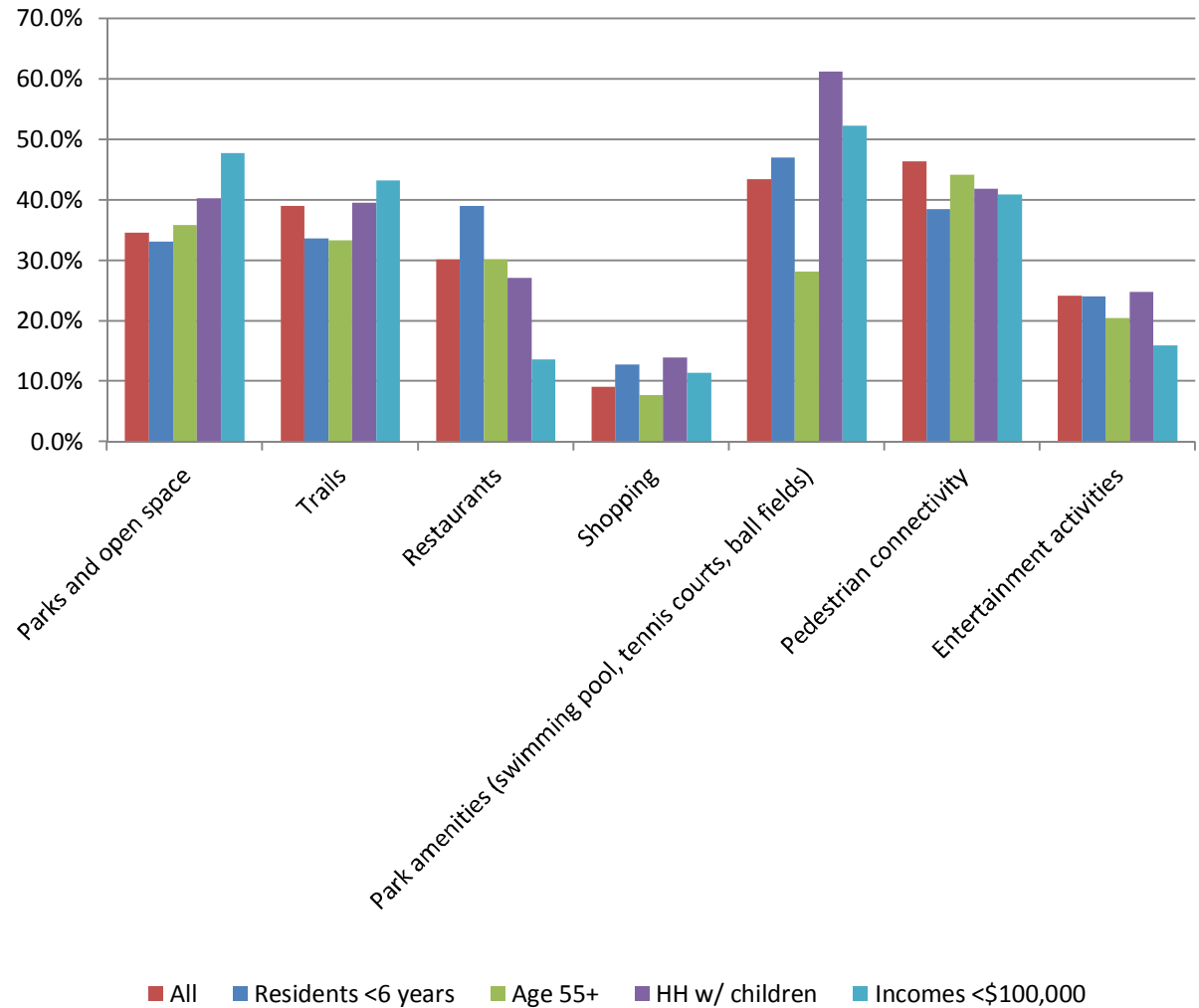
### What Else is Currently Needed in Bee Cave

The survey asked respondents what they felt was missing from Bee Cave. While no answer garnered a majority of respondent agreement, recreational amenities for parks, such as ball fields, and pedestrian connectivity rated highest. Few felt that additional shopping was needed in Bee Cave.

The results to this question were also filtered by the four demographic variables. For the most part, differences among these groups were not significant, except for strong differences of option on the recreational amenities between older residents and households with children. Also, respondents in (relatively) lower income households felt considerably less need for additional restaurants in Bee Cave.

This question also included an option for respondents to add their own items to the list provided in the survey. *These responses are provided in Appendix A.* Common topics mentioned include more elaboration on recreation and sports facilities and items related to improved pedestrian and bicycle mobility.

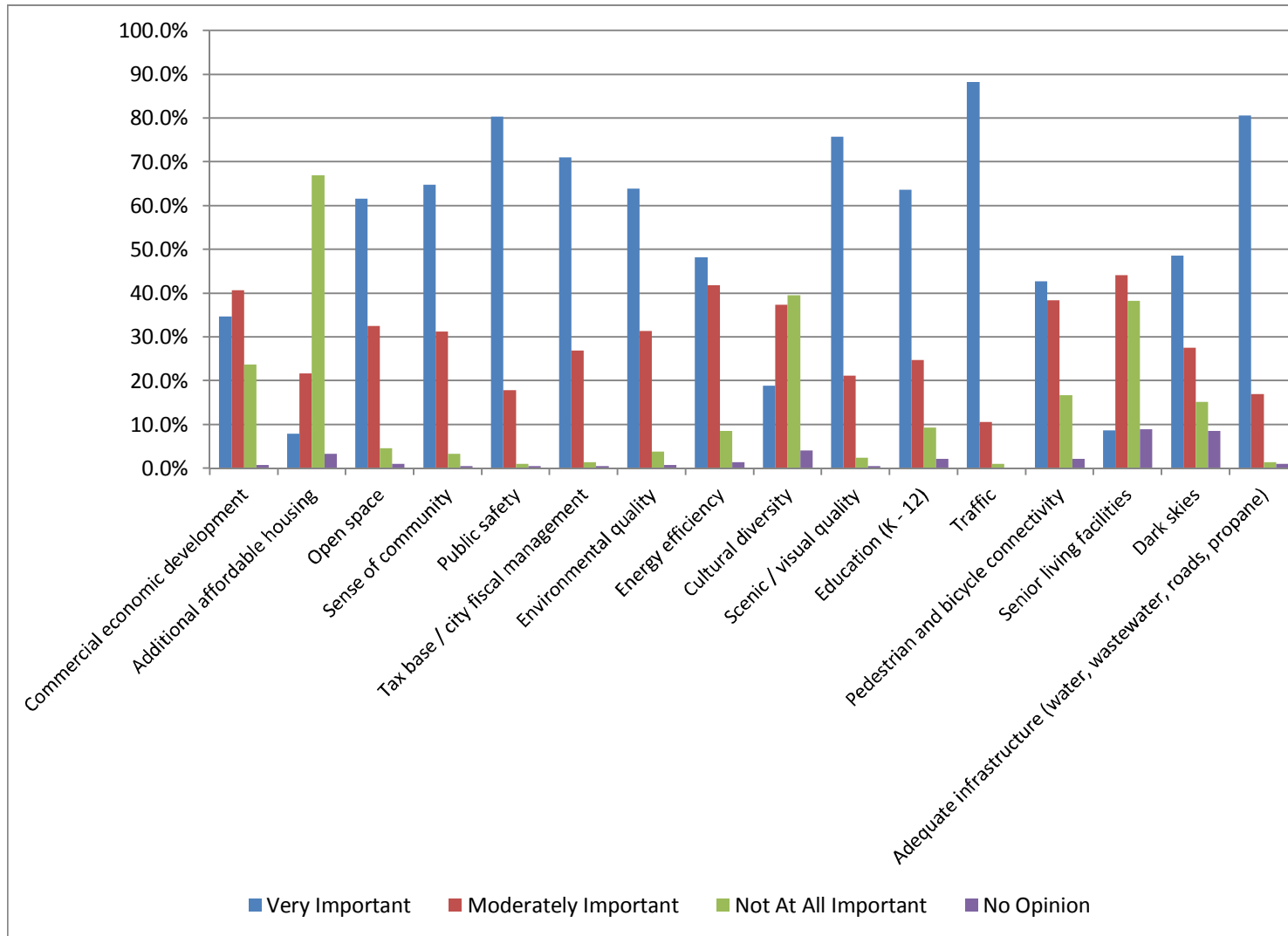
What’s Missing from Bee Cave





## Planning for Bee Cave’s Future

Issues Important to Respondents



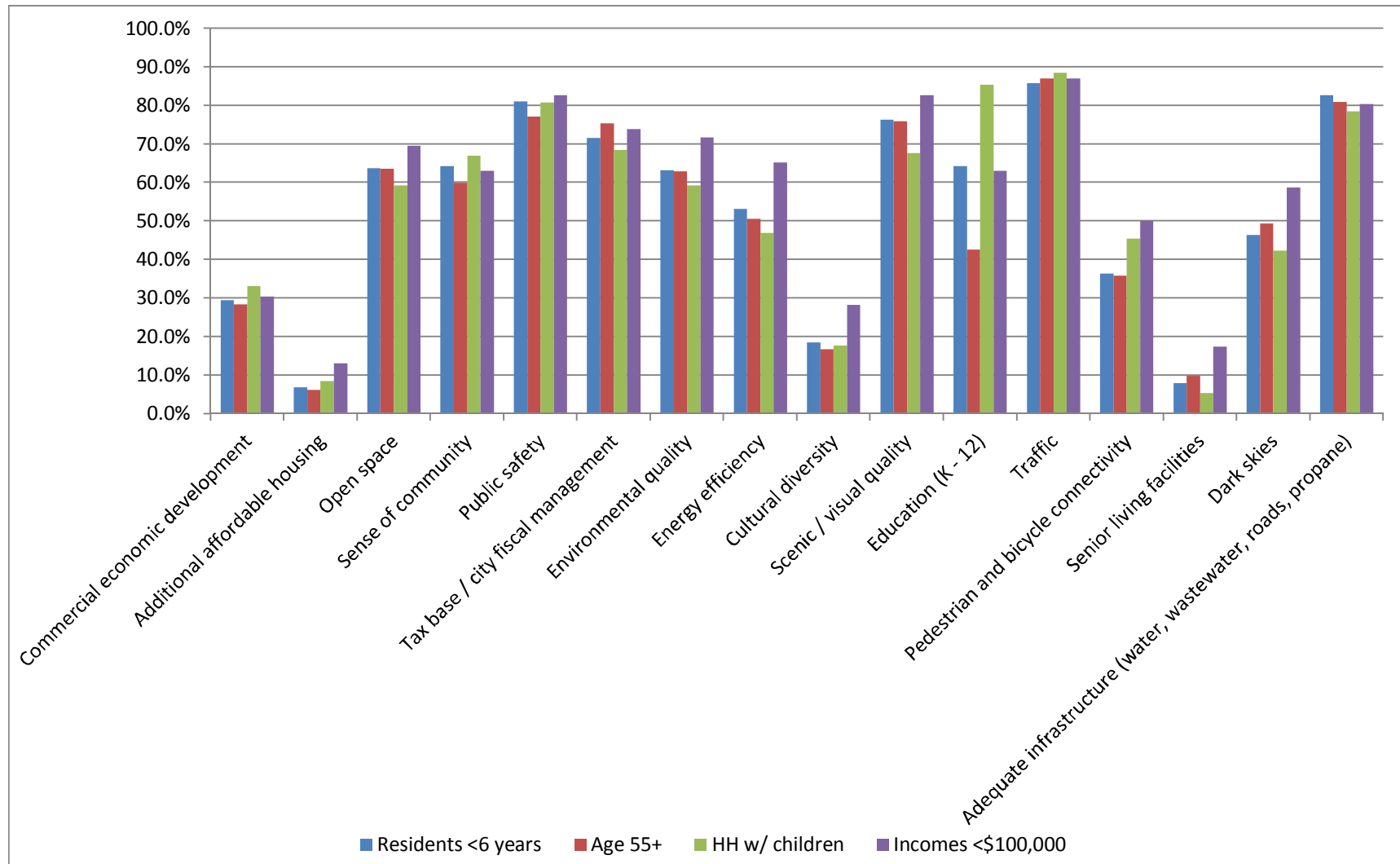
### Key Issues for the Future

The survey asked respondents about what were the most critical issues to them regarding Bee Cave’s future. The results are summarized in the chart at left.

Many issues had strong majorities of respondents identifying them as Very Important to address going forward. Fewer were issues identified as relatively unimportant: affordable housing, cultural diversity, and senior living facilities.

The four demographic groups were also examined to see if there were any significant differences in the issues rated as Very Important. The results are in the chart below. The results were generally fairly consistent across the groups, except for K-12 education, rated lower by respondents over age 55.

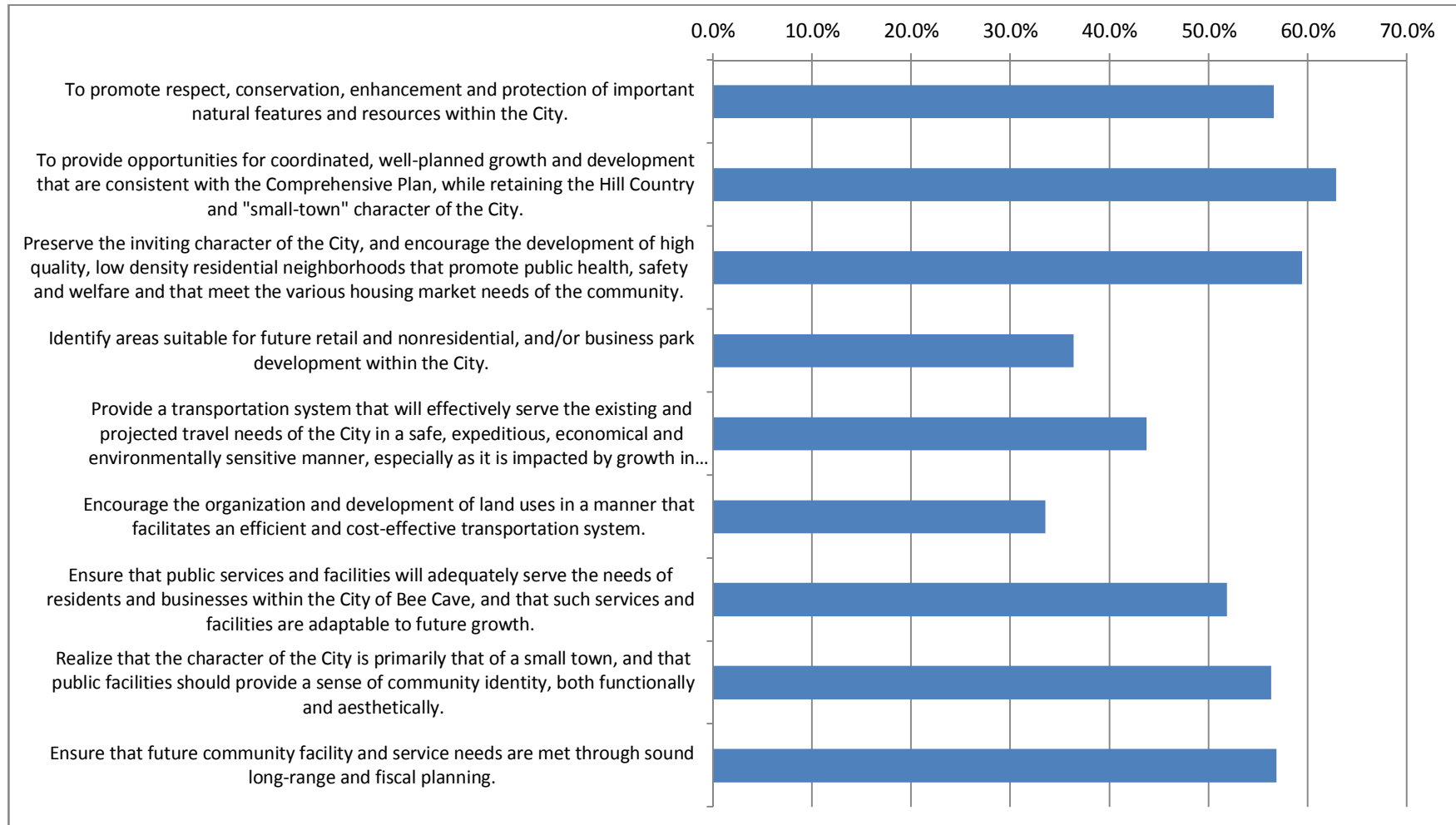
Issues Rated “Very Important” for Bee Cave’s Future – Respondent Subgroups



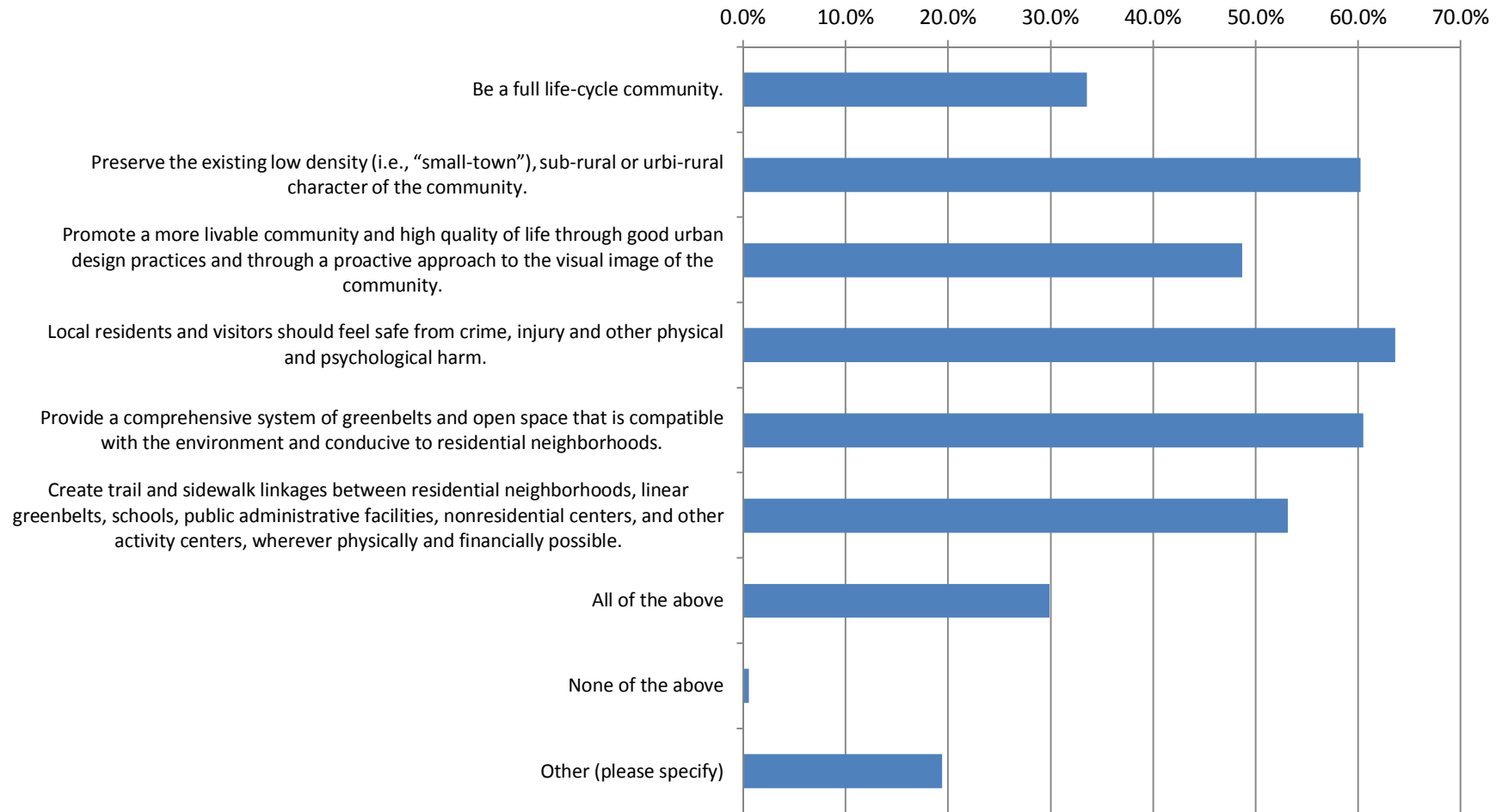
### Goals from Current Comprehensive Plan

Survey respondents were asked which goals from the current plan should remain unchanged in the updated plan. The results, indicating agreement with keeping each goal, are depicted in the charts on this and the following pages.

#### Current Comprehensive Plan Goals – Remain As Is for Plan Update



**Current Comprehensive Plan Goals – Remain As Is for Plan Update (continued)**

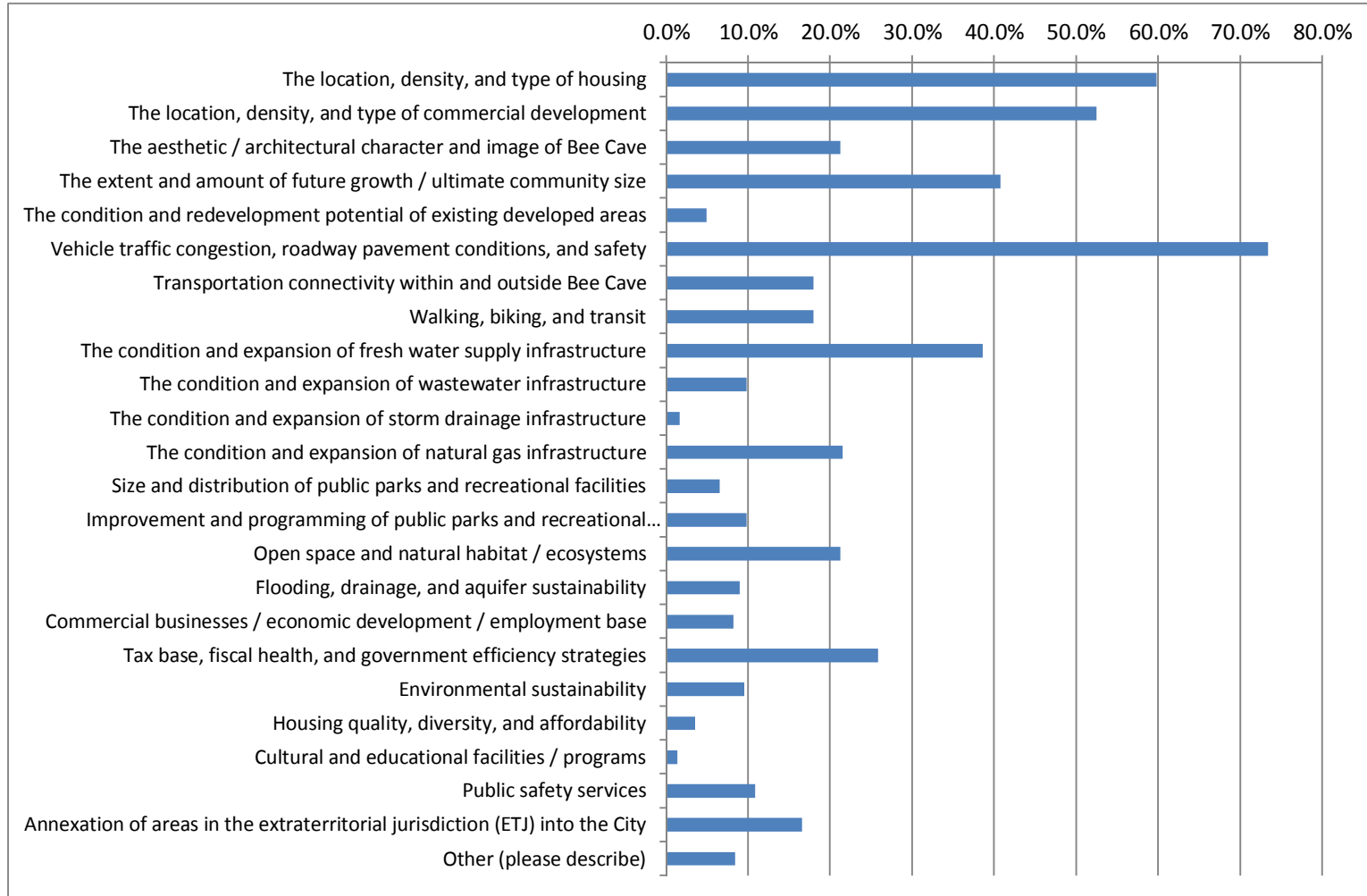


*The responses contributed in the “Other” option are provided in Appendix A.*

**Near Term Planning Issues**

The survey also asked respondents what five issues will be most important for Bee Cave to face during the next five years. The shares of respondents choosing items from the list provided in the survey are shown below. *Responses offered under “Other” are included in Appendix A.*

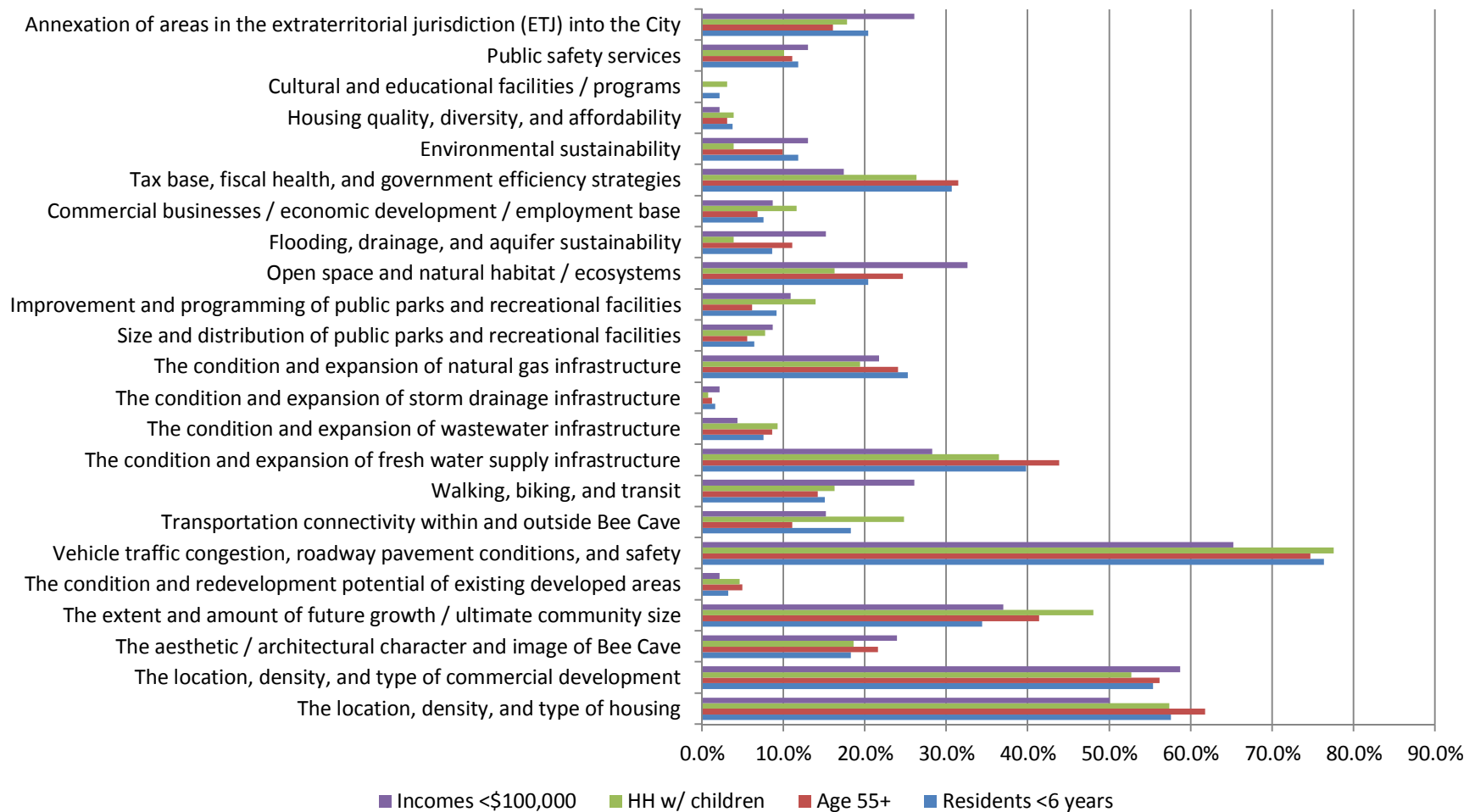
**Which Issues are the Five Most Important for Bee Cave in the Next Five Years**



The results indicate the traffic and the density and types of land uses are the most important topics Bee Cave will need to address in the near future.

The results of the four subgroups were also analyzed. For the most part, the groups do not differ substantially in opinion. The two most noticeable contrasts are that lower-income respondents put greater priority on alternative transportation modes, and respondents with children in their household put lower importance on environmental and sustainability issues.

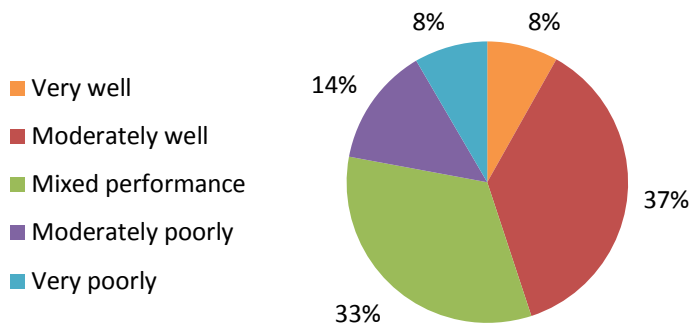
**Which Issues are the Five Most Important for Bee Cave in the Next Five Years – Respondent Subgroups**



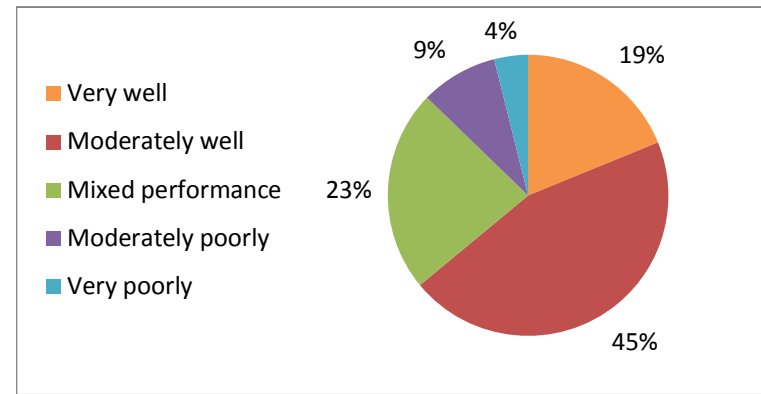
### Bee Cave’s Handling of Development and Growth

Respondents were asked about their opinions of Bee Cave’s handling of four different general land use and planning issues: housing development; retail and commercial development; open space, parks, and recreation; and transportation. The results are depicted in the following charts. Respondents were also asked for each topic why they felt that way. *The answers for each topic are included in Appendix A.*

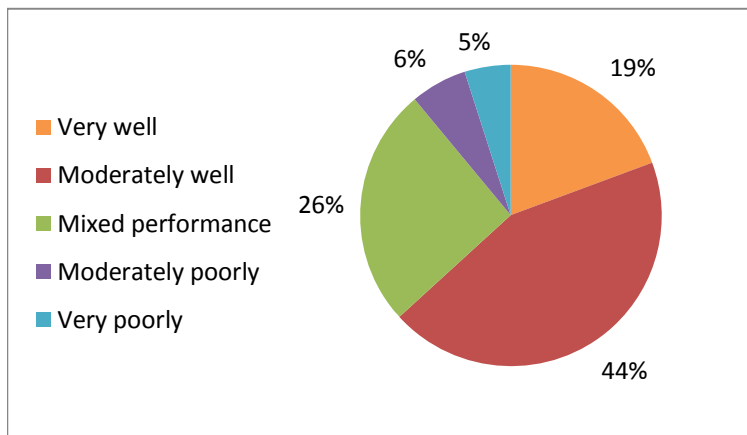
#### How Well Has Bee Cave Handled Housing Development?



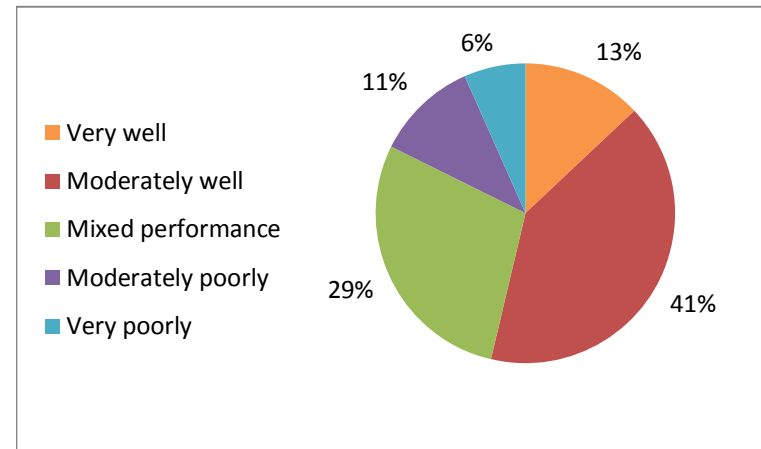
#### How Well Has Bee Cave Handled Parks, Open Space, and Recreation?



#### How Well Has Bee Cave Handled Retail and Commercial Development?



#### How Well Has Bee Cave Handled Transportation?



Respondents were overall least complimentary to Bee Cave’s handling of housing development – it had the lowest share of those rating it “Very Well” or “Moderately Well”, and in fact was the only topic for which a minority of respondents chose these two categories.

**Respondents Rating Bee Cave’s Handling of Topics as Moderately Poorly or Very Poorly**

Subgroup	Housing	Retail / Commercial	Parks / Open Space / Recreation	Transportation
All Respondents	22.1%	11.0%	12.7%	17.6%
Residents <6 Years	17.7%	10.4%	12.0%	16.2%
Age 55+	23.6%	12.7%	9.6%	13.9%
HH w/ Children	22.5%	13.2%	16.2%	22.3%
Income < \$100,000	26.1%	10.9%	17.8%	24.4%

The four subgroups of respondents were also checked to see if there were any significant differences in those who rated Bee Cave “Moderately Poorly” or “Very Poorly” for each topic. The results are summarized in the table at left. The most notable findings are that older respondents find Bee Cave’s handling of both Parks / Open Space / Recreation and Transportation less wanting than other groups. Newer residents seem less disapproving of the handling of housing development, though the difference is not much outside the margin of error.

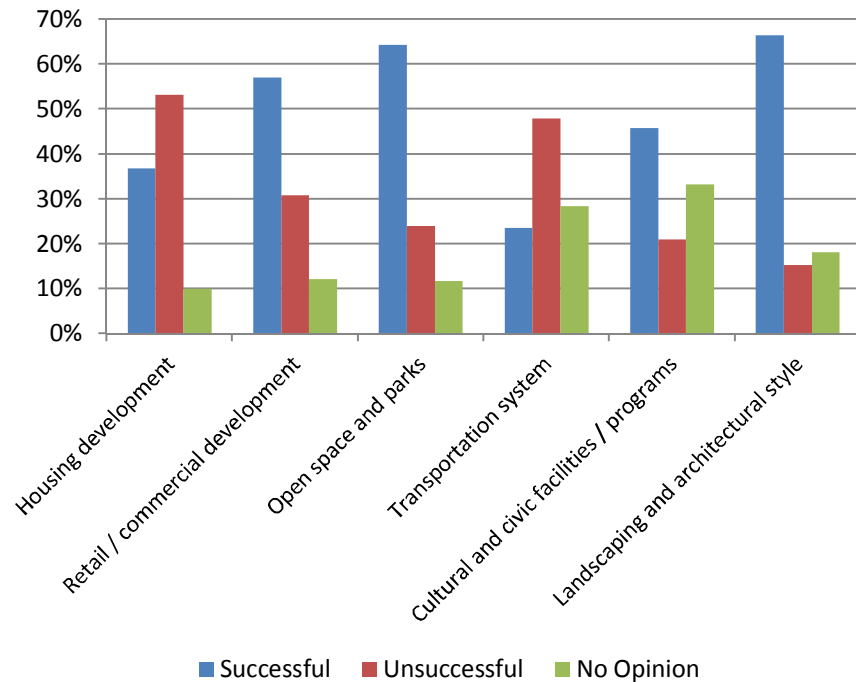


### Small Town and Hill Country Atmosphere

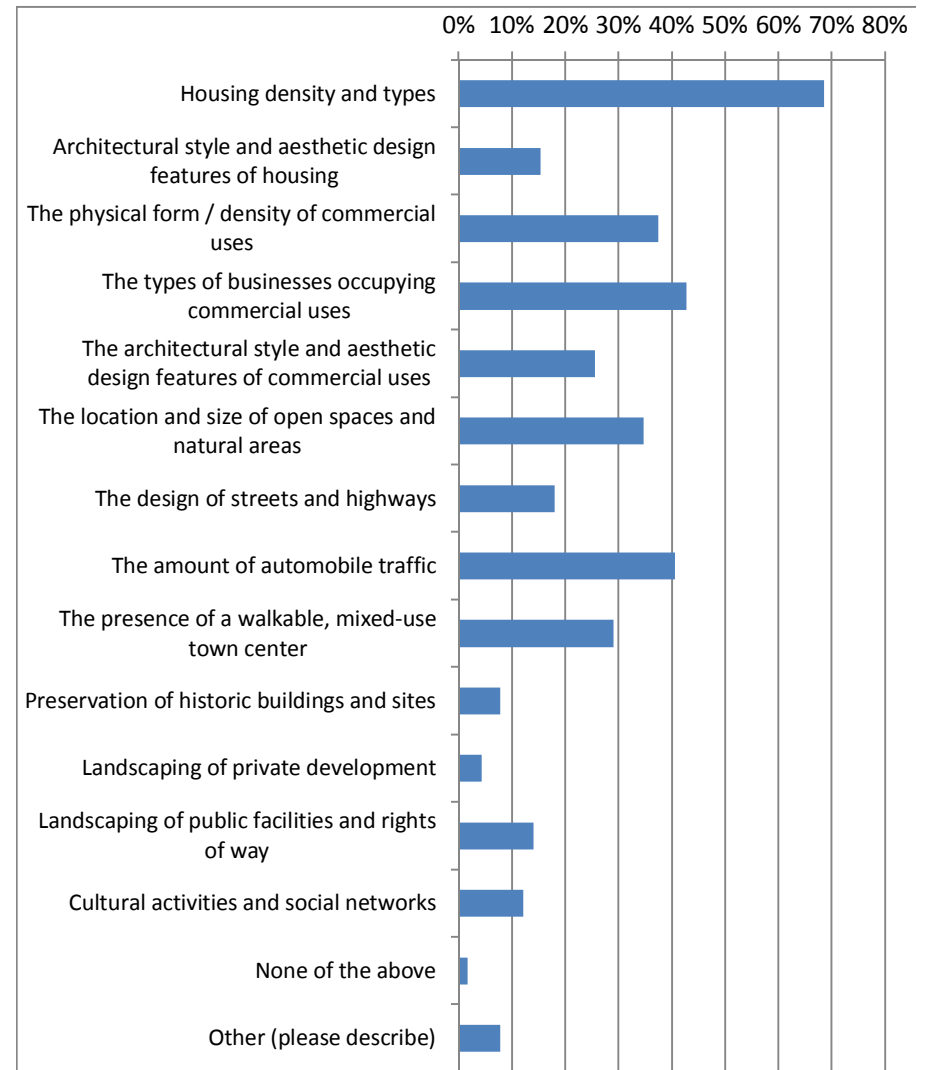
Given that the concepts of a “small town” atmosphere and “Hill Country” ambience were prominently featured in the existing Comprehensive Plan from 2009, the survey sought respondents’ opinions as to what elements are key to producing these outcomes and how well the city’s trajectory was fitting this desire. It also asked for opinions on whether certain elements of the city were successfully contributing to the establishment and preservation of this atmosphere.

The general findings of these questions are that respondents place great importance on the density and types of housing in the community toward creation of this atmosphere, and this element is also the one in which they are most disappointed in terms of meeting that objective.

#### Success with Small Town / Hill Country Atmosphere by Element



#### Important Factors for Small Town / Hill Country Atmosphere

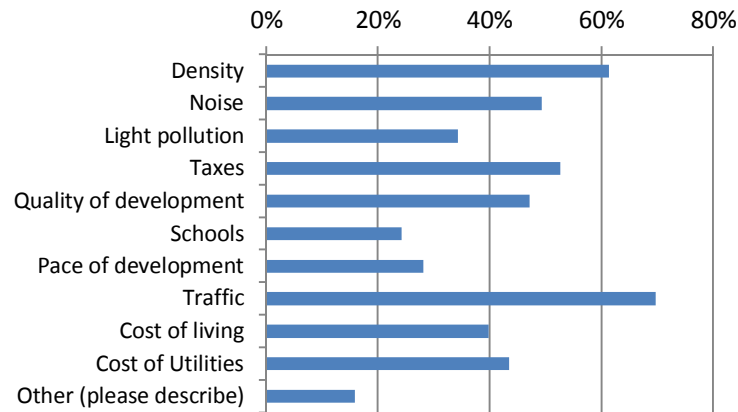


The responses offered to “Other” are contained in Appendix A.

### Potential Drivers of Moving Away from Bee Cave

The survey asked respondents what factors could cause them to away from the city. They were also allowed to suggest their own factors; *these responses are included in Appendix A*. The four subgroups’ results for this question were also analyzed.

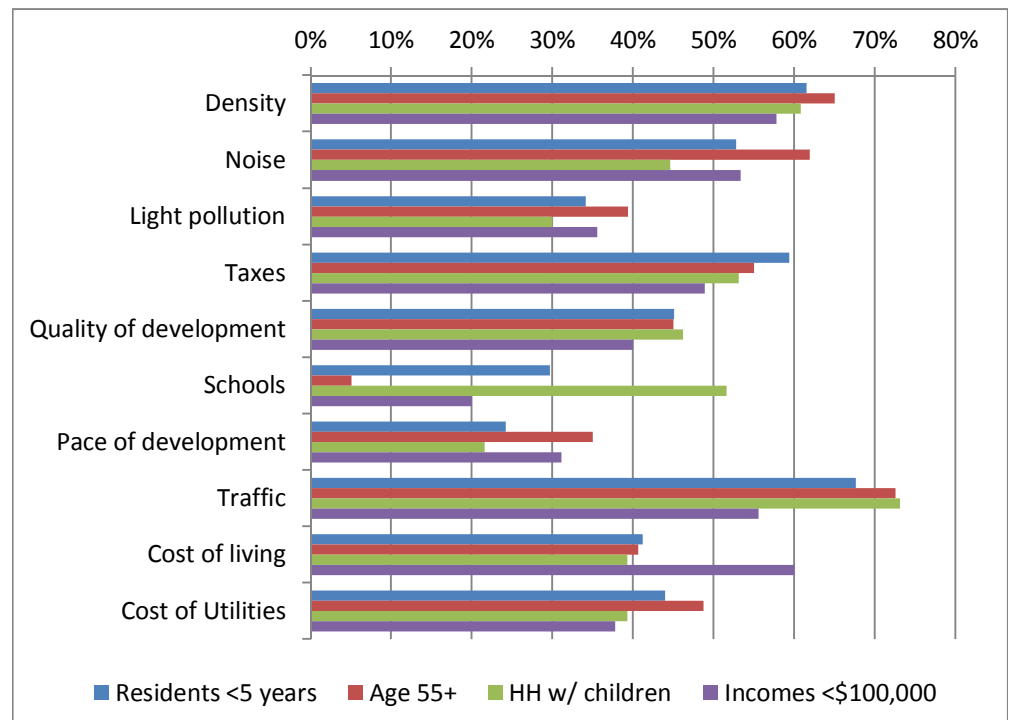
**Factors That Could Cause Respondents to Move Away: All Respondents**



Traffic was the most frequently chosen reason, as is shown in the chart to the left. Density, noise, taxes, and quality of development also were selected by approximately half of respondents or more.

The results were also filtered by the four subgroups and depicted below. The frequency of selections was similar for most items across subgroups, with two major differences of note: Schools was a much more popular choice by households with children and much less popular with older residents; and Cost of Living was a more popular selection for respondents with lower incomes.

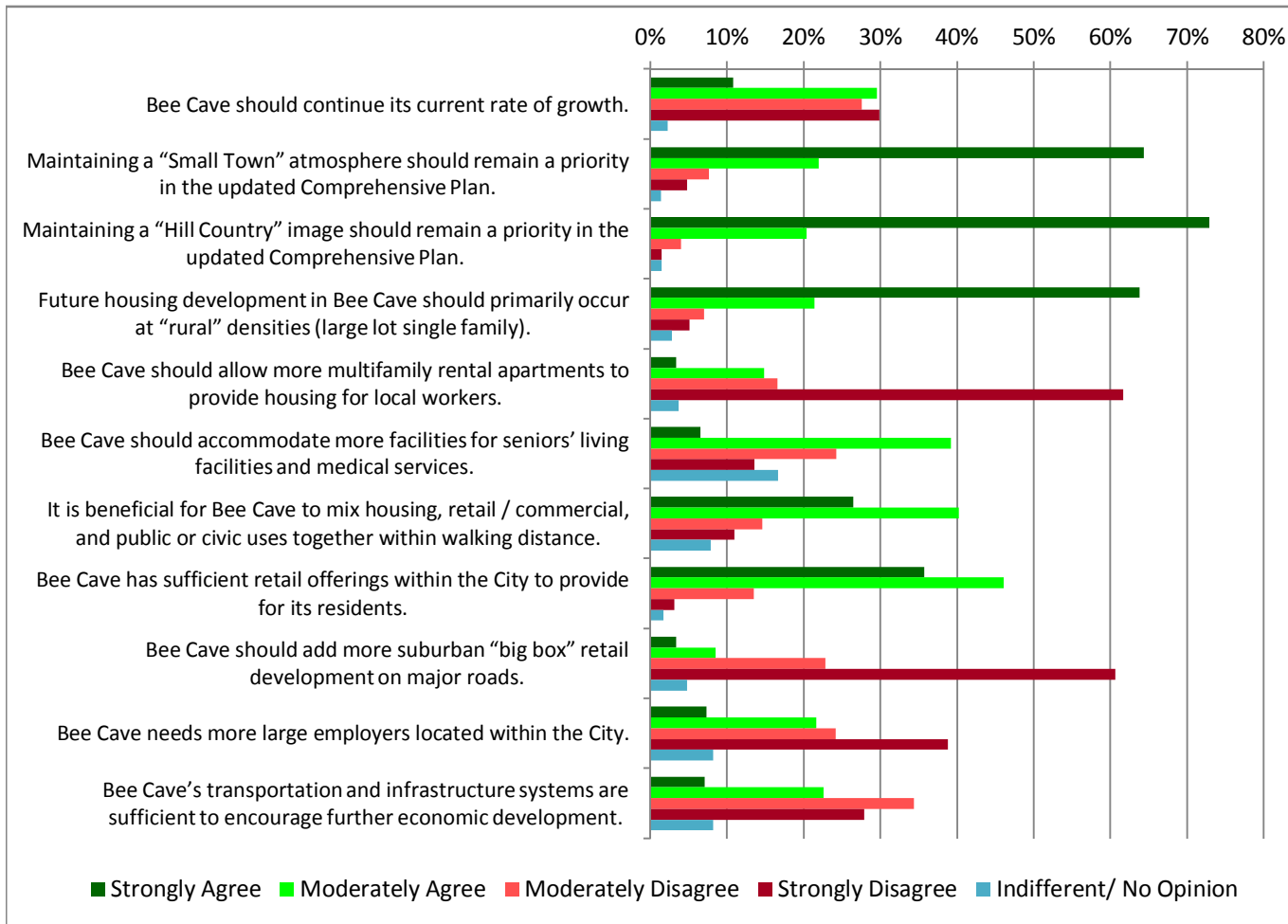
**Factors That Could Cause Respondents to Move Away: Subgroups**



### Agreement with Attitudinal Statements

The survey offered three series of statements expressing an attitude or opinion related to development, growth, infrastructure, and amenities in Bee Cave. The series fell under the following groupings: land uses, development, and growth patterns; transportation; and amenities, aesthetics, and public service delivery. The level of respondents’ agreement with the statements is illustrated in the following charts.

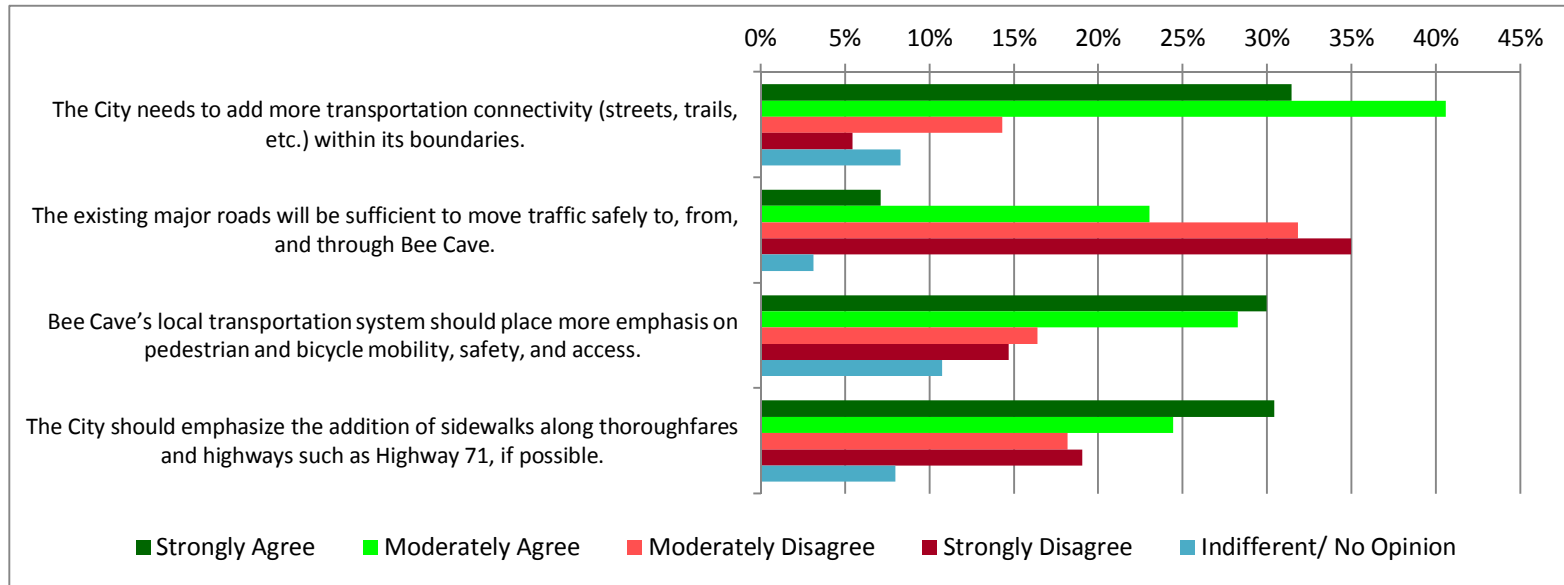
**Level of Agreement: Statements on Land Uses, Development, and Growth Patterns**



Major findings related to land use and development include:

- A strong level of agreement to continue prioritizing a “Small Town” and “Hill Country” environment.
- Strong rejection of additional multifamily housing, coupled with a desire to restrict housing development to lower densities.
- Strong rejection of large-scale suburban-styled big box retail.

**Level of Agreement: Statements on Transportation**



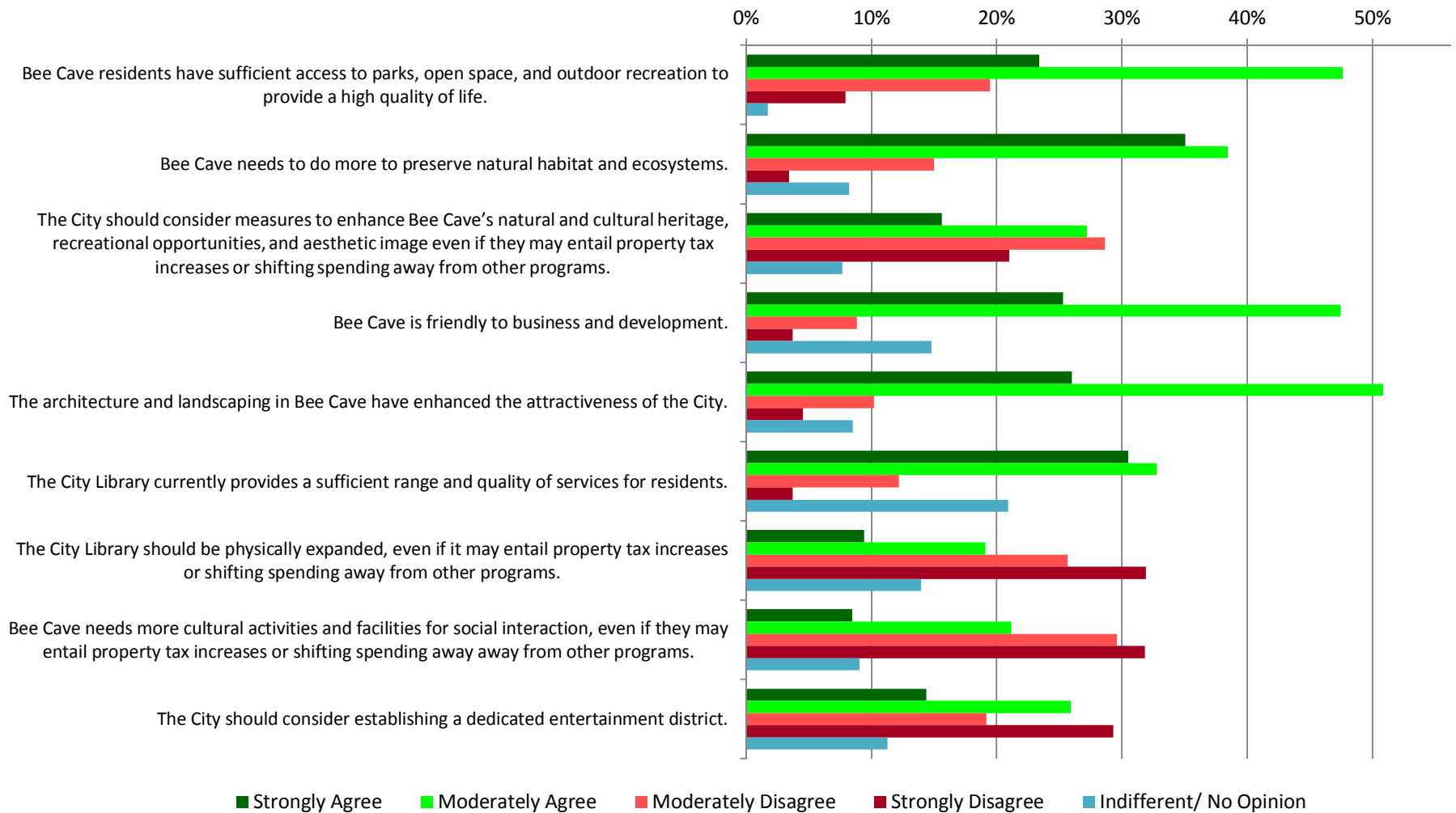
Regarding transportation, the respondents sent a clear signal that additional internal connectivity – for multiple modes of travel, but especially walking and cycling – is desired.

Regarding amenities, aesthetics, and public service delivery, the respondents strongly felt that:

- Bee Cave has a quality of life strength in its parks and open spaces, though additional natural ecosystem protection is needed.
- The city is business-friendly.
- Its aesthetic environment is an asset.

For other statements provided in this part of the survey, respondents had more mixed opinions, though for some statements opinion leaned toward agreement or disagreement.

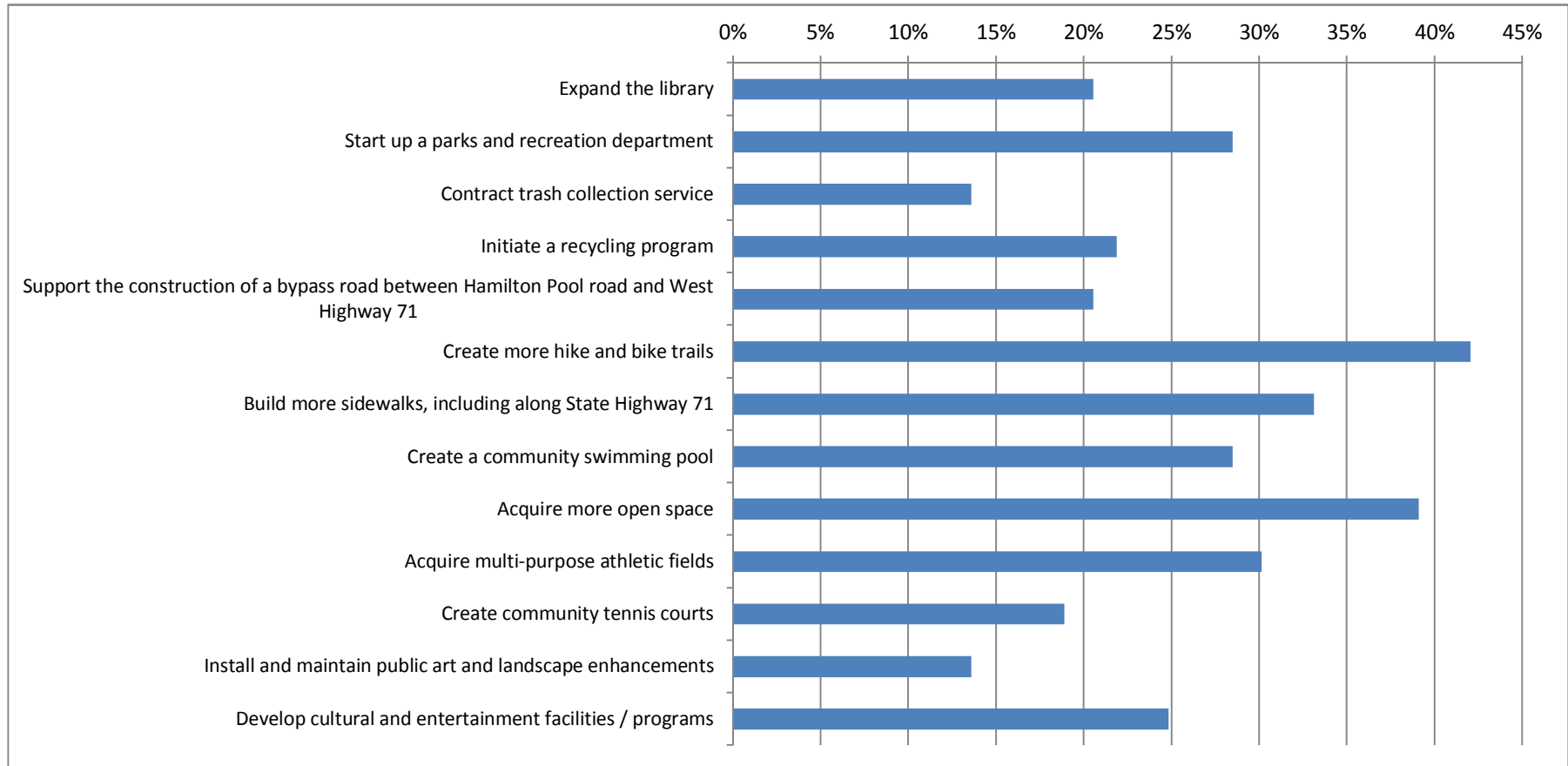
**Level of Agreement: Statements on Amenities, Aesthetics, and Public Service Delivery**



### Willingness to Pay Additional Taxes for Public Initiatives

The ultimate measure of public support for an idea or investment is the willingness to increase taxes to support it. To that end, the survey proposed several potential public initiatives that could be funded by a tax increase. The chart summarizes the respondents’ reactions to these proposals. None of the ideas generated more than 50% support, though the creation of more hike and bike trails came closest.

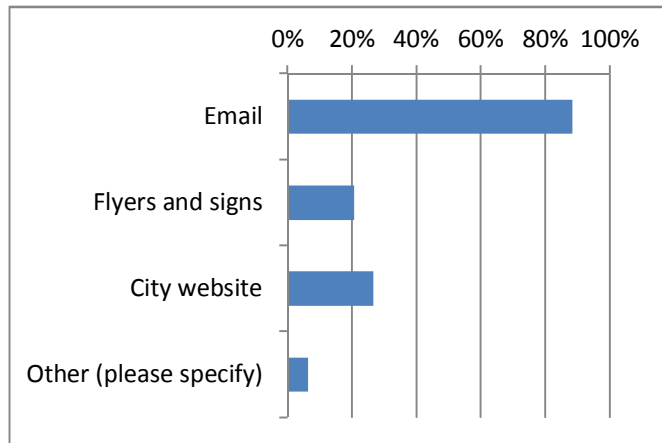
Willingness to Pay Additional Taxes for Potential Public Initiatives



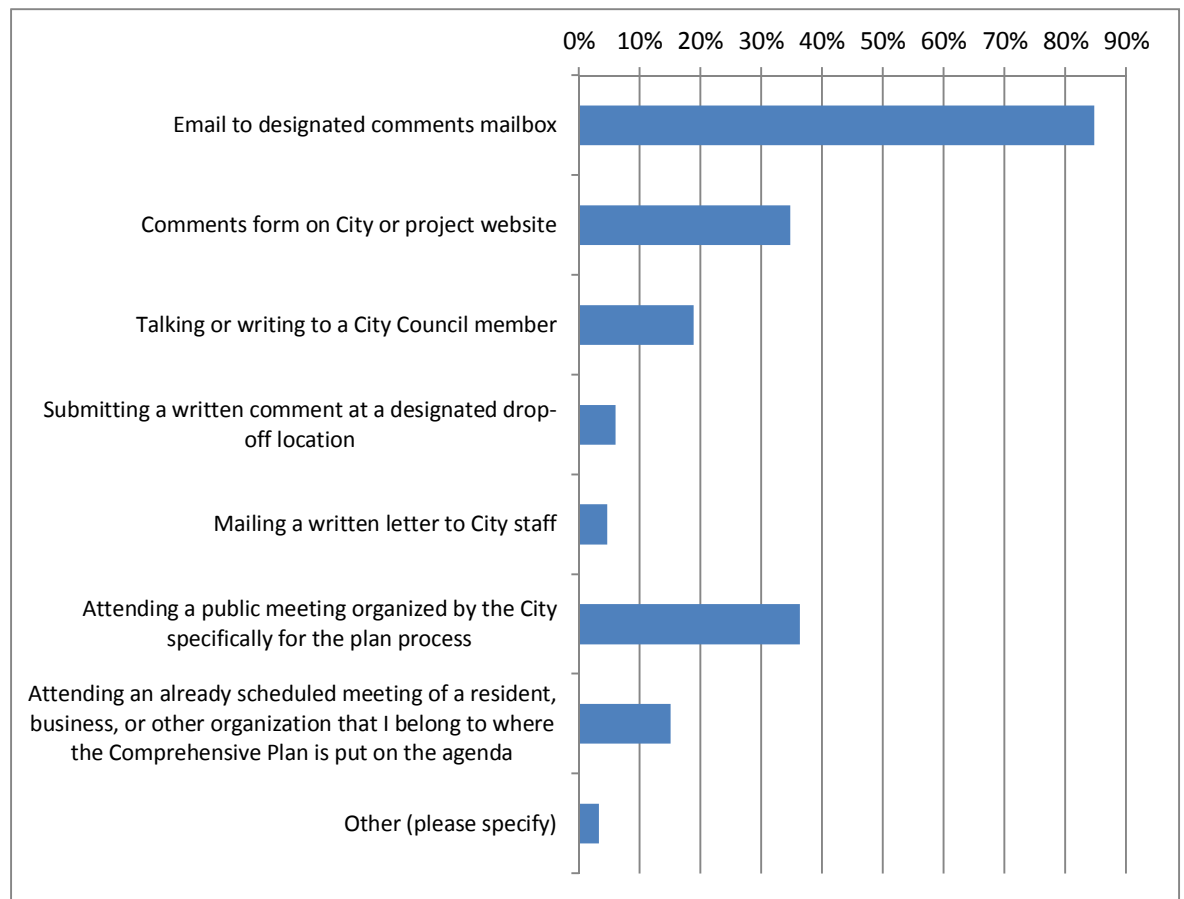
## Communication During the Plan Update Process

The survey concluded its opinion gathering with questions related to the method desired to conduct notification of and gather input from the public once the Comprehensive Plan Update process begins. The two charts below summarize respondents’ reactions to various methods, with email being the most preferred method for both purposes. *The responses provided in the “Other” option, as well as a following opportunity for general comment, are included in Appendix A.*

**Preferred Method for Public Notification  
During Plan Update Process**



**Preferred Method for Contributing Input  
During Plan Update Process**



## Appendix A: Open-End Responses

A number of questions in the survey included opportunities for respondents to enter in their own suggestions or opinions apart from those provided within the survey as answer options. This Appendix summarizes all of the responses by question. The only modification has been to remove any references to specific respondent identity, such as an email address. A separate list of email addresses volunteered by respondents in response to the question asking for the respondents' inclusion on a Comprehensive Plan Update email list has been submitted to the City of Bee Cave.

### Q7 What do you think is missing from Bee Cave?

1-Tennis Courts!! 2-Safe Bicycle riding trails with good access around town. 3-Natural Gas!!

A plan for mitigating all the traffic to be generated as a result of ignoring the original Master Plan

A town center

Access across Highway 71!

Access to Lake Austin

Activity/Senior Center, such as Lakeway's Activity Center only also geared to Seniors

adequate roadways

adequate roadways

adequate zoning - Keep Covert Out

Affordable housing

Allowing small business that are limited on land to improve their locations without all the red tape and cost.

art in open spaces

Basketball court, sidewalks

Bed Bath & Beyond. Downtown atmosphere

Bee Cave lacks the trails and well-crafted park designs that prevail all over Austin. Having just moved from the Brushy Creek area in Williamson County in

North Austin, I am stunned to see how quickly Bee Cave cut down any remaining trees and filled the hills here with noise and traffic. There seems to be a complete lack of preserving, or building, a harmonious atmosphere. Living in the Heights in Falconhead - what I considered to at one time be relatively serene and in a treasure location - has become an acoustic cacaphony of sounds from the stop light and intersection at 71 and Bee Cave Parkway. A simple stone acoustic reflection/absorption wall with greenery, as is done in almost every city that takes development and residential/commerical zoning seriously, would fix 90% of my concerns.

better dog park and off leash trails

better planned roads and fewer apartments

Better traffic control and flow

Bike connectivity

Bike lanes

bike lanes

bike lanes, nice landscaped parkways, connecting trail system

Bike lanes, sidewalks, trails to connect neighborhoods.

Bike trails that can get you to galleria from neighborhoods

Bowling Alley

bowling alley, ice skating rink

bus service. stop light at cueva dr & hamilton Pool Road sewer connections natural gas connections



city Sports complex (specifically baseball)  
city swim center  
community center with classes for all ages, adult sports leagues non club  
community fitness center and pool are major needs  
COMPETITIVE SWIMMING POOL  
Control of residential expansion  
controlled growth along SH71  
Country feel it had when we moved here  
Cross walks to increase accessibility of shopping and parks for all community  
dark sky policies  
DEFINITELY PEDESTRIAN CONNECTIVITY  
dog park  
dog park  
family oriented events, kids enrichment programs  
Fast-food competition  
Flat grass areas for use by residents that wish to participate in field activities...soccer, etc.  
Good quality dog park or off-leash trail, bike paths near roadways  
Govenment designed to help taxpayers  
Gym with a pool!  
High Quality off-leash dog park  
High speed giga internet, natural gas in the uplands  
highway travel without traffic lights  
Hiking trail in bee cave west  
I am pleased with present amenities  
I say park amenities, but not at the expense of increasing taxes

Infrastructure for transportation  
Involvement with Community & City Government. Same few folks keep showing up.  
larger public library with services for older adults  
Less traffic  
less traffic congestion  
light traffic & ease of driving  
live music  
More community events, stop adding people...we are losing the small town feel  
More lower costs shopping choices and not all "local" expensive stuff.  
More single family homes, not condo's or apartments  
More unique places. For the love of god no more banks!  
New and improved roads  
New dog park  
No entertainment for teens, good/nice neighbors that are not busy bodies, critics, competitive utilities (options other than Ferrell Gas)  
Not missing, but far too many banks relative to population and other commercial development  
not quiet peaceful  
Nothing is missing - it's great as it is  
peace & quiet-natural beauty of area  
public transport, bike lanes/paths  
public transportation  
public transportation  
published information / newspaper / social media  
Quick access to major freeways, highways, or toll roads

Reasonably priced private airplane hangar space.

Roads and infrastructure that can support the number of cars and people

Sign ordinance

Single family homes...way too many apartments

Something has to be done about Hwy 71. Live in Falconhead-way too much hwy noise from 71. Also a dangerous road.

Sport Facilities

Sports Facility - Community Center - walking paths - side walks - cross walks

State of the art 12ft wide alternate transportation to get to schools, retail, entertainment. Reduce need for Auto transport on congested 71, 620 etc. This would require a "visionary" trail system that can accommodate bikes, scooters, pedestrians, etc - not just gravel paths (although gravel paths would be a welcome start!!!)

tennis courts, bike trails or bike lanes, natural gas to developments

Texas Roadhouse, Outback Steakhouse or other good steakhouse. A Costco would be nice! Connect Ladera to Falconhead.

The ability to stop the business growth in this town is lacking. Its getting too crowded.

Things for teens to do that don't involve SPORTS

too much development for water supply

traffic connectivity other than highways

Transit system and better roadways. Also very high end retail

Transportation Alternatives

Transportation alternatives other than state highways....interconnected interior roadways would be helpful for short trips.

Transportation, Asian food stores

tunnel or overpass to walk across hwy71 to other shops, maybe just a trolley

walkways, bike paths/lanes, crosswalks, natural gas, improved traffic flow

walmart, another HEB or large grocery

We have everything we need

we have trails but they are always closed!

We like it the way it is now. Please keep car dealers & other similar "animals" out of this beautiful place.

We need a Costco,Covert Dealership,Indoor arena Community Center for venues

We need a Costco.Covert Dealership is good. Indoor arena/community center for venues

we need a good car dealership-like Covert..a indoor-outdoor community center- Costco

We need a large multi-use open facility for local meetings & lage gatherings for Scouting & other community festivities

we need more pedestrian friendly roads.Pedestrian bridges or tunnels over/under 71 and bee cave rd.Also mass transportation downtown and/or shuttles to trains buses shuttles etc. Shuttles to other places in westlake too

Would like to see equestrian trails!

Youth sports facilities on par with other Austin suburbs

**Q9 Which goals from the 2009 Comprehensive Plan (stated approximately as they appear in that document) do you feel should still remain with little or no changes?**

provide for businesses like research and development that have high paying jobs as compared to those with low paying jobs like hotels and retail businesses

water plan should be introduced that prevents further strains on existing resources

natural gas expansion to monopolized neighborhood propane, stop the crazy development of apartments and housing

Stop ugly urban sprawl

I agree with the stated goals above, but am concerned about keeping the unique Hill Country beauty that drew us here by encouraging environmentally sensitive (nature preserving) retail locations with landscaping/trees and avoidance of light pollution. Also pedestrian/bicycle paths/trails and nature preserves

Support youth programs including sports

Many of the above are already outdated due to the already promoted acts of the loss of 'good urban design practices', the loss of the 'proactive approach to the visual image of the community (Hwy. 71 sprawl/density), the loss of 'respect, conservation, enhancement and protection of important natural features and resources', the loss of 'respect, conservation, enhancement and protection of important natural features and resources, the loss of the small town atmosphere or even the middle size atmosphere, the loss of environmental trees/green of original areas, the loss of 'Ensure that public services and facilities will adequately serve the needs of residents and businesses within the City of Bee Cave which include too many banks and mattress companies. Most of these above are already outdated or too 'far gone' to correct, study nor preserve.

Restrict high density development and suburban/urban sprawl

No outdoor sound stages with loudspeakers

some of the land was zoned before sewer and water was available. Density could be increased now.

promote cultural diversity in memberships in city organizations.

Apartment building seems out of control/ already traffic congestion/doesn't help homeowner's property values

I do not want any public buses in this area. Apartments need to be limited...there is enough now.NO MORE

public pool sewer connections natural gas connections

coordinate and/or synchronize traffic lights to help cars flow through on Hwy 71 instead of stopping frequently

Protect home owners from unwanted, nonsuitable, and unsafe commercial development

The words "encourage development" should be changed to "DIScourage development" We don't have enough rainwater as it is.

Control further commercial development

Severely limit high capacity residential housing. Limit height of parking structures. No more banks.

No more high density residential housing, no more mattress stores, no more banks, no more eye sore parking garages

Preserve the fiscal responsibility of the community and "live within our means."

NO MOVIE STUDIOS or the Development of the Backyard

Everything looks the same, more building diversity more character. High rise buildings bring jobs!

Please add light flashing on demand ONLY crosswalks for pedestrian safety on HWY's & thoroughfares

We need to work on traffic problems & congestion. We NEED to NOT chase away small businesses thru tight unfriendly deeds & restrictions. We should encourage & come alongside new locally owned business to stay within our guidelines, but not squeeze beneath red tape without support & assistance.

Provide for reasonably priced private airplane hangar space.

dark skies

As far as future retail, I think the goal should not be to add more, but to make current retail more appealing with better stores. Goal should be offer incentives to stores that match the current demographics. Currently we have too many stores that no one frequents because they are not a match for the community.

Be mindful of road and traffic patterns when planning new homesites and businesses

We desperately need a crosswalk from the Galleria across 71 to the Shops at the Galleria for safety as well as cohesiveness between the two developments.

NO MORE APARTMENTS!

Consider the existing already traffic congestion before allowing more construction/development

Preserve beauty of area by NOT giving Variance to every developer who asks.

provide innovative solutions for noise and light pollution. They are tremendous at this point and getting worse each month.

Recognize expansion of the Arts as a unique niche opportunity to improve quality of life, beauty, and attractiveness of Bee Cave.

No auto dealers or other large corporations that harm values, stop putting in apartment buildings

Recognize that we can't have everything, and that keeping taxes down is also important.

Become more growth restrictive and increase barriers for new large scale development including both commercial and residential

minimize high density housing such as apartments and du/tri/quad-plexes

Ensure the Sheriff believes in the US Constitution and protects us from the encroaching Federal Government.

Better manage the noise problem from the growing number of outdoor music venues

Restrict car dealership and like businesses to develop right up against neighborhoods

Sound wall along 71 where too close to residential areas--greater safety also on 71

Planting of trees, rather than wonton destruction of green space. Containment of acoustic pollution from the Backyard. (Why does one business owner's supposed 'right' to blast noise at late hours supersede the rights of the taxpaying residents who surround his establishment? Perhaps he could just turn the volume knob down to 7 instead of maxing it out at 10!)

To prohibit the development of high density developments such as apartments and condominiums which further degrade the low density, sub-rural character of the community.

(1) Emphasize high quality, low density housing. (2) Provide safe recreational facilities that include bike lanes/trails and tennis courts. (3) Provide affordable energy by providing natural gas service to neighborhoods.

Walkability

Plan to disperse traffic flow. At the present time the traffic is all exiting on to 620 and this creates congestion and inability to enter and exit businesses and neighborhoods.

EXTEND NATURAL GAS SERVICE TO FALCONHEAD - ELIMINATE PROPANE

Lower propane prices. Keep property taxes flat

safe affordable water and sewer services for all residents.

Allow the small businesses to grow without the red tap

I believe the trail connectivity should be between the town center area, the galleria and all businesses that lie on bee cave parkway

Ensure that planning and development decisions have a positive impact on property values

discourage any buildings over three stories

Leverage the benefits of becoming a community that promotes and features the Arts.

Low density - additional impervious cover - multi-level parking preferred over parking lots.

Promote Austin-based businesses, Limiting chain store retail and big box stores

I do not want any busing in this area. Apartments need to be limited...there is enough now.

Stop Covert!

NO MORE APARTMENTS - EVER! (High-end Condos maybe e.g. "Brownstones") This is the most economically damaging thing that have negative effect over long term. Just stop it!

New methods of residential development seem environmentally sound. Higher density single and multi-family would be okay for the city's economic and job growth.

Expand the Bee Cave Library to meet the needs of our growing community.

Very difficult to preserve the 'small town' atmosphere with huge growth impossible to stop, so rather fight the surge in growth, embrace it and attempt to manage it in a responsible manner.

Control excessive development of densely packed housing or apartments.  
Control the development of businesses which pollute (in any manner-including light) or create large truck traffic, or which are not willing to follow the spirit of Bee Caves.

Strictly limit intrusive city government mandates.

restrict building and parking lot height

Prevent intrusion of large, non-supportive companies like Covert

become a leader in green technology (sustainable) development

no more apartments, townhouses,condos. we are way over the limit. no 5 story parking garages

Stop building apartments

No more apartment building, enough already.

Stop condo and apartment development,. More single family homes

Halt growth. We have MORE than enough small and large businesses. No car dealers. No more big box stores.

**Q10 What are the five most important issues that will be facing Bee Cave in the next five years? Please note that some issues may relate to facilities and policies outside the City's direct control.**

provide for businesses like research and development that have high paying jobs as compared to those with low paying jobs like hotels and retail businesses

Concerned about having a modern police department able to deal with cybercrime/identity theft as well as increased personal and property security threats as our population has grown.

Use to the ultimate the resources Bee Cave has in existence before creating more money causing projects. Revamp the BCPD to be on patrol 24/7 in high crime areas (not in the office) and enforce existing laws to everyone equally.

Too much high density housing growth and too much commercial business growth.

Keeping car dealerships (which ruin the small town feel) out of the city

keep greenbelts / keep traffic controlled / keep housing to be upscale homes-limit apts.

Desperately need to find ways to encourage walkability, connecting neighborhoods, trails, and retailers (especially the Galleria). This means crosswalks, tunnels, sidewalks, and additional paths and could potentially lead to more shop, eat, work, play. Need more density even if it's multifamily. We have much experience with these types of projects across the country and the Galleria is on the edge. What the city does in the next decade will determine it's ultimate success.

Bee Caves is allowing way too many apartments & this causes way too much traffic

aquifer sustainability

We don't want to become a big city that makes developers wealthy and leaves us without the small town we want.

Managing expansion within sustainable infrastructure.

Absorbing LakePointe will be a fight with Austin. Crosswalks on HWY's & thouraghfares is already a safety issue. Avoid Duplex/Fourplex housing entirely!

Providing private pilots an affordable place to park their planes.

NO MORE APARTMENTS!

Population density already surpasses transportation capacity. That's why I'm leaving.

Noise pollution mitigation

The building of new high density housing blocking view corridors of existing residents. Perfect examples: Cielo and those hulking monstrosities at Morning

Side. Whatever city planner approved three story apartments with peaked roofs and chimneys up ON TOP of the hill side really needs to take a step back and ask themselves if they care about what the green space is being destroyed for. I will be writing a separate letter regarding this issue along with my thoughts about what is being approved, turning this small town into Anywhere, USA.

There are already too many large developments started that are not "low density". I am shocked at how many apartments beecave has let be built

Adequate play space for children's youth sports, field, courts etc.

Falling into the hands of Economic interest and loose the Small Town & Community Appeal

acoustic and visual environmental quality (fighting and containing noise and light pollution)

The development of pedestrian friendly and bike friendly trails and lanes

Light pollution

location, DENSITY and type of housing and commercial development.and ultimate community size

The condition and expansion of electricity infrastructure.

Maintaining High quality standards of development aesthetically and in Use

I would prefer this area to stay upscale,no low income housing or apartments + greenbelts +open areas.

Providing ball fields and park space for kids

Controlled growth - Larger lot sizes - reduced housing density

Too many apartment buildings are being built

Stop apartment buildings

### Q12 Please tell us why you feel this way about Bee Cave's handling of housing development.

There is too much multi-family and dense housing which don't fit in a Hill Country setting.

Allowing too much high density housing--condos, apts

the focus on the creation of low paying jobs, low cost housing has been done without ensuring safe pedestrian and bicycle paths are provided and that the road system is able to handle the associated traffic

Housing developments have far outstripped the water supply and the roadway accommodation. Much of the necessary land for water run-off is becoming impervious.

RETROACTIVE ETJ MEANS THAT SPRAWL WAS ENABLED

Traffic in the area has become a big issue while not enough roads are being built to accommodate all the residential and commercial developments.

It is out of control. Example - two new huge apartment complexes across and down the street from FH Apts. Traffic is already insane.

I am concerned whether fresh water availability will match the rate of residential and commercial growth.

Two huge high density apartment complexes approx. across the street from each other at 620 and FalconHead. With the traffic congestion already in this area this is disaster in the making

I think we currently have too much apartment and high density housing being built, this will create more traffic than the roads can handle

apartments are too many

must monitor building of condos as at a certain price point these will turn into rentals

must keep a ratio of the comprehensive plan

abiding by the comprehensive plan

Bee Cave is physically attractive compared to many communities.

The growth feels explosive and crowded (Ladera in particular)

Too many rental apartments causing congestion on roadways, impacting schools and water usage.

Mix over the past 10 years has moved away from low density single family to a large component of multi-family structures.

Traffic congestion and traffic control, safety

Housing should be developed within the natural environment. Examples are Spanish Oaks and The Homestead. What is being built is too dense.

Too many apartments in one area off 620 at Falconhead. Need to spread apartments off 71 in less congested area. Stop the flood of apartment building.

Need more affordable housing for people in middle incomes, for Families with Children and other housing. Appears Bee Cave only caters to the high end of income tables.

A little too "planned", small lots, tract homes, it's beginning to feel like California... That's not a good thing.

Allowing too much high density housing of apts, condos currently and near-future.

All you see are buildings and cement. We are now 'Houston' on the north side of 71 and if it weren't for Spanish Oaks we would be cement on the south side. We have allowed developers to everything they please which has caused a lot of serious distrust with City council's ability to keep the place small and livable. The City council and P&Z have failed to say 'No' and instead eventually cave to developer desires. Has even one developer gone a way and cancelled a project because we demanded too much open space?

The extreme density of the new housing developments is not compatible with the rural, small town feel that attracted me to Bee Cave in the first place. Houses on <1/4 acre lots = instant slum.

some developers get what they want . some areas next to this are held back on density build out

Low rent housing cheapens property value and drug rehab facilities endangers citizens.

There are too many apartments and condos. Stick to the stated ratio in the comprehensive plan. DO NOT cater to developers by giving variances in this matter.

Feel like things are good now, but more housing in Bee Cave is unnecessary and unwanted.

as long as you keep the culture of the town, (affluent) you will be doing a good job

I really do not know how Bee Cave has handled housing development, but from what I see, housing development is responding to public demand.

Concerned about apartments currently being built. Seems to be a lot of apartments that will greatly affect the traffic on 620

Too many apartments. Residential lots are way too small. The density of Ladera and Spillman Ridge are examples of poorly conceived planning and represent nothing but financial greed.

I am new to Bee Cave and I like the housing development that I live in, It is in close proximity to stores and at the same time to parks and open spaces.

The current master plan is regularly ignored and the balance between apartments and single family homes is not being managed.

growth-too quick-.keep taxes down -we live in Falconhead and heard new paving of Spillman Ranch Loop limited due to city's ability to handle

Do not allow apartments or low income housing. Preserve the property value of majority of city home owners.

City of Bee Cave has seen an extra ordinary growth and was able to provide housing in very well foreseen projects.

I'm concerned about developers sizing lots so small that the low-density desired by the City is being skewed.

Several nice developments available to people moving in the area

Seems like we have a lot of high density development coming to the area... all based on grandfathered arrangements.

TOO many multi-family housing units in a small area. Our roads clearly can not handle the density. Please, no more apartments, condos, etc.



I like a larger lot with more natural landscape than these small lots, houses on top of each other and trees being knocked down. Beginning to look like housing in California...

Again....too many apartments....too much ...too quick  
they only want real rich folks.

Some developments are attractive and well done; they work well with the environment. The city has made an effort to bring in some variety in types of housing so that younger single people can afford to live and work here. Some developments are just plain ugly with no concern for the trees, the hills or the environment. Hard to figure out why some are one way, some are completely different, if the rules are supposed to be the same.

Need to place limits on growth now that we are hitting capacity on our infrastructure, i.e.roads, water and safety

Not enough affordable apartments for young and old who cannot afford or do not need a house.

Bee Cave is allowing too many 'small' homes and apartments to be built in the area. This is ruining the quality of life in Bee Cave due to more traffic and crime and accidents!

too many apartments, too many dense developments

too many apartments

Was told the area of the Cielo development would remain a Nature Preserve.

Bee Cave has begun to accept a full life-cycle of housing. They used to shun anything that wasn't a large 4 bedroom home on a large lot, but now there are options for young people in apartments, for seniors in senior living, and a wider variety of smaller and mid size houses. HOWEVER...some of the new housing developments have been ridiculous in the way that they bulldoze every tree to make flat lots (i.e. "LADERA"). Keep the housing variety, but make sure there is some reasonable control on how the visual environment is protected.

We should have worked harder to deny the apartments on 620 in front of Falconhead.

I'm concerned about the addition of too much high density housing and the impacts that has on traffic and the load it places on all critical infrastructure.

I wish the City would have addressed the ETJ issues long ago to control developers.

given the amount of high density slated for the ETJ areas Bee Cave should not allow any additional high density within the city limits to balance the density

I like that there is limited apartment space. New housing developments seem to be showing up in a lot of places and the growth may become a problem. Traffic has increased quite a bit since i arrived ~ 4 years ago

Developer controlled - lack of community input - and driven by economic incentives to developers more than concerns for the community

Cielo apartment complex growth out of control. No more apartments please!!!

Bella Colinas seems to be handled very well from the standpoint of tree preservation.

too many developments, too many people for our infrastructure, Hwy 71 will become IH35 in 5 years if we don't stop

You all have reduced the lot sizes and are letting developers put more in their development while providing less. Also You have allowed businesses to moving into areas where they should not be (Covert car sales center moving to 71 just outside of FalconHead West).

There is a significant increase in housing development which gives a feeling that it's difficult to control

Quality subdivisions are being developed next to areas that are being developed with unsuitable neighbors (i.e Covert dealership and cheap apartment complexes). This devalues our homes!

City almost let a car dealership locate by Falconhead West entrance - City regained their senses and rejected the car dealership

Apartment influx, seemingly without adequate forethought on traffic and natural resource impacts

Too many apartments are building up.

too many apartments allowed



Can't be supported by the water supply and "new infrastructure" will not make it rain. Housing developments are ugly and are making this into an Austin suburb.

Limit high density housing and do not allow for publicly subsidized housing.

The developments within the city's jurisdiction have been generally well planned and executed. The city has also done a good job bringing pressure to bear upon those developments not directly under its jurisdiction to maintain the character of the city.

Too many apartments and high density (small lot) houses

Less than adequate communication Inadequate oversight in parts of the City

We have too much high density housing (apartments) already and the council is considering adding more.

Too much high density residential housing

Beautiful land/properties razed for subdivisions with no regards to infrastructure

High density growth may not be adequately supporting its usage of the infrastructure.

We need to be careful about the number of apartments.

I love the development where we live. However, we do not want ETJ (or ETJ grandfathered) land to be used without any regard for adjacent neighborhoods.

Growth has been fast.

Most of the development has been geared towards affordable housing. It has brought down the average home price while increasing population density. There are many things that come as a result of affordable housing and/or more apartments; crime, traffic, views taken away, decrease in existing home values, decrease in quality of schools, etc. If people want affordable housing, they should move where they can afford it... Bee Cave should not accommodate for this. It will change the demographic and dynamic of the city. We moved here for a reason, which was to enjoy the hill country, good schools, and have close distance to Austin. The amount of condos and apartments is disappointing. I would rather see parks and trails, which add to the quality of life.

we need to stop all of these apartments!

Too slow to annex territory in order to control the density and character of some developments, especially multi-family.

Glad that there is beginning to be more smaller affordable housing being developed for folks who have single/dual household members and for retirees who are living on fixed income. Bee Cave could do a better job of comprehensive planning and future projections so that each development has more specific criteria. Let's make sure our community amenities keep up with the population growth. A community center, pool, sports areas, walking/biking paths between developments, etc. would help folks from different neighborhoods connect more. Lakeway is doing a better job of community programs than us (city pool, community classes). Even though our growth is making us more urban, let's plan for that and get the best of both worlds - a small town feel, but proactively managing growth. Hopefully this is what the planning documents convey already and the city planner is working to that.

We are getting too many multi family units in Bee Cave and it is going to cause major traffic problems in the very near future.

Very good overall building restrictions and overall aesthetics enforced. I feel the density of new housing developments are pushing the infrastructure beyond current capacity.

Too much housing development

We are disappointed with the number of apartments and "zero lot line" type housing

There are too many new subdivisions in the area

opening bee cave parkway to coincide with Ladera and housing expansion was good, traffic isn't too bad. The development is aesthetically good and seems well thought out

Too many low quality housing units, too dense, lots are too small, too many apartments. The city failed to plan for this and the roads are paying the price!

Too many apartments and not enough roads connecting the new neighborhoods.

Just look at what you people have done to what was once a beautiful "Village". Your incessant need for local commerce is absurd - move back to California, Houston or whatever major metropolis bred you

NO more multifamily aptments/condos or townhouses! Our schools are suffering because of the density. We want our schools to remain exemplary & excellent

Because We should clamp down on mutifamily apartments/condos/townhomes. WE have enough & our schools can't handle higher numbers & remain exemplary or excellent.

With the increase of high density housing, comes the high strain on our city resources. High density housing needs to be kept to a minimum.

Happy to have had the opportunity to buy in Falcon Head West. Undeveloped, I'd not have been there for my retirement.

It seems that low density does not mean affordable. Some new developments though are more dense, but the market still needs some help to make things affordable.

We like what we see!

High Density housing is not keeping with the area...

Developer greed has dictated neighborhoods like Ladera with tiny lots, cedar fences. In 20 years it will be shabby.

I don't have much knowledge to back this answer. Recently moved and it seems okay so far.

Would like to see more preservation of trees and natural land. Development that is hidden behind natural environment to maintain aesthetic appeal.

Have not adhered to the original plan

We do not want high density communities

Some of the new developments place houses far too close together in an effort to get more people in the new subdivisions. This can make property values drop.

There is always room for improvement.

-too many apartments -avoid future Ladera communities (no natural trees, small lots & wood fences)

Too many apartments in the area and housing neighborhoods it getting higher in density

NO MORE APARTMENTS!

Negative - Two new apartment complexes being built on 620 near Falcon Head Blvd - adding even more cars to area. Positive - like the use of the smaller homes along the edges of FH to buffer residential & commercial

Too many apartment complexes going up. If not taken care of, value of property in the future will decline.

Too much too fast. Each apartment puts another car on the road. No way to stop it though. Too late now. Too bad.

It seems that Bee Cave is dedicated to keeping relatively larger lots and not allowing McMansions on tiny lots. Thus allowing the natural landscape to continue to show.

Additional 350 multi-family housing off Bee Cave Road (Morningside) creates even more congestion than we already have....very poor planning.

There has not be enough restriction on removal of trees. There is the start of tremendous crowding, particularly in the Bee Cave, 620 and 71 intersection and surrounding areas. So much natural beauty is being eliminated by the overdevelopment that has already occurred.

Too many apartments. Never seem to say NO to any development

Too many apartments! And then not enough infrastructure to accommodate resulting traffic.

too much multifamily and Ladera is a disaster, in no way should new developments look like Ladera, other neighborhoods are great, need more large lot high end housing

I believe some of there housing choices are too quick, don't just knock down a bunch of trees to build houses and then leave the land bare and all the animals without a home while you "rethink" your opions.... this was/is there home long before it has become ours and we must share that with them...

I believe the Comprehensive Plan has not been followed and that the ratio of multi-family to single family housing is higher than the plan. I am concerned about traffic congestion and population density with the increased number of multi-family units.

I don't mind new homes but they take almost all the natural trees and vegetation. Why live in the hill country, I feel they are destroying the natural feel. Housing is way to dense.

I do like the smaller homes that are being offered within patio communities. I don't like the new landscaping that doesn't address our drought problems just to make things pretty for new buyers. We need to get real with landscaping and drought in Bee Cave.

Although the new high density housing being built in this town looks great, it is being allowed to be built in very poor locations. I feel as if the natural beauty of Bee Cave is being torn out and replaced with these buildings just for the sake of tax dollars. When I lived in a mountain town in Utah, the law stated that new housing could not be built that would interfere with a previously existing home's "view corridor". It seems that this is not the case or concern here, and I strongly believe that the city planners need to reassess there priorities. 620 is starting the be plagued with high standing structures that block the view down towards Mansfield. There is also the water issue being raised with these high density apartment projects bring in thousands of more people.

Too many apartments

Insufficient variety....need upscale condos and more garden homes for single parent families, elderly, and professionals. Houses insufficiently screened with trees and too close to the road such as Ladera. Beauty is critical to the longterm value of the community.

Too many apartments/condos. New developments seem to be high density and not as attractive as should be

I'm disappointed in the amount of recent apartments that are coming in. Residents are being rezoned while renters get to go to best middle schools. Auto dealerships will negatively affect housing prices.

Leaning too far in the direction of the developers

The better planned housing preceded Bee Cave as an incorporated city. The density and commotion of post-inc. Bee Cave (i.e. Falconhead West and along Bee Cave Parkway is overboard to say the least.

Strategic and thoughtful

Poor ratio of single family housing to apartments. Too many apartments.

Neighborhoods are beautifully done.

I think lot size is too small and too high of density in some of the newer communities like Ladera and Bella Colinas.

Too many apartments going in an already congested area! Also, new subdivisions are too large...creating too much congestion and taking away from the small-town feel Bee Cave once had.

Too many apartment buildings, new neighborhoods having small lots to build more homes in. Traffic and schools will be impacted.

There are enough apartments. The community shouldn't add any more.

Building homes around an EJT that is left open for any business to build what ever they want, even if that means destroying the natural views, sounds, and overall environment

All the neighborhoods attract people who keep them attractive and clean.

Bee cave does not need more low cost housing. Bee cave does not need more neighborhoods with tract homes and houses so close together...

Housing too dense for available services

Too much high density, apartment, condo, multi-family development permits; way more than specified in the plan.

The infrastructure of roads cannot support the increasing amount of homes and multifamily housing in the area. Traffic is becoming unbearable along 620 between Lakeway and 71.

I don't like the fact you are building an additional community behind my home and the "nature trail" as well as a pool, day care center and other commercial businesses. I retired here to relax and enjoy the remainder of my life. Looks like I'll exist in the heart of a metropolis. Other yuan that, I love this area.

The City has allowed overdevelopment.

Dense housing tracts and higher than desired ration of apartments to homes.

Do not warn any apartment complexes, too many new subdivisions...city getting too big

To much high density housing is being approved

Too many apartment and condo complexes being built.

Have approved too many developments so close together on 620/71

Too many multi-family units allowed

Newer neighborhoods are more dense. Prefer larger homesites and few condo/apartments.

Evidence of planned communities and well established zones for residential and business development

The prime example is the corridor off of 71 between Hamilton Pool and Vail Divide, in addition the car dealership potential in our backyard and the dangers of traffic off the 71 this will cause. We feel the City Council should have been on top of this when the land was sold to Covert, how will the city manage this now?

I think they have done a decent job of zoning - besides The COVERT car dealership and how close those commercial properties are to housing developments

Too many high density neighborhoods in last few years.

too many apartments and small houses that directly affect the home values and traffic in the Falconhead subdivision area

Housing developments are way too dense!

Growth seems random-and too many apartment developments now along 620

there seems to be a level of excessive building in the past 18 months.

Apartment complexes unsightly, eye sores as you approach this city, roof top to roof top ant hill housing!!

High density housing is being allowed without first solving water and traffic issues. Lower density housing is preferable for preserving our small town feel and preserving our resources (water)

way too much multi family housing and low denisty housing

More "greenspace" between developments would be better. For example Ladera and The Heights in Falconhead.

The inability to control development in the ETJ is leading to the development of very cheap single family housing. This will do more to negatively impact residential property values than the apartments that are being built here now. We may need to be more aggressive with annexation in order to gain more control in the future. Many object to the number of apartments, but at least a target or goal of 2 - 1 owned vs. rental has been established. The quality of what is being developed is extremely high end and should not negatively impact property values. Other than the increased traffic and strain on water & sewer the city has done well keeping the design, aesthetics, and environmental impact of these projects at very high standards.

Too many Housing Projects at once and Too many High Density development at the same time. All of this is putting undue pressure to our Community.

City leaders approved housing developments that were too dense

Ladera ranch appears to be a village of cheap, cloned housing that looks like a big project. Subtle changes to color and roof design and spacing would have enhanced the development significantly. Instead we have turned a once a visually appealing location into a commune. Any discussion of 'low income' and 'affordable/apartment' type housing should be dismissed.

Bee Cave has done its best to legally limit multifamily development within its city limits.

We need fewer, not more, multi-family residential complexes -- i.e., apartment and condo complexes.

Houses are too close together. Not enough focus on public transportation

Housing has expanded too rapidly causing a major traffic problems and negatively impacting our water resources.

High density housing should be regulated at all costs. I am not opposed to high density itself, just the awful character of changing the land to look like the face of the moon. Please set huge, minimum landscaping requirements for all future high density developments and include water wise requirements.

Bee Cave has permitted several new high density housing developments (Apartments etc) along FM620 which will directly degrade the quality of life in Bee Cave. They will add disproportionately more traffic to an already over-stressed roadway, and contribute to Bee Cave becoming a "rental" bedroom community. This is not good for the city, and is a contradiction of two goals from the 2009 plan. More high density housing is exactly what this area does NOT need. Also, I have heard rumors that the city building inspector is corrupt (taking bribes, retaliation) by two different people involved in the construction industry over the last several years. I hope that this has already been addressed, but if not perhaps the city should consider asking around.

Many of the current housing developments are high density, low quality housing which are putting a lot of traffic onto 620, 71 and Hamilton Pool Road. Bee Cave should be working to encourage and permit low density, high quality housing to lessen the additional traffic and keep the quality of housing in Bee Cave to a very high standard. I do not like the number of apartment and condo developments currently underway and would like to see these types of developments eliminated.

Sub Divisions appear orderly and neat.

too much high density - Masonwood/enough apartments already!

Don't want anymore apartments. Moved here because our previous home built tons of apartments around (high end) but still brought down the value of our homes & schools. Multiple families would move it to afford them. Big change in the schools & rankings.

Allowing high density development - ex. Masonwood Too many apartments

In general the quality of housing has been good. However, several small housing projects have popped up with a lower quality feel to them

There's no way to walk around town except the Galleria trail. Bee Cave is small enough to easily walk everywhere, yet safe crossing of Highway 71 is unavailable and sidewalks outside of the main shopping areas are rare.

It's hard to build a place attractive for people & then manage that place to maintain the appeal as it grows.

Far too many garden homes and apartments are contributing to infrastructure and aesthetics issues while contributing less per capita to our tax base. We are especially displeased with the development around Falconhead (including apartments) which does not reflect the lot and home size of the original homes.

I believe that the city council has not yet found a development that they don't like and will give the ok to basically anything. We bought our house in Bee Cave because it was out in the country. I think in the very near term, every inch will be covered with concrete.

There are too many apartments, neighborhoods existing in the same proximity of each other, the traffic is already dense and the housing development is not even finished.

I believe Bee Cave is developer "friendly" and often shy away from taking a stand when it is easier to side with developer. Granting a variance or zoning change should be seriously considered and deliberated and not be so easily obtained.

Need to keep "Hill Country Living" focused on single family housing communities.

Too many apartments!

after developing a really nice community in falconhead, don walton has been allowed to put less than attractive development on the front end and adjacent to falconhead and also allowed to exploit the propane market in bee cave

TOO MANY APARTMENTS AND LOW PRICED HOUSING

Enough apartment complexes

The population/housing development is growing too fast and creating too much traffic for the roads that we have

No more apartments!

the City has exercised only limited authority. Authority rests with the developer and deed restrictions. Inspectors do little to improve specific projects.

Bee Cave has not developed the roads and supporting infrastructure to keep up with the housing development

No affordable housing options have been allowed in the city.

too many small houses on small lots ie Ladera, smallest lot size should be 70 foot wide at a minimum, too much multi family

To the extent possible, I think the city has limited multi-family, high-density housing. Unfortunately, surrounding municipalities have not done this as well. Due to seemingly incessant bulding in Lakeway, the traffic congestion is getting worse each day. I moved to Bee Cave because it seemed rural when compared to Austin. Now the 71/620 area traffic seems more and more like the congestion in Austin and I'm not liking the situation.

Too many new developments and little planning for traffic

Nice, well planned communities

Planned developments have outpaced infrastructure upgrades (roads, water, gas lines, etc) needed to support the growing population.

We have far too many high density, lower income housing. There has been an explosion in this type of housing, and it is driving our property values down, increasing population in a negative way, and crowding our schools at an alarming rate.

There are too many high density developments, including apartments and condominiums

I realize that Ladera was a better deal than we would have had, but I feel we need no more small lot subdivisions, no more condos or apartments (owned or rented)

Need to limit the development of apartment complexes and lower cost housing which historically deeply impacts property values of surrounding properties and accelerates the risk of crime in the area.

Handled pretty well with the amount of growth in area

We are going to end up with more apartments/smaller houses than I would like. (Although, some of this is due to the loosey-goosey zoning arrangements (or lack thereof) that exist

views are being blocked by people who were here first. The elevations are way to high. For instance Cielo, and Mockingbird developments

area should conform to higher end residence with larger properties and diverse styles.. too much cookie cutter boxes

I see a blend of small retail development that supports the consumer/residents plus big box/retailers that are needed in general

City approval to build too many small homes and condos and apartments in Bee Cave is making Bee Cave over crowded and congested. I may consider moving out of Bee Cave for this reason

I'm not thrilled with the apartments across from the HEB. The residential neighborhoods have been developed well.

Still researching this aspect of development. Would like to see it remain affordable and not drive out those of us who are middle class.

Some areas well managed, while others, especially off Hamilton Pool were not.

Some houses too close to road without screening by sufficient trees, and many production style homes without sufficient variety of housing options. (More garden homes and upscale condos needed)

Although not within the City, Spanish Oaks is a good example of a low density development, while Ladera is not.

The problematic housing was primarily outside the control of the city (apartments, high density homes)

My understanding is that the city has not lived up to its goal ratio of single-family to multifamily dwellings, allowing for more dense multi-family dwellings than specified in the city plan.

Good neighborhood communities.

Too many multi-family developments

Too many clear cut developments

The pace of new housing construction is exceeding road capacity in the area. Traffic congestion has increased just in the 2 1/2 years I have lived here.

Too much high density housing development



too much too quick creates...problems ...  
roads,school,taxes,maintenance,safety,etc

Architectural consistency and codes well enforced by the city

Most of the housing being built is not affordable for low income working poor.

Do not feel that rooftop to rooftop type of residential housing in the hillcountry is appropriate. Future residential housing need to have larger lots, but also before approval for any new development, need to make sure that there is sufficient water supply for these communities. In this current drought, there should be a building moratorium put in place until we have adequate water supply that will last beyond 2016.

cheap houses on small lots

There are too many apartment complexes in the area, plus the size of single family site lots are too small. Quality of housing seems like it is going down.

Bee Cave has allowed too many rental units and apartments. Home ownership builds a stronger community.

the housing is becoming more and more cheap tract homes in high density neighborhoods and way too many apartment buildings for size of community

Highway infrastructure cannot support existing expansion

NO APARTMENTS IN BEE CAVE! EVER! City seems to be ignoring the 2:1 ratio in the plan. Have not seen latest stats. Best thing in new plan would be to outlaw multi-family developments.

Would like to see the city allow for higher density development which would help economic development.

The more dense housing has been located closer to the City "core" which should encourage more pedestrian traffic.

No opinion. Have not lived here long enough.

City has achieved a good mix of residentially densities. Needs more price diversity.

Not provided proper road improvements to fit

The lifeblood of Bee Cave comes from workers that commute to Austin daily. If traffic and congestion increases my commute by 20 more minutes my family will move out of Bee Cave and several other families I know will as well. The repurposing of Bee Cave Pkwy at 620 from 2 lanes turning right onto 620 to only one lane turning right has increased our commute time, due in part to housing development further along Bee Cave Pkwy. These types of solutions that increase commutes and congestion will eventually lead to an exodus closer to the city.

Please make sure to keep nasty commercial development away from our areas. Please limit apartment complexes and have them in very specific areas. Please do not promote cheap/low cost housing. It will bring with it what is not desired by your plan.

Live with the Master plan--less apartments

I like the style and quality of housing the city of bee caves has chosen for its developments. (high-end)

The waste water treatment plant will delay building. I'm not 100% sure why this caught the city by surprise but to me it did.

considering the number of housing projects, the planning has been very good.

Too many houses with increase in traffic because of the houses

We are getting very congested and spreading our business resources thin.

The amount and locations of high-density housing have been very limited.

Aside from renting, you've priced out people who genuinely want to continue to live in this community for all of the reasons/ideals stated in this survey.

LIKE THE TRAFFIC LIGHT ON RT 71. APPRECIATE THE ROADWORK ON 71 AND MAKING IT BUSINESS FRIENDLY ENVIRONMENT. EXCITED TO HEAR ABOUT THE NEW GAMING/ANIMATION DEVELOPMENT COMING TO TOWN. IMPORTANT TO ATTRACT NEW BUSINESS TO TOWN. WOULD LIKE THE TOWN TO DEVELOP NEW POLICIES WHICH WOULD LIMIT THE USE OF NON NATIVE, INVASIVE SPECIES, SUCH AS BERMUDA GRASS WHICH REQUIRE A LOT MORE WATER TO SUSTAIN IT VS. NATIVE/ADAPTED PLANT SPECIES.

Way too many multi-family housing in concentrated areas. From the light at Falconhead and 620, there are well over 1,000 multi-family units. That is too many for the City and for the road to handle.

they have all kinds of properties for sale

too many apartments recently. especially with the most recent approvals now under construction

1600 homes on HPR

the neighborhoods are well thought out and there is not too much multi-family housing.

There are too many apartments. It appears there will be structures above a reasonable building height.

Too fast and concentrated developments vs. infrastructure

Need less apartments and more expensive homes to retain an higher standard of living. Need less commercial businesses. Traffic noise is really bad now!!

Recent development of high density residential do not meet 2009 Bee Cave Plan - focus needs to be on low density single family residence

appears to be fast exceeding supportability of infrastructure and stated goals

The transportation infrastructure is being stretched to its limits

Too many condo projects. Focus on single family homes on larger lots.

Too many of the housing developments look the same (color, structural form). More individual styling will lead to more interesting and enchanting aesthetic. NO BILLBOARDS- replace these with outdoor sculptures-fund artisrty

It looks like the city council has allowed too many development recently. This will eventually introduce traffic problem and the council should have a better long term plan before allowing these many development projects going on east of Hwy 71 and other places.

beautiful designs, would like to see more green sustainable building technology used.

Recent addition of numerous high density residential area concerning too many apartments, more in development. afraid to say no.

It is a beautiful community. We fell in love with it and moved here.

Keep to the master plan with fewer apartments and more individual houses

Not enough affordable housing for single income person

Too many apartment building were built. This is a mistake.

Too many apartments. There should be zero apartments, like Lakeway. Crime is coming to Beecave because of the apartments and you have brought this upon us.

too much multi-family with apartments and senior facilities. Also not happy about the upcoming housing development on 71 and Vail Divide by the Transportation Center

Lots sizes, location, appearance

Too dense. The master plan ratio of individual homes to multi-family dwellings was a good blue-print which has been violated repeatedly. Go back to the original ratio.

Am not crazy about apartments.

too much too fast

End the end, the state allows property owners to do what they want, city can somewhat limit signs, lighting, etc., but builders will keep building until there is no space left to build

Way too many apartments and condos

I don't think the city council has ever seen a development that they didn't like. Growth is runaway and uncontrolled.

Do not like the large apartment complex. A lot of communities are being developed with lower priced homes and consequently many homes.

STOP with apartments, condos, and anything that is not single family dwellings. Housing values are hurt and will be hurt further by multi-family dwellings.

Apartment and condo housing density is creating more traffic congestion than would single family homes.

There are too many apt/townhomes being built which will make, and is making traffic terrible.



With the current drought conditions, it seems there's too much residential building going on. We are already on a restricted watering cycle.

Too many multi-family projects.

**Q14 How do you generally feel about the way Bee Cave has handled retail and commercial development?**

Some things like the Galleria have worked out well, and some things such as Kwik Kar or Planet K have not.

Good, except need to ensure green space requirements more

the elimination of walking paths and trees to make room for yet more retail businesses apparently serves developers but not the people living here. addition of retail business simply provides low paying jobs and more traffic; this is counterproductive. The commercial development promoted by the "city" should be focused on bringing in engineering and/or other scientifically oriented businesses that provide high paying jobs.

There is primarily retail and office space. There is no accommodation for flexible space for small research development firms that would provide high paying jobs rather than the minimum wage of retail and restaurant space. There is only one small zone for commercial flex space at the top of 620 & 71 intersection. Planet K is an abomination! And where is the mass transit system for people who serve in these low paying jobs!

GOOD OVERSIGHT OF AESTHETICS; NOT ENOUGH CONTROL OF FUNCTIONS EG BANKS

Again traffic is getting worse in the area

The two main shopping centers are developing nicely, with more financially sustainable businesses. More higher-end restaurants are needed - less fast & casual food places.

I THINK IT CAN BE MORE STORE OPTIONS AVAILABLE, THE GALLERIA SHOULD OPEN MORE STORES

How about fewer mattress stores and banks

Helps to keep tax rate level

Galleria is beautiful. Shops aesthetics are just ok

signage is overdone

signage is overdone at shops

aesthetically pleasing except for some of the signage at Shops

Bee Cave is physically atytractive compared to many communities, particularly along Bee Cave Road, at the Galleria and at the Shops at the Galleria.

There is more than I would like, but it has mostly been done tastefully

More setbacks from road, more trees preserved with landscaping, preservation of views. Avoid typical suburban asphalt jungle

Nice mixture of stores and restaurants.

Developers sometimes appear to influence the process a bit more than desired. The City Council should function as a strong gatekeeper restricting development unless it provides very clear benefits to the citizens.

issues over Covert coming into Bee Cave and location. almost happened without citizen voice in where it is located. Not bad to have them in town, just need to control location into a non-residential area

Too many variances being granted that are not in accord with the plan.

So far so good. Love HCG. Need to be careful with future retail/commercial impacting traffic.

Need more diversity in type of retail/commercial businesses. Need businesses who cater to the lower/middle income as well as the already existing high income businesses. Invite more than just banks, mattress companies and chain restaurants.

Too much parking facing 71 at the mall. Not a great representation for the City. An ocean of parking across the stree. A missed opportunity to create a tow down environment that encourages walking through a lively commercial center that doubles as a sense of community. While subterranean parking is costly, what can be created topside makes up for the cost in sales/sales tax.

Allowing and encouraging large commercial development with large areas of pavement/parking, traffic congestion; and strip-mall style businesses on major roadways, currently and in near future.

We got hoodwinked by the developer promising this mythical European 'feel' and style. Maybe cement is all they get in Europe, too. Whatever happened to the promise of trees or bushes in the 71 median?

It seems that anything goes when it comes to commercial development. If there is money on the table, Bee Cave will approve the retail/commercial development even if it is directly contrary to the existing Comprehensive Plan.

some people got theirs and know they don't want to accommodate others wishes.

Covert Car dealership is still on the table & hasn't been resolved yet. NO COVERT!!!

It seems in the past that the council has given in to developers without good concessions from them. They "work" for the developer in the past, not the citizens who live here.

We need a Bagel Shop

Other than Galleria, what really else is there? If there is, there needs to be more advertising.

More places are out here so you can find retail items. I like to buy here to keep our tax dollars here. Do need different types of restaurants

Good job with everything Bee Cave citizens need to shop in the community

were lucky in partially implementing 2000 plan, avoided a super walmart and got galleria instead

Most brand name stores are conveniently located in the galleria mall.

I thought the change of advertising for Shops of the Galleria was done pretty well. The clincher will be how the new development by the park is handled or mishandled.

Falconhead Golf -Dillard's-Cinemark-Barnes Noble- Galleria ..are all great -YET a great dealership like Covert is a concern-why no Costco-why no schlotzskys

Do not allow car repair or auto part shops, mattress stores or more bank. Encourage more restaurant & family related business.

On one hand, there is Covert.... On the other hand, there is McSpaden Auto repair shop who was here before our growth and they are the once being

limited in there own expansion in spite of the numerous signatures they have collected from their own customers. On a more positive note, the Galleria and the Shops has been a well thought out and necessary area where very few businesses have to close down.

seems to be well thought out and consistent.

Presence of the Galleria and the growth within that shopping area

Connectivity is an issue. Need more high-rise type structures. Could create a secondary city center.

Keeping commercial development in a central area is a good thing... make it viable to walk between them.

The Galleria and the movie theater was a BIG plus. Now we need an Athletic complex. OK with Coverts and a Costco would be wonderful.

fought one shopping center and let another center slip in. ain't a mall between them.

Good mix, plenty of options. More offices are needed so people can work in the same area they live and not have to drive to Austin.

Large shopping areas on both sides of Hwy 71 which causes congestion and replaced beautiful and ecologically sensitive natural environment. Refusal to allow big-box retail where it makes sense.

Bee Cave should not go forward with the Movie Studio being proposed to locate in the area. This increases traffic, housing, crime (drugs), and ruins the 'small town' character of Bee Cave. Please do not go forward with this HUGE project!!

need stronger ability to limit & refuse big box developers & auto dealerships quality businesses and development

There is adequate amounts of variety,, the main retail centers look good and are well maintained, and they are centrally located as a village center.

We were a bit late in tackling the Home Rule issue allowing greater control over development, however for the most part I like how we have tried to limit retail/commercial development to those projects that have functional benefit to the community. Additionally, I am very pleased with how quickly we have

moved to annex critical undeveloped property following the Home Rule Charter adoption.

We needed SOME of this, but I think we've gone overboard in pursuing/enabling this sort of development and as a result, the character of the community is being changed in a manner that makes it a much less desirable place to live.

The City has done an outstanding job with incorporating and annexing ETJ property to better control undesired businesses.

The amount of banks in the area seem to be excessive and do not address the needs of the community for chain restaurants, drive-thru restaurants or expanded gas stations. The real test will be what is approved along 71 as development continues to progress.

I appreciate the City's swift movement on annexation to help control the commercial development in the area

Driven by developers - lack of input from residents - based solely on financial incentives with no regard for maintaining the 'small town' and Hill Country atmosphere that attracted most residents

growth is getting out of control

I think it's important to do all we can to keep Hwy 71 from looking like 620 in Lakeway, with businesses and stoplights everywhere and traffic snarls a common way of life

there is enough retail space and restaurants, we are missing an Academy which would put the price crunch on DICKS

See previous question regarding Covert

Present retail & Commercial development seems adequate. We did end up with a drug & sex shop at 71 and Bee Cave Rd.

Groupings of retail/commercial development along main thoroughfares helped manage traffic flow

Too focused on "local". Get more chain stores as those will help with better pricing. Too much of Bee Cave shopping is TOO EXPENSIVE!

Too many developments.

has not listened to residents' comments concerning the KwikKar wash-poor placement of commercial development on main road through our community.

You removed the quaint little stores along 71 that reflected the small town character and put those small business people out of business. We loved Jim's, the Cactus place, Springhill, etc.

Choose high quality commercial development that does not add to significant light, noise and environmental pollution. Maintain small town character and reject developments like large auto dealerships.

I think the city has done its best to keep development appropriate, however, it is limited in what it can do. Some developers have taken advantage of the limits of the city's control.

Need to follow the plan set forth years ago

Galleria and the Shops at ... good. Planet K was a fiasco (hopefully it will just close by itself)

We have more mattress stores and banks than any other place I know. There seems to be little consideration for how the residents feel about development.

Pushed around by developers and disregarded the residents of Bee Cave.

Cringe at continued but inevitable expansion. At least the architecture regulations make the growth easier to look at.

generally good standards and firm positions on community impact. thanks.

Need to carefully manage development so home owners are not giving developers a break, i.e., movie studios?

Growth has been fast

I think the retail side has been great! I love the shops available to us. The only stores missing are a Joann Fabrics and perhaps Pottery Barn. As far as commercial goes, I was fine with it all until I heard about the plans for the Backyard. I think it would be a catastrophe to develop that area... Especially with the current proposal. Bee Cave is for families... not for movies, and concerts of that magnitude.

We have enough shopping! how many more banks do we need? how many more fast food restaurants?

Seems to be doing fairly well by keeping desires of residents in mind.

We can always use more retail/commercial development. Brings in lots of tax dollars and only helps our community.

This is a difficult area which I believe deserves more attention and help from residents. The Covert dealership and the legal fight with the novelty retail store are examples for improvement.

The Galleria is nice, but please no more commercial development.

We would prefer more shops and restaurants that are local businesses, not chains.

too many banks and mattress stores in the area

The down town feel of the hill country galleria is what made me decide to live here, I love it. we don't need anymore strip malls than what we have now.

Good mix of services, we need higher end retail. More specialty grocery and more medical services.

Pleased that Covert isn't going to be allowed to build on 71 and Vail Divide. Hope it stays that way.

I suppose as development goes it beats a Wally-World buttoned-up next to a traditional mall but all the asphalt in the Shops at the Galleria? Seriously?

I would encourage current retailers to stay. Sales are on the rise and we are gonna start seeing better sales in the future.

There should be a plan to encourage retailers to stay. Their sales are going to increase. We NEEd them to stay & show strong commitment to a better future incme. It WILL to be sure!

There is an appropriate mixture of commercial businesses and their locations are convenient.

Due to the lack of expansion to keep out ugly car dealerships from my neighborhood!

Bee Cave needs to get out in front of development. Unfortunately somethings seem to be "closing the barn door after the horse is gone".

We love the mall and other upcoming development

Keep us small

The malls (Galeria, etc.) at hwy 71 are nice. The businesses lining 620 and Bee Cave Rd, less so.

There is a lot of growth. Happy to it, but am concerned about the backyard development.

Too many mattress stores, banks, storage. Need to encourage stores that match the needs of the Bee Cave population. Galleria needs to be maintained better. Starting to look like faded wood/paint.

I have been impressed with some of the members on council with regards to Covert's plans. They listened to the people. I don't know if it's enough but at least there was an effort put forth by council.

I am disappointed in the past policies that have allowed for larger signage for businesses at the Shops at the Galleria.

Coming from The Woodlands area in Houston, I don't see the commercial development as a dominant factor up here in comparison.

BC needs to make sure that commercial development stays in the appropriate areas.

HCG nicely done and growth in the development compliments existing structures. Don't like the waste water structure across from the HGC apartments. Planet K - compromise situation is better than original, but still wish it was gone.

we have enough retail stores for what we consume

Maybe zoning kept it under control. Maybe the economy. Commercial development seems better managed. Slow, thoughtful, with less impact.

I feel the Galleria should be able to support more high end stores.

Can't imagine condos being developed by A. Overstreet that back up to the parking lots in Galleria on those little bits of land--too greedy.

The galleria has been done tastefully as has the shopping across the street from the galleria. However, the restrictions on the properties that are currently being developed should take aesthetics into account more than they currently do. I recommend that city planners travel to affluent small towns across the

country to learn of ways to maintain beauty while allowing for commercial growth. There should be a better understanding of how things such as reduction of speed limits, particularly near traffic lights can improve business visibility and also help those impacted by noise pollution near these intersections.

Disgusted by the retail and commercial development. Looking like sunset valley. Too much empty commercial space..over developed. SAY NO occasionally!

Glad to have retail and commercial development in concentrated areas. But, once again, too much traffic for existing infrastructure. And you must lengthen green light coming out of Target/Home Depot.

we have the right things here and have kept out the bad, like Covert, continue to bring in the right projects

you have a lot of new and upcoming.... but can we see more of bring the artists around this area there are tons of them into an art gallery turn one of the shops into an open house for artist to display there work.... there are some incredible works done very close and right here in Beecaves....

So far I am pleased with the handling of retail and commercial development, however I am concerned about the proposed large movie production studio and how that will affect the city's small town feel.

I've been to the city council meetings and it is amazing how many hoops owners have to go through time and time again with so many special permits. Once passed, it should be green lit. Why so much back and forth all the time? Makes me never want to open a new business here.

I have two issues here. The amount of banks being built in this town is appalling, and everyone I discuss this with here in town agrees. The other issue is the amount of mattress stores within a 5 mile radius. I understand that there needs to be competition in the market, but I can think of 4 right off the top of my head that are all pretty much a stones throw from each other. Other than that, the commercial development with the Galleria, Shops @ the Galleria, and other places are well done, and tasteful. The new commercial development, however, could stand to slow down a good bit.

Need retail like Costco so we don't need to drive into Austin

Aesthetics of buildings matter greatly to longterm value of the city. (ie back of sherwin williams visible from bee cave parkway and central park is unacceptable as well as 2 Galleria bldgs with Verts and Dentist). Abiding by a land use zoning plan that makes sense organizationally and aesthetically is essential to longterm value of the city (ie. auto repair in town center does not belong and made no sense at all)

Galleria is great and beautiful. Other businesses are just ok in appearance. I am seeing way too much land being developed with very little green space or parks. 620 is going to feel like 183 soon and that's bad.

I love the shops at the galleria. The Galleria itself needs better quality shops like a Nordstrom

Enough is enough - we have all we need

There are too many apartments and stores clogging up 71 and especially 620 within Bee Cave. Now it's a total mess.

Good mix of employers/retail. Preserves aesthetics

Could use additional shopping like Costco. etc. in the Galleria area so we don't have to drive to Austin for these retailers. Do not use this area for movie studios.

Galleria is good but Covert was bad

Keep out Covert

Please no more mattress stores or banks.

Covert dealership on hwy71 should never have happened if the city council would have proactive on annexing ETJ's. We don't need more banks or mattress stores.

Allowing stores to advertise with their signs above the road side tree line has helped to bring more people to the locations

The Galleria and Shops are excellent. All we need is a Papisitos restaurant.

we have enough development at this stage... Do we really need a movie studio??? (which will go bankrupt after the developer pulls his fee out)

Too many variances allowed

Too many variances issued

Again, I did not anticipate a commercial area being built next to my home nor an additional housing community behind my home.

Pleasing aesthetic, revenue base for services

So far...great. Fighting off Covert was big. Keep all big commercial in a small central area around existing complexes like the Galleria, Shops of Galleria, Home Depot/Target, etc.

We should be trying to preserve our downtown - not introducing things like a Quick Lube!

Need a few more places where families and teenagers can gather.

71 cannot handle much more development between Hamilton Pool Road and Falconhead West

lack of established, reasonable, and enforced noise regulations controlling music venues

Overall good, ie. Galleria area and zoned business areas. Nothing is unsightly.

Covert is an example, too many Mattress stores

Covert Car dealership by Falconhead west and how dangerous hwy 71 is are a disaster waiting to happen. Falconhead west is already so LOUD from 71 - the spot the Covert dealership is going will only make that worse

All of the big name stores. It makes Bee Cave lose its small town feel.

It is not overgrown

We have enough retail. Too many zoning variances granted. Signage on Galleria facing H71 should never have been allowed. Developers are too often given whatever they want. Let's have a Comprehensive Plan that is seriously considered!

Again, feels a little random-love Galleria-other small strip centers seem misplaced and a little random

so far so good. however, the area is reaching a limit.

Seem to be pushed around rather than in control of the developments.

Too many variance allowances in the past for no valid reason that serves the community. Quick Kar should not have been allowed in our city center.

mall is biggest example and it was handled well

No complaints

We are fortunate to have the quality of the Galleria and the Shops. Granted it is no longer the pastures and woodlands of the past, but at this strategic location it would be foolish to think we would not see this intense development at some time. The quality of these 2 projects is due in large part to the work of the city council. The commercial and retail development along Bee Cave Rd. is also well done and aesthetically pleasing. The downside is Hwy 71 from the Planet K west past 620 to Hamilton Pool Road. Much of this development preceded the city and we will need to pay close attention to how it gets redeveloped in the future.

Limited spaces and well controlled environmental impact.....keep the good work!

Way too noisy at the intersection of 71 and Bee Cave Parkway. CONSTANT motor sounds at a stop light that need to be curtailed with walls. Enact sound ordinance and issue fines/citations for thoughtless motorists driving trucks and cars with glasspack muffler pipes, and motorcycles that exceed decent levels of acoustic common sense. They do this in Florida and the counties make money and keep noise low.

The Shops at the Galleria and Hill Country Galleria are a tribute to the city's ability to successfully negotiate projects that resulted in a good sales tax base and other amenities such as road improvements and parkland that were provided by developers as conditions of those projects.

Good job with initial development of the Galleria. However, the city council has too often shown a willingness to waive ordinances (or take other adverse actions) in favor of development that does not fit the character of Bee Cave -- e.g., Kwik Kar, Planet K.

enjoyed that parks have been planned around the commercial development.

too congested

We don't need any more banks!! So much commercialism has caused us to lose that small town feel.



The harassment of business on a regular basis is no way to attract quality. Case in point. Matador Barber Shop flag permit. Requiring a business to apply for a flag permit and taking 3 weeks to approve. Then it's only a one month permit. Ridiculous.

Wish there had been more interest in Unique shops rather than chains but with the failure of most of the chains that were originally courted to fill the Galleria, the influx of unique shops is a welcome change.

Business development in Bee Cave seems to be proceeding in a way that is good for the city. The development of the HCG in particular was handled very well. The city acted appropriately to stop the development of the proposed Covert dealership in the small area out on 71. That particular place is not a good location for a car dealership. Keep up the good work!

Bee Cave has developed a retail and commercial center which has provided convenient access to good restaurants and shopping. Commercial and retail development has been adequately separated from housing. Very glad to see Bee Cave not allow car dealerships right next to housing developments and would prefer to see commercial development kept to non-housing areas.

Stores are easily accessed; however, it is difficult to get out of HEB with all the traffic on 71.

too much of the same thing found in any other town around our country.....no more variances please (enough signs already)

Too many chain restaurants and way too many banks.

Much of what is here now makes us "any place USA". Too many signs allowed through variances granted.

The early years with the HCG were a mess...seemingly the city is doing much better encouraging more business development...needs to continue

Sprawling. I would like to see more building up than out, especially where parking is concerned.

Too many national chains & generic businesses. I'd like to see small businesses, especially restaurants have the opportunity in Bee Cave. (i.e. the world doesn't need another Chili's)

Emphasis on quality commercial development has enabled Bee Cave to control real estate tax burden on homeowners.

Same reason as housing. I don't think that the city council has ever said no to anything (other than Covert I guess and ultimately Covert will win anyway).

The quality of businesses must be chosen wisely. Once the door is open to a business such as the store that sells drug paraphernalia this is slippery slope. It does not reflect well on Bee Cave. I do want to thank you for your fight to prohibit this store in the past. I also am concerned about Covert car dealership opening the door to other dealership on hwy 71.

Example: The Shops signage facing H71. It was a hard fought decision not to have signage facing H71 10 years ago and should have been enforced instead the Council gave way to business interests when there was no substantial evidence that providing signage would impact business. Instead we took one step close to being "anywhere USA" . Have some backbone!

Galleria projects are well managed and expansion plans are a plus to the tax base. While tackling the Covert Dealership issue, we need to do whatever it takes to avoid Rt 71 becoming a "Miracle Mile" for car dealerships with no regard for the way of life of Bee Cave Residents.

there seems to be a comprehensive plan to fill out the commercial community opportunities

HCG AND SHOPS AT GALLERIA ARE GREAT - ALLOWING AUTO SERVICE GARAGE IN THE MIDDLE OF DOWNTOWN WAS STUPID.

Some areas of commercial development have not taken traffic conditions into consideration

Need more restaurant development

Good shopping and amenities are available compared to 10 years ago

Good mix but need more restaurant variety

The past few years under Frank Salvato and recent City Councils things have been handled well. The initial development of the Shops and the Galleria was not handled well.

When you have an older business that is trying to improve its looks of its location on a smaller track of land the city should allow that business to do so

without all the red tap. If the business already has a concrete slab that he wants to build on and it already had a building on it years before, they should not be stopped in improving the location and limiting the business profits. A land owner should be able to do what they want as long as it doesn't mess with water quality and it meets the cities standards on how it looks.

galleria and shops at galleria look nice aesthetically and are a great city center, I would like to see specifically the galleria dressed up a bit, nicer landscape and just beautified

I think that the city has handled business development very well. Once again, it's not been handled as well in the surrounding towns (Lakeway). Also, planned business development Hwy 71 from the 71/620 split to Vail Divide and beyond is escalating. This will adversely impact traffic flow and safety and gradually remove the rural flavor of the area. I know development is attractive to the commercial developers but, as a resident, I'm not in favor of most of the business development.

Too many new developments and little planning to handle the additional traffic  
Same reason as the previous question...infrastructure upgrades have not kept up with development.

We need to attract more business to our area - not simply retail.

They have steered off big box developments, but given too many variances to commercial developments

We allow too many developers to build more and more and higher densities. We should always push projects for less density when possible. Never hurts to ask, even if they are allowed a 55 foot building.

Bee Cave has done a masterful job of developing retail and commercial development / aesthetic design - particularly around the galleria area. Future development of businesses like Covert dealerships are very unwelcome in neighboring communities.

The growth is unstoppable, therefore, retail and commercial development is a must

I value and applaud Bee Cave's resistance to the Covert facility (it is NOT appropriate and will be an eyesore) but I'm not sure how much longer we will be effective/successful in thwarting it especially when other development is

being permitted right next to it. I don't want a bunch of "junky" development in the area.

the amount of banks everywhere is very discouraging and a blight to the community

processes are too difficult and not inviting for small biz. this only leaves large commercial brands with the capability to navigate regulations; this process encourages sameness and redundancy in the retail community and discourages creativity and small business ownership

Good blend of both uses.

The Bee Cave City approval for a Movie Studio to be built in this city is a bad idea because it will overcrowd our roads and remove our beautiful scenery. Our family and neighbors are totally against this Movie Studio locating in Bee Cave. It does not belong in a family oriented town like Bee Cave.

We have a good variety of businesses.

Wish they could have squelched the Covert car dealership plans immediately!  
Some excellent high quality, visually appealing development vs some ugly, wrong location exceptions made that violated zoning land use plan (ie kwik kar)

Quality of development is good but parking requirements need to be updated. Multi-level parking is preferred over expansive parking lots.

We are a thriving, vibrant city with a great retail/commercial base that allows us to have a very low local property tax. Also, development provided the city with solutions to our pass through traffic, park space, and a city center.

The Hill Country Galleria is a success story, but it's starting to appear that Bee Caves is going to transform into a mini-Round Rock, with characterless chain stores lining our roadways.

Far too many banking facilities and perhaps a little too stringent on allowing certain franchise/chain stores to move to Bee Cave.

Certain commercial developments near neighborhood should be banned.

City is beginning to look and feel like sunset valley. Not a good thing.



Most of my needs can be met in Bee Cave. I really enjoy the Farmer's Market on Sundays. We need more jobs that pay above the low wages for retail and restaurant workers.

Good stores in the area that meet the needs of residents

the Galleria was a shaky start but very much needed. There is not much more we need out here except for Costco, Covert Dealership, & indoor arena for Community & Conventions and maybe a athletic complex for families with children.

Aggressive, but well planned

I own a grandfathered, non-conforming business and the strict regulations make it hard for me b/c I cannot expand. However those same regulations protect me from competition b/c no other businesses like mine can be built here. On the third hand, I could make my business more efficient if they would let me reconfigure my space...but they won't.

Unhappy with the Covert development. But we approve of the Galleria and would encourage more retail/restaurants around that area. We would like to see retail/restaurants located together in shopping centers and the Drs./offices along 71 bordering the neighborhoods. Need an HEB down by Serene Hills.

many buildings are visually unappealing

You have not completely stopped Covert yet

Doing great. Keep it high-end! Do not understand why no more good restaurants than there are. Going the right direction though... NO CAR DEALERSHIPS EVER!

Good business operators and owners are trying to open in the city of Bee Cave. A select few of residents and city council members have voted against the opening of the businesses. The select few that take the time to give their opinion due not represent the whole population of the city. Additional retail services are needed to serve the population and would create job growth. It should not be so difficult to open a business in Bee Cave.

This area is mainly located in the "core" of the City and makes for more manageable vehicular traffic.

The City needs to strip annex along Hwy. 71 to control commercial uses.

Traffic conditions bad

There seems to be plenty of "For Lease" retail space both at the mall and by the strip mall next to Home Depot--which by the way looks depressing. Further development along 620 and anywhere in Bee Cave needs to be balanced with maintaining reasonable commutes into Austin. Retail and commercial development is more likely to be successful if we can increase population without making commute to the city unbearable.

Please keep nasty commercial development away from this beautiful area. (care dealers, etc.). Please keep same approach as The Shops, while greatly useful, we can barely notice its location within the environment.

I love the new growth in retail. I would love to see more major restaurants and food places (like Chipotle)

The galleria is great. I'd like to see more local chains along with restaurants. A combination of the two (i.e Torcy's Tacos, Kirby Diner, etc..) would be ideal.

Excellent growth in retail, commercial development will be next big wave, hopefully with jobs for the area which are much needed.

The whole city of bee cave is shops

Seriously, we don't need more banks!

They have made an effort to retain the character of Bee Cave

The Galleria area has turned out beautifully and given Bee Cave a "downtown" and sense of community

The signage has become somewhat of an eye sore.

LIKE THE NEW ANIMATION/GAMING STUDIOS COMING TO TOWN. LOVE THE GALLERIA AND ASSOCIATED BUSINESSES. WISH WE HAD MORE LEEWAY REGARDING COMMERCIAL SIGNAGE. HARD TO SPOT STORES LOGOS FROM THE STREET.

Commend the City on the development of the Galleria, very attractive shopping center and a destination for Austin residents. However, the City needs to limit concentration of certain businesses such as mattress stores, realtors and banks. We are heavily saturated with certain businesses.

they seem to be trying to encourage different kinds of commercial and retail development

Generally well done. Glad to see the cactus place gone on 71 and some of the other eyesores.

the city should have been more pro-active in becoming self-governed; that might have avoided the conflict over the Covert dealership.

We still fear we may have Covert at our doorstep or a business with similar downsides.

Need to more conscious of type of commercial development and its location relative to established housing areas. Noise , traffic and lighting should be considerations.

Need less businesses in the residential areas! It is getting very congestive and the truck and car noise is wanting people to move out. Too many lights at night due to the addition of more businesses!! Not the reason we moved here

Less Banks, Mattress Stores, Less Alcohol stores. Focus on community/ family- sports facilities, recreation

appears to be unrestricted and fast approaching gridlock

They have maintained a very good tax base, but we need more quality restaurants.

Bee Cave Galleria is excellent - Love the Library centrally located - focus on family activities - Less strip malls along highway

More landscaping beautification, flowers, shrubs and trees should abound. We should be overwhelmed by the beauty of Bee Cave. Overwhelming beauty has great power. People will be cleaner and care for their environment more, cost of houses will increase, more people will come to shops and restaurants in Bee Cave--this will all help to increase the tax income for the City. Make Bee Cave a visual nirvana and the City coffers will be full.

Too many apartments.

I am OK with this part. Keep up the good work!

Great retail/commercial design/location/diversity. Would like to see more trails connecting the different locations to allow for hiking/biking between

them. Currently most biking/walking is lacking safe trails. Currently, the road is used by bikes and general green roadsides are used by walking pedestrians. some of the long walking granite trails reach a dead end and some of the road crossings are rather dangerous.

gave in to all. signs, quick kar

The galleria is great.

The shops seem to blend in with the environment

Excellent down town

Excellent town center. Please stop car dealerships.

Wish we could have become home rule city quicker and annexed property in the ETJ. Too many banks and mattress stores! Would like more unique, local businesses

Too many of the same types of retail establishments - banks, mattress stores - not enough retail diversity and moderate restaurants

Lacking quality retail services. How many mattress stores do we need in Bee Cave?

Love the Galleria and the shops of the Galleria

covert dealership. we weren't looking ahead.

Seems that business have to struggle significantly to open/run a business in Bee Cave. That Planet K fight with the city turned out really well!

Same as housing - I don't think that the city council will be satisfied until every inch of Bee Cave is covered in concrete.

We do not need more stores or businesses, especially not car dealers or more big box stores.

Good concentration in the center

The shopping centers are attractive and well maintained.

**Q16 Please tell us why you feel this way about Bee Cave's handling of parks, open space, and recreation development.**

The Primitive Park should have a bit more, say signs pointing out various plant life. The Central Park could use some more organized sports fields, and the addition of other amenities. The biggest shortfall is lack of connectivity & bike support.

Need to ensure open space remains....not destroyed by development and concrete pavement

creating spaces that are isolated is not useful. this is characterized as mike murphy said "we don't want mothers to tell little Johnny to go to the park". why do we have a drive a car mentality to get anywhere and why are there not safe methods of getting to the park without having to drive or cross roads without safe cross walks..

We have no community center with tennis courts and a swimming pool as does Lakeway. The Bee Cave Park is isolated by highways there is no pedestrian accessibility because there is no cross walks from the trails in the Galleria to the park. It makes no sense.

There should be more

Central Park is very good; trails are developing; Galleria forum is a good entertainment area. Continuing to develop new areas will be important.

WE NEED A PUBLIC POOL AND RECREATIONAL CENTER

Smaller neighborhood parks needed

Am very pleased with local park

need dog park and shade in parks

poor dog park. not enough trees in park

current city park needs work. Shade, trees, respectable dog park

Bee Cave at least has Central Park. It would be nice to have a community pool similar to Lakeway's.

Like the city park and how the dog park issue was handled.

Glad to see the Bee Cave Park. More greenbelt and pedestrian pathways. Not pleased with idea of Covert car dealership on busy Hwy 71 and literally in the backyards of homes in Falconhead West

Could use some tennis courts and perhaps a town pool although many have already built their own pools.

City park is a nice feature. Would love connected running trail access to other areas of Bee Cave.

don't see the one park I am aware of as adequate or aesthetically pleasing

Need more parks, open space, and recreation.

Could have used a "public" pool area. The park is great.

Not to include the present City Council members, in the past money 'talked' when designing and preserving the original park type land, open spaces and the potential for recreation for the community and tax payers. All the original chances of using natural, existing environmental were ignored to make way for commercial business and profits for the people involved in the handling of what could have been parks and open land for recreation. All that is already destroyed.

The city seems to value open space, please add more pocket parks and greenbelts to commercial centers.

Park is nice asset to community.

The park is really nice. Keep the HWY 71 and 620 frontage green, stop business development and high density housing within 250 yards of the green we have left.

Bee Cave Central Park has the potential to be great. However, the dog park is a fiasco - nothing but a muddy pit that breeds bacteria. And the disc-golf course in the Park is pitiful and never used. Better planning, and contracting with better developers would have resulted in a dog park that is actually usable.

to much private in development packages. each development should link to the next.

Their seems to be adequate Parks & Ball fields in addition to School Stadiums & Fields.

Good park amenities and open space. Dog park could be better though.

There is only one park that I know.

losing too much open space,trees,etc.

There is a big park close to my housing area that affords trails, recreational facilities and children's playground.

Only one park that I know of has been built and maintenance of it is extremely poor.

the kidsbaseball-soccer fields we've been too do not seem to be very modern and not well kept-parking is limited/greenbelts are going&apartments are coming?

I think with the population growth, this is one area that needs a little more attention. With families, we often find ourselves going to Lakeway or Austin for swimmin, walks, and entertainment.

Surprised that there are not more parks and trails, especially trails.

should allow LTYA baseball fields to keep lights on longer so they can have 2 games per night

Bee Cave Park is very nice and well-maintained. With the growth in the area, it would be nice to have some sidewalks linking local housing areas to the park.

Nice city park, but I can't get there on bike or foot. Also, it's silly that the disk golf course never opened because it needed to be accessible to folks with disabilities.

Need more recreational parks with basketball and tennis courts etc

Need pedestrian connectivity to fully appreciate all our existing parks have to offer. With highways as our thoroughfares, one can't use or traverse through parkland as easily.

I don't see much going on with parks, open space and recreation in Bee Cave. The Dog park is a joke! The Bee Cave Park doesn't have much.

Athletic complex...indoor arena for venues....easy access for vehicles with good parking.

should have gotten more from developers.

We need more opportunities for kids to ride bikes to schools or other places in town. It's impossible with the highways. Need bridges or tunnels under highways.

One small public park without adequate shade along trails, no public swimming pool, lack of sidewalks or hiking or biking trails connecting neighborhoods with park and open areas.

Bee Cave does not have enough walking/biking trails! I have to drive out of town to find decent trails...open space is being taken over by Covert, Retail, and new homes being built....Please stop the expansion of all this development!

Park is progressing nicely

Good park areas, but Bee Cave desperately needs a way to connect things together that don't require a car, or if it is in a car, there needs to be more interconnectivity between neighborhoods that don't require people having to get on one of the highways for short trips. It's dangerous for our kids to have to be on highways just to go visit a friend one neighborhood away, or to have to be on highways just to get to school.

Love the Bee Cave Park and the trail system, especially the greenbelt area at the front of FHW. However, I think we are missing a great opportunity having not developed more flat grass areas allowing field sports usage. Ex: This could be done with very minimal cost at Bee Cave Park. The open area at the "bottom" of the park just needs some minor seeding, top soil, rolling, and regular maintenance that would provide substantial benefit to the community(it is rarely used now). LTYA needs more fields....we could put a small amount of money into the park with seed, top soil, & rolling(to get rid of the bumps/ruts) and let LTYA pay for the maintenance(regular cutting). It is hot in Texas.....we need a fee-based swim center similar to Lakeway. Doesn't have to cost us anything.....per their budget, Lakway's swim center takes in \$190K+ per year in revenue. If funded correctly and managed effeciently this could be a cash flow positive investment for the city.

This isn't a strength, but I could live with that if doing better means increasing the tax base.

I would like to see an Activity Center, such as in Lakeway, that would also cater to Seniors.

The city is growing, the parks are not.

I would like to see more built in activities in the open space to encourage its use. Open space doesn't do any good if people don't want to use it - splash pad, disc golf etc

Focus has been more on residential and commercial development rather than regard for maintaining open space and recreation areas

could have used more efficiently, such as have ball fields in park area

don't use

There are so many open spaces and we do not have one single wooded park with nice trails. The existing park is not wooded or beautiful (like Lakeway's city park)

Bee Cave needs a plan to eliminate Cedar Trees abutting Subdivisions. This is a firestorm just waiting to happen.

Seems adequate for now based on population densities

Central Park needs a swimming pool

Bee Cave's central park is nice, but there isn't enough to do there. More parking would be needed though. A pool would be nice for those of us who don't have one or don't live in an area with one

Could use more open space. Need to keep Field of Dreams with same zoning designation-don't change from public use zoning designation.

Excellent city park. Also trails within Galleria.

No one was just dying to have a park. When the goal is to attract newcomers and businesses, you have the wrong goal for us. Our little Village of Bee Cave now calls itself a "city." WHY? We loved the name. It seems that developers and businesses are being served at the expense of residents.

Connected greenspaces are the next step.

The Bee Cave Park is lovely, and we have used the facilities on many occasions. The dog park is a disappointment, with no adjacent parking and most of the space being a giant mudhole. My dog would probably disagree, as he loves the mudhole, but from an owner's perspective it is awful.

Central Park - good We need a Bee Cave Swimming facility. Everyone does not need a pool

One example: the lights illuminating the sports complex field were supposed to be focused so as not to shine in all directions. It can be dangerous to turn onto Great Divide from TX71 Westbound

The dog park is pathetic since it is always flooded. Additionally, there are unfinished pieces of the park like what appears to be frisbee golf stations. There are no markers for distance on the trails, and debris is rarely cleaned up. The park does not have a nice appearance.

Flooded dog park, disc golf? Abandoned, ticks, park looks unkept

Limited amount and easy accessibility

Park is great, but no public pool, no recreational facilities

excellent facilities for the size of the community...safely positioned, well maintained, and very usable.

Nice parks, need more.

We could use more hike and bike trails.

the new city park is nice and the trails around the Galleria, thank you!

Bee Cave Central Park is very nice, but will need more parking as it gets more use. Nice open spaces, but room for some more improvements to handle increased demand. The dog park is a travesty. What other parks are there? Not many that are well promoted.

Open space is doing ok as we have green space and the City Park. My comments in previous section apply here - Lakeway is doing a much better job of developing community atmosphere by having community center/pool and providing services such as community classes, etc. Walking/biking between neighborhoods is very important too to keep us all connected.

Our Bee Cave park is very nice and so is the Galleria with all of the open space.

Running trails and parks I have used many times and are enjoyable. More open space areas would be nice, but I realize these are expensive and difficult to plan.

The Bee Cave Park is great!

Need more connecting trails for running/biking. Also find it ridiculous that such a financially healthy community has no sports complex. We are tired of driving to Round Rock for baseball tournaments, and spending our money in their shops and restaurants between games!!

the bee cave park is really awesome, the trails around the hill country galleria are really good too.

The park is too sparse, it needs water features, wet areas, a water park facility. We need good quality tennis courts!

Would like to see trails connecting the parks together. Add more parks as well.

No more Library's. Good job on the more permanent grandstands at the Backyard. we need to encourage development of the Old backyard for local kid events & festivals. Love the Farmers Market once a week! Kudos there

Love the HC Ampitheatre & allowing of High School Parades. Great improvements at the BeeCave Park, but we should put in the disc golf as a non-able bodied person I have NO expectation that ya'll have to meet crazy ADA standards with such a type of activity. Disc GOLF is understood to be active. Back Yard grandstands becoming more permanant is a great idea. Can we use the OLD BackYard site as an upgraded Park type facility for kids concerts & Family Festivals without the Commercial parking becoming an issue. More activity brings in more money for retailers & restaurants.

We have open space, but it could be used better. I would like to see a city pool built at the Bee Cave City Park.

No on the ground experience so I don't know.

This is an area where Bee Cave seems too have done well. Central Park is very good. Connectivity is not easy but important.

City Park has had some nice work. But Bee Cave is not comfortable if you lack a car.

Disappointed that the disc golf course was not completed. It seems like it wouldn't take much to make it fully functional.

I think it has taken a very long time to finalize the dog park relocation. The current one is unsuitable for pets and we need a off leash play area.

Longer trails, more nature trails would be nice.

Not nearly enough. The Bee Cave Park is a joke

We need more parks and open space. This will solve two problems. Less crammed subdivisions and more space for residents to enjoy.

Although I appreciate the dog park space near the Backyard, drainage is an issue.

need a NICE dog park

Central and Primitive parks are nice but we need a community center, tennis courts and water facility (spray park or pool)

BC city park was a great addition, good move for The Backyard. Wish walking trail there was better. Definitely room for improvement of existing and addition of more facilities.

Impermeable cover requirements should contribute to trail and park land. Get more input before letting a developer drive a bobcat through the woods and call it a trail system. (West Falconhead) Just terrible planning and it could have been done for free.

There are a lot of options

The city park has much to be desired. The trails are poorly designed and very limited. The dog park is a joke and rather just a swamp (I don't even own a dog but I'm sorry for those that do). There should be more care about adding character to the parks that do exist. There is nothing that makes them stand out in any way. The children's play sets are good but that is the only aspect that is positive. The traffic noise nearby is unpleasant. More trees need to surround the park to make it sheltered from unpleasing sounds and sights. There are no trails that are well designed and safe for families to enjoy in the area.

They are there and well used and well built. The trail around Galleria is always closed though for past years because of some kind of construction. Unusable..

nice job overall, but would like to see a community swim center to serve the 4 neighborhoods of bee cave, none of which have a pool

it needs work... everything is NOT about shopping.... ignore the teenage girls.... they need to learn to get there hands in the grass and play....

The parks are not kept, need more open space

Really? The Dog Park Expansion is NOT something every resident should be paying. It's not like this is L.A. or NYC where we don't have yards if we have dogs. Also, the Art Sculpture park was, in my opinion a massive FAIL. No one knows about it, visitor wise, and it's objective yes, but the art is not professional looking, sorry.

The parks are great, and the kids love them. As previously stated, the green space could be worked on. Lets not wreck the beautiful hill country we have out here.

No really nice parks with great beauty

Opportunity to create sense of community in Parks via programming 2-3 events per year. Hiking trails needed to create unique niche value longterm for Bee Cave. Promote private sector to bring other recreation and entertainment.

The parks avail. Are great, but need more open space

I love the improvements to the park. Dog park is a disappointment. What is that cest pool?

But we need pedestrian and bike connectivity

The Central Park is a good idea, but doesn't work well with the lack of shade in the Texas heat. Otherwise OK I guess.

Our demographic would jump at a chance for more recreation options. It would help the community

Back Yard is a noise nuisance.

Central park is nice but dog park is terrible

There should be some nice park closer to the galleria

Having the one main park was fine a few years ago but with the rate of growth there needs to be more parks.

I think we have enough space with what we have. Maybe the playscapes at the BeeCave park can be a little more elaborate. I dont have dogs so I'm not interested in any dog parks.

Need a better location for the dog park, but the other parks and open spaces are handled quite well so far

We need a few more athletic choices for the kids (e.g. volleyball, swimming, softball, baseball,...).

Bee cave should partner with the Sports fields (LYA). That is a great part of the area giving service to so many families. The bee cave park is great. Thank you.

The City Park is nice

City park is outstanding, much appreciated

The children recreational facilities for team sports is extremely poor and are some of the worst I have ever been around. They are also by far the worst in the area for the ones we visit.

Some catering to interests of a minority vocal group

What currently exists is good, but we may lose ball fields

Need more trails between communities and downtown Bee Cave. Took too long to relocate the dog park

Need a state of the art multi-facility sports complex.

Trails and sidewalks connecting the central park to surrounding neighborhoods should be a priority.

New recreation area being built will be good for the community.

Bee cave park is nice - i would like more ball fields and tennis courts

There are not enough.

the new big park seems like a great addition to the community

We need more. We need connectivity trails for parks and neighborhoods.

Need city swimming pool

Need city swimming pool

Could improve

I'm not a big user of public parks, but fully support preserving open spaces.

You need to consider the average ages of the citizens and their desires relative to parks and recreation.



We seem to be moving forward with these types of initiatives, ie the sculpture park, the new dog park, hike and bike trails planned

park is nice. i do not feel city government is responsible for making too many recreational opportunities available at taxpayer expense.

n/a

Given how divided we are by major highways and arterials we do have some impressive parks in place for a community this size.

We need a pool and tennis courts and youth recreation hangouts and spaces other than the Galleria.

The Bee Cave City Park is nothing but a field. Refer to Brushy Creek trail or parks in other states for development ideas. The 'dog park' is a mud pit that resembles a pig pen, with nothing there. Recommend improving cycling opportunities. The trails on Falconhead West can be enhanced for use.

Bee Cave has more parkland per resident than most cities in this country.

Overall, very well. However, Bee Cave Central Park's children's play equipment gets entirely too hot in the summer.

pedestrian accessibility is important for the community

No tennis courts or appropriate dog park.

Could someone with a dog, put thought into the next dog park. Anyone with a dog would never have thought to include a mud pit in the dog area. A fence, shade and parking is really all they need, they can add amenities over the years.

The Bee Cave city park is nice, and the addition of the new walking trails west of Falconhead was good. However, the city needs additional recreational amenities such as tennis courts, and a swimming pool. We should also consider having a small activity center combined with the library--a place where groups could get together and hold meetings or play cards.

Would like to see sidewalks and bike lanes throughout the city to enable walking from housing areas to shopping and the park. Would also like to see tennis courts added to the city park. The amphitheater in the Galleria has been a wonderful addition to the city and we really enjoy the music and sense of community the activities there provide.

Easily accessed and attractive

Do we have more than one park?

We only have the one park.

What we do have has been handled well. However, we do not have enough recreation alternatives in Bee Cave

Parks are isolated in the outlying areas and sporting parks are either nonexistent or poorly signed (I haven't found one yet).

Would like some bicycle connections to City Park

Pleased with the park development that has taken place thus far including our local golf course.

There is so little that has been done in this area that it is almost an afterthought.

I feel the restriction of skate boards and skates is limiting to those who enjoy this activity in our Bee Cave Park. there are plenty of side wakes to enjoy this activity.

The citizenry has been clamoring for connectivity of neighborhoods and parks and yet while there has been some park development little has been done to connect the community via hike, bike and walking trails.

the parks that i am familiar with provide opportunities for young and old to exercise.

A POOL WOULD BE NICE

Have done a good job of establishing green belts and parks

Enough as is

Bee Cave park is nice, but improvements could be made. We also need adequate space for youth sports. LTYA needs more facilities to accomodate the growing number of kids that want to play sports

Good enough as is

Regarding Open Spaces the City Council has done a good job of preserving areas. Regarding the City Park it remains underutilized by residents and was not a cost effective project. We need to do more with trails and connectivity.



We need to consider more park amenities ie Tennis Courts, Swimming Pool, Skate park. We need to figure out how all our parks can be best utilized. We need to encourage programming that will foster Community. We need a Parks Commission.

I like the parks and greenbelt

been ok, Bee Cave central park needs beautification and a community pool

need more youth fields/facilities for baseball, soccer, basketball. Also, I am unaware of any dedicated bike lines in the city for road bikes. As this is a very bike-centric culture, we need a lot more!

good

Would like to see the trail around the hill country galleria continue with sidewalk down bee cave pkwy

Bee Cave park is nice, the dog park could be better.

We have gained Bee Cave Park, but we also need more sidewalks.

We have acquired new park areas and discouraged development of the field of dreams

Bee Cave Central Park is a nice area. Development of trails like those in Falconhead show signs of promise that will somebody be developed like the trails in Lakeway. The little league fields at Field of Dreams are temporary until the existing property is sold and a new location is purchased. Today Bee Cave should be a shining example - but unfortunately is an embarrassment compared to neighboring areas like Cedar Park, Pflugerville, Round Rock and Georgetown.

Park is nice but LTYA is terrible. Upgrade the facilities at LTYA and have indoor sports complex to compliment outdoor fields.

Bee Cave has some nice park facilities. I'm not a big user of them.

these parks at least allow some open space that the developers cannot ruin

great space designation but very poor programming and maintenance. Current park not nearly utilized properly.

Don't know of any?

Slowly our open spaces are being removed for businesses and homes....We need more protected green belts and open spaces in Bee Cave!

The trail through the Galleria is nice and the park fills a need. There is a great opportunity for more sports facilities.

We need to remember we are in the hill country so keeping it green with parks, open space etc is always good.

We need more trail connectivity and we need to keep the Field of Dreams, if possible.

Excellent support for Parks except for need for Programming to bring community together...Can be outsourced to let private sector create gathering/festival opportunities at our parks.

No one has as much park space per capita as we do without having to purchase any of it.

Bee Cave park is accessible and well maintained. Please provide tennis and swimming options.

What parks? Few ballfields, soccer fields, walking trails, etc. lots of mattress stores and branch banks if you like those.

We need more recreation facilities,- especially a pool and indoor community center. It seems the amount of time the city council has taken to move the dog park seems excessive. Dog owning residents would like to have a better location for the dog park with adequate parking. Crossing Bee Cave Parkway to access the current dog park is not safe with the ever increasing volume of traffic. Also, Bee Cave needs a larger public library.

More up-keep and attractiveness to outdoor venues. Again an athletic complex to get rid of the small little baseball,soccer fields....which would have better parking areas.

City park is very well done

The galleria area is very nice w/trails, etc.

A city of the caliber show have a more public amenities. Lighted tennis courts, pool, rec center, golf, and classes.

need trails that connect and bike lanes.

Additional expansion not required

Need more innovative solutions that designing everything around automobiles!  
Provide completely separate transportation system AWAY from the dangerous roads. Provide this WITHIN bee cave - but also serve an example to connect as development moves further west in to HPR etc

What has been opened is great. The ideas of what might be additional parks, open space, etc. have hindered commercial and residential development. The city should go ahead and identify what they want as open space and open the rest to development so their is not question or debate - development can carry on.

Very hard to get to other than by car. Or you better be very good on a bicycle.

We have great parks but citizens need better information about them. The dog park is terrible.

Traffic bad

There could be more/better bike trails.

Not enough--we need baseball and soccer fields for kids. Many other communities (e.g., Round Rock, Georgetown, etc.) have very nice family facilities. Bee Cave does not.

Don't care

Would like to see Tennis courts in the bee cave park. They are hard to come by out here especially if there is a tournament going on and the high school courts are taken.

Need more inner connective walking trails, but not with concrete. The main park is great, plan for a couple more.

Not enough parks, trails and open space. You have to drive everywhere. No sidewalks

Dog park revamp?

There are no well-designed walking or biking trails that link together. No thought paid to crossing from one side of 71 to the other-unless a vehicle. No bike lanes on roads.

While some Park space has been set aside, only the City Park has received any investment in trails and improvements. More investments in park space and improvements are needed.

There aren't enough trees in the city park. It's just an open field with a sidewalk around the perimeter. I enjoy trails, but this doesn't cut it.

WOULD LIKE TO SEE A COMMUNITY POOL AT THE BEE CAVE PARK FOR FOLKS TO USE. ESPECIALLY IMPORTANT TO RESIDENTS AT FALCONHEAD WEST, WHICH HAS NO SUCH FACILITY.

I commend the City on Central Park. Great design and actively used by the community. However, the City needs to address the youth sports and assist LTYA (or another organization) with providing sport fields for our kids. Round Rock, Georgetown and Cedar Park have all been able to pull this off, why can't we? And please implement a trail system that is pedestrian and bike friendly for our community. It is a shame to have such a great small community feel to the City, but not be able to walk anywhere because we are basically composed of two highways that are impassable. The building of our "ever so expensive" Bee Cave Parkway without a bike lane was a huge oversight.

need a better dog park

Wish that Bee Cave had some sort of Zoning Laws so a commercial company would not be able to build their business right in the backyard of some neighborhood.

We have a very large and generally unused park system. We should have more activities located in the park or making it easier to use is the next step rather than expansion of the number of acres.

Parks and open space - ok...recreation - not so much

Parks are currently acceptable for the size of Bee Cave. Some of the trails need to be worked on to eliminate tripping hazards.

The dog park issue; should have known the retention basin would not function as a dog park. We need a public pool facility for recreation and exercise (teams and lap swim)

More attention needs to be paid to this area

love the park and the remaining green space left to us in the city center

For a city its size, Bee Cave has plenty of parks, open space and recreation  
Bee Cave needs to invest more in parks and recreation - from paths to parks - to sports facilities need more work  
minimal amount of landscaping has been applied  
I think the city council really need to have a better plan to efficiently utilize the open space in the City Park. The council should build public tennis courts and swimming pools and other recreation field.  
lacking public tennis courts/fishing pond/mountain bike trail.  
dog park a disaster from the get go  
City park us really nice with its trails and open space  
We need to be able to connect the whole system via trails. Bee Cave Park is nice, but the frisbee course was never completed and mroe could be done with it.  
happy to see parks for the families  
Beautiful park  
Excellent park.  
Over development may cause issues with water supply and have a negative impact on the green space and attached environment.  
The Bee Cave park is okay but not really a draw. We have gone down once to walk the trail and it's not very pretty, not very many trails. But that being said, I know it takes a lot of money. I don't care about the dog park and hope people will have them confined to a separate area so they don't bother everyone else. Most people are irresponsible with their pets and it's annoying. I like the sculpture park but it's really out of the way. that could have been a draw at the Bee Cave Central park  
Need a community pool facility or at least low cost access to Lakeway pool facility  
Zero connectivity. Bee Caves Parkway is the only area that has any type of parks, open space and recreation available to residents.

No area for recreational activities such as basketball courts, tennis, volleyball, etc.  
not sure  
More than adequate  
Is there any planning here?  
Seems fine, nothing for me there though. Need tennis, more accessible, parking by dog park, etc.  
Limited recreational space. No soccer fields. No cross walks to get around safely. No bike trails.  
The parks we have are nice, but we as the population grows so should our number of parks.  
Seems OK  
Too much money spent on new dog park. Should have been designed properly the first time.

**Q18 Please tell us why you feel this way about Bee Cave’s handling of transportation.**

Bike support is miserable. While TXDOT may control major thoroughfares, it isn't as if the City has been pro-active with them and tried to reduce their barrier-like qualities.  
the roads are already overcrowded and have not taken into account future growth. road markings are incorrect. we have police sitting in the turn lanes at night thinking they are being clever, but in reality are simply creating even more traffic hazards. the building of large electric poles within 2 feet of the road on bee cave parkway instead of burying the lines will ensure that someone's child will die running into them. building of roads without shoulders is known to be hazardous. why build an unsafe road in this day and age.  
Where are the bicycle paths? They go in circles. This is not the way people bike you need connectivity from the shopping, cafes, restaurants, and home developments with bike paths and pedestrian cross walks.

THERE ARE VERY FEW PEDESTRIAN FACILITIES

Not safe for pedestrians or cyclists

Infrastructure good - traffic terrible due to so much new construction of residential housing

I don't believe Bee Cave has any track record on transportation it controls.

Drive 620. It is obvious

So far local roads have been well maintained

need pedestrian connectivity

need to be able to ride a bike or walk to shops and galleria from the neighborhoods

what bike paths?

we need to be able to walk or ride to galleria and shops from Falconhead, Homestead and uplands

The problem areas (SH 71, RR 620, etc.) are not within Bee Cave's control. The local streets are fine.

Would like more pedestrian and bicycle friendly options

I feel very unsafe driving in Bee Cave. Speed limits are too high and there are few if turning lanes (i.e., when turning onto Falconhead Blvd. from 620, there is a makeshift turning lane made out of a breakdown lane. There are at least 1000 homes in this development including FHW!)

Work in progress, but no big complaints. The 2nd repaving of roads in The Homestead and Falconhead was successful after the disastrous first attempt. As traffic increases, suggest more Right Turn turning lanes for businesses. Lake Travis High School area a traffic pileup, as well as Bee Cave Elementary--can the LTISD implement any traffic flow suggestions and/or reconfigure ingress/egress?

The initial repaving of Falconhead Blvd. was bungled. A road that appeared to be in excellent condition was repaved with a cheaper surface that was noisy and broke up within months. It was eventually replaced with a surface that was not substandard.

need more pressure on these other agencies to act more decisively and quickly to remediate potential hazards. So many accidents associated with Nitro Swim

that could have been alleviated with just widening for a turn lane long before the current construction started.

quick response to problems

Could make Bee Cave Parkway bike lane use only during daylight hours to be safer for all.

WHAT transportation? Does BC have a bus line, a trolley, cabs, etc?

Klimt projects with the state to create multi-modal systems would do wonders. A golf art ordinance and crossing would be great too.

What bike paths, what side walks? Every new road that is put in has NO bike path. The trail around the mall is a plus.

speed limits should be asked to be lowered when in Bee Cave limits.

It takes awhile for some projects to be completed. Weather delays are not usually the cause.

Classic example is allowing (or in Zelda's case suggesting) that the entrance to the Backyard off highway 71 is only .2 miles from the intersection of 620/71 and on a blind hill and MAJOR traffic congestion during concerts. There is no connectivity for bikes or pedestrians and not a comprehensive plan to approach an improvement.

Roads are kept in good condition

No vision for transportation. Success will ultimately choke on traffic

too much density

Can City of Bee Cave provide some kind of public transit?

bicycles and runners are everywhere - even on busy streets...see very few buses and cabs/would think some needed

Keeping up with roads have been an ongoing challenge in any growing city. There are traffic problems in all growing community, so I think the city of Bee Cave have handled traffic moderately well.

Would like pedestrian connectivity with Uplands and the Galleria

Traffic problems is a big issue as the area continues to grow at a faster pace than the available roads to keep traffic moving.

Traffic worsens daily but I don't have a suggestion on how to improve. The existing roadways cannot keep pace with the growth.

Our Hwy71 median is a travesty... it must look better. It is also a shame we can't walk between shopping centers, and barely within the Shops at the Galleria.

We are too dense for our existing roads. And how can we build a road (BC Pkwy) and not have the foresight to add a bike lane??!

street lights should be add with all new construction. roads are extremely dark at night and with the amount of traffic it would help with the safety factor.

NO public transit.....Bicycles taking an entire lane is ridiculous....there are definitely areas where they can ride.

none at all

No bike routes (see prior question); also, vry difficult to get anywhere in Bee Cave without getting onto highways. There needs to be more connection within neighborhoods to get people to destinations without getting on major roadways. This will help to reduce the traffic on highways.

Need to address RR620 and the traffic congestion problem. Need to provide alternative forms of transportation, i.e. buses and light rail.

Not a member of Capitol Metro, lack of advance planning on avoiding a plethora of traffic lights and entry roads on Hwy 71, 620. Lack of improvement of Hamilton Pool Rd, though much of this is out of direct control of Bee Cave, city should make a better case for safety and congestion issues being addressed earlier.

There are hardly any bike paths allocated on our Bee Cave roads (71, 620, Bee Cave Rd)

need to synchronize traffic lights to help traffic flow

Not too many safe options for cyclist

It seems that no effort has been made to implement any kind of pedestrian or bike connectivity, even though it is shown and included in the existing comprehensive plan.

The issues iwith traffice in the area are on streets/highways that the city does not control. I have no issues with city streets.

The repaving of Falconhead drive was pathetic.. better now that it's been redone.. but the first pass was horrible.

I would like the City to pursue public transit with the appropriate other agenciest to provide buses for commuting, etc.

Reduce speed limits on 71 and 620, add lights and protective barriers, no more fatalities!!!

while not in the City's control I would like to see the city take a more active role in lobbying for help with our state highways... squeaky wheel.

Highway expansions are painfully slow and disruptive - safety issues on Hwy 71, which are a major concern, remain unaddressed

overgrowth too much for Hwy 71 & 620 to handle

traffic flow is the pits

Bikes should not be allowed on Bee Cave parkway with the current width of the road and the increase in traffic.

With all the development planned, 71 should have been reconstructed to accommodate traffic a long time ago not now. Center turn lanes and wider shoulders. Poor planning

Why do we need to keep rebuilding Hwy 71 and creating major traffic jams?

Regardless of who is responsible for RR620, it's fast becoming a bigger impediment to smooth travel due to development the City approved

Not enough parking available at many restaurants and shopping.

Do not need public transportation

We need a safe way to get from the Shops to the Hill Country Galleria across the road.

No opinion.

Road expansion is good, but not sustainable. Need safe bike lanes and pedestrian access, even though this becomes particularly difficult with expansions of 71 or 620.

Sidewalks and bike paths are fabulous amenities which cost a ton of money. I'd love to see these things, but I understand that we have to negotiate the funding of such things.

Poor planning on keeping traffic within the capacity of the roads. i.e. 620 and 71 have way too much traffic.

Paving had to be redone because the council chose the cheap option. There are random concrete anchors with the pole inserts with nothing in them along the road. There is no rhyme or reason as to what constitutes a public road that gets repaved. The transitions from roads that were paved to ones that were not are horrendous and are detrimental to our vehicles.

Chip seal was poorly thought out. City said we had more than enough funds for our roads and then went cheap. Not all the roads were repaved. The transitions from road to road are awful in the homestead.

Traffic congestion is out of control. The rate of development far out weighs the concern or preparation for traffic

no sidewalks or connectivity in and from Homestead

no opinion

It would be nice to have more sidewalks and pedestrian bicycle paths

We can barely move during peak hours.

Local streets are good. Bike paths are something that would be helpful. Wouldn't it be nice if folks could bike around town more safely?

Our streets seem to be kept up fairly well and I hope that it continues.

Road construction projects have been and continue to be a huge detriment to the quality of life in Bee Cave.

The neighborhood transportation setup/design in Lake Pointe is great!

Bee cave parkway is really good. I live in the uplands and would like to bike to the galleria, there is no safe way to cross 2244 as a pedestrian. Please add cross walks and a pedestrian crossing button at Resaca and 2244!

We need Bee Cave to create its own public transport, think Santa Monica, Santa Fe, Boulder. The city is going to suffer along with property values if the

traffic is not addressed now!!!!!!!!!!!!!!!!!!!!!! Bike paths and trails are a joke people need cars to get around, please be practical, seriously!

Need many more local streets to connect the city. Only a few ways to get around, therefore a lot of traffic on the same roads.

While you can attempt to "pass off" the whole 71, 620 issue the fact remains your development brought the traffic. "if you build it, it will come" and boy has it!

we need some crosswalks light with an on demand only push button

Much is not necessary or out of our control. Trying to bring in buses brings in a new problem & folks frown on that element. However I have no problem adding crosswalks to get our residents from schools to neighborhoods and from malls to neighborhoods.. marked lit crosswalks that change only when the Button is pushed should not hurt traffic flow, but will save lives for local pedestrians.

The roads are well placed and well maintained.

no issues

Thinking that there should be more alternatives, but Bee Cave is stymied by other agencies. Perhaps more lobbying? This town (Austin) is all North/South not East/West where Bee Cave is.

I'm not aware of pedestrian or bicycle paths. (Maybe that's my fault)

Bee Cave Parkway light could be timed better!!!!!! Turning left I have sat 4-5 times through getting passed over and never getting a green light. Needs adjustment!

Sidewalk connectivity is very important to us. We would love to not have to drive everywhere.

Traffic congestion along RR620 and thru Bee Cave center is bad

They need to wide Hamilton pool, at least emergency lines

620 and 71 have a lot of accidents. There needs to be more forward thinking about how to manage the influx of new residents.

While there is a crosswalk provided on Bee Caves Parkway across 620, there still is no crosswalk across 71 connecting the two shopping areas. Very dangerous.

620 AND HWY. 71 NEED IMPROVEMENT. NO DEALERSHIP/S ON HWY. 71 NOR 620

620 is extremely dangerous when there are so many entrances and we all use the middle turning lane without being careful. I have seen several fatal accidents. Something needs to be done.

I like the plan, and seeing the path to the galleria is positive. That said, a development cut off Falconhead from the High School. Huge opportunity to remove cars from the road - lost.

Traffic is always going to be an issue on 71 and 620 but Bee Cave appears to address as best as they can.

Many parking spaces in Galleria are so tight that opening car doors bang into the next car too easily--particularly along side avenues by parking decks.

The intersection at 71 and Bee Cave Parkway is SO incredibly loud! I can't believe that there is actually going to be a senior living community right there. How will they ever have peace and quiet? There should be a 25mph speed limit in all areas that are near such buildings as schools, senior living communities, etc. There should also be better acoustic engineering consultations completed for all areas bordering hwy 71, 620 and Hamilton Pool. The character of Bee Cave is declining at an exponential rate due to noise pollution. Motorcycles and loud trucks constantly revving their engines and this is very disturbing. Quality of life in the City of Bee Cave will only become worse as the traffic and growth continues. Better planning to first fix what has been neglected thus far is absolutely necessary. Then more innovative and creative thinking must be employed to prevent future disruptions to quality of life before they occur. Foresight is key. Again, it may help for city planners to visit other towns which are situated near high density traffic to determine what has been successful. One example is Arlington, VA and Vancouver, British Columbia. They have some beautiful and affluent neighborhoods that are sheltered from nearby noise pollution partly because of dense vegetation and also because of city planning which includes noise barriers as close to the source of the noise as possible. This is not only addresses cost effectiveness but noise abatement most successfully.

Bicycles are able to take up a full lane of traffic on Bee Cave Parkway--are you kidding me? If that was the case, a bike lane should have been built in addition to the two lanes. And a turning lane should have been built to accommodate vehicles turning right onto 620 from BC Parkway. The line backs up a mile!

i feel like the city was ripped off in the last round of road repairs, for example falconhead blvd, need to develop relationship with trustworthy high quality contractors and repair the streets

a lot of us live within walking distance to the galleria.... we need SAFE crossing signs to be able to cross the highway,,,, instead of watching the car traffic lights and hoping NOT to get hit...

wish there were more cut throughs of neighborhoods to main thoroughfares. there is no connectivity at all out here.

Depending on the timing of the stop lights on any given day, I can speedily get anywhere I need to go in the city.

Extreme traffic congestion...

Streets and arterial development have been excellent. Bike safety and accessibility is horrible and unsafe. Sidewalks for connectivity as well as for slowing traffic and aesthetic appeal on 71 town center would be excellent long term in maintaining small-town feel and creating beauty and community. Medians needed longterm for safety on out on 71 and 620.

Hamilton pool is getting too busy for the development beecave has let go out that road. It needs a quieter surface and NO more high density areas like rock creek

Bee Cave Parkway was a great idea

At at time when the ENTIRE expanse of SH 71 from Brady through Blessing has been to get RID of stoplights and congestion and treat it as the major regional thruway it is, Bee Cave has lovingly clogged up the road with the addition of three extra lights and terrible thru access. Great. And now 620 is a molasses-speed mess from 71 to the high school, no thanks to extra lights, extra stores and poorly designed roads. The worst part of Bee Cave in the past 20 years, no question.



We've anticipate roadways pretty well (in conjunction with state and local agencies) but believe that we need to stay ahead (esp BC Parkway with the prospect of the studio)

Traffic is very congested on 620. Now you've added additional apartments & are considering a movie production development. We will have gridlock, soon. Too much density of growth.

Tried to do a cheap repave of Falconhead then did a good job

bicycle paths and lanes sorely missed.

Just keep up the good work.

No real opinion, but more bicycle paths are needed

Construction of the road linking Hamilton Pool directly to 2244, bypassing the center of the city, was well done. Sadly, the City cannot control nearby developments ("Hatchettville" especially) which threaten to seriously degrade our quality of life.

High density residential areas are causing excessive numbers of cars on the road causing issues. The Bee Cave Parkway has been nice.

Bee Cave Parkway was added without a bike lane. It is set up to be an "anti-pedestrian" "anti-bike" area. Why?

Recent road projects were needed, but took waaaaay too long to complete. Construction companies can't use bad weather as an excuse. Should use contracts with fines for missing deadlines.

Need to address the congestion on 620 in and around Lake Travis High School and Middle School.

Bicycle traffic should not be encouraged on motor ways

Traffic at the intersection of Bee Cave Parkway & 620 is terrible. The amount of time provided to cross 620 when driving on Bee Cave Parkway is too short. Traffic backs up in the evenings.

Traffic and congestion is building rapidly. Soon the roadways will be over crowded. We are trying to address with construction on Hwy 71 but it on at "catch up" pathway now.

71 is crazy dangerous. If you try to make a left hand turn you risk your life (part that there is no middle turning lane. Also areas with a middle turning lane like 620 - i often see cars hit head on as they are both turning left and hitting in the middle

There are not enough sidewalks.

the police look to ticket you in Falconhead if you are parked going the "wrong" way on the street

More pedestrian, hike and bike paths to connect our communities and with central Bee Cave/Galleria.

Don't want bike paths unless in parks or neighborhoods - never on major streets

71 is a mess-too much traffic--too much noise, especially where it comes too near to residential areas-and too dangerous

there are areas of growing congestion, especially the Bee Cave Parkway.

The speed through this city is too high!! It needs to be in the 40mph range or less, congestion is much too high for 50 mph

71 is dangerous, 620 is congested

Not much left to regulate after removing the main State Highways which are the problem!

Given the hand we were dealt the city has done a good job in this area. We may have few driveways we don't need which are creating some dangerous situations. Bee Cave Parkway is probably under designed and should be studied closely.

Galleria looks fine. The other roads and highways you mention need the same treatment - the City should lobby the state and other agencies to provide paths and sidewalks in the interest of safety. Highway 620 is a death trap and traffic jam. 71 and Bee Caves Parkway is a source of endless noise. As I write this - at 9:51 pm on a weeknight - motorcycles and punks in little cars and pickups with loud pipes, are zooming up and down blasting noise into the night and keeping my 3 year old daughter from sleeping - just like every night.

Bee Cave provided Bee Cave Parkway and Hwy 71 improvements resulting in greatly improved traffic flow through Bee Cave compared to a few years ago.



We need safe pedestrian crossings for Bee Caves Rd., Hwy. 71, and RR 620.

Too much congestion.

620 is quickly becoming a dreaded traffic nightmare.

Except for the goofy Right On Red Unless You Are In the Center Lane at Bee Cave Parkway onto Hwy 620, I think the streets and lights have been well thought out.

Bee Cave could do more to provide safe bicycle/walking trails throughout the city. Ideally, it should be possible to safely ride a bicycle from any of the housing developments over to the city park, HCG, and HEB. This would require dedicated bike/pedestrian paths, and crosswalks at the major roads.

The development of Bee Cave Parkway has been a big positive addition to Bee Cave. Would like to see the development of more sidewalks, trails and paths that would connect housing to the city park and shopping. We would love to be able to walk or ride our bikes to the Galleria, safely. Encouraging walking would also enhance the sense of community.

Hamilton Pool Rd is turning into a freeway. The time is coming when it will need more lanes. The improvements to 71 are fantastic. The merge lane at SW Pkw is a tremendous improvement.

Not sure where else to place this comment but I do see mention of sidewalks along 71. With the growth taking place out here and the changes that will most likely be made in regards to 71, looking spending money for sidewalks along that highway doesn't make sense. A tree or two along the stretch between 620 and Bee Cave road would be an excellent idea.

The re-paving of streets project was done poorly a couple years ago. We need to stay focused on high quality and safe city improvements and services.

I would like to see more sidewalks or bicycle paths. Like I said, Bee Cave is small enough to be conveniently walkable, it's just not safe to do right now.

I was under the impression from the City Council debate pre-election that there would be side walks in front of all businesses as they developed. This would hopefully allow bicycles to ride off of 620 to travel safely to businesses and events without a car.

Need more connectivity of parks and neighborhoods.

HPR was just worked on & I think while they were making the improvements they should have used the time to widen the road for the residential areas being developed further down not to face congestion having to go past the school, etc on just 2 lanes. Also, it would be nice if there were more crosswalks all throughout the community.

if we can't get the state to get us adequate roads we need to stop issuing building permits.

CHIP SEAL PAVING SHOULD BE A CRIMINAL OFFENSE

If they could contract with the city of Austin for public transportation into Austin, Lakeline Mall, and Barton Creek Mall

No complaints at this time

My main concern is growing traffic congestion. It is getting out of control

Easy to get around

Bee Cave has done a great job with local streets and sidewalks. More needs to be done on paths. City Council needs to take a leadership role on regional transportation issues.

We have outgrown the capacity of many roads to handle the volume of cars traveling. Also, the timing of lights slows movement of cars and wastes gas.

Hamilton Pool Road is in desperate need of expansion.

side walks and trails are very nice

Issues with traffic, in my opinion, have not been under the control of or caused by the city of Bee Cave. Lakeway should review it's oversight and management policies in this area.

More bike lanes and PLEASE SYNCHRONIZE THE LIGHTS TO SPEED traffic and ease congestion

Need more

No crosswalks for pedestrians, and limited bike access in and around the Galleria or Shops of the Galleria, Resaca or Bee Cave Parkway intersections.

We need more sidewalks.

could use more bike paths and get the bikes off of Bee Cave Parkway

We moved here about 1.5 years ago. Maybe it's not Bee Cave's fault or doing but I have to say--I have NEVER seen roads where there are no acceleration/deceleration lanes to exit through traffic lanes. Slowing/stopping to make turns in a through lane of traffic is an invitation for disaster. I thought they stopped building roads like that 100 years ago.

seems like there need to be more bike trails by 620 and walking trails  
needs more beautification

There seems to be congestion/backed up traffic yet they are during smaller windows of time in which they impact transit time.

Bicycling paths are non-existent on many roads in Bee Cave. Recreational activities are not a high priority over Business's and home construction

I know it isn't the Cities direct issue but RR620 is ridiculous.

need to devote more time on the huge amount of traffic with all the new developments and people living here. Let's not do what Austin did and wait. We need public transportation for those who live here and travel downtown.

Hwy. 71 between Serene Hills and Hamilton Pool is very dangerous. Speed limit needs to be reduced and Covert needs to be denied.

No traffic problem within Bee Cave's control. Support for Lowering speed limits on state highways to 45 or 50 in Bee Cave would be very nice.

Our traffic flow and road structure is significantly better than prior to major development starting in 2005

As stated, Bee Cave has done a fine job, with exception to Bee Cave Parkway, which was not built to sustain the traffic of biking as well as right-hand turning onto 620. The biggest problem, however, will be state road traffic during peak hours, which contribute to Bee Cave Pkwy's problem.

Would suggest having some street lights for the safety of Bee Cave residents.

Few sidewalks. Bee cave parkway with bikes and no shoulder and utility poles next to curb have made a relatively new heavily travelled road a safety issue.

projects take way too long to complete

Desperately need a pedestrian overpass on 71 to cross from the Hill Country Galleria to the Shoppes side south of 71.

I do not want public transportation. I think bicycles with an entire auto car lane is ridiculous. Bicycles should be safe....they should go where bicycles lanes are established & request more if needed

No real opinion of other than main roads - 71, 620, etc

The galleria badly needs better parking options. 620 could use a designated bike path

need more sidewalks, trails and bike lanes to get people out of their cars.

Wish there were street lights in neighborhoods, or at least at intersecting streets.

The parkway should have a bike lane and sidewalk down the entire length.

need a planned, all encompassing trail system, bike lanes. In addition, streetscaping should be a priority.

Infrastructure does not support existing expansion

See previous answer

It seems like we have well constructed roads. More u-turns should be allowed to help accessibility (if safe).

It is all about the car. No pedestrian.

The expansion of roads has gone well despite rapid growth

Traffic bad condition

Bee Cave Pkwy, heading West away from the mall, needs to have another right turn lane at the intersection of 620 and Bee Cave Pkwy. The congestion there has become unbearable at 6pm.

We can see some expansion and improvements to keep up with the growth. Seems to be pro-active (planned) versus reactive.

Not enough well-maintained trails and bike paths.

Good job from what I have seen.

I live in Falconhead. The first company that paved the road here did a horrible job. I wasn't even sure why the paving happened. I was glad to see that they corrected the issue after the fact.

Need to have a way for people to safely cross Hwy 71 between the Galleria and the retail on the other side of the Highway.

No bike paths or sidewalks

No strong opinion

Some good ideas in the Galleria.

Bee Cave Parkway has turned out well. Hamilton Road will need improvements very soon or it will become a safety problem.

There need to be more opportunities to safely walk to and between the local businesses.

YOU ARE KEEPING ON TOP OF IMPORTANT REQUIRED ROADWORK. LIKE HOW FAST THE RECENT SEWER WORK WAS DONE.

We live in a beautiful area with amazing weather and we have no way for our residents to move about their community on foot or bike. An extensive trail system is needed. I would love to see us incorporate some of the trail and park designs found in Colorado (i.e. Boulder).

Feel that the police department is doing their job taking care of the areas in the City of Bee Cave.

We need to lower the speed limit on bee cave road inside the city limits to 45, I know this is not under direct control but need to influence. We do not need a public transportation system here. Urban design is generally excellent.

Bee Cave does not need public transit and don't let Cap Metro bring it.

Do not need any bus service in this area ever. Need more areas for bikes. Should reduce the speed limit to 50 MPH from the Galleria to the west about 1 mile past Falconhead West entrance

There is very little multi-modal transportation planning. There is no connectivity to Central Park from anywhere, except the HCG.

current traffic impact studies and facilities do not appear to be adequate to what I see each and every morning and evening

It is stretched to its limits. The streets and highways must be widened and improved. We need more street lights

walkway needed - crossing 71 and 620 as a pedestrian is very difficult - road improvements needed near lake Travis High School

need sidewalks

I am generally OK. However, I think the city should build trail and bike route along the Hwy 620. For example, build a pedestrian/bike trail from Falconhead Blvd to the city park, and then a better pedestrian/bike trail from the city park to the Galleria.

some of the trails have rough erosion that require frequent maintenance. Would love to see more benches in the city.

very good here with the prky way and 71

It has been difficult, but so much better than it was 10 years ago.

Seems all residential streets are handled well.

Well done.

Lots of walkways and roads that can handle bike traffic.

streets are in okay shape but maybe I'm not aware of pedestrian and bike paths? where are they? Like the park/greenbelt in Falconhead

Dark skies is a pending crisis with the growth and development.

Bee Cave Parkway has significantly relieved traffic congestion.

Not very many side walks. There is no sidewalk or lane cross walk from the Avanti Hills apts into the Hill County Galleria or to the shops across from it.

Not sure

Seems to be no plan to connect developments via sidewalks, paths, etc., city should require developers to do so. Now, after the fact, will cost the city money. Good example is the FalconHead development, should have been paths, sidewalks to get to the park over by Target, also the Nitro and Golf and Guitar development. Don't see any evidence of a plan at all.

Where are these pedestrian and bicycle paths?

Several of the new roads have improved the movement of traffic and reduced the number of cars cutting through our neighborhood.

Roads are well kept

I don't know why a bike lane was not added to the Bee Cave Parkway when it was built????

**Q19 The previous version of the Comprehensive Plan emphasized the desires to maintain a “Small Town” atmosphere with a “Hill Country” ambience in Bee Cave. Which of the following community features have the most impact on the city’s ability to achieve these desires?**

With the only connectivity being driving in a car in such a small town, the city doesn't feel integrated.

Losing the small town feel fast with the crazy amt of residential development and traffic

A loop around Bee Cave would be a primary need to retain a Small Town feel. As the population grows, this should not hurt the economic viability of Bee Cave businesses.

Youth activities and availability of sports complex in West Travis county planned commercial areas that are separated and distinct from housing

Keep the town people and pet friendly-keep traffic and apartment building controlled!

The historic buildings have pretty much been demo'd. The new BBQ place has ZERO character. You tried too hard to maintain a standard and sometimes a little character is nice.

We already have problems with traffic. We have an unbelievable amount of apartments congested in a 5 mile radius of the Galleria.

The city is very plain looking, everything is beige and tan, boring! Think Santa Monica, San Diego, Sugarland. It has become "beige cave"

We need to partner with & assist small local business through the red tape to remain friendly & encourage acceptable businesses to breed here. h

Bee Cave is not a "small town" any more.

NO MORE APARTMENTS!

The number of apartments in Bee Cave is destroying the small town feel as is the amount of vehicle traffic.

Only things like REVIVAL CENTER SQUARE and the current REVIVAL have a shot at defining anything resembling an ambience here.

Sidewalks and landscaping along hwy 71 town center.

Less High Density Housing

The City seemed to be Strong and now it looks like they are Servants of Developers not residents!

I'M NOT IN FAVOR OF A SMALL TOWN ATMOSPHERE

the days of "small town" atmosphere ended a long time ago.

Trails and pedestrian connectivity with sidewalks and trees on 71 and 620

Rapid population growth in the area is eclipsing the "small town" atmosphere.

We have enough banks and mattress stores - need more diversity!

Commercial development is already here and needed. The small town feel needs to be achieved through design - not limited development.

Too late to change the overall character of Bee Cave as is has gotten too big, just manage the future growth

Effort to preserve the night sky.

Library, Recreation Center, Sports Facilities

No more apartment buildings

Bee Cave has been successful in keeping needed businesses out of town, way to go! Small town that requires you to go somewhere else on a regular basis.

Sprawl especially car dealers and more big box.

**Q21 What would make you move away from Bee Cave?**

Availability of appropriate housing for elderly when I become too old to remain in a private home.

too much commercial development in or near residential areas

Lack of sustainable concepts in decision making

Car dealerships in Bee Cave.

affordable housing

Job

Crime

if family moved away from area

adding businesses such as a car dealership in such close proximity to a neighborhood. doesn't help the residents of the community, i.e. Bee Cave.

we are considering moving out to Spicewood where it still maintains the natural beauty.

Pace of development should be controlled....in 4 years since we moved here it has gotten out of hand

terrible neighbors

Inability to get from one area to another without using major highways

Amount/types of commercial development

PROPANE

Don't become California.

If this becomes an Austin suburb, a LOT of people will move.

A city council that bows to developers and doesn't listen to residents.

City council that only listens to developers

Lack of strong code enforcement.

Crime - you people brought it with you and then built yourself nice little gated fortresses to hind behind - you must be proud

BeeCave can't control Cost of living or Utilities ---out of our hands

Lack of access to airport facilities, hangar space, etc.

NOT MOVING

There is a lot of new growth proposed, okay with most, but don't want it to get to huge.

We chose to live in the Avanti Hills at the galleria in ordeer to have that slight urban feel and walkability within a hill country environment.

snotty neighbors

Safety

Business coming alongside of neighborhoods too closely...Covert is an example.

Availability of water, demonstrably already inadequate in dry years. Continuing development will worsen this situation.

Commercial being too close to my home and over building our area.

death

Propane in falconhead west may make me move!! And the Covert car dealership

Continued lack of efforts to curtail traffic, noise and light pollution

Cost of propane

The current atmosphere and attitude of City departments.

Heavy police presence, -or- crime

significant increase in crime

Propane costs are out of control. Why not natural gas?

TRAFFIC IS THE BIGGEST PROBLEM

The Cities rules on improving your business.

Amount of business development

Types of commercial development (i.e.: car dealerships)

Forgetting what made Bee Cave "Bee Cave".

Overrun by chain store and big box retail.  
Make it look/feel like Round Rock!  
propane monopolies  
Covert opening a dealership  
Too many multi-family development that reduce overall VALUE and quality  
Physical health  
Public Safety as reflected in crime rates  
Covert intrusion into the community  
Safety concerns  
crime  
obstruction of natural scenery. big commercial infusion such as walmart, dealerships, tall skyscrapers, need more water amenities, small lake that allows for canoeing, kayaking, fishing.  
we need natural gas in the Uplands!!!! propane costs are too high  
Neighborhood that was more welcoming, just plain civil to other residents

**Q26 When the City of Bee Cave conducts its Comprehensive Plan Update process, what would be the best methods for the City to notify you of opportunities to participate?**

snail mail  
newspapers (Statesman/Community Impact)  
BeeCaveBee Online FB Site and Lake Travis View  
MORE SMALLER SURVEYS - MORE OFTEN  
mail  
postal mail  
US mail

Postcard  
social media  
Postal mail service  
Radio announcement - 590 AM KLBJ  
City Facebook page  
text  
mail (perhaps flyers=mail?)  
uncertain about best medium  
Local print/other media, mailing(s)  
direct mail  
Postcard  
mail  
city facebook page  
Mail flyers such as the postcard for the survey  
Newspaper

**Q27 In what formats are you most likely to provide your own input and feedback during the Comprehensive Plan Update process?**

online survey like this  
survey like this  
most new people here came here as it was (is)special-all issues need ANNUAL controls to keep it SPECIAL!  
Survey  
Survey  
Having a survey on the city website

Phone call

All of the above

Survey

facebook comment page

Attend meeting remotely, stream live on internet. Free, so no reason not to.

**Q28 If you have any other comments regarding the content or the process of the upcoming Comprehensive Plan update, please leave them here:**

Form a Commission from residents ONLY to update the Plan.

The language in this survey is not very clear and some questions are written in a way that a politician could interpret as they would like; for example: bee cave is business friendly. if a person says bee cave is business friendly that does not mean the person thinks that's good, just that's the way it is. there is no consideration that I found in this survey that would reflect even the thought that the city council has even considered that retail business does not provide high paying jobs and that the business that should be encouraged is not retail business, hotels and movie studios, but rather jobs that are high paying and steady as in engineering and scientific businesses. more low paying retail, hotel, and movie studio jobs increase traffic and are not needed here.

Natural Gas access to neighborhoods with exorbitant propane rates due to monopolies brokered by developers of neighborhoods. DEVELOPMENT!!

The City Council must remember they are representing every citizen and taxpayer in Bee Cave, not just Special interests groups of which they have Friends or vested interests in. One on one meetings with realtors, developers and other for profit should never happen. Good Friends who own business within the City of Bee Cave should not have special priorities on permits for expansion, voiding city rules just to maintain and promote a Friendship among the individual council member and their Families. The city council needs to be more sensitive to people in the city who have real needs and not high end incomes.

I appreciate you reaching out to all stakeholders and providing the opportunity for easy input.

Felt like the questions were set toward encouraging low density development and not middle of the road questions.

Please maintain that the City of Bee Cave belongs to the residents, not the commercial enterprises that only have monetary interests here.

Stop the apartment madness and overly dense residential! The city makes everything look alike it will look awful in the future. Allow more creativity in building and design

AS FALCONHEAD RESIDENTS-WE WOULD PAY MORE TAXES FOR OTHER THINGS LIKE MORE LIGHTS AT MAIL BOXES -BUT BASICALLY WANT TO SEE ALL ACTIVITIES IN THE PLAN CONTROLLED CONTINUOUSLY.

Whatever decision you take, please make sure it preserves bee caves hill country views, small upscale town feel, and an excellent place to raise family!

You need to look at ways to meet your goals without raising taxes. Also the water issue needs attention now or you will not be able to serve current residents, much less any possible growth. The current rates are very high so something needs to be done to keep them down and still provide the needed water for a growing community.

Please work with LTYA to expand sports fields for our kids. What Round Rock has achieved in this area of integrating sports fields and park land is something I would love to see Bee Cave emulate.

I have talked to many people who were unaware of this survey. Maybe additional help would have been going to all HOAs to send out a phone # & email address to be able to give their comments. Also the survey is a little long and repeats some issues.

forgot or didn't know about it.

We are currently in an out of control growth mode that needs someone to slam on the brakes before we crash and burn.

I know there is a lot of talk of physically expanding the library - while I love the library and am a frequent patron - when I am there it is virtually empty. I think a better plan would be to join forces with Westbank, LTISD, and Lake Travis



Library - pooling resources and having a library system - I can only imagine that would save costs with minimal expense to transit books between libraries. I would love to see more partnerships of this type between Lakeway and Bee Cave.

I do not understand why you have asked me 28 questions when this survey was advertised as regarding to a community pool in FalconHead - this is a wait of my time

Lets keep Bee Cave small & friendly. Let austin have the night life and growth - they have already lost their city.

Only those who live in Bee Cave city limits should be allowed to participate in these decisions. Outside business interests have no place in this process, and it reeks of corruption when they are given priority to our citizens' desires.

We need a plan to replace all propane with NG

Don't change roads or entrance/exits to communities without input from those communities.

Work with a natural gas supplier to provide a natural gas option for all city residents.

I would prefer to see bicycle and pedestrian questions separated; I believe they are not generally the same users and have different requirements.

We would love to have a Trader Joes!

thank you for doing this survey

I agree with the idea of the plan emphasizing the idea of maintaining a small town, hill country atmosphere, but would like to see Bee Cave be a small town with big city infrastructure. Small towns don't have great parks, green belts, public transit or exemplary public libraries -- because they can't afford to fund those types of public projects at a high level. With Bee Cave's mix of commercial, retail and residential, there's tremendous funding potential.

I don't agree that we should increase our taxes to support pedestrian safety, ie the building of side walks on HWY 71. I recommend that we designate pedestrian crossings on 2244 especially at Resaca that can be activated by button.

Bee Cave is rapidly losing control of its destiny. What may have been important 5 or 6 years ago no longer matters. The city will choke ultimately on the massive growth in the region, like it or not it has to tackle the road, infrastructure and local transportation services or it will fail. The city needs to think of the future and not the past! Idealism will not solve the issues nor will walking trails and bike trails, get real!

Please spend no more on the fifth time done Library. What a mess. Crosswalks for pedestrians

Please stop using POST and use EMAIL instead to save my tax dollars! ;-D

We are Presbyterian Church of Lake Travis Located in Bee Cave's City Limits, but we don't quite fit into a category of uses as defined by this survey, so it might skew the results somewhat. Our congregation is a diverse group with some in and some out of the City. Perhaps you should consider a civic type category to begin with.

The low tax rate is one the biggest reasons why I moved to Bee Cave and would be upset to see a rise in taxes.

**NO MORE APARTMENTS! NO SIDEWALKS ON 71 OR 620**

Plan is only as good as authority to implement. The view of BCL is already disappearing behind apartments. I'm afraid you are too late to preserve the best parts of Bee Cave. With what is left, anything that can keep cars off roads will help. How about an alternative path for bikes walking - maybe even golf carts?

We are very thankful to be able to provide input during the planning process. Please make announcements about upcoming votes or input that we can provide. There has not been a well published notification of these types of events (at least not that we are aware of or that my neighbors know of either).

work within current tax income, which is trending up, to provide desired products and services, please do not increase property taxes

I am strongly against any movie/tv production development in Bee Cave. We don't need the additional traffic congestion this would bring. Also, the Back Yard is a noise problem.



Bee Cave is growing too quickly. Please to not allow high density employers, such as movie production development that have thousands of employees. Let's keep Bee Cave small town.

The development pace needs to slow down. Traffic is the #1 reason people move here and now it is becoming just like the areas we moved from.

It seems like you assume everyone wants this Comprehensive "Small Town" atmosphere with a "Hill Country" ambience in Bee Cave. I just feel like the survey may not be scientific and you may not garner appropriate/usable data if questions are skewed. (from a former marketing major.)

Noise (out door music)pollution detracts from all other positive attributes of Bee Cave

DO not incorporate LTISD or Bee Cave to ACC

I would like to help in the process.

This is our City and more Residents should be involved in development decisions.

When tax increases are mentioned it's too vague to accurately respond.It;s all relative and I think it may be misleading in this survey.I think the library needs to expand and we need pedestrian walkways and mass transportation Thanks for the opportunity! Its a great place to live overall !:)

Re-task the Bee caves PD from its current role as a revenue generator and become an actual police force. Stop the ridiculous writing tickets of to soccer moms for 4 miles over the speed limit or rolling a stop sign. Focus on the dangerous construction vehicles and speeders on 620. Catching the vandals would be a good start,

Thank you for soliciting feedback for the planning process. That is the right way to govern a city. Being asked to provide input for the city makes me feel that our city government cares what the people of the city think, and that our city government is trying to do the right thing. Keep up the good work!

Bikes should not be allowed on Hamilton Pool Rd. They stop traffic for miles because it is impossible to pass them safely.

Walkability. I can't overstate the need for safe crossing of Highway 71.

As an overcharged propane customer in Falconhead, I am encouraged to see the City's question on natural gas. Any help from the City to encourage partnership with residents & a natural gas supplier would be a great benefit. We'll need the City's help to encourage the HOA's to participate in good faith to covert neighborhoods from the local propane monopolies to natural gas.

Keep our property taxes low! It seems like every time an improvement is needed, homeowners shoulder the burden!

I think the Comprehensive Plan needs to put the brakes on the runaway growth that we are experiencing. The potential movie studios by the Galleria and the Backyard are just another example of growth gone wild.

Thank you Bee Cave for listening to your residents!

the city council needs to look after the community rather than the developers that operate in the city, even though they may have had a hand in getting them elected

ADD A MERCEDES DEALERSHIP. REDUCE ALLOWED DECIBEL LEVELS AT BACKYARD

Do not increase our property taxes!

Do not increase property taxes. It will keep business from locating here. Keep car dealerships out!

This questionnaire was too long. It should have been broken up into several parts. Many of the items mentioned were "Apple Pie" issues and didn't reflect potential tradeoffs. Questions #24 and #25 were highly misleading. The fact is we are all very fortunate to live in a community supported by sales taxes not property taxes. All sales tax trends are very favorable for the City. City reserves are extremely robust. The comprehensive plan and potential expansion of services need to be considered in this context.

unfortunatly bee cave is no longer small town, its in high demand and that is a good problem, I encourage the city to work proactivel with businesses that are desired here to grow responsibly. Tax increases should not be an option, rely on private businesses to add services

Thanks for the opportunity for residents to provide a voice into this community plan!

I beg the Bee Cave City counsel to not approve the Movie Studio project. Also, keep up the good work with preventing Covert Car Dealership from building in Bee Cave!

Not allowing one side to hijack the process....BALANCE !

I'm concerned about traffic through Bee Cave as large housing developments are being built up Rt 71. The area of 71 between 620 and Bee Caves road is already over-trafficed through most of the day. But as I've said in this survey, the sure-fire way to ruin the character of Bee Cave is to allow chain store retail, big box stores and car dealers along Rt 71 (beyond the Galleria and the shops at the Galleria). If we wanted to live in Round Rock, we would have moved there. We have enough retail availability in Bee Cave and in Lakeway already.

Will my input make any difference??

Stop Covert

Glad we have one! Doing many things right! Main things that can go wrong are allowing things like Car Dealerships, Multi-Family Housing - and not providing alternate transportation ways AWAY from the cars / roads (the "sidewalks" on 71 would ideally be 12+' wide and AWAY from the road.)

The comprehensive plan needs to incorporate a reasonable growth plan that places Bee Cave as something more than a bedroom community. I believe we are already moving away from this and becoming a retail and office area for west of Austin. This is a reasonable direction and should be continued.

Bee Cave needs to get back to supporting the family needs and not be so greedy in respect to adding so many commercial businesses for the purpose of increasing the tax base for more money!! Keep Bee Cave natural to the environment so families can enjoy nature and hear the birds and not the loud noise of automobiles/trucks and commercial company activities. HOPE YOU LISTEN & WALK THE TALK!!

I really want for me and my family to be able to bicycle to more destinations in Bee Cave, without having cars whip past us or, cross huge intersections full of cars speeding in every direction. It is really important Bee Cave get ahead of the growth curve with a comprehensive multi-modal transportation system, which includes links to Austin.

The city has done a great job on the commercial planning front. The city has done a poor job keeping the 2009 plan of low density residential - focus needs to move to low density residential As a resident I'm concerned about safety, I would like to see more focus on reducing crime, solving crime, high visibility of officers in community

Stop Covert!

Government has no place in the field of trying to manipulate social interaction. Through schools, parks, business, and social activities, the citizens themselves will determine social interactions. Governments role should be to facilitate these opportunities, not to socially engineer an ideal based outcome.

The city council needs to have a better way of communicating to its residents. The city needs to have dedicated communication department to deliver the news to its residents. It is also important to promote culture diversity.

Traffic light timing and co-ordination along 620 needs a serious overhaul

No more high density housing. No car dealerships.

DO NOT ALLOW ANY CAR DEALERSHIPS, PERIOD!!!

Need self service USPS mail facility

Need to make sure that comments reflect views of entire city, not just a few neighborhoods

## Appendix B: Survey Instrument

The survey instrument is available from the City of Bee Cave’s Department of Planning and Development as a separate document.