

Property Address	Site Description	Highest and Best Use (Yes or No)	Current Zoning	Zoning Change Recommended?	Other Comments
900 S MoPac Expy	Park Hills Baptist Church	No - Rollingwood is not receiving any real tax value as it currently stands	Government and Institutional District (GI)	Yes - Change to PUD or MU Opportunity to conceptually tie this site into the Endeavor development	This site is at the gateway to Rollingwood and due too its size has the potential as a mixed use development It would have been nice to see a retail component as part of the first floor of this development to serve those employees at the office building and the surrounding area
2500 Bee Caves Rd.	Endeavor - Rollingwood Center 3	No	Planned Unit Development (P.U.D.)	No Yes - Change to PUD to tie into surrounding zoning and future development	
2700 Bee Caves Rd.	Bee Cave Corner Office Building	No	Professional and Business Office District (C-1)		
2702 Bee Caves Rd.	BB&T Bank	No	Planned Unit Development (P.U.D.)	No	The tax value of the bank is not the highest use
2705 Bee Caves Rd.	Mira Vista Office Buidling	No	Planned Unit Development (P.U.D.)	No	
2706 Bee Caves Rd.	Vacant Land	No	Professional and Business Office District (C-1)	Yes - Consider up zoning to C2	This site will be difficult to develop due to Eanes Creek, but if it is possible to develop on the site, focus should be on a multi-level development with retail on the bottom and service/office on the top.
2708 Bee Caves Rd.	Vacant Land	No	Professional and Business Office District (C-1)	Yes - Consider up zoning to C2	
2710 Bee Caves Rd.	Chevron Gas Station	No	Business District (C-2)	No	Appropriate zoning, but not serving its highest and best use Although the center is not the highest and best use for the property, it will be hard to convince the shopping center owner to make any changes since the property is 100% leased
2712 Bee Caves Rd.	Routh Properties - Shopping Center	No	Business District (C-2)	No	This site has potential for multi level uses - retail on bottom/service office on top. The site has good access from the strip center next door
2714 Bee Caves Rd.	Rollingwood Office Center	No	Professional and Business Office District (C-1)	Consider C2 Zoning	Consider combining this property with 2714 and 2724 for retail and restaurant opportunities.
2720 Bee Caves Rd.	Office Building with Prevana Wellness	No	Professional and Business Office District (C-1)	Consider C2 Zoning	Located at lighted intersection. The opportunities are limited due to how shallow the site is.
2724 Bee Caves Rd.	Dentist Office - Austin Smile Creations	No	Professional and Business Office District (C-1)	Consider C2 Zoning	
2725 Bee Caves Rd.	Frist United Bank	No	Planned Unit Development (P.U.D.)	No	This is a bank taking up a prime space with the potential to bring in sales tax if it was another use other than a bank.,
2745 Bee Caves Rd.	Shops at Mira Vista	Yes	Planned Unit Development (P.U.D.)	No	
2800 Bee Caves Rd.	Shell Gas Station	No	Business District (C-2)	No	Great location at a lighted intersection
2802 Bee Caves Rd.	Former Gatti's Pizza	Yes - Due to its size	Business District (C-2)	No	2802 could be combined with 2800 for a possible development.
2808 Bee Caves Rd.	Small Service Strip Center - Quik Print and Michele's	No - Tenants in the strip are not high sales tax producers	Business District (C-2)	No	This site has potential for multi level uses - retail on bottom/service office on top.
2814 Bee Caves Rd.	Service Strip Center - Reid's Cleaners and Goodwill	No - Tenants in the strip are not high sales tax producers	Business District (C-2)	No	This site has potential for multi level uses - retail on bottom/service office on top.
2824 Bee Caves Rd.	Goodyear Vehicle Service Center	No	Business District (C-2)	No	Could 2824, 2826, and 2900 be combined for a mixed use/retail use?
2826 Bee Caves Rd.	Jiffy Lube	No	Business District (C-2)	No	Could 2824, 2826, and 2900 be combined for a mixed use/retail use?

2829 Bee Caves Rd.	Prosperity Bank	No	Business District (C-2)	No	As banks increasingly go mobile, this site could eventually develop as a retail use since it connects with the Trader Joe's development. If 2901 re-develops, this adds even more value to this site.
2900 Bee Caves Rd.	The Finish Line Car Wash	No	Business District (C-2)	No	Could 2824, 2826, and 2900 be combined for a mixed use/retail use? The right developer could find a way to develop this into a mixed use center or retail development. Visibility is limited from Bee Caves Rd, but the correct signage at Montebello Rd. could make this site work.
2901 Bee Caves Rd.	Grouping of Service and Office Properties	No	Planned Unit Development (P.U.D.)	No	Is the pad site fronting Bee Caves Rd suitable for development. If it is, a restaurant or retail strip could work on this site.
3001 Bee Caves Rd.	Stantec and Mattersight	No	Professional and Business Office District (C-1)	Yes - Consider up zoning to C2	
		No - This hospital provides value to the community, but from a tax standpoint, this is very limited.		Yes, Consider changing the zoning to MU, PUD or C2 in case the site is ever sold	
3003 Bee Caves Rd.	Arise Austin Medical Center	No	Hospital District (H-1)		
3006 Bee Caves Rd.	The Palisades	No	Professional and Business Office District (C-1)	Yes - Consider up zoning to C2	Can the multi tiered lot on the West end be developed?
3008 Bee Caves Rd.	Abercrombie Gems and Precious Metals	No	Business District (C-2)	No	
3010 Bee Caves Rd.	Wiseman Family Practice and Austin Compounding Pharmacy	No	Business District (C-2)	No	
3012 Bee Caves Rd.	Vacant Land	No	Professional and Business Office District (C-1)	Yes, Consider changing the zoning to C2 into be consistent with 3008 and 3010	Is this lot developable? Consider combining this property with 3008 and 3010 Bee Cave
1015 Bee Cave Woods	Office Building with Integrated Financial Planning and Kathy Purvis CAR	No	Hospital District (H-1)	Yes, Consider changing the zoning to MU, PUD or C2 in case the site is ever sold	
3101 Bee Caves Rd.	CBRE Center 2 Office Building	No	Professional and Business Office District (C-1)	Consider C2 Zoning	Not a retail site to do to topography of the site and poor visibility
3102 Bee Caves Rd.	Office Building	No	Professional and Business Office District (C-1)	Consider C2 Zoning	
3103 Bee Caves Rd.	Centre One Office Building	Yes	Professional and Business Office District (C-1)	Consider C2 Zoning	
3144 Bee Caves Rd.	Hajjar Peters LLP	No	Professional and Business Office District (C-1)	Consider C2 Zoning	Currently a law office. Has potential for other uses. Possibly a larger multi level building with room for the law office on an upper floor.
3160 Bee Caves Rd.	3160 Professional Building	No	Professional and Business Office District (C-1)	Consider C2 Zoning	Located at lighted intersection. The opportunities are limited due to how small the site is.