

# Going big in Bee Cave: Hotel, offices, shops and hundred of homes planned for final Spanish Oaks phase

A grand display of new urbanism coming to suburb

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A sky-high view of plans for the Village at Spanish Oaks. Up to half a million square feet of offices could surround a walkable retail center. COURTESY PHOTO

By Marissa Luck – Staff Writer, Austin Business Journal  
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Bee Cave is about to get busier. Two developers are partnering to bring an 80-acre mixed-use project bustling with shops, apartments, offices, houses and a hotel to the Austin suburb.

Called the Village at Spanish Oaks, the community would be a milestone for commercial development in Bee Cave – a slice of walkable, urban living not seen before in the quiet enclave.

It is a collaboration between Austin-based CCNG Inc. and [Greenbrier](#)

[Southwest Corp.](#), known for developing upscale resorts and mixed-use communities in Arizona. Greenbrier is also involved in [the restoration of the Commodore Perry Estate](#) in Central Austin, [which is being turned into a luxury hotel](#).

The Village at Spanish Oaks is the final phase of the 1,200-acre Spanish Oaks master-planned community. CCNG started developing the gated luxury subdivision in the late 1990s.

The Village at Spanish Oaks would be just west of where State Highway 71 and Ranch Road 620 intersect.

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### New urbanism's appeal

Nearly 20 years ago, CCNG executives traveled to Scottsdale, Arizona, where Greenbrier is based and where it developed Kierland Commons, lauded as a poster child for mixed-use development.

"We were enamored with this notion of new urbanism," recalled [Jack Creveling](#), director of development for Spanish Oaks. The concept stuck with them, and CCNG reached out to Greenbrier when it was ready to move forward with its own mixed-use development.

The two sides entered into a joint venture and are now pushing ahead with the Village at Spanish Oaks, although they still need regulatory approvals. The project is slated to be discussed by Bee Cave City Council and Planning & Zoning Commission at an Aug. 28 workshop.

The commission and Council will review a proposed planned development district ordinance needed to build the project. If all goes according to plan the ordinance would be approved by October. The developers said they would then start infrastructure work in 2019 and break ground for the buildings in 2020. The whole project could take five to 10 years to build out depending on market demand, said [Kathryn Bolinger](#) of Greenbrier.

Notably, other big mixed-use projects in Bee Cave have hit snags recently, like [The Backyard](#) and [Terraces](#) planned by Chris Milam.

### Project details

The Village at Spanish Oaks calls for about 400,000 to 500,000 square feet of Class A office space, which will generally be located along Highway 71.

Other major elements of the plan:

- Residential: The Village at Spanish Oaks could have 500 to 800 residential units, including condos, apartments and single-family homes.
- Senior living: In addition to the 500-800 residential units, the developers want to build senior living that could range from independent living to various levels of assisted-living facilities. The number of senior-living units is unclear.
- Greenbrier Southwest and CCGN would develop the lots and infrastructure for multifamily, condos, apartments and senior living, but they hope to sell those lots to developers to do ground-up construction. However, Greenbrier

Southwest and CCGN would likely develop all of the retail and office space themselves.

- Most of the estimated 75,000 square feet of restaurant and retail space would be concentrated in the Main Street District of The Village along walkable streets radiating from a central plaza.
- An 80-room hotel, called Inn & Spa at Spanish Oaks, would be located along Little Barton Creek and front the plaza. There would also be plaza-side restaurant.
- Some single-family homes would be near the hotel and residents could take advantage of the housekeeping, food and beverage services at the Inn & Spa at Spanish Oaks. These homes are called The Cottages at the Inn.
- The internal Village streets would connect to a new traffic light on Highway 71. The Village will contribute more than \$1 million to traffic mitigation measures as the roadways are developed, developers said.

Consultants on the project include Overland Partners, Ten Eyck Landscape Architects and LJA Engineering.

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The Village at Spanish Oaks rendering.  
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