

COMPREHENSIVE PLAN FOR THE COMMERCIAL CORRIDOR

POLICY OBJECTIVES:

- *Combine C-1 and C-2 uses to allow retail and/or office uses on any commercial lot, encourage retail and restaurants
- *Greater pedestrian and bike connection between the residential and retail areas
- *Additional trails or pathways to local shops and restaurants
- *Move future development closer to Bee Caves Road by reducing setbacks between buildings and the roadway, while increasing or maintaining setbacks between commercial buildings and residential areas

SPECIFIC COMMERCIAL CODE CHANGES:

- Uses: Combines C-1 and C-2 zones into a new "Commercial" zone and allows both retail and office uses on any commercially zoned properties.

- Height limits:

On the north side of Bee Caves Road, allow development on commercially zoned lots to two stories and 30 feet in height.

On the south side of Bee Caves Road, allow development on commercially zoned lots to 3 stories and 45 feet in height.

- Setbacks:

Along Rollingwood Drive: maintains existing 30 ft. front setback.

Along Bee Caves Road - north side:

Reduces rear setback from 100ft. to 75-ft. Retain the native vegetation within this 75-foot setback.

Reduces front setback from 25 ft. 5 ft. if the developer has agreed to install native species shade trees along sidewalks and dedicates rear lot pedestrian path along Eanes Creek.

- Parking, access, drives:

Minimum required parking spaces are eliminated.

Joint access to drives and parking is required.

- Impervious cover/incentives: Maintains current 55% impervious cover requirement, but allows for up to 10% additional impervious cover if

- 1) the developer employs low impact development practices such as rainwater harvesting, bio-retention, rain gardens, green roofs, infiltration/filter strips, conservation landscaping using native plants and trees that promote the area's natural habitat including bird-, bee-, butterfly-friendly plants, and natural area preservation over and above required greenbelt setbacks,

- 2) there are no increases to storm water runoff (either volume or rate of flow of runoff),

- 3) the site plan meets all TCEQ best management practices for water quality, and

- 4) the site plan meets the required design elements (masking of building mechanical elements (AC units, vents, wireless facilities, etc.) on roofs and at ground level; where there is no greenbelt, topographical, or line of sight buffer between the commercial lot and a residential lot, install a vegetative buffer between a residential lot and a commercial lot.

- Lighting: Adopts "Dark Sky" friendly lighting policies (down lighting, shielded light fixtures, and maximum light intensity) for new development or when lighting is replaced.

- Tree protection standards:

Defines "heritage tree" (24 inches or greater in diameter)

Requires permit for removal of any heritage tree

Requires protection of heritage and "protected trees" ("protected species trees of 12 inches in diameter or greater) during construction process

Requires replacement of other protected trees so as to maintain current tree canopies.

- Post-permit Enforcement and penalties: The zoning ordinance for commercial properties should include provisions sufficient to permit revocation of occupancy permits in the event the owner fails to maintain compliance with any permit requirement including impervious cover incentives, and landscaping, shade, setback requirements, and/or Dark Sky requirements, in addition to use of all fines and other enforcement provisions, including daily financial penalties for non-compliance.