

Chapter 4:

CURRENT LAND-USE



[INSERT RESIDENT QUOTE] By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities.

_Socrates

DRAFT

Chapter 4:

CURRENT LAND-USE KEY TAKEAWAYS

- Rollingwood's current land-use is composed of primarily residential uses (69%), followed by office (14.2%), and retail (7.5%) uses.
 - A current land-use map shows how land is currently being used within an area, while zoning legally defines the types of uses permitted on a parcel of land and sets the development guidelines for those uses.
 - Chapter 211 of the Texas Local Government Code states, "Zoning regulations must be adopted in accordance with a comprehensive plan."
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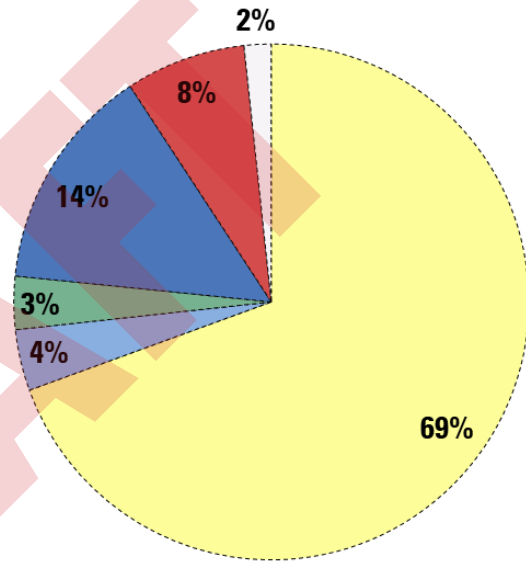
Land-Use and Zoning Distinctions

Current land-use is the characterization of land based on what parcels are currently used for. Land-use is composed of categories of uses such as residential, commercial, office, civic, industrial, and parks. A future land-use plan (FLUP) indicates the community’s desired or intended use of land for an area. The plan, through maps and other studies, help set a broad direction on how city parcels should be used in the future. Currently, the City of Rollingwood does not have a future land-use plan. Zoning, on the other hand, legally defines the types of uses permitted on a parcel of land and sets the design and development guidelines for those uses. For instance, zoning districts regulate allowable uses, development types, building height, impervious cover, setbacks, floor to area ratio, and the density of land use.

Rollingwood Current Land-Use Percent Breakdown

Legend

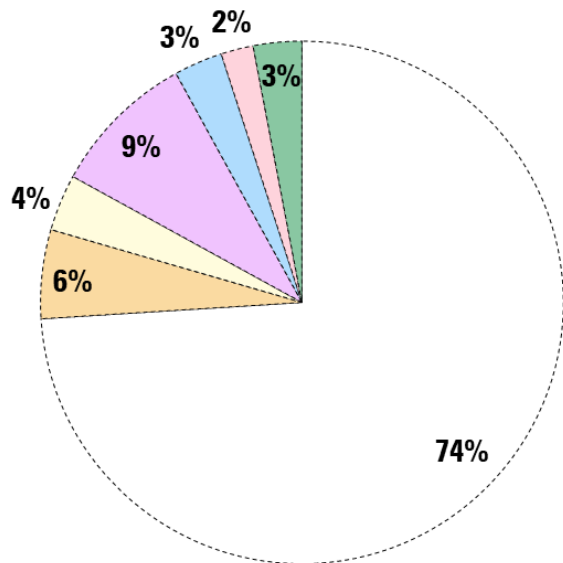
- Residential
- Parks
- Retail
- Office
- Civic Institutions
- Vacant



Rollingwood Parcel Zoning Percent Breakdown

Legend

- Professional Office District (C-1)
- Business District (C-2)
- Park District (P)
- Governmental & Institutional District (GI)
- Hospital District (H)
- Planned Unit Development (PUD)
- Residential District (R)

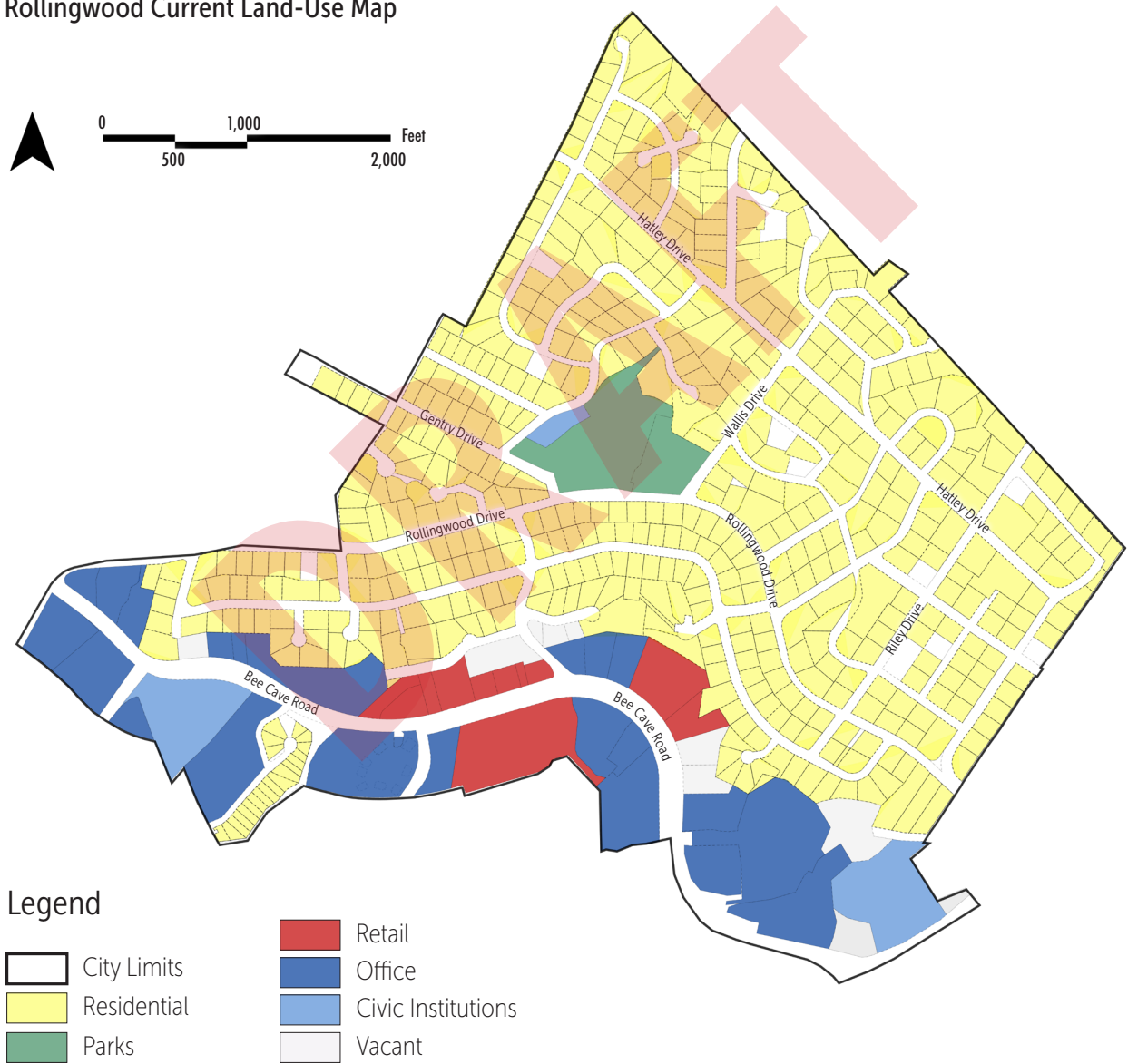


Existing Conditions: Land-Use

Current Land-Use Conditions

The existing land-use in the City of Rollingwood is predominantly residential and commercial. Single-family residential comprises the largest percentage of land-use making-up 69.4% of the total land-use area. The second largest land-use type is office with 14.2%, followed by retail with 7.5%. The commercial uses are located along Bee Cave Road, a key regional roadway. Civic Institutions such as City Hall and Parks/Green Space such as Rollingwood Park represent a modest amount of the City’s current overall land-use. Due to Rollingwood being fully built-out, vacant parcels make up only 1.7% of the total land-use and are scattered throughout the city.

Rollingwood Current Land-Use Map



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

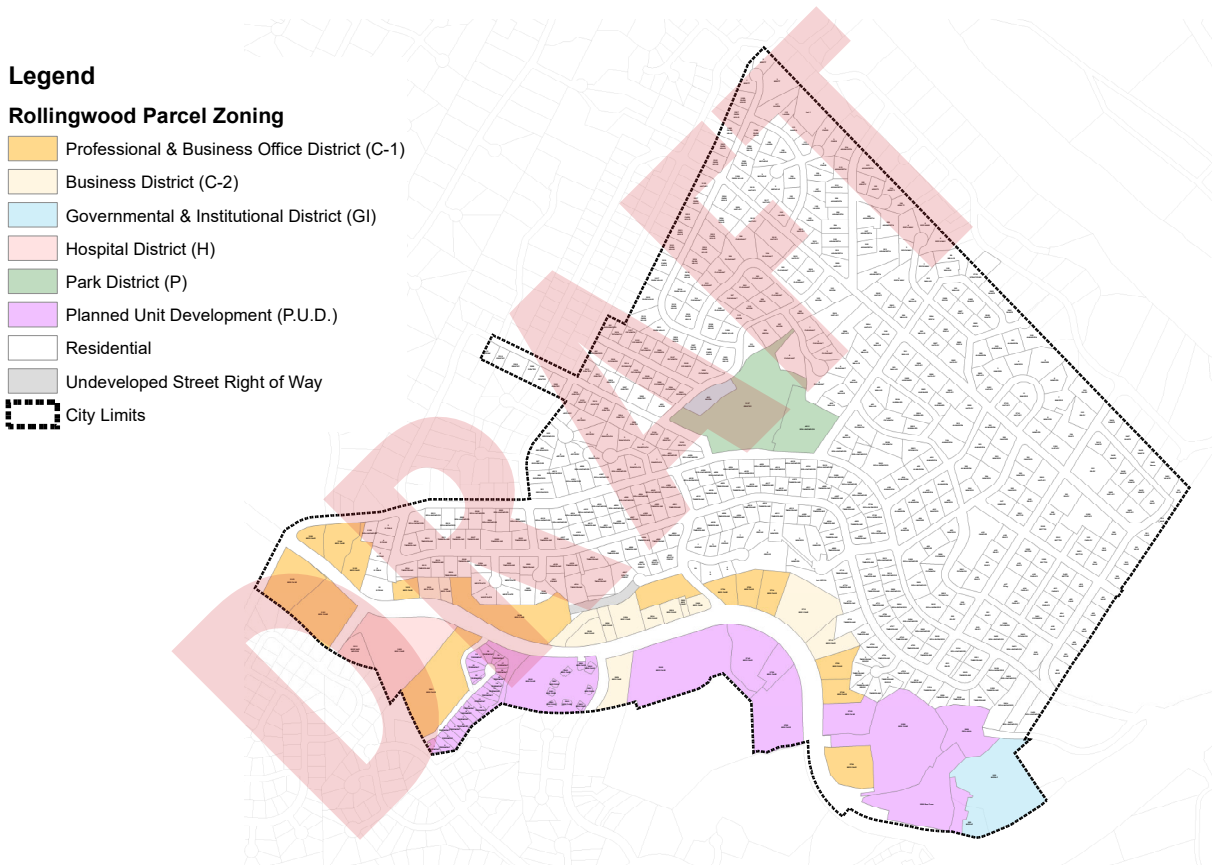
Existing Conditions: Zoning

Current Zoning Districts

Zoning is governed by Chapter 107 of Rollingwood’s Municipal Code. There are currently 7 different zoning districts in the city, including one residential district, two office & business districts, and four planned unit developments. The Residential zone in Rollingwood is by far the largest zoning district in the city.

The table below details the categories of zoning by percentage of land area, excluding major rights-of-way. This information was calculated based on the current zoning plan, last amended in 2018.

Rollingwood Zoning Map & Percent Breakdown, 2018



Zoning Districts, 2018

Zoning Districts, 2018	Area (sqft)	% Total Zoning
Residential Zoning District (R)	11,562,798	74.8%
Professional & Business Office Zoning District (C-1)	778,265	6.1%
Business Zoning District (C-2)	478,294	3.1%
Planned Unit Developments Zoning District (PUD)	1,865,119	12.1%
Governmental & Institutional Zoning District (GI)	400,272	2.6%
Hospital Zoning District (H)	254,343	1.6%
Park Zoning District (P)	411,256	2.7%

Zoning Regulatory Framework

Future land-use and zoning are legally different. Although the Texas law does not explicitly mandate cities to have comprehensive plan, chapter 211 of the Texas Local Government Code authorizes a city to adopt a comprehensive plan that includes a future land-use map. Because the Texas Government Code requires that “zoning regulations be adopted in accordance with a comprehensive plan”, then without a future land-use map, the city would not have the authority to make zoning changes. The code further clarifies that a land-use map is different than a zoning map by requiring all land-use maps included into a comprehensive plan to always contain the following statement: “A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.”

Future Land-Use Plan

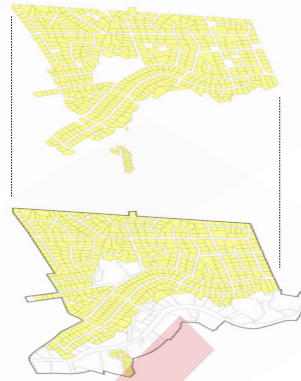
Prior to this Comprehensive Plan, the City of Rollingwood did not have a Future Land-Use Plan to guide development and zoning decisions. The framework and process to create the Rollingwood Future Land-Use Plan will be discussed in detail in next chapter.

“Zoning regulations must be adopted in accordance with a comprehensive plan.”

*Texas Local Government Code,
Chapter 211, Sec. 211.004.*

Existing Land-Use Conditions: Residential

As evident in the land-use map, the City of Rollingwood is largely a residential community. The types of residential neighborhoods in the City are similar, mostly comprised of large homes built in the 1950s and characterized by their wide streets, mature trees, and beautiful yards. Most of the homes resemble their original character – one to two story brick homes, though some new residences have incorporated contemporary architectural elements such as the use of linear forms and glass as a building material. Most of the residential units in Rollingwood are large, with more than 4,000 sqft of living space.



69.4%
OF THE TOTAL
LAND-USES IN
ROLLINGWOOD ARE
RESIDENTIAL

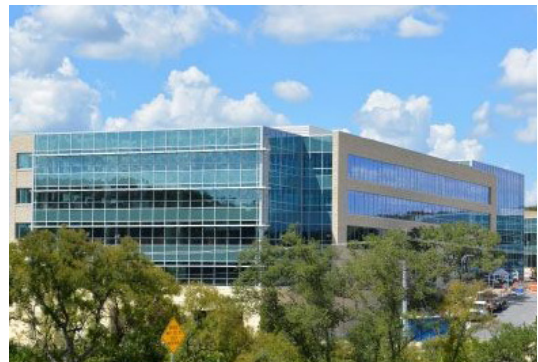


Existing Land-Use Conditions: Office

14.2%
OF THE TOTAL
LAND-USES IN
ROLLINGWOOD ARE
OFFICE

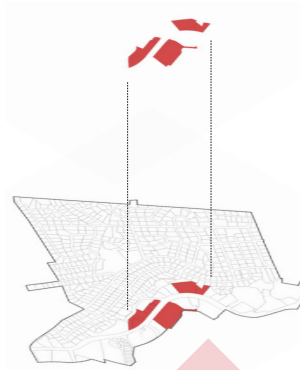


Office land-uses in Rollingwood are located along Bee Cave Road, the major commercial corridor in Rollingwood. This land-use makes-up 14.2% of the total land-use area and approximately 2/3 of the uses located on the Bee Cave commercial corridor. Major businesses that use this land are large business parks, banks, and low-rise office buildings.



Existing Land-Use Conditions: Retail

Similar to office, retail land-uses are also clustered along the Bee Cave commercial corridor. Retail comprises of 7.5% of the total land-uses in Rollingwood and about 1/3 of all commercial land-uses. Stores, strip plazas, and local family-owned businesses occupy the bulk of the retail land portion.

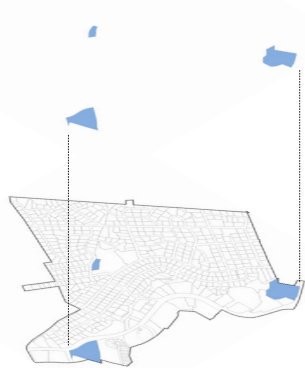


7.5%
OF THE TOTAL
LAND-USES IN
ROLLINGWOOD ARE
RETAIL



Existing Land-Use Conditions: Civic Institutions

3.8%
OF THE TOTAL
LAND-USES IN
ROLLINGWOOD
ARE
CIVIC INSTITUTIONS

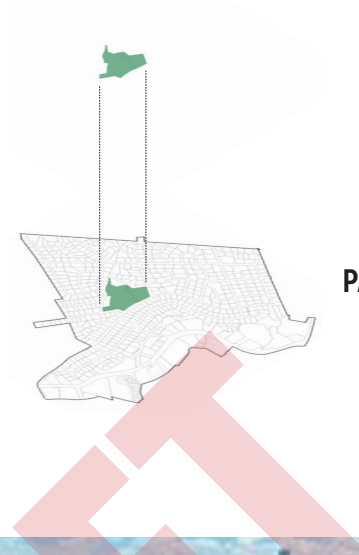


Civic institutions are public or quasi-public buildings. In Rollingwood, three parcels have civic uses, a religious institution, a medical center, and City Hall. These civic zones are located throughout the City, including the Bee Cave Corridor. Civic land-uses make-up only 3.8% of the total land-use are in the city.



Existing Land-Use Conditions: Parks & Open Space

Parks in Rollingwood consist of recreation facilities, open areas, and sport fields. The only established park, Rollingwood Park, is located at the heart of the city. Rollingwood boasts acres of natural landscapes, especially near Eanes Creek. Rollingwood Park makes up a total of 3.3% of the total land-use area.



3.3%
OF THE TOTAL
LAND-USES IN
ROLLINGWOOD ARE
PARKS & OPEN SPACE

