

Proposed Changes to Current Land Use

- Pg. 24
 - The first letter of the word “The” in the Current Land-Use Conditions paragraph should not be in bold
- Pg. 26
 - 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.
 - Remove “then”
 - 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.”
 - Change to: “as part of a comprehensive plan”
- Pg. 27
 - Existing Land-Use Conditions: Residential
 - Replace this section with the following proposed draft:
 - As evident in the land-use map, the City of Rollingwood is largely a residential community. The residential neighborhoods in the City are characterized by their wide streets, mature trees, and beautiful yards. In 2002 a sewer system was installed in the city, which allowed the building of larger homes. Previously, all homes had on-site septic systems which, in practice, limited the size of each home. While some of the older homes resemble their original character, one to two story brick homes, newer 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 square feet of living space.
- Pg. 28
 - Existing Land-Use Conditions: Office
 - Replace this section with the following proposed draft:
 - 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. These types of uses include large business parks, banks, and low-rise office buildings.

- Pg. 31
 - Existing Land-Use Conditions: Parks & Open Space
 - Replace this section with the following proposed draft:
 - 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 Park makes up a total of 3.3% of the total land-use area. Additionally, Rollingwood boasts acres of natural landscapes, especially near Eanes Creek.