

Future Land Use

The Future Land Use of Rollingwood provides direction to the City for decisions regarding zoning, site development and other land use policies made by the City Council or recommended by the Planning Commission or City Staff. It also is a guide to current and future residents and businesses on how the City will be making decisions regarding land use.

***Rollingwood Residents desire a
WALKABLE and CONNECTED
NEIGHBORHOOD.***

As part of the Comprehensive Plan Strike Force Survey distributed in April 2021, Rollingwood residents weighed in on a variety of potential priorities and shared their preferences for the Bee Caves Commercial Corridor. Responses revealed a desire for more restaurants and retail (small boutiques), with strong opposition to uses such as a hotel or additional multifamily housing options. Maintaining the low-density, single-family character of Rollingwood was identified as the number one priority for residents. Increased traffic and crime were primary sources of concern for respondents.

The results are below for residents' preferred priority of potential goals for the Bee Caves Commercial Corridor:

#1 - Maintain low-density, single-family character of Rollingwood (56.25%)

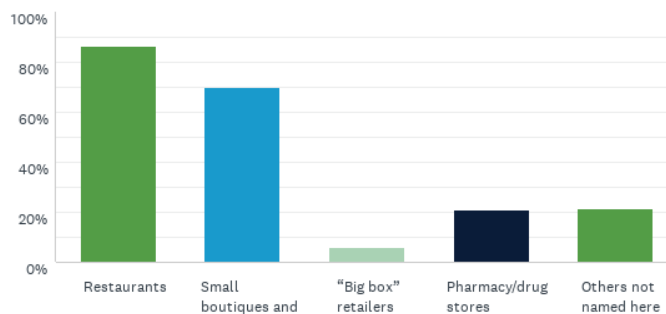
#2 - Protect property values and/or views of existing Rollingwood residences (18.87%)

#3 - Increase sales tax revenue (13.38%)

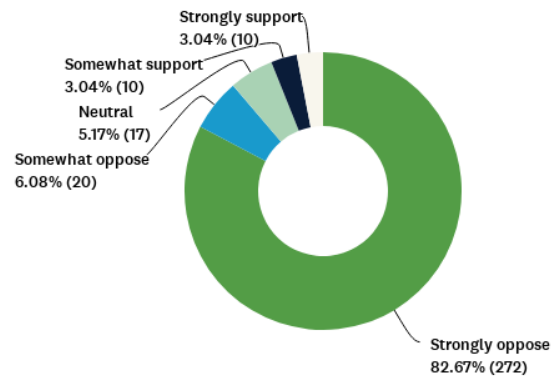
#4 - Increase retail and restaurant options (8.63%)

#5 - Maintain current traffic levels (6.27%)

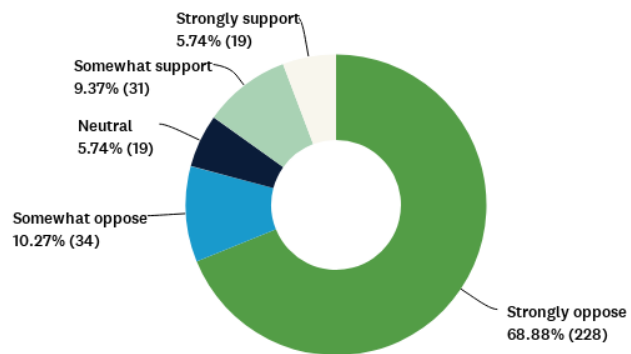
Q44 What kind of retail businesses, if any, would you like to see on Bee Caves Road?
(Check all that apply.)



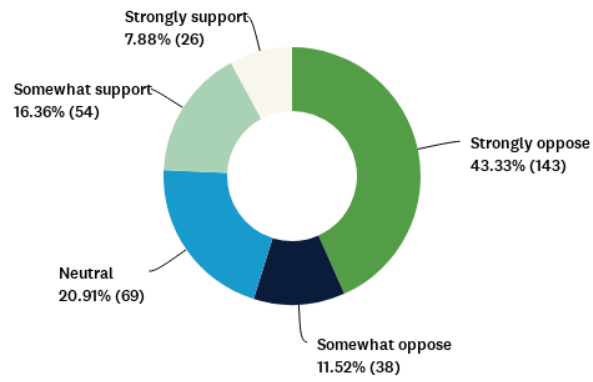
Q45 Apartment complexes



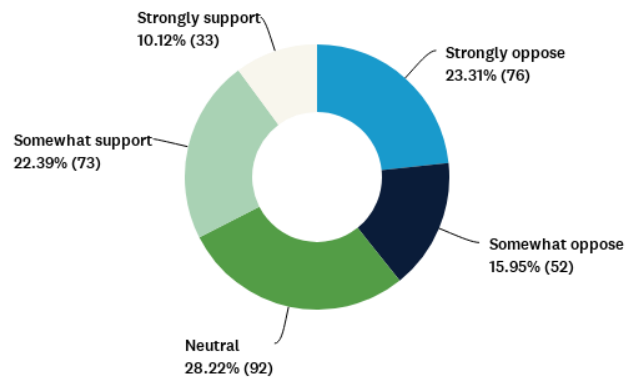
Q46 Condominium complexes



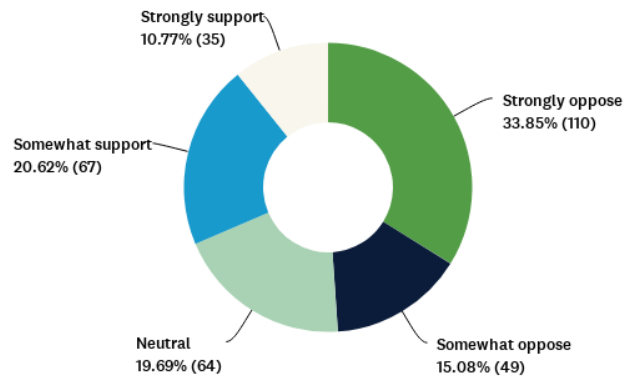
Q47 Senior housing



Q48 Office space

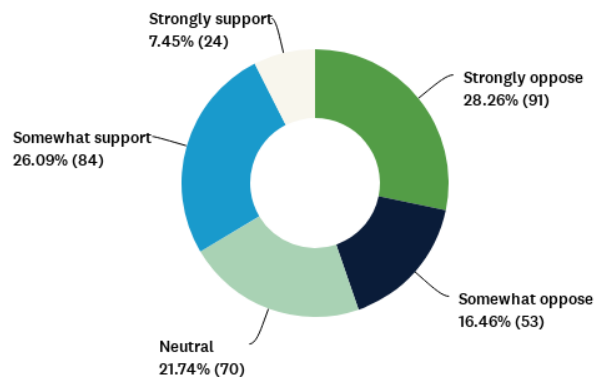


Q49 Mixed-use buildings



Although residents showed a desire for increased retail and restaurants, the majority opposed the use of a limited tax incentive to encourage additional retail business to locate in Rollingwood's commercial corridor.

Q59 How do you feel about the use of a limited tax incentive, specifically a rebate on sales tax to new retail establishments, in order to encourage additional retail businesses to locate in Rollingwood's commercial corridor?



Policies – Future Land Use

General Policies

1. Tree and Tree Canopy Protection – Rollingwood residents want to maintain the robust tree canopy throughout the City. A tree protection plan and ordinance should be created or revised.
2. Signage - Revise and update current sign ordinance.
3. Consider adopting water-wise policies for landscaping in residential and commercial areas.

Policies related to Residential

1. Drainage is a big concern of residents. City should consider adopting a drainage fee in addition to current drainage requirements so that new development or significant additions pay for any drainage issues the new development would create. A dollar amount per Sq Ft of impervious cover for new construction only should be adopted, based on a rate study that analyzes the potential cost recovery for any new drainage infrastructure.
2. Traffic is an issue in residential areas and one of the biggest concerns among residents.
 - a. A traffic study should be done.
 - b. Crosswalks and pedestrian refuge islands should be considered, based on outcomes of traffic study and are desired by large portion of residents and many want to expand the size.
3. While many but not majority wanted limitation on home size all wanted side setbacks to remain.
4. While there is no consensus on the prohibition of estate lots, most residents would like to see the City better manage the development of estate lots in order to minimize impact to adjacent neighbors.
5. Residents wanted to protect trees and ensure that Rollingwood maintain a healthy tree canopy throughout the City.
6. Do not allow short term rentals
7. Consider applying the same rear setback to properties that abut City of Austin or Westlake Hills as it would be applied throughout Rollingwood.

Policies related to Commercial/Bee Cave Road

1. Allow all commercially-zoned property along Bee Cave Road to be office or retail (the City should consider encouraging restaurant uses where appropriate and where they

would not create nuisance for adjacent residential properties). This is not a recommendation to change any owners' current usage).

2. Attempt to eliminate a driveway on every commercial lot. Connect parking areas of/on different lots where possible, so as to reduce the number of ingress/egress on Bee Cave Road and improve overall mobility.
3. Create more opportunities for residents to walk/bike/utilize golf carts to retail/restaurants on Bee Cave Road (eg., an improved hike and bike path along Edgegrove from Rollingwood Drive to Bee Cave Road).
4. City should exercise its full discretion in regards to fines up to revoking a certificate of occupancy as well as requiring of developer a binding agreement that describes these obligations and penalties.
5. Modify development standards as necessary based on following recommendations:
 - a. Front set back: the front setback for commercial properties along the north side of Bee Caves Road be reduced from the current 25' setback to a 5' setback, where the developer has agreed to: 1) contribute any required right of way to TX DOT, and 2) implement a landscape plan, including appropriate irrigation and maintenance, that provides native species shade trees along sidewalks and rear lot pedestrian paths.
 - b. Impervious cover:
 - i. City should establish commercial impervious cover requirements such that impervious cover shall not exceed 55% provided that no new project development will create any increases to storm water runoff (either volume or rate of flow of runoff).
 - ii. Incentives: the development code should incentivize permanent 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, by development of a schedule of impervious cover limit increases up to an additional 10% for use of such practices: 1) there are no increases to storm water runoff (either volume or rate of flow of runoff), 2) the site plan meets all TCEQ best management practices for water quality, and meets the design elements described below.
 - iii. Certification: all requirements associated with impervious cover incentives, storm water management and water quality be mandatory, not subject to variance, and enforced by requirements for engineering certification that the design meets all requirements as initially submitted in the permitting process and for engineering certification that the design as built meets all impervious cover, storm water management and water quality requirements before the issuance of any occupancy permit.

- c. Design requirements to lessen impact of commercial development to adjacent residential properties:
 - i. Where roofs are visible from adjacent residential lots, the City should adopt appropriate design requirements that mask and/or eliminate the impact of (i) building mechanical elements (AC units, vents, wireless facilities, etc.) by requiring such elements be located at ground level and not on roofs, or if located on roofs, masked by the roof; (ii) require all solar panels be masked; and (iii) require the site plan to provide a vegetative buffer and safety features between a residential lot and a commercial lot where there is no greenbelt, topographical, or line of sight buffer between the commercial lot and any residential lot.
 - ii. The City should adopt lighting design criteria to eliminate impact to adjacent residential properties, down-shield night-time lights, and adopt standards consistent with the "Dark Skies" lighting policies of similarly-sized Central Texas Hill Country communities, the International Dark Skies communities or other state-certified "Dark Skies" organization.
- d. Landscaping/Shade/setback incentives for commercial properties: the City should:
 - i. Require that landscaping within the setback along Bee Caves Road, where possible, and along any pedestrian walkways, include sufficient trees to shade sidewalks and pedestrian paths.
 - ii. Employ a tree ordinance similar to that in residential areas that will preserve heritage trees, that requires replacement of heritage trees with a tree or trees of the same species and having the same total caliper inches, and require replacement of other protected trees so as to maintain current tree canopies.
- e. The City should require an as-built survey as part of its final permitting and Certificate of Occupancy for all new commercial.