

SURVEY COMMENTS FROM 2021 RESIDENTIAL STRIKE FORCE

COMMENTS PERTAINING TO NEW CONSTRUCTION AND CODE-RELATED ISSUES

Q3 What do you dislike the most about Rollingwood? What would you like to see changed as you consider the future of the city?

(One comment per resident response)

All the new big houses that cut down every single tree on the lot

I dislike the McMansion trend occurring

It just seems like the smaller homes are disappearing and the larger lots are getting covered up by the much larger homes that are replacing the homes being torn down.

Nothing needs to change.

Too many homes built too close together (not maintaining large lots)

Development rules that incentivize larger buildings

More house, less green is the way the city is headed.

McMansions with poor aesthetics built by builders who lack aesthetic design.

Would prefer to maintain some of the older character of the city.

More green space in ratio to house footprint

Unanticipated side effects of our building ordinances, enforcement, or lack of ordinances

Houses that are too big for the lot - losing that open, green space

Really dislike all of the McMansions going in -- the huge houses that take up the entire lot with little to no yard. I think the houses are too big for the lots, and they are changing the look and feel of our neighborhood. I saw this happen in my childhood neighborhood in Dallas and the end result is not appealing. It will cause RW to lose it's charm. We will just be one large house after another with no space! I would love to see the rules around building changed to keep this from happening more than it already has.

Influx of gaudy McMansions

Some of the houses - new and old - are ugly. We can't do much about the ones that are there - but someone should keep an eye on the new designs. Intrusive decks / viewing platforms on top of people's houses, huge-looking houses on small plots, ugly houses. I like new architecture, I like old architecture, I don't like 'ugly on purpose' architecture, which is the only word for some of the houses.

I dislike the clear cutting of trees from lots

These huge homes are dwarfing the older original ranch properties. They block natural light to the houses near them and too many outdoor lights interrupt the dark sky and produce illumination pollution.

I would like to see building codes that are enforced and reduced the maximum size of homes on a lot.

I dislike the Huge homes being built. I feel that there should be a Build envelope established for Rollingwood to protect the trees. Tiny Ranch style home are being knocked down and replaced with Huge homes which destroy the canopy of trees, it also destroys the quaintness of the neighborhood. It's getting out of control and if something isn't done now we will destroy what has attracts people to this neighborhood, which are the old established tree lined streets. Some of the homes are extraordinarily large and I don't think this is necessary.

Rampant construction of zero-lot line mega mansions

Homes that look like office buildings. Builders have built really ugly homes in recent years.

Slow down mammoth homes

The over cutting of mature, stunning and shady trees for large homes is sad.

Developers taking over our city

Dislike how the high dollar new builds are affecting the property tax of the older homes

More affordable housing.

I really do not like all of the new "McMansion" building and all of the new rules that are being put in place.

The huge houses that are being built lot line to lot line. The trees are one of our greatest assets but they are not being protected enough.

The increasing move to very large homes where the trees are removed and the lot is somehow flattened at the expense of our drainage, privacy and sense of space. Put limits in place to protect the existing homes from out of control development.

I most dislike that there is no tree ordinance, and developers are allowed to purchase a home and clear-cut the lot, eliminating ALL of the historic oak trees. Trees are an important part of the ecosystem, pulling CO2 out of the air, providing homes to all types of birds and critters. I also dislike that the zoning laws (apparently) have extremely modest set-back requirements.

I dislike most that people are starting to want to change things and make our city more like Northwest Hills in Austin.

Dislike seeing homes built from setback line to setback line with tree removal, but very little tree replacement. Too many folks moving to RW that want variances to build even larger homes that encroach into the setbacks. Dislike the homes that have managed to squeeze in a fourth story. Height restrictions are too generous.

That the new houses take up most of the lots so there is no little impervious cover.

Less tearing down of good houses.

Do not like seeing all of the new construction of homes with no character.

Homes that are too big for the size of the lot

I dislike the outlandish and unfavorable building

Drainage concerns and the cave in to builders of new and larger homes.

So much construction all the time - so much traffic related to construction - trucks flying through and parking every where.

Limit size of new construction relative to lot size.

I feel there should be architectural standards for new homes. Two on my street have zero lot lines and one looks like a dental office the other like a bank

Super sized homes and entitled people.

Random growth without consideration for environmental impacts such as storm water management

The amount of ongoing and ever changing construction traffic and noise is a problem.

Radical changes to its character.

Current "extreme gentrification" going on leading to a homogenous very high economic status of residents.

I dislike the new McMansions that clear cut trees.

Current rules and regs that are not enforced.

Rollingwood is amazing.

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(One comment per resident response)

The building of lot line to lot line white monster houses that are being built on spec as large as possible with no care for their neighbors. Want to make sure we are building community trust and respect.

The idea that a developer appears to have shown little to no respect for the residents of Rollingwood and how their development would impact the lives of the people who live on Timberline.

New houses that are way too big for their lot size. They literally dwarf houses next to them. We are turning this beautiful city into a McMansionville - ugly.

The building code is crap. You terrorize residents with last minute bullshit requirements when they are trying to build their homes

The size of the new houses - they are more ridiculous by the day. The envelope Austin uses seems like a good way to manage that

The mega mansions. There should be a limit on size. They ruin the peaceful setting of the neighborhood.

Dislike the 6 million dollar white stucco homes

Too many large homes being built with too much impervious cover

Mega home compounds

I do not like the giant homes and rising taxes.

Vacant and abandoned lots.

I think there are things we can change and make the city better to make the money we're paying for our lots more valuable without there being so much resistance

Now as one of the "older" residents I find myself shaking my finger the new houses that are messing up our drainage and cutting down our trees

Maxed out impervious cover is contributing to loss of the charm

Also, there seems to be a disregard for livability as houses are allowed to max out lot sizes for tax or other reasons. It impacts the character of our community.

The unceasing construction of new mega homes. Particularly those that push their structures to the property limits

New houses are enormous.

Some of the new builds are eating up the green spaces and feel like homes that need about a acre more of lot to be proportionate

The emphasis on larger homes, the lack of preservation of trees

I hate the way new buyers are coming in and building something they want, rather than a home hat fits the neighborhood

Huge big box homes and the construction that lingers for an inordinate amount of time.

Houses that are simply oversized - even for these lots. The unnecessary excess is causing awful construction with its traffic. The character of this lovely city is going away with each look-alike mansion so I believe limits on house size and height would be wise.

That most of the homes will be huge without lawns, they appear like blocks without lawns for kids to play on

We really dislike that the city allows 3 story houses. We would love to see the Rollingwood have two story houses only to preserve the architecture quality and design that this neighborhood is known for. Its unattractive to have houses building higher and higher for downtown views.

dislike: the size of the homes being built that cover the largest percentage of the lot and the loss of trees that come with these structures. The residents must have the strongest voice in the decisions made

I would like to see movement regarding land use, specifically regulations on ADUs.

Larger homes are building into setbacks so we have less and less green space

I dislike the trend toward homes which occupy every available inch of their lots, replacing trees with concrete and greatly increasing impervious cover.

Houses taking up most of the lots

The lack of thoughtful development (all of the houses being scraped and replaced with huge houses)

Too much building going on.

Construction. I'm so tired of the construction.

HUGE houses TOO MUCH STUCCO. It's not really masonry.

Overdevelopment of ridiculously large homes.

I wish the new houses would not use up the entire lot with building, so more green space and trees would be present.

6000sq ft white stucco houses with white trim. The repeal or amendment to the masonry ordinance was a mistake.

Bigger houses aren't improving things!

More zoning restrictions - some of the houses are too big for their lots. The houses stretch from one fence to the other

Too large houses being built taking up as much property as possible, ie going to the setback on all property lines, front, back and side and taking down too many trees.

Limit the removal of older heritage homes.

Sometimes it can feel like "us versus them," with a pro-development versus a pro- neighborhood side. I would like to see more effort made to have all decisions made be community focused and citizen centered.

The traffic, noise, and mess that are caused by the nonstop construction of unnecessarily large homes.

Big houses being built with very little yard.

Don't have any notable dislikes

I dislike the anger and bitterness expressed by a minority or residents that are resistant to change.

The noise of all the construction. Hope leaders will consider reducing allowed construction hours and not start before 8 and not on weekends

The amount of ongoing and ever changing construction traffic and noise is a problem.

Permit process, would like for it to be more transparent and fluid.

We are the most highly educated and privileged people on the planet. The fact that we allow 10,000 square foot houses to flood neighbors and threaten the Edwards aquifer(drinking water source for 2million people is selfish. Indefensible. We need impervious cover restrictions.