



To: Clay Morgan

March 9, 2020

Clay Morgan Investments, LLC.
10829 Jollyville Road
Austin, Texas 78759

Subject: Zoning Review for 3012 Bee Caves Road—Application for Building Permit

Dear Mr. Morgan,

The plan submittal for 3012 Bee Caves Road has been reviewed by the City for compliance with the City of Rollingwood Zoning Ordinances in place prior to 1985. I am providing the following comments based on a cursory review of the submittal—additional comments may be generated upon resubmittal.

Upon review of the documents and historical records associated with the property commonly known as 3012 Bee Caves Road, it is the City of Rollingwood's determination that the property requires replatting. The survey plat does not indicate that any property owner, current or prior, filed an amended plat to join the abandoned right-of-way with the property. Historical records from the office of the City Secretary do not independently verify that the utility easement was properly recorded in the property records, as was required in Ordinance 176. Additionally, the site plan submittal does not depict a dedicated utility easement along that portion of the property.

The City requires a copy of the original plat for review with the submitted plans. The City also requires the filed utility easement pursuant to Ordinance 176. If one cannot be submitted, you will need to file the easement and amend the plat, as this can affect the application of development standards. If no easement exists, you can either record the easement on the new plat, or the City can draft and provide a separate document for filing.

We acknowledge previous determinations that the property only needs to comply with previous zoning ordinances, and an amended plat would in no way change that determination. It would simply record those items in the public record, and allow for accurate review of the plans submitted.

Additionally, the following items specific to your architectural plans have been flagged, and require attention:

1. Verification that a landscaped greenbelt area is maintained across the north boundary line of the vacated portion of South Peak Road, pursuant to Ordinance 176, must be provided to the City.
2. Per Rollingwood City Ordinance No. 67-B (12), No building shall exceed 2 stories.
3. Per Rollingwood City Ordinance No. 67-N Section 6 (D), off street parking shall be provided at a ratio of not less than 1 parking space for each 200 sq. ft. of floor space in the building which is used for commercial purposes provided on the same lot, or within 300 feet of the building. Please provide adequate parking for the 6,323 square feet of commercial space.

4. Per Rollingwood City Ordinance No. 67-E Section 6(D) amended on September 13th, 1982, no building shall exceed 35 feet in height.
5. Per Rollingwood City Ordinance No. 67 Section 6(J) amended on April 5th 1982 where terrain does not provide adequate privacy to residential districts, a fence of not less than 8 feet, or planted greenery sufficient height and density to ensure a minimum of sight and sound annoyance to all neighbors. The current plan seems to show that there will gaps in the coverage. Please include a more detailed plan for proposed privacy measures.

Enclosed you will find a plat application. Please complete and return it with the supporting documents included on the checklist, as well as a refined plan set so that we may proceed. Please feel free to contact me with any questions.

Sincerely,

Carrie Caylor

Carrie Caylor

Development Services Manager



THE CITY OF ROLLINGWOOD

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