



Date: December 4, 2020

Gemsong Ryan  
Jones and Carter  
3100 Alvin Devane Blvd #150  
Austin, TX 78741  
(512)685-5150

RE: 3012 Bee Caves Road – Zoning Review 2

The above-referenced report and plans were reviewed by the City for compliance with City Zoning Ordinances. We are providing the following comments based on a cursory review of the submittal; additional comments may be generated upon the re-submittal:

#### Previous Code Requirements

1. 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 sqft 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.  
**1-C1) Cleared. The latest Architectural plans submitted, dated 1/31/2019, show 5,683 square feet of occupiable area. As discussed with the City, the requirement of 1 parking spot per 250 sqft of occupiable space is required for this project. A minimum of 23 spots are required and a total of 24 spots have been provided.**
2. Per Rollingwood City Ordinance No. 67-E Section 6(D) amended on September 13<sup>th</sup>, 1982, no building shall exceed 35 feet in height. The proposed building is out of compliance.  
**2-C1) Comment remains. Please provide building elevation plans.**
3. All signs shall be in accordance with Rollingwood City Ordinance No. 67-D Section 6(A)(26).  
**3-C1) Comment remains. Sign plan not provided.**
4. Per Rollingwood City Ordinance No. 67 Section 6(J) amended on April 5<sup>th</sup> 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 annoys to all residence.  
**4-C1) Comment remains. Please provide a landscaping plan or fence plan to adequately provide privacy between the existing residential lot and the proposed development.**

#### Notes

1. Per Rollingwood City Ordinance No. 67 Section 6 amended on April 5<sup>th</sup> 1982, building and land use shall be in accordance with the City Code.

All submittals should be submitted to the City of Rollingwood and should include at a minimum 2 copies of the plans. A comment response letter shall be provided. Please contact Carrie Caylor at (512) 327-1838 if you have any further questions.

Regards,

K Friese + Associates, Inc.