



## **CITY OF ROLLINGWOOD COMPREHENSIVE PLAN STRIKE FORCE AGENDA**

**Monday, August 02, 2021**

In accordance with an order of the Office of the Governor issued March 16, 2020, the Comprehensive Plan Strike Force of the City of Rollingwood will conduct a video conference and telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The meeting will be held on Monday, August 30, 2021 at 4:00 p.m. The public may watch this meeting live and have the opportunity to comment via audio devices at the link below. The public may also participate in this meeting by dialing one of the toll-free numbers below and entering the meeting ID and Passcode.

**Link:** <https://us02web.zoom.us/j/82321621490?pwd=bIRXbi95L0JOSmpHdWJwd1lWVjdPQT09>

**Toll-Free Numbers:** (833) 548-0276 or (833) 548-0282

**Meeting ID:** 823 2162 1490

**Passcode:** 2021

The public will be permitted to offer public comments via their audio devices when logged in to the meeting or telephonically by calling in as provided by the agenda and as permitted by the presiding officer during the meeting. Written questions or comments may be submitted up two hours before the meeting. A video recording of the meeting will be made and will be posted to the City’s website and available to the public in accordance with the Texas Public Information Act upon written request.

### **CALL COMPREHENSIVE PLAN STRIKE FORCE MEETING TO ORDER**

1. Roll Call

### **PUBLIC COMMENTS**

Citizens wishing to address the Comprehensive Plan Strike Force for items not on the agenda will be received at this time. Please limit comments to 3 minutes.

### **CONSENT AGENDA**

All Consent Agenda items listed are considered to be routine by the Comprehensive Plan Strike Force and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a Board Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

- [2.](#) Discussion and possible action on the minutes from the July 6, 2021 Comprehensive Plan Strike Force meeting

- [3.](#) Discussion and possible action on the minutes from the July 19, 2021 Comprehensive Plan Strike Force meeting
- [4.](#) Discussion and possible action on the minutes from the July 26, 2021 Comprehensive Plan Strike Force meeting

### **REGULAR AGENDA**

- [5.](#) Discussion and possible action to review and approve elements of the Comprehensive Plan
6. Discussion and possible action regarding future meeting dates and topics for the Comprehensive Plan Strike Force


### **PUBLIC COMMENTS**

Citizens wishing to address the Comprehensive Plan Strike Force for items not on the agenda will be received at this time. Please limit comments to 3 minutes.

### **ADJOURNMENT OF MEETING**

### **CERTIFICATION OF POSTING**

I hereby certify that the above Notice of Meeting was posted on the bulletin board at the Rollingwood Municipal Building, in Rollingwood, Texas and to the City website at [www.rollingwoodtx.gov](http://www.rollingwoodtx.gov) on Friday, July 30, 2021 at 2:00 p.m.



Ashley Wayman, City Secretary

#### NOTICE -

The City of Rollingwood is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact the City Secretary, at (512) 327-1838 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call (512) 272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

The Comprehensive Plan Strike Force will announce that it will go into executive session, if necessary, to deliberate any matter listed on this agenda for which an exception to open meetings requirements permits such closed deliberation, including but not limited to consultation with the city's attorney(s) pursuant to Texas Local Government Code section 551.071, as announced at the time of the closed session.

Consultation with legal counsel pursuant to section 551.071 of the Texas Local Government Code;  
discussion of personnel matters pursuant to section 551.074 of the Texas Local Government Code;  
real estate acquisition pursuant to section 551.072 of the Texas Local Government Code;  
prospective gifts pursuant to section 551.073 of the Texas Local Government Code;  
security personnel and device pursuant to section 551.076 of the Texas Local Government Code;  
and/or economic development pursuant to section 551.087 of the Texas Local Government Code.  
Action, if any, will be taken in open session.



## **CITY OF ROLLINGWOOD COMPREHENSIVE PLAN STRIKE FORCE MINUTES**

**Tuesday, July 06, 2021**

On Tuesday, July 6, 2021 at 4:00 p.m., the Comprehensive Plan Strike Force of the City of Rollingwood, Texas held a regular meeting, open to the public, via video conference and telephone in accordance with an order of the Office of the Governor issued March 16, 2020. The public was able to watch this meeting live and had the opportunity to comment via audio devices with the following meeting login information:

**Link:** <https://us02web.zoom.us/j/82289105537?pwd=SluMjk2RzVBGVmbjliSWwreXI5UT09>

**Toll-Free Numbers:** (833) 548-0276 or (833) 548-0282

**Meeting ID:** 822 8910 5537

**Passcode:** 2021

The public was permitted to offer public comments via their audio devices when logged in to the meeting or telephonically by calling in as provided by the agenda and as permitted by the presiding officer during the meeting. A video recording of the meeting was made and posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request. The following items were discussed:

### **CALL COMPREHENSIVE PLAN STRIKE FORCE MEETING TO ORDER**

#### **1. Roll Call**

**Chair Thom Farrell called the meeting to order at 4:05 p.m.**

**Present Members:** Chair Thom Farrell, Brook Brown, Wallace Graner, Ronald Hasso, David Smith, David Raymond, Ryan Clinton and Jeff Green

**Also Present:** City Administrator Amber Lewis, Assistant City Administrator Ashley Wayman and Development Services Director Carrie Caylor

### **PUBLIC COMMENTS**

No individuals spoke during public comments.

### **CONSENT AGENDA**

All Consent Agenda items listed are considered to be routine by the Comprehensive Plan Strike Force and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a Board Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

2. Discussion and possible action on the minutes from the June 28, 2021 Comprehensive Plan Strike Force meeting

**Wallace Graner motioned to approve the consent agenda. Ronald Hasso seconded the motion. The motion passed unanimously.**

### **REGULAR AGENDA**

3. Working session with the Bee Caves Road Sub-Committee including discussion on front, rear and side setbacks, greenbelts, impervious cover, height restrictions and other concerns on individual commercial properties

The Strike Force discussed concerns in the city's commercial area including impervious cover, drainage issues, and water quality.

4. Discussion and possible action regarding future meeting dates and topics for the Comprehensive Plan Strike Force

Chair Thom Farrell set the next meeting for Monday, July 12 at 4:00 p.m.

### **PUBLIC COMMENTS**

No individuals spoke during public comments.

### **ADJOURNMENT OF MEETING**

The meeting was adjourned at 6:01 p.m.

Minutes Adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

---

**Thom Farrell, Chair**

**ATTEST:**

---

**Ashley Wayman, City Secretary**





## **CITY OF ROLLINGWOOD COMPREHENSIVE PLAN STRIKE FORCE MINUTES**

**Monday, July 19, 2021**

On Monday, July 19, 2021 at 4:00 p.m., the Comprehensive Plan Strike Force of the City of Rollingwood, Texas held a regular meeting, open to the public, via video conference and telephone in accordance with an order of the Office of the Governor issued March 16, 2020. The public was able to watch this meeting live and had the opportunity to comment via audio devices with the following meeting login information:

**Link:** <https://us02web.zoom.us/j/87583131489?pwd=ZDZJMWIRd1o3RmVyWFZ3VGQ4WDJyZz09>

**Toll-Free Numbers:** (833) 548-0276 or (833) 548-0282

**Meeting ID:** 875 8313 1489

**Passcode:** 2021

The public was permitted to offer public comments via their audio devices when logged in to the meeting or telephonically by calling in as provided by the agenda and as permitted by the presiding officer during the meeting. A video recording of the meeting was made and posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request. The following items were discussed:

### **CALL COMPREHENSIVE PLAN STRIKE FORCE MEETING TO ORDER**

#### **1. Roll Call**

**Chair Thom Farrell called the meeting to order at 4:09 p.m.**

**Present Members:** Chair Thom Farrell, Brook Brown, Wallace Graner, and David Smith.

**Also Present:** City Administrator Amber Lewis, Assistant City Administrator Ashley Wayman and Development Services Director Carrie Caylor.

*The Strike Force took up item 3 at this time.*

### **PUBLIC COMMENTS**

Citizens wishing to address the Comprehensive Plan Strike Force for items not on the agenda will be received at this time. Please limit comments to 3 minutes.

No individuals spoke during public comment.

## **CONSENT AGENDA**

All Consent Agenda items listed are considered to be routine by the Comprehensive Plan Strike Force and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a Board Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

2. Discussion and possible action on the minutes from the July 6, 2021 Comprehensive Plan Strike Force meeting.

This item was not covered during the meeting.

## **REGULAR AGENDA**

3. Working session with the Bee Caves Road Sub-Committee including discussion on front, rear and side setbacks, greenbelts, impervious cover, height restrictions and other concerns on individual commercial properties

Chair Thom Farrell discussed his estimations of impervious cover for commercial lots in the city.

*David Smith joined the meeting during this item.*

The Strike Force and members of the public discussed impervious cover and height restrictions in the commercial areas, drainage and water quality, and other concerns in the City's commercial areas. They discussed points made in a document submitted by Brook Brown.

The Strike Force further discussed impervious cover in the City's commercial areas and the size requirements of PUDs.

**Wallace Graner motioned to deduct the 55% impervious cover with provisions for impervious cover to be raised to 65%. David Smith seconded the motion.**

**David Smith offered an amendment to this motion adding that the provisions would include other water quality best management practices as prescribed by TCEQ, LCRA, and other state agencies. Wallace Graner accepted the amendment.**

**Chair Thom Farrell offered an amendment to this motion adding that the provisions would include a vegetative buffer and a safety feature, and that it be certified by an engineer. Wallace Graner accepted these amendments.**

Brook Brown clarified that these were amendments to items 1A, 1B and 1C of her document.

**The motion passed unanimously.**

The Strike Force discussed items 2 and 3 of Brook Brown's document.

Chair Thom Farrell discussed his suggested changes and additions to items 2 and 3 of the document, including the addition of solar panels in 2A additional information regarding masking. He also stated he was okay with writing in the dark sky language.

The Strike Force discussed incentivizing planting shade trees in pedestrian areas. They also discussed the re-wording of items 2 and 3.

Brook Brown re-worded item 3A to read “Within the setback along Bee Caves Road, where possible, and along any pedestrian walkways include sufficient trees to shade sidewalks and pedestrian paths.”

Brook Brown stated that she will re-word item 3B and that she would distribute the document to the Strike Force.

**Brook Brown motioned to approve the discussed changes. David Smith seconded the motion. The motion passed unanimously.**

4. Discussion and possible action regarding future meeting dates and topics for the Comprehensive Plan Strike Force

This item was not covered during the meeting.

5. Discussion and possible action to approve a schedule for completion of the Comprehensive Plan

This item was not covered during the meeting.

### **PUBLIC COMMENTS**

Citizens wishing to address the Comprehensive Plan Strike Force for items not on the agenda will be received at this time. Please limit comments to 3 minutes.

No individuals spoke during public comments.

### **ADJOURNMENT OF MEETING**

The meeting was adjourned at 6:09 p.m.

Minutes Adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

---

**Thom Farrell, Chair**

**ATTEST:**

---

**Ashley Wayman, City Secretary**



## **CITY OF ROLLINGWOOD COMPREHENSIVE PLAN STRIKE FORCE MINUTES**

**Monday, July 26, 2021**

On Monday, July 27, 2021 at 4:00 p.m., the Comprehensive Plan Strike Force of the City of Rollingwood, Texas held a regular meeting, open to the public, via video conference and telephone in accordance with an order of the Office of the Governor issued March 16, 2020. The public was able to watch this meeting live and had the opportunity to comment via audio devices with the following meeting login information:

**Link:** <https://us02web.zoom.us/j/81493882253?pwd=RjduTG5SckQreGYzTXBBVTNwWTdpdz09>

**Toll-Free Numbers:** (833) 548-0276 or (833) 548-0282

**Meeting ID:** 814 9388 2253

**Passcode:** 2021

The public was permitted to offer public comments via their audio devices when logged in to the meeting or telephonically by calling in as provided by the agenda and as permitted by the presiding officer during the meeting. A video recording of the meeting was made and posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request. The following items were discussed:

### **CALL COMPREHENSIVE PLAN STRIKE FORCE MEETING TO ORDER**

#### **1. Roll Call**

Chair Thom Farrell called the meeting to order at 4:02 p.m.

**Present Members:** Chair Thom Farrell, David Smith, Mo Goyal, Ronald Hasso, Ryan Clinton, and Wallace Graner.

**Also Present:** City Administrator Amber Lewis, Assistant City Administrator Ashley Wayman and Development Services Director Carrie Caylor.

### **PUBLIC COMMENTS**

Citizens wishing to address the Comprehensive Plan Strike Force for items not on the agenda will be received at this time. Please limit comments to 3 minutes.

There were no public comments.

## **CONSENT AGENDA**

All Consent Agenda items listed are considered to be routine by the Comprehensive Plan Strike Force and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a Board Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

2. Discussion and possible action on the minutes from the July 6, 2021 Comprehensive Plan Strike Force meeting
3. Discussion and possible action on the minutes from the July 19, 2021 Comprehensive Plan Strike Force Meeting.

Chair Thom Farrell tabled the consent agenda to the next meeting.

## **REGULAR AGENDA**

4. Working session with the Bee Caves Road Sub-Committee including discussion on front, rear and side setbacks, greenbelts, impervious cover, height restrictions and other concerns on individual commercial properties

Chair Thom Farrell discussed the document in the packet submitted by Brook Brown.

Development Services Director Carrie Caylor gave an overview of the city's current sign ordinance.

The Strike Force discussed the sign ordinance and how to address it in the Comprehensive Plan.

**Ryan Clinton motioned to recommend to update the sign ordinance while protecting neighbors from light pollution as well as to consider hours of operation in the update. David Smith seconded the motion.**

Chair Thom Farrell stated that he would write it out and bring it back for approval at the next meeting. David Smith also discussed considerations in this update.

**The motion passed unanimously.**

Chair Thom Farrell further discussed the document in the packet submitted by Brook Brown as well as the information she sent regarding the Dark Skies initiative.

The Strike Force discussed the Dark Skies Initiative and how it might apply to Rollingwood. They discussed recommending a dark skies policy and to let the City Council decide the details of the policy.

**Ryan Clinton motioned to adopt Brook Brown's document with the edits discussed. Wallace Graner seconded the motion. The motion passed unanimously.**

5. Discussion and possible action regarding future meeting dates and topics for the Comprehensive Plan Strike Force

Chair Thom Farrell stated that the Strike Force would continue meeting on Mondays at 4:00 p.m. until the Comprehensive Plan is complete.

6. Discussion and possible action to approve a schedule for completion of the Comprehensive Plan

Sean Garretson, with Pegasus Planning and Development, gave an overview of the draft chapters of the Comprehensive Plan.

The Strike Force discussed including the park master plan in the Comprehensive Plan.

**Ryan Clinton motioned to incorporate the existing Park Master Plan by reference and as an appendix to the Comprehensive Plan. Ronald Hasso seconded the motion. The motion passed unanimously.**

The Strike Force discussed incorporating the Spatial Needs Assessment and Infrastructure Improvement Plan by reference and as an appendix to the Comprehensive Plan. They also discussed including updated capacity numbers for the water and wastewater systems.

The Strike Force discussed the economic development, mobility, community profile and implementation sections of the plan.

Chair Thom Farrell discussed what items could be brought back to the next meeting.

### **PUBLIC COMMENTS**

Citizens wishing to address the Comprehensive Plan Strike Force for items not on the agenda will be received at this time. Please limit comments to 3 minutes.

There were no public comments.

### **ADJOURNMENT OF MEETING**

The meeting was adjourned at 5:23 p.m.

**Minutes Adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.**

\_\_\_\_\_  
Thom Farrell, Chair

**ATTEST:**

\_\_\_\_\_  
Ashley Wayman, City Secretary

## **City of Rollingwood**

### **Comprehensive Plan - Introduction**

Buie & Co.

July 2021

Like many municipalities across Texas, the City of Rollingwood is experiencing significant change due to a variety of factors including population and demographic shifts and aging infrastructure. In 2020, Rollingwood City Council members made the decision to undertake the City's first comprehensive planning process to provide a long-range guide for how our community will develop moving forward.

The neighborly character and beautiful landscape of Rollingwood make our city unique, and it is important that as Rollingwood evolves, we preserve what we love about our community now and in the future. This initiative is designed to address issues that are known today while anticipating and preparing for the needs of tomorrow.

Our efforts are informed by community input and the best data and resources available to understand the challenges facing our City. The plan is rooted in four guiding principles:

- Environmental Stewardship
- Quality of Life
- Financial Sustainability
- Good Governance

This Comprehensive Plan details the vision and goals for this effort, the history and current makeup of Rollingwood, along with recommendations related to current and future land use, parks and recreation, facilities and infrastructure.

## CHAPTER 3: COMMUNITY PROFILE DRAFT 7.28.21

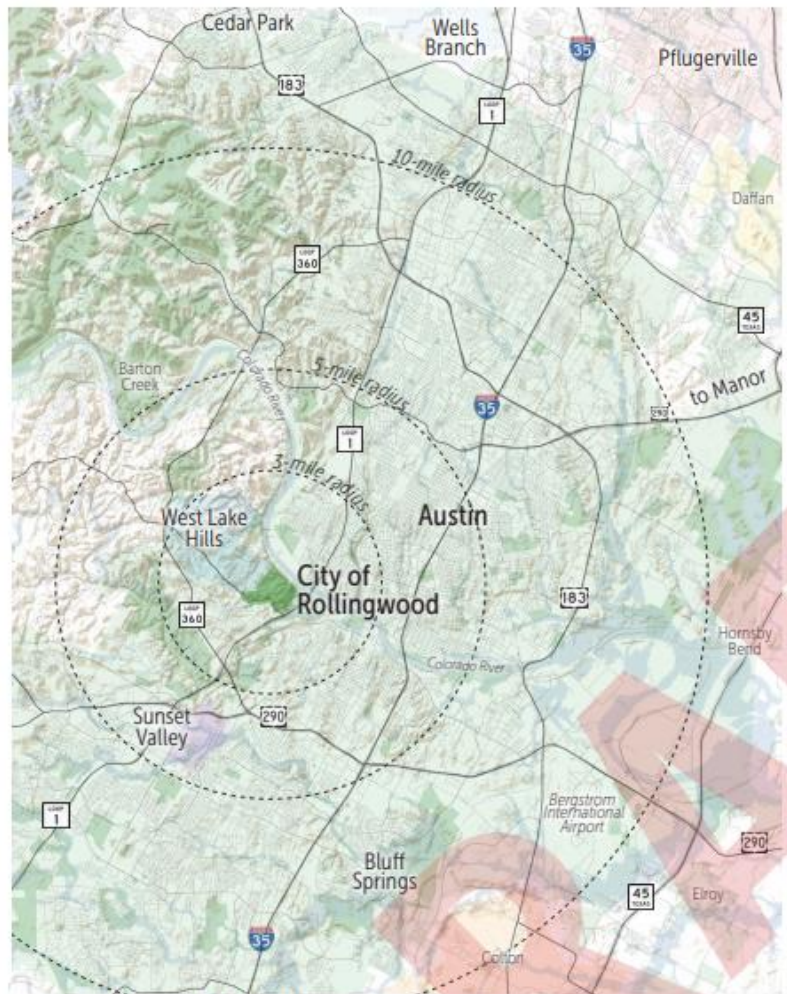
### COMMUNITY PROFILE KEY TAKEAWAYS

- As of 2020, the City has a population of approximately 1,569 residents, comprising of 542 households.
- Rollingwood has a significantly higher median home value, as compared to Austin and United States averages. The median home value was \$1,447,733 in July, 2020 which represents a 98% increase from 2010.
- The two largest age cohorts in Rollingwood are: 45-59 years and 5-14 years, which represent 23% and 20% of the total population.

### LOCATION AND GEOGRAPHICAL CONTEXT

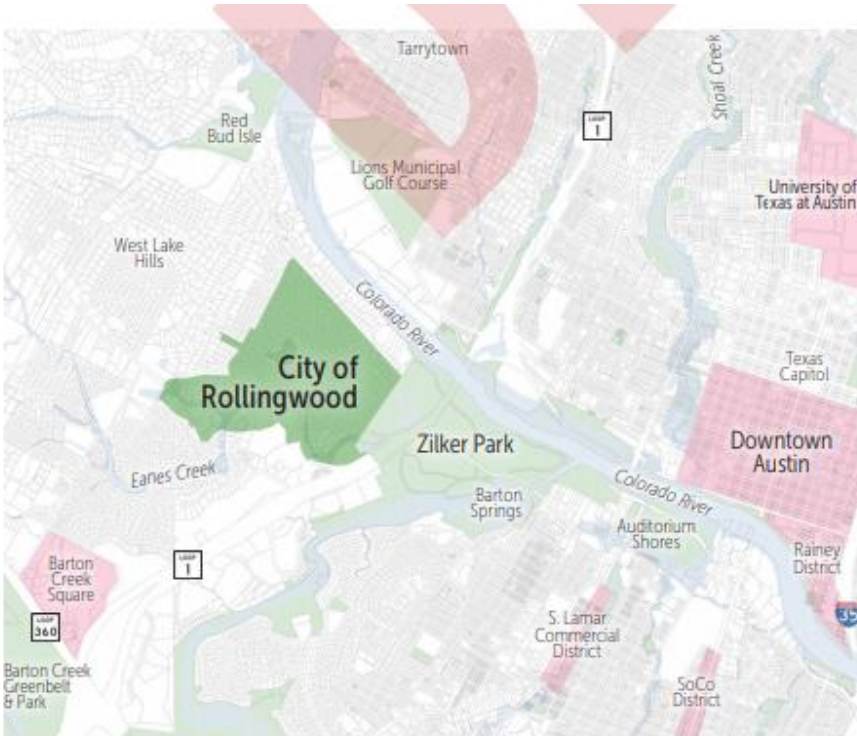
The City of Rollingwood is located in Central Texas between Hill Country and the Texas Coastal Plain. It is nestled within the City of Austin and is only approximately four miles southeast of its downtown. Regionally, it is part of the Austin Metropolitan Area, and it is a jurisdictional component of Travis County. Geographically, Rollingwood is at the edge of the Balcones Escarpment, cliffs that are a result of the Balcones Fault. The City is surrounded by two streams, Eanes Creek to the east and the Colorado River to the north. Rollingwood sits above the Edwards Aquifer, and is only about one mile away from Barton Springs, a natural water spring. The City is proximate to various regional thoroughfares such as the Mopac Expressway (TX-1 Loop) and the Bee Cave Road corridor.

The Rollingwood community boasts closeness to both natural and cultural amenities. A number of recreational centers are adjacent to the City such as Zilker Park, Barton Springs Pool, the Nature & Science Center, Auditorium Shores, Zilker Botanical Garden, Lions Municipal Golf Course, and the Barton Creek Greenbelt.



Austin Metropolitan Region and Cities





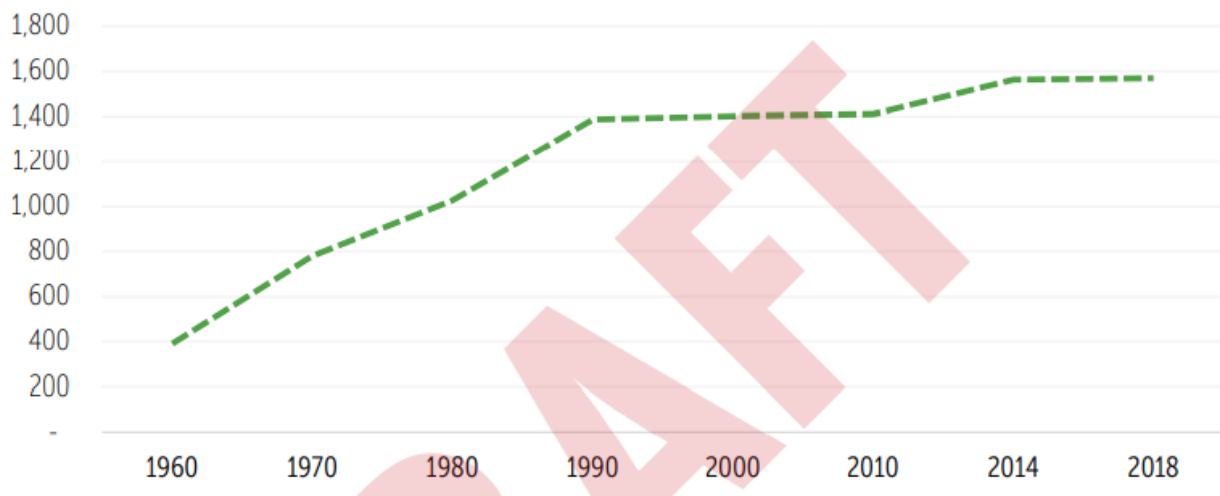
## Municipal Context

### DEMOGRAPHICS

#### Current Population and Population Projections

Austin Metropolitan Area's exponential growth has shaped the recent population trends in the City of Rollingwood. Rollingwood's population grew by 11%, from an estimated 1,412 residents in 2010 to 1,569 residents in 2018. While the population has grown, the total number of households has decreased from 565 in 2010 to approximately 531 households in 2018.

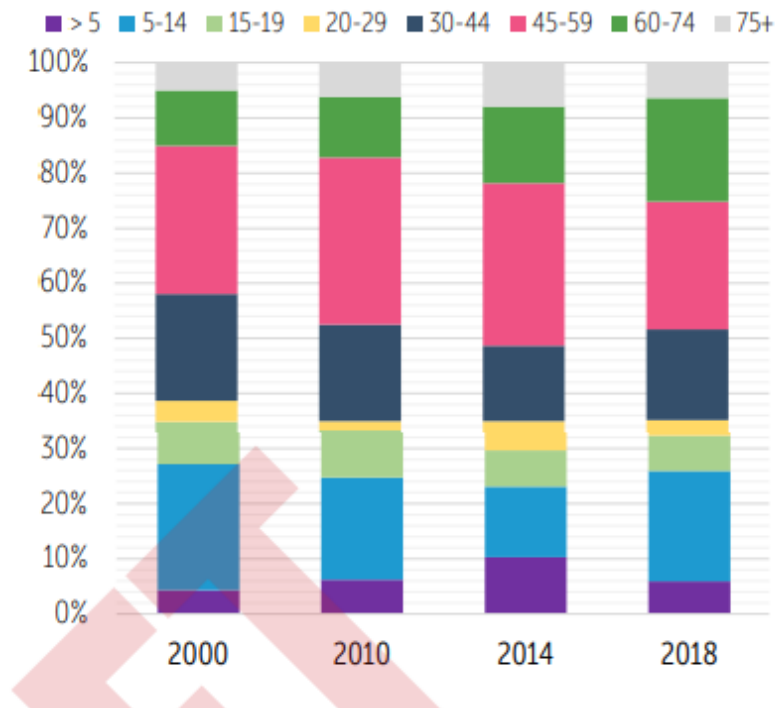
#### Rollingwood Population Growth, 1960-2018



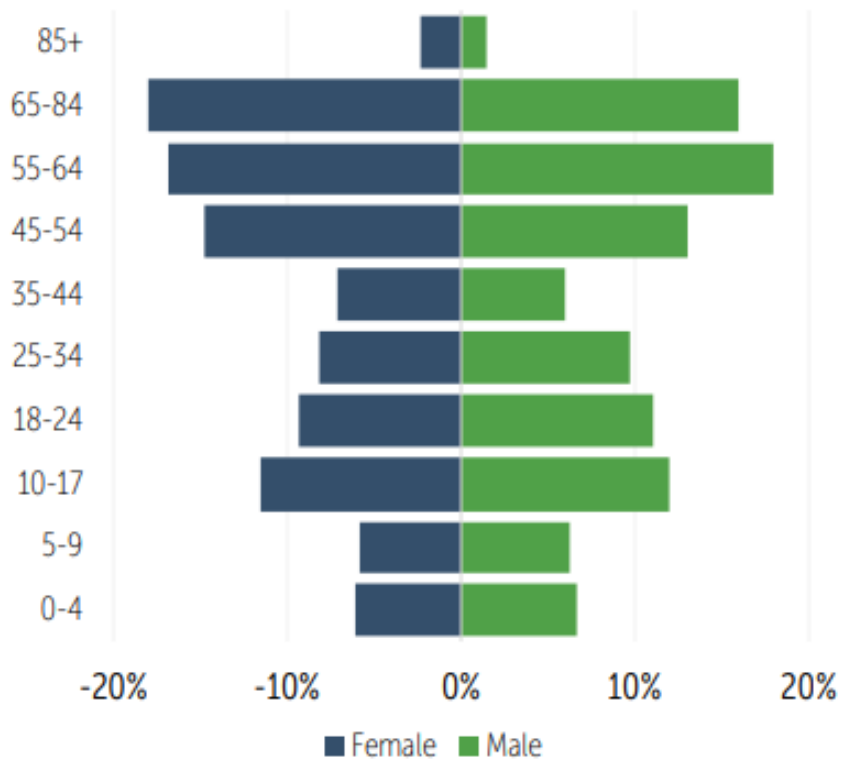
### Age Cohorts and Median Age

Analyzing age-group cohorts over time offers insights into the needs, preferences, and lifestyles of the community. While the share of Rollingwood's population that is 75 years and older has remained constant, the share of residents between 45 to 59 has decreased slightly within the last 20 years. The largest population shift within the last decade has been the sharp increase of the 60 to 74 age cohort, from a 10% share of the population in 2000 to almost 19% in 2018. Furthermore, the children cohort of ages 5 to 14 years saw a staggering increase of 8% within the last 5 years. In comparison to Texas averages, the City of Rollingwood has a high ratio of children under 15 years of age (20%, as compared to 12.7% for Texas), and an exceptionally low ratio of residents between the ages of 20 to 30 years (2.8%, as compared to 14% in Texas). The changing age composition described above, can be seen reflected in the slight increase in median age for Rollingwood in the last 20 years, from an average age of 42 years in 2000 to 44 years in 2018.

### Resident Age Cohort, 2000-2018



## Population Pyramid, 2018



### Peer Cities

A need was recognized to establish Rollingwood within a larger context of strategies and practices for future development. A set of peer cities were selected to use as comparisons or benchmarks for this comprehensive plan. The peer cities were designated using four rationales:

- Location within the Austin Metropolitan Area
- A population or population density comparable to Rollingwood
- Specified by community leaders
- Comparable home values

Due to the unique socio-economic elements in Rollingwood and the selected peer cities, it was necessary to define these unique factors using a data matrix and data visualization methods. This section shows various socio-economic criteria that allows city leaders to compare Rollingwood with those of similar municipalities.

7.28.21

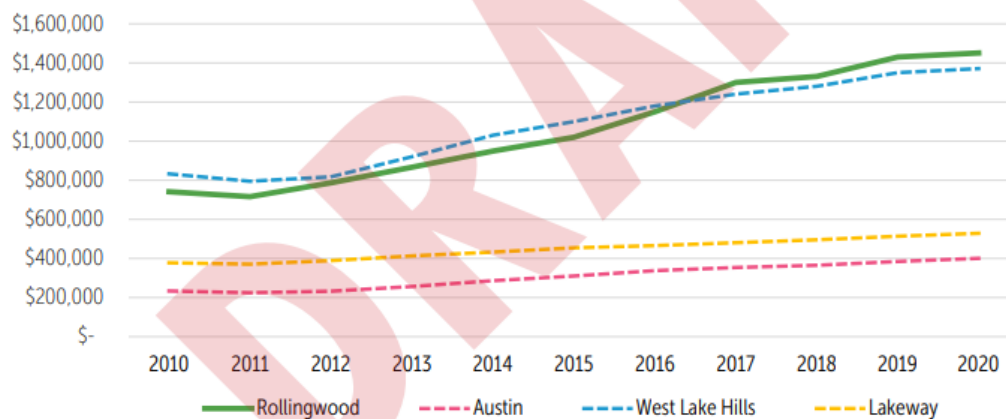
This matrix shows various socio-economic elements for the city of Rollingwood and the selected peer-cities. This comparison shows that although Rollingwood has a smaller population, the city has a higher median home value and median household income in comparison to its peer cities.

### Rollingwood Peer Cities Data Comparison

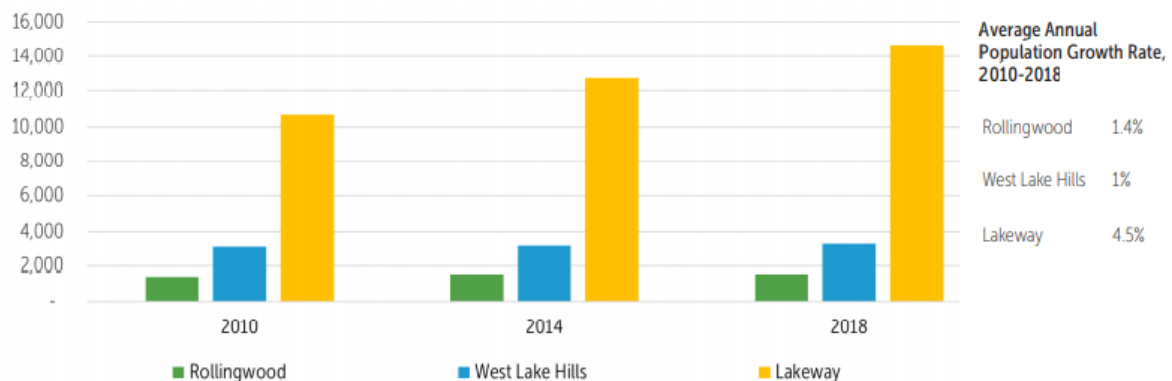
	Population (2010)	Population (2018)	Population Percent Increase (2010-2018)	Median Home Value (2020)
Rollingwood	1,412	1,569	11%	\$1,447,733
West Lake Hills	3,061	3,314	8%	\$1,383,411
Lakeway	10,726	14,677	36%	\$535,137
Austin	764,129	964,243	26%	\$401,999

The following charts examine home value increase and population growth rates of Rollingwood and its peer cities.

Peer Cities Median Home Value Comparison, 2010-2020



Peer Cities Population Growth Comparison, 2010-2018



## CHAPTER 3: COMMUNITY PROFILE DRAFT 7.28.21

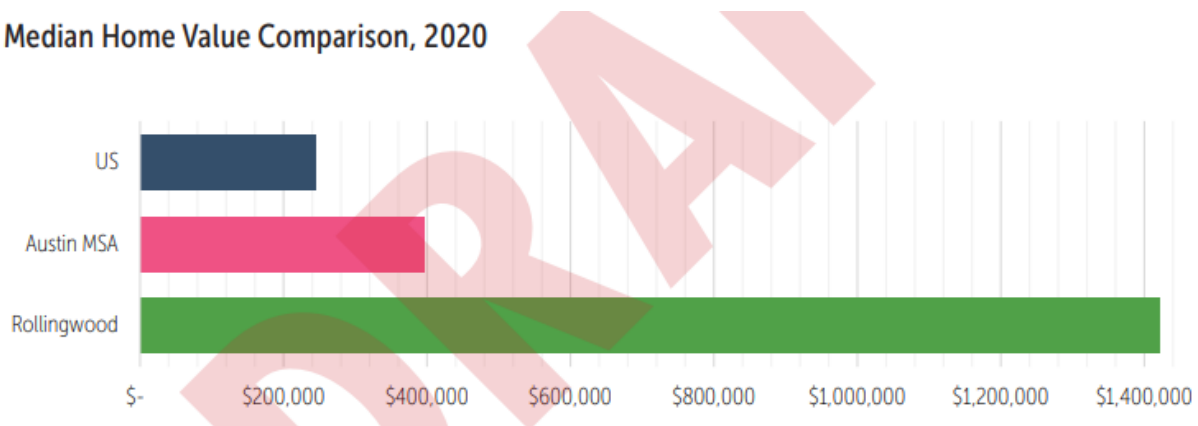
### MORE THAN A CITY

Known as a family-friendly community with excellent schools, the City of Rollingwood has been consistently ranked as the #1 place to raise a family in Texas. Additionally, Rollingwood has also been named “the best suburb to live in the Austin area” and is part of the Eanes School District, “one of the best school districts in America”.



Rollingwood has a significantly higher median home value and median household income, as compared to Austin and United States averages. According to Zillow, the median home value was \$1,420,000 in July, 2020. This represents a 94% increase from 2010 and is approximately 3.5x higher than Austin’s median home value of \$396,000 and 5.8x higher than the US average of \$244,000.

### Median Home Value Comparison, 2020



### COMMUNITY BRANDING INITIATIVE

In mid-2018, the Rollingwood City Council approved a comprehensive branding effort in partnership with the Rollingwood Community Development Corporation (RCDC). The City’s primary goal with the branding initiative was to encourage all of its residents and businesses to rally around being a part of the Rollingwood community. The branding initiative incorporated community input and resulted in an identity suite which includes a branding guide, imagery, and logos. Rollingwood’s brand is a reflection of the community’s vision for the city. For more information, please visit <https://rollingwoodbrandguide.com>.



DRAFT

## Chapter 4:

# CURRENT LAND-USE



*[INSERT RESIDENT QUOTE] By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities.*

*\_Socrates*



DRAFT

## Chapter 4:

# CURRENT LAND-USE KEY TAKEAWAYS

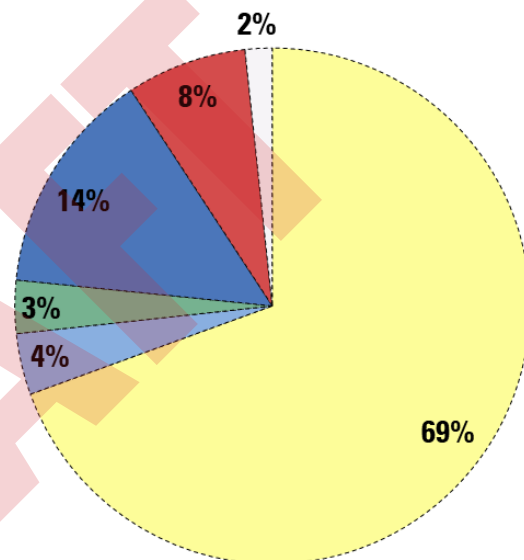
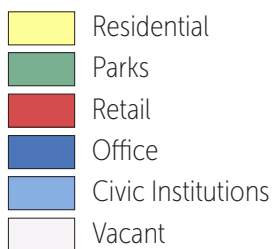
- Rollingwood's current land-use is composed of primarily residential uses (69%), followed by office (14.2%), and retail (7.5%) uses.
- A current land-use map shows how land is currently being used within an area, while zoning legally defines the types of uses permitted on a parcel of land and sets the development guidelines for those uses.
- Chapter 211 of the Texas Local Government Code states, "Zoning regulations must be adopted in accordance with a comprehensive plan."

## Land-Use and Zoning Distinctions

Current land-use is the characterization of land based on what parcels are currently used for. Land-use is composed of categories of uses such as residential, commercial, office, civic, industrial, and parks. A future land-use plan (FLUP) indicates the community's desired or intended use of land for an area. The plan, through maps and other studies, help set a broad direction on how city parcels should be used in the future. Currently, the City of Rollingwood does not have a future land-use plan. Zoning, on the other hand, legally defines the types of uses permitted on a parcel of land and sets the design and development guidelines for those uses. For instance, zoning districts regulate allowable uses, development types, building height, impervious cover, setbacks, floor to area ratio, and the density of land use.

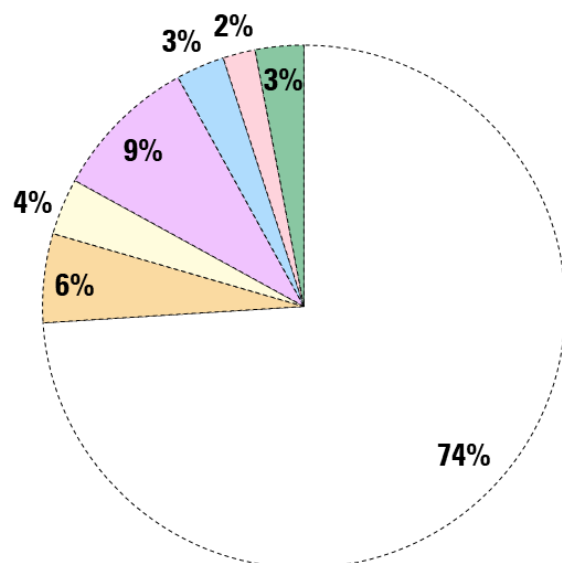
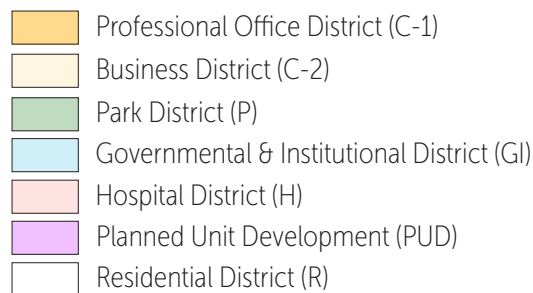
### Rollingwood Current Land-Use Percent Breakdown

#### Legend



### Rollingwood Parcel Zoning Percent Breakdown

#### Legend

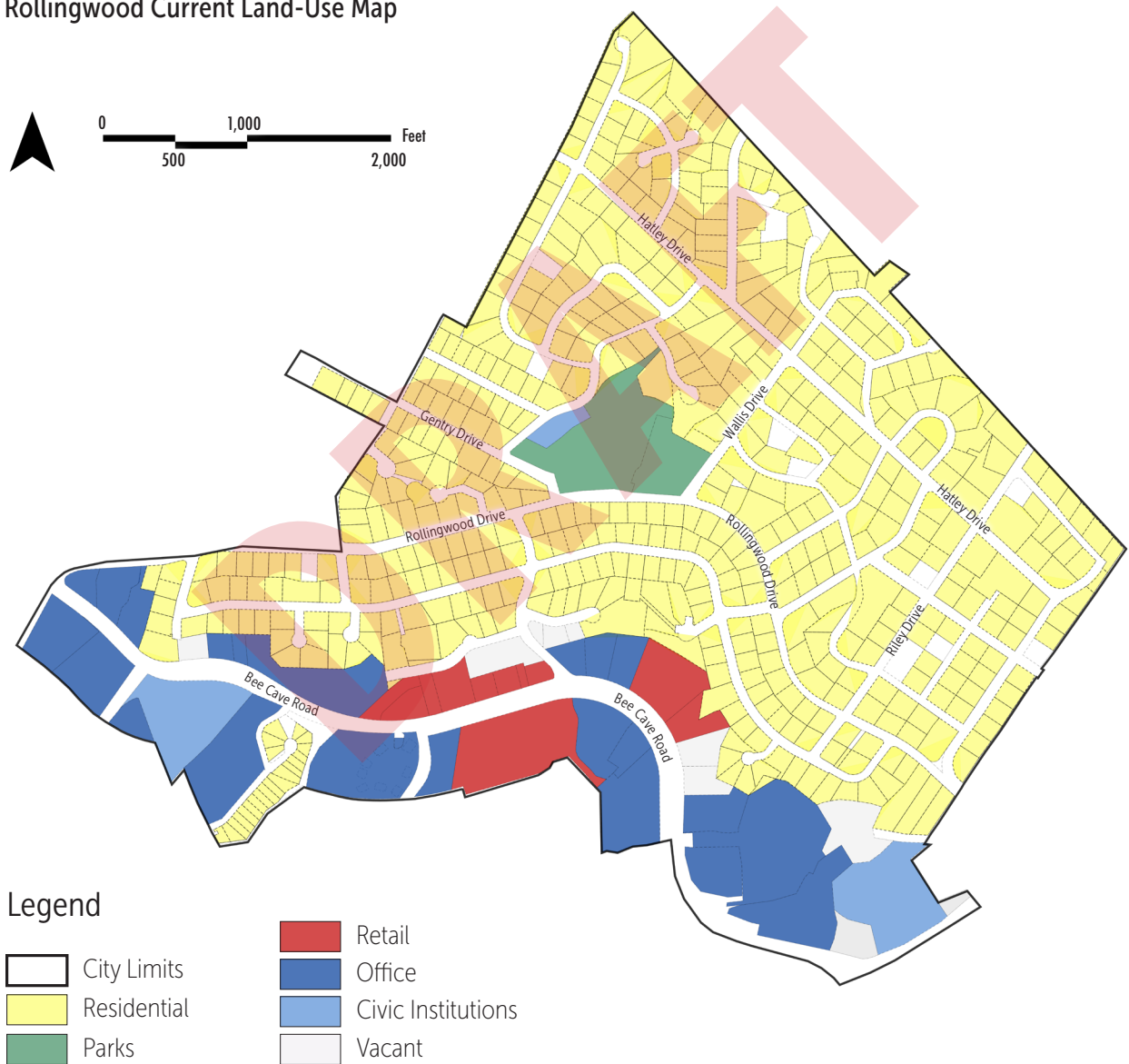


## Existing Conditions: Land-Use

### Current Land-Use Conditions

The existing land-use in the City of Rollingwood is predominantly residential and commercial. Single-family residential comprises the largest percentage of land-use making-up 69.4% of the total land-use area. The second largest land-use type is office with 14.2%, followed by retail with 7.5%. The commercial uses are located along Bee Cave Road, a key regional roadway. Civic Institutions such as City Hall and Parks/Green Space such as Rollingwood Park represent a modest amount of the City's current overall land-use. Due to Rollingwood being fully built-out, vacant parcels make up only 1.7% of the total land-use and are scattered throughout the city.

### Rollingwood Current Land-Use Map



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

## Existing Conditions: Zoning

### Current Zoning Districts

Zoning is governed by Chapter 107 of Rollingwood's Municipal Code. There are currently 7 different zoning districts in the city, including one residential district, two office & business districts, and four planned unit developments. The Residential zone in Rollingwood is by far the largest zoning district in the city.

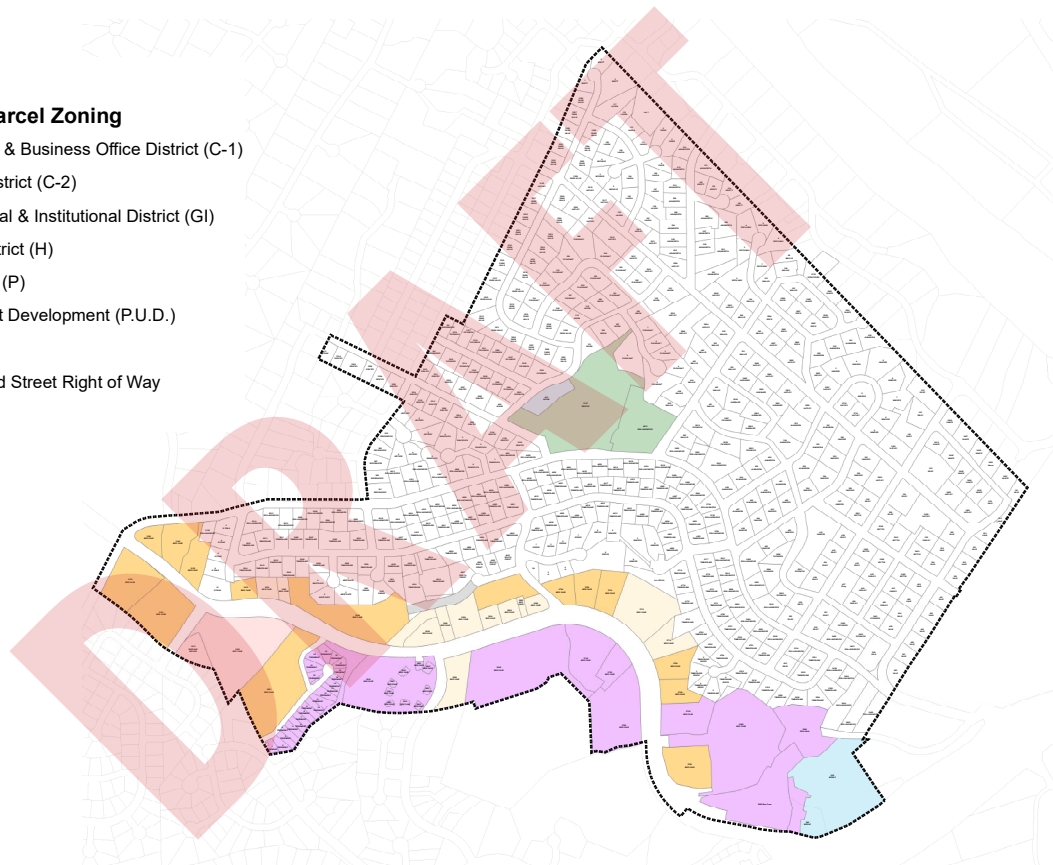
The table below details the categories of zoning by percentage of land area, excluding major rights-of-way. This information was calculated based on the current zoning plan, last amended in 2018.

### Rollingwood Zoning Map & Percent Breakdown, 2018

#### Legend

#### Rollingwood Parcel Zoning

- Professional & Business Office District (C-1)
- Business District (C-2)
- Governmental & Institutional District (GI)
- Hospital District (H)
- Park District (P)
- Planned Unit Development (P.U.D.)
- Residential
- Undeveloped Street Right of Way
- City Limits



#### Zoning Districts, 2018

Zoning Districts, 2018	Area (sqft)	% Total Zoning
Residential Zoning District (R)	11,562,798	74.8%
Professional & Business Office Zoning District (C-1)	778,265	6.1%
Business Zoning District (C-2)	478,294	3.1%
Planned Unit Developments Zoning District (PUD)	1,865,119	12.1%
Governmental & Institutional Zoning District (GI)	400,272	2.6%
Hospital Zoning District (H)	254,343	1.6%
Park Zoning District (P)	411,256	2.7%

## Zoning Regulatory Framework

Future land-use and zoning are legally different. Although the Texas law does not explicitly mandate cities to have comprehensive plan, chapter 211 of the Texas Local Government Code authorizes a city to adopt a comprehensive plan that includes a future land-use map. 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. 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.”

## Future Land-Use Plan

Prior to this Comprehensive Plan, the City of Rollingwood did not have a Future Land-Use Plan to guide development and zoning decisions. The framework and process to create the Rollingwood Future Land-Use Plan will be discussed in detail in next chapter.

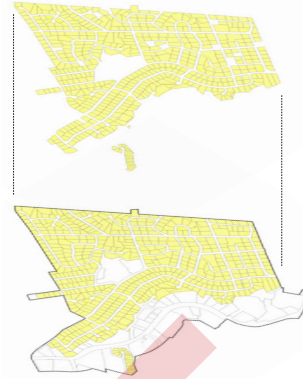
**“Zoning regulations must be adopted in accordance with a comprehensive plan.”**

*Texas Local Government Code,  
Chapter 211, Sec. 211.004.*



## Existing Land-Use Conditions: Residential

As evident in the land-use map, the City of Rollingwood is largely a residential community. The types of residential neighborhoods in the City are similar, mostly comprised of large homes built in the 1950s and characterized by their wide streets, mature trees, and beautiful yards. Most of the homes resemble their original character – one to two story brick homes, though some new 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 sqft of living space.



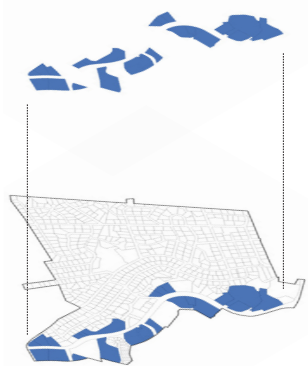
**69.4%**  
OF THE TOTAL  
LAND-USES IN  
ROLLINGWOOD ARE  
RESIDENTIAL



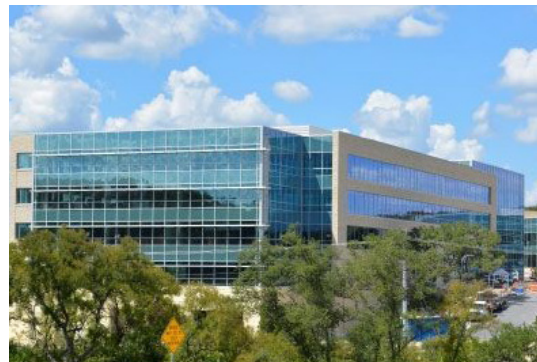


## Existing Land-Use Conditions: Office

**14.2%**  
OF THE TOTAL  
LAND-USES IN  
ROLLINGWOOD ARE  
OFFICE



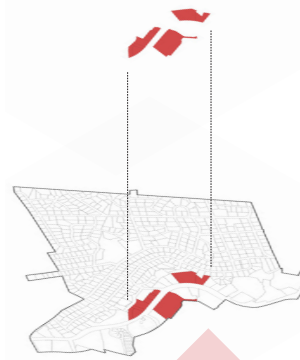
Office land-uses in Rollingwood are located along Bee Cave Road, the major commercial corridor in Rollingwood. This land-use makes-up 14.2% of the total land-use area and approximately 2/3 of the uses located on the Bee Cave commercial corridor. Major businesses that use this land are large business parks, banks, and low-rise office buildings.





## Existing Land-Use Conditions: Retail

Similar to office, retail land-uses are also clustered along the Bee Cave commercial corridor. Retail comprises of 7.5% of the total land-uses in Rollingwood and about 1/3 of all commercial land-uses. Stores, strip plazas, and local family-owned businesses occupy the bulk of the retail land portion.



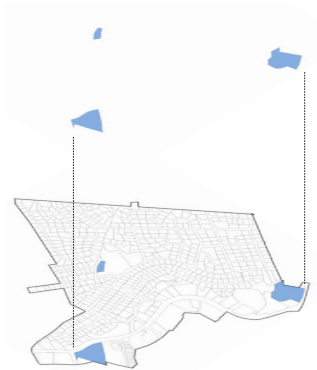
**7.5%**  
OF THE TOTAL  
LAND-USES IN  
ROLLINGWOOD ARE  
RETAIL





## Existing Land-Use Conditions: Civic Institutions

**3.8%**  
OF THE TOTAL  
LAND-USES IN  
ROLLINGWOOD ARE  
CIVIC INSTITUTIONS



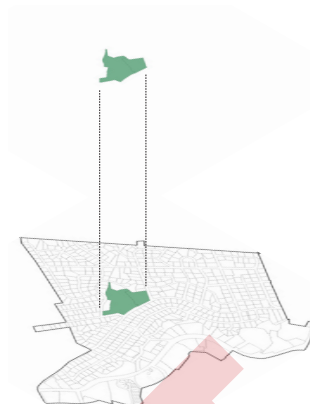
Civic institutions are public or quasi-public buildings. In Rollingwood, three parcels have civic uses, a religious institution, a medical center, and City Hall. These civic zones are located throughout the City, including the Bee Cave Corridor. Civic land-uses make-up only 3.8% of the total land-use are in the city.





## Existing Land-Use Conditions: Parks & Open Space

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 boasts acres of natural landscapes, especially near Eanes Creek. Rollingwood Park makes up a total of 3.3% of the total land-use area.



**3.3%**  
**OF THE TOTAL  
LAND-USES IN  
ROLLINGWOOD ARE  
PARKS & OPEN SPACE**

