

# *The City of Rollingwood*

**Final Report for the Ordinance  
Component of the Land Use Plan**

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# *City Of Rollingwood*

Final Report for Ordinance Component of the Land Use Plan

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***I) Introduction***

- **Introduction**
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- **Wastewater Service and Bee Caves Widening**

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**Introduction:**

The following points are key concerns that identify central opportunities for the City of Rollingwood. They are issues that have developed from different sources and with different schedules and it is important for the City to understand and prepare for their influence to the community.

Through this review of the overall land use planning process and zoning ordinances, the City of Rollingwood will be better prepared to maximize their opportunities and to leverage those issues to the greatest extent. There are many goals that are part of this agenda. The two most prominent are to improve the quality of life of the citizenship and improve the economic viability of the community as a whole. It is from this frame of reference that we address the issues and the guidelines that generate the pattern of development.

*Key Concerns:*

- Improvements to Bee Caves Road from Loop 1 to Highway 360 (as per Austin Transportation Study and Texas Department of Transportation) - to reduce congestion and improve safety.
  - Opportunities during construction project
  - Opportunities to influence development along corridor.
- City of Rollingwood is required to obtain the dedication of additional right-of-way from existing land owners to accommodate the improvement of Bee Caves Road.
  - Financial feasibility is an objective
  - City is seeking voluntary dedication of needed right-of-way by property owners
- Distinct Differences between the north and south sides of Bee Caves Road
  - Physical differences in land use, lot size, etc.
  - Political Opinions/Views
  - Proximity to existing residences
  - The barrier of Bee Caves Road itself
- Guiding Future Development/ Redevelopment of Rollingwood through Zoning Regulations, Design Guidelines, and Performance Incentives
  - As the COA continues to grow, Rollingwood becomes more urban.
  - Based on the age of many land uses and their structures, many properties may individually decide to totally redevelop with the Bee Caves improvements.



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- Tax Base Improvement
  - Development and character of Bee Caves Rd. corridor will have an effect on all property values, both residential and commercial. Proper development will contribute as an attraction for new and better tax base land uses.
- Wastewater Disposal
  - Existing Constraints to Development - Lack of a Sanitary Wastewater Collection System inhibits Rollingwood's ability to expand its tax base.
  - New Opportunities will arise from Sanitary Wastewater Disposal
  - Potential Cost Issues to Land Owners/Developers

*Wastewater Disposal and the Improvements to Bee Caves Road:*

The present study to investigate the possibility of the City of Austin installing strictly sized wastewater collection lines in conjunction with the reconstruction of a new Bee Caves Road brings with it a concern for the defacto control of development in the community of Rollingwood. Present information indicates some possible pitfalls including:

- The City of Austin controlling the decision making process including the sizing and service area for the lines;
- The City of Rollingwood and the City of West Lake Hills paying for additional cost beyond their capabilities;
- The proposed water reclamation/ sewage treatment plant being located in Rollingwood; and,
- Limiting the potential for Rollingwood to improve its quality of life.

An editorial appearing in the Austin American-Statesman, February 2, 1998, voiced support for providing wastewater collection and treatment to the City of Rollingwood and part of West Lake Hills. The primary issue is the recognized potential for increased groundwater pollution from failing septic systems now serving residences and businesses in the area. Meaningful growth has taken place despite the present reliance on septic systems. Although some environmentalists may be concerned that such a move would encourage greater development, it should be noted that ground water pollution from aging septic systems can be eliminated and opportunities for a better quality of life can be attained.

The Austin City Council will be considering plans to extend its wastewater collection lines into Rollingwood and a portion of West Lake Hills, in conjunction with the widening of Bee Caves Road. The estimated price tag for The City of Rollingwood to develop a system sending untreated effluent to the South Austin Regional Plant (depending on the nature of the system design) is between 6.1 and 6.6 million.

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As per an article appearing in the Austin American-Statesman, Thursday, February 5, 1998, the Austin City Council has unanimously agreed to carry on further discussions with the City of Rollingwood and with the City of West Lake Hills regarding the proposed extension of sewer lines into these two communities in conjunction with the planned widening of Bee Caves Road.

The COA utility department has offered two proposals for extension of service. One is centered around a sewage reclamation plant to be located within the City of Rollingwood, west of Austin's Zilker Park. The water from the reclamation plant, which would not be clean enough to drink, would be usable for irrigation at Zilker Park, and on the Lions Municipal Golf Course.

The Save Our Springs Alliance participated in the study which began several months ago. SOS Spokesperson Mary Arnold said "...she and others on a committee that studied the proposal...want to use the opportunity to get a foot in the door for water reclamation." The basis for their concern is the very real potential, for water shortages, even in the near future, in Austin.

- Mandatory lawn watering restrictions in Austin may result from the City of Austin and therefore City of Rollingwood approaching maximum output capacity at its three water treatment facilities during the summer.
- The City of Austin could reach the limit of the amount of water it can draw from the Colorado River, by the year 2035.

Concerns for Rollingwood include:

- The portion of the project cost which will have to be borne by Rollingwood and its citizens.
- The possible siting of the treatment plant within the City of Rollingwood.
- During the last weeks of March, the City of Rollingwood has held public hearings to discuss the possibility of Rollingwood providing their own wastewater collection and treatment facilities. Possible cost per household ranged from \$82 - \$89 per month for a home valued at \$200,000 using 8000 gallons / month. Such costs could change depending on the nature and scope of system design s well as financing vehicles employed.
- The other proposal consists of reduced capacity being made available to the City of Rollingwood, geographic limitations on area of service, and significant water conservation measures. This proposal has been developed as the "reclamation plant" has been further scrutinized. Concerns have been raised by various parties relative to operational issues, uncertainty regarding obtaining state permits, procuring a large enough site with sufficient buffering, facilities located in or near the flood plain, as well as economic issues associated with development of a plant while still reserving the same amount of capacity at the South Austin Regional



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Plant. The Austin City Council is scheduled to review both options June 25<sup>th</sup>, 1998

Seizing the opportunity of installing the sewer lines in conjunction with Bee Caves Road Construction activity will:

- Minimize the overall cost of construction of the sewer lines by dovetailing with the Bee Caves Road construction.
- Eliminate a potential source of significant groundwater pollution which is a serious concern regarding the water supply of the City of Austin.
- Remove an obstacle to realization of the growth potential of Rollingwood.
- Provide a mechanism to ensure future redevelopment options.
- Provide much needed irrigation water through water reclamation.
- Reduce demand on the water supply of Austin making potable water available for other uses.
- Tax base improvements for Rollingwood resultant from quality development which can be accommodated by centralized wastewater collection and treatment.
- Eliminate the necessity for a mandatory septic tank inspection program which could be initiated by the City.

## ***II) Ordinance Review***

- **Zoning**
- **Landscape**
- **Signage**
- **Floodplain**
- **Impervious Cover**
- **Compatibility Standards**
- **Working Document in Column Format**



## CITY OF ROLLINGWOOD ZONING ORDINANCE REVIEW

### *Recommendations*

- **Article V: Residential**
- **Section 2:**

Assumption: Wastewater collection is provided.

Consider provisions for the inclusion R-2 (townhome) category in designated areas closely associated with the commercial core. For all permitted uses in this section and later, recommend that they be relocated to the matrix illustrating comprehensive land use and zoning compatibility. See *general notes and sketch details*.

Include in Government and Institutions and remove completely items not in the City, public/private owned property, or easements the following categories:

*churches, city buildings, non-profit libraries and museums, fire stations, Public water facilities, public wastewater facilities, reservoirs, filter beds, surface tanks, below surface tanks, artisan wells, pumping plants, wastewater disposal facilities, city administration buildings.*

Include in playgrounds Park District.

- **Section 4:**

The maximum permissible building height should be thirty-five feet (35') instead of 30' for residential measured by the mean ground level to the highest mid-gable of a roof (see diagram in sketch details).

- **Section 5:**

Discussions need to continue regarding reductions in lot size from 15,000 sq ft if wastewater service is available specifically for townhome class, (R-2).

R-2 minimum recommended is 7000 sq. ft.

- **Section 6:**

If townhomes are allowed, a new criteria should be established. For R-2, minimum average floor plan to be 1500 sq. ft. of net useable space.

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- **Section 9:**

Define Setback. Change the front yard minimum depth from 30 feet to 25' and remove the language that is confusing for the side yard setback and simply say 10'. Also simplify the corner lot language to say 15'. #3 under section 9 needs to be removed or restated clearly.

Note: If townhome clusters are allowed, side setbacks could be reduced to 0'; could have adjoining walls, maintain a minimum of 20' building setback from front yards for off-street parking and 25' rear setback.

- **Article VI: C-1 professional and Business Office, C-2 Business**
- **Section 2:**

The maximum permissible building height for the office and business districts should change to Sixty feet (60') maximum instead of 35', but must meet compatibility standards.

- **Section 4:**

It is important that the ordinance be thoughtful and efficient. The code here needs to remove the criteria of City Council approval by restating that City of Rollingwood will not allow sheds or other kinds of accessory structures to be in this zone but can have small commercial operations. Consider potential "village" retail type of development. example: Boutique, Cafe, Ice cream. Minimum **retail** structure 500 sq. ft.

- **Section 7:**

We have suggested that the front setback of 20 feet for the front be changed to 25 ' to allow for a more generous landscape space. Performance incentives as described in a later section should allow for reducing this setback to a minimum of 15' if the required and stated contribution is provided.

10 feet should be included for the side setback so that there are at the least minor glimpses through to dry creek which essentially backdrops the entire stretch of commercial. The concept with this and other proposals is to bring and preserve the presence of dry creek into the corridor which softens the corridor adding more appeal.

- **Section 8:**

Consider having a separate Buffer section that uses a matrix for buffer types; this would be included in the compatibility section. See sketch detail in last section.



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When incompatible uses are adjacent, handle the whole discussion of how this adjacency is addressed through the compatibility standards. Thirty feet (30') natural buffer between residential zone boundary and non-residential impervious construction inside non-residential zone. Relax the requirement with improvement to the dry creek greenbelt that would be a screen or much more appealing and useable to the dry creek users. the planting of a stand of trees that serves as a buffer provided that they do in fact screen can be considered. One problem will be to address the differential elevation between residential and commercial uses.

With regard to City Council approval, landscaped buffers can be addressed without the burden of individual review by the council. Establish graphically and in writing different buffering classes or types and require these depending on the nature of the inconsistent use (or defined by zoning category). See sketch detail in last section. Buffering in areas that have more than 20 feet of elevation change between them will either have to be considered individually case by case by a zoning and planning board or try to establish a criteria based on angle of view and screen height based on the ground elevation of the residential structure.

The review of landscape and fencing or buffering requirements should be removed for the City Councils responsibility and placed with a zoning officer or with the planning and zoning board.

The policing of views into residential structures from commercial buildings is not enforceable; for example, if a tree is lost in a storm opening up a view that didn't exist before or if a home remodels creating the situation themselves. No mechanical units on rooftops.

Light transmission from non-residential uses to residential uses must be shielded, down-turned, and should not exceed normal residential levels (a foot candle range with 5' maximum. Average footcandle is 2.5'). This includes light types, sizes, heights, angles, and also structure materials that reflect. Maximum pole ht of 24'.

- **Section 9:**

Maybe allowances in parking to the property owner for contributions to Dry Creek Park improvements. Possibility of off-street parking in commercial core area only. #2 should be deleted and have one criteria of 1:250 as the ratio.

Delete the criteria that requires a 300 feet max distance, all parking must be on site. Recommend future shared parking scenarios along Main Street with mixed uses, offset scheduling. Shared parking must have 1/300 space on site.

City may allow performance incentive up to 80% impervious cover based off of new impervious cover definition. - See additional notes in impervious cover section. Maybe allowances for contributions to Dry Creek Park improvements

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Remove all references to pavers and grass-crete and the % calculation. This complicates the calculation of impervious cover and is an administrative nightmare. For simplification and clarity call out pavers as impervious and grass-crete as pervious. One warning is that grass-crete is rarely attractive and should be discouraged in general.

- **Article VII: C-1 Professional and Business Office**

Does it make sense to have the combined section and then the two separate sections? Consider reducing this to two sections of C-1, C-2.

- **Section 3:**

The same comment as in the previous articles apply to this one. remove all land uses to a single list in a matrix that can serve as the overall land use list for all zoning classes. This will simplify the legibility of the zoning rules and can demonstrate other components such as parking requirements, buffering, etc. One suggestion would be to obtain copies of the list of land uses of the surrounding towns and compare this to your overall permitted or not permitted land uses. See the matrix example in the sketch details. Carefully review this list and the list with article VIII and compare with the other articles to include uses not shown and to eliminate uses having free reign over several categories.

- **Article VIII: C-2, Business**

- **Section 2:**

Open up the following categories:

- Hotel/Motel
- Apparel
- Boutiques
- Specialty Shops/ Specialty retail

Remove:

- Paint Stores
- Wallpaper stores

Add hospital to Special Uses List instead of separate zoning category.

Place land use review responsibilities with the Planning and Zoning Board.

Careful about catch all statements within the list of land uses. "Retail uses which supply the everyday needs of residents of the City"; remove this statement and comment that all uses not specifically stated to be considered as a special use to be considered by the Planning and Zoning



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Board.

With uses such as adult oriented businesses, decide whether or not to call this out as 'not allowed' or to not mention which defaults this use to special use triggering board review.

Do not discourage restaurants, just the drive throughs. Place restaurants in the normal land use list and specifically disallow drive through windows. Possibly clarify as food service with drive through windows or delivery.

Use 1:200 as a parking ratio for the uses in this zone except for restaurants which should be 1:75, identify this ratio in the land use matrix.

For all commercial zoning classes, special uses that are non-conforming lose their existing land use if they cease to operate over a 6-month period.

- **Article IX Government and Institution**
- **Section 3:**

Remove the reference "(a) As permitted in residential district" from residential zoning.

- **Section 5:** Increase maximum height to sixty feet (60') and four (4) stories.
- **Section 8:** Change minimum front lot line setback to 25'. Change minimum side lot line bordering a side street to 25'. Remove confusing language concerning abutting rear lot lines and simply say 10'.
- **Section 9:**

Review the landscape buffer note stated earlier between commercial and residential zones.

Develop section in compatibility standards for all buffering situations. Most of the issues can be covered in a matrix as in the notes/ sketch section here.

- **Section 10:**

Provide for allowances for reductions in parking ratios only through performance incentives or for contributions to Dry Creek Park improvements.

Change the impervious cover requirement to eighty percent (80%). See impervious cover section toward back.

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Should there be consideration for a provision concerning a general incentive structure for improvements to Dry Creek? All contributions would be considered and approved by a planning and zoning board.

Develop "wish list" and/or park plan that are the specific items that can be given through the contribution incentive measures for Dry Creek.

- **Section 9:**

Use type A, B, or C buffering and establish who offends whom. Define park uses for this, riparian corridor or softball field. May require special considerations with ballfields and netting barriers/ foul ball protection done on a case by case basis.

This entire section appears to have been copied over from another article, revise all criteria to address the appropriate uses. Some of the comments are not even applicable such as views.

Parking requirements need to address the specific activities in the park and not be tied to gross floor area of a building. Verify appropriateness of the ratio and establish a more reasonable measure.

#### **Article X-A: Hospital**

This infers that you are open for more of these uses. Refer to legal staff if a zoning category can be removed and placed into C-2 as a special use.

Most of the permitted uses and permitted accessory uses in this article can be contained to C-1 professional offices or C-2 with plan review.

- **Section 9:**

Contain buffering of adjacent incompatible uses in a buffering section within the compatibility standards.

Thirty-foot (30') greenbelt is recommended as a buffer between the residential zone and the other more intense zone.

- **Section 11:**

All parking and other requirements should refer back to the C-2 commercial zoning category.

- **Section 15:** Eighty percent (80%) impervious cover if developed within C-2.

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- **Article XI**
- **Section 1:**

Require Plan Review for all PUD applications.

The Planned Unit Development district ("PUD") is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater design flexibility for development proposed within the PUD. Use of a PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the PUD enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD. The minimum size generally considered appropriate for a PUD is five acres unless unusual circumstances exist on the site.

- **Section 6:**

Not necessary to include language about minimum floor space above the commercial zone criteria.



## **CITY OF ROLLINGWOOD** **LANDSCAPING ORDINANCE REVIEW**

### ● **Section 1:**

Separate out tree preservation from required landscaping. It will read and be understood easier.

Require an initial tree survey: no cedars; 8" and above for hardwoods.

Protected trees are any trees with a caliper of 16" or greater measured at 3.5 feet above natural grade. Require 100% caliper replacement for "protected" trees with minimum of 4" caliper trees. Example: four 4" cal. trees to replace one 16" cal. tree.

Caliper (diameter) is a preferred means of tree size measurement. A 3" caliper is minimum. The goal should be "street tree" planting effect with a spacing target of 25 - 50 feet on center.

Replacement size and quality are issues with preservation. Negotiations are acceptable on heavily wooded sites. Example: 25% replacement should be desired goal with minimum of 1/2" caliper trees.

### **Section 2:**

Landscape Requirements should be applicable to all non residential lots, not just Commercial use lots and R-2 if this category is included. List zoning categories. A matrix can be developed that illustrated zoning category, parking requirement, landscape buffers, setbacks, and other data to simplify the process and its interpretation. Please refer to Section Three of this report titled General Notes.

The landscape requirement should refer to 20% of the developed site area, within the limits of construction, which effectively increases the amount of landscaping and should specifically place the work within the built site.

Caliper (diameter) is a preferred means of tree size measurement. It is also useful to specify more than one criteria such as caliper with height and/or ball dimensions. When setting a standard, refer to Texas Association of Nurserymen, Grades and Standards.

The pruning requirement is unclear, General pruning specifications are difficult unless tied to a stated goal. Enforcement is difficult and expensive.

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If you are trying to maintain visibility at street/parking intersections then language may be utilized such as "maintain openness in vegetation from 3' to 15' ht within so many feet of the intersection."

Developer should receive one for one caliper credit for existing trees saved unless it doesn't meet other requirements herein such as parking lot trees or street frontages. A four-inch caliper tree should be worth one 4" cal. tree or two 2" cal. trees and so on.

Tree Preservation Program should be developed to preserve existing trees to the greatest degree possible. The note about the soil under the branches is good, this idea would be included in the tree preservation section with a detail of protection measures for the trunk and for the soil under the dripline. Compaction can be one of the greatest killers of trees on a development.

As a minimum, use the criteria of 10' or ½ the dripline of the tree for the location of protective fencing. Fencing material can be Nalle fluorescent plastic protective fencing or better. Protected trees in parking areas may be required to use 2x4s secured to the trunks for additional protection.

When writing criteria for specific tree or vegetation performance then evaluation is difficult. Develop a recommended species list and encourage native species. Many local nurseries specialize in native species. City of Austin has in their landscape ordinance a recommended list of native plants.

Write parking lot landscape criteria that is simple to understand and calculate. The current ordinance may lead to lots of small areas which are hard to maintain and have minimum positive visual impact. Maybe an addition would be: "...with no calculated landscape space being less than 150 continuous sq. ft."

"Landscaped open space need not be contiguous" This is reasonable however layout standards could be developed. Develop definition of minimum parking lot island such as "one parking space minimum." You may also consider that no parking space will be greater than 100 feet from any landscape or landscaped island with a 2" cal. minimum tree.

Be careful with the reference to open space. There is a difference between how people will interpret open space versus required landscape space. "Each required landscape area including islands will have a minimum of one tree of 2" calipers."

Add financial commitment (bond, letter of credit, cash, etc., posted for at least 50% of the anticipated cost) to allow occupancy to take place.

Enforcement of the landscape requirements must be considered by City Management/Police. Who follows up on this issue? For how long?

The owner or developer should maintain the landscape in perpetuity. Obvious faults should be fined.



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With regard to maintenance, it is appropriate to consider asking or requiring Automatic Underground Landscape Irrigation Systems in required landscape beds for all non-residential development. Developers should be encouraged to plant natives to help this in the long run with lesser water maintenance requirements.

Check the consistency with other requirements when describing landscape green belts and buffers. Twenty-five feet (25') and requiring landscaping may be the new requirement. Overall effort must be aimed at maximizing the visual softening effect along the R.O.W. as well as buffering the Residential District lots. If developer increases width of greenbelt perhaps, some incentive should be offered.

The comment about a 20 feet buffer is a discrepancy with the earlier ordinance stating 30' buffer between residential and commercial uses? This is another reason for a standard buffer requirement to be developed in a comprehensive matrix and the use of a "type A, B, or C buffer." Buffering only required when no natural buffering exists.

- **Section 3: Variances**

This issue is up to the City of Rollingwood City Council. It is the intention of this critique to reduce the dependency on the variance process.

This is a landscape ordinance. Why not a landscape architect or registered landscape contractor? Hopefully engineers and architects are not preparing the plans. It makes sense to remove this out of the landscape section and give it its own section to reduce redundancy.



**CITY OF ROLLINGWOOD**  
**SIGN ORDINANCE REVIEW**

Upon the review of the current sign ordinance and the recent critical review by others as well as the unambiguous nature of this section, Land Strategies has no additional comments to make.

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(For Discussion Purposes)

## ■ The Floodplain

- Discuss the potential of the Dry Creek flood plain as a social magnet to catalyze the development of a Rollingwood Town Center through the development of the floodplain as Dry Creek Park.
  - Develop Nature Trail Link, using the floodplain, to the City of Austin Nature Center.
  - Maintain and leave undisturbed, the natural vegetation for a stated setback from the stream centerline. This will protect against erosion and sedimentation and protect the ecological diversity in the stream corridor that can be used in an interpretation trail if Dry Creek Park is developed, The local schools could help with its design for their programming.
- Allowable Development & Restrictions
- Do not allow Construction of Buildings in 100-year floodplain
- Do allow uses like Parking Lots (as long as runoff is filtered through vegetation), Recreation, Open Space, but create setback requirements based upon size of drainage area:
  - Setback for construction, i.e., paving setbacks from stream centerline
  - > 50 acres drainage basin- 25' "No-build Setback" on each side from centerline of stream
  - 25 - 50 acres drainage basin - 15' "No-build Setback" on each side of stream centerline
  - < 25 acres drainage basin - No Restrictions
  - Do not allow parking lots to be inundated more than 18" in storm water.
- Include in Site Area Calculation
- "Adopt Dry Creek Park" program for the floodplain to assure flow of flood water
- Encourage "View Corridors" so the floodplain/floodway can be seen from Bee Caves Road
- Maintenance should be allowed in the 100-year floodplain.
- Establish the location of the 100-year floodplain.
- Recommend a drainage study for Dry Creek Basin be performed as a whole by City of Rollingwood.
- Creek crossings will be reasonably allowed but will not be allowed to substantially increase backwater.

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(For Discussion Purposes)  
(Revised 4/17/1998)

## ■ Impervious Cover

- ***Existing Definition of Impervious Cover for the City of Rollingwood:***

“Any area where the natural absorption of runoff water by the land is prevented by site development.” (Bee Cave Road Study Committee)

LSI would like to recommend a refined definition for the term *impervious cover*. This recommendation is based upon the desire to simplify the development plan approval process and the enforcement of the considerations for impervious cover in the Zoning Ordinance.

- ***Proposed New Definition of Impervious Cover for the City of Rollingwood:***

*Any construction covering the land by materials, which prevent absorption of water by the natural land surface.*

Typical examples of impervious cover include the following:

- Vehicular: Roads, Driveways, Parking Areas, Private Alleys
- Pedestrian: courtyards, plazas... Sidewalks over 6' wide in non-residential areas only.
- Recreational: Tennis (and other game) courts
- Structures/ Buildings
- Pavers

Not considered impervious cover:

- Roof overhangs
- Wood decks or equivalent where water passes through
- “Grass-Crete”
- Swimming pools
- Gravel surfaces

- ***Assign varying impervious cover levels for different zoning categories:***

Examples:

Residential	50%
Commercial	80%
Park	50%

- ***Provide considerations for different land slope categories:***

Examples:

0 - 15% Slope	100% Allowable Impervious Cover
15 - 25% Slope	20% Allowable Impervious Cover
25 - 35%	10% Allowable Impervious Cover
> 35%	0% Allowable Impervious Cover

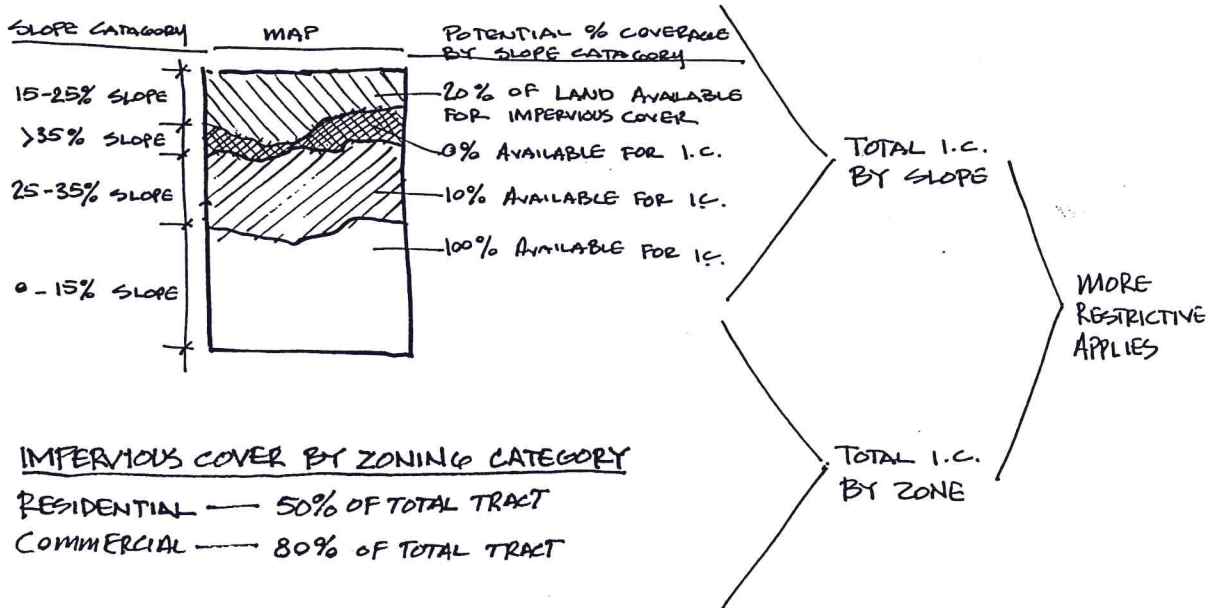


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**Simplified Approach for  
Calculation of Allowable Impervious Site Cover**

- Decide on a determination of gross site area, what it does and doesn't include. Example: land within the 100-year floodplain.
- Determine the percentage of impervious coverage by zoning category.
- Determine the percentage of impervious coverage by slope category.
- The more restrictive of the above two applies (See exhibit below).
- Rely on the professional seal of landscape architects and engineers for impervious coverage calculations.

IMPERVIOUS COVER BY SLOPE CATEGORY



## ■ Compatibility Standards:

### Purpose:

- 1) To protect neighborhoods
- 2) To protect natural features
  - a) Riparian system
  - b) Bluffs
- 3) To protect general aesthetics of the community

### Applicability:

- 1) Interface of residential with non-residential use.
- 2) Interface of any use with the riparian zone known as Dry Creek

### Requirements: The following issues should be addressed:

1) Non-residential zones adjacent to residential zones will have landscape or other suitable buffering for activities that are undesirable and have a provision for a smooth transition between zones:

a) Upgrading an existing exposure such as trash collection, storage, or parking, as in the case of a commercial use adjacent to Dry Creek would be desirable if the upgrade was to create and stimulate the social use of Dry Creek; i.e., cafe terrace, playscape. Elements not desired for public view need to be relocated to their optimum position and screened with fencing and/or landscaping.

b) Architectural compatibility: Consider specific guidelines such as pitched roofs and mechanical equipment on the ground and screened, native construction materials.

c) Develop a uniform lighting standard to include, but not limited to, the following: Light transmission from non-residential to residential needs to be shielded and pointed downward and not to exceed normal residential levels off site. This can be controlled by limiting bulbs to 400 watts, fixtures not to exceed 25' height. An average of one (1) to three (3) foot candles. This issue is both with the size and type of light fixtures, the direction of those fixtures, and reflective materials of the structures. In addition, drives that have night time traffic need to buffer automotive headlights with landscape or fencing if possible.

2) Property owners adjacent to Dry Creek should be encouraged to develop Dry Creek (Park) in a predefined manner in exchange for allowances in other development criteria. Consider the following as a criteria starting point such as parking, height, impervious cover or other mechanism. See additional notes in the back for more comments about allowances and incentives.

3) Properties adjacent to Dry Creek should be encouraged to redevelop or improve their properties to address both the pedestrian frontage of Dry Creek and vehicular frontage of Bee



Caves Road. By doing this, Rollingwood develops a broader spectrum of activities in this zone supporting the idea of "Rollingwood Town Center"

- 4) In association with the previous two ideas, develop maximums for height, setbacks, hardscape, etc., to the amount of allowances available for these programs.
- 5) Needed in this section are the buffering requirements as individually stated in each of the zoning categories. To support and simplify the requirement, develop typical details as stated earlier in the recommendations that address the major incompatibilities such as the size and character of the buffer between residential and commercial uses.

### **Buffering Requirements:**

Develop standard details for various adjacencies or incompatibilities that require buffering. This will allow for the removal of the buffering requirements from the specific zoning classes eliminating redundancies and simplifying the legibility of this requirement. Include in this buffering various grades of opacity and considerations for elevation differences. On the following page, note an example of three types for same elevation buffering. Occurrences that are due to the differences in elevation may have to be handled on a case by case basis by the zoning and planning board.

*Buffers between like uses:* A 5' vegetative buffer should be required between uses in the same zone except where the uses are connected.

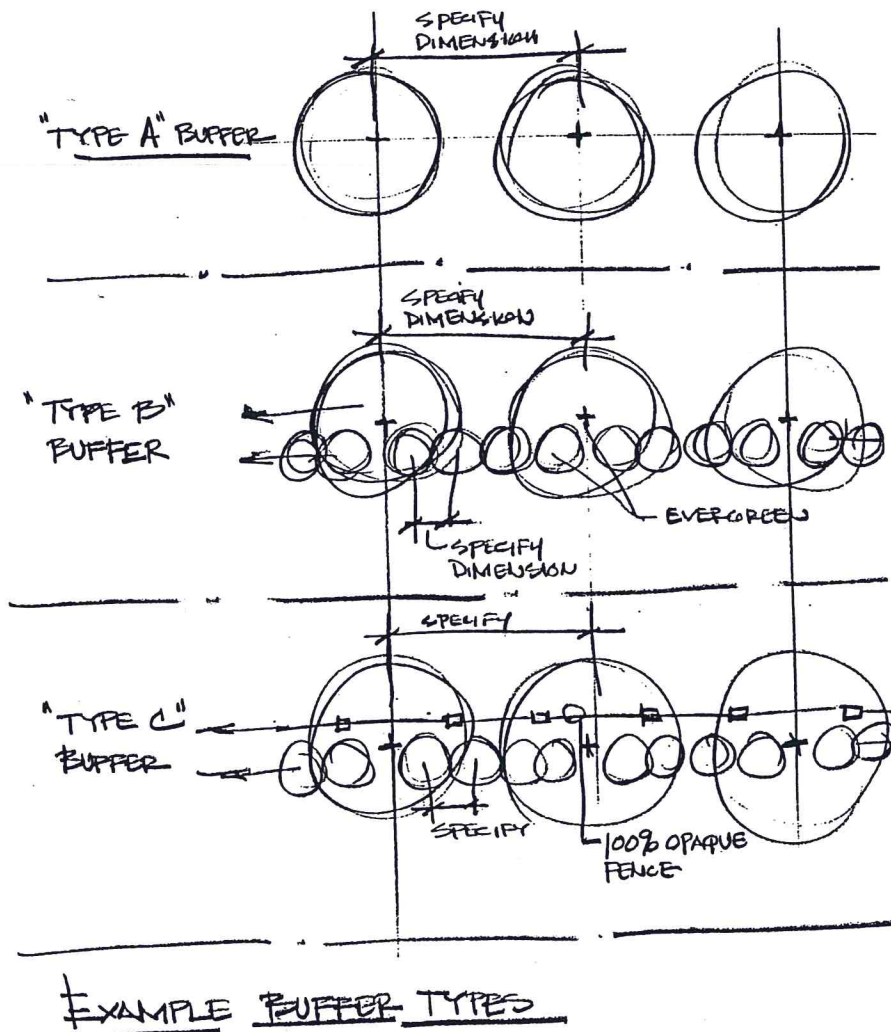
### *Buffers to protect Residential Properties*

The following are buffering mechanisms intended to protect residential properties which abut Commercial, Governmental & Institutional, Park, Hospital, and P.U.D. Zoning Districts:

- A thirty (30) foot greenbelt, measured horizontally, will be provided between the boundary line of the Residential District and the impervious cover, including parking and buildings, on every lot located in the above referenced districts. The thirty (30) foot greenbelt will be left in its undisturbed natural state or will be landscaped as required by the Zoning and Planning Board.
- For Hospital Zoning Districts, if this category stays, the width of the greenbelt buffer is ten (10) feet.
- In areas where terrain and other features do not provide a visual screen between a lot in any of the above referenced districts and an abutting lot in a residential District, screening will be provided by a cedar or redwood privacy fence at least eight feet high, with its smooth side facing the residential lot.
- No fences or landscaping required under the ordinance will be constructed without prior approval of the construction plans by the Zoning and Planning Board and the construction will be in compliance with such approval and with all other applicable requirements of the City.
- Any lighting to illuminate parking lots, buildings or other structures will not exceed the height of 24', and will be installed in a manner which directs or shields the light away from nearby dwellings.



**Examples of Buffering Types Referred to as "A," "B," or "C"**



**CITY OF ROLLINGWOOD**  
**ZONING ORDINANCE REVIEW**

Working Document in Column Format

*Existing Ordinance*

*Recommendations*

**ARTICLE V**  
**REGULATIONS APPLICABLE IN**  
**RESIDENTIAL ZONING DISTRICT (R)**

**Section 2 Permitted Uses**

(a) Dwellings

(b) Accessory Buildings or Structures

(c) Accessory Uses for Home Occupations

(d) Permitted Uses for period of 12 months from effective date of ordinance so long as the current owner or occupant (being the current owner or occupant prior to the expiration of that twelve (12) month period) shall continue that use and not otherwise:

(1) Churches

(2) Parks

Playgrounds

Recreation Buildings

City Buildings

Nonprofit Libraries or Museums

Fire stations

(3) Public Water Facilities

Public Wastewater Facilities

Reservoirs

Filter Beds

Surface Tanks

Below Surface Tanks

Artisan Wells

Pumping Plants

Wastewater Disposal Facilities

City Administration Buildings

*Assumption: Wastewater collection is provided.*

*Consider provisions for the inclusion R-2 (townhome) category in designated areas closely associated with the commercial core.*

*For all permitted uses in this section and later, recommend that they be relocated to the matrix illustrating comprehensive land use and zoning compatibility. See general notes and sketch details.*

*Include in Government and Institutions .*

*Include in Park District*

*Include in Governmental and Institutional District.*

*Include in Governmental and Institutional District*

*Include in Governmental and Institutional District and remove completely items not in the City and public/private owned property or easements.*

(D) Subdivision Sales Offices

**Section 3 Special Uses**

None Permitted

**Section 4 Maximum Permissible Building**

**Height**

30 feet

*35' for residential measured by the mean ground level to the highest mid gable of roof, see diagram in sketch details.*

**Section 5 Minimum Lot Size**

15,000 sq. ft.

*We all need to discuss reductions in lot size if wastewater service is available specifically for townhome class, (R-2) . R-2 minimum recommended is 7000 sq ft*

**Section 6 Minimum Ground Floor Area**

- Each Dwelling - 1,800 sq. ft.
- Ground Floor of two-story dwelling - not less than 1,000 sq. ft.

*New allowance if townhome allowed- for R-2, minimum average floorplate to be 1500 sq ft of net useable space.*

**Section 8 Yards, Generally**

(a) Each lot shall have a front yard, two side yards and a rear yard.

(b) On each lot the rear yard shall be to the rear of the front yard

(c) On corner lots, the Building official shall determine the street address/ front yard

*Define Setback 25' front, 15' side.*

**Section 9 Minimum Required Depth and Width of Yards**

(b) Front Yard minimum depth - 30 feet

*25 feet*

(c) Side Yard minimum width:

(1) 10 feet when lot abuts another lot, except that the sum total of the two side yards of any lot shall not be less than 25 feet

*Word simply  
10'.*

(2) 30 feet when the lot borders a street other than described in subsection 9.c.3 or

*Corner lots 15'*

(3) 20 feet when two lots extend the length of one block and have abutting rear lot lines

(d) Rear Yard minimum depth of 20 feet

*Note: If townhome clusters are allowed, side setbacks could be reduced to 0'; could have*



**ARTICLE VI**  
**REGULATIONS APPLICABLE IN**  
**PROFESSIONAL AND BUSINESS**  
**OFFICE ZONING DISTRICT (C-1) and**  
**BUSINESS DISTRICT (C-2)**

**Section 2 Maximum Permissible Building Height**

- 35 feet

**Section 3 Minimum Lot Size**

- 15,000 sq. ft.

**Section 4 Minimum Floor Area**

- 1,800 sq. ft. except as provided under Subsection (b) of this section.
- Separate commercial buildings of at least 800 square feet may be constructed on a lot of one acre or larger size upon approval by the City Council of the development plans for the lot

**Section 7 Minimum Setbacks**

- (a)
- Front Setback from lot line - 20 feet
  - Rear Setback from lot line - 30 feet
- (b)
- Side Setbacks from lot line - none

**Section 8 Buffers Between Abutting Commercial and Residential Lots**

- (a) 30 Foot greenbelt between Residential District and the impervious cover including parking and buildings on every lot in the Commercial District:
- Undisturbed natural state
  - Landscaped as required by City Council

*adjoining walls, maintain a minimum of 20' building setback from front yard for off-street parking and 25' rear setback.*

*60 feet maximum, but must meet compatibility standards.*

*Remove from City Council debate.  
No accessory buildings such as sheds  
Consider potential "village" retail type of development. example: Boutique, Cafe, Ice cream.  
Minimum retail structure 500 sq ft*

*25' to allow for additional landscape  
Performance incentive to a minimum of 15'.*

*10 feet*

*Consider having a separate Buffer section that used a matrix for buffer types; this would be included in the compatibility section. See sketch detail in last section.*

*Compatibility section:  
30' natural buffer between residential zone boundary and non-residential impervious construction inside non-residential zone.  
Relax the requirement with improvement to greenbelt  
Landscaped buffer will be either type A,B,or C*

(b) Visual screening between Commercial District lot and abutting Residential District lot

- Terrain
- Other Features
- Cedar/ redwood privacy fencing 8' height

● Additional landscaping may be required

(c) Fencing of landscaping plans must have approval by City Council prior to implementation

(d) No building on Commercial District lot shall provide view into residential dwelling

(e) Lighting on Commercial District lots shall not exceed height of buildings/ structures and must shield light away from nearby dwellings

### Section 9 Parking Spaces

(a)

(1) One parking space per 250 sq. ft. gross floor area in the particular building in a C-1 district

(2) One parking space per 200 sq. ft. gross floor area in the particular building in a C-2 district

(b)

*depending on the nature of the inconsistent use (or defined by zoning category). see sketch detail in last section. Buffering in areas that have more than 20 feet of elevation change between them will have to be considered individually case by case by a zoning and planning board.*

*sketch detail in last section, refer to note above.*

*See above, Sketch detail in last section  
See above, sketch detail in last section.*

*See above, sketch detail in last section.*

*Delete  
Planning and Zoning Board review*

*Not enforceable  
No mechanical units on rooftops.*

*Light transmission from non-residential uses to residential uses must be shielded, down-turned, and should not exceed normal residential levels (a foot candle range with 5' maximum. Average footcandle is 2.5'). This includes light types, sizes, heights, angles, and also structure materials that reflect.  
Maximum pole ht of 24'.*

*May be allowances of reduced parking for contributions to Dry Creek Park improvements.*

*Possibility of off-street parking in commercial core area only.*

*Delete- must be on site*



Must be at the building or within 300 feet

**Section 14 Impervious Cover**

(a)  
all not exceed 50% of total lot area

(b) Grass-crete set in sand = 50% impervious cover

- Paving stones, ungrouted, set in sand = 75% impervious cover

**ARTICLE VII**  
**REGULATIONS APPLICABLE IN**  
**PROFESSIONAL AND BUSINESS**  
**OFFICE ZONING DISTRICT (C-1)**

**Section 3 Permitted Uses**

(a) Uses Permitted in Residential District

(b) Offices for:

Accountant  
Architect  
Attorney  
Engineer  
Physician  
Broker  
Consultant  
Insurance Agent  
Real Estate Agent  
Similar Professional Occupation

(c) Accessory Structures & Uses customarily incidental to the foregoing permitted uses

**Section 4 Special Uses**

(Subject to City Council Approval)

(a)

*Recommend future shared parking scenarios along Main Street with mixed uses, offset scheduling. Shared parking must have 1/300 spaces on site.*

*City may allow performance incentive up to 80% impervious cover based off of new impervious cover definition. - See additional notes in impervious cover section.*

*May be allowances for contributions to Dry Creek Park improvements*

*This complicates the calculation of Impervious Cover and is an administrative nightmare. Recommend wastewater on Bee Cave Road.*

*The same comment in the previous section apply to this one.*

*Does it make sense to have the combined section and then the two separate sections? consider reducing this to two section of C-1, C-2.*

To use 1:250.



Facilities for assembling and testing electronic components

(b) Child Day Care Facilities (provided that this is the only use on the particular lot)

(c) Banks

Savings and Loan Associations

**ARTICLE VIII**  
**REGULATIONS APPLICABLE IN**  
**BUSINESS ZONING DISTRICT (C-2)**

**Section 2 Permitted Uses**

(1) Any Use Permitted in Professional and Business Office District (C-1)

(2) Retail Bakeries

(3) Banks

Savings & Loan Associations

(4) Barber Shops

Beauty Shops

(5) Camera Stores

Photography Supply Stores

(6) Clinics (w/o overnight facilities)

(7) Craft/ Hobby Shops (w/o outside garages)

(8) Department Stores

Sporting Goods Stores

Novelty Stores

Variety Stores

Toy Stores

(9) Drug Stores

(10) Laundry & Dry Cleaning Pickup Stations

(11) Florist Shops

Nurseries

Greenhouses

(12) Grocery Stores

(13) Package Liquor Stores

(14) Antique Stores

(15) Hardware Stores

Paint Stores

Wallpaper Stores

(16) Household/ Office Furniture Stores

Household/ Office Furnishings Stores

Household/ Office Appliance Stores

(17) Jewelry Stores

Optical Goods Stores

(18) Meat Markets

(19) Retail Pet Shops

*Carefully review this list and compare with the other section to include uses not shown and to eliminate uses having free reign over several categories.*

*Open up Hotel/Motel as a group.*

*Apparel*

*Boutiques*

*Specialty Shops/ Specialty retail*

*As stated before, this section can be removed entirely by including it in a comprehensive list of land uses tied to a matrix of zoning classes.*

To use 1:200.

*Don't allow*

- (20) Real Estate Offices
- (21) Shoe Repair Shops
- (22) Art Studios
  - Photography Studios
  - Music Studios
- (23) Variety Stores
- (24) Wearing Apparel Shops
- (25) Computer Software Product Assembly
- (26) Retail Uses which supply the everyday shopping needs of residents of the City.

(27) Special Uses - City Council Approval Required

- (i) Research Laboratories
- (ii) Special uses that meet the criteria set forth in Article XII, Section 3
- (iii) Cafes
  - Cafeterias
  - Restaurants
- (iv) Convenience Stores
- (v) Automotive Service Stations
- (vi) Adult Oriented Uses.
- (vii) Any use not specifically designated

in Sec 2

**ARTICLE IX**  
**REGULATIONS APPLICABLE IN**  
**GOVERNMENTAL AND**  
**INSTITUTIONAL ZONING DISTRICT**  
**(GI)**

**Section 3 Permitted Uses**

- (a) As permitted in Residential District
- (b) Churches
- (c) Federal Government Facilities  
State Government Facilities
- (d) Fire Stations
- (e) Accessory uses customarily incidental to any of the foregoing

**Section 4 Special Uses**

- (a) Schools
- (b) Child Day Care Facilities
- (c) Uses Required by Public Utilities
- (d) Special Uses Permitted in a Residential District upon authorization of the City Council

*Careful about catch all statements. Do you permit pornographic supplies?*

*Are you discouraging restaurants? Remove from City Council agenda and place with a Zoning and Planning Board.*

*No Drive Throughs  
Possibly clarify as food service with drive through windows or delivery.*

*1 per 75  
Special uses that are non-conforming lose their existing land use if they cease to operate over a 6 month period.*

*Add hospital to special uses list instead of separate zoning category.*

*Remove from residential zoning and remove this reference*

City of Rollingwood Main Street Corridor Study  
Outline for Land Use Planning Report

Section 5 Maximum Permissible Height

- 35 feet
- No more than two (2) stories

60'  
*four stories*

Section 6 Minimum Lot Size

- 15,000 Square Feet

Section 8 Minimum Setbacks

- (a)
- 30 Feet from front lot line
  - 30 Feet from rear lot line

25'

(b)

Side Setbacks

(1) 10 Feet when the lot abuts another lot

(2) 30 Feet when the lot borders a street

25'

(3) 20 Feet when two lots extend the length of a block and have abutting rear lot lines

*Simply 10'*

Section 9 Buffers Between Abutting Residential and Governmental and Institutional District Lots

*Landscape buffer note as before between commercial and residential zones*

(a)

30 Foot greenbelt between Residential District and the impervious cover including parking and buildings on every lot in the Governmental and Institutional District

*Develop section in compatibility standards for all buffering situations. Most of the issues can be covered in a matrix as in the notes/ sketch section here.*

- Undisturbed natural state
- Landscaped as required by City Council

(b)

Visual screening between Commercial District lot and abutting Residential District lot

- Terrain
- Other Features
- Cedar/ redwood privacy fencing 8' height
- Additional landscaping may be required

(c)

Fencing or landscaping plans must have approval by City Council prior to implementing

(d)

No building on Commercial District lot shall provide view into residential dwelling

(e)

Lighting on Commercial District lots shall not



exceed height of buildings/ structures and must shield light away from nearby dwellings

Section 10 Parking Spaces

(a)  
Off-street parking in the ratio of not less than one parking space for each 200 square feet of gross floor area in the particular building

*Allowances for reductions in parking ratios only through performance incentives or for contributions to Dry Creek Park improvements*

(b)  
In the same lot as the building or within 300 feet of such building

Section 11 Impervious Cover

(a)  
Not to exceed 50% of the total lot area

*Allowances as above*

(b) Grass-crete set in sand = 50% impervious cover.

80%

- Paving stones, ungrouted, set in sand = 75% impervious cover

ARTICLE X  
REGULATIONS APPLICABLE IN PARK  
ZONING DISTRICT (P)

*Should there be consideration for a provision concerning a general incentive structure for improvements to any of the parks; Dry Creek? All contributions would be considered and approved by a planning and zoning board.*

Section 3 Permitted Uses

- (a) Athletic Fields
- Sports Facilities
- Sports Related Facilities
- (b) Picnic Areas \*
- (c) Playgrounds
- (d) Recreational Centers
- (e) Swimming Pools
- (f) Accessory uses customarily incidental to any of the foregoing permitted uses

*Develop "wish list" and/or park plan that are the specific items that can be given through the contribution incentive measures for Dry Creek.*

Section 4 Special Uses - City Council Approval Required

- (a) Concession Stands
- (b) Special Events
- (c) Other Special Uses permitted upon City Council Approval

Section 5 Maximum Permissible Height

- Not more than 30 feet

- Not more than two stories

Section 6 Minimum Lot Size

- 15,000 Square Feet

Section 8 Minimum Setbacks

(a)

- 30 Feet from front lot line
- 30 Feet from rear lot line

(b)

Side setback minimum

- (1) 10 Feet when the lot abuts another lot
- (2) 30 Feet when the lot borders a street
- (3) 20 Feet when two lots extend the length of one block and have abutting rear lot lines

Section 9 Buffers Between Abutting Park and Residential Lots

(a)

30 Foot greenbelt between Residential District and the impervious cover including parking and buildings on every lot in the Commercial District:

- Undisturbed natural state
- Landscaped as required by City Council

(b) Visual screening between Commercial District lot and abutting Residential District lot

- Terrain
- Other Features
- Cedar/ redwood privacy fencing 8' height
- Additional landscaping may be required

(c) Fencing of landscaping plans must have approval by City Council prior to implementing

(d) No building on Commercial District lot shall provide view into residential dwelling

(e) Lighting on Commercial District lots shall not exceed height of buildings/ structures and must shield light away from nearby dwellings

Section 10 Parking Spaces

(a) Off-street parking shall be provided in the ratio of not less than one parking space for each

*Use type A,B,C buffering and establish who offends who. Define park uses for this, riparian corridor or softball field. May require special considerations with ballfields and netting barriers/ foul ball protection done on a case by case basis.*

*This is a section on residential/park not commercial/park. Remove or revise.  
This is a section on residential/park not commercial/park. Remove or revise.*



200 square feet of gross floor area in the particular building

(b) Plans for off-street parking must be approved by the City Council before any athletic field can be constructed or expanded

(c)

- Parking spaces must be located on the same lot as the building for which the parking spaces are required, or
- Parking spaces must be within 300 feet of the building for which they are required

Section 11 Impervious Cover

(a) Shall not exceed 50% of the total lot area

(b) Grass-crete set in sand shall = 50% impervious cover

- Paving stones ungrouted, set in sand shall = 75% impervious cover

**ARTICLE X-A**  
**REGULATIONS APPLICABLE IN**  
**HOSPITAL ZONING DISTRICTS (H)**

Section 2 Permitted Uses

(a)

Hospital Facilities\*

(b) Offices for:

Accountant

Architect

Attorney

Engineer

Physician

Broker

Consultant

Insurance Agency

Real Estate Agent

Other Similar Professional Occupation

(c) Accessory structures and uses customarily incidental to the foregoing Permitted Uses

*Verify appropriateness.*

*Same note as before. All of these references should be contained to the impervious cover section so that it is stated once and be done with it.*

*This complicates the calculation of Impervious Cover and is an administrative nightmare. As before*

*This infers that you are open for more of these uses. Refer to legal staff if a zoning category can be removed and placed into C-2 as a special use.*

*Contain this to C-1 professional offices or C-2 with plan review.*



Permitted Accessory Uses  
(customarily found in hospitals)

Clinics

Ambulatory Surgery Centers

Educational Facilities

General Merchandise Retail Shops

Pharmacies

Cafeteria

Laundry Facilities

Food Service Facilities

C

NOTE: \* “Hospital Facilities’ means an establishment that offers medical services, facilities and beds for individuals requiring diagnosis, treatment, or care for illness, injury, deformity, abnormality, or pregnancy.” For additional information and specifics of this definition please refer to Chapter 11 - Zoning, Planning, Development & Structures, Subchapter G - Zoning Ordinance, Section 2, Page 11-57.

**Section 3 Maximum Permissible Height of Buildings/Structures**

35 Feet

**Section 4 Minimum Lot Size**

At least five acres

**Section 5 Minimum Floor Area**

(a)

At least 40,000 square feet, or

(b)

Separate commercial buildings of at least 800 square feet may be constructed on a lot of five acres or larger with City Council approval

**Section 8 Minimum Setbacks**

(a)

- 20 Feet from the front lot line
- 30 Feet from the rear lot line

(b)  
No setback with regard to side lot line except for lighting considerations which are spelled out in Section 10 of this Article

**Section 9 Buffers Between Abutting Commercial and Residential Lots**

(a)  
10 Foot greenbelt between Residential District and the impervious cover including parking and buildings on every lot in the Commercial District:

- Undisturbed natural state
- Landscaped as required by City Council

(b)  
Visual screening between Commercial District lot and abutting Residential District lot

- Terrain
- Other Features
- Cedar/ redwood privacy fencing 8' height
- Additional landscaping may be required

(c)  
Fencing of landscaping plans must have approval by City Council prior to implementation

(d)  
No building on Commercial District lot shall provide view into residential dwelling

**Section 10- Lighting**

Lighting on Commercial District lots shall not exceed height of buildings/ structures and must shield light away from nearby dwellings

**Section 11- Parking Spaces**

(a)  
See Article XI, Section 5 ("Mixed Use Zoning")

(1) Parking spaces shall be provided in a ratio of not less than:

- (i) 2 Spaces for each bed within a particular Hospital Facilities Building
- (ii) 1 Space for each 250 square feet of gross floor area within any portion of a

*Contain this in a buffering section within the compatibility standards*

*30 Foot greenbelt is recommended.*

Hospital Facilities building constituting office space but excluding administrative areas directly supporting hospital patient care.

(2) All uses permitted in an H District other than Hospital Facilities shall provide parking spaces in a ration of not less than one parking space for each 250 square feet of gross floor area in the particular building.

(b)

- Required parking shall be located on the same lot as the building for which the parking is required, or
- parking should be within 300 feet of the building for which it is required.

#### **Section 15 Impervious Cover**

(a) Impervious Cover shall not exceed 60% of the total lot area

(b)

- Grass-crete set in sand = 50% Impervious Cover
- Paving Stones, ungrouted, set in sand = 75% Impervious Cover

### **ARTICLE XI** **REGULATIONS APPLICABLE FOR** **PLANNED UNIT DEVELOPMENT**

#### **Section 1 Purpose**

A Planned Unit Development is a permitted use within the C-1 District or the C-2 District.

*Refer back to C-2*

*80% if it becomes C-2*

*This complicates the calculation of Impervious Cover and is an administrative nightmare....*

*Require Plan Review.*

*The Planned Unit Development district ("PUD") is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater design flexibility for development proposed within the PUD. Use of a PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the PUD enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD. The minimum size generally considered appropriate for a PUD is five acres. Absent unique or special topographic constraints or other exceptional circumstances affecting the*



*property, creation of a PUD is not justified for development of tracts less than five acres since conventional zoning and subdivision regulations should be adequate for reasonable development.*

**Section 2 General Regulations**

Regulations that apply in a C-1 District or a C-2 District shall apply except as otherwise provided in Article XI

**Section 3 Minimum Size of PUD**

Must be at least five acres

**Section 4 Permitted Uses**

Except for uses permitted in a Residential District

- All Uses Permitted in C-1 District
- All Uses Permitted in C-2 District

**Section 5 Mixed Use Zoning**

- Limited C-2 zoning may be granted for specified areas within the buildings or structures located in C-1 Zoning
- Parking spaces for warehouse or storage shall be provided at a ration of one parking space per 1,000 square feet of floor area

**Section 6 Minimum Floor Space**

Each building or structure shall be at least 1,600 square feet in area

*Not necessary.*

## CITY OF ROLLINGWOOD LANDSCAPING ORDINANCE REVIEW (Draft)

### Section 1 City Right-of-Way

- City Right-of-Way - Written approval is required for removal of vegetation on a lot zoned for Commercial use. Any trees 11' or greater which are damaged or removed must be replaced or restored.

*Separate out tree preservation from required landscaping, it will read and be understood easier.*

*Require initial tree survey: no cedars, 8" and above for hardwoods.*

*Protected trees are any trees with a caliper of 16" or greater measured at 3.5 feet above natural grade. Require 100% caliper replacement for "protected" trees with minimum of 4" caliper trees. Example; four 4" cal trees to replace one 16" cal tree.*

*Caliper (diameter) is a preferred means of tree size measurement. 3" caliper is minimum. Goal should be "street tree" planting effect with spacing target of 25 - 50 feet on center.*

*Replacement size and quality are issues with preservation.*

*Negotiations are acceptable on heavily wooded sites. Example; 25% replacement should be desired goal with minimum of 1 1/2" caliper trees.*

*Landscape Requirements should be applicable to all non residential lots, not just Commercial use lots and R-2 if this category is included.*

*List zoning categories. A matrix can be developed that illustrated zoning category, parking requirement, landscape buffers, setbacks, and other data to simplify the process and its interpretation. Please refer to the section three of this report titled General Notes.*

### Section 2 Landscape Requirements for Non-Residential Property

(a)

- Landscape requirements are only applicable to lots zoned for commercial use (including P.U.D.).
- The ordinance is effective with issuance of a building permit for:
  - Any new structure
  - Enlargement of any existing structure

(b)

- Twenty (20%) percent of total site area must be devoted to landscaped open space.

*Perhaps this should refer to 20% of the developed site area, within the limits of*



- One tree is required for each 2,000 sq. ft. or fraction thereof.
  - Tree must be at least twelve (12) feet in height at the time of planting
  - Tree must not be pruned so as to prevent tree growth to at least fifteen (15) feet, or to reduce existing growth to a height of less than fifteen (15) feet.
  - Existing trees at least eleven (11) feet in height may be counted as required trees provided the soil under their branches remains undisturbed.
- Only tree species that qualify must

*construction, which effectively increases the amount of landscaping and should specifically place the work within the built site.*

*Caliper (diameter) is a preferred means of tree size measurement. It is also useful to specify more than one criteria such as caliper with height and/or ball dimensions. When setting a standard, refer to Texas Association of Nurserymen, Grades and Standards.*

*This is unclear, General pruning specifications are difficult unless tied to a stated goal. Enforcement is difficult and expensive.*

*If you are trying to develop view corridor windows then language may be utilized such as "maintain openness in vegetation from 3' to 15' ht".*

*Developer should receive one for one caliper credit for existing trees saved unless it doesn't meet other requirements herein such as parking lot trees or street frontage. A four inch caliper tree should be worth one 4" cal tree or two 2" cal trees and so on.*

*Tree Preservation Program should be developed to preserve existing trees to the greatest degree possible. The note about the soil under the branches is good, this idea would be included in the tree preservation section with a detail of protection measures for the trunk and for the soil under the dripline. Compaction can be one of the greatest killer of trees on a development. As a minimum, use the criteria of 10' or ½ the dripline of the tree for the location of protective fencing. Fencing material can be Nalle fluorescent plastic protective fencing or better. Protected trees in parking areas may be required to use 2x4s secured to the trunks for additional protection.*

*Evaluation is difficult.*

*Develop a recommended species list and*



normally grow to a height of at least fifteen (15) feet in Rollingwood.

(c) Parking lot landscaping - lots with space for ten (10) vehicles or more:

- Requires landscaped open space of eighteen (18) sq. ft. per parking space
- Landscaped open space need not be contiguous

Each separate landscaped open space requires at least one (1) tree which may be included in computing the total number of trees required for the site.

(d)

- All required tree plantings must be installed prior to occupancy or use of property:
  - Seasonal considerations for planting may permit granting of an appropriate delay.
  - Certificate of occupancy may be revoked if:
    - Planting is not undertaken
    - Planting is not maintained

*encourage native species. many local nurseries specialize in native species . City of Austin has in their landscape ordinance a recommended list of native plants.*

*This may lead to lots of small areas which are hard to maintain and have minimum positive visual impact. maybe an addition would be: "...with no calculated landscape space being less than 150 continuous sq ft."*

*This is reasonable however layout standards could be developed. Develop definition of minimum parking lot island such as "one parking space minimum". You may also consider that no parking space will be greater than 100 feet from any landscape or landscaped island with a 2" cal. minimum tree.*

*"Each required landscape area including islands will have a minimum of one tree of 2" caliper."*

*Add financial commitment (bond, letter of credit, cash, etc, posted for at least 50% of the anticipated cost) to allow occupancy to take place.*

*Enforcement must be considered by City Management/Police.*

*Who follows up on this issue? For how long? The owner or developer should maintain the landscape in perpetuity. Obvious faults should be fined.*

*With regard to maintenance, it is appropriate to consider asking or requiring Automatic Underground Landscape Irrigation Systems in required landscape beds for all non-residential development. Developers should be encouraged to plant natives to help this in the long run with lesser water maintenance*

(e)

Landscaped greenbelt at least twenty (20) feet in width must be created on any non-residential lot which is adjacent to:

- Any public street right-of-way
- Any residential property

to provide separation and must contain 1 tree not less than 12 feet in height for each 500 sq. ft. of greenbelt.

### Section 3 Variances

- Variances:
  - Can be granted, if not contrary to public interest, by City Council
  - Application for variance requires a set of plans prepared by architect or engineer
    - Application must set out applicants proposal and nature of variance being sought
    - Proposed variance may not seriously affect adjoining property or welfare of the community
    - Granting of variance cannot be based merely on its convenience to applicant, but it must serve to alleviate some demonstrable and unusual hardship or difficulty

### *requirements*

*Check the consistency with other requirements. 25' and requiring landscaping. Overall effort must be aimed at maximizing the visual softening effect along the R.O.W. as well as buffering the Residential District lots. If developer increases width of greenbelt perhaps some incentive should be offered.*

*Is this a discrepancy with the earlier ordinance stating 30' buffer between residential and commercial uses? Another reason for a standard buffer requirement to be developed in a comprehensive matrix and the use of a "type A,B, or C buffer".*

*Buffering only required when no natural buffering exists.*

*Caliper is a preferred means of tree size measurement. Develop typical detail as stated above.*

*This issue is up to the City of Rollingwood City Council.*

*It is the intention of this critique to reduce the dependency on the variance process.*

*This is a landscape ordinance, Why not a landscape architect or registered landscape contractor? Hopefully engineers and architects are not preparing the plans. It makes sense to remove this out of the landscape section and give it its own section to reduce redundancy.*

**CITY OF ROLLINGWOOD**  
**SIGN ORDINANCE REVIEW**

SIGN ORDINANCE NO. 215

*Upon the review of the current sign ordinance and the recent critical review by others as well as the unambiguous nature of this section, Land Strategies has no additional comments to make.*



## Additional Notes:

- *Review:*

What is your plan review process? It is in this forum that considerations are discussed for special uses and also through a matrix to indicate where special uses could occur

- *Performance Incentives:*

Develop a comprehensive list of incentives and concessions that a development can consider, and which properties qualify for the program. Can it be any property, even residential, or only non-residential and only properties adjacent to Dry Creek (Park)? Create this list in association with a specific plan for park improvements. Items on that list or plan to be considered for contributions can include the following:

- Cash to the City of Rollingwood
- In kind contributions
- Landscape work/ trees
- Equipment
- Maintenance
- Park feature construction
- Planning services
- Development quality exceeding ordinances, i.e., 100% masonry construction pitched roofs.

Develop specific levels of achievement with these items for qualifying for the incentives below.

Development issues that may be allowances:

- Setbacks may be relaxed if the adjacency is the park and the improvements are oriented and contribute to the park.
- Impervious cover may be increased by a maximum of 10% if significant contributions from the predetermined plan or list are made.
- Building heights may be increased by one story if significant contributions from the predetermined plan or list are made.
- Parking increases may match the criteria for impervious cover. Discuss whether or not you want to encourage shared parking between businesses that keep different schedules and whether or not shared parking is allowed incentives. Address how overflow parking in fields or non paved areas is considered.

- *Storm Water Detention:*

What are the provisions for stormwater detention with development? Need to define criteria for the various zoning classes.

- *Grandfathering/ Existing Non-conforming Uses*

Write specific rules that address Grandfathering of existing uses. Address if the property sales, is destroyed by fire, is closed for a period of months. When does a use get discontinued? How long can it stay non-conforming? Do other controls besides land use change with substantial remodeling, i.e., setbacks, landscape, buffering?

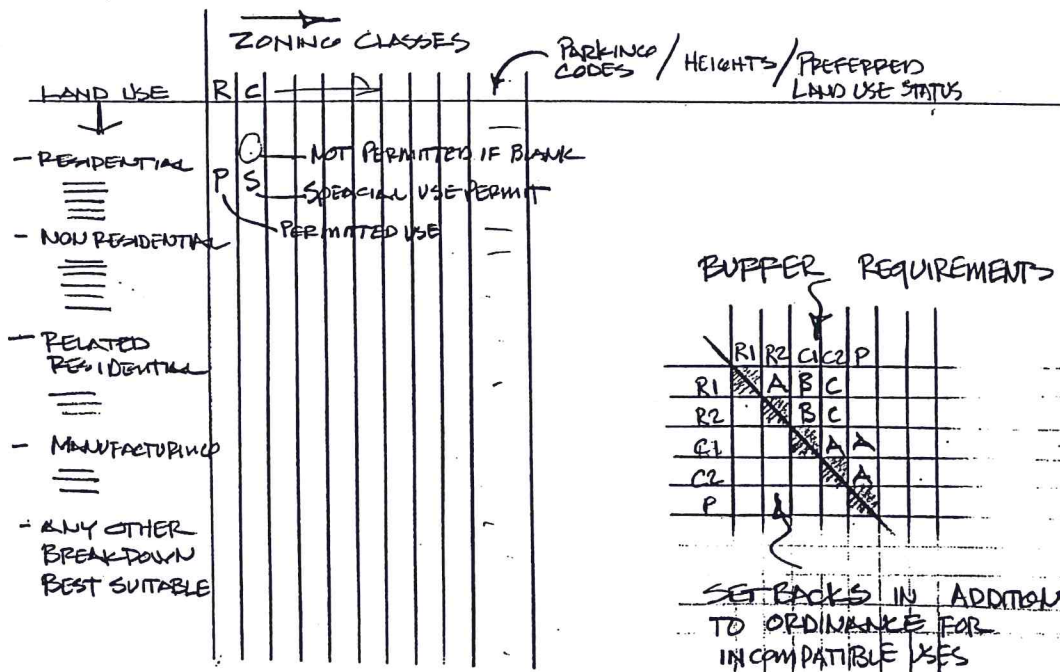
- **Viewsheds:**  
Are there specific views that the City would like to protect by means of a viewshed control?
- **Cut & Fill:**  
Develop a cut and fill standard to eliminate drastic site changes that could affect stormwater drainage and visual appeal. Six feet (6') maximum can be a limit to work from and anything greater has to be approved through a variance. Six feet (6') means any cut deeper than 6' or no fill greater than 6'.

### Suggested Matrix for the Simplification of Various Zoning Requirements

The use of a matrix is an easy graphical approach to illustrating the intent of a city in their development code. If well organized, it can simplify the interpretation and avoid confusion and redundancy throughout the written ordinance. Items that could be included in one or two matrices are:

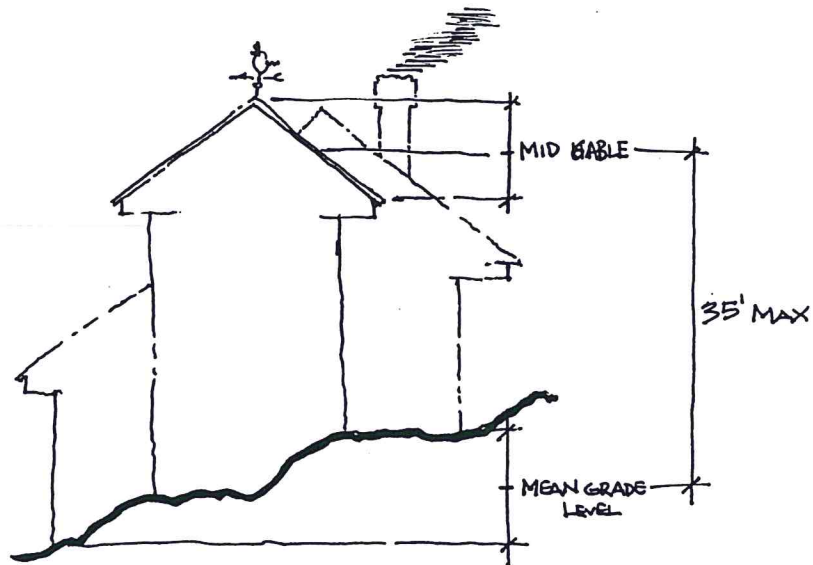
- Zoning Classification
- Land Use
- Parking Requirements
- Buffering Requirements
- Setbacks
- "Preferred Land Use" status
- Special Use Permit Requirement

Examples as follow:



**Residential Height Standard, Article V, Section 4**

The standard of residential height is 35' measured from the mean grade around the foundation to the highest mid-gable of the roof. Mean indicates the mid elevation between the extremes of the highest grade to the lowest grade around the house. An average grade on the other hand indicates a series of elevation measures and the division of their sum by the number of points. The mean is one number, and the average is subject to interpretation and manipulation. The graphic below should make the measurement clear:





■ **Illustrations and Discussion**

The following section contains the maps for the purpose of discussing concepts as they relate to Bee Caves Road and the City of Rollingwood. These maps are reductions from the originals so any scale interpretations will have to be dependent upon the bar scale located on the maps.

**List of illustrations:**

- 1) City of Rollingwood Main Street Corridor Existing Land Use
- 2) Current Constraints
- 3) Opportunities
- 4) Section Illustrating Opportunities

1) Existing Land Uses:

This illustration depicts the existing uses in the corridor but more importantly expresses these land uses within the context that they exist. The current condition of these properties and relationships that they have with each other and with Bee Caves Road illustrates the dynamics of the area and where there are long term and short term opportunities and constraints.

At issue for Rollingwood is how to leverage the opportunities available to them for maximum benefit to the City? Do you want this to be a "Town Center," a substantial tax base, Rollingwood's identity to the surrounding communities and to the commuters that pass through, or some other function? The existing land uses in this section of Bee Caves are a very limited palette as are the opportunities for change that will stimulate the functions that the City might desire. Also figuring into the equation are the schedules of activities that will influence the actions to be taken and the resulting land uses. Bee Caves will be redesigned and realigned, The City of Rollingwood may institute wastewater collection and disposal, and properties are being developed or considered for development. All of these components can and will change the character of the corridor in the future and the City of Rollingwood is in a good position to steer this course of change.

2) Current Constraints:

Anybody that lives and depends on the Bee Caves corridor for moving goods and services or for driving to and from destinations during the day understand the limitations of this section of the road. Also understood is the potential that is implicit with the character of the natural features, the opportunities for commerce and so on. These potentials are currently hampered by the very real hazards of the corridor with the pace of traffic, limited sight distances and no intersections or turning lanes to enable the easy flow of traffic. Much of these issues will be addressed directly with the redesign of Bee Caves Road. However, other problems exist that will not be addressed by the road improvements such as the proximity of the floodplain to the road hindering commercial development, and zoning that may not be allowing the proper controls for the development that does exist. Development of the corridor has also been slowed by the lack of central wastewater facilities. Land uses such as hotels and restaurants that can stimulate the



vitality of the commercial district cannot develop with the barrier of requiring wastewater septic fields which both have limited capacity and consume valuable developable land.

### 3) Opportunities:

The solutions that work best are the solutions that reverse constraints into opportunities. Having discussed briefly the problems that are occurring in the corridor and the commercial district, now are the point at which the discussion turns to developing ideas that can accentuate the unique features available to Rollingwood. Starting with the idea of "Town Center" and the floodplain, the need to weave together the Dry Creek system with the commercial core is essential for the creation of a "sense of place." It is this quality that is the essence of town centers and is developed through the interaction of commercial, residential and social functions. Dry Creek is the buffer that separates the residential and commercial sections and the improvement of this system can become the linkage that is needed to draw a wide breadth of activities into the commercial core that never before existed.

Rollingwood doesn't have any sense of a town center and the commercial core which typically serves as the location of the center is oriented toward Bee Caves Road which serves as a pass through for commuters that live in Rollingwood and beyond. The character of the road is designed to handle large volumes of traffic and move it quickly which works against Rollingwood as a destination. This means that people driving through are not as likely to stop there for goods and services but go further up the road where traffic is slower and commercial development is more dense, varied, and accessible. Promoting a traffic light at Montebello and making the pedestrian links more friendly will aid in slowing the traffic down and bringing more attention to this section of the road.

Developing a small pedestrian loop that links the South side of Bee Caves with the North side is an action that serves many purposes. As mentioned above, these links create visual signals of entering into a new area as one drives on Bee Caves. Using Dry Creek as a greenway corridor and developing connections across Bee Caves can link the undeveloped South side of Bee Caves to the North side and Zilker Park beyond. This action would help to stimulate development activities more inclined to cater to an across-road clientele and stimulate a more pedestrian oriented climate. As discussed in many meetings, the South side of Bee Caves contains the largest contiguous tract of undeveloped land in this section of the corridor and the potential of this tract orienting toward a civic purpose is possible especially when coupled with the expressed idea of maintaining open space in the area for a park and the connectivity of a Dry Creek greenway.

The generation of these projects; the pedestrian loop, the town center, Dry Creek in general, and the potential changes in land use that these conditions would stimulate, all help to develop an identity to Rollingwood giving the City a sense of place. More emblematic in these actions is the development of the pedestrian crossings. It has been suggested with dialogue as well as in the illustration that a bridge could be built linking the Eastern most side of the district. This is the entry into Rollingwood from Mopac/ Loop 1 and it is fitting that a bridge signifying the entrance into Rollingwood be placed on this end with a new logo or emblem for the town which currently

City of Rollingwood Main Street Corridor Study  
Outline for Land Use Planning Report

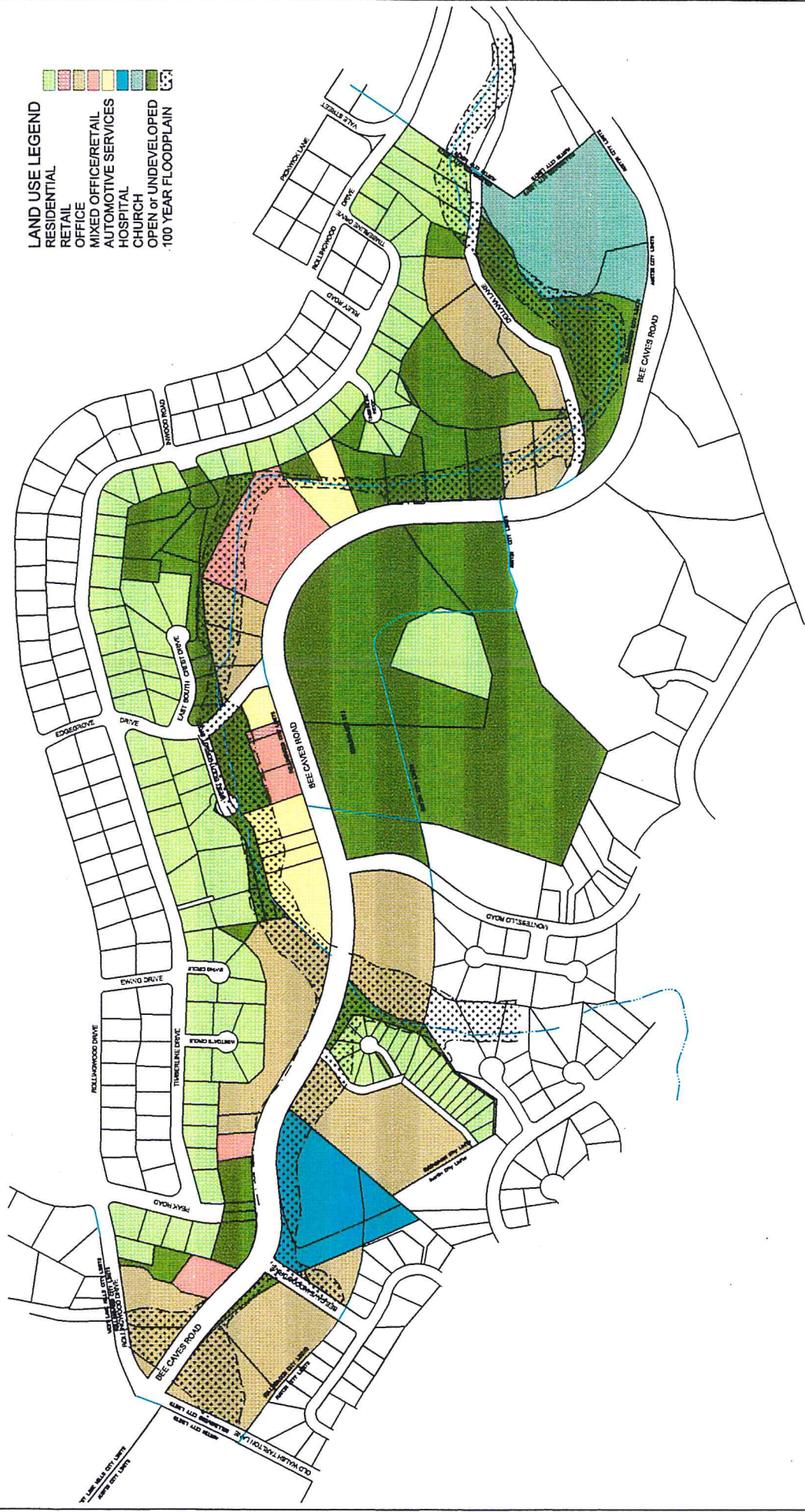
does not have one. The Bee Caves redesign and construction present a unique opportunity to include pedestrian access underneath the Dry Creek bridge again intensifying the social connection that would be apparent from Bee Caves. It is this location where the driver is presented with the broadest view of the Dry Creek system. Minimal activities of cleanup, maintenance, and access put in place at this interchange would carry substantial impact with the community.

Creating a pedestrian linkage that connects the Dry Creek/ Bee Caves interchange with the Rollingwood Drive intersection would be a tremendous improvement for the people that walk back and forth from the bus stop on Walsh Tarlton plus adding an easy connection for the busiest commercial core in the area between Walsh Tarlton and Rollingwood Drives.

Several tracts in the corridor are either on the verge of redevelopment or initial development. The City will need to proactively encourage the types of land uses that would be a strong stimulus for the corridor. This action will require the City to engage the owner of the tracts and assist them in their efforts to find appropriate buyers and lessee and/or negotiate as needed with the owners for this encouragement.



- LAND USE LEGEND**
- RESIDENTIAL
  - RETAIL
  - OFFICE
  - MIXED OFFICE/RETAIL
  - AUTOMOTIVE SERVICES
  - HOSPITAL
  - CHURCH
  - OPEN or UNDEVELOPED
  - 100 YEAR FLOODPLAIN

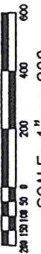


Lot lines and right-of-way boundaries on this map are derived from Travis County tax records, and do not represent surveyed boundaries. Boundaries should not be used for detailed planning purposes.

The right-of-way and other information depicted for Bee Caves Road were provided through the Texas Department of Transportation. Plans for Bee Caves Road are in draft format and subject to change without notice.

Most of the right-of-way of Bee Caves Road east of Ennes Creek appears to be within the 100 year floodplain of that creek.

# CITY OF ROLLINGWOOD MAIN STREET CORRIDOR EXISTING LAND USE



DATE: Feb. 19, 1998  
PROJ. NO.: 686



LAND STRATEGIES INC.  
PAUL LIRIBHAN & ASSOCIATES



**1) Bee Caves Condition**

- No allowance for identity
- Access and safety



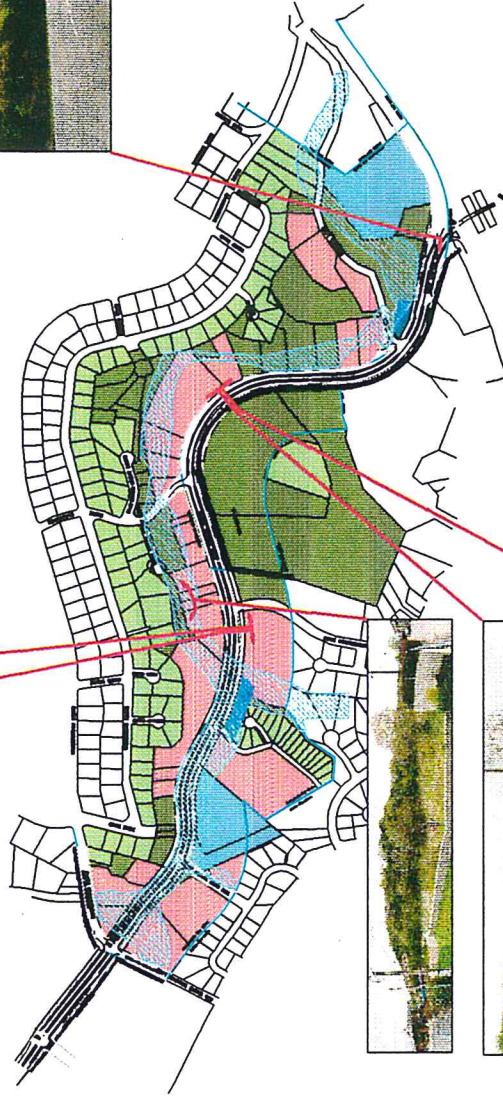
**2) Wastewater Treatment Facilities**

- Lack of central facilities discourages development and hinders property values



**3) Flood Plain**

- Much of the corridor frontage is in the flood plain hindering development



**4) Topography**

- Steep slopes and unbuildable slopes create difficult development issues



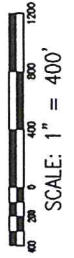
**5) Zoning**

- Current zoning environment lacks controls to enhance appeal and uniformity



**LAND USE LEGEND**

- RESIDENTIAL
- COMMERCIAL
- HOSPITAL CHURCH
- OPEN or UNDEVELOPED
- 100 YEAR FLOODPLAIN



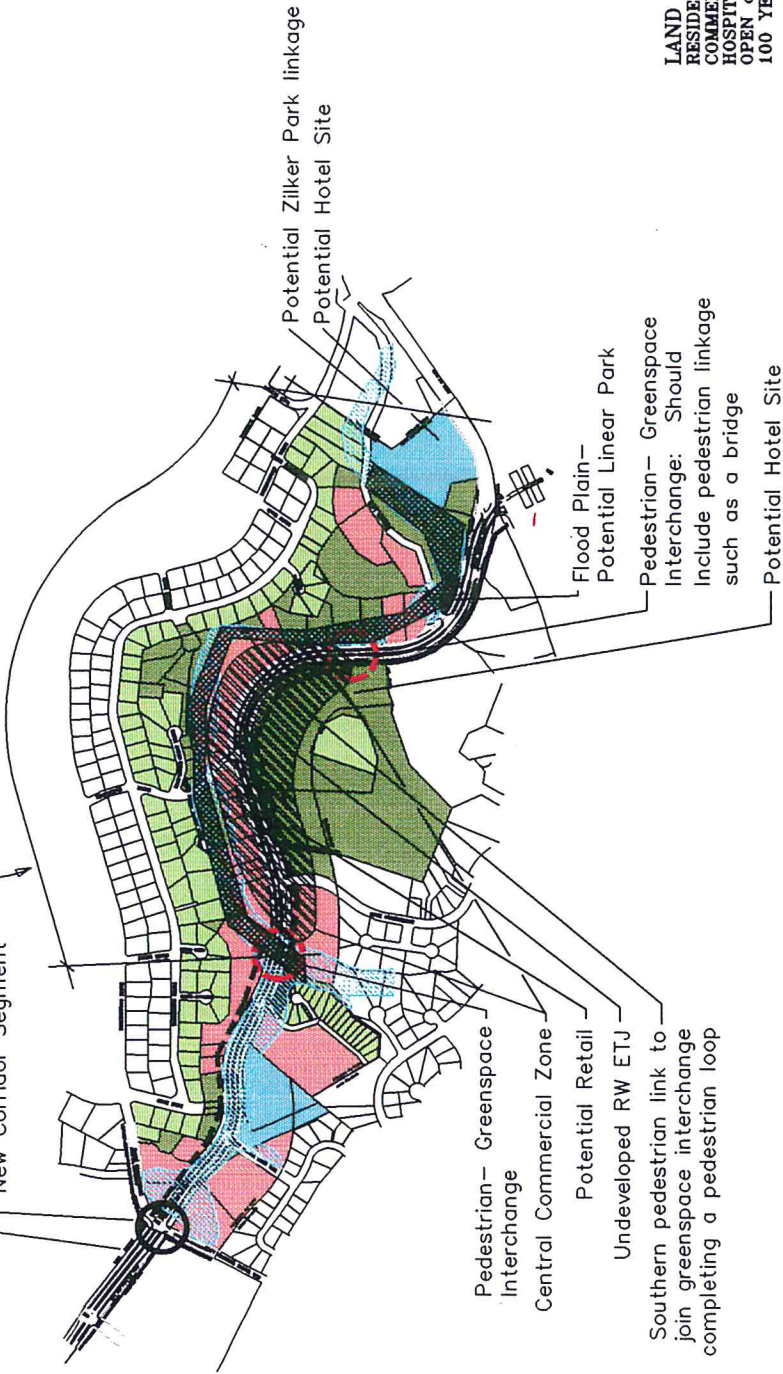
**Bee Caves Improvements can include:**

- Bridge to accommodate pedestrians
- Pedestrian Bridge
- Edge Treatment

**Zone of Primary Concentration**  
Emphasis on Identity

Linkage needed to connect stronger commercial magnet

Interchange into New Corridor Segment



**LAND USE LEGEND**

- RESIDENTIAL
- COMMERCIAL
- HOSPITAL/CHURCH
- OPEN or UNDEVELOPED
- 100 YEAR FLOODPLAIN



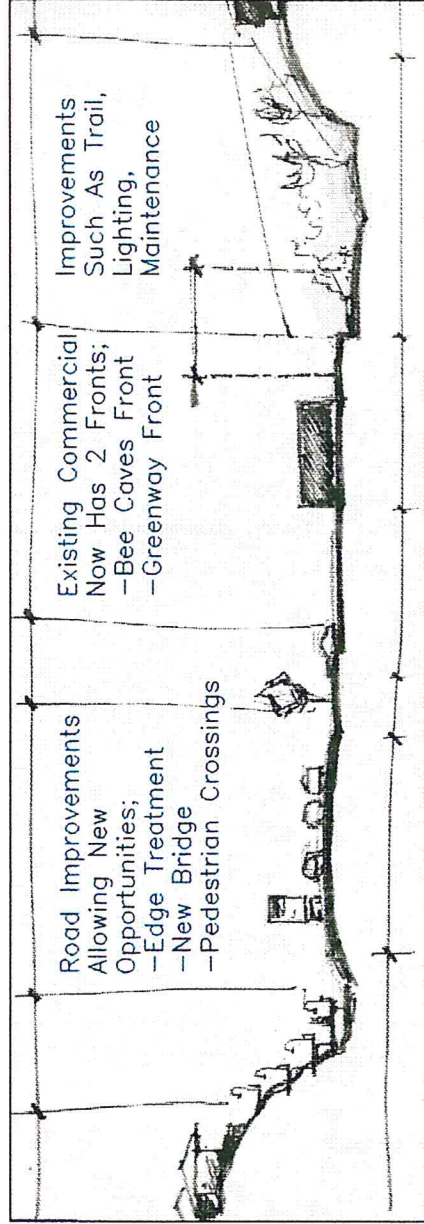


Potential Development Zone Could Serve For: Municipal Center, Mixed Use commercial, Hotel, Pedestrian Magnate, Park

South Side Greenway With Broad Walkways and Boardwalks For Steep areas  
 Unified Elements For Corridor Identity

New Greenway Loop  
 Excellent Potential Connection To Hatley Park  
 Improved Viewshed For Residential

New Commercial—Pedestrian Interface



Existing Commercial Now Has 2 Fronts;  
 -Bee Caves Front  
 -Greenway Front

Road Improvements Allowing New Opportunities;  
 -Edge Treatment  
 -New Bridge  
 -Pedestrian Crossings

Improvements Such As Trail, Lighting, Maintenance

Generic Section Looking Toward NE

Potential Conditions

Current Conditions

Development Potential with difficult Constraints  
 Steep Slopes  
 No Pedestrian Access

Bee Caves Road  
 Limited Access Pass through—  
 no identity  
 Unsafe

Frontage Parking  
 Limited New Development Potential

Buildings  
 Backside Storage  
 Unimproved

Dry Creek  
 Storm Water Control  
 Unimproved

Residential views to the backs of commercial properties

New Development Zone

Corridor Improvement Zone

Commercial Property Zone

Open Space Zone

Residential Zone



