

## What Is A Comprehensive Plan?

Like every city in Central Texas, the City of Rollingwood is evolving. It is important that as we grow, we preserve what we love about our community now and in the future. The purpose of a Comprehensive Plan is to provide a long-range plan for how we will develop our community. It includes looking at our future land use, transportation, parks, trails, drainage, infrastructure, facilities, fiscal health, and other areas. The plan is based on community input, interests, market drivers, and the physical layout of our City.

## Why Do We Need a Comprehensive Plan?

The adoption of a Comprehensive Plan allows for both current and future City leaders to have a guide and reference document to help inform the decision-making process. It is based on our community values and aspirations. The Comprehensive Plan combines community input with the inventory of City resources. It specifies the way residents envision our community in the future and spells out strategies to accomplish our goals. The comprehensive plan maps out how the City will meet its needs for years to come.

## Putting It All Together

Pegasus Planning and Development was hired in May 2020 to prepare the City of Rollingwood's first Comprehensive Plan. The City has various studies and assessments that we have undertaken through the years, which consist of a series of documents with considerable detail on each element of the plan. The comprehensive planning document will help the City to tie a string around those documents and put them all together in one place for future decision making. To view our past reports, visit our comprehensive planning page at [www.rollingwoodtx.gov/cp](http://www.rollingwoodtx.gov/cp) or give the staff a call.

### Areas of interest and planning include:

- Infrastructure Improvements Plan - (Drainage)
- Capital Improvement Plan - (Water and Streets)
- Rollingwood Needs Assessment - (Facilities)
- Park Master Plan - (Parks & Recreation)
- Commercial Corridor Study - (Land Use)
- Retail Market Analysis - (Market Analysis)
- Traffic Calming Study - (Traffic)
- City Branding Initiative – (Identity)
- Financial Planning – (Credit & Budgeting)
- Land Development Code Modification (Building & Zoning)

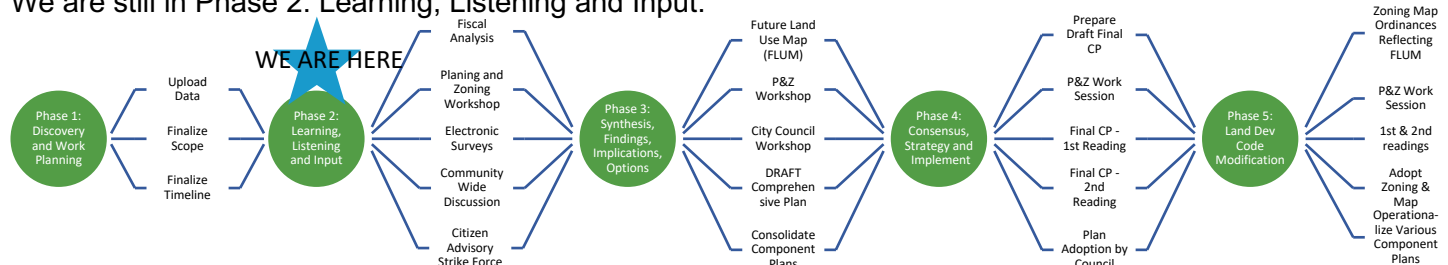
## Why Is There Concern?

July 28, 2020, Pegasus held a “kick-off” meeting which was a joint work session with the City Council, Planning & Zoning, and Rollingwood Community Development Corporation. This work session had a heavy focus on fiscal analysis of the City's commercial district. The analysis included three different informational scenarios, ranging from do nothing, up to allowing much greater residential density, commercial use and building heights. The consultant's fiscal analysis showed the increased property and sales tax revenue forecasted with each scenario and described how those funds could be used to offset the City's growing property tax assessments as well as pay for maintenance and operation efforts.

The way the fiscal analysis was presented as three different “scenarios” which the City might adopt as “plans”, caused residents' confusion and concerns over the process, especially homeowners bordering the City's commercial district. There were concerns expressed that there had not been sufficient public participation opportunities and that the consultant's survey questions did not match up with the information presented. This was never the intent and City Council is now taking steps to alleviate concerns.

## Where Are We Now?

We are still in Phase 2: Learning, Listening and Input.



## What Happens Next?

Your City Council paused the Comprehensive Planning process after the kick-off work session in July. Multiple agenda items were added to the August and September Council meetings, where the Council had the opportunity to discuss and take action on specific issues that had been raised regarding the Comprehensive Plan work-session, and formal motions were made to solidify with Pegasus that we want a community-driven planning process, direction that the Council had already given to Pegasus in the past.

By unanimous votes, the council agreed we want to review the City's commercial tracts on Bee Cave Road, lot-by-lot, and to not increase building height limits on those commercial tracts on the road's north side and adjacent to single family homes. There was also unanimous agreement to create the Comprehensive Plan Strike Force, to act as a sounding board for the consultant and ensure our planning process is community-driven and aligns with our community values.

As we move forward with the planning and drafting of the Comprehensive Plan, City leaders will continually seek feedback from citizens regarding ideas and visions for the future of the City through a variety of means including: surveys, small group meetings, a citizen advisory Strike Force, community forums, and other stakeholder and public meetings.

## How Can I Listen to Past Meetings?

All upcoming and past City meeting information is available at:

[www.rollingwoodtx.gov/meetings](http://www.rollingwoodtx.gov/meetings)

### Joint City Council, P&Z, RCDC; Work-Session

July 28, 2020

[www.rollingwoodtx.gov/cpworksession](http://www.rollingwoodtx.gov/cpworksession)

### City Council Meeting

August 26, 2020

[www.rollingwoodtx.gov/cc8-26-20](http://www.rollingwoodtx.gov/cc8-26-20)

*(The Comprehensive Plan Agenda Item Starts at 3:12)*

### City Council Meeting

September 16, 2020

[www.rollingwoodtx.gov/cc9-16-20](http://www.rollingwoodtx.gov/cc9-16-20)

*(The Comprehensive Plan Agenda Items start at 5:10)*

## Strike Force

The City Council has formed a 13-member Strike Force to act as a sounding board for the City consultants and ensure effective mechanisms are in place for gathering public input on various issues. Strike Force duties include: Designated contact group for consultants; Provide recommendations on public engagement process & future surveys; Assist with identification of issues and needs; Read, review and provide recommendations as to the strategic direction of the Comprehensive Plan; Assist with priority setting; Final plan recommendation; Identify values over policies.

**Strike Force Deliverable:** The Chair will report on the rationale of majority viewpoint, and any votes that occur. An opportunity for minority viewpoint may be provided via report, if desired. More info on members Strike Force and future meeting dates visit: [www.rollingwoodtx.gov/strikeforce](http://www.rollingwoodtx.gov/strikeforce).

## How Can I Stay Informed?

- **Visit the Comprehensive Plan Webpage:** [www.rollingwoodtx.gov/cp](http://www.rollingwoodtx.gov/cp)
- **Watch City Meetings:** [www.rollingwoodtx.gov/meetings](http://www.rollingwoodtx.gov/meetings)
- **Like Us on Facebook:** [www.facebook.com/rollingwoodtexas](http://www.facebook.com/rollingwoodtexas)
- **Sign Up for City Alerts:** Text **SWIFT 911** to **99538** to download Alert App or visit [www.rollingwoodtx.gov/alerts](http://www.rollingwoodtx.gov/alerts) to subscribe
- **Call or E-mail City Staff:** 512-327-1838 [eacosta@rollingwoodtx.gov](mailto:eacosta@rollingwoodtx.gov)

Thank you for sharing your thoughts, comments, concerns and input!

