



CITY OF ROLLINGWOOD PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, January 04, 2023

The Planning and Zoning Commission of the City of Rollingwood, Texas held a meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on January 4, 2023. Members of the public and the Planning and Zoning Commission were able to participate in the meeting virtually, as long as a quorum of the Planning and Zoning Commission and the presiding officer were physically present at the Municipal Building, in accordance with the Texas Open Meetings Act. A video recording of the meeting was made and will be posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request.

CALL ROLLINGWOOD PLANNING AND ZONING COMMISSION MEETING TO ORDER

1. Roll Call

Dave Bench called the meeting to order at 6:03 p.m.

Members Present: Greg Demas, Michael Hall, Dave Bench, Tony Stein, and Mike Rhodes

Also Present: City Administrator Ashley Wayman, City Attorney Charles Zech, Development Services Manager Nikki Dykes, Assistant to the City Administrator Makayla Rodriguez, and Council Member Brook Brown

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

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

2. Discussion and possible action on the minutes from the December 7, 2022 Planning and Zoning Commission meeting

Mike Rhodes moved to approve the Consent Agenda. Tony Stein seconded the motion. The motion carried with 5 in favor and 0 against.

REGULAR AGENDA

2. Discussion on a proposed amendment to the City of Rollingwood Code of Ordinances Sections 107-3 and 107-76 related to building projections into required yards in the R – Residential zoning district and the definition of Yard

Bryce Cox with Denton, Navarro, Rocha, Bernal, and Zech (DNRBZ), discussed the proposed amendments that captured the discussion from the previous Planning and Zoning Commission meeting.

Barry Delcambre, 4 Westgate Circle, commented on the process that is being undertaken and the need to be thoughtful and not rush decisions regarding these potential changes to the Residential zoning district.

Dave Bench mentioned that the comprehension plan on the residential side is in process. He added that he's hoping for more community input at the next meeting.

Barry Delcambre, 4 Westgate Circle, commented that community input should be a part of the process and that the comprehensive plan process took 18 months. He suggested that a moratorium could be detrimental and stated that there should be parameters in place so that the Code is not pushed to the limit.

The Planning and Zoning Commission discussed community input, listening to the people, and proceeding thoroughly with a comprehensive approach and more robust process.

Dave Bench and City Administrator Ashley Wayman discussed agenda item detail for the noticing postcards which had already been mailed out. City Attorney Charles Zech interjected that the Commission needs to keep the discussion to the posted agenda items.

3. Discussion on a proposed amendment to the City of Rollingwood Code of Ordinances Section 107-3 related to the definition of Building Height, Residential

Dave Bench discussed building height and roof configuration in Rollingwood, other Texas cities, and throughout the country. He wanted to consider other possibilities and a variety of solutions.

Bryce Cox and the Planning and Zoning Commission discussed the revised language for measurement and the definition of building height.

Brian Rider, 2906 Hatley Drive, discussed the tools that the city can employ in amending the Code, but added that impervious cover, tree preservation, and building height also need to be addressed in the near future.

Ryan Clinton, 4714 Timberline Drive, commented that though he has no intention of rebuilding on his lot, a change to the Code would render his lot unbuildable, and that he would like to see a residential comprehensive planning process including the talented people that live in the City. He would like to see the process slow down a bit and allow community input.

Brook Brown, 307 Nixon Drive, discussed the impact on neighbors when a home is at the bottom of the slope, removing all privacy in the backyard, and other consequences involving drainage that the Code does not currently adjust for.

Duke Garwood, 5 Rock Way Cove, discussed that there are also drainage considerations and tools that can be utilized. He commented that a building moratorium would be unpopular, and that it is hard to legislate good design.

The Planning and Zoning Commission discussed the draft ordinance. Bryce Cox clarified his interpretation of the Code.

Brook Brown, 307 Nixon Drive, discussed that the goal should be to preserve the sense of community that makes Rollingwood unique and makes people want to live here. She discussed keeping a large view and staying within the parameters of what this community wants.

Dave Bench states that there are special situations at times that require special governance.

Ms. Brown stated that from the City Council's point of view, they have been hearing about the misuse of projections for a while and that it will continue unless a band aid is put on it. She discussed that this process needs to be addressed immediately with a commitment to follow up.

Duke Garwood, 5 Rock Way Cove, commented on the existing drainage ordinance, drainage mitigation and impervious coverage.

The Planning and Zoning Commission and City Attorney Charles Zech discussed the process of making a recommendation to City Council. The Commission also spoke with Council Member Brook Brown on the larger process of the items discussed.

ADJOURNMENT OF MEETING

The meeting was adjourned at 7:42 p.m. by Dave Bench.

Minutes Adopted on the 27th day of February, 2023.


Amie Rodnick, Chair

ATTEST:


Desiree Adair, City Secretary