



**CITY OF ROLLINGWOOD  
PLANNING AND ZONING COMMISSION MEETING (CANCELED)  
AGENDA**

**Wednesday, September 04, 2024**

Notice is hereby given that the Planning and Zoning Commission of the City of Rollingwood, Texas will hold a meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on September 04, 2024 at 6:05 PM. Members of the public and the Planning and Zoning Commission may participate in the meeting virtually, as long as a quorum of the Planning and Zoning Commission and the presiding officer are physically present at the Municipal Building, in accordance with the Texas Open Meetings Act. The public may watch this meeting live and have the opportunity to comment via audio devices at the link below. The public may also participate in this meeting by dialing one of the toll-free numbers below and entering the meeting ID and Passcode.

**Link:** <https://us02web.zoom.us/j/5307372193?pwd=QmNUbmZBQ1lwUjNjNm5RnJreIRFUT09>

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

**Meeting ID:** 530 737 2193

**Password:** 9fryms

The public will be permitted to offer public comments via their audio devices when logged in to the meeting or telephonically by calling in as provided by the agenda and as permitted by the presiding officer during the meeting. If a member of the public is having difficulties accessing the public meeting, they can contact the city at [mrodriguez@rollingwoodtx.gov](mailto:mrodriguez@rollingwoodtx.gov). Written questions or comments may be submitted up to two hours before the meeting. A video recording of the meeting will be made and will be posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request.

**CALL ROLLINGWOOD PLANNING AND ZONING COMMISSION MEETING TO ORDER**

1. Roll Call

**PUBLIC COMMENTS**

Citizens wishing to address the Planning and Zoning Commission for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, the Planning and Zoning Commission is restricted from discussing or taking action on items not listed on the agenda.

Citizens who wish to address the Planning and Zoning Commission with regard to matters on the agenda will be received at the time the item is considered.

**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 August 7, 2024 Planning and Zoning Commission meeting

**REGULAR AGENDA**

- 3. Discussion and possible action on an amendment to the Code of Ordinances regarding residential lighting and related provisions
- 4. Discussion and possible action on an amendment to the Code of Ordinances regarding connecting driveways
- 5. Discussion and possible action on an amendment to the Code of Ordinances regarding residential fence height and related provisions
- 6. Discussion and possible action on an ordinance designating that the front yard of a lot shall be the yard which abuts the addressed street

**ADJOURNMENT OF MEETING**

**CERTIFICATION OF POSTING**

I hereby certify that the above Notice of Meeting was posted on the bulletin board at the Rollingwood Municipal Building, in Rollingwood, Texas and to the City website at [www.rollingwoodtx.gov](http://www.rollingwoodtx.gov) on Friday, August 30, 2024 at 5:00 p.m.

Ashley Wayman  
Ashley Wayman, City Administrator

**NOTICE**

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

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

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



## **CITY OF ROLLINGWOOD PLANNING AND ZONING COMMISSION MEETING MINUTES**

**Wednesday, August 07, 2024**

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 August 7, 2024. 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

**Chair Dave Bench called the meeting to order at 6:02 p.m.**

**Present Members:** Chair Dave Bench, Jerry Fleming, Michael Hall, Genie Nyer, and Tony Stein

Mike Rhodes joined the meeting at 6:08 p.m.

**Also Present:** City Administrator Ashley Wayman, City Attorney Lloyd Newton, Assistant to the City Administrator Makayla Rodriguez, Development Services Manager Nikki Stautzenberger, and Council Member Brook Brown

### **PUBLIC COMMENTS**

There were no public comments.

### **CONSENT AGENDA**

2. Discussion and possible action on the minutes from the April 24, 2024 Joint City Council and Planning and Zoning Commission meeting
3. Discussion and possible action on the minutes from the May 1, 2024 Planning and Zoning Commission meeting
4. Discussion and possible action on the minutes from the May 8, 2024 Special Planning and Zoning Commission meeting

- 5. Discussion and possible action on the minutes from the July 10, 2024 Joint Planning and Zoning Commission, Board of Adjustment and CRCRC Training

**Chair Dave Bench moved to approve the consent agenda as written. Jerry Fleming seconded the motion. The motion carried with 5 in favor and 0 against.**

**PUBLIC HEARING**

- 6. Public hearing, discussion and possible action on a city-initiated rezoning of 5100 Rollingwood Drive (Parcel ID 107772) from the Commercial District (C) to the Residential (R)

City Administrator Ashley Wayman shared that the approval of the commercial code initiated the rezoning of 5100 Rollingwood Drive. She stated that after the public hearing, the Planning and Zoning Commission will make a recommendation to City Council to approve or reject the rezoning of the address from commercial to residential.

**Chair Dave Bench opened the public hearing 6:07 p.m.**

No individuals spoke during the public hearing.

**Chair Dave Bench closed the public hearing at 6:08 p.m.**

*Mike Rhodes joined the meeting at 6:08 p.m.*

**Tony Stein moved to approve the rezoning of 5100 Rollingwood Drive from Commercial to Residential. Genie Nyer seconded the motion. The motion carried with 6 in favor and 0 against.**

- 7. Public hearing, discussion and possible action on an ordinance amending the zoning ordinance to prohibit the rental of amenities in the residential zoning district

City Administrator Ashley Wayman discussed that this item is back with additional clarity after being reviewed by City Council and that the ordinance will disallow the rental of amenities in the residential district.

The Planning and Zoning Commission asked questions of City Administrator Ashley Wayman in regards to the ordinance and permitted uses.

**Chair Dave Bench opened the public hearing at 6:12 p.m.**

The following individuals spoke during the public hearing:

- Glenn Harris, 3012 Hatley Drive, stated that he is in favor of the amendment to the ordinance. He discussed platforms that offer short term rentals and how they negatively impact neighbors.

**Chair Dave Bench closed the public hearing at 6:15 p.m.**

**Tony Stein moved to recommend the approval of the ordinance as drafted by counsel and approved by City Council. Jerry Fleming seconded the motion. The motion passed with 6 in favor and 0 against.**

**REGULAR AGENDA**

- 8. Discussion and possible action regarding a draft ordinance providing that the front yard of a lot shall be the yard which abuts the addressed street

City Administrator Ashley Wayman shared information about the draft ordinance that provided clarity and a definition for front yards to ensure homes are built to face the front of the street. She also explained that the ordinance will remove the building official from determining a street address in the building process.

The Planning and Zoning Commission and City Administrator Ashley Wayman discussed address changes and front yards. Chair Dave Bench requested to add front doors to the ordinance for emergency service protocols. The Commission members continued discussion on front doors and a recent address change.

Council Member Brook Brown, 307 Nixon, explained that attention was brought to this issue because there have been instances where homes have front doors facing a side street and that emergency services as well as other delivery services cannot locate the front of the home.

Council Member Brook Brown and the Commission discussed the ordinance and address changes.

City Administrator Ashley Wayman and the Planning and Zoning Commission discussed front doors, setbacks, and address changes. Council Member Brook Brown provided clarity about the ordinance.

Chair Dave Bench stated that he would like the Planning and Zoning members to continue thinking about this item.

- 9. Discussion regarding the CRCRC Residential Building Height recommendations that have been set for public hearing on September 4, 2024

City Administrator Ashley Wayman explained that there will be a joint City Council and Planning and Zoning public hearing on September 4, 2024, to review drafted code language from the building height recommendations that were created by the CRCRC and approved by City Council. She stated that the recommendations have been provided for discussion.

Ryan Clinton, 4714 Timberline Drive, discussed parallel plane and how it impacts sloped lots, and previous discussions by the CRCRC.

Jeff Ezell, 4709 Timberline Drive, explained that he has been trying to understand where the CRCRC is getting their data from to create the building height recommendations. He stated that he encourages the Planning and Zoning Commission to understand the impact of the parallel plane method before moving forward.

Chair Dave Bench stated that the CRCRC has been collecting public and has made minor changes based on the feedback received.

Tony Stein raised some concern about the pace of the process and explained that it is not appropriate to have a public hearing so quickly. Chair Dave Bench explained that City Council requested the CRCRC to speed up the process.

Genie Nyer asked if the public hearing could be rescheduled and City Administrator Ashley Wayman explained that the City Council would need to vote to reschedule to public hearing.

The Planning and Zoning Commission members discussed building height, the survey, and the speed of the recommendation process.

Ryan Clinton, 4714 Timberline, discussed the survey results with the Commission. Genie Nyer asked Mr. Clinton questions in regards to his opposition of the parallel plane method. Mr. Clinton expressed his thoughts and shared alternative solutions.

Chair Dave Bench recalled the CRCRC’s recommendation process and participation from the public.

The Planning and Zoning Commission discussed building height and their experiences with building height. They continued to discuss the potential impacts the recommendations may have on homes within the community. Genie Nyer discussed her experience with building height and the Planning and Zoning Commission agreed that they want to create a solution for neighbors who are negatively impacted by building height. The Planning and Zoning members continued discussion on building height.

Council Member Brook Brown stated that her understanding was to get the CRCRC recommendations in an ordinance form to have a base document then to make progress. Ms. Brown and the Planning and Zoning Commission discussed the September joint public hearing.

City Administrator Ashley Wayman and the Commission discussed the public hearing notice process.

The Planning and Zoning Commission discussed the history of how the recommendations came to be, the focus of the parallel plane method to determine building height, and public feedback received during the CRCRC recommendation process.

Ryan Clinton, 4717 Timberline Drive, shared his experience with public feedback during the CRCRC recommendation process and with boards and commissions.

The Planning and Zoning Commission discussed and asked questions regarding the parallel plane concept.

City Administrator Ashley Wayman clarified what was presented at the City Council meeting wasn’t the exact language as what was approved at the CRCRC meeting. She discussed the draft language with the Planning and Zoning Commission.

*Chair Dave Bench moved to item 11 at this time.*

10. Discussion regarding the CRCRC Residential Tree and Landscape Recommendations that have been set for public hearing on September 4, 2024

City Administrator Ashley Wayman stated that legal is drafting an ordinance and a public notice will go out for the public hearing on September 4<sup>th</sup>. She continued to say that the Planning and Zoning Commission members will be able to view the code amendment language ahead of the meeting.

The Planning and Zoning Commission asked questions regarding approved recommendations.

Jerry Fleming stated that the tree ordinance does not mention any provisions that protect tree roots during the construction process. He said that he is looking into this issue.

11. Update on CRCRC workshop regarding building height

City Administrator Ashley Wayman recapped a motion made at the June 25<sup>th</sup> CRCRC meeting to recommend that the City Council and the Planning and Zoning Commission hold a workshop and explained the purpose of the workshop. She continued to say that the workshop will need City Council approval.

The Planning and Zoning Commission discussed the drafted language, how the language will be interpreted, and parallel plane. They continued to discuss how height is measured in other cities.

Shanthi Jayakumar, 3309 Park Hills Drive, thanked the Planning and Zoning Commission members for their discussion and acknowledges their efforts. She discussed a zoning document from 1988 that explained how building height was measured. She asked the members to considers neighbor privacy during this process.

*Chair Dave Benched moved to item 10 at this time.*

**ADJOURNMENT OF MEETING**

**The meeting was adjourned at 8:55 p.m.**

**Minutes adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.**

\_\_\_\_\_  
**Dave Bench, Chair**

**ATTEST:**

\_\_\_\_\_

**Ashley Wayman, City Administrator**



## CRCRC RESIDENTIAL LIGHTING PROPOSAL

ISSUE: Resident's Right to Privacy/Survey

APPLICATION: The proposed regulations regarding residential outdoor lighting fixtures are applicable to within all residential zoning districts of the City however existing fixtures are grandfathered and these proposed regulations will not apply and will not apply for interior lighting fixtures.

OVERVIEW OF PROPOSAL:

Exemptions. The following are exempt from the provisions of this section:

- (1) publicly maintained traffic control devices;
  - (2) street lights installed prior to the effective date of this section;
  - (3) temporary emergency lighting (fire, police, repair crews);
  - (4) lighting fixtures and illumination requirements imposed by TxDOT within TxDOT rights of way (ROW);
  - (5) moving vehicle lights;
  - (6) navigation lights (aircraft warning beacons on water towers and wireless transmission facilities) required by State or Federal law;
  - (7) signs and associated lighting that conform to the city's sign regulations in Chapter 24;
  - (8) seasonal decorations with lights in place no longer than sixty (60) days; and
  - (9) other temporary uses approved by the City Council (festivals, carnivals, fairs, night-time construction);
- (b) General Standards. The following standards shall apply to all outdoor lighting installed after the effective date of this section:
- (1) Lighting must be shielded and aimed downward so as to ensure that the illumination is only pointing downward onto the ground surface or into the building. No outdoor lighting fixture shall permit light to shine off the property on which it is installed.
  - (2) The source of the light (the light bulb, light emitting diode, or any other light emitting device), a refractive or non-refractive lens cover, or reflector shall not be visible in a direct line of sight from any other property or public right of way.
  - (3) Lighting must have a color temperature of no more than 3000 Kelvins (K).
  - (4) Any lighting to illuminate driveways, buildings or other structures shall not exceed the height of such buildings or structures, if attached thereto, or, if pole-mounted, a height of 24 feet. All lighting shall be installed in a manner which directs or shields the light away from nearby dwellings.

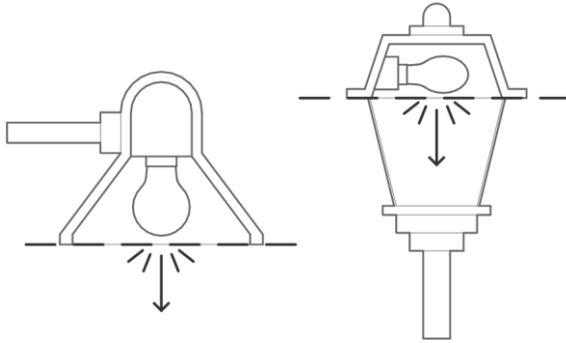
- (5) Outdoor lighting shall be designed to not create or cause excessive glare onto adjacent properties or public street rights of way.
- (6) The aggregate total of outdoor lighting on any property shall not exceed 25,000 lumens per acre or equivalent thereof for lots of less than an acre.
- (7) For any location or structure not specified in paragraphs (1) through (6) above, the Building Official shall set acceptable levels of illuminance upon request based on guidelines established by the Illuminating Engineering Society of North America (IESNA).
- (8) No light or illumination that flashes, moves, scrolls rotate, scintillates, blinks, flickers, varies in intensity or color, or uses intermittent electrical pulsations is permitted.

PURCEDURE: A review of lighting ordinances of several adjacent Cities was conducted along with the most helpful assistance of Engineer and Rollingwood resident Jerry Fleming regarding technical and practical application of a proposed lighting ordinance.

**Sec. 107-81. Exterior Lighting requirements.**

(a) Definitions: As used herein:

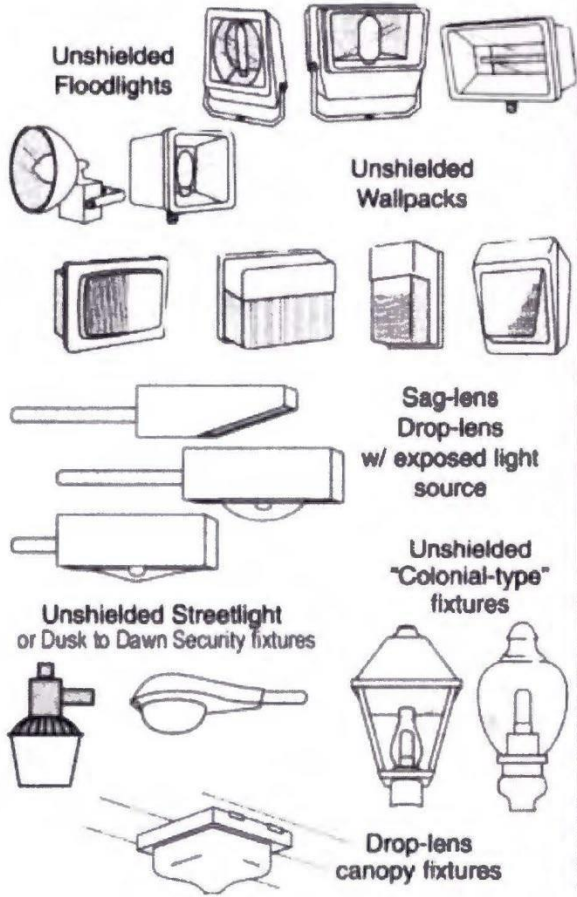
(i) "Shielded" means "installed in such a manner that all light emitted by the fixture, either directly from the bulb or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal plane immediately beneath the fixture's lowest light-emitting part."



In Figure A (below), the lights on the left are nonconforming. Those on the right can be used in most cases. However, the mounting height and proximity to the property line may cause them to need additional shielding to prevent the luminous elements from being visible from any other property.

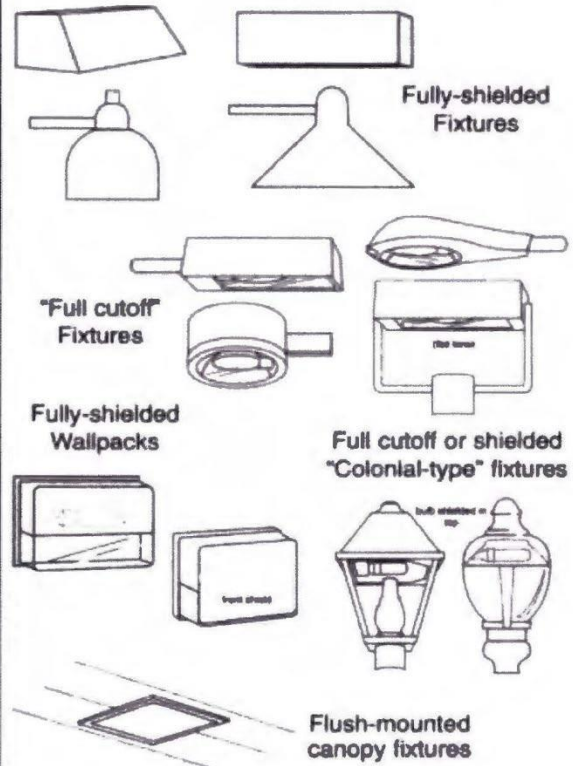
### UNSHIELDED FIXTURES

**Unacceptable / Discouraged**  
Fixtures that produce glare and light trespass



### Full Cutoff and Fully Shielded Fixtures

**Acceptable**  
Fixtures that shield the light source, to reduce glare and light trespass and to facilitate better vision at night.



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(ii) "Footcandle" as used herein shall mean: The illuminance produced on a surface one foot from a uniform point source of one candela and equal to one lumen per square foot.

(b) Applicability.

- (1) The regulations contained in this section are applicable to outdoor lighting fixtures installed on structures within the residential zoning districts of the City.
- (2) All outdoor lighting fixtures existing and legally installed and operating before the effective date of this section, or installed pursuant to a permit approved prior to the effective date of this Section, shall be brought into conformance with this Section upon the earlier of: (1) an application for a site plan or building permit for construction of a new building or modification of 50% or more of an existing structure, or (2) replacement or modification of an existing non-conforming fixture.

(3) This section does not apply to interior lighting; however, overly bright lighting emitted from a structure will be subject to this section if it is determined by the City Administrator or his/her designee that it creates a nuisance or a potential safety hazard.

(c) Exemptions. The following are exempt from the provisions of this section:

- (1) publicly maintained traffic control devices;
- (2) street lights installed prior to the effective date of this section;
- (3) temporary emergency lighting (fire, police, repair crews);
- (4) lighting fixtures and illumination requirements imposed by TxDOT within TxDOT rights of way (ROW);
- (5) moving vehicle lights;
- (6) navigation lights (aircraft warning beacons on water towers and wireless transmission facilities) required by State or Federal law;
- (7) signs and associated lighting that conform to the city's sign regulations in Chapter 24;
- (8) seasonal decorations with lights in place illuminated no longer than sixty (60) days; and
- (9) other temporary uses approved by the City Council (festivals, carnivals, fairs, night-time construction);
10. Unshielded decorative lights meeting the standard (not exceeding .25 footcandle which mimic natural gas flickering lights.

(d) General Standards. The following standards shall apply to all outdoor lighting installed after the effective date of this section:

- (1) Except for street lighting in public right of way, all exterior fixtures must be hooded or shielded so that the light source is not directly visible from adjacent properties or properties within 250 ft of light source. As directed by city building official a submittal of exterior light fixtures shall be included with the building permit plans that includes lumens output, color temperature and a physical description.
- (2) Lighting must have a color temperature of no more than 3000 Kelvins (K).
- (3) Exterior lighting may not exceed .25 footcandle across the source property line.
- (4) No light or illumination that flashes, moves, scrolls rotates, scintillates, blinks, flickers, varies in intensity or color, or uses intermittent electrical pulsations is permitted other than low voltage lights permitted under item 8 above for the limited period allowed in C8. Light fixtures may be controlled by a motion detector that deactivates fixtures after no more than 15 minutes.
- (5) Light fixtures shall be controlled a photocell that restricts activation to night time use only.
- (6) Private walkway light fixtures shall not exceed 385 lumens each.
- (7) Setback lighting. No Light fixtures shall be installed in any setback except for lighting installed in accordance with (6) above and for two light fixtures at a driveway entrance.
- (8) Landscape/yard lighting. Light fixtures used for illuminating landscape features shall not be used after 11:00 PM. Individual Fixtures shall not exceed 530 lumens.

- (9) Western Hills Athletic Club (WHAC) property. Lighting for new construction or over 50% renovation of facilities on WHAC property shall comply with this section.
- (e) Enforcement. The city shall have the power to administer and enforce the provisions of this Section, as provided in this Chapter. Any violation of this Section is hereby declared to be a nuisance. A civil penalty of up to \$2,000 for each day a violation occurs may be assessed when it is shown that the defendant was actually notified of the provisions of this article and after receiving notice failed to take action necessary for compliance with this article.

**CRCRC RECOMMENDATION ON DRIVEWAYS CONNECTING 2 STREETS 7-23-2024**

Survey Results Analysis on 274 Respondents

**Should we reconsider code limitations placed on circular driveways for a corner lot that connects two streets?**

156 (57%) Yes

112 (40%) No

6 (3%) No response

71 Comments: 48 for; 6 against for safety reasons; 16 against for misc (impervious, curb cuts, etc)

Current:

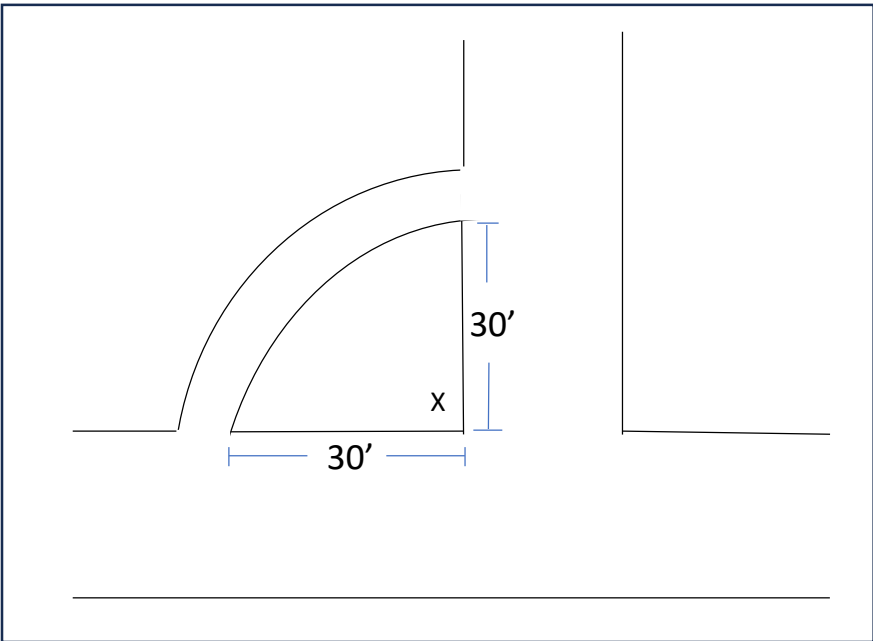
**Sec. 28-70. - Driveways with more than one curb cut.**

(4) Circular driveways or continuous driveways with more than one curb cut shall be allowed on only one street on corner lots. This includes driveways that cut across corner lots from one street to the intersection street.

Add:

**Special Exception**

*If it can be demonstrated that having a circular driveway connecting two streets will address a safety concern, a property owner may seek a special exception for such from the Board of Adjustment provided that the proposed driveway edges closest to intersecting street corner are no closer than 30 feet from the intersecting corner.*



CRCRC APPROVED  
FENCE HEIGHT  
PROPOSAL/RECOMMENDATION

**ISSUE:** Currently the Rollingwood fence ordinance does not have a height limit but requires a permit. Any height over 6' must be stamped by an engineer. Intrusive to adjacent neighbors and right to privacy issues.

**APPLICATION:** The proposed regulation regarding side and rear residential fencing is applicable to residential zoning districts within the City. Existing fences will be grandfathered and these regulations will not apply. The current front yard fence regulation will remain unchanged.

**OVERVIEW OF PROPOSAL/RECOMMENDATION:** The standard allowable fence height is to be 6ft from natural grade. All fences exceeding 6ft in height will require certified engineer approval. Fences exceeding 8 ft must be engineered and have Board of Adjustment (Special Exception) approval based on privacy, safety, and continuity.

**PROCEDURE:** A review of fence ordinances from several adjacent Cities (Westlake Hills, Lakeway, Bee Cave Village, and the City of Austin), was conducted to review and compare the City of Rollingwood's existing ordinance and those of the adjacent Cities. Makayla Rodriguez was instrumental in obtaining the ordinances from the various adjacent Cities.



## AGENDA ITEM SUMMARY SHEET

### City of Rollingwood

**Meeting Date: September 4, 2024**

**Submitted By:**

Staff

**Agenda Item:**

Discussion and possible action on an ordinance designating that the front yard of a lot shall be the yard which abuts the addressed street

**Description:**

At the August 21, 2024 City Council Meeting the following motion was made.

**Motion: to send the draft in the packet that's labeled Draft Ordinance Front Yard (4879-9544-3644.3) - Updated 8/20/2024 to Planning and Zoning with a request that they consider and take action on whether any changes need to be made before setting a public hearing.**

**Action Requested:**

To review the draft ordinance and consider setting it for public hearing.

**Fiscal Impacts:**

No significant fiscal impacts anticipated at this time.

**Attachments:**

- Draft Ordinance - Front Yard 4879-9544-3644.3 - Updated 8/20/2024

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ARTICLE II, DIVISION 2, SECTIONS 107-3 (DEFINITIONS) AND 107-75 (YARDS GENERALLY) TO PROVIDE THAT THE FRONT YARD OF A LOT SHALL BE THE A YARD WHICH ABUTS THE ADDRESSED STREET; PROVIDING FOR THE LOCATION OF THE PRIMARY ENTRANCES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Rollingwood is a General Law Type A City under the statutes of the State of Texas; and

**WHEREAS**, the City Council of the City of Rollingwood (“City Council”) wishes to amend the City’s zoning regulations to require that the front of a yard of a lot match the addressed street of the lot; and

**WHEREAS**, the City Council has determined that the public interest would be served by this requirement; and

**WHEREAS**, the City Council finds that the amendments provided for herein are reasonable, necessary, and proper for the good of the City.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLINGWOOD, TEXAS, THAT:**

**SECTION 1.** All the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2.** Code Amendment.

**Section 107-3. – Definitions**

*Yard, front*, means a yard which abuts the addressed street of the lot, ~~faces a street~~, is located between the main building on a lot and the street easement or front line of the lot, and extends across the front of a lot between the side lot lines.

**Section 107-74. – Primary Entrances.**

The primary entrance of the dwelling shall face and be visible from the addressed street of the lot or shall be accessible from the addressed street of the lot and have physical features that clearly identify the location of the primary entrance of the dwelling and that are readily visible from the addressed street of the lot. Examples of such features include, but shall not be limited to walkways, entry portals, covered stoops, porches, or other structural features that direct the way to the primary entrance.

**Sec. 107-75. - Yards generally.**

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

37 (b) On each lot, the rear yard shall be to the rear of the front yard.  
 38 ~~(c) The building official shall determine the street address, and thus the front yard, of~~  
 39 ~~each corner lot.~~

40 **SECTION 3.** All provisions of the ordinances of the City of Rollingwood in conflict with  
 41 the provisions of this ordinance are hereby repealed to the extent of such conflict, and all  
 42 other provisions of the ordinances of the City of Rollingwood not in conflict with the  
 43 provisions of this ordinance shall remain in full force and effect.

44 **SECTION 4.** Should any sentence, paragraph, sub-article, clause, phrase or section of this  
 45 ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not  
 46 affect the validity of this ordinance, or any part or provision thereof other than the part so  
 47 decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the  
 48 Code of Ordinances as a whole.

49 **SECTION 5.** This ordinance shall take effect immediately from and after its passage and  
 50 the publication of the caption, as the law and charter in such cases provide.

51 **APPROVED, PASSED AND ADOPTED** by the City Council of the City of  
 52 Rollingwood, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

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57 \_\_\_\_\_

58 Gavin Massingill, Mayor

59 ATTEST:

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61 \_\_\_\_\_

62 \_\_\_\_\_, City Secretary