CITY OF ROLLINGWOOD
BOARD OF ADJUSTMENT MEETING
AGENDA

Tuesday, September 22, 2026

Notice is hereby given that the City Council 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 22, 2026 at 6:30 PM. Members of the public and the City Council may participate in the meeting virtually, as long as a quorum of the City Council 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=QmNUbmZBQ1IwUlNjNmk5RnJrelRFUT09

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 citysecretary@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 BOARD OF ADJUSTMENT MEETING TO ORDER

1. Roll Call

PUBLIC COMMENTS

Citizens wishing to address the Board of Adjustment 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 Board of Adjustment is restricted from discussing or taking action on items not listed on the agenda.

Citizens who wish to address the Board of Adjustment 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 Board of Adjustment 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 6, 2026, Board of Adjustment meeting

REGULAR AGENDA

3. Public hearing, discussion, and possible action on a variance to Section 107-81 (Fences) of the Rollingwood Code of Ordinances to construct a 2-foot trellis atop the existing 8-foot-tall fence for the property located at 3300 Park Hills Drive

4. Public hearing, discussion, and possible action on a request for a variance from Sec. 107-373(2) (Removal of Protected Trees) of the Rollingwood Code of Ordinances to remove a heritage tree from the property at 3225 Park Hills Drive

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 at 4:00 PM on September 14, 2026.

Erin Penney, City Secretary

NOTICE -

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

The City Council 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
BOARD OF ADJUSTMENT MEETING
AGENDA

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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.

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4. Public hearing, discussion, and possible action on a request for a variance from Sec. 107-373(2) (Removal of Protected Trees) of the Rollingwood Code of Ordinances to remove a heritage tree from the property at 3225 Park Hills Drive

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_____

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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
BOARD OF ADJUSTMENT MEETING
MINUTES

Tuesday, August 6, 2026

The Board of Adjustment 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 6, 2026, at 6:30 PM. Members of the public and the Board of Adjustment were able to participate in the meeting virtually, as long as a quorum of the City Council and the presiding officer are physically present at the Municipal Building, in accordance with the Texas Open Meetings Act. 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 BOARD OF ADJUSTMENT MEETING TO ORDER

1. Roll Call

   Chair Gerald Speitel called the meeting to order at 6:32 p.m.

   Present Members: Chair Gerald Speitel, Amy Patillo, Keith Martinson, and Susan Hinton

   Present and Participating Alternate Members: Jaime Silver (via teleconference)

   Also Present: City Administrator/Acting City Secretary Alun Thomas and Director of Community Development Nikki Stautzenberger

   Chair Gerald Speitel swore in David Fink, Duke Garwood, and Director of Community Development Nikki Stautzenberger, each of whom may be giving evidence and swore to tell the truth during this meeting.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

2. Discussion and possible action on the minutes from the March 10, 2026 Board of Adjustment meeting

   City Administrator/Acting City Secretary Alun Thomas said that the typographical errors of two members' names that were present in the initial draft of the minutes have been corrected.

   Keith Martinson moved to approve the consent agenda. Susan Hinton seconded the motion. The motion carried with 5 in favor and 0 against.

REGULAR AGENDA

3. Discussion and possible action on a variance to Section 107-76 (Minimum Required Depth and Width of Yards) of the Rollingwood Code of Ordinances to reduce the required rear yard setback from 20 feet to 10 feet for the property located at 2801 Hubbard Circle

The applicant, David Fink, addressed the Board, and explained the constraints of the lot, which makes building a swimming pool in the rear yard difficult or impossible. He noted that the approximately 1,200 square-foot side yard contains a drainage easement, through which a recent public works project placed subterranean drainage infrastructure, rendering it unusable for a swimming pool. Mr. Fink said that the 20-foot rear setback on his lot consumes 19% of the rear yard, which is greater than the 13-14% that it affects the typical Rollingwood property, and is therefore unduly hard on him as a property owner.

The Board discussed the property, confirming with Mr. Fink that he bought the property with the house as it currently is, and with the side yard drainage easement already in place. Mr. Fink acknowledged and agreed to those facts but said that when he and his wife bought the property, there were design images of a swimming pool, and that he and his wife had always planned to install one. Chair Speitel expressed his belief that desiring a swimming pool and having an existing drainage easement that precludes it does not constitute an undue hardship. Duke Garwood addressed the Board, and said that by market standards in Rollingwood, not having a pool means that the City's regulations prevent Mr. and Mrs. Fink from meeting those market standards.

Jaime Silver asked if the Finks purchased the home with the assistance of an attorney, which Mr. Fink said they did not. Addressing a question from Ms. Silver, Mr. Fink said that they are not members of the Rollingwood Athletic Club (formerly the Western Hills Athletic Club) and asserted that not having an on-site swimming pool at his home creates a financial hardship for him. In response to questions from the Board, Director of Community Development Nikki Stautzenberger confirmed that drainage infrastructure is allowed to be constructed in a 20-foot rear setback, but that a swimming pool is not. Ms. Silver asked whether the Finks are currently able to use their rear yard, to which Mr. Fink replied that the rear yard, as it is, is a dangerous boulder field that presents a liability.

Ms. Stautzenberger said that the conceptual drawings of a swimming pool in the rear yard appeared to be a possible second phase to the home remodeling project. Mr. Garwood said that the home plans that the Finks have show an optional pool, but Ms. Stautzenberger said that that optional pool had never been requested from the City of Rollingwood and was never included on the site plans that the City reviewed and approved. Addressing a question, Ms. Stautzenberger said that hardscaping can go in the rear yard to within 5 feet of the property line.

Ms. Hinton said that hardships are, by current ordinance, not what the real estate market says, and that the ordinances are what must be considered. She acknowledged that the backyard of the Finks' property is a mess that needs cleaning up, but that not having a pool is not a hardship and installing a pool is not the only way to clean up the yard. Mr. Garwood reiterated his belief that by market standards in Rollingwood, not having a pool is absolutely a hardship. Chair Gerald Speitel said that market standards are by definition a solely economic hardship.

Chair Speitel reminded the Board of the seven findings that the request for variance must meet in order to be granted, as shown on the Finding of Fact for Variance document, and said that any motion made must be in the affirmative.

Keith Martinton moved to approve the variance request for David Fink to be able to build a swimming pool in the 20-foot rear setback. Amy Pattillo seconded the motion. The motion failed with 5 in favor and 0 against.

Ms. Stautzenberger asked Chair Speitel to have the Board vote on each of the individual seven findings that the variance must meet. The results of those seven roll call votes are detailed below:

1. A special individual reason makes the literal enforcement of this chapter result in an unnecessary hardship.

   The finding has been met: [none]
   The finding has not been met: Hinton, Patillo, Martinson, Silver, Speitel

   Finding 1 has not been met.

2. Granting the variance will be in harmony with the general purpose and intent of this division and will not be injurious to adjoining properties or the neighborhood, or be otherwise detrimental to the public welfare.

   The finding has been met: [none]
   The finding has not been met: Hinton, Patillo, Martinson, Silver, Speitel

   Finding 2 has not been met.

3. The granting of the variance will not be detrimental to the public health, safety, or welfare or injurious to the property in the area.

   The finding has been met: [none]
   The finding has not been met: Hinton, Patillo, Martinson, Silver, Speitel

   Finding 3 has not been met.

4. There are special circumstances or conditions such as topography, natural obstructions, aesthetic or environmental considerations affecting the land involved such that the strict application of the provisions of this division would deprive the applicant of a reasonable of his land.

   The finding has been met: [none]
   The finding has not been met: Hinton, Patillo, Martinson, Silver, Speitel

   Finding 4 has not been met.

5. The granting of the variance will not have the effect of preventing the orderly development of other land in the area in accordance with the provisions of the zoning ordinance.

   The finding has been met: Speitel
   The finding has not been met: Hinton, Patillo, Martinson, Silver

   Finding 5 has not been met.

6. If applicable, there is sufficient water and wastewater capacity and fire service available to serve the applicant's land as developed under the variance without detriment to the other property within the city.

   The finding has been met: Hinton, Patillo, Martinson, Silver, Speitel
   The finding has not been met: [none]

   Finding 6 has been met.

7. The circumstances or conditions from which relief is sought are not solely of an economic nature.

   The finding has been met: Martinson, Speitel
   The finding has not been met: Hinton, Patillo, Silver

   Finding 7 has not been met.

Chair Speitel informed those present that the application for the variance has been denied by the Board of Adjustment.

ADJOURNMENT OF MEETING

The meeting was adjourned at 7:15 p.m.

Minutes adopted on the 22nd day of September 2026.

_____
Gerald Speitel, Chair

ATTEST:

_____
Erin Penney, City Secretary

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: September 22, 2026

Submitted By:

Staff

Agenda Item:

Public hearing, discussion, and possible action on a request for a variance to Section 107-81 (Fences) of the Rollingwood Code of Ordinances to construct a 2-foot trellis atop the existing 8-foot-tall fence to address privacy for the property located at 3300 Park Hills

Description:

The owners of 3300 Park Hills Drive are requesting a variance to Section 107-81 (Fences) of the Rollingwood Code of Ordinances to construct a 2-foot trellis atop the existing 8-foot-tall fence to address privacy.

Action Requested:

Hold a public hearing, discuss the request, and consider action on the proposed variance for 3300 Park Hills Drive.

Fiscal Impacts:

None

Attachments:

- City of Rollingwood Special Exception Request Application
- Warranty Deed
- 3300 Park Hills Dr. Survey
- Photo of new construction at 3019 Hatley Dr.
- 3 photos of new construction at 3302 Park Hills Dr.
- 4th photo of new construction at 3302 Park Hills Dr. from living room
- Trellis example

ROLLINGWOOD TEXAS

VARIANCE & SPECIAL EXCEPTION REQUEST APPLICATION

Request Type (please check one)

☐ Variance ☒ Special Exception

Property Address 3300 Park Hills Dr. Zoning _____

Legal Description: Lot 30 Block ____ Subdivision ROLLINGWOOD PARK ESTATES SEC 2

OWNER OF STRUCTURE: Clark & Shannon Buerk

Address: 3300 Park Hills Dr. City/State/Zip: Rollingwood, TX 78746

Telephone: 214.226.3159 Email: cwbuerk12@gmail.com

PROPERTY OWNER (if different from above): _____

Address: _____ City/State/Zip: _____

Telephone: _____ Email: _____

AUTHORIZED AGENT (IF APPLICABLE): _____

Address: _____ City/State/Zip: _____

Telephone: _____ Email: _____

EXPLAIN REQUEST OF WHY VARIANCE / SPECIAL EXCEPTION IS NEEDED:

please see attached letter

ROLLINGWOOD TEXAS

CITE ORDINANCE APPLICABLE TO REQUEST:

Sec. 107-491. Special exceptions (a)(2)

**** A letter addressed to the Board of Adjustment Chair, signed by the property owner and explaining the variance or special exception request and addressing all criteria contained in the City's ordinance (Sec. 107-491 or Sec. 107-492) is required (see Application Checklist)****

OWNER CERTIFICATION

Application is hereby made to the City of Rollingwood Board of Adjustment to request a variance or special exception as outlined above, and as contained in attachments to this application, and to request public hearing on this variance request at 403 Nixon Drive in Rollingwood, TX, on the date as set by the Board.

I agree to attend such hearing to represent this variance or special exception request and respond to the Board's questions or requests for additional information and documentation. If I am not able to attend the hearing, I will appoint an agent to represent me at the hearing and will submit to the City prior to the hearing written authorization for that agent.

I certify that this requested variance or special exception is in full conformity with and not contrary to any deed restrictions associated with my property listed herein. I DO SOLEMNLY SWEAR that to the best of my knowledge the above statements concerning this application are true and correct, and the undersigned has reviewed, understands and approves the request as stated.

Clark Buerk
(OWNER SIGNATURE)

Clark Buerk
(OWNER PRINTED NAME)

Date: 7/21/26 Telephone: 214.226.3159 Email: CWbuerk12@gmail.com

July 21, 2026

Board of Adjustment Chair
City of Rollingwood, Development Services
Re: Special Exceptions Request for 3300 Park Hills Drive

Board of Adjustment Chair,

We are making a request for a Special Exception to the Rollingwood Ordinances, under Sec. 107-491. Special Exceptions. (a), (2). We have new construction homes being built on both sides of our property. Both are very large 2 story homes that are destroying the privacy of our home. Please see attached pictures demonstrating what the sight lines are from our back yard to both properties as well as from our living room to the 3302 Park Hills build. Our privacy, the use of our property, and our property value are being negatively impacted in a huge way. We have planted 7 new trees along the fence line in an attempt to create a natural screen, but are many years away from having these trees mature and fill out to create any kind of desired effect. We are therefore requesting permission to build a 2 foot trellis on top of our fence to attempt to, in a classy way, create an additional barrier to reduce the sight lines of looking directly at these two new houses. For the new build at 3302 Park Hills, we can currently see their 1st floor windows above the top of our fence. The trellis would create a visual barrier that would cover the height of the 1st floor windows, so we wouldn't have direct sight lines back and forth to their 1st story. This would be an improvement over the current situation.

Thank you for your time and consideration of our request.

Sincerely,

Clark Buerk

Clark Buerk

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dyana Limon-Mercado, County Clerk
Travis County, Texas
Mar 12, 2024 05:03 PM Fee: $37.00
2024026498
Electronically Recorded

This page is intentionally added for electronic file stamp.

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

General Warranty Deed

Date: **March 11, 2024 to be effective March 12, 2024**

Grantor: **Steven Shapiro, Trustee of Sax & Luxie Trust dated April 15, 2021, Stephen A. Sarkisian and wife, Loreal L. Sarkisian**

Grantor's Mailing Address: 21650 West Oxnard Street, Woodland Hills, CA 91367

Grantee: **Clark Buerk and Shannon Buerk, husband and wife**

Grantee's Mailing Address: 2002 Payne Avenue, Austin, TX 78757

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):
Lot 30, ROLLINGWOOD PARK ESTATES SECTION TWO, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 79, Page 1, of the Plat Records of Travis County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year **2024** and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Sax & Luxie Trust dated April 15, 2021

By: Trustee
Steven Shapiro, Trustee

Stephen A. Sarkisian

Loreal L. Sarkisian

STATE OF California
COUNTY OF Los Angeles

Before me, Steve Ulrich, Notary Public, on this day personally appeared Steven Shapiro, Trustee of Sax & Luxie Trust dated April 15, 2021, known to me or proved to me on the oath of _____ or through CA DRLIC to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day of March, 2024.

Notary Public Signature
STEVE ULRICH

STEVE ULRICH
Notary Public - California
Los Angeles County
Commission # 2357874
My Comm. Expires Jun 8, 2025

STATE OF _____
COUNTY OF _____

Before me, _____, on this day personally appeared Stephen A. Sarkisian and Loreal L. Sarkisian, known to me or proved to me on the oath of _____ or through _____ to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day of March, 2024.

Notary Public Signature

After filing, please return to:
Clark Buerk and Shannon Buerk
2002 Payne Avenue
Austin, TX 78757

When the context requires, singular nouns and pronouns include the plural.

Sax & Luxie Trust dated April 15, 2021

By: _____
Steven Shapiro, Trustee

_____
Stephen A. Sarkisian

_____
Loreal L. Sarkisian

STATE OF _____
COUNTY OF _____

Before me, _____, on this day personally appeared Steven Shapiro, Trustee of Sax & Luxie Trust dated April 15, 2021, known to me or proved to me on the oath of _____ or through TX DL _____ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day of March, 2024.

_____
Notary Public Signature

MICHAEL DOUGLAS RUBY
Notary Public, State of Texas
Comm. Expires 09-20-2027
Notary ID 132182056

STATE OF _____
COUNTY OF _____

Before me, _____, on this day personally appeared Stephen A. Sarkisian and Loreal L. Sarkisian, known to me or proved to me on the oath of _____ or through TX DL _____ to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day of March, 2024.

_____
Notary Public Signature

MICHAEL DOUGLAS RUBY
Notary Public, State of Texas
Comm. Expires 09-20-2027
Notary ID 132182056

After filing, please return to:
Clark Buerk and Shannon Buerk
2002 Payne Avenue
Austin, TX 78757

ADDRESS:
3300 PARK HILLS DRIVE
ROLLINGWOOD, TEXAS 78746

Waterloo Surveyors Inc.

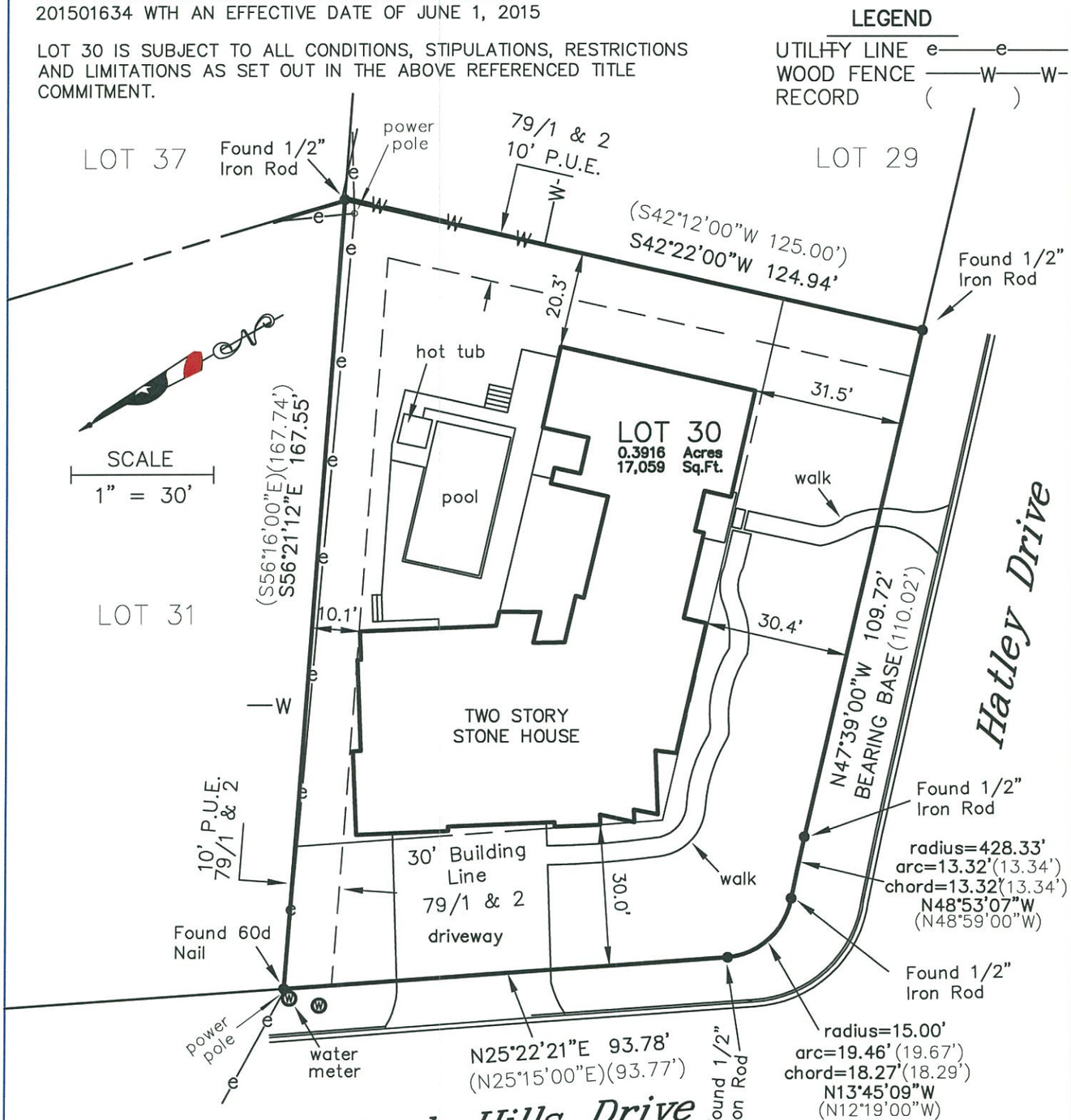
SURVEY PLAT

J13845B

LEGAL DESCRIPTION:
LOT 30, ROLLINGWOOD PARK ESTATES SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 79, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THE UNDERSIGNED DOES HEREBY CERTIFY TO ALLIANT NATIONAL TITLE INSURANCE COMPANY INC., LAWTON POSEY CUMMINGS AND HERITAGE TITLE COMPANY OF AUSTIN, INC. AS PER TITLE COMMITMENT HAVING A GENERAL FILE NUMBER 201501634 WTH AN EFFECTIVE DATE OF JUNE 1, 2015

LOT 30 IS SUBJECT TO ALL CONDITIONS, STIPULATIONS, RESTRICTIONS AND LIMITATIONS AS SET OUT IN THE ABOVE REFERENCED TITLE COMMITMENT.



State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 5 Condition II Survey. And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0445H
Zone: X Dated: 9/26/2008

Dated this the 21st day of September, 2015.

STATE OF TEXAS REGISTERED THOMAS P. DIXON 4324 PROFESSIONAL LAND SURVEYOR

FIR# 10124400

© Copyright 2015

Thomas P. Dixon R.P.L.S. 4324
P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602


GAF
Armor


GAF
Armor
GAF
Armor


GAF
Timberline
Armour




GAF
Armor

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: September 22, 2026

Submitted By:

Staff

Agenda Item:

Public hearing, discussion, and possible action on a request for a variance to Section 107-373(2) (Removal of Protected Trees) of the Rollingwood Code of Ordinances to remove a heritage tree from the property located at 3225 Park Hills Drive

Description:

The owners of 3225 Park Hills Drive are requesting a variance to Section 107-373(2) (Removal of Protected Trees) of the Rollingwood Code of Ordinances to remove a heritage tree for safety reasons.

Action Requested:

Hold a public hearing, discuss the request, and consider action on the proposed variance for 3225 Park Hills Drive.

Fiscal Impacts:

None

Attachments:

- City of Rollingwood Special Exception Request Application
- Arborist Letter
- Tree Replacement Plan
- 4 photos of tree, including measurement

ROLLINGWOOD TEXAS

VARIANCE & SPECIAL EXCEPTION REQUEST APPLICATION

Request Type (please check one)

☐ Variance ☑ Special Exception

Property Address 3225 Park Hills Dr. Zoning _____

Legal Description: Lot ✓ Block ____ Subdivision _____

OWNER OF STRUCTURE: Curtiss Cobb

Address: 3225 Park Hills Dr. City/State/Zip: Rollingwood TX ~~78746~~

Telephone: 737 732 3320 Email: parkhillsdrive@gmail.com

PROPERTY OWNER (if different from above): _____

Address: _____ City/State/Zip: _____

Telephone: _____ Email: _____

AUTHORIZED AGENT (IF APPLICABLE): _____

Address: _____ City/State/Zip: _____

Telephone: _____ Email: _____

EXPLAIN REQUEST OF WHY VARIANCE / SPECIAL EXCEPTION IS NEEDED:

This oak tree, though a large heritage, is sickly and frankly dangerous dangling both over a pool and existing power lines. We need to remove it for the physical safety of our family and friends as the weather lately has already felled multiple large branches into the pool. We are lucky no one was hurt so far.

ROLLINGWOOD TEXAS

CITE ORDINANCE APPLICABLE TO REQUEST:

**** A letter addressed to the Board of Adjustment Chair, signed by the property owner and explaining the variance or special exception request and addressing all criteria contained in the City's ordinance (Sec. 107-491 or Sec. 107-492) is required (see Application Checklist)****

OWNER CERTIFICATION

Application is hereby made to the City of Rollingwood Board of Adjustment to request a variance or special exception as outlined above, and as contained in attachments to this application, and to request public hearing on this variance request at 403 Nixon Drive in Rollingwood, TX, on the date as set by the Board.

I agree to attend such hearing to represent this variance or special exception request and respond to the Board's questions or requests for additional information and documentation. If I am not able to attend the hearing, I will appoint an agent to represent me at the hearing and will submit to the City prior to the hearing written authorization for that agent.

I certify that this requested variance or special exception is in full conformity with and not contrary to any deed restrictions associated with my property listed herein. I DO SOLEMNLY SWEAR that to the best of my knowledge the above statements concerning this application are true and correct, and the undersigned has reviewed, understands and approves the request as stated.

Cab

(OWNER SIGNATURE)

Curtiss Cobb

(OWNER PRINTED NAME)

Date: 06/10/26 Telephone: 7377323320 Email: parkhillsdrive@gmail.com

Arborist Note: 1 38” Double Trunk Live Oak in back yard on left side of property showing signs of multiple issues. Signs of wood borer beetle activity and damage (oval shaped holes, split & cracked bark, deadwood in upper canopy). Heart rot on trunks (tan to rust colored leathery fungi in various locations on trunks). The tree has been excessively pruned due to electrical line clearance, freeze and drought damage and limb breakage possibly due to wood borer damage (tree will need further electrical line clearance do to major large limb in lower canopy growing upwards and pushing power line). Evidence of large root growing towards home and under pool pumps and lines. Tree is off balance and is leaning heavily with most its weight to and over home. The Live Oak 38” has all the signs of future and potential damage and liabilities. 1 Single Trunk Live Oak 23” in back yard on right side of property showing signs of multiple issues. Signs of wood borer beetle activity and damage (oval shaped holes, split & cracked bark, deadwood in upper canopy). Has signs of freeze and drought damage (deadwood, freeze and pressure cracks, split bark). Has evidence of hypoxylon canker fungal disease (dieback in upper canopy , cankers, blackened fungal mats). The tree has been excessively pruned due to electrical line clearance, freeze and drought damage and limb breakage possibly due to wood borer damage (tree will most likely need further electrical line clearance due to close proximity to power lines). Tree is off balance and is leaning heavily with most its weight to and over home. The Live Oak 23” has all the signs of future and potential damage and liabilities. Dues to various issues on said trees and the potential for damage the arborist recommendation is to mitigate risk by removing said trees.

- Roy Duran

Tree Replacement Plan

Property Address: 3225 Park Hills Drive 78746
Applicant: Curtiss Cobb
Permit Type: Tree Removal (Not Associated with Construction)
City: Rollingwood, Texas

Existing Trees Proposed for Removal

Based on the arborist assessment, the following protected trees are proposed for removal due to disease, structural instability, and risk to structures and utilities:

1. **Live Oak – 38” Double Trunk**
   Located in rear yard (left side). The tree exhibits significant decline and structural risk including:

- Evidence of wood borer beetle infestation
- Extensive bark splitting and canopy dieback
- Heart rot fungi present on trunks
- Prior severe pruning due to electrical line clearance
- Leaning heavily toward the residence
- Root growth impacting pool equipment and lines

Due to these conditions, the arborist determined that the tree presents a future hazard and liability risk.

2. **Live Oak – 23” Single Trunk**
   Located in rear yard (right side). The tree exhibits:

- Wood borer damage
- Freeze and drought stress
- Hypoxylon canker fungal disease
- Canopy dieback and structural decline
- Repeated pruning for electrical line clearance
- Lean toward the residence

The arborist concluded this tree also presents a significant risk of future structural failure.

Removal of both trees is recommended to mitigate potential damage to the home and surrounding infrastructure.

Replacement Tree Plan

The proposed replacement trees will be planted within the property in locations that comply with Rollingwood Tree Canopy Management Ordinance requirements for tree replacement. Replacement trees will meet minimum planting size requirements and will be selected from species appropriate for planting within 20 feet of overhead utility lines.

Proposed Replacement Species (Utility-Compatible)

Final species selection will be from the City-approved list for planting near overhead lines and may include:

- Texas Redbud *(Cercis canadensis var. texensis)*
- Mexican Plum *(Prunus mexicana)*
- Desert Willow *(Chilopsis linearis)*
- Texas Mountain Laurel *(Sophora secundiflora)*
- Texas Persimmon *(Diospyros texana)*
- Yaupon Holly *(Ilex vomitoria)*

These species are appropriate understory or small canopy trees that maintain a healthy urban canopy while minimizing interference with electrical infrastructure.

Planting Specifications

Replacement trees will:

- Meet minimum nursery stock size requirements required by the City (5” diameter each for all 6 trees, 3 each to replace the large oaks).
- Be planted in locations that allow proper root establishment and canopy development along the back fence and/or side of the house, depending on the available space.
- Be installed following accepted arboricultural planting standards, including soil preparation, mulch ring installation, and irrigation support during establishment.
- Be installed in accordance with the Rollingwood tree replacement ratios applicable to the property’s setback or buildable area.

Unbalanced

Double Trunk Oak

Double Trunk Oak

AGAVE TREE SERVICES

Roy Duran - Certified Arborist
ISA Certified TX-3979A TNLA#5547

P: (737) 352-9111 | E: roy@agaveld.com
Office: (512) 981-5152 | www.AgaveLD.com

Tree Location:
Curtiss Cobb
3225 Park Hills Dr, Austin, TX

Arborist Note:
One 38" Double Trunk Live Oak in the back yard on the left side of the property, showing signs of multiple issues. Signs of wood borer beetle activity and damage (oval-shaped holes, split & cracked bark, deadwood in the upper canopy). Heart rot on trunks (tan to rust-colored, leathery fungi in various locations on trunks). The tree has been excessively pruned due to electrical line clearance, freeze and drought damage, and limb breakage, possibly due to wood borer damage (the tree will need further electrical line clearance due to a large lower-canopy limb growing upward and pushing the power line). Evidence of large roots growing towards the home and under the pool pumps and lines. The tree is off-balance and leaning heavily toward the home. The Live Oak 38" has all the signs of future and potential damage and liabilities. Due to various issues with the tree and the potential for damage, the arborist recommends mitigating risk by removing it.