



CITY OF ROLLINGWOOD PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, August 05, 2026

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 August 05, 2026 at 6:00 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=QmNUbmZBQ1lwUINjNmK5RnJreIRFUT09>

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 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 July 1, 2026 Planning and Zoning Commission meeting

REGULAR AGENDA

3. Discussion regarding procedures for the Planning and Zoning Commission's recommendation on amendments for changes in zoning regulations or boundaries, including the forms of motions to be used
4. Discussion and possible action on a proposed ordinance amending Chapter 107- Zoning, Article V.- Administration and enforcement, Division 4.- Changes in regulations or zoning district boundaries of the Rollingwood Code of Ordinances
5. Discussion and possible action on proposed amendments regarding tree protection standards and requirements during construction activities
6. Discussion and possible action regarding a proposed ordinance amending the Rollingwood Code of Ordinances Chapter 107- Zoning, to correct inconsistencies identified by the subcommittee.

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 prior to 12:00 p.m. on July 30, 2026.

Alun Thomas, Acting 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 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 BOARD OF ADJUSTMENT MEETING MINUTES

Tuesday, March 10, 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 March 10, 2026, at 4:30 PM. Members of the public and the City Council 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 Speital called the meeting to order at 4:34 p.m.

Present Members: Chair Gerald Speital, Richard Hoffman, Keith Martinson, and Susan Hinotn

Also Present: Councilmember Sara Hutson, City Administrator Alun Thomas, Assistant to the City Administrator Lindsay Saenz, Development Services Manager Nikki Stautzenberger, and Attorney Natalie Thamm

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

2. Discussion and possible action on the minutes from the May 28, 2025 Board of Adjustment meeting

Keith Martinson moved to approve the consent agenda. Richard Hoffman seconded the motion. The motion carried with 4 in favor and 0 against.

REGULAR AGENDA

3. Discussion and possible action to elect a Chair of the Board of Adjustment

Keith Martinson moved to re-elect Gerald Speital as Chair of the Board of Adjustment. Richard Hoffman seconded the motion. The motion carried with 3 in favor and 1 abstained (Speital).

4. Public hearing, discussion, and possible action on a request for a variance from Sec. 107-34 (Fences) to permit the location and effective height of a proposed screening wall along the front yard and side yard of the property at 104 Laura Lane

Development Services Manager Nikki Stauzenberger explained that the applicant is requesting a variance from Sec. 107-34 (Fences) to permit the location and effective height of a proposed screening wall along the front yard and side yard of the property at 104 Laura Lane.

Shilpa Amin, applicant and resident at 104 Laura Lane, presented the project context and key facts of the property. She explained the proposed screening solutions, along with displaying her 9 support letters and 0 letters of opposition.

The board discussed the build line and reviewed the history of the property prior to the residents' remodel.

Councilmember Sara Hutson explained that the screening wall is not necessary and would only serve an aesthetic purpose. She stated that the applicant can extend her current fence or plant in the planter.

Chair Gerald Speital referred to the Finding of Fact for Variance chart

Gerald Speital moved to approve the variance request regarding the fence height. Keith Martinton seconded the motion. The motion carried 1 in favor (Hoffman) and 3 against (Speital, Hinton, Martinson).

ADJOURNMENT OF MEETING

The meeting was adjourned at 5:23 p.m.

Minutes adopted on the 6th day of August 2026.

Gerald Spitel, Chair

ATTEST:

Alun Thomas, Acting City Secretary

VARIANCE & SPECIAL EXCEPTION REQUEST APPLICATION

Request Type (please check one)



Variance

☐ Special Exception

Property Address 2801 Hubbard Cir Zoning _____

Legal Description: Lot 12 Block _____ Subdivision Slack Eddie

OWNER OF STRUCTURE: David and Sarah Fink Trust

Address: 2801 Hubbard Cir City/State/Zip: Austin, TX 78746

Telephone: Email:

PROPERTY OWNER (if different from above): _____

Address: _____ City/State/Zip: _____

Telephone: _____ Email: _____

AUTHORIZED AGENT (IF APPLICABLE): Duke Garwood

Address: 5 Rockway Cv. City/State/Zip: Austin, TX 78746

Telephone: Email:

EXPLAIN REQUEST OF WHY VARIANCE / SPECIAL EXCEPTION IS NEEDED:

2801 Hubbard Circle is uniquely constrained by a combination of physical and legal conditions that make strict enforcement of the 20-foot rear yard setback an unnecessary hardship. This property contributed a 10-foot-wide easement which runs the entire length of the northwest side yard for the city's CIP drainage project. While this benefits the greater Rollingwood community it renders the entire side yard unusable for standard outdoor recreation leaving the rear yard as the only permissible location for outdoor amenities such as a pool and outdoor kitchen. The lot's uniquely shallow depth leaves only 6-7 feet of buildable area after the 20-foot setback is applied, which is insufficient to accommodate standard residential use.

CITE ORDINANCE APPLICABLE TO REQUEST:

We respectfully request a variance under Section 107-492 of the City's Code of Ordinances from the 20-foot rear yard setback requirement of Section 107-76(d) to permit construction of outdoor amenities with a reduced rear setback of 10 feet.

**** 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.

(OWNER SIGNATURE)

David and Sarah Fink

(OWNER PRINTED NAME)

Date: June 1, 2026 Telephone: _____ Email: _____

APPLICATION CHECKLIST

- ☒ Completed, signed application
- ☒ Proof of Ownership of property
- ☒ **Variances:** A letter addressed to the Board of Adjustment Chair, signed by the property owner and requesting the desired variance in the City's Ordinances and addressing all criteria contained in the attached ordinance, specifically [Sec. 107-492.-Variances](#).
- ☐ **Special Exceptions:** A letter addressed to the Board of Adjustment Chair, signed by the property owner and requesting the desired special exception in the City's Ordinances and addressing all criteria contained in the attached ordinance, specifically [Sec.107-491.-Special Exceptions](#).
- ☒ Survey with Metes & Bounds Description if property is not platted
- ☒ Proposed Site Plan drawn to scale showing existing and proposed improvements
- ☒ Photos to show existing conditions **Additional photos to be submitted prior to hearing**
- ☒ Deed and deed restrictions
- ☒ Agent authorization letter if applicable
- ☒ Other relevant information **Additional materials to be submitted prior to hearing**

APPLICATION FILING INSTRUCTIONS

Submit the application, supporting documents detailed in the checklist and filing fee. The City of Rollingwood will invoice the applicant upon receipt of the application. Filings are not considered administratively complete until payment has been received. The City shall accept checks or payments by credit card.

Application/ Filing Fee	Notice Fee	Sign Fee
\$ 300.00	\$ 5.00 per notice mailed	\$ 5.00
Paid at Application Submission	Staff will mail notices to property owners within 250 feet of the requesting property at least 30 days before the hearing.	The applicant shall post the sign(s), supplied by Staff, at least 15 days before the hearing and maintain said sign(s) in good condition and in place until final action. If the sign(s) is not posted 15 days prior to the ZBA meeting, the applicant's case shall be withdrawn and rescheduled.

Digital Invoice #: _____ Paid by: _____ Date: _____

Sec. 107-492. Variances.

- (a) The board may authorize upon appeal, in specific cases, such variances from the terms of this chapter, where the board finds that the variance 1) will not be contrary to the public interest, 2) where, owing to special conditions, literal enforcement of the provisions of this chapter will result in unnecessary hardship, and 3) the spirit of this chapter will be observed and substantial justice done.
- (b) Prior to granting a variance in a zoning district other than a residential district, the board must find, in concert with the findings required in subsection (a), that:
 - (1) The variance is the minimum variance necessary to alleviate the unnecessary hardship;
 - (2) Granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to adjoining properties or the neighborhood, or be otherwise detrimental to the public welfare;
 - (3) The special conditions with respect to which a variance is sought are not the result of an action of the applicant;
 - (4) 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; and
 - (5) Granting the variance will not merely serve as a convenience to the applicant but will alleviate some demonstrable and unnecessary hardship which is created by the literal enforcement of the provisions of this chapter.
- (c) Prior to granting a variance in a residential district, in concert with the findings required in subsection (a), the board must find that:
 - (1) A special individual reason makes the literal enforcement of this chapter result in an unnecessary hardship;
 - (2) Granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to adjoining properties or the neighborhood, or be otherwise detrimental to the public welfare;
 - (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;
 - (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 chapter would impose an unnecessary hardship which is created by the literal enforcement of the provisions of this chapter;
 - (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 this chapter;
 - (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; and
 - (7) The circumstances or conditions from which relief is sought are not solely of an economic nature.
- (d) In granting a variance, the board may prescribe appropriate conditions and safeguards in conformity with this chapter.
- (e) In considering a variance as applied to a structure, the board may, in addition to other relevant considerations, consider the following as grounds to determine whether an unnecessary hardship would result from compliance with the ordinance:
 - (1) The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under V.T.C.A., Tax Code, § 26.01;
 - (2) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
 - (3) Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
 - (4) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (5) The municipality considers the structure to be a nonconforming structure.

Sec. 107-491. Special exceptions.

- (a) The board may, in a specific case, where the board makes the findings required under subsection (c) herein, grant the following special exceptions from the requirements of this division:
 - (1) Permit the reconstruction of a nonconforming building or structure that has been damaged by fire or other cause;
 - (2) Permit the enlargement or extension of a nonconforming use or nonconforming building upon the lot occupied by such use or building at the time of the passage of this division;
 - (3) In undeveloped sections of the city, grant temporary and conditional permits for not more than two years, provided that the grant of a temporary or conditional permit shall not be reason or cause for extension of such permit;
 - (4) Permit such modifications of yard, open space, lot area, or lot width regulations as may be necessary to improve a parcel of land, if the parcel is of such restricted size that it cannot be appropriately improved without such modification; or
 - (5) Permit a public utility or public service building of a ground area or height at variance with those provided for the district in which such public utility or public service building is permitted to be located, when found reasonably necessary for the public health, convenience, safety or general welfare.
- (b) The board may grant such other special exceptions as may be provided for elsewhere in this division, subject to the terms and conditions therein set out.
- (c) Prior to granting a special exception, the board shall make a finding that it is empowered under this chapter to grant the special exception, that the public convenience and welfare will not be substantially or permanently injured in the granting of the special exception, and that the grant of the special exception will not adversely affect the public health, convenience, safety or general welfare.
- (d) In granting a special exception, the board may prescribe appropriate conditions and safeguards in conformity with this division.
- (e) The board shall prescribe a time limit within which the action for which the special exception is required shall be begun or completed, or both. Failure to comply with the time limits set by the board shall void the special exception.

June 1, 2026

Board of Adjustment Chair
City of Rollingwood
403 Nixon Drive
Rollingwood, TX 78746

Re: Variance Request for Sec. 107-492 from Sec. 107-76(d)

Rear Yard Setback Reduction from 20 Feet to 10 Feet

2801 Hubbard Circle, Rollingwood, TX 78746

Dear Chair and Members of the Board of Adjustment:

We, David and Brook Fink, are the owners of the property located at 2801 Hubbard Circle in the City of Rollingwood and respectfully request a variance under Section 107-492 of the City's Code of Ordinances from the 20-foot rear yard setback requirement of Section 107-76(d) to permit construction of outdoor amenities with a reduced rear setback of 10 feet.

While we are newer residents to Rollingwood we have been active in the community for 6 years. Specifically, Brook teaches first grade at Eanes Elementary, and both our children continue to go through the Eanes School system. Now that we are living within the community, we have an even greater appreciation for how special Rollingwood is and absolutely love seeing our kids participating in the community activities with the friend's they've had for years.

Background

Our request focuses on the fact that the subject property is irregular in shape with several unusual encumbrances, including a side yard easement arising from the Hubbard-Hateley-Pickwick Drainage CIP which the City of Rollingwood City Council approved August 21, 2024, a rear yard utility easement, and a constrained buildable depth due to front yard drainage requirements. A recorded 10-foot utility and drainage easement runs through the middle of the northwest side yard, rendering that entire side yard unsuitable for the construction of outdoor amenities. Rollingwood's ordinance permits pools in rear yards or non-street-facing side yards; however, the easement precludes side yard placement, leaving the rear yard as the only usable location. Within that rear yard, strict application of the 20-foot setback leaves a buildable depth of only 7 feet insufficient to accommodate any standard residential pool configuration.

It bears noting that the side yard easement was not simply inherited by the current owners the property contributed this easement to the City of Rollingwood's Drainage CIP (August 21, 2024), a public infrastructure project that improves drainage capacity

for the surrounding neighborhood. In doing so, the property permanently surrendered a substantial portion of its usable area for the benefit of the broader community. It would be inequitable for that same dedication of land to now also preclude the property from achieving the level of residential functionality enjoyed by comparable homes in the area.

We are submitting full landscape design plans, conceptual design sketches of the proposed pool and surrounding improvements, and photographs of the existing property as exhibits to this application.

Findings Under Section 107-492(a) and (c)

1. Special individual reason unnecessary hardship (§107-492(c)(1))

The combination of the recorded side yard easement and the physical configuration of this lot create conditions unique to this property. These are not characteristics common to surrounding homes in the neighborhood; they are specific to the dimensions and legal encumbrances of this parcel. Strict enforcement of the 20-foot setback, when applied to this lot, renders the rear yard functionally unbuildable for a pool of any reasonable residential size.

This request is not a matter of preference or convenience. If any code-compliant location existed on this property capable of accommodating a pool of minimum viable size, this variance would not be necessary. We have identified no such reasonable alternative.

2. Harmony with the chapter's purpose no injury to adjoining properties (§107-492(c)(2))

The purpose of the rear setback is to preserve open space, maintain neighborhood character, and protect adjacent owners' privacy and enjoyment. The proposed pool will be situated 10 feet from the rear property line and screened by a combination of proposed landscaping and fencing, as depicted in the submitted plans. Granting the variance is consistent with the spirit of the setback requirement and will not impose any material burden on adjoining properties.

3. No detriment to public health, safety, or welfare (§107-492(c)(3))

The proposed amenities will be designed and constructed in full compliance with all applicable building codes, drainage requirements, and barrier and fencing ordinances. It will not alter drainage patterns in a way that affects neighboring lots, nor will it create any safety or nuisance condition affecting the public or adjacent property owners.

4. Special circumstances affecting the land (§107-492(c)(4))

The hardship arises directly from the physical configuration of the property specifically, the recorded easement restricting side yard development and the lot's limited buildable depth relative to the required setback. These are objective, pre-existing conditions that exist independent of the current owners' preferences or plans, and they constitute the type of special circumstances contemplated by this provision. Notably, this easement was contributed to the City's Drainage CIP by this property, representing a permanent

dedication of usable land for the public benefit a circumstance that weighs in favor of relief from the resulting hardship.

5. No interference with orderly development of surrounding properties (§107-492(c)(5))

The variance, if granted, pertains solely to the rear setback for a residential pool on this single lot. It will have no effect on the development potential or regulatory compliance of any surrounding parcels.

6. Adequate utilities and fire service (§107-492(c)(6))

The property is fully served by existing water, wastewater, and fire service infrastructure. Pool construction will not create incremental demand on municipal services beyond what is typical for a single-family residential improvement.

7. Hardship is not solely economic (§107-492(c)(7))

The requested variance does not arise from a desire to reduce construction costs or avoid the expense of an alternative design. It arises because no code-compliant alternative location exists on this property. The hardship is physical and legal in nature not financial.

Minimum Variance Requested

The variance requested a reduction in the rear setback from 20 feet to 10 feet is the minimum necessary to allow construction of outdoor amenities including a swimming pool of minimum residential size. The proposed pool is not an oversized or luxury configuration; it represents the smallest footprint that constitutes a functional residential pool. No greater encroachment into the setback is proposed, and no alternative design within the compliant setback is physically feasible given the constraints of this property.

We respectfully request that the Board grant this variance and would welcome the opportunity to address any questions at the scheduled hearing.

Respectfully submitted,

[REDACTED]

David and Sarah Fink

[REDACTED]

**TRAVIS COUNTY CLERK
P.O. BOX 149325
AUSTIN, TX 78714-9325
(512) 854-9188**

Receipt Time: 05/27/2026 12:33:03 PM
Issued To: DAVID FINK

Receipt #: 57966

Documents

#	Type	# Pages	Quantity	Reference #	Book / Page	Amount
1	PLAIN COPY - RE	3	1	2025137251		\$1.00
Total :						\$1.00

Payments

#	Type	Payment #	Amount	NSF
1	CREDIT CARD	43214	\$1.00	
Total Payments:			\$1.00	

THANK YOU, HAVE A NICE DAY
INDEXES AVAILABLE
COUNTYCLERK.TRAVISCOUNTYTX.GOV



Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 09, 2025 01:57 PM Fee: \$33.00

2025137251

Electronically Recorded

Independence Title/GF# 253943-IND/2BK

GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY

NOTICE OF CONFIDENTIALITY: 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.

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF TRAVIS

THAT JOSHUA A. SANDERS AND LINDSAY SANDERS (hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by DAVID FINK AND SARAH FINK AS TRUSTEES OF THE DAVID AND SARAH FINK TRUST DATED JULY 12, 2014 whose address is 2801 HUBBARD CIR, AUSTIN, TX 78746-5618 (hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the advancement and payment in cash of all or part of the purchase price hereof by Beneficiary at the special instance and request of Grantees under that certain note in the principal sum of TWO MILLION AND 00/100 DOLLARS (\$2,000,000.00) payable to the order of WELLS FARGO BANK, N.A. (hereinafter referred to as "BENEFICIARY") of even date herewith, said note bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to AARON POLASEK, Trustee, reference to which is hereby made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantors' favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantees. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person, or when the Grantees is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

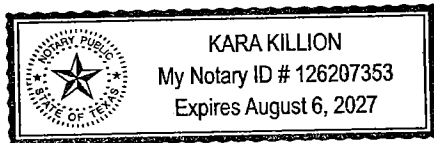
Executed to be effective as of the 8 day of Dec 2025.

JOSHUA A. SANDERS
LINDSAY SANDERS

THE STATE OF TX

COUNTY OF Travis

This instrument was acknowledged before me on 12.8.25, by JOSHUA A. SANDERS AND LINDSAY SANDERS.



[Signature]
 Notary Public, State of TX

RETURN TO:
 DAVID FINK, TRUSTEE
 2801 HUBBARD CIR
 AUSTIN, TX 78746-5618

EXHIBIT "A"

Lot 12, EDDIE SLACK SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 80, Page 363, Plat Records, Travis County, Texas.

May 28, 2026

Ms. Nikki Stautzenberger
City of Rollingwood
403 Nixon Dr.
Rollingwood, TX 78746

Dear Ms. Stautzenberger,

As the owners of 2801 Hubbard Cir., we authorize Duke C. Garwood to act on our behalf in seeking a variance from the Board of Adjustment for the backyard project at this address.

Thank you for your kind assistance with our project.

Appreciative,

A stylized handwritten signature in black ink, appearing to read 'D. Fink'.

David Fink

A handwritten signature in black ink that reads 'Sarah Fink'.

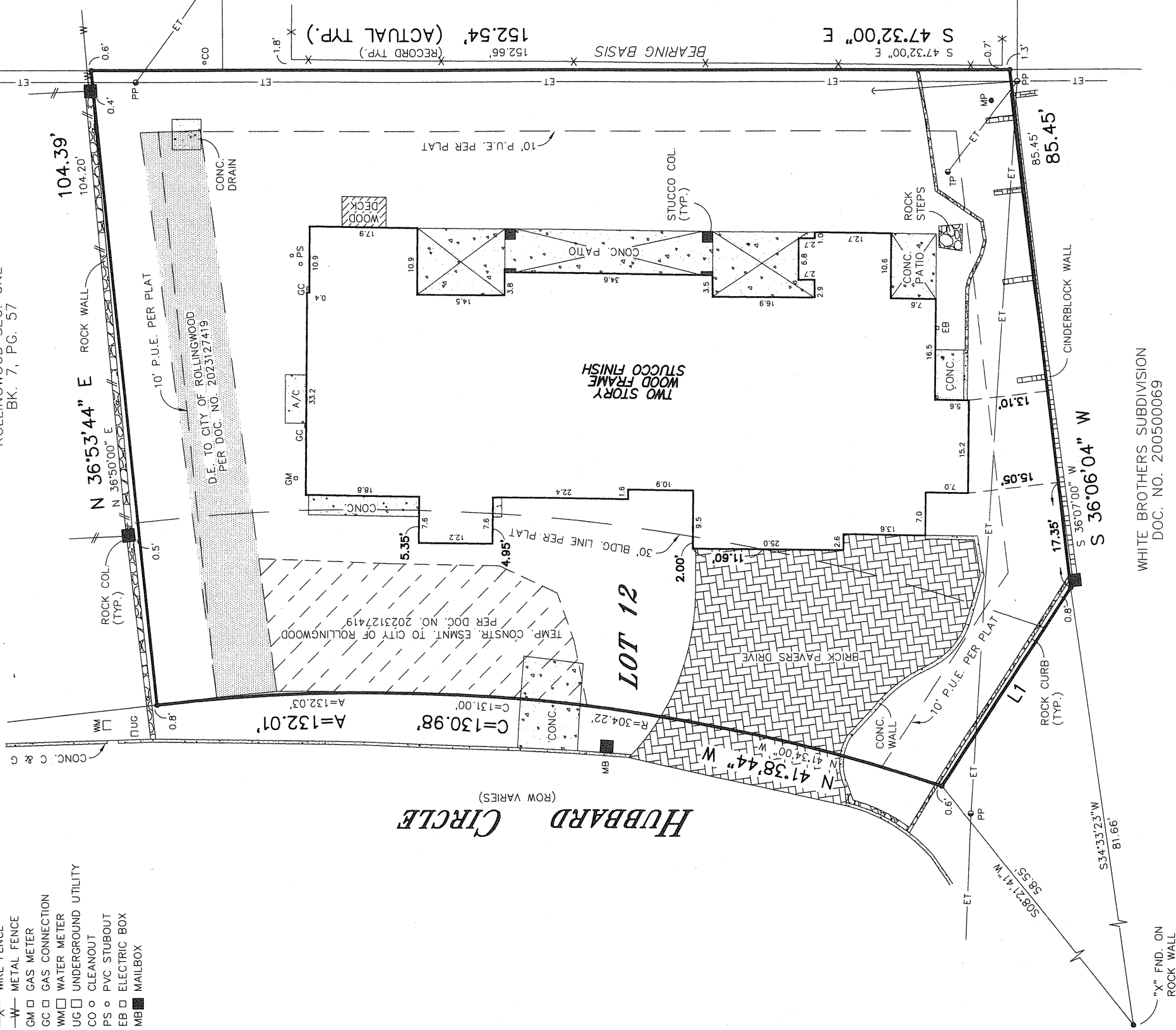
Sarah Brook Fink

- LEGEND**
- PP○ POWER POLE
 - TP○ TEMPORARY POLE
 - ET- OVERHEAD ELEC./TELE. LINE
 - GUY WIRE
 - MP● METAL POST
 - WOOD FENCE
 - X- WIRE FENCE
 - W- METAL FENCE
 - GM□ GAS METER
 - GC□ GAS CONNECTION
 - WM□ WATER METER
 - UG□ UNDERGROUND UTILITY
 - CO○ CLEANOUT
 - PS○ PVC STUBOUT
 - EB□ ELECTRIC BOX
 - MB■ MAILBOX

LINE NO.	BEARING & DISTANCE	
L1	ACTUAL	S 76°08'12" W 38.94'
	RECORD	S 76°10'00" W 38.98'

ROLLINGWOOD SEC. ONE
BK. 7, PG. 57

ALLISON G. &
JOE L. GAY
DOC. NO. 2013161381



PROPERTY SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THE BOUNDARY LINE AGREEMENT RECORDED IN VOL. 6934, PG. 2367, DEED RECORDS.

Survey No. 25261

SCALE: 1" = 20'

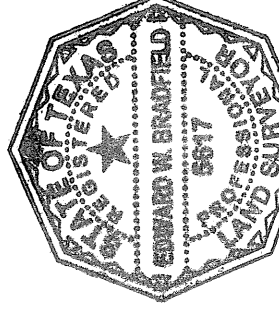
GF 2535643-LND

Said lot is in Zone X as identified by the
Federal Emergency Management Agency on
Community Panel No. 48453C 0445K
Dated: JAN. 22, 2020

LOT NO. 12 BLOCK NO. -
ADDITION OR SUBDIVISION EDDIE SLACK SUBDIVISION, VOLUME 80, PAGE 363, PLAT RECORDS
STREET ADDRESS 2801 HUBBARD CIRCLE CITY ROLLINGWOOD COUNTY TRAVIS
SURVEY FOR INDEPENDENCE TITLE COMPANY REFERENCE DAVID & SARAH FINK
TO: TITLE RESOURCES GUARANTY COMPANY

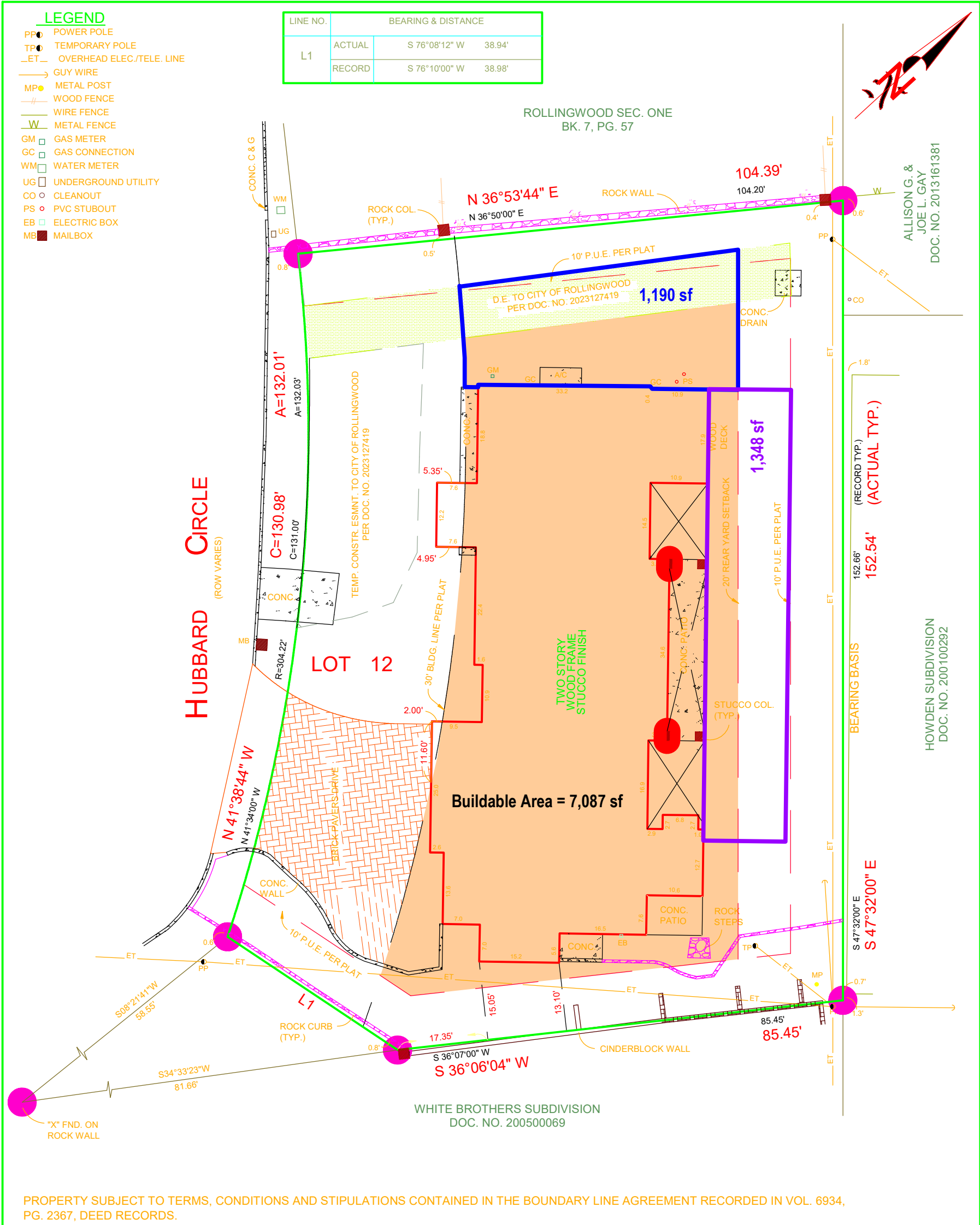
STATE OF TEXAS, COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN
PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.
12885 US Highway 183 North, Suite 101-B
Austin, Texas 78750
(512) 335-3944 * (512) 250-8685 (Fax) *JM* 724/50, DC



Edward W. Bradford
Date: 10-15-2025

All corners are 1/2-inch iron rod found unless
otherwise noted. To the lien holders and/or
the owners of the premises surveyed.



PLAT OF SURVEY

Survey No. 25261

SCALE: 1" = 20'

GF 2535643-LND

Said lot is in Zone as identified by the
Federal Emergency Management Agency on
Community Panel No. 48453C 0445K
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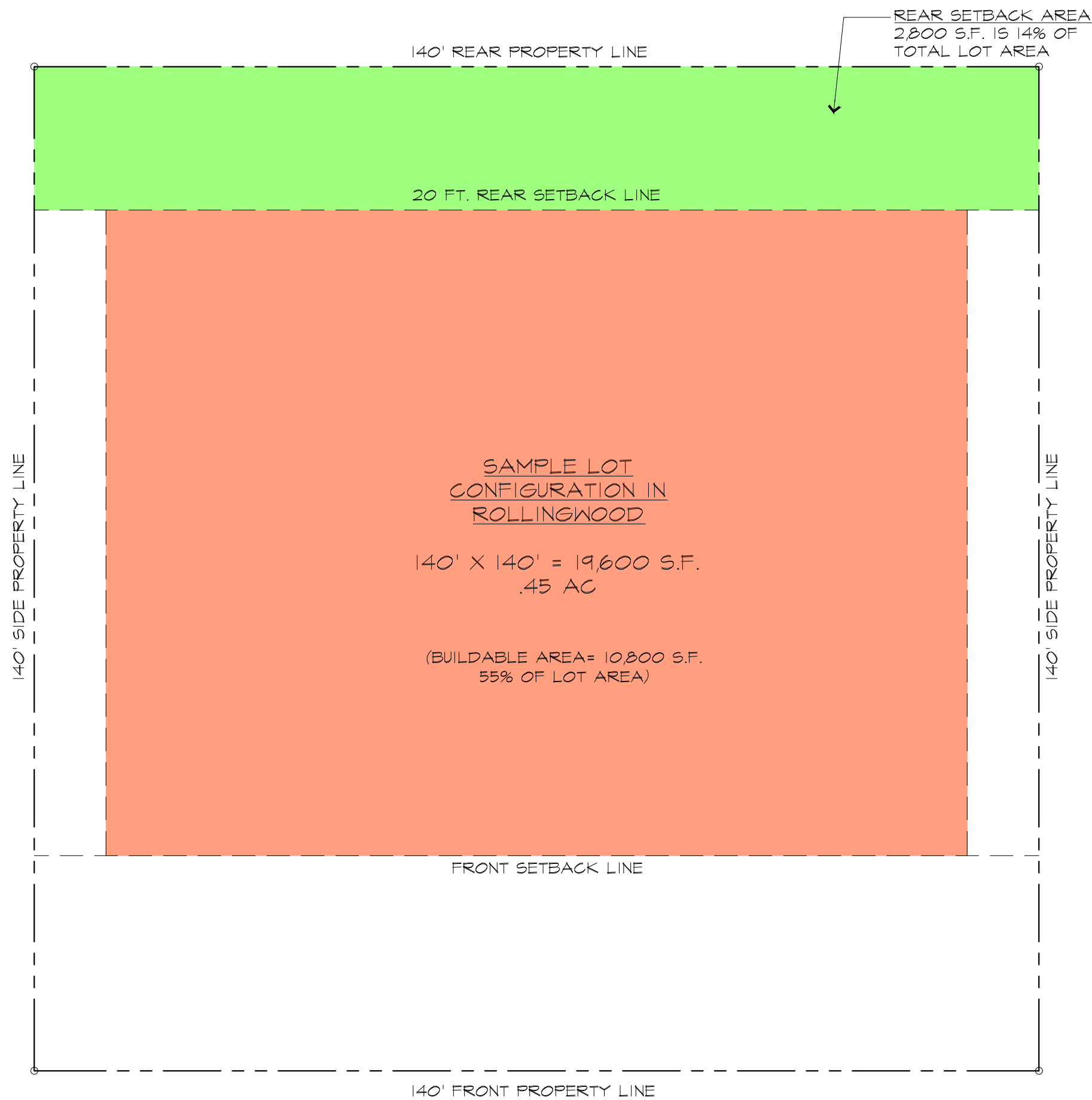
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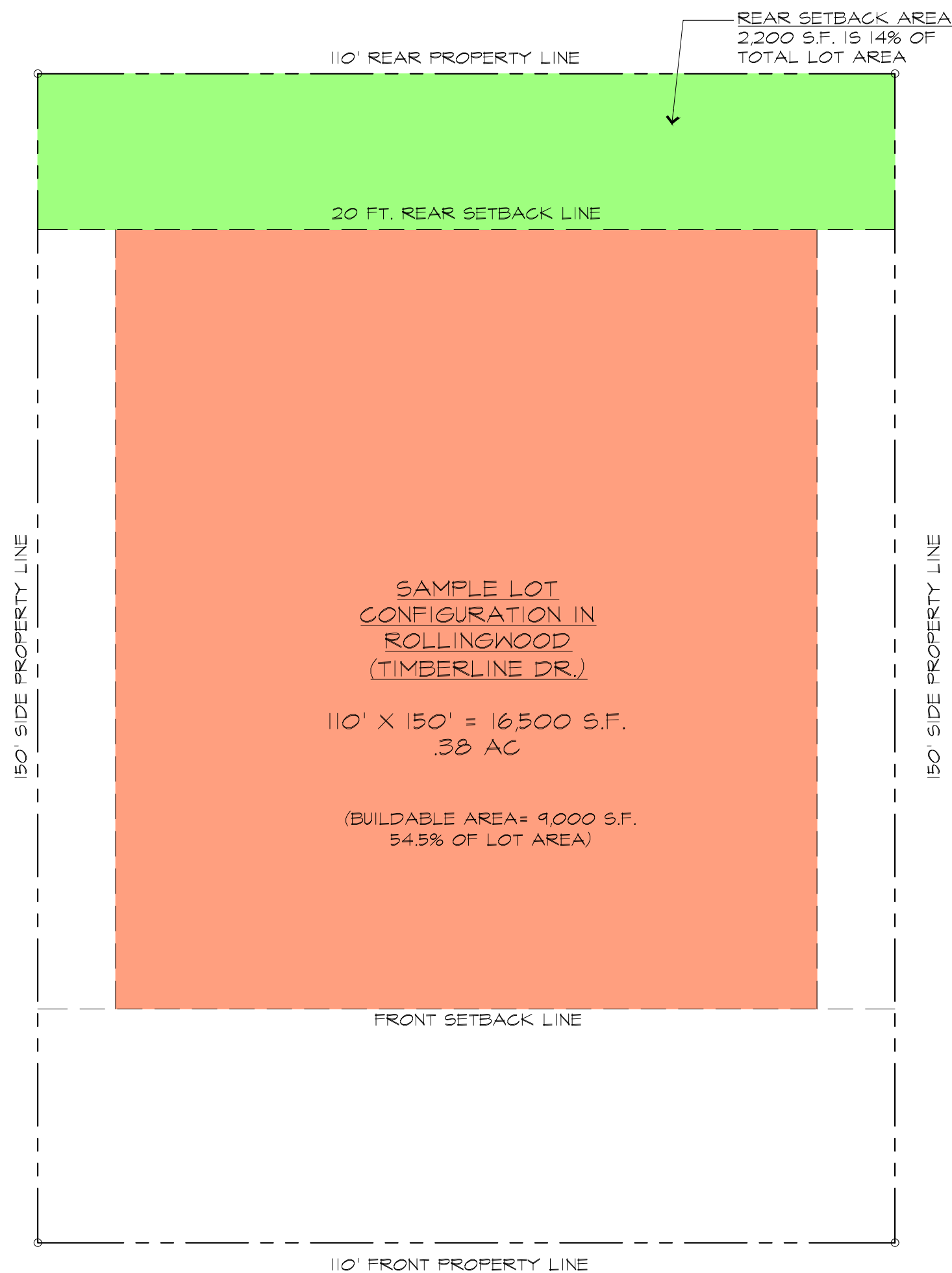
724/50, DC

Date: 10-15-2025

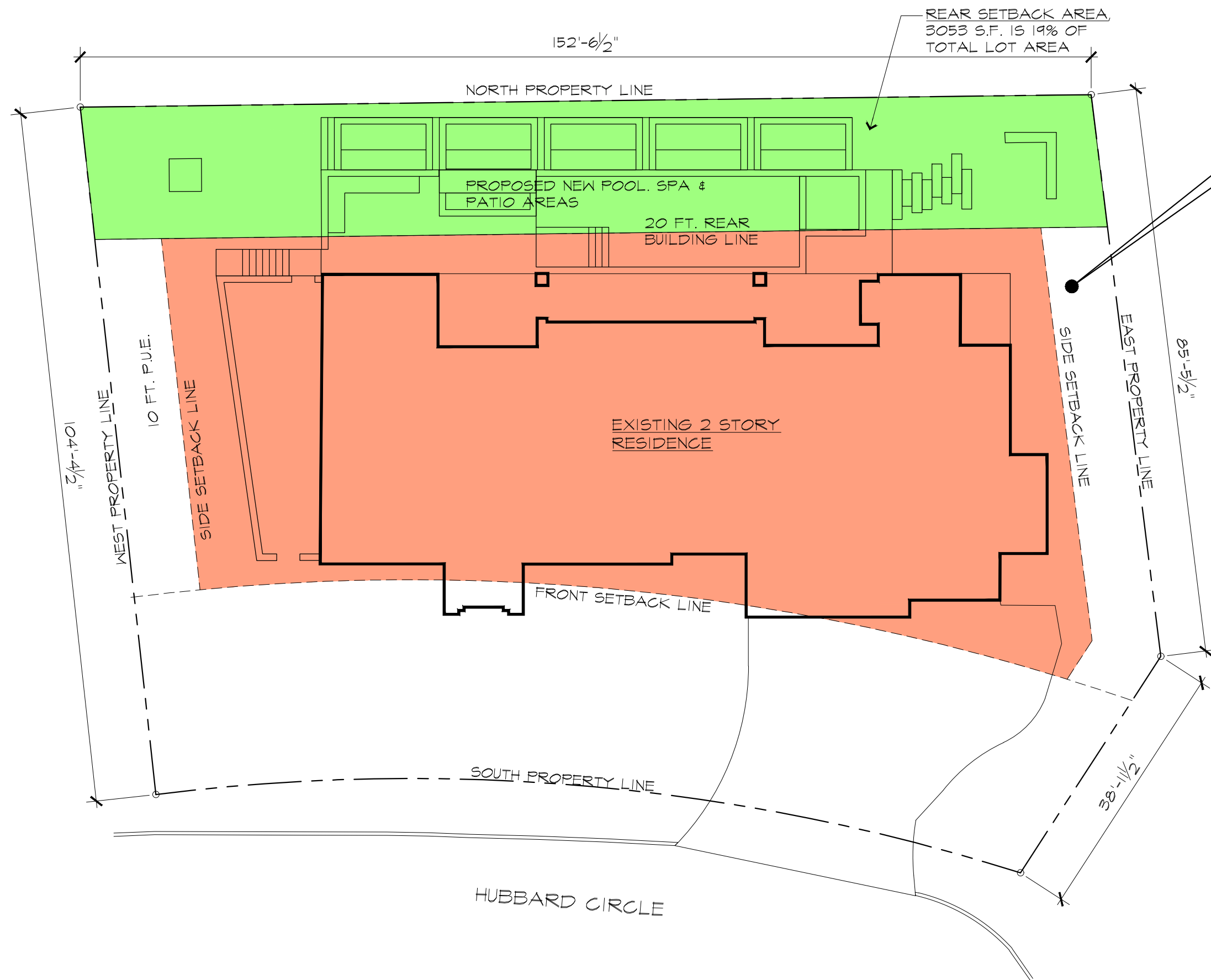
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2 SAMPLE SITE PLAN
1/16" = 1'-0"



3 SAMPLE SITE PLAN
1/16" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"



2801 HUBBARD CIRCLE
ROLLINGWOOD, TX
(IRREGULAR LOT)
AREA = 16,131 S.F.
.37 AC

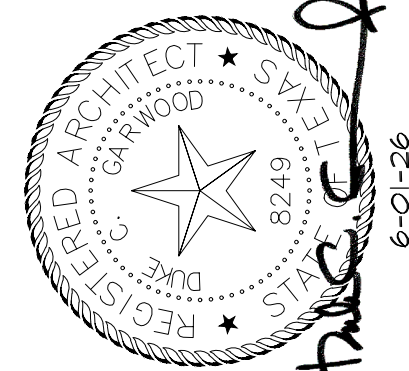
LOT AREA = 16,131 S.F.
BUILDABLE AREA =
7517 S.F.
(46.6% OF TOTAL LOT)
85% OF THE AVERAGE
BUILDING AREA OF
54.75%

LOT DEPTH:
AVG. LOT = 145 FT.
SUBJECT LOT=104.37 FT.
A 28% REDUCTION vs
COMPARABLE LOTS.

SETBACK CONSUMES 19%
vs AVG. 13 to 14%:
THE SUBJECT LOT'S
SETBACK AREA
REPRESENTS A 46%
LARGER PERCENTAGE
OF THE PROPERTY

SIDEYARD RENDERED
UNUSABLE BECAUSE OF
DEDICATED DRAINAGE
EASEMENT
(1190 S.F. IN AREA)

POOL & AMENITIES
AREAS= 1318 S.F.



ARCHITECTURE
DUKE C. GARWOOD
ARCHITECTS INC.
1036 LIBERTY PARK DR. AUSTIN, TEXAS 78746 512.338.4881

FINK
RESIDENCE

2801 HUBBARD CIRCLE
AUSTIN, TX 78746

SHEET TITLE
SITE PLAN

ISSUED
JUNE 1, 2026

DRAWN BY
RD

REVISED
A
A

SHEET NO.
A-1



curt arnette, asia
landscape architect
6114 ginitia lane
austin, texas 78739
512.415.2097
sitiodesigngroup@yahoo.com
sitiodesign.com

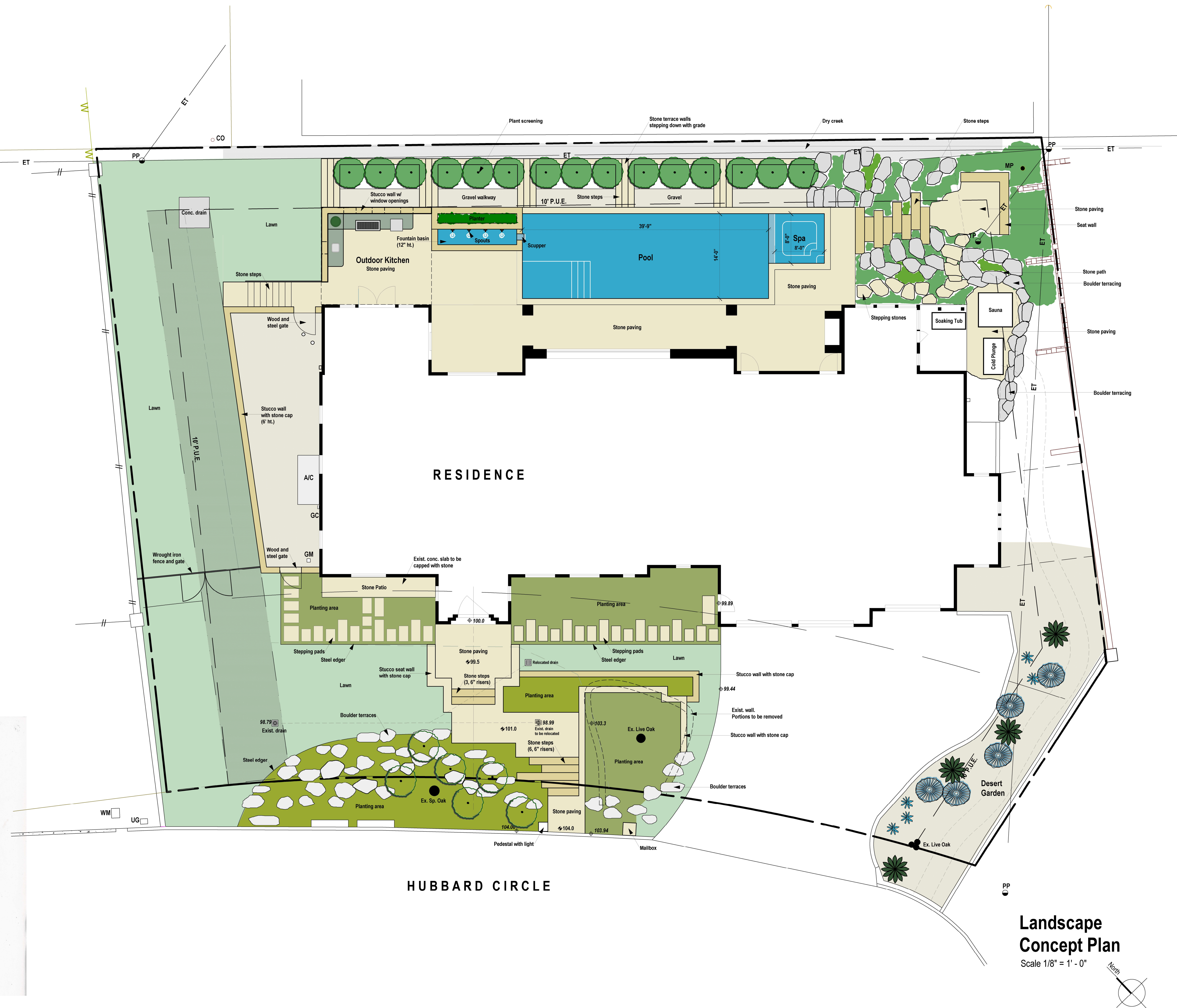
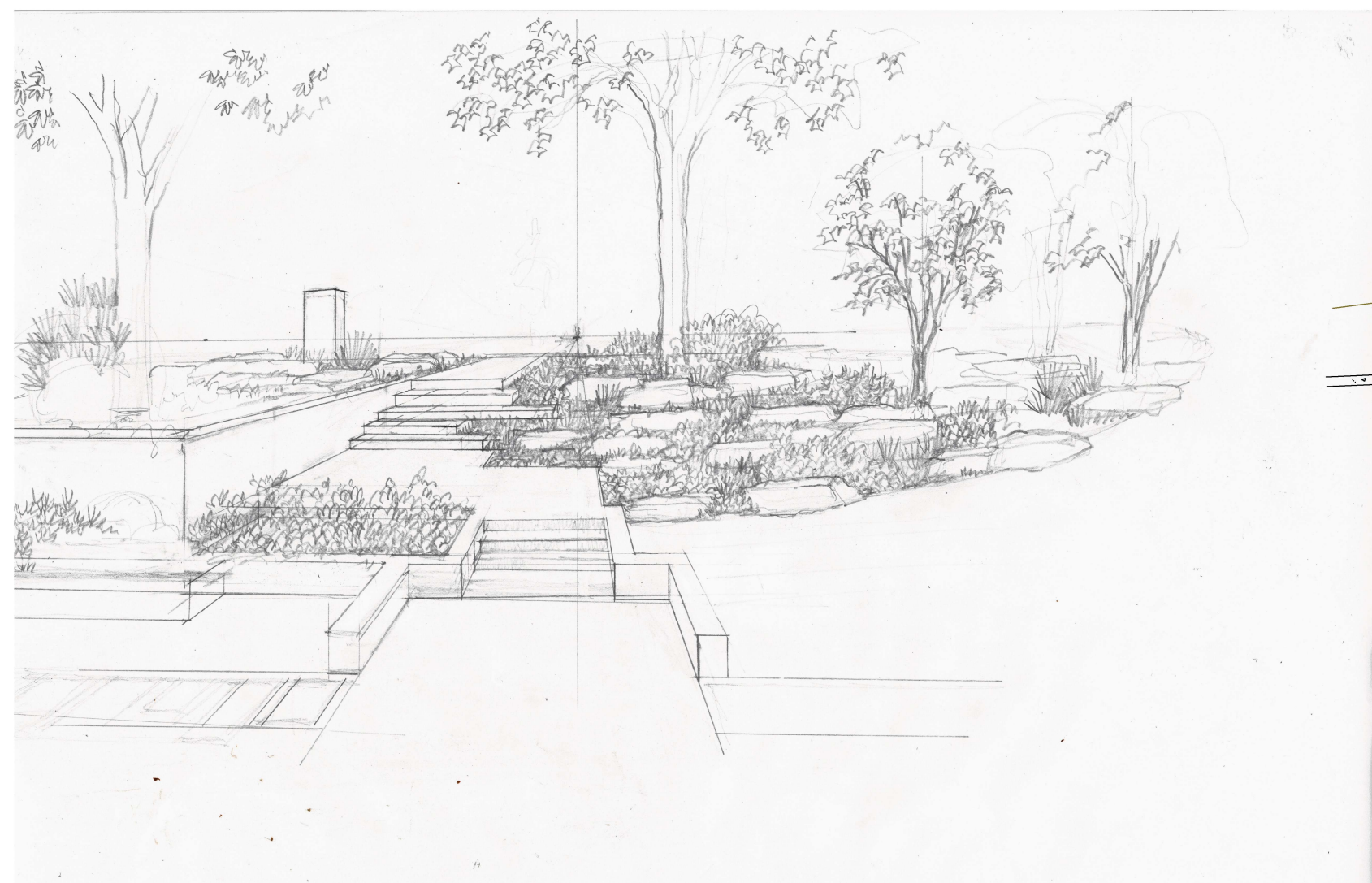


Landscape Development Plan for the
Fink Residence
2801 Hubbard Circle Austin, TX 78746

Date: 4/20/2026

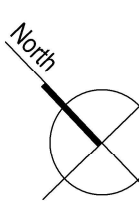
Revised:

L1



**Landscape
Concept Plan**

Scale 1/8" = 1' - 0"





EASEMENT NORTHWEST SIDE 1



EASEMENT NORTHWEST SIDE 2



FRONT 1



FRONT 2

REAR 2

REAR 1





REAR 3



SOUTHEAST SIDE

RENDERING- NORTH VIEW

Page 26

3.



RENDERING- NE VIEW 2



RENDERING- NE VIEW 3





Outlook

Variance request for 2801 Hubbard Circle

From Meg Diehl [REDACTED]
Date Mon 8/3/2026 2:11 PM
To Nikki Stautzenberger <nstautz@rollingwoodtx.gov>

Dear Nikki,

I am writing concerning the variance request for 2801 Hubbard Circle requesting to encroach on the 20-foot rear yard setback to construct a swimming pool within the rear setback line and the rear lot line. My main concern is the retention of the trees in that area. There are two tall trees that provide a lot of coverage and privacy and create a sense of refuge in our yard. As the 2801 property is at a higher elevation, the trees are particularly helpful in creating privacy and natural beauty between our homes. It would be difficult to lose those trees. I don't have issue with putting in a pool if we are able to preserve the trees.

Thank you for considering this in your process. I recognize it is up to the City to determine how to proceed. The Finks have been forthcoming with what they desire to do and with their desire to create something mutually beneficial for us all. I appreciate their approach and their neighborliness.

Best of luck to you as you consider the options, and thank you for your effort on our behalves--

Sincerely,

Meg Diehl
2802 Hatley Dr.
Rollingwood, TX 78746
[REDACTED]