



**CITY OF ROLLINGWOOD
PLANNING AND ZONING COMMISSION MEETING
AGENDA**

Wednesday, February 02, 2022

Notice is hereby given that the Planning & Zoning Commission of the City of Rollingwood, Texas will hold a regular meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on Wednesday, February 2, 2022 at 6:00 p.m. Members of the public and the Commission may participate in the meeting virtually, as long as a quorum of the 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 awayman@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 Utility 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 January 5, 2022 Planning and Zoning Commission meeting

PUBLIC HEARING

3. Public hearing, discussion and possible action to approve a replat for 5014 Timberline Drive.
4. Public hearing, discussion, and possible action to consider a replat for 304 Vale Street.

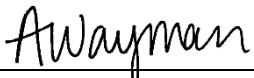
REGULAR AGENDA

5. Discussion and possible action to consider a subdivision variance for 304 Vale Street.
6. Discussion and possible action to elect a Chair of the Planning and Zoning Commission

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 on Friday, January 28, 2022 at 5:00 p.m.



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



CITY OF ROLLINGWOOD PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, January 05, 2022

The Planning and Zoning of the City of Rollingwood, Texas held a regular meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on Wednesday, January 5, 2022 at 6:00 p.m.. Members of the public and the Commission were permitted to participate in the meeting virtually, as long as a quorum of the Commission and the presiding officer were physically present at the Municipal Building, in accordance with the Texas Open Meetings Act. The public was permitted watch this meeting live and have the opportunity to comment via audio devices at the link below. The public was also permitted to 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

A video recording of the meeting was made and was posted to the City's website and is 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

Acting Chair Amie Rodnick called the meeting to order at 6:03 p.m.

Present Members: Amie Rodnick, Dave Bench, Michael Rhodes, Michael Hall and Tony Stein.

Jordan Scott attended the meeting virtually.

Also Present: Development Services Director Carrie Caylor, City Attorney Charles Zech and Interim City Administrator Ashley Wayman.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the Planning and Zoning Commission and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items

unless a Board Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

2. Discussion and possible action on the minutes from the August 31, 2021 Planning and Zoning Commission meeting
3. Discussion and possible action on the minutes from the October 6, 2021 Planning and Zoning Commission meeting

Michael Rhodes motioned to approve the consent agenda. Jordan Scott seconded the motion. The motion passed 6-0.

REGULAR AGENDA

4. Welcome new Planning and Zoning Commission member: Dave Bench

Acting Chair Amie Rodnick welcomed Dave Bench to the Planning and Zoning Commission.

5. Discussion and possible action to elect a Chair of the Planning and Zoning Commission

The Commission discussed the election of a Chair.

Amie Rodnick stated that she would remain acting chair for one more meeting but welcomed anyone that would like to be Chair.

6. Public hearing, discussion and possible action on an ordinance to update Chapter 107, Article 5, Division 3, Board of Adjustment of the City of Rollingwood Code of Ordinances to meet State requirements

Acting Chair Amie Rodnick opened the public hearing at 6:07 p.m.

- No individuals spoke during the public hearing.

Acting Chair Amie Rodnick closed the public hearing at 6:07 p.m.

City Attorney Charles Zech and the Planning and Zoning Commission discussed the proposed changes to the ordinance.

Tony Stein motioned to approve the language as presented with the following changes: to strike section 107-492 (b) (4), which is also lines 137-139, to also strike section 107-494 (b) (4), which is also line 250, and also to add a requirement for a sign in the notices with the same notice period as the required mailers in the city. Michael Rhoades seconded the motion.

Development Services Director Carrie Caylor and the Commission discussed the length of time that the sign notice should be up ahead of the hearing.

Tony Stein amended his motion to state that the signs were required to be up for 15 days. Michael Rhoades seconded the amendment.

The amended motion passed 6-0.**7. Public hearing, discussion and possible action on the City of Rollingwood Comprehensive Plan**

Interim City Administrator Ashley Wayman discussed that the City Council is planning to have a series of workshops in which the Comprehensive Plan document is broken down into sections for review and further public input.

8. Update and discussion regarding the City's Hybrid Meeting Policy

Interim City Administrator Ashley Wayman discussed that the Hybrid Meeting Policy included in the packet was adopted by City Council and that it applies to the Planning and Zoning Commission.

Interim City Administrator Ashley Wayman and City Attorney Charles Zech discussed the requirements of a hybrid meeting as discussed in the Texas Open Meetings Act.

ADJOURNMENT OF MEETING

The meeting was adjourned at 7:17 p.m.

Minutes Adopted on the _____ day of _____, 2022.

Amie Rodnick, Acting Chair

ATTEST:

Ashley Wayman, Assistant City Administrator

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: February 2, 2022

Submitted By:

Director of Development Carrie Caylor

Agenda Item:

Public hearing, discussion and possible action to approve a replat for 5014 Timberline Drive.

Description:

The applicant seeks to replat of lot 1 Block D of Timberline Terrace Section 2, and ABS 14 Survey Henry .059 acre tract. The purpose of this replat is to combine the parcels to establish the 20' rear setback and remove the lot line separating the two.

The applicant has established 10' PUEs along each side, and across the rear.

The application is administratively complete and meets conditions for approval.

Action Requested:

Staff recommends approval.

Fiscal Impacts:

N/A

Attachments:

- Plat Application with Supporting Documents
- Proposed Replat
- Letter of Support- 5012 Timberline Drive
- Timberline Terrace Sec. 2 Plat and Survey
- Replat Review

CITY OF ROLLINGWOOD**PLAT APPLICATION INSTRUCTIONS**

The plat, plat application, owner notification certification and the filing fee make up the plat application packet. Per Subdivision Ordinance, all of these items, prepared as instructed, must be received before the application can be considered "filed" and proceed through the platting process.

Plat: The Subdivision Ordinance is provided with the Plat Application to provide guidance and instruction for the surveyor's use in preparing a plat to be submitted to the City of Rollingwood. Please encourage the surveyor to incorporate the requirements listed in 105-26. The Subdivision Submittal Requirements Checklist also provides additional information for preparation of the Plat, as well as a checklist to ensure all required documents are submitted.

Plat application:

Page 1 will be the cover page for the application documents and names the Primary Contact for the platting process. Enter information about the plat, owner, professional(s) who prepared the plat and the Primary Contact who can be any one of these or another person appointed by the owner.

Page 2 is the Owner's Acknowledgment form. Ask the surveyor to complete this form. It requires owner(s) name and signature(s) which must be notarized. By this signature, the owner is authorizing the plat application as well as the Primary Contact entered on page 1 of the application. The form is to be signed and sealed at the bottom of the page by the professional who prepared the plat.

Owner's deed with the Travis County recordation stamp on the last page.

Original Tax Certificate issued by Travis County showing all taxes have been paid for the previous year. The original tax certificate will have an embossed County seal. Call 512-854-9473 or email TaxOffice@co.travis.tx.us to request the Tax Certificate, providing the address, legal owner's name.

Owner Notification Certification that is signed by the owner(s) to verify that plat application notification has been done as required by City Ordinance. The owner notification letter will be prepared based on the type of plat being proposed and will be emailed to the applicant for owner signature and distribution.

Filing fee: \$1200 + \$300 per lot paid to CITY OF ROLLINGWOOD.

Submit plat, application and filing fee: Call or email to request an appointment for plat submittal and technical review.

Carrie Caylor

THE CITY OF ROLLINGWOOD
Phone +1 (512) 327-1838
403 Nixon Dr.
Rollingwood, TX 78746-5512
www.rollingwoodtx.gov
Email: ccaylor@rollingwoodtx.gov

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS)(

COUNTY OF TRAVIS)(

KNOW ALL MEN BY THESE PRESENTS:

That Bradley and Emily Goldsmith
(Individual) (Corporation, acting by and through)

(Partnership, acting by and through)

(Other)

owner(s) of the tract(s) of land described in warranty deed(s) recorded in Volume(s) 2098
 Page(s) 202, of deed records of Travis County, copies thereof attached hereto and made a part
 hereof for all pertinent purposes, do hereby make and/or authorize Arterberry Cooke Architecture
 to make application for subdivision of such property in accordance with the accompanying plan/plat, and do hereby offer to
 dedicate to the public use all streets and easements shown thereon, or as may otherwise be required by applicable
 ordinances, pursuant to the City of Rollingwood Code of Ordinances and Chapter 212, of the Texas Local Government
 Code.

Witness my hand this 21 day of December,20 21.B b

(Owner's signature)

Witness my hand this 21 day of December,20 21.EE

(Owner's signature)

This instrument acknowledged before me on the
21 day of December, 20 21.

Notary Public, in and for

 BRETT MICHAEL CROFT
 Notary Public, State of Texas
 Comm. Expires 02-12-2023
 Notary ID 131890177
Texas Travis CountyMy Commission expires: 02-12-23This instrument acknowledged before me on the
21 day of December, 20 21.

Notary Public in and for

 BRETT MICHAEL CROFT
 Notary Public, State of Texas
 Comm. Expires 02-12-2023
 Notary ID 131890177
Texas Travis CountyMy Commission expires: 02-12-23

ENGINEER'S / SURVEYOR'S CERTIFICATION

This is to certify that I am authorized to practice the profession of Engineering/Surveying in the State of Texas; that I
 prepared/reviewed the plan/plat submitted herewith; that all information shown thereon is accurate and correct to the best
 of my knowledge as related to the engineering / surveying portions thereof; and that said plat complies with the City of
 Rollingwood Code of Ordinances.

Witness my hand this 22 day of DECEMBER, 20 21.
[Signature]
 Engineer's/Surveyor's signature



SUPPLEMENTAL CHECKLIST INFORMATION

1. Example of statement verifying that property is located in the City of Rollingwood as required by

Travis County Clerk's Office:

This subdivision is located within the Full Purpose City Limits of the City of Rollingwood, Texas on this the _____ day of _____, 20____, A.D.

2. Certification block required by Travis County Clerk's Office:

STATE OF TEXAS)(
 COUNTY OF TRAVIS)(

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY
 CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS
 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON
 THE _____ DAY OF _____ 20____, A.D. AT _____
 O'CLOCK ____M., AND DULY RECORDED ON THE _____ DAY OF
 _____ 20____, A.D. AT _____ O'CLOCK ____M., OFFICIAL
 PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT
 NO. _____ WITNESS MY HAND AND SEAL OF
 _____ OFFICE OF THE COUNTY CLERK, THE _____ TH DAY OF
 _____ 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

BY: _____
 DEPUTY

Plats will be reviewed using the requirements contained in the applicable sections of the ordinances: City of Rollingwood Code of Ordinances Secs. 105-3 to 105-22.



THE CITY OF ROLLINGWOOD

Phone +1 (512) 327-1838

403 Nixon Dr, Rollingwood, TX 78746-5512

www.rollingwood.com

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Feb 26, 2021 08:40 AM Fee: \$34.00

2021039786

Electronically Recorded

15/TC/ 2017764 -DRP/MFB

GENERAL WARRANTY DEED

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.

DATE: February 26, 2021

GRANTOR: John Charles Chumney, as Special Trustee, of the Bertha Chumney Living Trust, dated November 10, 2000

GRANTOR'S MAILING ADDRESS: X1203 Miami Dr. Austin, Texas 78733

GRANTEE: Bradley Goldsmith and Emily Goldsmith

GRANTEE'S MAILING ADDRESS: 3100 Thousand Oaks Dr.
Austin TX 78746

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

Being a 0.413 acre tract of land, more or less, situated in the HENRY P. HILL SURVEY, ABSTRACT NO. 14, Travis County, Texas, being Lot 1, Block D, of Timberline Terrace, Sec. 2, an addition to Travis County, Texas, according to the plat thereof recorded in Book 8, Page 68, Plat Records, Travis County, Texas, and all that certain tract of land conveyed in deed to Bertha Chumney, as recorded in Instrument No. 2017144674, Official Public Records, Travis County, Texas (described by metes and bounds in Volume 2098, Page 202, Deed Records, Travis County, Texas), and being more particularly described by metes and bounds on Exhibit "A" attached hereto.

RESERVATIONS FROM AND 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 2021 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

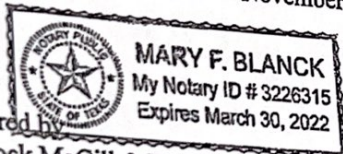
X John Charles Chumney
John Charles Chumney, as Special Trustee,
of the Bertha Chumney Living Trust, dated
November 10, 2000

NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLLP (HMB) at the request of Independence Title Company or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the seller, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.

State of Texas
County of Harris

Acknowledgement

This instrument was acknowledged before me on the 25 day of February, 2021, by John Charles Chumney, as Special Trustee, of the Bertha Chumney Living Trust, dated November 10, 2000.



Prepared by
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 2017764

[Signature]
Notary Public, State of Texas

After Recording Return To:

Df7764-sw

GENERAL WARRANTY DEED

Exhibit "A"
(5014 TIMBERLINE DRIVE)

BEING A 0.413 ACRE TRACT OF LAND SITUATED IN THE HENRY P. HILL SURVEY, ABSTRACT NO. 14, TRAVIS COUNTY, TEXAS, BEING LOT 1, BLOCK D, OF TIMBERLINE TERRACE, SEC. 2, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 8, PAGE 68, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO BERTHA CHUMNEY, AS RECORDED IN INSTRUMENT NO. 2017144674, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (DESCRIBED BY METES AND BOUNDS IN VOLUME 2098, PAGE 202, DEED RECORDS, TRAVIS COUNTY, TEXAS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND AT THE COMMON NORTH CORNER OF SAID LOT 1 AND LOT 2, SAID BLOCK, SAID IRON PIPE BEING ON THE SOUTH LINE OF TIMBERLINE DRIVE (60 FOOT RIGHT-OF-WAY);

THENCE SOUTH $04^{\circ} 42' 00''$ EAST, A DISTANCE OF 119.72 FEET ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 TO A 1/2-INCH IRON PIPE FOUND AT THE COMMON CORNER OF SAID LOTS 1 AND 2, AFORESAID CHUMNEY TRACT, THE BEE CAVE ROAD OFFICE PARK, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85, PAGE 131A, AFORESAID PLAT RECORDS, AND BEE CAVES BEND, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80, PAGE 355, SAID PLAT RECORDS;

THENCE SOUTH $80^{\circ} 28' 32''$ WEST, A DISTANCE OF 157.44 FEET ALONG THE COMMON LINE OF SAID CHUMNEY TRACT AND SAID THE BEE CAVE ROAD OFFICE PARK TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH $06^{\circ} 23' 06''$ WEST - 1.34 FEET, SAID IRON ROD SET BEING THE COMMON WEST CORNER OF SAID CHUMNEY TRACT AND SAID THE BEE CAVE ROAD OFFICE PARK, BEING ON THE EAST LINE OF PEAK ROAD (60 FOOT RIGHT-OF-WAY);

THENCE NORTH $03^{\circ} 35' 00''$ WEST, PASSING THE COMMON WEST CORNER OF SAID CHUMNEY TRACT AND AFORESAID LOT 1 AT A DISTANCE OF 32.94 FEET AND CONTINUING A TOTAL DISTANCE OF 48.86 FEET ALONG SAID EAST LINE TO A SET MAG NAIL AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 206.45 FEET;

THENCE ALONG SAID EAST LINE AND SAID CURVE AN ARC DISTANCE OF 70.43 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH $06^{\circ} 09' 14''$ EAST - 70.09 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH $61^{\circ} 03' 51''$ WEST - 2.31 FEET, SAID IRON ROD SET BEING THE NORTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF SAID EAST LINE AND THE AFORESAID SOUTH LINE OF TIMBERLINE DRIVE;

THENCE NORTH $80^{\circ} 01' 00''$ EAST, A DISTANCE OF 104.32 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A FOUND 60D NAIL BEARS SOUTH $83^{\circ} 32' 29''$ WEST - 6.66 FEET;

THENCE NORTH $77^{\circ} 00' 00''$ EAST, A DISTANCE OF 39.27 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 18,004 SQUARE FEET OR 0.413 OF ONE ACRE OF LAND.

TAX CERTIFICATE

NO 2289328

3.

Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

ACCOUNT NUMBER: 01-0713-1302-0000

PROPERTY OWNER:

PROPERTY DESCRIPTION:

GOLDSMITH BRADLEY & EMILY
3100 THOUSAND OAKS DR
AUSTIN, TX 78746-7821

LOT 1 BLK D TIMBERLINE TERRACE SEC
2 & ABS 14 SUR 21 HILL H P ACR .0
9

ACRES

.4705 MIN%

.000000000000 TYPE

SITUS INFORMATION: 5014 TIMBERLINE DR

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2021	TRAVIS COUNTY	2,677.31
	EANES ISD	1,925.51
	CITY OF ROLLINGWOOD	2,321.24
	TRAVIS CENTRAL HEALTH	837.69
	TRAVIS COUNTY ESD #9	853.38
TOTAL SEQUENCE	0	8,615.13

TOTAL TAX:	8,615.13
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	8,615.13

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2021 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 11/01/2021

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL BY THESE PRESENTS:

That, BRADLEY DAVID GOLDSMITH AND EMILY RUTHANN GOLDSMITH, as Trustees of The MDN Trust, owner of Lot 1, Block D, Timberline Terrace Section 2, a subdivision situated in Travis County, Texas and recorded in Volume 8, Page 68 of the Plat Records of Travis County, Texas, and that 0.059 acre tract described in Volume 2098, Page 202 of the Deed Records of Travis County, Texas; said Lot 1 and said 0.059 acre tract described as a 0.413 acre tract of land conveyed to The MDN Trust by General Warranty Deed recorded in Document Number 2022011054 of the Official Public Records of Travis County, Texas, do hereby subdivide said 0.413 acre of land in accordance with the attached map or plat to be known as:

TIMBERLINE PEAK CROSSING

and do hereby dedicate to the public use of all streets and easements shown thereon. Subject to any other easements and restrictions heretofore granted and not released.

Witness my hand this ____ day of _____, 20____.

THE MDN TRUST
BRADLEY DAVID GOLDSMITH, TRUSTEE
305 WESTWOOD TERRACE
AUSTIN, TEXAS 78746

THE MDN TRUST
EMILY RUTHANN GOLDSMITH, TRUSTEE
305 WESTWOOD TERRACE
AUSTIN, TEXAS 78746

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL BY THESE PRESENTS:

Before me, the undersigned authority, on this day personally appears BRADLEY DAVID GOLDSMITH, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and that he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand this ____ day of _____, 20____.

Notary Public in and for the State of Texas

Printed Name of Notary

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL BY THESE PRESENTS:

Before me, the undersigned authority, on this day personally appears EMILY RUTHANN GOLDSMITH, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and that she acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand this ____ day of _____, 20____.

Notary Public in and for the State of Texas

Printed Name of Notary

My Commission Expires: _____

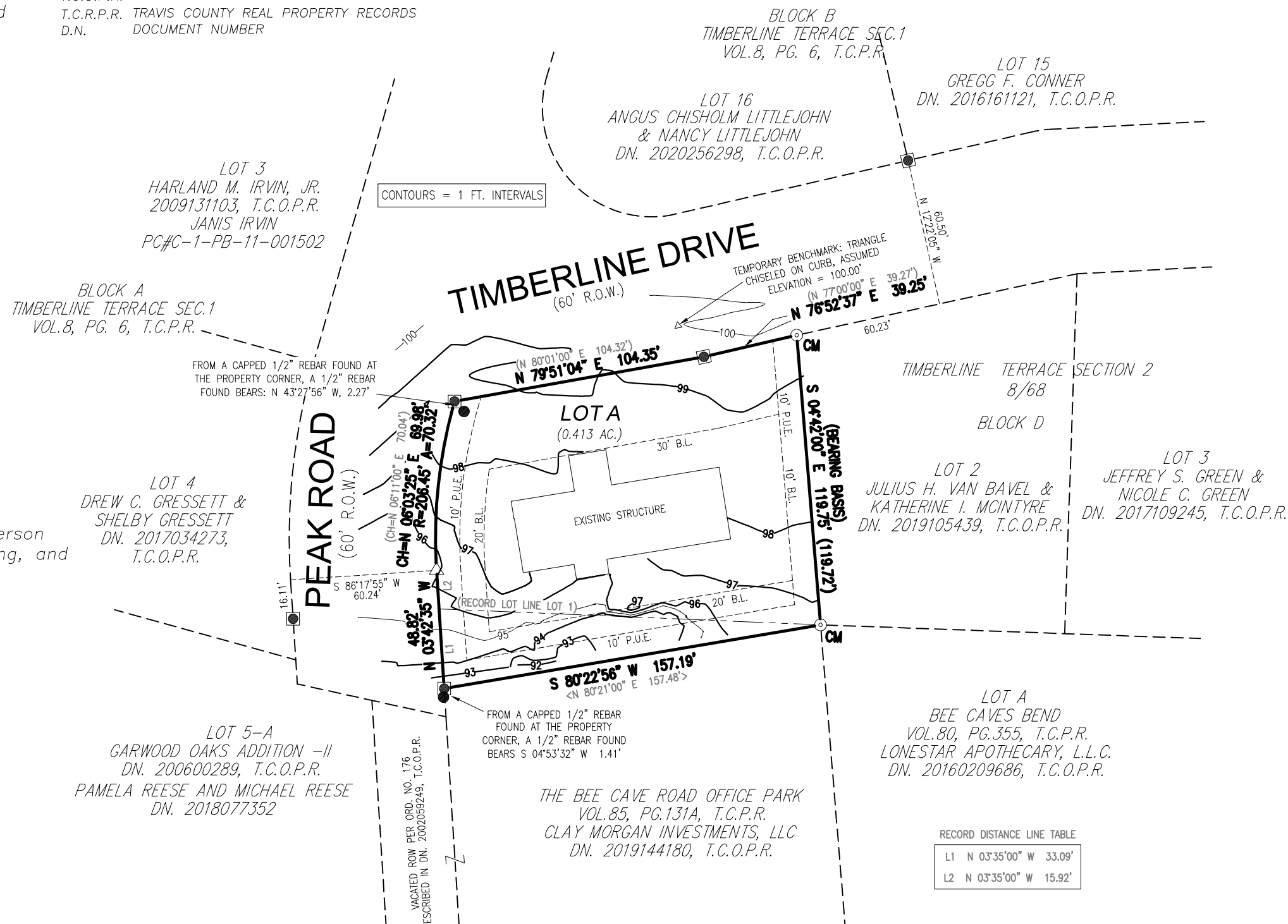
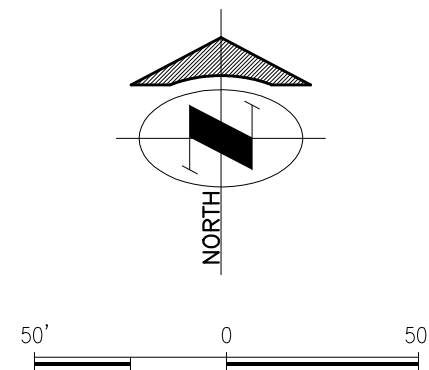
TIMBERLINE PEAK CROSSING

CITY OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS

LEGEND

●	1/2" REBAR FOUND
○	1/2" CAPPED REBAR SET
○	1/2" IRON PIPE FOUND
○	CAPPED REBAR FOUND
⊗	"X" FOUND IN CONCRETE
⊙	SPINDLE FOUND
△	MAG NAIL SET
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
()	PER VOL. 8, PG. 68 T.C.O.P.R.
< >	PER VOL. 85, PG. 131A T.C.O.P.R.
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
T.C.P.R.	TRAVIS COUNTY PLAT RECORDS
T.C.O.P.R.	TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
T.C.R.P.R.	TRAVIS COUNTY REAL PROPERTY RECORDS
D.N.	DOCUMENT NUMBER

OWNER(S): BRADLEY GOLDSMITH & EMILY GOLDSMITH
ADDRESS: 305 WESTWOOD TERRACE
AUSTIN, TEXAS 78746
TOTAL ACREAGE: 0.413 OF AN ACRE
SURVEY: HENRY P. HILL LEAGUE
NUMBER OF LOTS AND PROPOSED USE: 1 RESIDENTIAL LOT
DATE: DECEMBER 22, 2021
SURVEYOR: B & G SURVEYING, INC.
PHONE: (512) 458-6969 FAX: (512) 458-9845



GENERAL NOTES

1) NO BUILDING ON LOTS WITHIN THE SUBJECT SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER SYSTEM OR OTHER SYSTEMS APPROVED BY THE CITY OF ROLLINGWOOD.

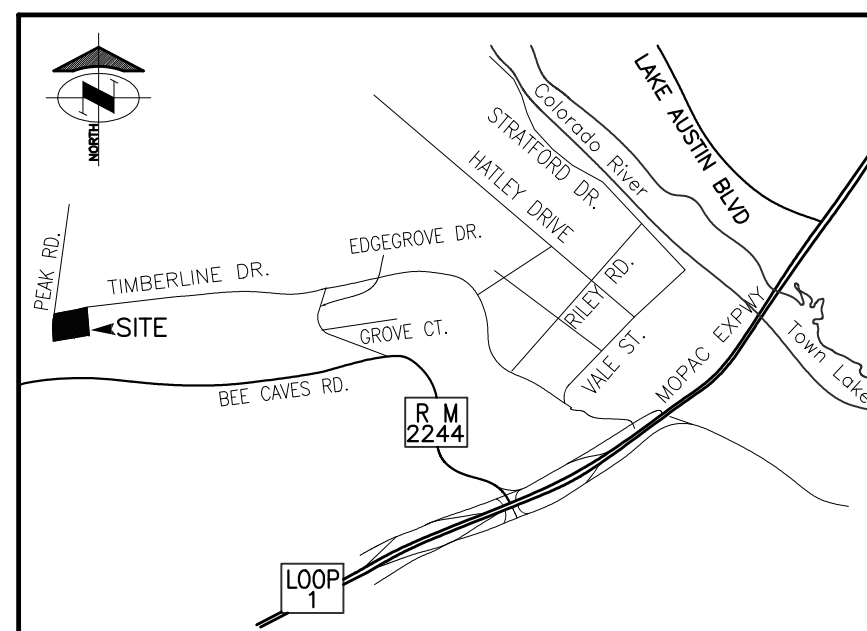
2) ALL WATER AND WASTEWATER FACILITIES REQUIRED FOR SERVICE TO THE SUBJECT SUBDIVISION SHALL BE IN PLACE BEFORE TAPS ARE SOLD FOR ANY LOT.

3.) SITE DEVELOPMENT ON ALL LOTS WITHIN THE SUBJECT SUBDIVISION SHALL COMPLY WITH CITY OF ROLLINGWOOD DRAINAGE REQUIREMENTS.

4) THIS LOT IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF TIMBERLINE TERRACE SECTION 2 RECORDED IN VOLUME 8, PAGE 68, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND IN VOLUME 775, PG. 51, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

5) THE PURPOSE OF THIS PROPERTY BEING REPLATTED IS TO JOIN LOT A WITH THE REAR PARCEL, TO REMOVE THE LOT LINE AND ESTABLISH THE REAR SETBACK.

6) ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48453C0445K, DATED JANUARY 22, 2020, THE PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100 YEAR FLOODPLAIN.



VICINITY MAP
NOT TO SCALE

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF ROLLINGWOOD, TEXAS ON THIS THE ____ DAY OF _____, 20____ A.D.

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL BY THESE PRESENTS:

RECOMMENDED FOR APPROVAL BY THE CITY OF PLANNING AND ZONING COMMISSION OF THE CITY OF ROLLINGWOOD, TEXAS, THIS THE ____ DAY OF _____, 20____, A.D.

CHAIR, PLANNING AND ZONING COMMISSION
CITY OF ROLLINGWOOD, TEXAS

STATE OF TEXAS §

COUNTY OF TRAVIS §

I DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, ____ A.D. BY _____, ____ A.D. AT ____ O'CLOCK ____., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

FLOOD NOTE:
THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE "X" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANELS NO. 48453C0445K, MAP REVISED JANUARY 22, 2020.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S)

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL BY THESE PRESENTS:

I, VICTOR M. GARZA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND COMPLIES WITH SURVEYING PORTIONS OF THE CURRENT CITY OF ROLLINGWOOD CODE OF ORDINANCES.

Date: 12/22/2021

Victor M. Garza
Registered Professional Land Surveyor No.4740,
State of Texas
1404 West North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
Fax (512) 458-9845

REVISED: 01/25/2022
REVISED: 01/06/2022

JOB #: B1103821_PLAT
DATE: 12/22/2021
SCALE: 1"= 50'



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 - Office 512*458-6969

To: Planning and Zoning Commission-City of Rollingwood

Re: Application for Replat at 5014 Timberline Dr.

As owners of the property at 5012 Timberline we wanted to express our strong support IN FAVOR of the replating request from the owners of 5014 Timberline.

Thank you for all the work you do for RW!

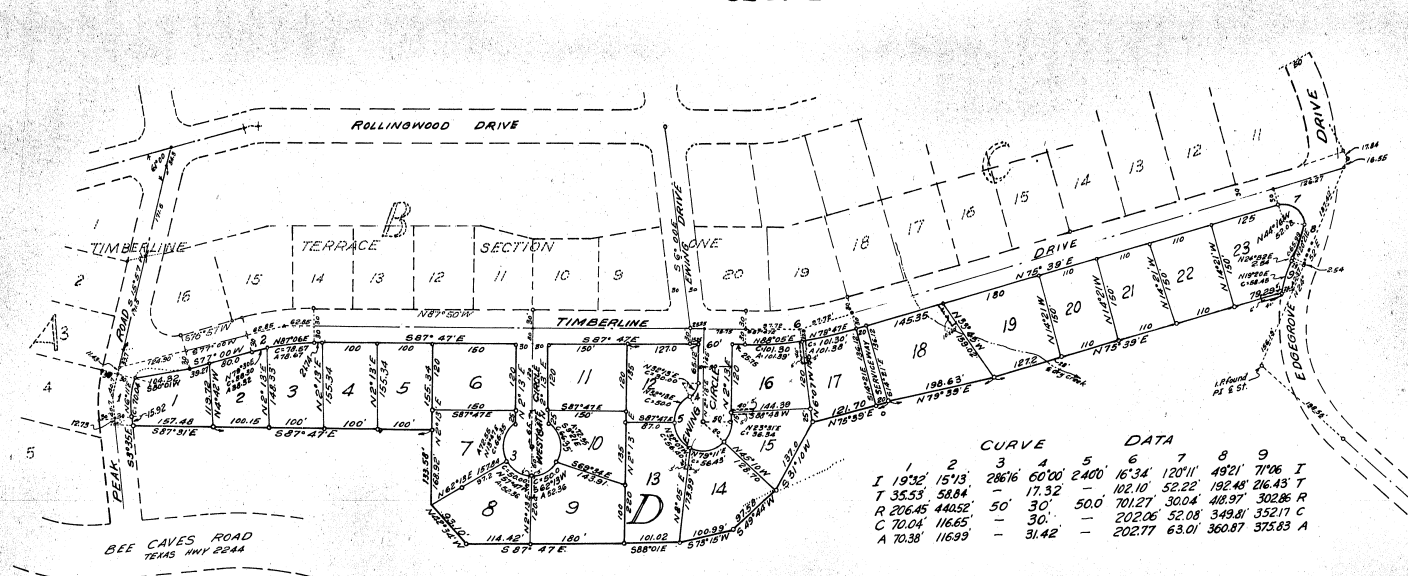
Jay van Bavel

Jvanbavel52@gmail.com

and

Kathy McIntyre

TIMBERLINE TERRACE SEC. 2



THE STATE OF TEXAS }
COUNTY OF TRAVIS } KNOW ALL MEN BY THESE PRESENTS:

That A. B. Hatley, owner of that certain tract of land out of the Henry P. Hill League Survey No. 8 in Travis County, Texas, being the same land conveyed to me by two (2) separate deeds recorded in Volume 1641 P. 67 and Volume 180 P. 345 of the Deeds Records of Travis County, Texas, do hereby subdivide 10.00 acres of said tract in accordance with the foregoing plat said subdivision to be known as TIMBERLINE TERRACE, SEC. 2, and I do hereby dedicate to the public use the streets and easements shown hereon as far as my interest may appear.

WITNESS MY HAND, this the 8th day of November, A.D. 1957.
A. B. Hatley

THE STATE OF TEXAS }

Before me, the undersigned authority on this day personally appeared A. B. Hatley, known to me 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.

WITNESS MY HAND AND SEAL OF OFFICE this the 8th day of November, A.D. 1957.

Claude F. Bush Jr.
Notary Public in and for Travis County, Texas.



ACCEPTED AND AUTHORIZED FOR RECORD

By the Board of Aldermen of the Village of Rollingwood, Texas on the 16th day of November, A.D. 1957.

Attest: *Frank K. Scofield*
Secretary

Frank K. Scofield
Frank L. Scofield, Mayor

The rear five(s) feet of all lots in this subdivision shall be and is hereby dedicated for public utilities, and any wire easements as shown —

Each house constructed in this subdivision shall be connected to a septic tank of a design approved by the State Health Dept.

SURVEYED: Sept. 1957
BY: *Claude F. Bush Jr.*
CLAUDE F. BUSH JR.
Reg. Public Surveyor # 202



THE STATE OF TEXAS }

Miss Emily Limberg, Clerk of the County Court of Travis County, Texas, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 13th day of November, A.D. 1957 at 11:30 o'clock A.M. and duly recorded on the 13th day of November, A.D. 1957 at 11:30 o'clock A.M. in the Plat Records of said County in Book 8, Page 63.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY, the day last written above.
Miss Emily Limberg, Clerk County Court, Travis County, Tex.

By: *Emily Limberg* (SEAL)
Deputy

FILED FOR RECORD
on the 13th day of November, A.D. 1957 at 11:30 o'clock A.M.
Miss Emily Limberg, Clerk County Court, Travis County, Texas.

By: *Emily Limberg*
Deputy





Replat/Amended Plat Submission Checklist

PROPERTY ADDRESS: 5014 TIMBERLINE DRIVE

FILING DATE: 01 / 08 / 2022

SUBDIVISION TITLE/NAME: TIMBERLINE PEAK CROSSING

PRIOR SUBDIVISION TITLE/NAME: TIMBERLINE TERRACE SECTION 2, LOT 1 BLK D

FILING FEE: \$ 1800.00 INV #: 329 CHECK #: _____

GENERAL SUBMITTAL REQUIREMENTS		
Application with owner/agent signature(s)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Current original <u>Tax Certificate(s)</u> issued by Travis County showing all taxes paid.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Certified copy of <u>owner's deed</u> or purchase contract	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Draft of separate restrictive covenants required by ordinance or requested by applicant to be referenced on the plat. (if applicable)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If a Plat <u>Variance</u> is being requested, letter of request stating justification for request.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
ITEMS TO BE SHOWN ON PLAT		
Name of owners and owner mailing address(s)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Subdivision plat with original signature by owner, notarized as indicated (Required for final document)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Signature block with date for City Administrator	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Vicinity map with <u>north arrow</u> and showing adjacent streets and or roadways.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
North Arrow Scale not smaller than 1" to 100'	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
5'lot contours (if required by City engineer)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Statement indicating that the property is located in the City of Rollingwood. See supplemental checklist information, item 1.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Recording certificate for Travis County Clerk. See supplemental checklist information, item 2.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Restriction prohibiting occupancy of any lot until connection is made to a public water/wastewater system approved by the City of Rollingwood.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Certificate bearing the name, original signature, seal, and date of the surveyor or engineer responsible for flood plain and other engineering items.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<i>Location of existing and proposed FEMA 100-year floodplain and floodway limits (where applicable). Include Statement:</i> <i>According to Flood insurance Rate Map, Panel _____, dated _____, the property is located in Zone(s) _____ and (is/is not) within the 100-year floodplain.</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Minimum floor slab elevations for all lots adjacent to a waterway.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	N/A
Statement by the record owner dedicating all streets, alleys, easements, and other open spaces to public use. For privately held streets, a statement indicating that provisions for perpetual maintenance and taxation will be provided.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Recording information for any existing streets, alleys, easements and rights-of-way and all bearing and distance information on proposed easements including easements filed by separate instrumentNames and locations of all existing and proposed streets, alleys, and easements bordering or traversing the subdivision.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<i>Subdivision name, lot and block numbers, and recording information for all adjacent properties</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Acreage or square footage of overall subdivision plus acreage and square footage of any individual commercial lots if applicable..	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Front and rear setback lines. Side setback lines or reference describing adherence to side setback zoning requirements	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
10' PUE along both sides and rear of property. If not already dedicated, must be dedicated on plat. Front and rear setback lines. Side setback lines or reference describing adherence to side setback zoning requirements	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Any additional information as requested to clarify the proposed subdivision10' PUE along both sides and rear of property. If not already dedicated, must be dedicated on plat.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Legend with all symbols and abbreviations used	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
A purpose statement, stating what the plat is accomplishing. This statement can be listed in the general plat notes. Legend with all symbols and abbreviations usedTitle block containing the subdivision name, acreage, complete legal description including survey name and abstract number, City, County and preparation date	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

ADDITIONAL NOTES:

This plat meets the City's requirements for a replat. I shall be recommending approval at the P&Z meeting on February 2, 2022.

ACCEPTED: 1/18/2022 DENIED: _____

SIGNATURE: Carrie Caylor

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: February 2, 2022

Submitted By:

Director of Development Carrie Caylor

Agenda Item:

Public hearing, discussion and possible action to consider a replat for 304 Vale Street.

Description:

The applicant seeks to replat their lot from the original Cadden & Foster Subdivision Plat. The original plat established 30' setbacks along Vale Street, Bettis Boulevard, and Farley Trail for lots 1 and 2. 304 Vale Street is Lot 2 of the subdivision plat. The original subdivision plat did not establish side and rear lot setbacks. The applicant seeks to establish the front yard setback on Vale Street, and the side yard setback on Bettis, for the purpose of obtaining a 20' side yard setback rather than the currently platted 30'. The applicant has submitted a request for a plat variance because their rear lot abuts the side yard of Cadden & Foster Lot 1. Section 107-76(c)(3) of the City's Code of Ordinance allows a twenty foot side yard on a corner lot, "when two lots extend the length of one block and have *abutting rear lot lines*."

The applicant has dedicated PUEs to the City as required. This replat meets the City's administrative submittal requirements.

Action Requested:

Staff recommends approval.

Fiscal Impacts:

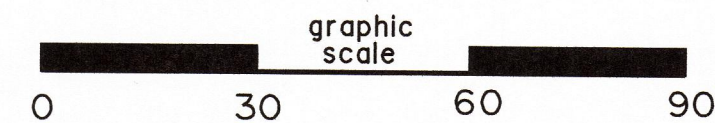
N/A

Attachments:

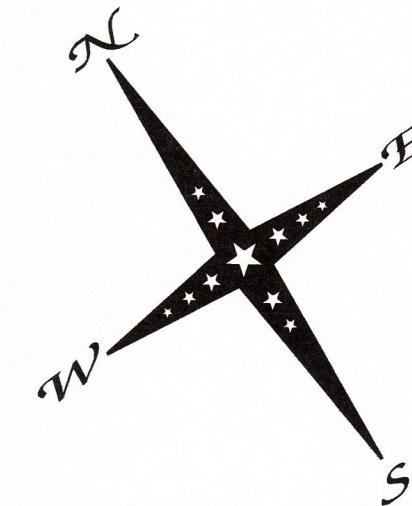
- Plat Application with Supporting Documents
- Proposed Replat
- Deed
- Cadden & Foster Subdivision Plat
- Plat Review

REPLAT OF LOT 2 CADDEN AND FOSTER SUBDIVISION

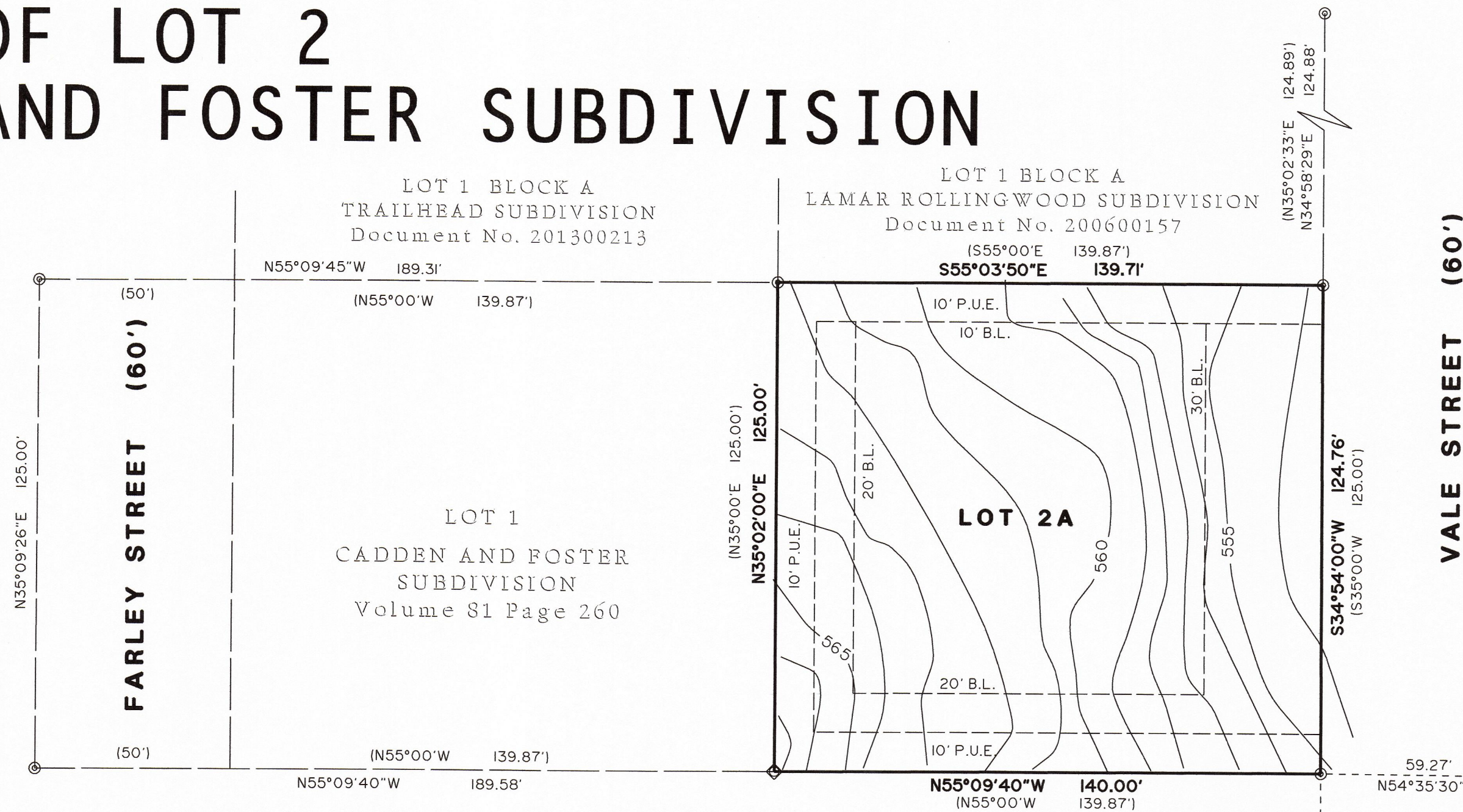
SCALE: 1" = 30'



LOT SUMMARY	
Number of Lots =	1
Lot 2A =	17,465 Square Feet
TOTAL AREA =	17,465 Square Feet or 0.401 Acre



- Legend**
- ⊙ ½" Iron Rod Found
 - ipf ⊙ ½" Iron Pipe Found
 - ◄ PK Nail Found
 - ⊕ ½" Iron Rod Set with a plastic cap imprinted with "Holt Carson, Inc."
 - B.L. = Building Setback Line
 - P.U.E. = Public Utility Easement (Record Bearing and Distance)



THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS

That we, Walter J. Roloson and Kendra Mayer Roloson, owners Lot 2, Cadden and Foster Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 80 Page 261 of the Plat Records of Travis County, Texas, as conveyed to us by General Warranty Deed recorded in Document No. 2020004892 of the Official Public Records of Travis County, Texas, do hereby replat said Lot 2 in accordance with the attached map or plat shown hereon to be known as

REPLAT OF LOT 2 CADDEN AND FOSTER SUBDIVISION

and do hereby dedicate all streets, alleys, easements, parks and other open spaces to public use, and subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the ____ day of _____, A.D. 20 ____

Walter J. Roloson
304 Vale Street
Austin, Texas 78746

WITNESS MY HAND this the ____ day of _____, A.D. 20 ____

Kendra Mayer Roloson
304 Vale Street
Austin, Texas 78746

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 2021, did personally appear Walter J. Roloson, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 2021, did personally appear Kendra Mayer Roloson, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

VALE STREET (60')

VALE STREET (60')

BETTIS BOULEVARD (60')

CITY OF AUSTIN "ZILKER PARK"

City of Rollingwood

REPLAT OF LOT 2 CADDEN AND FOSTER SUBDIVISION

NOTES:

- 1. No buildings on lots within this subdivision shall be occupied until connection is made to the public water and wastewater system or other systems approved by the City of Rollingwood.
- 2. This lot is in the Full Purpose City Limits of the City of Rollingwood.
- 3. No portion of this subdivision is within the limits of the 100 Year Floodplain according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0445K, dated January 22, 2020.
- 4. The purpose of this replat is to revise the existing side yard setback from 30 ft. to 20 ft.

This subdivision is located within the Full Purpose City Limits of the City of Rollingwood, Texas on this the _____ day of _____, 20____A.D.

SURVEYOR'S CERTIFICATION

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the survey portion of this plat complies with the City of Rollingwood Code of Ordinances and is true and correct and was prepared from an actual on-the-ground survey of the property made under my supervision.

APPROVED BY THE CITY OF ROLLINGWOOD
TRAVIS COUNTY, TEXAS

Chair, Planning and Zoning Commission

Date

 1-31-2022

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704
www.hciaustin.com
Firm Reg. 10050700



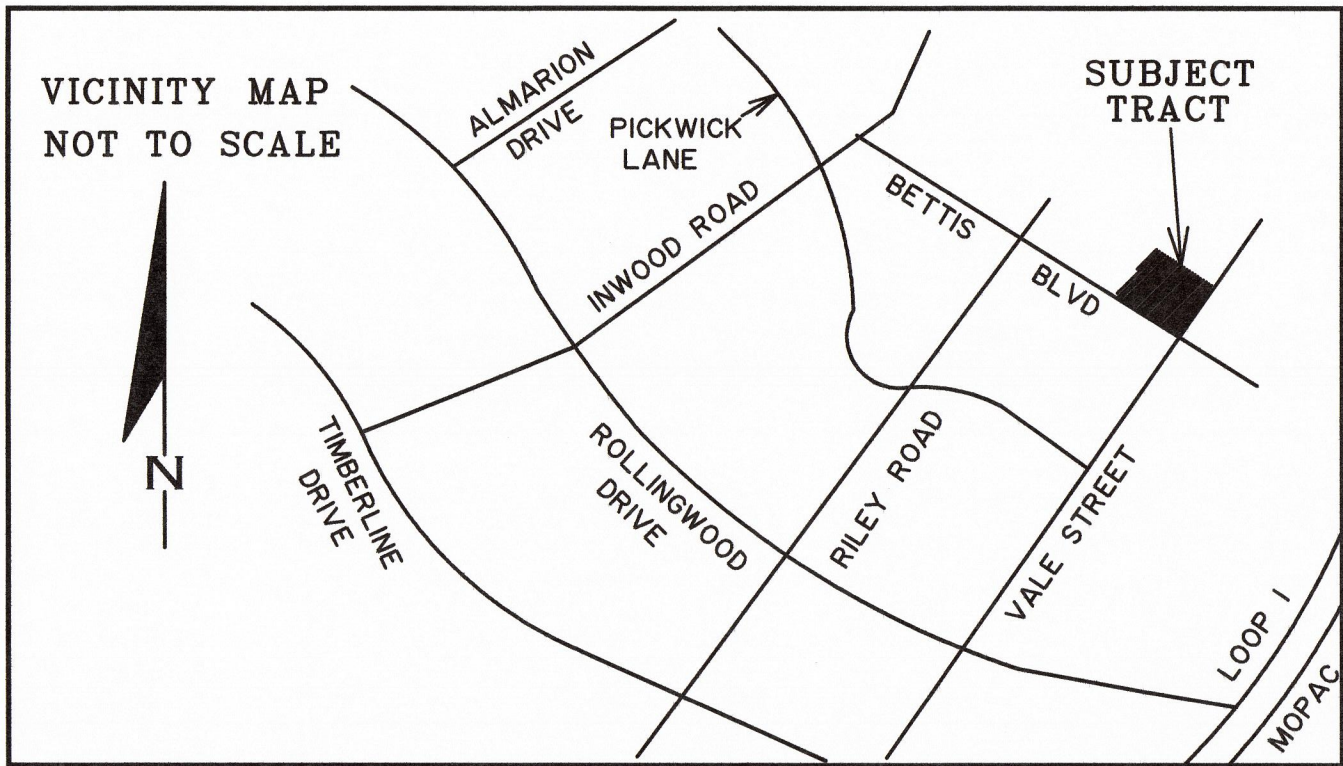
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 2022, A.D., at _____ o'clock _____M. and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____M. in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____ 2022, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS*Dana DeBeauvoir*Dana DeBeauvoir, County Clerk
Travis County, Texas

Jan 13, 2020 10:14 AM Fee: \$34.00

2020004892

Electronically Recorded

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

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.

DATE: January 9, 2020, to be effective January 10, 2020

GRANTOR: Amelia Deane and Michael Deane

GRANTOR'S MAILING ADDRESS: _____

GRANTEE: Walter J. Roloson and Kendra Mayer Roloson, a married couple

GRANTEE'S MAILING ADDRESS: _____

1604 KERR AVENUE, AUSTIN, TX 78704**CONSIDERATION:**

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of \$1,360,000.00, and is executed by Grantee, payable to the order of Bank of America, N.A.. The note is secured by a vendor's lien retained in favor of Bank of America, N.A. in this deed and by a deed of trust of even date from Grantee to First American Title Insurance Company, Trustee.

PROPERTY (including any improvements):

Lot(s) 2, CADDEN AND FOSTER SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 81, Page(s) 260 of the Plat Records of Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the items listed on Exhibit "A" attached hereto and made a part hereof to the extent that they are valid, existing, properly of record as of the date hereof and affect the property; and, subject, further, to taxes for the year 2020 and subsequent years.

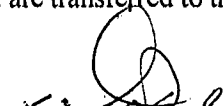
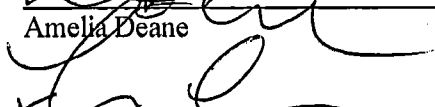
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors,

administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

Bank of America, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Bank of America, N.A. and are transferred to that party.


Amelia Deane

Michael Deane

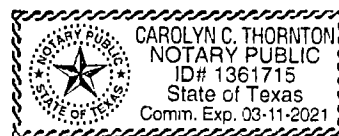
Acknowledgement

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 9th day of January, 2020, by Amelia Deane and Michael Deane.


Notary Public, State of Texas

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 201903506



After Recording Return To:

11-GF#

201903506CCT
RETURN TO: HERITAGE TITLE
2500 BEE CAVES BLDG 1 SUITE 100
AUSTIN, TEXAS 78746

Dj3506-sw

Exhibit "A"

Restrictive Covenants recorded in Volume 1023, Page 483 of the Deed Records of Travis County, Texas.

Public utility easement 10 feet in width along the rear and northeasterly property line(s), as shown by the Plat(s) recorded in Volume 81, Page 260 of the Plat Records of Travis County, Texas.

Building setback 30 feet in width along the front and northeasterly property line(s), as shown by the Plat(s) recorded in Volume 81, Page 260 of the Plat Records of Travis County, Texas.

Public utility easement 5 feet in width along the rear property line(s), as set out in instrument(s) recorded in Volume 1023, Page 483 of the Deed Records of Travis County, Texas.

Utility guy wire easement 3 feet by 25 feet in width along the rear property line(s), as set out in instrument(s) recorded in Volume 1023, Page 483 of the Deed Records of Travis County, Texas.

Building setbacks 30 feet in width along the front property line, 15 feet in width along the side street property line and 10 feet in width along any side property line as set forth in restrictions recorded in Volume 1023, Page 483 of the Deed Records of Travis County, Texas.

Any and all leases, recorded or unrecorded, with rights of tenants in possession.

Rights of parties in possession.

Brick columns lying outset of the rear property line as shown on survey dated February 26, 2018, prepared by Ernesto Navarrete, Registered Professional Land Surveyor No. 6642 ("the Survey").

Concrete driveway and concrete walls lying outset of the front property line as shown on the Survey.

Wood fences lying outset of the rear and northeasterly property lines as shown on the Survey.

Stacked rock wall lying outset of the front and northeasterly property lines as shown on the Survey.

Improvements encroaching into the building setbacks along the front, rear and northeasterly property lines as shown on the Survey.

Wood fence encroaching into the 10 foot public utility easement along the rear and northeasterly property lines as shown on the Survey.

Stacked rock wall encroaching into the 10 foot public utility easement along the northeasterly property line as shown on the Survey.

Stone steps encroaching into the 10 foot public utility easement along the northeasterly property line as shown on the Survey.

Wood fence encroaching into the 3 foot by 25 foot guy wire easement along the rear property line as shown on the Survey.

PLAT APPLICATION INSTRUCTIONS

The plat, plat application, owner notification certification and the filing fee make up the plat application packet. Per Subdivision Ordinance, all of these items, prepared as instructed, must be received before the application can be considered "filed" and proceed through the platting process.

Plat: The Subdivision Ordinance is provided with the Plat Application to provide guidance and instruction for the surveyor's use in preparing a plat to be submitted to the City of Rollingwood. Please encourage the surveyor to incorporate the requirements listed in 105-26. The Subdivision Submittal Requirements Checklist also provides additional information for preparation of the Plat, as well as a checklist to ensure all required documents are submitted.

Plat application:

Page 1 will be the cover page for the application documents and names the Primary Contact for the platting process. Enter information about the plat, owner, professional(s) who prepared the plat and the Primary Contact who can be any one of these or another person appointed by the owner.

Page 2 is the Owner's Acknowledgment form. Ask the surveyor to complete this form. It requires owner(s) name and signature(s) which must be notarized. By this signature, the owner is authorizing the plat application as well as the Primary Contact entered on page 1 of the application. The form is to be signed and sealed at the bottom of the page by the professional who prepared the plat.

Owner's deed with the Travis County recordation stamp on the last page.

Original Tax Certificate issued by Travis County showing all taxes have been paid for the previous year. The original tax certificate will have an embossed County seal. Call 512-854-9473 or email TaxOffice@co.travis.tx.us to request the Tax Certificate, providing the address, legal owner's name.

Owner Notification Certification that is signed by the owner(s) to verify that plat application notification has been done as required by City Ordinance. The owner notification letter will be prepared based on the type of plat being proposed and will be emailed to the applicant for owner signature and distribution.

Filing fee: \$1200 + \$300 per lot paid to CITY OF ROLLINGWOOD.

Submit plat, application and filing fee: Call or email to request an appointment for plat submittal and technical review.

Carrie Caylor

THE CITY OF ROLLINGWOOD
Phone +1 (512) 327-1838
403 Nixon Dr.
Rollingwood, TX 78746-5512
www.rollingwoodtx.gov
Email: ccaylor@rollingwoodtx.gov

**CITY OF ROLLINGWOOD
PLAT APPLICATION****SUBDIVISION NAME AND LOCATION:**CURRENT LEGAL DESCRIPTION: LOT 2 CADDEN & FOSTER SUBDPROPOSED LEGAL DESCRIPTION: SUBDIVISION LOT 2 CADDEN & FOSTER SUBDLOT 2 BLOCK STREET LOCATION: 304 Vale St.**OWNER INFORMATION:**NAME: Kendra and Walt RolosonCONTACT: Kendra RolosonSTREET ADDRESS: 304 Vale St.CITY/STATE/ZIP: Rollingwood, TX 78746TELEPHONE: 214-912-1552EMAIL: family@roloson.com**PRIMARY CONTACT/AGENT INFORMATION:**FIRM NAME: Sidetracked StudioCONTACT: Norma YanceySTREET ADDRESS: 1806 Holly St.CITY/STATE/ZIP: Austin, TX 78702TELEPHONE: 870-219-6942EMAIL: norma@sidetracked-studio.com**ENGINEER INFORMATION:**FIRM NAME: Holt CarsonCONTACT: Holt CarsonSTREET ADDRESS: 1904 Fort View RdCITY/STATE/ZIP: Austin, TX 78704TELEPHONE: 512-442-0990EMAIL: survey@hciaustin.com**SURVEYOR INFORMATION:**FIRM NAME: Holt CarsonCONTACT: Holt CarsonSTREET ADDRESS: 1904 Fort View RdCITY/STATE/ZIP: Austin, TX 78704TELEPHONE: 512-442-0990EMAIL: survey@hciaustin.com**RELATED CASES:**

EXISTING ZONING: _____ PROPOSED ZONING: _____

ZONING CASE NUMBERS: _____

ZONING ORDINANCE NUMBERS: _____

PROJECT INFORMATION: CITY USE ONLY

PROCESS TYPE: _____ 1 = Subdivide; _____ 2 = Plat-building permit; _____ 3 = Replat/Vacation; _____ 4 = Resubdivide

ADDRESS: _____

FILING DATE: _____ HEARING DATES: P&Z _____ COUNCIL _____ ACCEPTED BY _____

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS)(

COUNTY OF TRAVIS)(

KNOW ALL MEN BY THESE PRESENTS:That Kendra Roloson
(Individual)
Walter Roloson

(Corporation, acting by and through)

(Partnership, acting by and through)

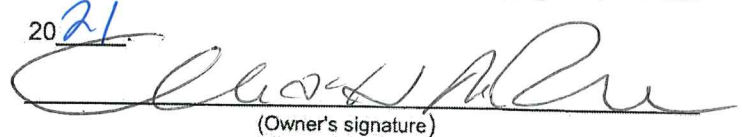
(Other)

owner(s) of the tract(s) of land described in warranty deed(s) recorded in Volume(s) 81
 Page(s) 260, of deed records of Travis County, copies thereof attached hereto and made a part
 hereof for all pertinent purposes, do hereby make and/or authorize Norma Yancey, AIA
 to make application for subdivision of such property in accordance with the accompanying plan/plat, and do hereby offer to
 dedicate to the public use all streets and easements shown thereon, or as may otherwise be required by applicable
 ordinances, pursuant to the City of Rollingwood Code of Ordinances and Chapter 212, of the Texas Local Government
 Code.

 Witness my hand this 18 day of November
2021.

 Witness my hand this 18 day of November
2021.


 (Owner's signature)

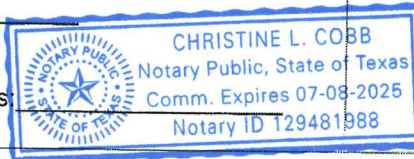

 (Owner's signature)

 This instrument acknowledged before me on the
18th day of November, 2021.

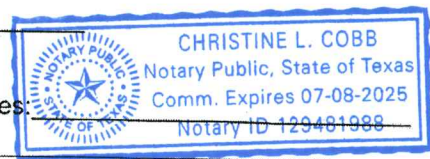
 This instrument acknowledged before me on the
18th day of November, 2021.

Christine L. Cobb
 Notary Public, in and for TEXAS
Christine L. Cobb
 Notary Public in and for TEXAS

My Commission expires



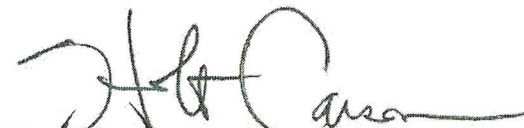
My Commission expires

**ENGINEER'S / SURVEYOR'S CERTIFICATION**

This is to certify that I am authorized to practice the profession of Engineering/Surveying in the State of Texas; that I
 prepared/reviewed the plan/plat submitted herewith; that all information shown thereon is accurate and correct to the best
 of my knowledge as related to the engineering / surveying portions thereof; and that said plat complies with the City of
 Rollingwood Code of Ordinances.

 Witness my hand this 18th day of NOVEMBER, 2021.

(SEAL)



 Engineer's/Surveyor's signature



SUPPLEMENTAL CHECKLIST INFORMATION

1. Example of statement verifying that property is located in the City of Rollingwood as required by

Travis County Clerk's Office:

This subdivision is located within the Full Purpose City Limits of the City of Rollingwood, Texas on this the _____ day of _____, 20____, A.D.

2. Certification block required by Travis County Clerk's Office:

STATE OF TEXAS)(
 COUNTY OF TRAVIS)(

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY
 CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS
 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON
 THE _____ DAY OF _____ 20____, A.D. AT _____
 O'CLOCK ____ M., AND DULY RECORDED ON THE _____ DAY OF
 _____ 20____, A.D. AT _____ O'CLOCK ____ M., OFFICIAL
 PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT
 NO. _____ WITNESS MY HAND AND SEAL OF
 OFFICE OF THE COUNTY CLERK, THE _____ TH DAY OF
 _____ 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

BY: _____
 DEPUTY

Plats will be reviewed using the requirements contained in the applicable sections of the ordinances: City of Rollingwood Code of Ordinances Secs. 105-3 to 105-22.



THE CITY OF ROLLINGWOOD

Phone +1 (512) 327-1838

403 Nixon Dr, Rollingwood, TX 78746-5512

www.rollingwood.com



Replat/Amended Plat Submission Checklist

PROPERTY ADDRESS: 304 VALE STREET

FILING DATE: 01 / 08 / 2022

SUBDIVISION TITLE/NAME: REPLAT OF LOT 2 CADDEN & FOSTER SUBDIVISION

PRIOR SUBDIVISION TITLE/NAME: CADDEN & FOSTER SUBDIVISION

FILING FEE: \$ 1500.00

INV #: 330

CHECK #: _____

GENERAL SUBMITTAL REQUIREMENTS		
Application with owner/agent signature(s)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Current original <u>Tax Certificate(s)</u> issued by Travis County showing all taxes paid.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Certified copy of <u>owner's deed</u> or purchase contract	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Draft of separate restrictive covenants required by ordinance or requested by applicant to be referenced on the plat. (if applicable)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If a Plat <u>Variance</u> is being requested, letter of request stating justification for request.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
NOTES: Variance from section 107-76(c)(3) requested.		
ITEMS TO BE SHOWN ON PLAT		
Name of owners and owner mailing address(s)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Subdivision plat with original signature by owner, notarized as indicated (Required for final document)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Signature block with date for City Administrator	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Vicinity map with <u>north arrow</u> and showing adjacent streets and or roadways.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
North Arrow Scale not smaller than 1" to 100'	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
5'lot contours (if required by City engineer)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Statement indicating that the property is located in the City of Rollingwood. See supplemental checklist information, item 1.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Recording certificate for Travis County Clerk. See supplemental checklist information, item 2.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Restriction prohibiting occupancy of any lot until connection is made to a public water/wastewater system approved by the City of Rollingwood.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Certificate bearing the name, original signature, seal, and date of the surveyor or engineer responsible for flood plain and other engineering items.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<i>Location of existing and proposed FEMA 100-year floodplain and floodway limits (where applicable). Include Statement:</i> <i>According to Flood insurance Rate Map, Panel _____, dated _____, the property is located in Zone(s) _____ and (is/is not) within the 100-year floodplain.</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Minimum floor slab elevations for all lots adjacent to a waterway.	Yes <input type="checkbox"/> No <input type="checkbox"/>	N/A
Statement by the record owner dedicating all streets, alleys, easements, and other open spaces to public use. For privately held streets, a statement indicating that provisions for perpetual maintenance and taxation will be provided.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Recording information for any existing streets, alleys, easements and rights-of-way and all bearing and distance information on proposed easements including easements filed by separate instrumentNames and locations of all existing and proposed streets, alleys, and easements bordering or traversing the subdivision.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<i>Subdivision name, lot and block numbers, and recording information for all adjacent properties</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Acreage or square footage of overall subdivision plus acreage and square footage of any individual commercial lots if applicable..	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Front and rear setback lines. Side setback lines or reference describing adherence to side setback zoning requirements	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
10' PUE along both sides and rear of property. If not already dedicated, must be dedicated on plat. Front and rear setback lines. Side setback lines or reference describing adherence to side setback zoning requirements	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Any additional information as requested to clarify the proposed subdivision10' PUE along both sides and rear of property. If not already dedicated, must be dedicated on plat.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Legend with all symbols and abbreviations used	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
A purpose statement, stating what the plat is accomplishing. This statement can be listed in the general plat notes. Legend with all symbols and abbreviations usedTitle block containing the subdivision name, acreage, complete legal description including survey name and abstract number, City, County and preparation date	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

ADDITIONAL NOTES:

Plat is administratively complete. Recommend approval pending approval of the plat variance.

ACCEPTED: 1/18/2022 DENIED: _____

SIGNATURE: Carrie Caylor

Carrie Caylor

From: mike@arrowhdtx.com
Sent: Monday, January 31, 2022 7:13 AM
To: Carrie Caylor
Subject: 304 Vale Replat

Planning and Zoning Commission,

Please accept this note of support for the requested replat at 304 Vale. I am sending this as the adjoining property owner, and I feel that approval of this variance is consistent with the pattern of development present at this intersection.

Thanks, MR

Mike Rhodes, PE



www.arrowhdtx.com

O 512.994.4148

C 512.653.5171

5906 Old Fredericksburg Road, Suite 203
Austin, TX 78749

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: February 2, 2022

Submitted By:

Director of Development Carrie Caylor

Agenda Item:

Discussion and possible action to consider a subdivision variance for 304 Vale Street.

Description:

The applicant seeks a subdivision variance in conjunction with the replat their lot at 304 Vale Street. from the original Cadden & Foster Subdivision Plat. The applicant has submitted a request for a plat variance because their rear lot abuts the side yard of Cadden & Foster Lot 1. Section 107-76(c)(3) of the City's Code of Ordinance allows a twenty foot side yard on a corner lot, "when two lots extend the length of one block and have *abutting rear lot lines*."

The plat variance process is subject to the rules outlined in the platting procedures. The Planning and Zoning Commission may rule in favor of subdivision plat variances when they meet the following requirements as outlined in the City's Code of Ordinances:

Sec. 105-31. Variances.

- (a) Where literal enforcement of a provision of this article will render the subdivision, or resubdivision, of a tract of land impractical, and where the variance requested shall not render the proposed subdivision to be in violation of the substantive provisions of this article, or where such literal enforcement will be confiscatory of the property in question, then the approving authority of such subdivision shall have authority to grant a variance from such provision.
- (b) The granting of a variance under this section shall be authority only for the subdivision plat so approved. Where a variance allows less than all of a parent tract of land to be included in the subdivision plat, the granting thereof shall not be construed as approval of the remainder of the parent tract out of which the platted lots or tracts were carved, nor shall the remainder of the parent tract, by virtue of the action, be relieved from the requirement of compliance with all applicable statutes and ordinances.

(Code 1987, ch. 11, subch. E, § 22; Code 1995, § 10.02.022)

As the rear and side yards were not established in the original Cadden & Foster Subdivision plat, that the front yard of 304 Vale Street has always faced Vale Street, and the lot otherwise meets the conditions of forming a block, this request does not render the proposed subdivision to be in violation of the provisions of the article. Approval of the request would be consistent with the approvals granted to 601 Riley Road and 603 Riley Road.

Action Requested:

Staff recommends approval.

Fiscal Impacts:

N/A

Attachments:

- Variance Request Letter
- Plat
- Cadden & Foster Subdvision Plat

January 12, 2022

City of Rollingwood
Attn: Carrie Caylor, Director of Development;
Planning and Zoning Commission
403 Nixon Drive
Rollingwood, Texas 78746

Re: Additional information regarding the request for a variance made by Walt and Kendra Roloson for 304 Vale Street.

Dear Ms. Caylor and the Planning and Zoning Commission,

We (Walt and Kendra Roloson) are the owners of the property located at 304 Vale Street (the "**Lot**"). We have submitted building plans for a new single family residence to the City of Rollingwood (the "**City**") for approval and in conjunction with the City's review of those building plans, were made aware by Ms. Caylor that we would need to seek a variance if we want to modify the existing 30' side setback on our property. The existing 30' side setback was created pursuant to the final plat filed for our property in 1981 prior to construction of the existing home located on the Lot ("**Existing Plat**").

The Existing Plat shows both a 30' front setback and a 30' side setback and the Existing Plat covers both 304 Vale Street, as well as the adjoining lot at 2403 Bettis Boulevard owned by Mike and Courtney Rhodes (the "**Adjoining Lot**"). We are not seeking to modify the 30' front setback on the Lot, but rather we are requesting a variance to modify the 30' side setback to be a 20' side setback based on Section 107-76(c)(3) of the City Code.

City Code

Section 107-76(c)(2) of the City Code provides that a side setback should be 30' when the lot borders a street other than as described in subsection (c)(3) of Section 107-76 of the City Code. Section 107-76(c)(3) of the City Code provides that a side setback should be 20' when two lots extend the length of one block and have abutting rear lot lines. The Lot and the Adjoining Lot are depicted below. The two lots together extend the length of one block. Depiction of the Lot and the Adjoining Lot:



The reason for our request is that the Lot and the Adjoining Lot do not have abutting rear lot lines due to the fact that Mike and Courtney Rhodes chose to orient their home toward Bettis Boulevard. Although the City Code permits the 20' side setback solely if two lots extending the length of a block share a rear lot line, the existence of a rear lot line is an ever-changing standard. If the Rhodes or a subsequent purchaser were to decide to construct a new home or change the configuration of the existing home located on the Adjacent Lot, they could do so and orient the home toward Farley Trail, in which case, a shared rear lot line between the Lot and the Adjacent Lot would be created. The independent decisions of the Adjacent Lot owner would directly impact the permissible side setback on our Lot, which we don't believe could have been the intent of the drafters of the City Code. It's unusual that the decision of one property owner would impact the rights of an adjacent property owner.

In other cities, such as the City of Austin, the side setback for corner lots is applied to whichever boundary line of the lot is longer. So, for example, the boundary line of the Lot along Vale Street is 125' and the boundary line of the Lot along Bettis Boulevard is 139.87'. Therefore, the "side" of the Lot would be the Bettis Boulevard side and the side setback standard would apply. Although the City Code does not establish setbacks in this manner, we think it's helpful in assessing the shortcomings with the existing City Code.

Historical Precedent

Another reason we think the Planning and Zoning Commission should grant our request for a variance is because all of the other lots located at the intersection of Vale Street and Bettis Boulevard have a side setback of 20', although a 20' side setback does not appear to be consistent with what is set forth in the City Code for such lots. Depiction of lots at the intersection of Vale Street and Bettis Boulevard for reference:



By way of example, the lot located at 401 Vale Street owned by Jon and Wendi Hundley was recently platted (and such plat was approved by the Planning and Zoning Commission) with a 20' side setback as to Bettis Boulevard. The Hundley lot does not extend the length of a block with an adjoining lot and does not share a rear lot line with an adjoining lot, but was permitted to have a 20' side setback anyway. Those are the same circumstances for the lot located at 305 Vale Street owned by Nick and Rachel Tys. Their lot also does not extend the length of a block with an adjoining lot and does not share a rear lot line with an adjoining lot.

A situation that is exactly the same as what we're requesting with regard to our Lot is the side setback for the lot located at 400 Vale (see depiction above) owned by David and Shelly Bain. The Bain lot does extend the length of a block with an adjoining lot but does not share a rear lot line due to the fact that the home located at 2402 Bettis adjoining the Bain lot fronts Bettis Boulevard – exactly the same configuration as our Lot and the Adjoining Lot owned by Mike and Courtney Rhodes. The Bain lot does have a 20' side setback as we're requesting for our own Lot.

Due to historical precedent (as recently as last year as related to the Hundley lot), we think the Planning and Zoning Commission should grant our request for variance and apply the City Code fairly and uniformly.

In connection with the submission of our requested variance, we're also including a letter of support from our neighbors, the Tyses, the Bains and the Brightmans (adjoining our property to the North). We didn't see the Hundleys approval to our request because they're currently out of the country. We also reached out to Mike Rhodes, but haven't yet had a chance to connect with him as of the date of this letter.

We thank you for your time and consideration and are available to answer any and all follow-up questions.

Best regards,

Walt and Kendra Roloson
(304 Vale Street)



Replat/Amended Plat Submission Checklist

PROPERTY ADDRESS: 304 VALE STREET

FILING DATE: 01 / 08 / 2022

SUBDIVISION TITLE/NAME: REPLAT OF LOT 2 CADDEN & FOSTER SUBDIVISION

PRIOR SUBDIVISION TITLE/NAME: CADDEN & FOSTER SUBDIVISION

FILING FEE: \$ 1500.00 INV #: 330 CHECK #: _____

GENERAL SUBMITTAL REQUIREMENTS		
Application with owner/agent signature(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	NOTES:
Current original <u>Tax Certificate(s)</u> issued by Travis County showing all taxes paid.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Certified copy of <u>owner's deed</u> or purchase contract	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Draft of separate restrictive covenants required by ordinance or requested by applicant to be referenced on the plat. (if applicable)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If a Plat <u>Variance</u> is being requested, letter of request stating justification for request.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Variance from section 107-76(c)(3) requested.
ITEMS TO BE SHOWN ON PLAT		
Name of owners and owner mailing address(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Subdivision plat with original signature by owner, notarized as indicated (Required for final document)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Signature block with date for City Administrator	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	P&Z chair- P&Z to hear plat.
Vicinity map with <u>north arrow</u> and showing adjacent streets and or roadways.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
North Arrow Scale not smaller than 1" to 100'	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
5'lot contours (if required by City engineer)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Statement indicating that the property is located in the City of Rollingwood. See supplemental checklist information, item 1.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Recording certificate for Travis County Clerk. See supplemental checklist information, item 2.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Restriction prohibiting occupancy of any lot until connection is made to a public water/wastewater system approved by the City of Rollingwood.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Certificate bearing the name, original signature, seal, and date of the surveyor or engineer responsible for flood plain and other engineering items.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<i>Location of existing and proposed FEMA 100-year floodplain and floodway limits (where applicable). Include Statement:</i> <i>According to Flood insurance Rate Map, Panel _____, dated _____, the property is located in Zone(s) _____ and (is/is not) within the 100-year floodplain.</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Minimum floor slab elevations for all lots adjacent to a waterway.	Yes <input type="checkbox"/> No <input type="checkbox"/>	N/A
Statement by the record owner dedicating all streets, alleys, easements, and other open spaces to public use. For privately held streets, a statement indicating that provisions for perpetual maintenance and taxation will be provided.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Recording information for any existing streets, alleys, easements and rights-of-way and all bearing and distance information on proposed easements including easements filed by separate instrumentNames and locations of all existing and proposed streets, alleys, and easements bordering or traversing the subdivision.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<i>Subdivision name, lot and block numbers, and recording information for all adjacent properties</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Acreage or square footage of overall subdivision plus acreage and square footage of any individual commercial lots if applicable..	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Front and rear setback lines. Side setback lines or reference describing adherence to side setback zoning requirements	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
10' PUE along both sides and rear of property. If not already dedicated, must be dedicated on plat. Front and rear setback lines. Side setback lines or reference describing adherence to side setback zoning requirements	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Any additional information as requested to clarify the proposed subdivision10' PUE along both sides and rear of property. If not already dedicated, must be dedicated on plat.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Legend with all symbols and abbreviations used	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
A purpose statement, stating what the plat is accomplishing. This statement can be listed in the general plat notes. Legend with all symbols and abbreviations usedTitle block containing the subdivision name, acreage, complete legal description including survey name and abstract number, City, County and preparation date	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

ADDITIONAL NOTES:

Plat is administratively complete. Recommend approval pending approval of the plat variance.

ACCEPTED: 1/18/2022 DENIED: _____

SIGNATURE: Carrie Caylor

PLAT APPLICATION INSTRUCTIONS

The plat, plat application, owner notification certification and the filing fee make up the plat application packet. Per Subdivision Ordinance, all of these items, prepared as instructed, must be received before the application can be considered "filed" and proceed through the platting process.

Plat: The Subdivision Ordinance is provided with the Plat Application to provide guidance and instruction for the surveyor's use in preparing a plat to be submitted to the City of Rollingwood. Please encourage the surveyor to incorporate the requirements listed in 105-26. The Subdivision Submittal Requirements Checklist also provides additional information for preparation of the Plat, as well as a checklist to ensure all required documents are submitted.

Plat application:

Page 1 will be the cover page for the application documents and names the Primary Contact for the platting process. Enter information about the plat, owner, professional(s) who prepared the plat and the Primary Contact who can be any one of these or another person appointed by the owner.

Page 2 is the Owner's Acknowledgment form. Ask the surveyor to complete this form. It requires owner(s) name and signature(s) which must be notarized. By this signature, the owner is authorizing the plat application as well as the Primary Contact entered on page 1 of the application. The form is to be signed and sealed at the bottom of the page by the professional who prepared the plat.

Owner's deed with the Travis County recordation stamp on the last page.

Original Tax Certificate issued by Travis County showing all taxes have been paid for the previous year. The original tax certificate will have an embossed County seal. Call 512-854-9473 or email TaxOffice@co.travis.tx.us to request the Tax Certificate, providing the address, legal owner's name.

Owner Notification Certification that is signed by the owner(s) to verify that plat application notification has been done as required by City Ordinance. The owner notification letter will be prepared based on the type of plat being proposed and will be emailed to the applicant for owner signature and distribution.

Filing fee: \$1200 + \$300 per lot paid to CITY OF ROLLINGWOOD.

Submit plat, application and filing fee: Call or email to request an appointment for plat submittal and technical review.

Carrie Caylor

THE CITY OF ROLLINGWOOD
Phone +1 (512) 327-1838
403 Nixon Dr.
Rollingwood, TX 78746-5512
www.rollingwoodtx.gov
Email: ccaylor@rollingwoodtx.gov

CITY OF ROLLINGWOOD PLAT APPLICATION

SUBDIVISION NAME AND LOCATION:

CURRENT LEGAL DESCRIPTION: LOT 2 CADDEN & FOSTER SUBD

PROPOSED LEGAL DESCRIPTION: SUBDIVISION LOT 2 CADDEN & FOSTER SUBD

LOT 2 BLOCK

STREET LOCATION: 304 Vale St.

OWNER INFORMATION:

NAME: Kendra and Walt Roloson

CONTACT: Kendra Roloson

STREET ADDRESS: 304 Vale St.

CITY/STATE/ZIP: Rollingwood, TX 78746

TELEPHONE: 214-912-1552

EMAIL: family@roloson.com

PRIMARY CONTACT/AGENT INFORMATION:

FIRM NAME: Sidetracked Studio

CONTACT: Norma Yancey

STREET ADDRESS: 1806 Holly St.

CITY/STATE/ZIP: Austin, TX 78702

TELEPHONE: 870-219-6942

EMAIL: norma@sidetracked-studio.com

ENGINEER INFORMATION:

FIRM NAME: Holt Carson

CONTACT: Holt Carson

STREET ADDRESS: 1904 Fort View Rd

CITY/STATE/ZIP: Austin, TX 78704

TELEPHONE: 512-442-0990

EMAIL: survey@hciaustin.com

SURVEYOR INFORMATION:

FIRM NAME: Holt Carson

CONTACT: Holt Carson

STREET ADDRESS: 1904 Fort View Rd

CITY/STATE/ZIP: Austin, TX 78704

TELEPHONE: 512-442-0990

EMAIL: survey@hciaustin.com

RELATED CASES:

EXISTING ZONING: _____ PROPOSED ZONING: _____

ZONING CASE NUMBERS: _____

ZONING ORDINANCE NUMBERS: _____

PROJECT INFORMATION: CITY USE ONLY

PROCESS TYPE: _____ 1 = Subdivide; _____ 2 = Plat-building permit; _____ 3 = Replat/Vacation; _____ 4 = Resubdivide

ADDRESS: _____

FILING DATE: _____ HEARING DATES: P&Z _____ COUNCIL _____ ACCEPTED BY _____

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS)(

COUNTY OF TRAVIS)(

KNOW ALL MEN BY THESE PRESENTS:

That Kendra Roloson
(Individual)
Walter Roloson

(Corporation, acting by and through)

(Partnership, acting by and through)

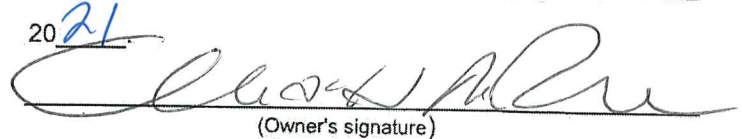
(Other)

owner(s) of the tract(s) of land described in warranty deed(s) recorded in Volume(s) 81
 Page(s) 260, of deed records of Travis County, copies thereof attached hereto and made a part
 hereof for all pertinent purposes, do hereby make and/or authorize Norma Yancey, AIA
 to make application for subdivision of such property in accordance with the accompanying plan/plat, and do hereby offer to
 dedicate to the public use all streets and easements shown thereon, or as may otherwise be required by applicable
 ordinances, pursuant to the City of Rollingwood Code of Ordinances and Chapter 212, of the Texas Local Government
 Code.

 Witness my hand this 18 day of November
2021

 Witness my hand this 18 day of November
2021

 (Owner's signature)

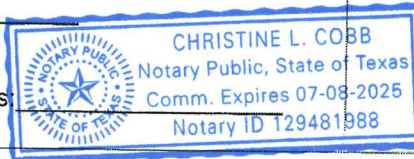

 (Owner's signature)

 This instrument acknowledged before me on the
18th day of November, 2021.

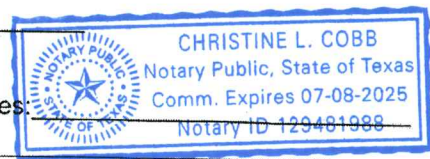
 This instrument acknowledged before me on the
18th day of November, 2021.

Christine L. Cobb
 Notary Public, in and for TEXAS
Christine L. Cobb
 Notary Public in and for TEXAS

My Commission expires



My Commission expires

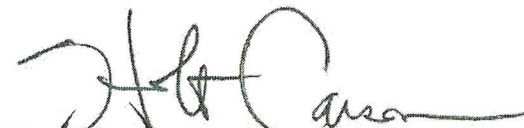


ENGINEER'S / SURVEYOR'S CERTIFICATION

This is to certify that I am authorized to practice the profession of Engineering/Surveying in the State of Texas; that I
 prepared/reviewed the plan/plat submitted herewith; that all information shown thereon is accurate and correct to the best
 of my knowledge as related to the engineering / surveying portions thereof; and that said plat complies with the City of
 Rollingwood Code of Ordinances.

 Witness my hand this 18th day of NOVEMBER, 2021.

(SEAL)



 Engineer's/Surveyor's signature



SUPPLEMENTAL CHECKLIST INFORMATION

1. Example of statement verifying that property is located in the City of Rollingwood as required by

Travis County Clerk's Office:

This subdivision is located within the Full Purpose City Limits of the City of Rollingwood, Texas on this the _____ day of _____, 20____, A.D.

2. Certification block required by Travis County Clerk's Office:

STATE OF TEXAS)(
 COUNTY OF TRAVIS)(

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY
 CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS
 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON
 THE _____ DAY OF _____ 20____, A.D. AT _____
 O'CLOCK ____ M., AND DULY RECORDED ON THE _____ DAY OF
 _____ 20____, A.D. AT _____ O'CLOCK ____ M., OFFICIAL
 PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT
 NO. _____ WITNESS MY HAND AND SEAL OF
 OFFICE OF THE COUNTY CLERK, THE _____ TH DAY OF
 _____ 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

BY: _____
 DEPUTY

Plats will be reviewed using the requirements contained in the applicable sections of the ordinances: City of Rollingwood Code of Ordinances Secs. 105-3 to 105-22.



THE CITY OF ROLLINGWOOD

Phone +1 (512) 327-1838

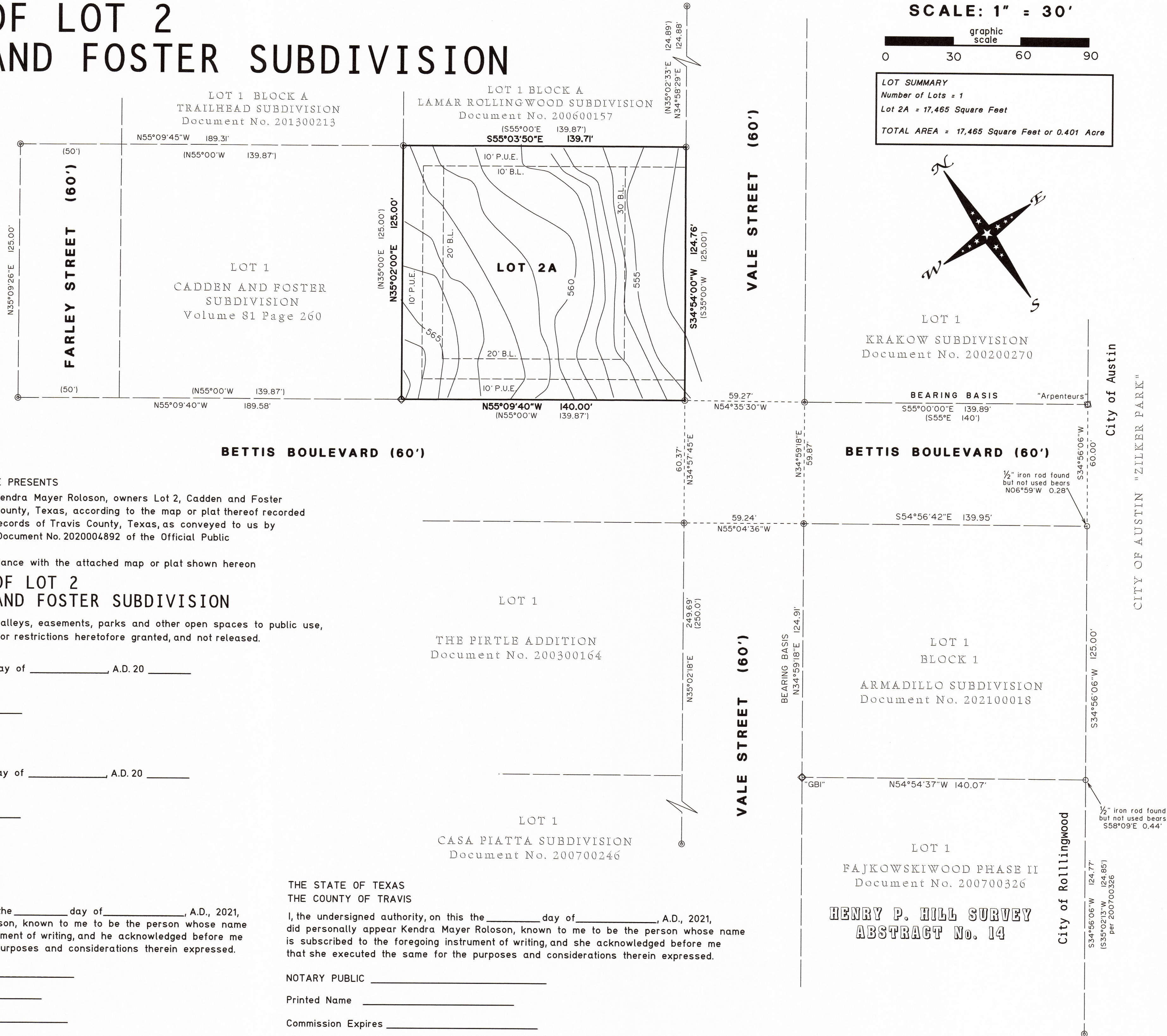
403 Nixon Dr, Rollingwood, TX 78746-5512

www.rollingwood.com

REPLAT OF LOT 2 CADDEN AND FOSTER SUBDIVISION

Legend

- ⊙ ½" Iron Rod Found
- ipf ⊙ ½" Iron Pipe Found
- ◄ PK Nail Found
- ⊕ ½" Iron Rod Set with a plastic cap imprinted with "Holt Carson, Inc."
- B.L. = Building Setback Line
- P.U.E. = Public Utility Easement (Record Bearing and Distance)



THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS

That we, Walter J. Roloson and Kendra Mayer Roloson, owners Lot 2, Cadden and Foster Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 80 Page 261 of the Plat Records of Travis County, Texas, as conveyed to us by General Warranty Deed recorded in Document No. 2020004892 of the Official Public Records of Travis County, Texas, do hereby replat said Lot 2 in accordance with the attached map or plat shown hereon to be known as

REPLAT OF LOT 2 CADDEN AND FOSTER SUBDIVISION

and do hereby dedicate all streets, alleys, easements, parks and other open spaces to public use, and subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the ____ day of _____, A.D. 20 ____

Walter J. Roloson
304 Vale Street
Austin, Texas 78746

WITNESS MY HAND this the ____ day of _____, A.D. 20 ____

Kendra Mayer Roloson
304 Vale Street
Austin, Texas 78746

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 2021, did personally appear Walter J. Roloson, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 2021, did personally appear Kendra Mayer Roloson, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

REPLAT OF LOT 2 CADDEN AND FOSTER SUBDIVISION

NOTES:

- 1. No buildings on lots within this subdivision shall be occupied until connection is made to the public water and wastewater system or other systems approved by the City of Rollingwood.
- 2. This lot is in the Full Purpose City Limits of the City of Rollingwood.
- 3. No portion of this subdivision is within the limits of the 100 Year Floodplain according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0445K, dated January 22, 2020.
- 4. The purpose of this replat is to revise the existing side yard setback from 30 ft. to 20 ft.

This subdivision is located within the Full Purpose City Limits of the City of Rollingwood, Texas on this the _____ day of _____, 20____A.D.

SURVEYOR'S CERTIFICATION

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the survey portion of this plat complies with the City of Rollingwood Code of Ordinances and is true and correct and was prepared from an actual on-the-ground survey of the property made under my supervision.

Holt Carson 1-04-2022

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704
www.hciaustin.com
Firm Reg. 10050700



APPROVED BY THE CITY OF ROLLINGWOOD
TRAVIS COUNTY, TEXAS

Chair, Planning and Zoning Commission

Date

Mayor, City of Rollingwood Texas

Date

APPROVED BY THE CITY ADMINISTRATOR OF THE CITY OF ROLLINGWOOD
TRAVIS COUNTY, TEXAS

City Administrator,
City of Rollingwood Texas

Date

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 2022, A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____ 2022, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

