



CITY OF ROLLINGWOOD COMPREHENSIVE RESIDENTIAL CODE REVIEW COMMITTEE AGENDA

Tuesday, June 27, 2023

Notice is hereby given that the Comprehensive Residential Code Review Committee (CRCRC) of the City of Rollingwood, Texas will hold a meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on Tuesday, June 27, 2023 at 5:00 PM. Members of the public and the CRCRC may participate in the meeting virtually, as long as a quorum of the CRCRC 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=QmNUbmZBQ1lwUjNjNmM5RnJreIRFUT09>

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 dadair@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 COMPREHENSIVE RESIDENTIAL CODE REVIEW COMMITTEE MEETING AND PUBLIC WORKSHOP TO ORDER

1. Roll Call

PUBLIC COMMENTS

Citizens wishing to address the Comprehensive Residential Code Review Committee 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 Committee is restricted from discussing or taking action on items not listed on the agenda.

Citizens who wish to address the Comprehensive Residential Code Review Committee 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 Comprehensive Residential Code Review Committee 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 June 13, 2023 CRCRC meeting

REGULAR AGENDA

- 3. Discussion and possible action on CRCRC emails and letters from June 8, 2023 to June 22, 2023
- 4. Update on City Council action and responses to CRCRC questions
- 5. Discussion of Potential Height Framework Concept
- 6. Discussion regarding the first draft of the CRCRC Survey
- 7. Discussion and possible action regarding a plan to analyze results from past surveys and proposed CRCRC survey
- 8. Discussion and possible action on future meeting dates and agenda topics for discussion

ADJOURNMENT OF MEETING AND PUBLIC WORKSHOP

CERTIFICATION OF POSTING

I hereby certify that the above Notice of Meeting was posted on the bulletin board at the Rollingwood Municipal Building, in Rollingwood, Texas and to the City website at www.rollingwoodtx.gov at **5:00 p.m.** on **June 23, 2023**.

Desiree Adair
Desiree Adair, City Secretary

NOTICE -

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

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

Consultation with legal counsel pursuant to section 551.071 of the Texas Government Code;
discussion of personnel matters pursuant to section 551.074 of the Texas Government Code;
real estate acquisition pursuant to section 551.072 of the Texas Government Code;
prospective gifts pursuant to section 551.073 of the Texas Government Code;
security personnel and device pursuant to section 551.076 of the Texas Government Code;
and/or economic development pursuant to section 551.087 of the Texas Government Code.

Action, if any, will be taken in open session.



**CITY OF ROLLINGWOOD
COMPREHENSIVE RESIDENTIAL CODE REVIEW COMMITTEE
PUBLIC WORKSHOP**

MINUTES

Tuesday, June 13, 2023

The Comprehensive Residential Code Review Committee (CRCRC) of the City of Rollingwood, Texas held a meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on Tuesday, June 13, 2023 at 6:00 p.m. Members of the public and the CRCRC were able to participate in the meeting virtually, as long as a quorum of the CRCRC and the presiding officer were physically present at the Municipal Building, in accordance with the Texas Open Meetings Act. A video recording of the meeting was made and will be posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request.

CALL COMPREHENSIVE RESIDENTIAL CODE REVIEW COMMITTEE MEETING AND PUBLIC WORKSHOP TO ORDER

1. Roll Call

Chair Thom Farrell called the meeting to order at 6:15 p.m.

Present Members: Chair Thom Farrell, Dave Bench, Alex Robinette, Duke Garwood, Jeff Marx, and Ryan Clinton (Virtually).

Also Present: City Administrator Ashley Wayman and Development Services Manager Nikki Dykes.

PUBLIC COMMENTS

The following individuals spoke during public comments:

- Deborah Arno, 304 Inwood Rd., stated that she would like to see a more stringent tree ordinance.

CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the Comprehensive Residential Code Review Committee 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 May 23, 2023 CRCRC meeting

Duke Garwood moved to approve the consent agenda. Alex Robinette seconded the motion. The motion passed with 6 in favor and none against.

Chair Thom Farrell called up item 4 at this time.

REGULAR AGENDA

- 2. Resident emails from April 20, 2023 to June 7, 2023

Chair Thom Farrell asked for a motion to accept the attached resident emails in the minutes of this meeting.

Dave Bench moved to incorporate the emails into the minutes of the meeting. Duke Garwood seconded the motion. The motion passed with 6 in favor and none against.

Chair Thom Farrell called up item 5 at this time.

- 4. Public Workshop opening comments from the Committee

Chair Thom Farrell discussed the intent of this workshop, and addressed discussions surrounding non-conformity caused by code changes.

Dave Bench stated that the primary objective of this meeting is to collect public input.

Ryan Clinton thanked the audience members for being here and echoed that the purpose of this meeting is to collect public input.

Chair Thom Farrell called up item 2 at this time

- 5. Public Workshop

Chair Thom Farrell thanked Dave and Alex for their work on the posters for this session.

Dave Bench discussed the posters that the Committee put together to support this workshop.

During the workshop, the following residents spoke:

- Shanthi Jayakumar, 3309 Park Hills Dr.
- Sandy Keller, 307 Inwood Rd.
- Sandra Farrell, 3223 Park Hills Dr.
- Deborah Arno, 304 Inwood Rd.
- Toni Henley, 2904 Hatley Dr.

At the workshop, topics relating to the city’s residential zoning district were discussed by residents and members of the CRCRC including residential building size, infrastructure, privacy issues, setbacks, the current tree ordinance, tree preservation, foundation height, awnings extending into setbacks, the spirit and intent of the building code, floor-area ratio,

the history on residential building height discussions in Rollingwood, drainage concerns, consideration of a lighting plan, limiting landscaping with invasive species, and construction vehicles and regulations relating to relieving congestion at construction sites.

Chair Thom Farrell suggested a break from testimony to allow people a chance to read the posters that the committee has prepared.

Thom Farrell thanked the audience for being here today and again discussed the need to get public input throughout this process. He stated that the posters would be left where they are so that people can come see them later.

- 6. Discussion and possible action on future meeting dates and agenda topics for discussion

The CRCRC did not discuss this item.

ADJOURNMENT OF MEETING AND PUBLIC WORKSHOP

The meeting and public workshop was adjourned at 7:32 p.m.

Minutes Adopted on the _____ day of _____, 2023.

Thom Farrell, Chair

ATTEST:

Desiree Adair, City Secretary

From: catherine horne [REDACTED]
Date: June 9, 2023 at 10:40:36 AM GMT+3
To: CRCRC@rollingwoodtx.gov
Subject: Fwd: RW

Sent from my iPhone

Begin forwarded message:

From: catherine horne <[REDACTED]>
Date: April 29, 2023 at 8:59:50 PM GMT+3
To: CRCRC@rollingwoodtx.gov
Subject: RW

Good day. I would like the following to be added to our code:

1. No 3 or 4 story homes. Explicitly stated. If someone does a below ground level parking that is a story. Simply put 1 and 2 story homes only.
2. Foundation height- stop the 10 foot foundations. prime example is betty's and vale new construction on the corner. sorry you bought a sloped lot but you knew what you were buying.
3. Keep existing side and front set backs but add an additional 5 to 10 feet along the back fence line. The size of the homes being built call for a tad more distance.
4. I am opposed to limits on impervious coverage.
5. There needs to be deterrents in our code for rule breakers- work stoppage, hefty initial fines w a period of time to correct then daily punitive fines if not fixed. No more build it bc nothing to deter it and get a variance later.
6. construction noise- 7am is too early for jack hammering and 6 pm is too late. 8-5 and not on weekends. happy to share my video from my porch at 6pm on a tuesday night- unable to enjoy a cool evening bc of the noise.

Thank you!

Catherine Horne

Sent from my iPhone

From: Duncan Ashworth [REDACTED]
Sent: Monday, June 12, 2023 3:21 PM
To: Comprehensive Residential Code Review Committee <CRCRC@rollingwoodtx.gov>
Subject: Inputs for the CRCRC

My main interests are:

1. Get the drainage project physically started -especially the first phase along Nixon-Hatley-Pleasant
2. Let's get an estimate on how much it would cost to bury the overhead utilities. It would greatly improve the look of Rollingwood.
3. Increase the set-back requirements so new houses are not jammed right next to each other.
4. Redefine the building height restrictions as presented at the last CRCRC meeting to avoid new homes peering down into the neighbor's back yard and destroying their privacy.

Thanks,
Duncan Ashworth
2910 Hatley Dr.

From: Kathryn Turpin [REDACTED]
Sent: Tuesday, June 13, 2023 9:24 AM
To: Comprehensive Residential Code Review Committee <CRCRC@rollingwoodtx.gov>
Cc: kathryn turpin [REDACTED]
Subject: Comments for the Comprehensive Residential Code Review Committee

I live at 2403 Rollingwood Drive, and I have the following comments regarding the residential zoning issues facing the City of Rollingwood:

1. The citizens (and the elected and appointed city officials) must be proactive about the zoning rules.

- This is the only way that we can plan for and have the kind of city that **we** want.
- Otherwise, we have the kind of city that **developers** want.
- I am not opposed to folks making money on real estate, by the way. I just believe that the city does not owe developers the unfettered right to build **any** size, shape, or height of residence that they want to build.

2. I strongly feel that we need to do more to protect the tree cover in the City.

- Trees help clean the air (that old photosynthesis trick!), provide shade, play important roles in the ecosystem, support birds and other creatures, **and** increase the value of homes and the neighborhood.
- Property owners should not be prohibited from removing **any** trees from their lot (I had to have a tree removed from my lot and there are always trees that become damaged or sick).
- But *reasonable* restrictions on the removal of large trees would be, well, reasonable and a very good idea.

3. I think increasing the amount of permissible impervious cover on a lot would go a long way to mitigating even further issues with drainage in the city.

- Plus, restricting impervious cover would help make sure that homes do not cover the *entire* lot.
4. I think increasing the set-back on lots would also help to retain the quality and nature of the city.
- This would also help protect the privacy of the neighboring homeowner.
5. Finally – I would definitely be in favor of some height restrictions on new structures in the city.

Thank you for serving on this Committee.

Kathryn

Kathryn L. Turpin
O: 512.476.0005
M: 512.423.2575

From: Sandra Farrell [REDACTED]
Sent: Monday, June 12, 2023 11:15 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Cc: westbank [REDACTED]
Subject: Ordinances

I would like express my concern about Rollingwood and it's ordinances.

People love Rollingwood, they love the neighborhood "feeling", the wonderful trees and the green space between houses. Then the first thing they do is cut down all the trees. They scalp the lot and then put in the most square footage they can to optimize their lot, destroying what we love about Rollingwood.

I would like to see the setbacks either increased or the question of overhangs not be in the setback. Our heritage oaks need more protection. Replacing them with a much smaller new tree does not compare.

I would like to see height be from the base of the foundation. The 4-6' foundation above ground encroaches on our neighbors which is the case at Nixon and Pleasant Dr.

The height restrictions should not allow a four story house which is being built on 3225 Park Hills Dr. Using the creek to configure the height, should not have been allowed.

Please preserve the character of Rollingwood by enforcing present and future ordinances.

Thank you for tackling these problems.

Sandra Farrell
3223 Park Hills Dr.

From: ross hindman [REDACTED]
Sent: Tuesday, June 13, 2023 10:45 AM
To: Comprehensive Residential Code Review Committee <CRCRC@rollingwoodtx.gov>
Subject: Home Size

Resident since 1972. Owner previously of 2 Ranch Houses in RW at same time-- now I own just one which is Homestead at 501 Ridgewood (Ne corner of Pickwick and Ridgewood-- last house in RW. I am 85 years old and want maximum price for house and lot to give to Charity. One story Ranch Houses were the order-of-the-day, now, 2 and 3 story "mcmansions" with pools are. Change happens. Get over it! Dr. Ross Hindman: [REDACTED]

From: SUSAN SANDERS [REDACTED]
Sent: Wednesday, June 14, 2023 2:21 PM
To: Comprehensive Residential Code Review Committee <CRCRC@rollingwoodtx.gov>
Subject: citizen feedback and concerns

Dear Committee Members,

First of all thank you very much for serving on this committee and using your best judgement for all concerned.

My comments are short:

House size should be controlled. I don't have a "number", but this overbuilding is like pornography - "you know it when you see it."

Footprint of the home should not be so large as to take up most of the lot

Heights of new homes/remodels should not loom over neighbors

Speculators / builders need to behave and quit building the tallest, most square foot houses to maximize profits. It leaves current residents with reduced home values and reduced enjoyment of their homes. How can we put a value on that?

Yours truly,

Susan Ashworth (resident of Rollingwood since 1981)

2910 Hatley Drive

From: Dave Bahler [REDACTED]
Sent: Wednesday, June 14, 2023 5:10 PM
To: Comprehensive Residential Code Review Committee <CRCRC@rollingwoodtx.gov>
Cc: Josette Bahler [REDACTED]
Subject: Comments on CRCRC Recommendations to RW City Counsel

Dear Committee Members:

We have been Rollingwood residents for almost 35 years and have concerns about the changes in the size of the homes being built, particularly in the last five years or so. We are mostly concerned about the height and size of the new homes being built — lot line to lot line, three or four stories tall and over 10,000 square feet in some cases. Many of these new structures completely dominate the building lots.

In 1988 when we moved in, all Rollingwood houses were on septic systems and as a practical matter the size of the house was dictated by the size of the septic field. For example, our lot is just under 1/2 acre and when we added on in 1992, we put in the largest septic field possible and the size of our septic field limited us to a 4,300 square foot house.

We have now all been connected to city sewer thus eliminating the need for septic field space, but the setbacks and other building restrictions have not been changed. Now, residents can use the space once required for a septic field to put up additional square footage. This likely contributed to the mega-mansion situation we find ourselves in today.

We think that the RW building code should be amended to address this issue. Many of these new homes tower over their neighbors and really encroach on their privacy. We think if the size of the house (square footage, height, or both) were required to be more proportional to the size of the lot it would really make a positive difference.

We appreciate your effort in trying to come up with a cohesive plan that addresses the concerns of the existing residents while balancing that with the financial realities of home and lot prices in today's market. Thank you for taking our concerns into consideration.

Dave and Josette Bahler
105 Laura Lane (Since 1988)

From: Gwen Barton [REDACTED]
Sent: Thursday, June 15, 2023 1:09 PM
To: Comprehensive Residential Code Review Committee <CRCRC@rollingwoodtx.gov>
Subject: Feedback

Hello,

I live at 4915 Timberline Dr. My comment is to "grandfather in" already built homes to any potential future codes.

We have lived here for 18 years, and our home is on a slope. We drive into the garage, and then we have two levels on top of the garage. We would not be able to afford to restructure our property to fit a height code.

Gwen Barton

On the go from my iPhone

From: Pam Reese [REDACTED]
Sent: Thursday, June 15, 2023 4:36 PM
To: Comprehensive Residential Code Review Committee <CRCRC@rollingwoodtx.gov>
Subject: My concern about enforcement of zoning rules

To whom it may concern:

I am concerned about the many new houses going up that appear to be almost lot line to lot line. Isn't there an impervious cover requirement any longer? Also, there a few solid walls or fences in front yards that are 6 to 8 feet in height.

Massive houses with imposing walls is not the "look" I had hoped to see in our community.

Regards,

Pam Reese
10 S Peak Rd

Sent from my iPad

From: Ricky Joshi [REDACTED]
Sent: Thursday, June 15, 2023 1:16 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>; dadair@rollingwoodtx.gov;
arobinson@rollingwoodtx.gov; kglasheen@rollingwoodtx.com; bbrown@rollingwoodtx.com;
pmcduffee@rollingwoodtx.gov; shutson@rollingwoodtx.gov; gmassingill@rollingwoodtx.gov;
crcrc@rollingwoodtx.gov
Subject: Rollingwood Comprehensive Residential Code Review Comments

Hi All,

I'm a new resident moving into 303 Pleasant Drive.

It's my strong feeling that the integrity of Rollingwood's residential nature is critical to keeping the beauty and cohesiveness of our wonderful community. I feel that without restrictions, opportunistic builders will continue to overbuild on lots. This significantly diminishes the quality of life for surrounding neighbors, and I feel is also deleterious to neighboring property values.

I personally am faced with a straight wall building edge on a new home going up next to mine that is 3 high stories tall (right at the 7.5ft setback). While nothing can be done about this building, I'm very worried about new homes that are 3 and 4 stories tall significantly impacting the sanctity of the community. It feels like this will be a race to the bottom (or "top") as more developers realize they can maximize square footage and height at the expense of their neighbors' sunlight and views.

Here are a few points:

- 1) The 45 ft height allowance for sloped lots allows for "high rise" type buildings that significantly overshadow neighboring homes - Neighboring flat lots below them are significantly now disadvantaged. Even the 35 foot allowance, right at the setback, seems overbearing to neighboring homes.
- 2) The 45ft height allowance can currently be taken advantage of to make super tall front facing highrise type homes which do not sit the spirit of a residential community.
- 2) The lack of fair FAR restrictions allows for overbuilding that will impact drainage and negatively impact neighborhood feel.

Here are a few proposed ideas:

- 1) Eliminating the 45ft slope allowance (with exceptions for houses whose front yards on a downward slope or back-facing).
- 2) **McMansion Ordinance** (tent rule) to allow neighbors to keep their signlines and sense of space. Walls going up to the edge of lots are problematic in my opinion.
- 3) FAR restrictions of 45-50% that fairly allow for large homes but with reasonable lot presence.
- 4) Impervious cover rules to allow for reasonable drainage

Thanks!

Ricky

From: [REDACTED]
Sent: Thursday, June 15, 2023 7:41 PM
To: Ashley Wayman <awayman@rollingwoodtx.gov>
Subject: RE: CRCRC: Posters and Comment Cards From Public Workshop on Display at City Hall

Add the Gene & Theresa Brawley to the list about new homes being built. There is a huge one being built next door to us at 3210 Pickwick & the construction trucks are blocking our driveway. Also, there is a sign that needs to be cleaned up that says no parking in front of the curb on the west side of our lot. We have lived here since 1964 & I was on the park commission for six years & it came with me & my husband at that time. Now Gene is in Brookdale recovering from a stroke but he would agree with what I say. I came home early because of the potential for storms tonight & will go back & see him again in the morning, weather permitting. Theresa Brawley

CRCRC Public Workshop Comments

Genie Nyer 206 Ashworth Genie @nybeck.net

We need appropriate height limits and set backs. If these are sufficient, sizes will automatically appear appropriate for the neighborhood.

Amy Pattillo 3 Rock Way Cv.

Construction Management – I'd like for construction projects to be required to submit a parking plan that shows the side of the street car may park and enforce. The Matt Hygs home on Pickwick has parking signs for construction. I think this is a great model for setting up a parking plan for construction.

Amy Pattillo 3 Rock Way Cv.

Zoning District – I am for the further exploration of residential zoning districts for lots with unusual circumstances.

Amy Pattillo 3 Rock Way Cv

Building Height – I do not think there should be further changes to building height rules. If there are changes, they should include exceptions / credits for lots that have unusual characteristics.

Amy Pattillo 3 Rock Way Cv

Floor Area Ratio (FAR) – I don't feel comfortable with the accuracy of the FAR by address percentages I have seen as a basis for assessing whether to use a FAR in the Rollingwood Code. I think a lot of exceptions would be needed to implement FAR and fairly apply it across lots with "unusual circumstances".

Amy Pattillo 3 Rock Way Cv

Tree Canopy Management – I am always available to answer questions about the history of and provision of the Tree Canopy Ordinance. I see multiple renditions of "heritage trees" on the boards here. The first step in discussing heritage trees may need to be defining what our community consider to be heritage trees. Different communities have chosen different definitions for what constitutes a "heritage tree".

Amy Pattillo 3 Rock Way Cv

Lighting Vision Plan – Travis County has replaced field lights with LED lights that point down and are Dark Sky compliant/friendly. There has always been a need to balance lighting for Dark Sky vs. safety for first responder (and delivery drivers). I'd like to see a review of LED light-based options for street lights that have Dark Sky serving. I am happy to provide connections to Travis County staff who have more extensive research on Dark Sky friendly lighting.

Proposed Hybrid Framework for Managing Residential Heights

Goal: To eliminate consensus “problem” homebuilding design issues currently allowed by the City of Rollingwood’s homebuilding ordinances without creating negative unintended consequences on other Rollingwood property owners.

Proposed Framework:

- The standard maximum height: The standard maximum height of a home shall be the two-dimensional horizontal plane 35 feet above the reference point over the entirety of the building area.
- The reference point: The reference point for determining the standard maximum height of a home shall be the average elevation at grade level beneath the home’s frontmost or rearmost exterior wall, whichever is higher in elevation.¹ “Grade level” means the lower of natural or finished grade.
- The “tent”: No portion of a home or structure may be more than 35 feet above the natural or finished grade, whichever is lower, at any point within (1) 20 feet of a property boundary; (2) 15 feet of a rear setback; or (3) 10 feet of the frontmost exterior wall of the home.

Notes:

- The idea of this framework is to eliminate the consensus “problem” higher-than-35-foot front facades, side walls, and rear walls sometimes permitted under the current code while not severely limiting buildable volume on sloped lots. This approach is therefore a hybrid of the current code (which, on some sloped lots, allows higher-than-35-foot exterior facades and walls) and the circulated “35 feet above grade at all points” approach (which, on sloped lots, limits buildable volume and incentivizes increased impervious cover). This hybrid approach also eliminates the current code’s arbitrary differentiation between sloped lots with more or less than a 10-foot change in elevation.
- The numbers used in this proposed framework, other than the standard maximum height, serve mostly as placeholders and are intended as a starting point for discussion. For example, the height restrictions in the restricted “tent” could be lower than 35 feet or vary by restricted area. Likewise, the size of the restricted areas should be collectively evaluated.
- The goal of disseminating this proposed framework is to allow it to be evaluated as an option to eliminate consensus “problem” building issues permitted under the current code.
- This proposed framework is intended to avoid unnecessarily negatively impacting owners of slope-affected lots, common to Rollingwood, that often do not conform well to a “one-size-fits-all” approach to height restriction.

¹ The “reference point” is intended to approximate the natural ground level at the front door or backdoor of the home.

OVERVIEW

The Comprehensive Residential Code Review Committee (CRCRC) was created to review our building codes and gather public opinion in response to current building trends. This survey will dig deeper into these issues and attempt to assess the public’s appetite for change. Once we review the responses, we will then spend time analyzing and discussing options before presenting these ideas back to the public for further review.

According to the 2021 Comprehensive Plan Strike Force survey responses from over 300 people, about 75 recent emails, and public comments to the CRCRC, most people welcome thoughtful new development, provided it maintains some amount of context and scale, preserving the “rolling” and the “wood”. About 30% of responses on the 2021 Strike Force residential Survey Q3 specifically cited concerns over new building trends, versus 1% of responses in favor of current building trends, the remaining addressed other concerns. More recently, Council, P&Z, and the CRCRC have received emails regarding potential building code changes, with 47% in favor of changes, 28% asking for a limited or careful study, 15% preferring no changes, 10% N/A.

Q1: Are you generally happy with the trend of new construction in Rollingwood? Please mention what you do and/or don’t like about building trends, be specific.

Yes	No	Not sure
Comments		

Q2: Do you think Rollingwood should consider changes to its building codes? Please mention what you do and/or don’t like about building codes, be specific. If you are not sure, the rest of the survey may help clarify current codes.

Yes	No	Not sure
Comments		

BUILDING HEIGHT

Sec. 107-71. - Maximum permissible height

No portion of any building or structure (except a chimney, attic vent, lightning rod, or any equipment required by the city building code) may exceed 35 feet in height. Except as may be required by applicable codes, no chimney, attic vent, lightning rod or required equipment may extend more than three feet above the highest point of the following: the coping of a flat roof, the deck line of a mansard roof, or the gable of a pitched or hipped roof.

Q3: Should we change our maximum building height?

Higher Lower No change

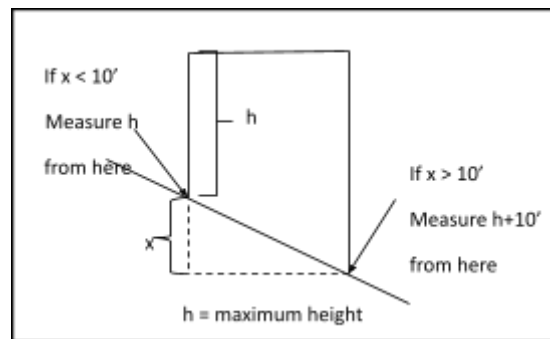
Other factors have more significance than height

Please Explain

Rollingwood’s recently revised (5-17-23) code measures building height as follows:

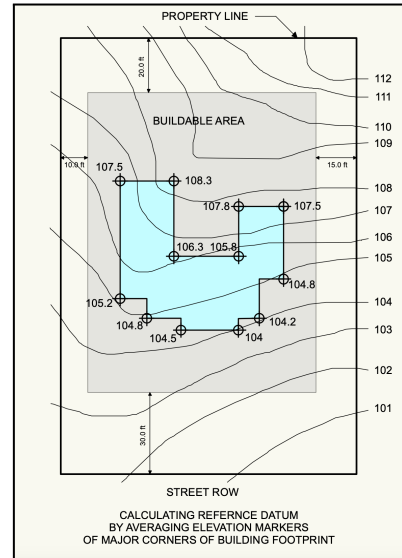
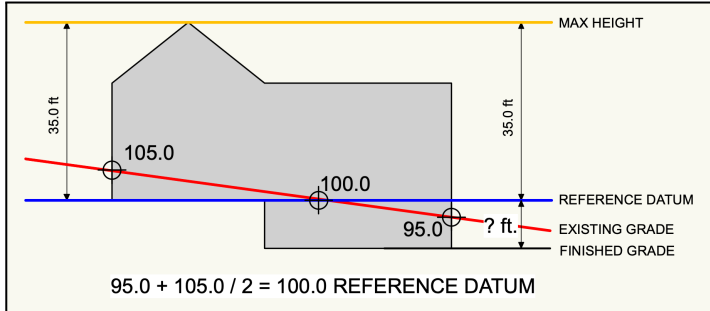
*Building height, residential, means the vertical distance above a **reference datum** measured to the highest point of the building. The **reference datum** shall be selected by either of the following, whichever yields a greater height of the building:*

1. *The elevation of the highest adjoining original native ground surface to the exterior wall of the building when such original native ground surface is not more than ten feet above the lowest adjoining original native ground surface; or*
2. *An elevation of ten feet higher than the lowest adjoining original native ground surface when the highest adjoining original native ground surface (described in subsection (1) of this section) is more than ten feet above lowest adjoining original native ground surface-*
3. *The original native ground surface shall be determined as the existing grade on the lot prior to development of the residential building as may be shown on approved building plans or survey of the property.*

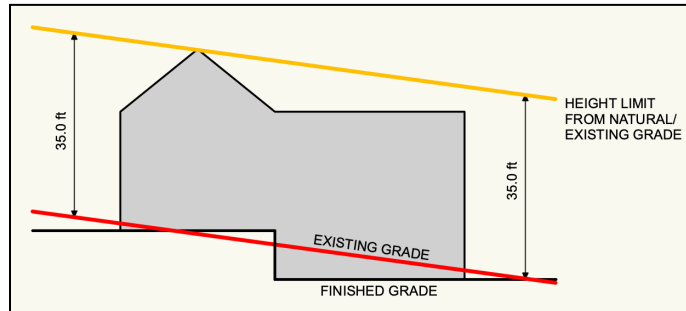


This measurement approach was adopted in the 1980’s when house sizes were limited by septic fields, thus allowing lots with steeper topography, and limited buildable area, to build an additional 10 feet of maximum height, up to 45 feet.

There are many ways to determine a **reference datum** to establish building height on a sloped lot, and many cities use either an average of the slope, or the average elevation of building footprint:



Others use an approach that will not allow any part of a building to exceed the maximum height from a parallel line to existing grade:



Q4: Should we look at alternate ways to calculate the **reference datum** to establish building height measurements?

Yes

No

Not sure

Q5: Should we measure the maximum height of a home with a flat roof differently from one with a pitched roof?

Yes

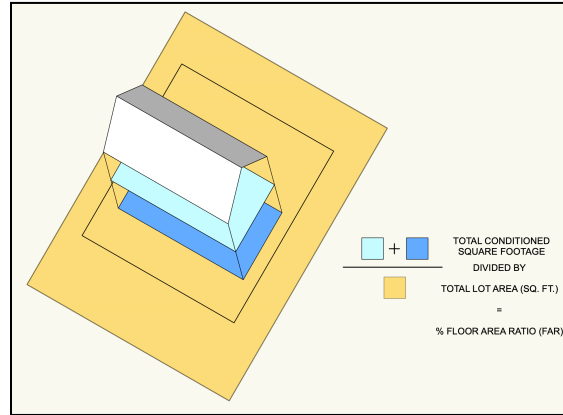
No

Not sure

Comments:

FAR

The Floor to Area Ratio (FAR) of a building is a measure of a building's mass relative to its lot size, and can reveal the built intensity of a property. It is calculated by dividing the total square footage of the home by the square footage of the lot.



The ratio of building footprint to lot size is another way to measure what percentage of a lot is occupied by a building.

Q6: Should we consider FAR and/or building footprint to lot size ratio into Rollingwood's building code?

Yes

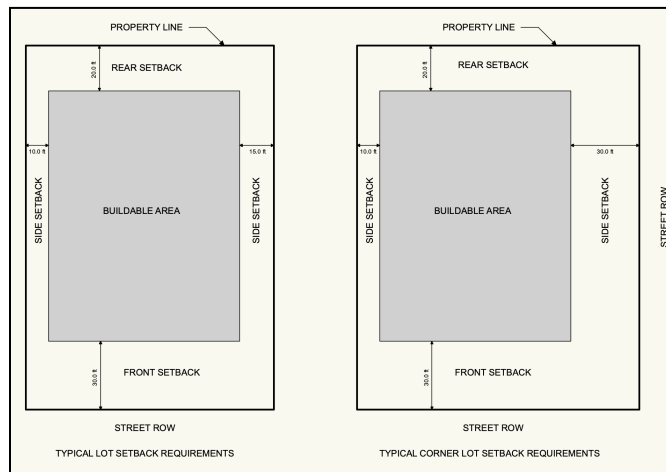
No

Not sure

Comments:

SETBACKS

A building setback is the distance (measured in feet) a house or structure must be from the front, side, and rear property lines.



The setback requirements in Rollingwood are:

- o Front - 30ft plus 10ft right-of-way (ROW)
- o Side – min. 10 ft. with a cumulative minimum requirement of 25 feet
- o Corner lots, street facing side - 30ft plus 10ft right-of-way (ROW)
- o Rear - 20ft., including pools

Q7: Are Rollingwood’s current setbacks:

Too large Too small Just right Not sure

Comments:

A recently passed (4-5-23) amendment to Rollingwood’s building ordinances allows for roof overhangs to encroach into front and rear yard setbacks by 5 feet, and into side yard setbacks up to 33% of their maximum width. In addition, projections that include chimneys and bay windows can encroach 2 feet into setbacks on all sides. Prior to this amendment, there were no code provisions for encroachment into setbacks.

Q8: Are the setback projection limits described above:

Too much Too little About right Not sure

Comments:

Residents have written emails about the following impacts from buildings along the setbacks:

- Building to the allowable max. height of 35ft., and up to 45ft. on sloped lots;
- Building along the entire length of setbacks, including to the max. height;
- Minimal side articulation by building flat walls and roof without variation or changes in building form or material;
- Tree removal - currently no additional restrictions on removal of trees in setbacks;
- Foundation Height - allowable to any height within overall maximum building height

Q9: Should we consider any limitations on what can be built along a setback, including tree removal?

Yes No Not sure

Comments:

Q10: If we do consider restrictions along a setback, would that be enough to leave our setback distances, height, and potential FAR restrictions unchanged?

Yes

No

Not sure

Comments:

NUMBER OF STORIES

Rollingwood has a few 3 and 4 story homes that are built, or in permitting, some with an additional rooftop lookout, still within the maximum allowable height requirements. Some residents have asked for a limit on the number of stories.

Q9: Should we limit the number of stories, or just limit the volume of the upper levels by some percentage, relative to the lower levels?

Yes- limit the stories to _____stories

Limit the percentage of the overall

Doesn't matter if no one can see it

No limits

Not sure

Comments:

LIGHT POLLUTION

In April 2019, Girl Scout Troop 844, fifth grade students at Eanes Elementary, gave a presentation to the City Council, providing education and awareness of the Night Skies. They made a request at that time for council to consider an ordinance to preserve the night sky. A number of respondents from the Comprehensive Plan Task Force, as well as recent emails to CRCRC, have indicated an interest in some codified lighting standards to reduce light pollution and trespass (when lights from one property are cast into another).

The International Dark Sky Association, along with the Illuminating Engineering Society of North America, designed a Model Lighting Ordinance (MLO) template to help municipalities develop outdoor lighting standards according to the sensitivity of the area, as well as accommodating community intent.

Q10: Should we examine some aspects of a Dark Sky initiative in our residential code that may include Street Lighting, Exterior and Landscape Lighting, etc.?

Yes

No

Not sure

Comments:

FENCES

There is no limit to the height of side and backyard fences. Front yard fences may not exceed 36 inches.

Q14: Should there be a limit on side and backyard fences?

Yes

No

Not sure

Comments:

CODE ENFORCEMENT

Residents who identify a possible code issue may contact City Hall in person or by phone for support or they can go to the City of Rollingwood website and fill out a Code Complaint Form:

<https://www.rollingwoodtx.gov/planning-development/webform/code-complaint-form>

Q15: Is this process adequate for handling code enforcement issues?

Yes

No

Not sure

Comments

IMPERVIOUS COVER / DRAINAGE

Impervious cover is any type of human-made surface that doesn't absorb rainfall including: rooftops; patios; driveways, paved and unpaved; sidewalks. The Texas Commission on Environmental Quality (TCEQ) has impervious cover limits that must be addressed before construction can begin anywhere within the Edwards aquifer recharge zone (Rollingwood is entirely on this zone). The City of Rollingwood has its own, more restrictive impervious cover requirements built into its Drainage Ordinance - adopted in 2016. Those requirements are thoroughly discussed in the Drainage Criteria Manual found at this site:

<https://www.rollingwoodtx.gov/building/page/rollingwood-drainage-criteria-manual>

Q16: Should more be done to limit the amount of impervious cover on a building lot?

Yes

No

Not sure

Comments

- END OF SURVEY -

The following questions regarding BUILDING PROCESS & PERMITTING QUESTIONS are optional:

Q17: Have you built a home in RW in the last 10 years?

Yes

No

Q18: What year did you build your home?

Q19: Were the applicable building permit rules understandable?

Yes

No

Not sure

Comments

Q20: How did you feel about the process efficiency, ease or difficulty of communication with city personnel, adequacy of feedback, and other issues?

Comments

Q21: Do you feel the processes strike the right balance between builders and residents, and if not, what would you change?

Yes

No

Not sure

Comments

Q22: What else, if anything, would you change?

Comments

Q23: Have you lived near a recent build?

Yes

No

Q24: Did you receive adequate notice of the building permit?

Yes

No

Not sure

Comments

Q25: Did you have an opportunity to comment on the permit?

Yes

No

Not sure

Comments

Q26: What concerns did you have and/or what issues were important to you as a nearby neighbor?

Q27: What else, if anything, would you change?